

Final comments on May 26, 2016 Planning Commission agenda items, received May 25-26

Item 1, Bordeaux-Whites Creek Community Plan Amendment

From: George Ewing [mailto:georgeofnashville@gmail.com]

Sent: Thursday, May 26, 2016 11:15 AM

To: Planning Commissioners

Cc: McCaig, Anita D. (Planning); Sloan, Doug (Planning)

Subject: The Whites Creek Eleven: 7 & 8, Adjudicate

Dear Commissioners, Planner Anita McCaig AICP, and Executive Director Doug Sloan,

Thank you for all your efforts and involvement to the resolution of the 11 Whites Creek areas deferred from Nashville Next.

The work, time, and money spent to develop an inviolable community mandate on preservation and rural character will be well spent if the commission passes **all 11 areas as T2**.

The rural subdivision regulations are now in place. All of these areas have remedies in the new T2 designations and none of them require T3. That's why the work, time, and money were spent (and continue to be spent as long as the community feels forced to defend the process). Please help close the door on incremental suburban bleed into an area whose resident stakeholders resoundingly called for T2 ruralness (as defined by of, relating to, or characteristic of the country, country life, or country people: rustic).

I ask that the commission act without prejudice and follow the NashvilleNext process to at least the prescribed result if not T2 for all. The commission denied a previous request to remove Area 0 from the process, claiming fairness and process. I ask that the commission now execute that dedication and not defer any areas any longer. Continuing to withhold areas described as in flux undoes the guidance the community developed and deserves precisely for areas under threat of flux.

With gratitude and respect,

George Ewing

4601 Whites Creek Pike

Whites Creek, TN 37189

From: Nikkole Turner [<mailto:nikkole@ushfc.org>]

Sent: Thursday, May 26, 2016 8:40 AM

To: Planning Staff

Subject: 2015CP-000-002 BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT

Good morning Planning Commission,

We are residents of Whites Creek around the corner on Old Hickory Blvd and Whites Creek Pike at 6974 Old Hickory Blvd. We moved here specifically to purchase rural land. We moved away from the mad rush of east Nashville to live in a rural setting and cultivate the skills of homesteading. In the five years we have lived here we now have chickens, sheep and fruit orchards.

Since we have lived in the Whites Creek Community we have started and supported a local farmers market called North Nashville Farmers Market which was started by the need for fresh local produce in the Trinity Lane area. It was hosted two years by the owners of Fontanel and this year the Davidson County Farmers Cooperative requested to host the market on Dickerson Rd.

We have also supported the Whites Creek Community Garden also in its third year which is now partnered with the Whites Creek High School **FFA** program in which they grow and donate to those in need in our community. The kids also learn to cultivate soy-bean for the schools award winning bio-diesel program.

Through this work and community involvement we have met and become friends with many other neighbors who also have moved here to start small farms and homesteads in the area just as we have. Here are farms within a mile of the proposed land deferment:

Hungry Gnome Farm (specializing in honey and onions)

Whites Creek Flower Farm (fresh cut flowers)

Whites Creek Farm (all produce, eggs and beef)

Farm One (non-profit all produce)

Urban **Organix** (herbs)

Whites Creek Community Garden (soy-bean and all produce)

We participated in all of the Nashville Next meeting to express our interest in the way this community would develop. Now that Whites Creek also has been designated historic we are excited to see the rural growth of Whites Creek, check out our website at whitescreektn.org. We support the Nashville Next plans and ask that you keep the rural designation.

Thank you,

Mike and Nikkole

--

Nikkole Turner

Eat REAL Tennessee Project Manager

United States Healthful Food Council

www.ushfc.org

www.eatreal.org

Join us at the table. Eat REAL.

615-598-7389

From: vtaylorpepps@comcast.net [mailto:vtaylorpepps@comcast.net]
Sent: Wednesday, May 25, 2016 8:41 PM
To: Planning Commissioners
Cc: Hurt, Sharon (Council Member)
Subject: Whites Creek Community Plan

Good Evening to You who are reading this email.

The purpose of this communication is for the Proposed Special T3 Policy for Area 4 to not be approved and instead need to adopt T2 Rural Policy average 1 or 2 homes per acre.

I have lived in this are for more than 20 years and I welcome the growth but not at the price of more homes, more transportations and more people. I am also concerned that a meeting is scheduled during a business day that most people are working. It is a shame that things cannot be done in a fair and consistence way, allow the Individuals in the Whites Creek Community to have an oppportunity to voice concerns regarding this matter.

DO NOT APPROVE THE T3 POLICY but consider the T2 RURAL POLICY for the area.

If there are any other concern please form a meeting for the community.

Thanks you for your time to this issue.

Vickie Epps

Concerned Citizen of Whites Creek Community

"In a world full of average, YOU make the decision to be amazing!"

Item 2, 134 and 150 2nd Avenue South and 151 1st Avenue S

From: Linda Oldfield [mailto:Linda.Oldfield@wallerlaw.com]

Sent: Thursday, May 26, 2016 10:02 AM

To: Planning Commissioners

Cc: Withers, Kathryn (Planning); Collins, Andrew (Planning); Leeman, Bob (Planning); Sloan, Doug (Planning); Erica Garrison

Subject: Letter to Planning Commission Members for 151 1st Avenue, Nashville Project - Historical Preservation Issues

Hard copies of the attached will be delivered to the Planning Department (attention: Kathryn Withers and/or Andrew Collins) this morning for distribution to the Planning Commission Members for today's meeting.

Linda Oldfield

Legal Assistant to Edward M. Callaway, Christopher W. Hayes and Erica Kruse Garrison

waller

Waller Lansden Dortch & Davis, LLP

511 Union Street, Suite 2700

Nashville, TN 37219

615.850.8830 direct

linda.oldfield@wallerlaw.com

(Attachment follows)



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Erica K. Garrison
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erica.garrison@wallerlaw.com

May 26, 2016

Metropolitan Nashville/Davidson County Planning Department
ATTN: Planning Commission Members
800 Second Avenue South
Nashville, TN 37210

Re: 2016DTC-001-001
151 1st Avenue, Nashville, TN 37201

Dear Members of the Planning Commission:

On behalf of our client, 2nd Avenue Partners LLC., we are writing to supplement our earlier submission to this Commission to address two specific issues related to historic preservation.

1. The property in question is not listed or eligible for listing in the National Register of Historic Places (NRHP).

The property in question primarily consists of five brick buildings constructed from 1909 to 1987. The 1987 constructed building, the largest of the five, does not meet the NRHP criteria for age, and although the four earlier buildings meet the NRHP age criteria (50 years), being constructed between 1909 to the 1960s, they do not meet NRHP Criterion C (Architecture), as they have been greatly altered during their conversion from commercial warehouse/office space to residential space. These buildings no longer are historically significant because the design, materials and workmanship do not possess the historic integrity necessary to qualify for the NRHP. This analysis was confirmed by the SHPO and the Historical Commission staff. While the staff at the Historical Commission have categorized the building as Worthy Of Conservation (WOC), this designation has no effect on any redevelopment plans and simply is a designation the staff uses to monitor older buildings that do not meet the NRHP, but may have the potential to meet the criteria in the future or are part of the historic context of an area. However, for purposes of this specific review, it is worth noting that the building in question is not on the Register or Register eligible, neither is it in an Historic Overlay or Landmark District. Moreover, because of the significant damage it has undergone after the flood, and the drastic changes and modernizations that the building has undergone, it is not being considered for redevelopment on this parcel which is currently slated for 15 stories in height as a right and 15 stories through the Bonus Height program.

Metropolitan Nashville/Davidson County Planning Department

ATTN: Planning Commission Members

May 26, 2016

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2. The project in question will not adversely impact the historic designation of the adjacent Siegenthaler Bridge (Shelby Street Bridge) or the Second Avenue and Broadway Historic Districts.

We have had numerous conversations with the Metro Historical Commission and outside historic preservation consultants concerning the relationship of this project to the Shelby Street Bridge and the Second Avenue and Broadway Historic Districts. Since the project is not physically attaching to the original (historic) portion of the bridge, and since the MHZC has previously approved connections to the non-historic bridge approach (reconstructed in the early 2000s), including the Pinnacle building's connection, it will not adversely impact the Bridge's National Register status. Likewise, the building will have no impact on the designations for Second Avenue and Broadway Historic Districts because the project is located outside the boundaries of those districts, it is not adjacent to a historic structure in the Second and Broadway district, and is next to an undeveloped empty parking lot. In addition, there are many other buildings that can be categorized as high rise towers that are equidistant or closer to the district than this structure, including the Pinnacle.

In conclusion, we have worked with the Metro Historical Commission staff throughout this process and will continue to work with them over the weeks and months to come to ensure that the design is sensitive to the Bridge. We thank the staff for their guidance and ask for your approval.

Sincerely,



Erica K. Garrison

EKG:lso

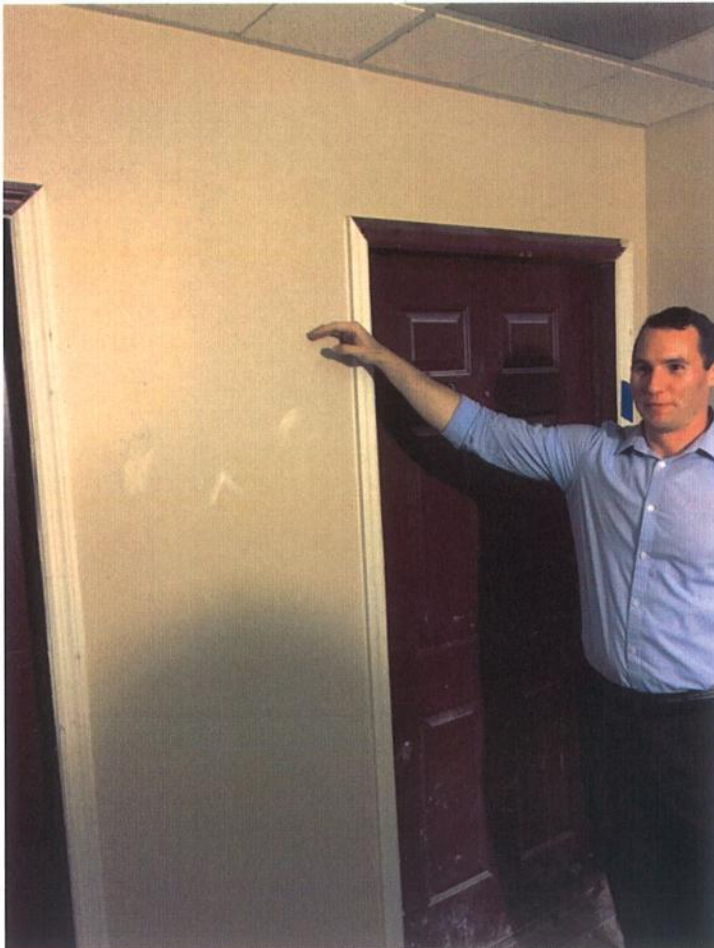
Marketstreet Apartment Tour

The Marketstreet Apartments have undergone heavy modification which make it ineligible for historic preservation. The "Main building" most commonly associated with Marketstreet Apartments that houses the entrance and roughly 1/3rd of the complex was actually built in the mid-80s after a fire.

Complex was likely originally a grocery warehouse, so apartment infrastructure and floor plan is all a new invention.

FLOODING

Water levels rose very high during flood inside building. Flooded earlier than most downtown as the Pinnacle building pumped the water in its garage out and it filled the apartments. Once the river crested apartments flooded a second time.



Level flood waters reached

APARTMENTS

After flood, building sat until about 2 years ago when apartments were renovated. Today, 63 apartments are functional while 11 are unfinished.



Unfinished hallway



Unfinished apartment flooring

MODIFICATION

The complex has undergone serious and regular modification. As mentioned, the main building was built in the mid-80s. Throughout the exterior you can see where brickwork changes from pre-World War II to post due to heavy modification. No original windows remain. The far building on the site collapsed and brick not intended to be exterior brick is exposed.



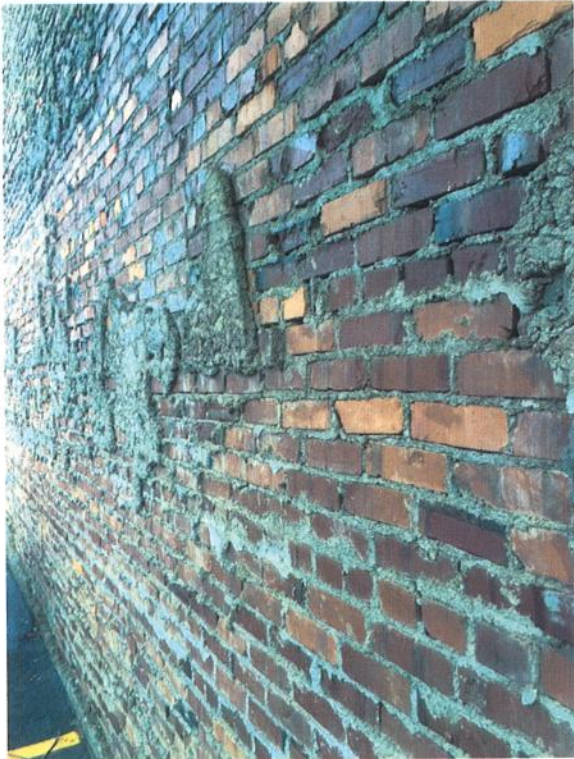
Corner building most commonly associated with apartments actually built in the mid-80s



No original windows



Blending of bricks from different eras due to heavy modification



Exposed brick not intended to be on the exterior due to building collapse



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May 25, 2016

Metropolitan Nashville/Davidson County Planning Department
ATTN: Planning Commission Members
800 Second Avenue South
Nashville, TN 37219

Re: 2016DTC-001-001
151 1st Avenue, Nashville, TN 37201

Dear Members of the Planning Commission:

As local counsel for 2nd Avenue Partners LLC., I am submitting this letter in support of my client's request for additional height pursuant to the program outlined on page 14 of the Downtown Code, an excerpt of which is attached hereto.

The height modification program, which we are processing this request under, was added into the Downtown Code by the Metropolitan Council in June of 2015. According to this new process, the Planning Commission rather than the BZA may now approve additional height for projects in the Downtown Code's jurisdiction if the Executive Director of the Planning Department determines that the developer has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program. Once this determination is made the applicant must then hold a community meeting providing notices to property owners within 300 feet, and the Planning Commission shall review the modification request and may grant additional height for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to surrounding properties.

In this particular case my client made reasonable efforts to use the Bonus Height Program to the Executive Director's satisfaction and my client conducted the requisite community meeting on May 5, 2016, consequently this matter is properly before this Commission for final review of our request for additional height.

We thank the staff for their recommendation of support, and we are prepared to comply with each of the conditions and recommendations outlined by the staff. We firmly believe that the project is consistent with the community plan and it satisfies the requirements for additional height by delivering an exceptional design that complements the architectural diversity of the SoBro neighborhood and activates First Avenue in a way that currently does not exist. Moreover, we believe this design, as opposed to what could be built as of right at 30 stories, is far superior and much more aesthetically pleasing and consistent with the surrounding buildings and the look and feel of the overall SoBro neighborhood. We look forward to presenting this plan to you this Thursday and hopefully earning your support for this exciting new iconic development.

In support of this request we have provided the following information for your review in advance of the meeting.

Metropolitan Nashville/Davidson County Planning Department

ATTN: Planning Commission Members

May 25, 2016

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- Exhibit 1 - Site plans and renderings of the project prepared by SCB, the project architect, delineating what can be built as a right vs. what we have proposed for this site;
- Exhibit 2 - A detailed letter from the architect that explains how the project satisfies the standard for additional height outlined on Page 14 of the DTC;
- Exhibit 3 - A letter from Waller Lansden outlining why the project is consistent with the community plan and satisfies the standards for a height modification;
- Exhibit 4 - Viewshed studies of the surrounding properties prepared by SCB;
- Exhibit 5 - Traffic analysis prepared by RPM;
- Exhibit 6 - An analysis of the various revisions and changes made to the plan over the course of the design work.

Thank you for your consideration of this material and we look forward to presenting our plans to you this Thursday and earning your support for this project which could have a significant positive impact on the city.

Sincerely,



Erica K. Garrison

EKG:lso
Attachments

EXHIBIT 1

NASHVILLE METROPOLITAN PLANNING COMMISSION | 05.26.2016



SITE CONTEXT

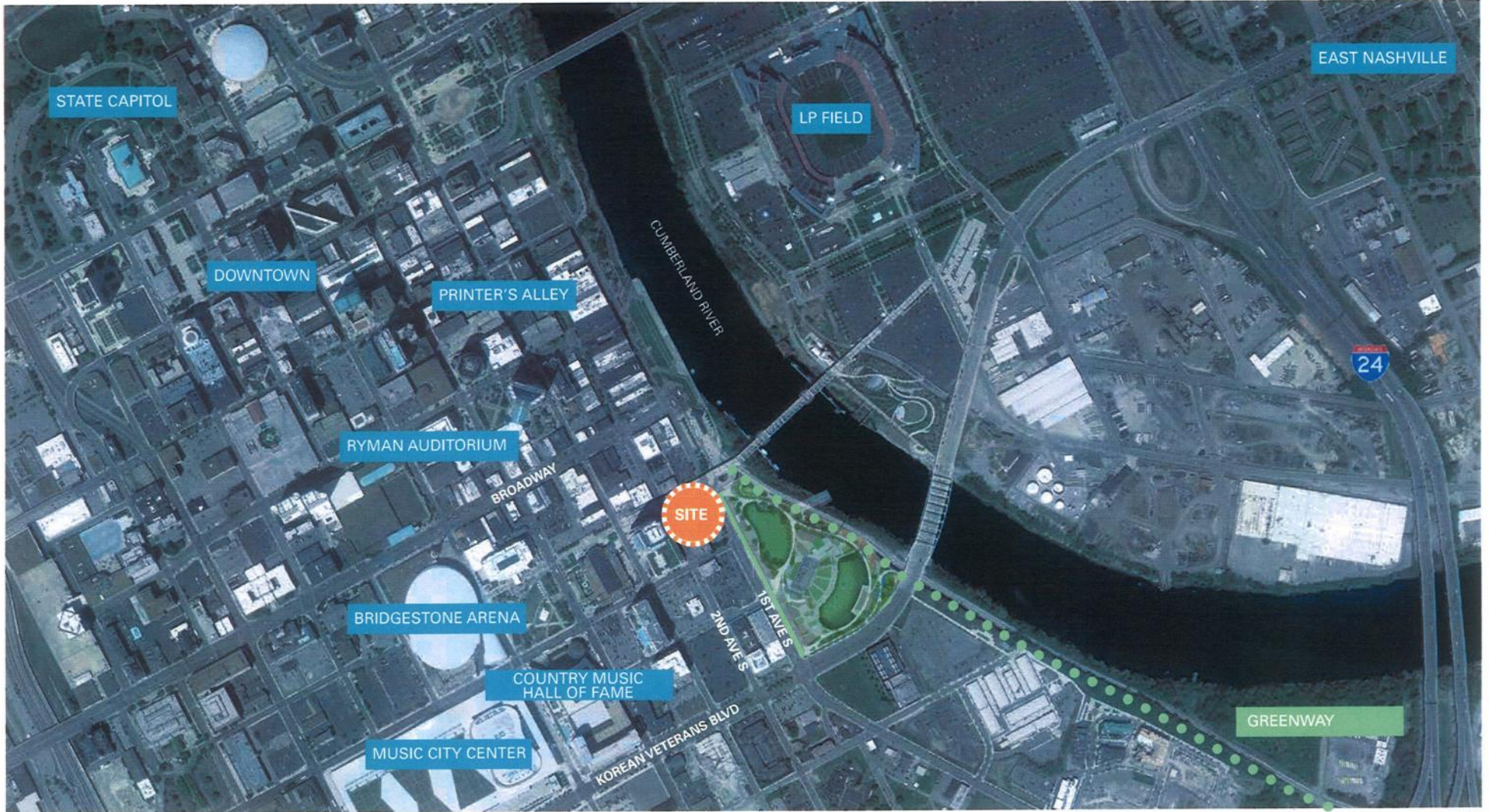
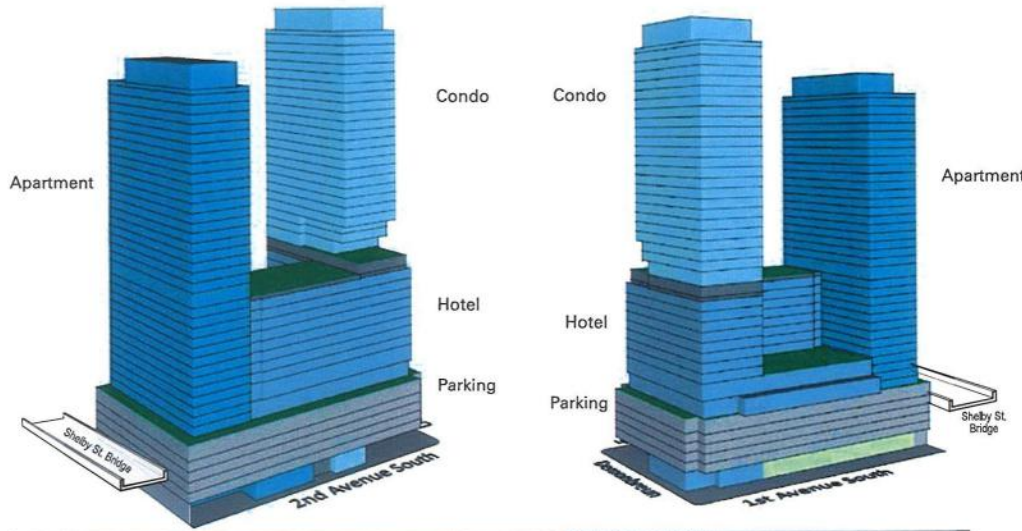


DIAGRAM | NEIGHBORHOOD CONTEXT

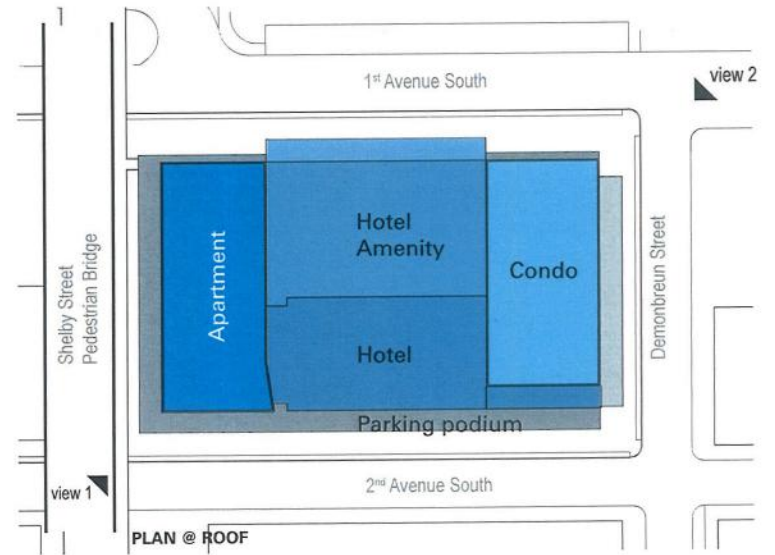
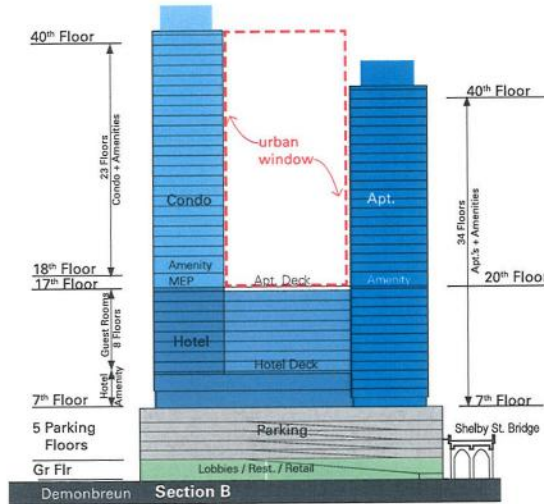
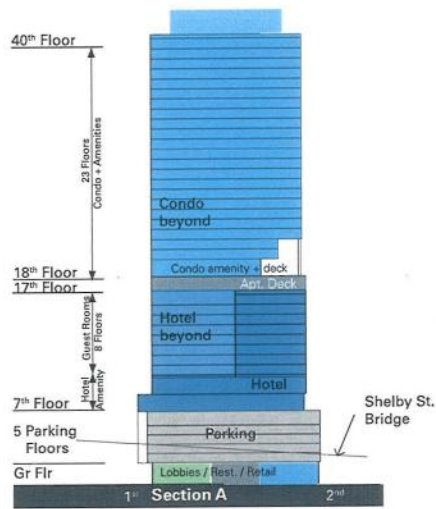


MASSING DIAGRAMS



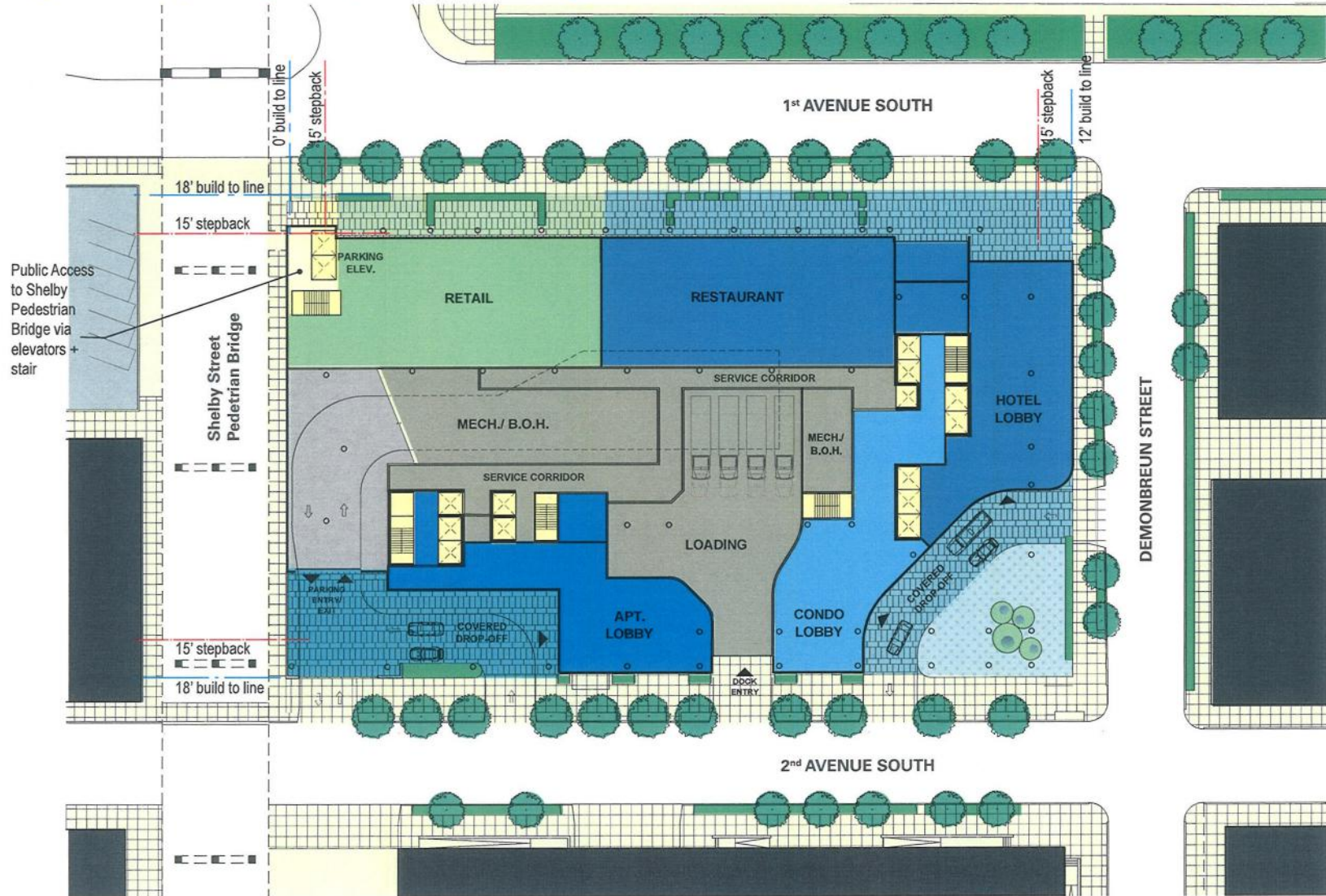
VIEW 1 | WEST CORNER

VIEW 2 | EAST CORNER



PLAN DIAGRAM | GROUND FLOOR

■ RESIDENTIAL ■ CIRCULATION ■ LOBBY ■ RETAIL ■ LOADING/B.O.H. ■ PARKING ■ HOTEL



STREETCAPE | 1ST AVENUE



SCB

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151 1ST AVENUE | NASHVILLE | 05.26.16 6

STREETCAPE | 1ST AVENUE SIDEWALK CAFES + SHOPS



STREETCAPE | 2ND + DEMONBREUN HOTEL AND CONDO ENTRIES



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STREETCAPE | 2ND AVENUE CONDOMINIUM ENTRY



SCB

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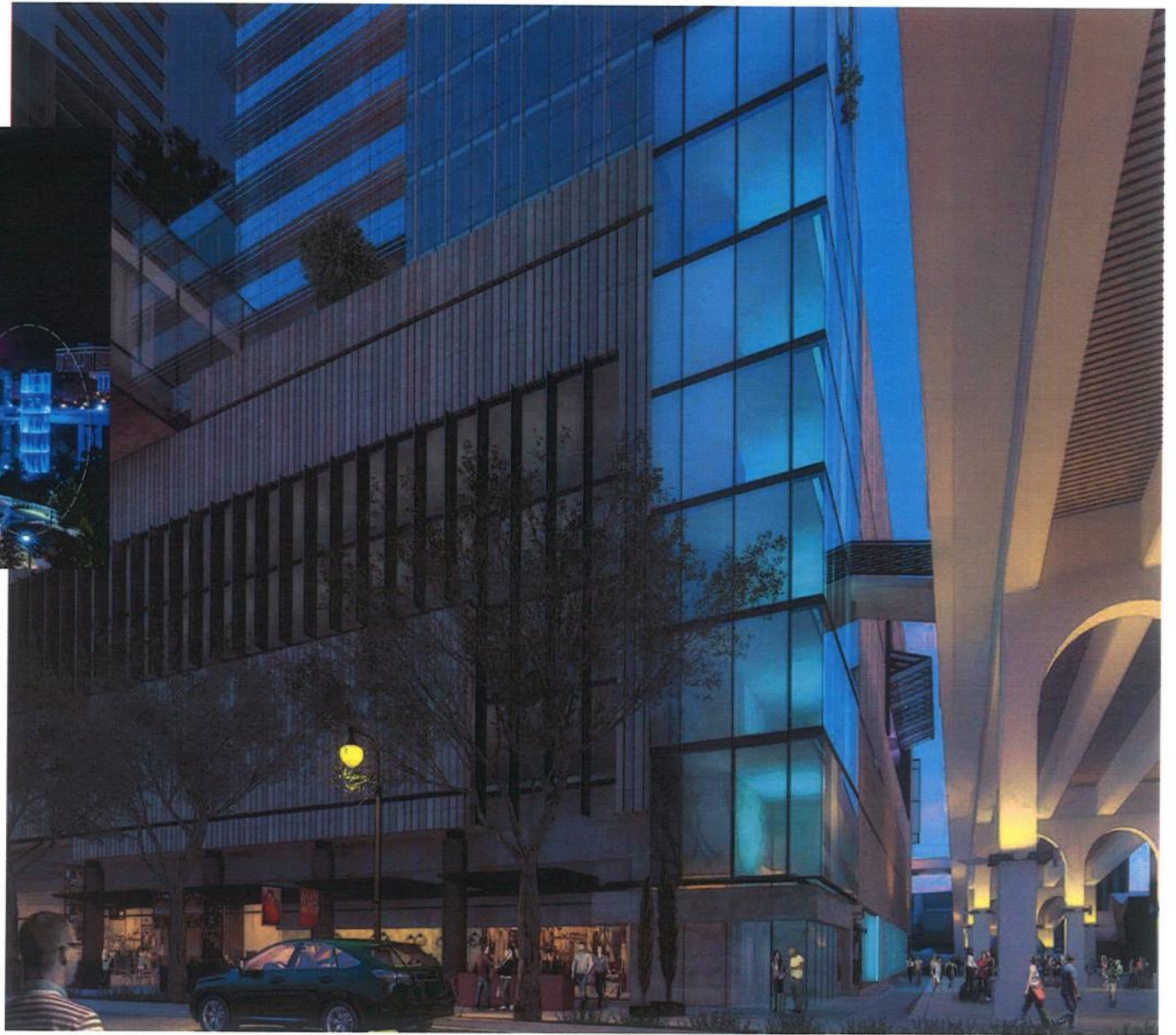
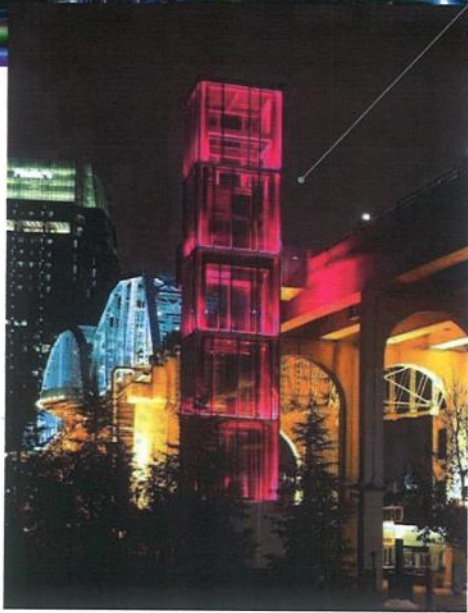
STREETCAPE | 2ND AVENUE CONDOMINIUM ENTRY



BRIDGESCAPE | POP UP VENUE



BRIDGESCAPE | 1ST AVENUE



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151 1st AVENUE | NASHVILLE | 05.26.16



CITYSCAPE | VIEW TO DOWNTOWN



BRIDGESTONE

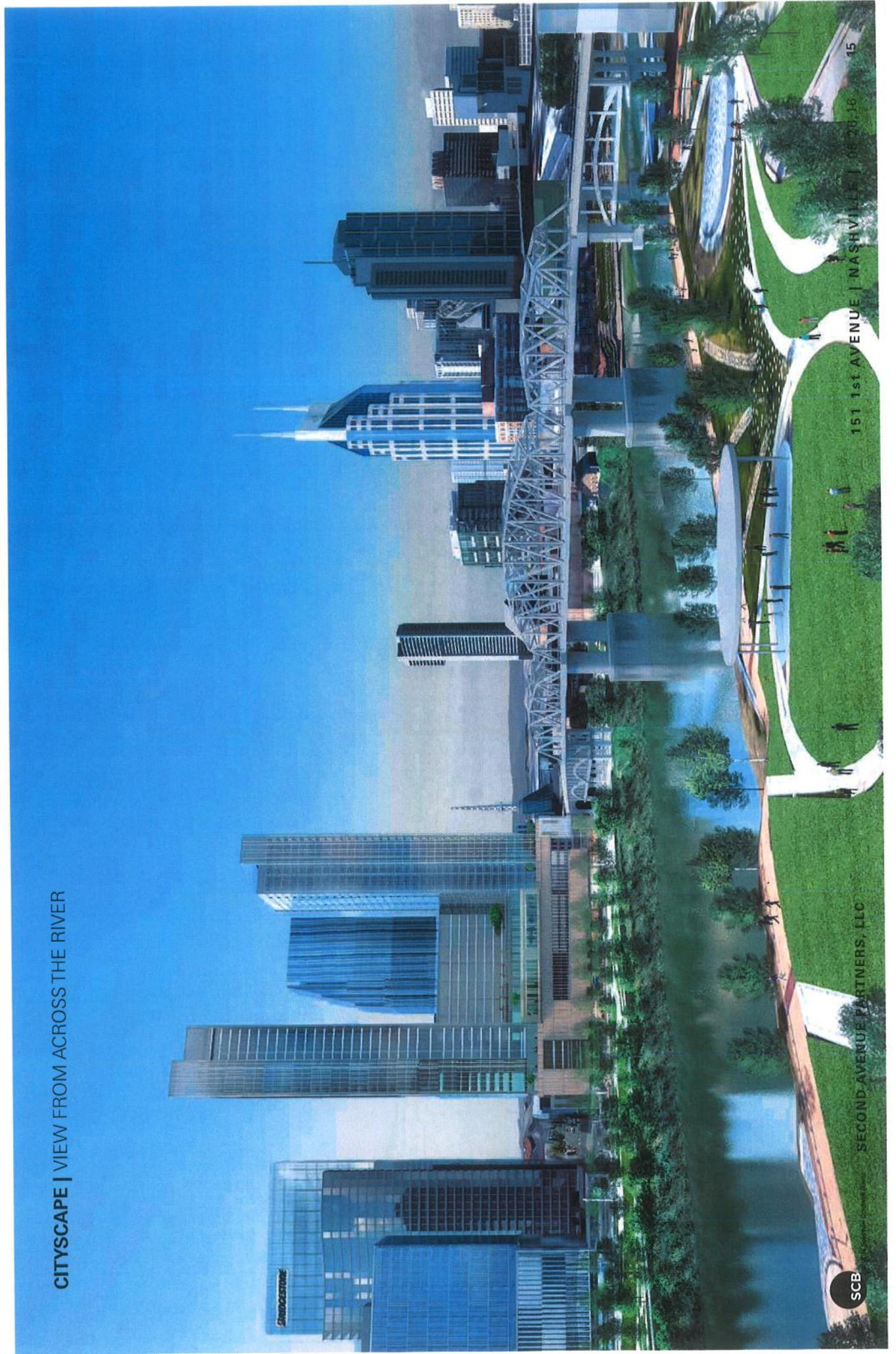
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SCB

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CITYSCAPE | VIEW FROM ACROSS THE RIVER

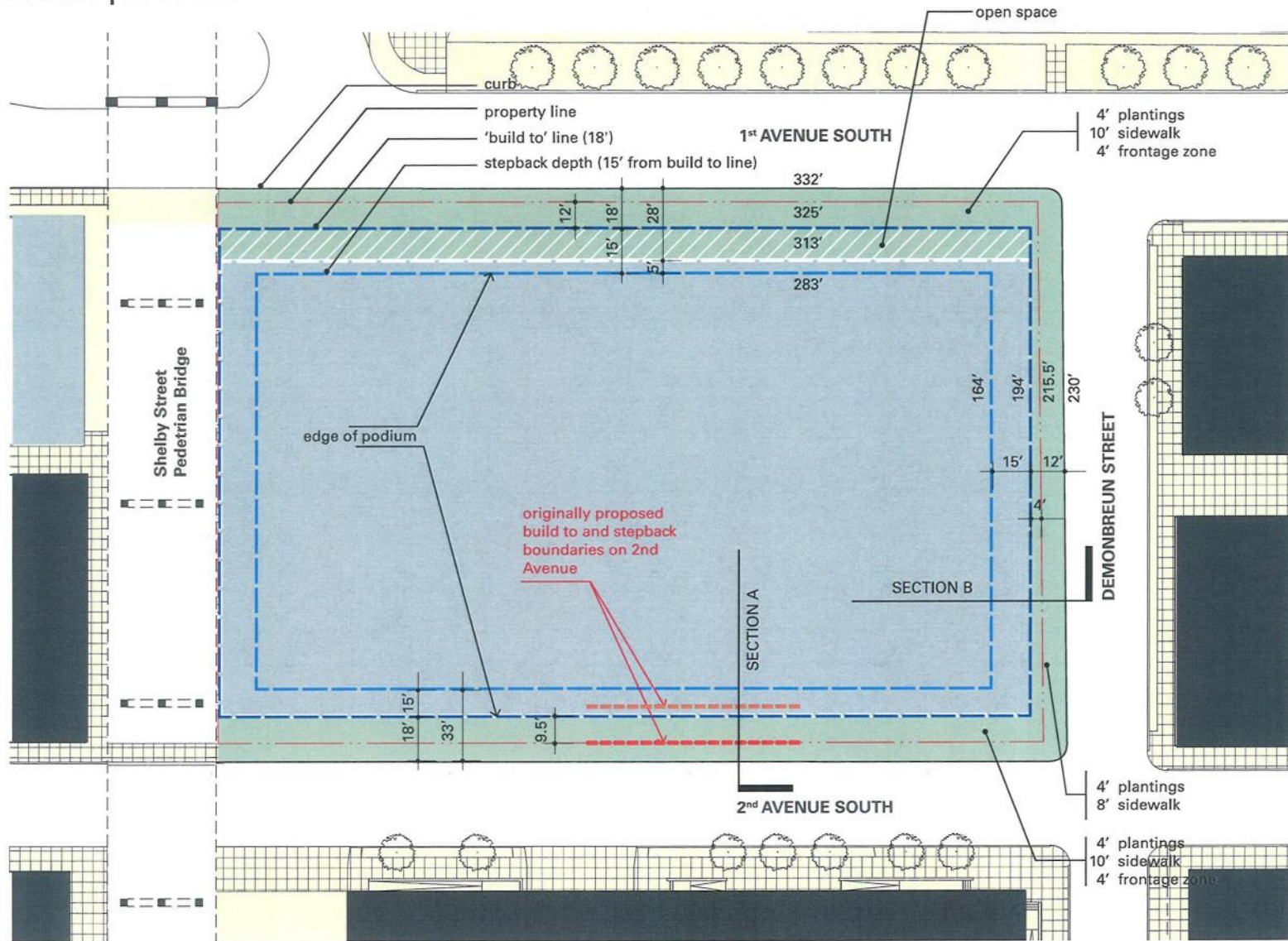


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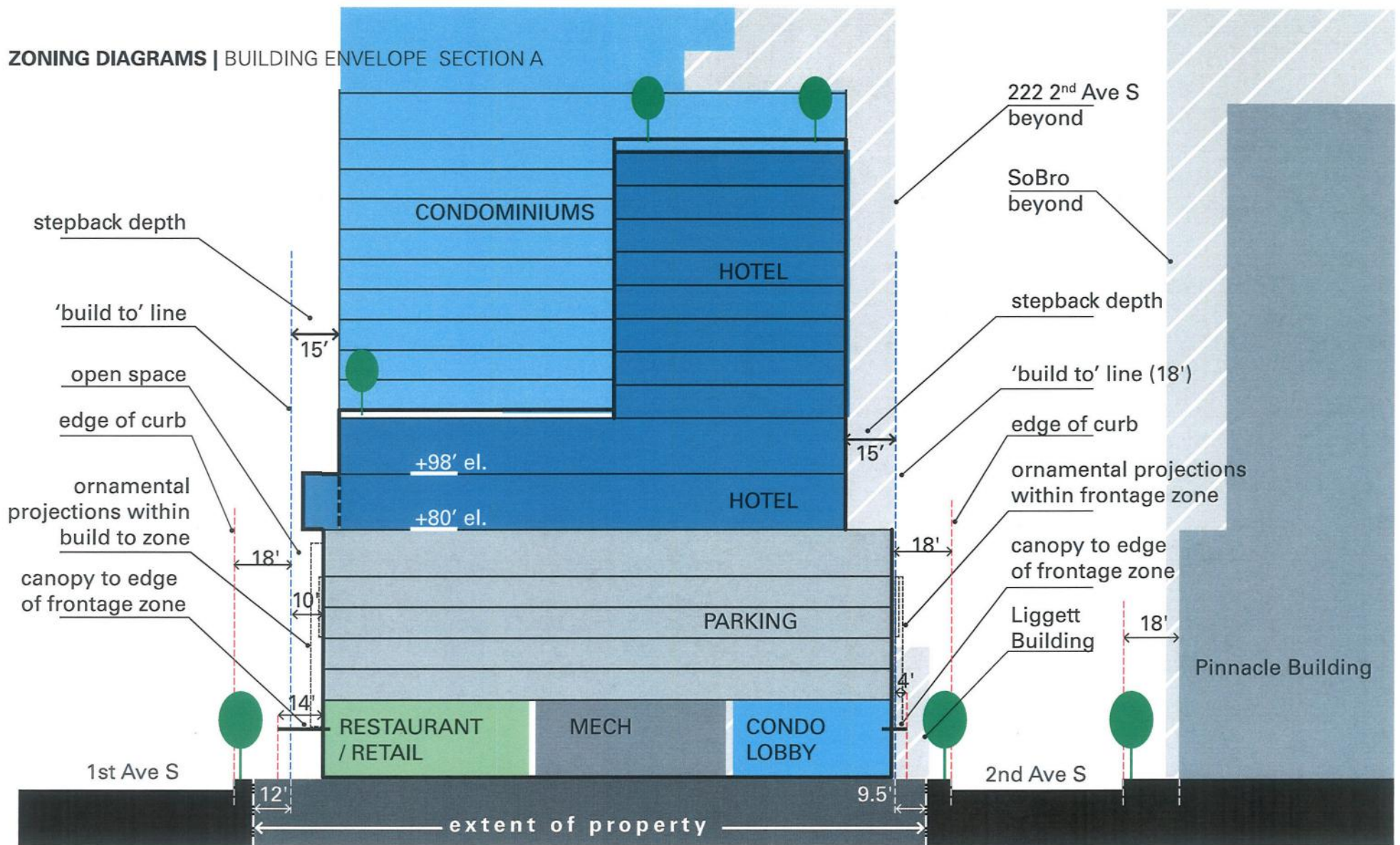
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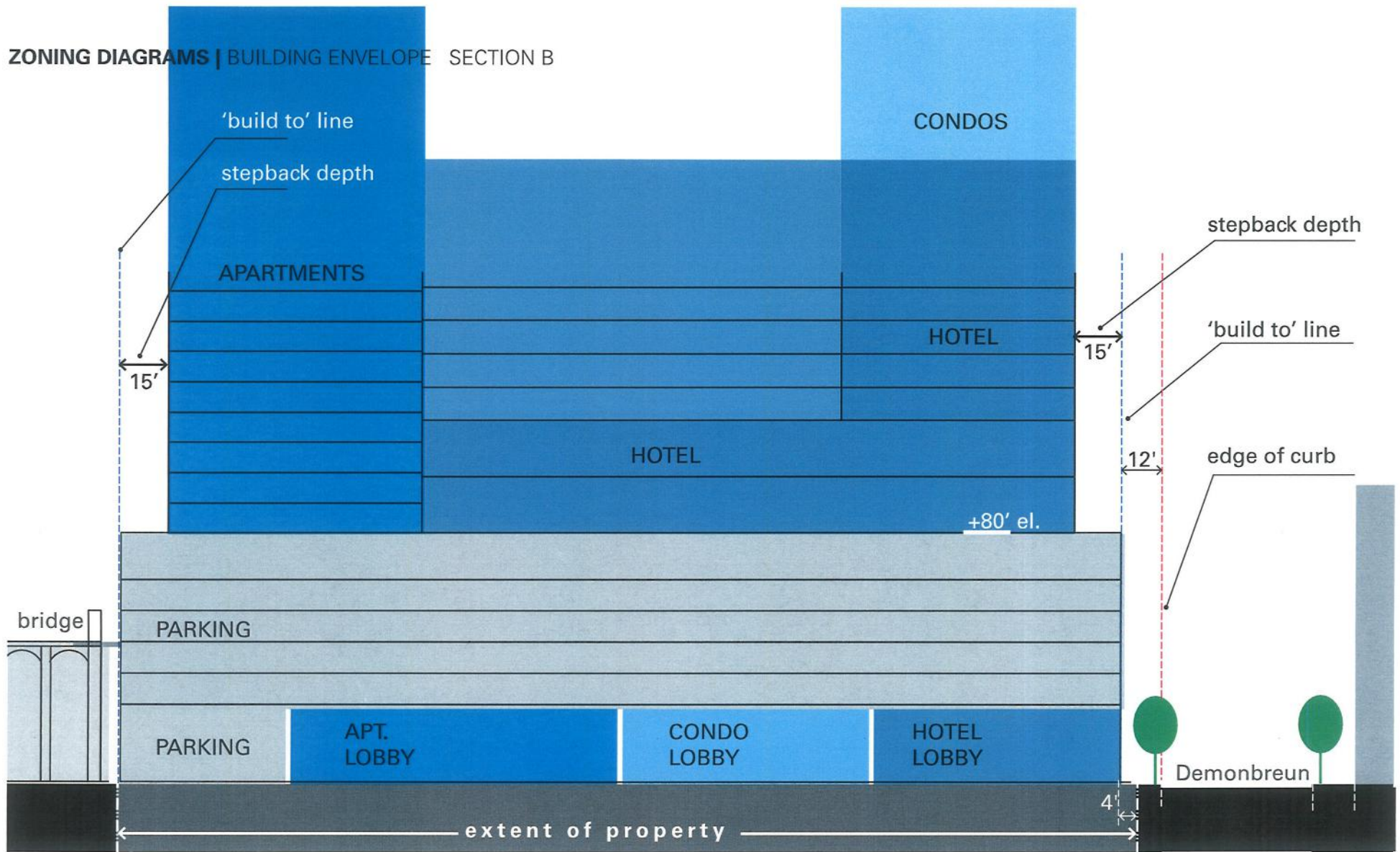
ZONING DIAGRAMS | SITE PLAN



ZONING DIAGRAMS | BUILDING ENVELOPE SECTION A



ZONING DIAGRAMS | BUILDING ENVELOPE SECTION B



NEIGHBORHOOD CONTEXT | AS-OF-RIGHTS & PROPOSED BUILDING

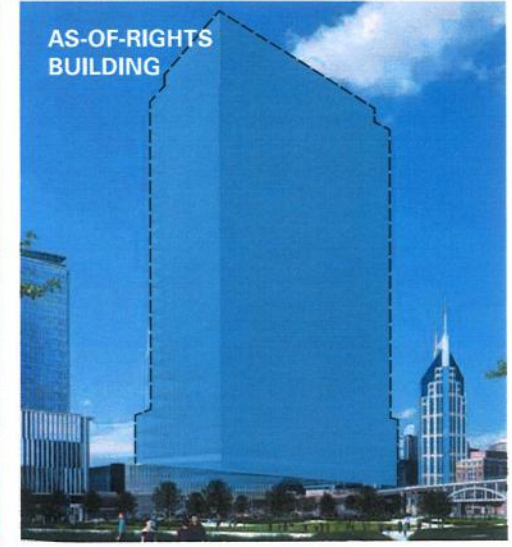
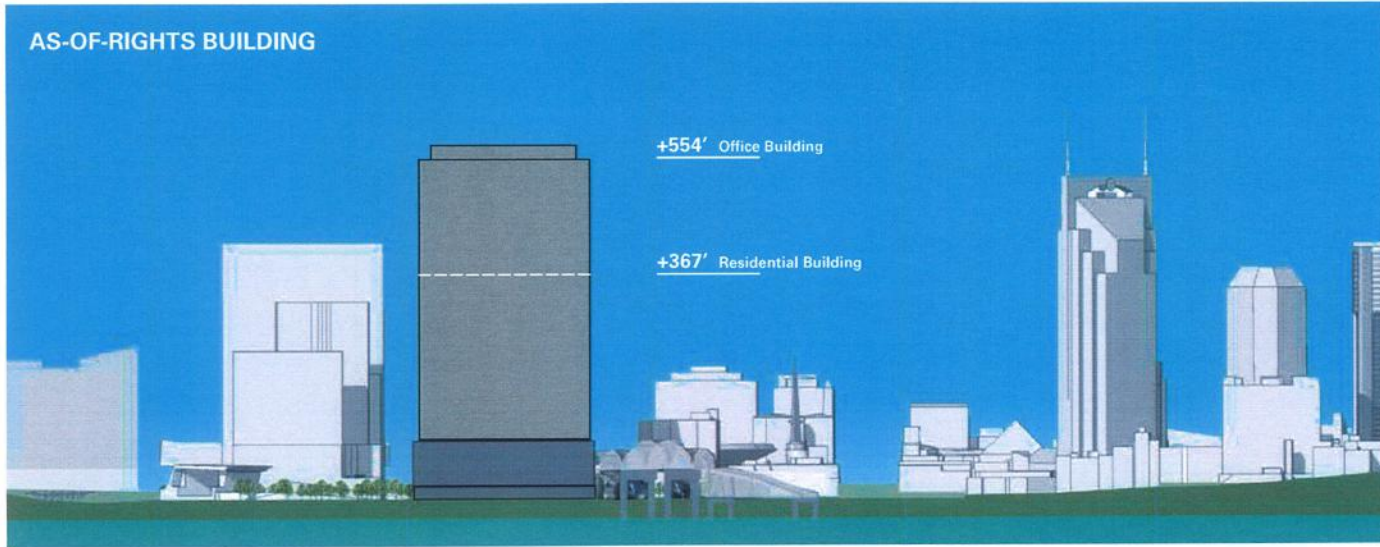
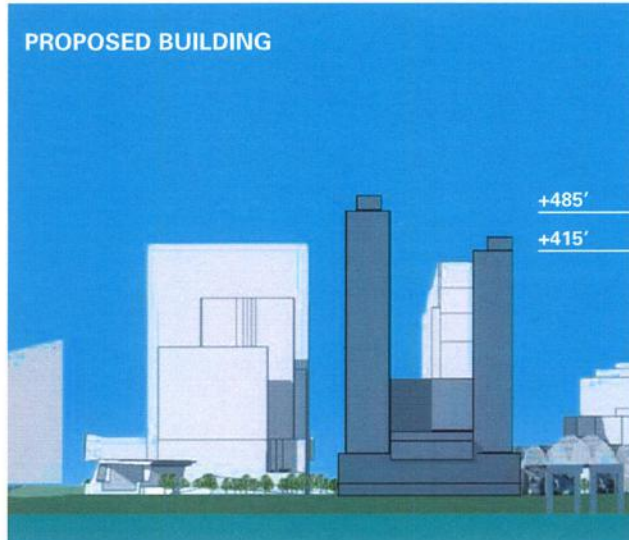
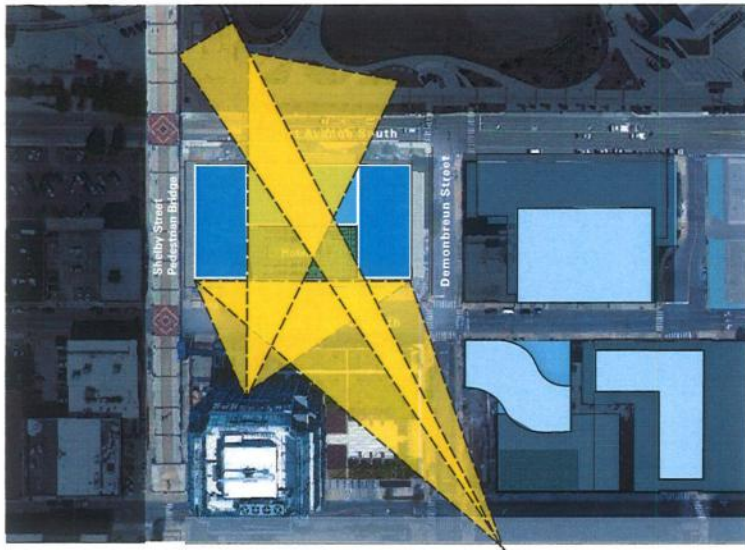
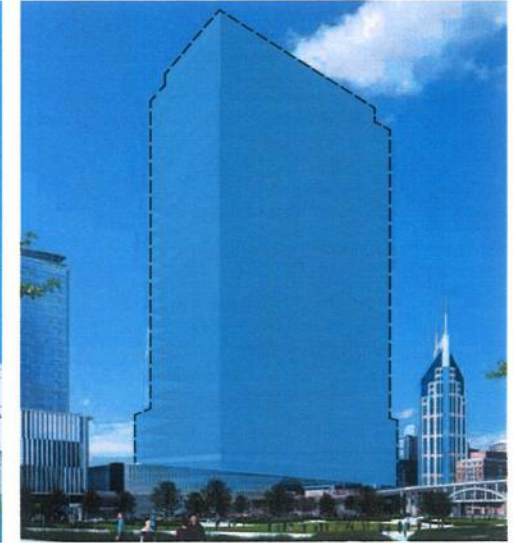
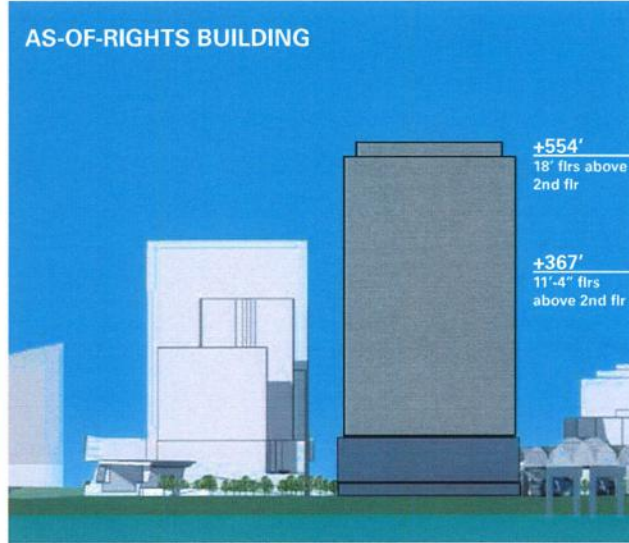
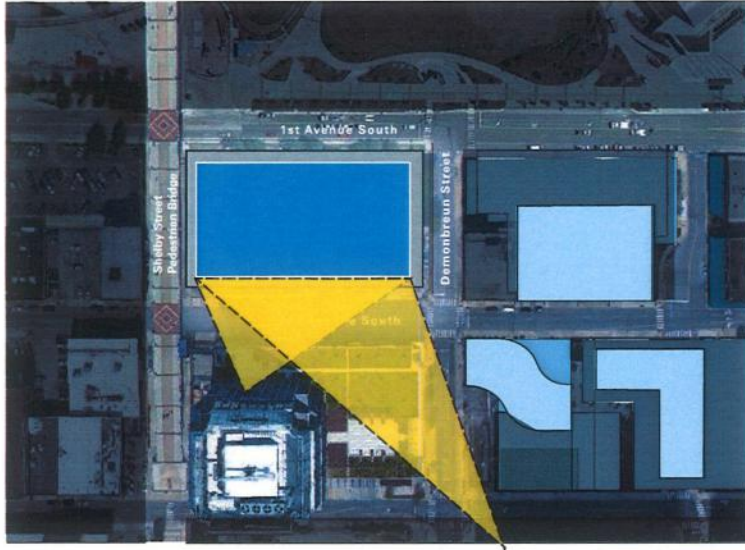
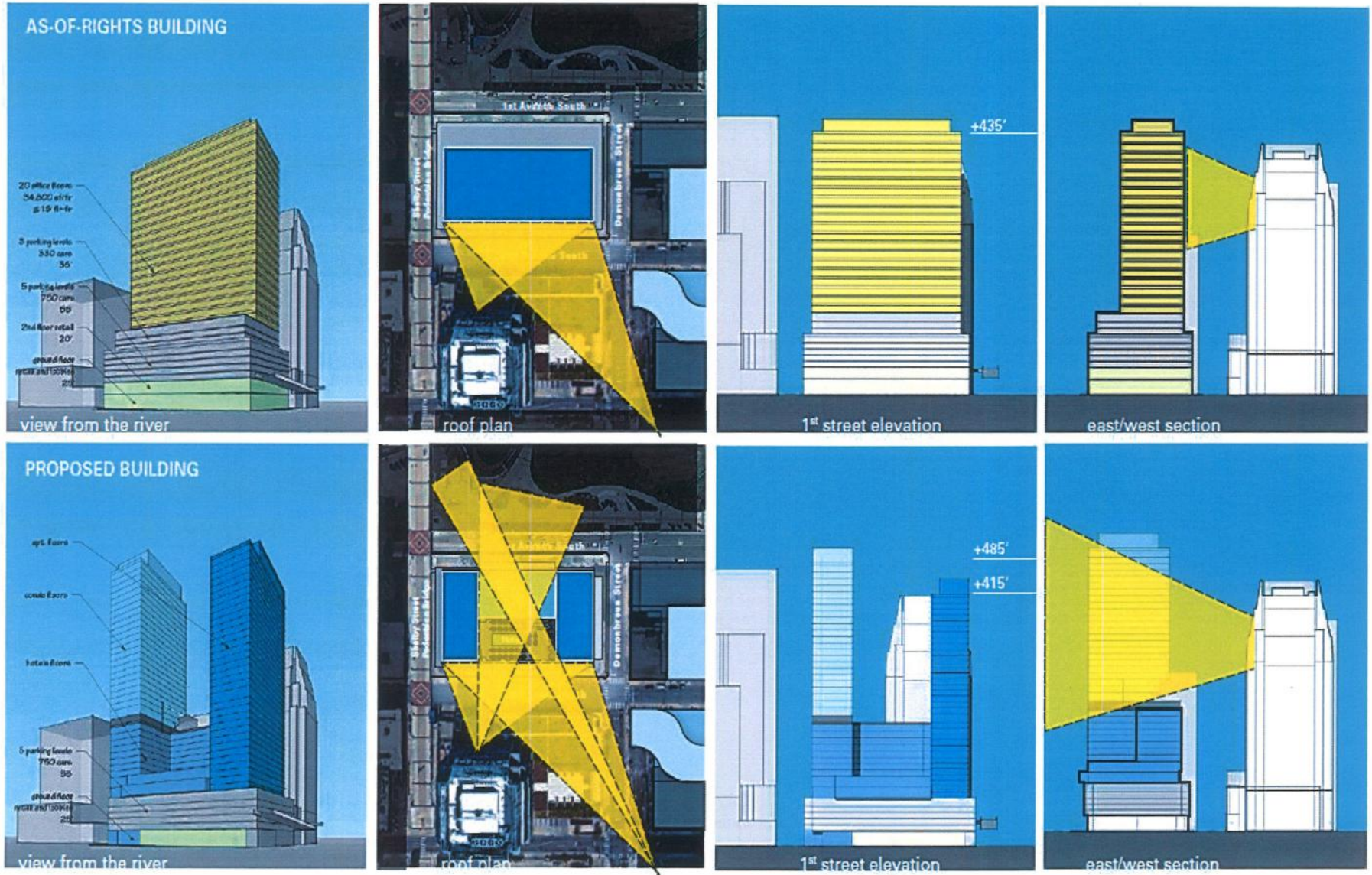


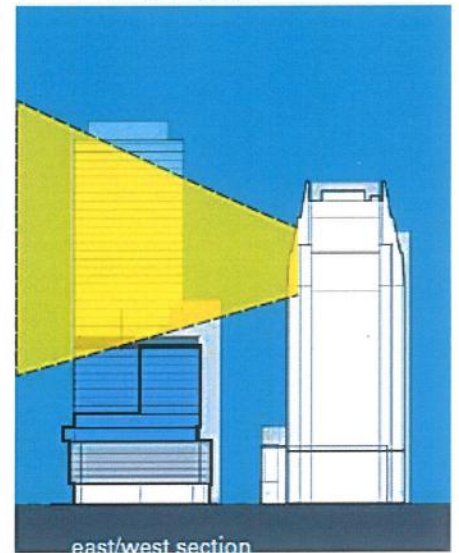
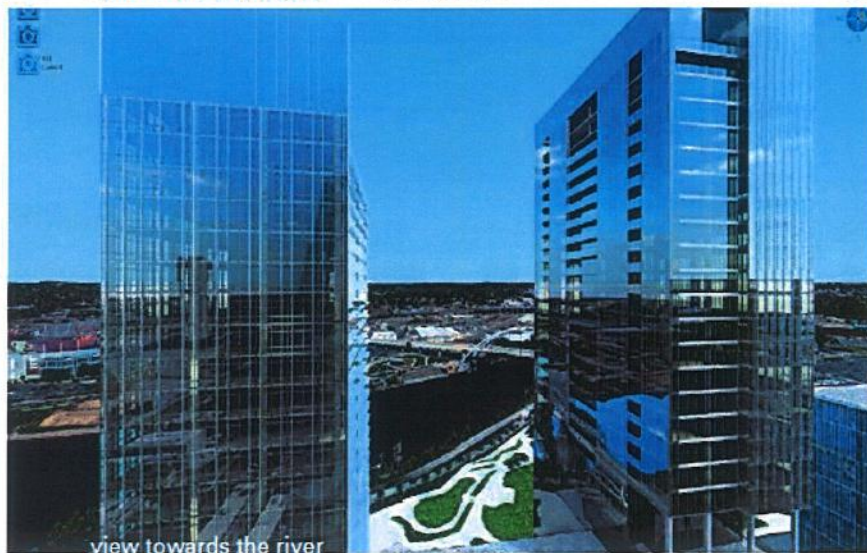
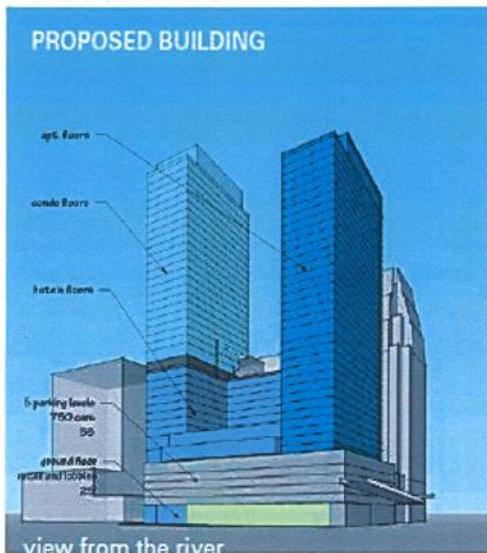
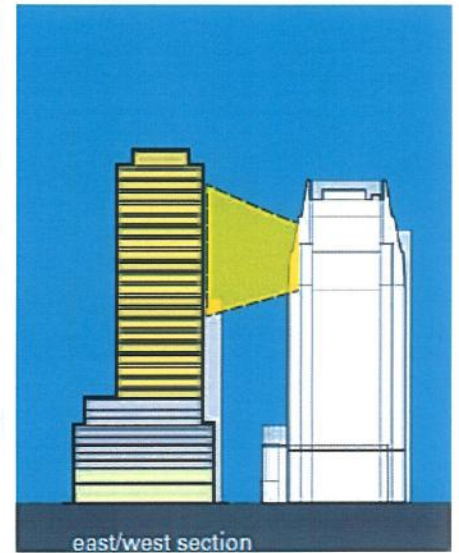
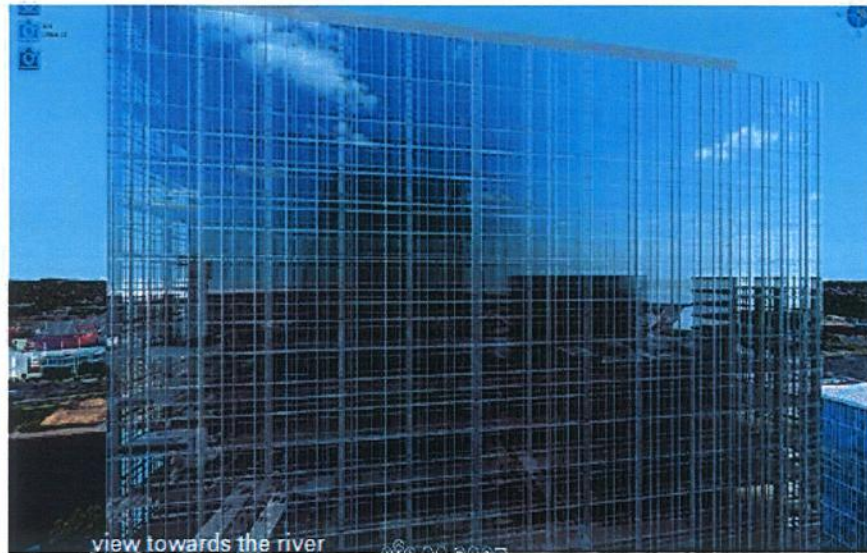
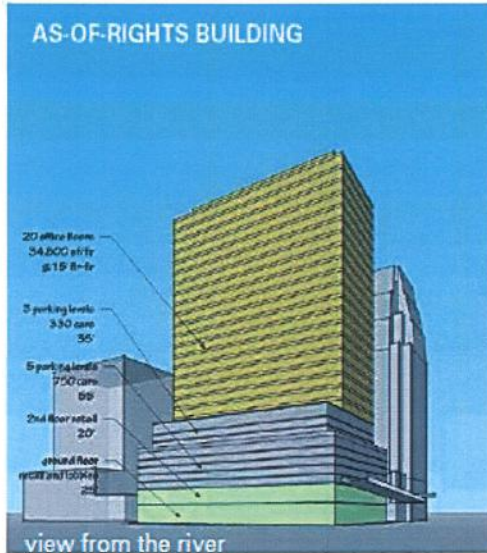
DIAGRAM | MASSING + VIEW CORRIDORS



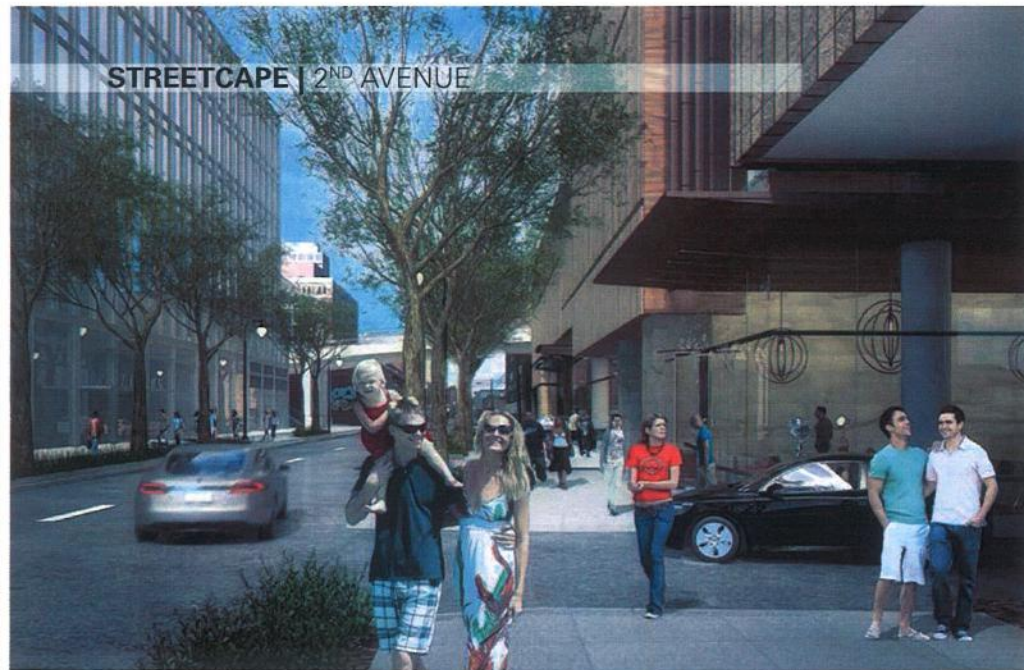
MASSING + VIEWS | AS-OF-RIGHT OFFICE ALTERNATE + PROPOSED BUILDING



MASSING + VIEWS | AS-OF-RIGHT OFFICE ALTERNATE + PROPOSED BUILDING



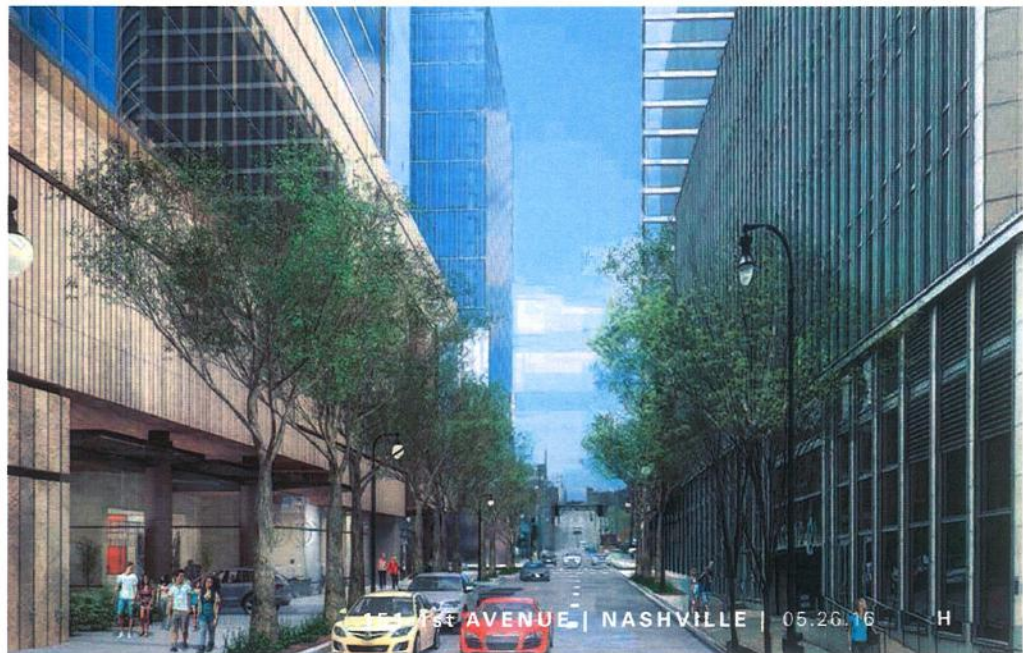
STREETCAPE | 2ND AVENUE



SCB

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2ND AVENUE | NASHVILLE | 05.26.16 | H

CITYSCAPE | VIEW FROM CUMBERLAND PARK



SCB

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151 1st AVENUE | NASHVILLE | 06.26.16

151 | VIEW TO DOWNTOWN



BRIDGESTONE

2222

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J



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EXHIBIT 2



May 25, 2016

Metropolitan Nashville/Davidson County Planning Department
ATTN: Planning Commission Members
800 Second Avenue South
Nashville, TN 37219

Re: 151 1st Avenue, Nashville TN 37201
Height Modification Request

Dear Members of the Metropolitan Planning Commission:

The Downtown Code ("DTC") outlines a series of processes that can be followed to modify this form based code for any particular development. Height is one standard that the DTC clearly recognizes can be varied. Specifically, page 14 of the DTC explains that additional height can be allowed in exchange for exceptional design including but not limited to unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to the surrounding properties.

In this instance the Executive Director determined that the project team made reasonable efforts to exhaust the Bonus Height program in the DTC and that we conducted the necessary community meetings which the code requires. Consequently, since we satisfied the prerequisites outlined in the DTC, this matter is properly before you for review.

It is our professional opinion, and it is the staff's opinion, that the proposed design, which we have developed in conjunction with Planning and the various Metro Departments, warrants additional height because the design is exceptional and it delivers a number of public benefits for the community.

Below is a brief summary of the design elements that we believe are noteworthy and warrant consideration of our height modification. We look forward to having the opportunity to present these elements to you in greater detail on Thursday.

EXCEPTIONAL DESIGN

The proposed design envisions two tall slender towers, enlarged sidewalks and open space along First Avenue. General upper level step backs are incorporated which meet the intent of the zoning standards and respect the historical context of the pedestrian bridge.

A tall building at this location will integrate well with the high density mixed use character plan and prominent civic features and thoroughfares, which border this site. If the current height parameters are maximized, the resulting design would yield a structure that could potentially block views of the pedestrian bridge and the park. Due in part to the north-south orientation of this site, this mass would likely restrict daylight into the 2nd Avenue street corridor, compromise the pedestrian experience and produce a canyon like street corridor.

Although the proposed building design is taller and has a smaller footprint than the zoning allows, the towers are proportioned and oriented to maximize the light and minimize the shadows. The space between

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May 25, 2016

Planning Commission Members
151 1st Avenue – Height Modification Request
Page 2

the towers creates a generously scaled window, which allows views through the site and within the skyline to the cityscape beyond. This approach will complement the adjacent properties, improve its relationship to existing buildings in the neighborhood and will not impede or burden future development with an overly massive building design.

Light, shadow, and a varied material palette will combine to form architecture that produces transparent active facades during the day and a variety of softly glowing surfaces in the evening. Furthermore, articulation in the façade creates elements, which are scaled appropriately so they do not overpower the human, neighborhood or cityscape context.

ACTIVATED PEDESTRIAN FRIENDLY DESIGN

The project design demonstrates exceptional and unique characteristics with great attention to the streetscape experience. The building is designed to respect and reinforce the strengths and framework of the cityscape and the pedestrian experience.

The apartment, condo, hotel, retail and restaurant uses create a multi-layered sidewalk experience with a highly articulated podium façade that acknowledges and celebrates the pedestrian scale of the city. Because the project is mixed use, the site, sidewalk and façade will be continually active during morning, afternoon and evening hours energizing the pedestrian experience in this part of the SoBro neighborhood.

The design activates the sidewalk along First Avenue by providing a 10 foot wide open space along the street frontage. Curb cuts have been eliminated along this frontage and the building face has been moved back to align with adjacent buildings. The entire ground floor frontage along First Avenue will be dedicated to retail, restaurant and hotel uses, which will complement the Riverside Park pedestrian experience. Elevators have been added, which will connect the open space to the pedestrian bridge.

The Demonbreun Street side of the building has been designed with a dramatic porte-cochere entrance and a pedestrian friendly reception area featuring exceptional architecture and an art installation at the corner. The façade will maximize the use of glass, which will integrate the interior and exterior spaces. The hotel lobby will be fully transparent and inviting to restaurant patrons.

The 2nd Avenue side of the building has been designed with the intent of animating and enlivening the streetscape experience for the pedestrian. Curb cuts have been minimized and building service and garage entrances have been pulled off the curb line and recessed well into the building. Wide sidewalks will be maintained along 2nd Avenue and the architecture is open, transparent and inviting.

The architectural design and faced treatment facing the open space along 1st Avenue, Demonbreun and 2nd Avenue will combine to form active outdoor space and an exceptionally strong streetscape experience for the community.



May 25, 2016

Planning Commission Members
151 1st Avenue – Height Modification Request
Page 3

The project also will take advantage of the unique opportunities presented by the site's proximity to the bridge and the public space underneath by providing electrical plug ins underneath the bridge and committing to working with the community and the city to design a thoughtful, activated space underneath the bridge. The project will also include an upper level event space that activates the bridge and can function as a pop up space for third party vendors or organizers.

WORKFORCE HOUSING

The Community Plan and the Metropolitan Council recognize and articulate a need for affordable housing in downtown Nashville. The project development team commits to provide up to 10 percent of the units, not to exceed a total of 20 units, in any rental portions of the Project as affordable to those renters making 100 percent of the Nashville MHI, if a funding source is available from Metro or some other governmental source to reimburse the owner for the difference between 100 percent MHI rents and the rental market rate.

SUSTAINABLE AND ENVIRONMENTALLY SENSITIVE DESIGN

The project will pursue LEED Gold Certification. This will include a green roof, but will not use these points for certification. Attached is a preliminary checklist for the certification path.

In conclusion, we believe that for the reasons mentioned above and for the reasons described in the staff's recommendation of approval for the height modification that this design is beneficial to the City and to the SoBro neighborhood, and that it is far superior to what could otherwise be constructed as a right.

Thank you for your consideration of this exciting new project for the city of Nashville.

Sincerely,

Solomon Cordwell Buenz

A handwritten signature in blue ink, appearing to read "DK", with a long horizontal line extending to the right.

David Keller, AIA
Associate Principal



May 25, 2016

Planning Commission Members
151 1st Avenue – Height Modification Request
Page 4

Enclosure:

cc: Tom Pohlman, Northern Capital Investments, LLC
Dean Stratouly, Congress Group
Joe Farrell, III, The Congress Group
Richard Kershaw, Jr, The Congress Group
Dan McLean, Series D of LG 5, LLC
Erica Garrison, Waller Lansden Dortch & Davis, LLP

EXHIBIT 3



Waller Lansden Dortch & Davis, LLP
511 Union Street, Suite 2700
P.O. Box 198966
Nashville, TN 37219-8966

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wallerlaw.com

Erica K. Garrison
615.850.8779 direct
erica.garrison@wallerlaw.com

May 25, 2016

VIA EMAIL AND U.S. FIRST CLASS MAIL

Metropolitan Nashville/Davidson County Planning Department
ATTN: Planning Commission Members
800 Second Avenue South
Nashville, TN 37219

Re: 2016DTC-001-001
151 1st Avenue, Nashville, TN 37201

Dear Members of the Planning Commission:

On Thursday May 26th you will be asked to review and vote upon an application submitted by our client, Second Avenue Partners LLC. This application requests a modification to the number of stories permitted at 151 1st Avenue South to allow the construction of a 40-story building. Currently, the base zoning allows for 15 stories by right and 15 stories can be earned through the bonus height program. The staff supports this request, and our client and their architectural team have closely worked with the staff and all of the various Metro departments over the last few months to deliver a project that provides the necessary benefits to the public to warrant your consideration. We are confident that this is a better design than what can be built as a right and we are confident that this design delivers significant benefits to the public.

In support of this request, we have briefly addressed the community planning issues raised by the opposition and we have also summarized the newly adopted height modification process and why we believe the project earned the staff's support for additional height and why it merits your consideration for this modification.

I. The design for 151 1st Avenue South is consistent with the intent of the Community Plan for SoBro.

After reviewing the final designs for this project, planning staff has determined that the proposed height modification, which is being pursued by our client, 2nd Avenue Partners, LLC, is consistent with the Community Plan. This should be the end of the debate given the fact that the staff is uniquely positioned to review these matters and should be given broad discretion, in light of their expertise, to interpret the plans. Nevertheless, given the former Planning Director's public position on the topic, we believe it is necessary and appropriate to briefly address this topic with the Commission.

Metropolitan Nashville/Davidson County Planning Department
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Page 2

With all due respect to Mr. Bernhardt's position, his discussion concerning the evolution of the community planning process and the community planning recommendations over the past 20+ years in this city is largely irrelevant and presents something of a red herring. We all know that community plans change because the vision for a neighborhood changes over time. The courts have in fact repeatedly recognize that they are not binding zoning documents, and they are not static documents. They simply are visioning concepts, which are intended to be used by the staff and the Commission to direct land use decisions, and with time, based on public participation, they are revised and changed.¹

The only language in Mr. Bernhardt's letter, which is relevant to this discussion, is the language from the current plan that was adopted in June of 2015. This language was adopted under his specific guidance while he was still in office. The language in that plan completely and totally removed the skyplane for the neighborhood, taking away any reference to a maximum height. This decision then led to several amendments to the Downtown Code (DTC) which allowed additional stories on the site. In fact, the DTC was specifically amended to allow our client to construct 15 stories by right and to earn an additional 15 stories through the bonus height program.

The reason for these changes to both the Community Plan and the DTC appear to be relatively self-evident and simple. As the plan indicates, the fabric of downtown is growing and changing rapidly. In fact, the plan specifically indicates that the evolution of land uses and intensity of development in downtown is dramatic. SoBro is also growing at a record setting pace given the realignment of the streets and the City's continued investments in the convention center and various other civic projects that have spurred additional growth and development. Development pressures are increasing; there is additional demand for more residential options downtown; and now more than ever the community saw the value in putting as much density as possible downtown. With Bridgestone's new headquarters and the 222 office building in the immediate area, walkable living options are a must and will allow for the area to thrive.

The specific policy recommendations for SoBro, which should guide and direct the staff's review of this issue, indicate a clear vision for a dense neighborhood with tall buildings where additional height can be earned in exchange for good development that delivers public benefits to the community.

Some of the most relevant language that the staff considered and that you should note is as follows:

¹ It is important to note that on numerous occasions the Tennessee Courts have consistently deferred to the local government's land use and zoning authority, upholding land use decisions that are allegedly inconsistent with the land use plan or actually inconsistent with the land use plan. In those cases the courts have specifically opined that these land use plans change repeatedly and are not binding zoning documents, instead, they are only visioning documents; consequently, the zoning decisions may deviate from the same. See *Gann v. City of Chattanooga*, 2008 Tenn. App. LEXIS 583 (Tenn. Ct. App. Sept. 30, 2008)

- According to the T6 DN designation, the area in question is intended to contain high density and high intensity residential and mixed use developments that can include high rise developments, which are defined as those developments which exceed 20 stories in height.

Response: In this case the proposed mixed use project is a high rise building that includes a mixed use project, so it is entirely consistent with the T6 DN designation. High rise buildings are allowed in the T6 DN policy and these buildings are defined as buildings 20 stories or greater.

- Special Policy 09-T6-DN-SOBRO-01, which our client's site falls within, is intended to be a high intensity mixed use neighborhood emphasizing cultural, entertainment, and residential uses while accommodating some office uses. The policy encourages SoBro to develop as a distinctive, architecturally eclectic neighborhood with tall buildings with some sheer walls along certain streets as well as some stepped back buildings to create a variety of viewsheds and allow for light and air circulation throughout the whole neighborhood. Overall the policy says that development should emphasize a comfortable and lively pedestrian environment, and it is important to note that the policy does not limit the height.

Response: In this case the design for the project was developed in conjunction with input from Historic, Parks, Public Works and Planning. The policy envisions density and height in this neighborhood and this intention is expressed directly in the policy language itself. The development in question proposes a distinct and eclectic architectural design that is in keeping with the look and feel of SoBro and which incorporates a step-back on Second Avenue and a greater setback on First Avenue. No additional density is being requested, instead the massing that is already allowed for on the site is simply being distributed into two slender more visually appealing towers with an activated and enlivened first floor of retail that will benefit the surrounding neighbors in this community.

- Special Policy 09-T6-DN-SOBRO-01 SPECIFICALLY indicates that on both sides of First and Second Avenues the area may be considered for additional height in exchange for public benefits provided by the development such as affordable and attainable housing, so long as the overall intent of the intent and goals for the neighborhood are met.

Response: The project includes LEED certification, pervious surfaces, and new public access to the bridge, as well as workforce housing, and

improved streetscapes, so it clearly provides significant public benefits to the City and the neighborhood in exchange for the additional height.

- The SoBro Neighborhood policy, Special Policy 09-T6-DN-SOBRO-01, places no maximum height on the properties within this Special Policy and it does not prohibit high rise developments. Instead, the policy emphasizes, as a goal, that the building height at the street shall be compatible with the portion of the First and Second Avenues north of Broadway. The building heights shall be a minimum of 25 feet at the street, but shall not exceed 105 feet at the street. At 105 feet, the building shall step back a minimum of 15 feet.

Response: The project, as proposed, complies with this requirement. It steps back 15 feet before reaching 105 feet on Second Avenue, which is consistent with this goal, and while the setback on First is only 5 feet, it has an additional 10 feet in right of way that creates the impression and feel of a setback. This condition on First Avenue is preferable than a traditional setback and was recommended by Planning, since it allows for more light and air to filter to the street level. It also enhances the pedestrian experience and provides an exceptional link from Broadway and Second Avenue to this portion of SoBro.

- The SoBro Neighborhood policy, Special Policy 09-T6-DN-SOBRO-01, emphasizes the need to make it easy and comfortable for visitors to walk between Second Avenue, Riverfront Park and the Amphitheater.

Response: The project in question delivers on this request by including an activated first floor along the entire length of the building's First Avenue frontage, which contains 18 foot wide sidewalks designed to specifically enhance the pedestrian experience and the linkage between Second Avenue and the Amphitheater. This is a significant and noticeable improvement from the current built environment, which provides no linkage between the two destinations.

- The SoBro Neighborhood policy, Special Policy 09-T6-DN-SOBRO-01, indicates that special care shall be taken to ensure that development complements in scale and massing the bridge, so as not to detract from the landmark status.

Response: In this case similar to the Pinnacle building, which also attaches to the bridge and rises to 29 stories in height, the development team designed the building with the bridge in mind; however, the building will not touch any portion of the bridge which is on the National Register. Special care was taken to step the building back 15 feet from the bridge, to provide

public access to the bridge, and the developer is continuing to work with the City on a plan to activate the space underneath the bridge. The developer has consistently worked with Planning, Historic and Parks on this issue and to date none of these departments have concerns with the connection or treatment of the bridge.

- The SoBro Neighborhood policy, Special Policy 09-T6-DN-SOBRO-01, indicates that the current built pattern of First and Second Avenues is an extension of the historically and culturally significant Second and Broadway neighborhood and that South of Broadway these streets include a collection of notable low scaled historic buildings that should be preserved and their massing should be utilized as a contextual basis for the new and adaptive reuse in the area.

Response: It is important to note that this language does not prevent development on this site, which is already entitled to 15 stories as a right and 15 stories of bonus height. The Market Street apartments are not historic structures. They were rebuilt in the 1980's, and then significantly damaged by the flood in 2010. There is only one building on the site that is listed as worthy of conservation. This building was built in 1909 and has been seriously and significantly altered. The site is not protected by a Historic Overlay and none of the structures are on the National Register or eligible for the same. Given the state of disrepair that the buildings are in, they cannot and should not be preserved. Moreover, based on the goals for this specific site, which are clearly listed on page 54 of the policy, a copy of which is attached as an attached to this letter, the development complies with the contextual design and additional height is warranted on this site in exchange for the public benefits being delivered. To hold otherwise would be to render the goals explicitly expressed on page 54 meaningless. This would be contrary to the basic principles of statutory interpretation, which must be used to resolve this specific question.

For the reasons mentioned above, and based on the plain language of the CURRENT Community Plan for SoBro, specifically Special Policy 09-T6-DN-SOBRO-01, the Planning Department staff have correctly determined that the project at 151 1st Avenue South is consistent with the Community Plan and should receive a recommendation of approval for additional height on this site. It is entirely appropriate for the staff to make this policy determination and they should be given wide latitude and discretion to render these expert opinions because this is what they do on a daily basis - day in and day out. I urge you not to allow Mr. Bernhardt to second guess this decision simply because he obviously has an agenda to pursue. They themselves have no hidden agenda that they are pursuing, they are neutral on this issue. The staff are simply making rational and reasoned planning decisions that are in the best interests of the City, and that

Metropolitan Nashville/Davidson County Planning Department
ATTN: Planning Commission Members
May 25, 2016
Page 6

is exactly what this is. This is a legally defensible and rational decision based on a plain application of the language in the Community Plan and they should be trusted to accurately and appropriately interpret the plan.

II. The design for 151 1st Avenue South satisfies the requirements on page 14 of the DTC for additional height modifications.

In June of 2015, at the same time that the Nashville Next process was being finalized, and this Commission was approving the revisions to the general plan, the Planning Department updated the DTC to align it with the general plan. That update, which resulted in amendments to the DTC that were approved by the Metropolitan Council, led to an increase in density of this particular site. Now, 15 stories are allowed on the site and 15 stories can be awarded through the bonus height program. Another change that was made to the DTC, was the addition of the height modification process. Previously, additional height modifications in the DTC were approved by the Board of Zoning Appeals through a variance or a special exception. However, Planning made a conscious decision that all height modifications in the DTC should instead be approved by this Commission. Consequently, the language on page 14 of the DTC was revised to provide for the current modification process, which this project is being processed under.

That process effectuates the intent in the general plan and is absolutely consistent with the language in the Downtown Code, the language in Special Policy 09-T6-DN-SOBRO-01 and the Community Character Manual's section on the T-6 Downtown Neighborhood Policy. Each and every one of these policies gives the Planning Commission discretion to allow for additional height in exchange for public benefits.

The project in question has satisfied the procedural requirements expressed on page 14 of the DTC by establishing to the Executive Director's satisfaction that they will use reasonable efforts to exhaust the bonus height program and by conducting the requisite public meeting with the neighborhood. See the attachments to this letter which establish that these two requirements were satisfied. Now, the matter is properly before you for your consideration.

While you will certainly hear a variety of issues from the opposition, we believe that most of those issues that you will hear from the opposition have nothing to do with the height modification process and the specific standards that are before this Commission for your consideration. We firmly believe that the staff got it right in this case. The design for this site, which we are submitting for your approval, is far superior to the type of building that could be constructed on the site today as a right under the bonus height program. There is no difference in density between what can be built without approval, only superior design and greater benefit to the community. This building was designed with its neighbors in mind and with the recommendations in the Community Plan in mind. It delivers necessary housing alternatives in the form of a high density residential and mixed-use project, it provides an activated and welcoming pedestrian streetscape on First Avenue, which acts as a gateway between the district

Metropolitan Nashville/Davidson County Planning Department
ATTN: Planning Commission Members
May 25, 2016
Page 7

to the North and the amphitheater, it proposes an exceptional design that redistributes the massing of a 30-story tower into two slender 40 story towers that allow those neighbors to the West and the South a better view of the river and the bridge than they would otherwise have under the base zoning, it provides for better access to light, air and sun, and it serves as an iconic and interesting design that fits within the eclectic fabric of the SoBro neighborhood. Furthermore, it will be a LEED Gold building, it will provide 60 public parking spaces and it includes a commitment to provide workforce housing pursuant to the staff's recommendation.

In short, this project clearly merits the additional stories requested; the staff supports this recommendation with the conditions they have outlined in their report; and we are asking for your approval of this height modification.

For additional information concerning the design elements of the building, its pedestrian friendly streetscape, its interaction with the surrounding community and the exceptional design of the building, please see the documentation in your packet from the project's architects, SCB. Specifically, I would direct your attention to Exhibits 1, 2 and 4.

Thank you for your attention to this exciting project that we believe will positively impact the surrounding neighborhood and the community as a whole. We look forward to discussing it further with you at the meeting this Thursday.

Sincerely,



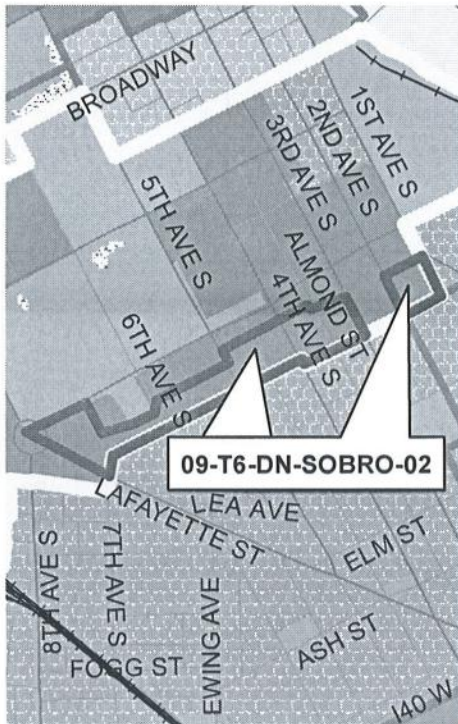
Erica K. Garrison

EKG:lso

**EXCERPT 1 TO
EXHIBIT 3**

Goals for the SoBro Neighborhood

- » Maintain, along both sides of First and Second Avenues, a building height at the street compatible with the portion of the First and Second Avenues north of Broadway. The building heights shall be a minimum of 25 feet at the street, but shall not exceed 105 feet at the street. At 105 feet, the building shall step back a minimum of 15 feet. This area, with the exception of the east side of First Avenue where heights are intended to remain low-rise, may also be considered for additional height in exchange for public benefits provided by the development, such as affordable or attainable housing, so long as the overall intent of the intent and goals for the neighborhood are met.
- » Properties along Peabody (Special Policy 09-T6DN-SOBRO-02)
 - » If properties south of Korean Veterans Boulevard (on Peabody Street or numbered streets such as First through Sixth streets) are consolidated and developed with frontage on Gateway, then the properties shall be considered part of SoBro and the goals and objectives of SoBro and the T6 Downtown Core policy shall apply. See the Downtown Code for codification of this policy.
 - » If properties south of Korean Veteran Boulevard are developed without frontage on KVB, then they shall be required to transition in height down from the T6 Core to T6 Downtown Neighborhood policy. The actual height will take in to consideration the context of the individual property and achievable heights in adjacent policy areas, but it is expected these heights will range between 8 and 20 stories, with higher heights seen closer to Korean Veterans Boulevard and lower heights transitioning into the adjacent neighborhoods.
- » Continue the theme of Fifth Avenue of the Arts as a “celebrated corridor” from the north side of KVB. Improvements to public rights of way and public and private investment in streetscaping features on Fifth Avenue should take into consideration the arts theme.
- » Many properties in this neighborhood may also be considered for additional height in exchange for public benefits provided by the development per the Bonus Height Program of the Downtown Code.



**EXCERPT 2 TO
EXHIBIT 3**



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

April 25th, 2016

David Keller, AIA
Solomon Cordwell Buenz
625 N. Michigan Avenue
Suite 800
Chicago, IL 60611

**Re: Determination on DTC Bonus Height Program Efforts
Overall Height Modification Case # 2016DTC-001-001**

Mr. Keller:

It has been determined that the proposed development has made reasonable efforts to use all appropriate bonuses available in the Downtown Code's Bonus Height Program. The proposed development's efforts include utilization of the LEED, Pervious Surface, Public Parking, and Civil Support Space bonuses. In addition, in lieu of the Workforce Housing Bonus, the development's commitment to provide workforce housing as outlined in your application letter, satisfies the reasonable efforts provision. Deviations from any of the bonuses or commitments made as outlined in your submission dated April 22, 2016 (attached hereto) may result in a reconsidering of these efforts and project.

The Overall Height modification request is scheduled to be heard by the Planning Commission on May 12th, 2016.

Sincerely,

Doug Sloan

Executive Director
Metro Nashville Planning Department



April 22, 2016

Andrew Collins, Urban Planner
Metropolitan Nashville Planning Department
Metro Office Building
800 Second Avenue South
Nashville, TN 37201

Re: 151 1st Avenue Mixed Use Proposed Development
Downtown Code Modification – Bonus Height Program Summary, Revision 1

Dear Andrew,

Pursuant to your request, we are sending to you, on behalf of the applicant, Second Avenue Partners, LLC., a summary describing our utilization of the Bonus Height Program for the proposed project at 151 1st Avenue South in Nashville.

Because this project is seeking a Downtown Code Modification for overall height, the applicant is making all reasonable efforts to utilize the Bonus Height Program. The applicant considered all bonuses but others such as 'Underground Parking' and 'Historic Preservation' proved impractical based on the site and building program. BHP bonuses will include:

1. LEED The project will pursue LEED-Gold Certification for an 8-story bonus. This certification will be achieved without utilizing green roof related points for the project. We have attached a preliminary LEED checklist which describes our intended path to certification.
2. Pervious Surface The project will pursue the maximum bonus of 2 stories. 23,000sf of pervious surface area (green roof, planters, swimming pools, etc.) will be provided yielding 46,000sf of bonus area which equates to 2 tower stories. See attached plan exhibits.
3. Public Parking: The project will pursue the maximum bonus of 2 stories. Calculated at a rate of average rate of 406sf/car (296,865 Parking GSF / 730 cars), the project will provide 60 parking stalls to be used for public parking (approx. 24,400sf). This area yields a bonus of 48,800sf which equates to 2 tower stories. See attached plan exhibits.

Additional public parking will likely be provided in excess of the minimum number of stalls required by the Bonus Height Program.

4. Civil Support Space: The project is designed to take advantage of the unique opportunities presented by this site's proximity to the pedestrian bridge and the public space beneath it. Accordingly, the applicant is requesting consideration to utilize the ROW area under the bridge in the calculation for bonus height: 9,300 sf (public space beneath the bridge) + 100 sf (ground floor kiosks) + 1,650 sf (bridge elevator/stair access) + 1,100 sf (upper level parking/event space) = 12,150sf. This area yields a bonus of 24,300sf which equates to 1 tower story. See attached plan exhibits.

Architecture
Planning
Interior Design

Chicago
San Francisco

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www.scb.com



April 21, 2016

Andrew Collins
151 1ST Avenue -- DTC Modification, BHP Summary
Page 2

In addition to the aforementioned increases, the project will also provide the following exceptional and unique design features in the spirit of the Workforce Housing, Open Space, Upper Level Garage Liner and Civil Support Space bonuses:

1. Workforce Housing: Up to 10% of the units, not to exceed a total of 20 units, in any rental portions of the Project will be affordable to those renters making 100% of the Nashville MHI if a funding source is available from Metro or some other governmental source to reimburse the owner for the difference between the 100% MHI rents and the market rate rents.
2. Open Space: The project is providing a 10ft wide open space along the entire 1st Avenue South street frontage. Curb cuts have been eliminated along this frontage and the building face has been voluntarily moved back to align with adjacent buildings. The entire ground floor frontage along 1st Avenue will be dedicated to retail, restaurant and hotel uses which will complement the Riverside Park pedestrian experience. Elevators have also been added which will connect this open space to the pedestrian bridge.

The Demonbreun Street side of the building has been designed with a dramatic Porte cohere entrance and a pedestrian friendly reception area featuring exceptional architecture and an art installation at the corner. The façade will maximize use of glass which will integrate interior and exterior spaces. The hotel lobby will be fully transparent and inviting to restaurant patrons.

The 2nd Avenue side of the building has been designed with the intent of animating and enlivening the street scape experience for the pedestrian. Curb cuts have been minimized to the greatest extent possible and building services and garage entrances have been pulled off the curb line and recessed well into the building. Wide sidewalks will be maintained along 2nd Avenue and the architecture is open, transparent and inviting to the pedestrian. The loading dock entrance has been recessed to minimize its impact on the street and sidewalk.

The architectural design and façade treatment facing the open space along 1st Avenue, Demonbreun and 2nd Avenue will combine to form an active outdoor space and an exceptionally strong streetscape experience for the community.

3. Upper Level Garage Liner: The project will utilize architectural cladding materials specifically selected to produce an articulated façade that appears active from the surrounding streets. Although a 20-ft liner is not feasible for this project the design will incorporate materials and lighting that suggest active uses and occupied spaces at the garage levels. The façade is also highly articulated with opening and an additional palette of materials which are intended to activate the facades.

In an effort to activate the façade and complement the existing public space and civic nature of the pedestrian experience on the bridge, the project will provide a 20-foot deep flex-space at the upper bridge deck level. This space will be designed to host activities during special events and function



April 21, 2016

Andrew Collins
151 1st Avenue – DTC Modification, BHP Summary
Page 3

as parking when not in use. The exterior façade treatment will be differentiated from the garage and will be equipped with an enclosure system that will open and close as events require.

4. Civil Support Space: In order to inspire activation of the area underneath the bridge, the project will provide a kiosk space within the building which could be utilized by 3rd party vendors or organizers as needed to support events or pedestrian activities. Adjacent to this, the project will provide a publicly accessible path from the sidewalk level to the upper bridge deck by way of elevators and an interior stairwell. Lobbies will be provided at both levels to support these functions as required and access will be provided from these lobbies to the public parking floors. This, in addition to the "flex-space" noted above will act to create a strong civic connection between the project and the neighborhood/city.

Also attached is a general area summary with approximate unit mix for the residential uses. We appreciate your continued assistance throughout this process and can provide supplemental information if needed.

Sincerely,

Solomon Cordwell Buenz

A handwritten signature in black ink, appearing to read "DKeller", with a long horizontal flourish extending to the right.

David Keller, AIA
Associate Principal

Enclosure: LEED Checklist Exhibit, Pervious Surface Exhibit, Parking Bonus Exhibit, Civil Support Areas Exhibit, Area Summary

cc: Tom Pohlman, Northern Capital Investments, LLC
Jay Barnes, Synergy Properties, Inc.
Dean Stratouly, Congress Group
Joe Farrell, III, The Congress Group
Richard Kershaw, Jr, The Congress Group
Dan McLean, Series D of LG 5, LLC



LEED 2009 for New Construction and Major Renovations

Project Checklist

PRELIMINARY DRAFT

151 1st Avenue

GOLD 4/20/2016

18 5 3 Sustainable Sites Possible Points: 26

Y	?	N	Prereq	Description	Points
1			Prereq 1	Construction Activity Pollution Prevention	
			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
		2	Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

2 6 2 Water Efficiency Possible Points: 10

Y	?	N	Prereq	Description	Points
			Prereq 1	Water Use Reduction—20% Reduction	
	4		Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4

12 3 20 Energy and Atmosphere Possible Points: 35

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
6		13	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
		3	Credit 5	Measurement and Verification	3
2			Credit 6	Green Power	2

6 1 7 Materials and Resources Possible Points: 14

Y	?	N	Prereq	Description	Points
			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		2	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N	Credit	Description	Points
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
	1		Credit 7	Certified Wood	1

12 2 1 Indoor Environmental Quality Possible Points: 15

Y	?	N	Prereq	Description	Points
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N	Credit	Description	Points
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
1			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

4 Regional Priority Credits Possible Points: 4

Y	?	N	Credit	Description	Points
1			Credit 1.1	Regional Priority: EAc1 - 28% or more	1
1			Credit 1.2	Regional Priority: EQc7.1	1
1			Credit 1.3	Regional Priority: SSc4.1	1
1			Credit 1.4	Regional Priority: SSC6.1 or WEc3(40%) or EAc2	1

60 17 33 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

BHP | PERVIOUS SURFACE

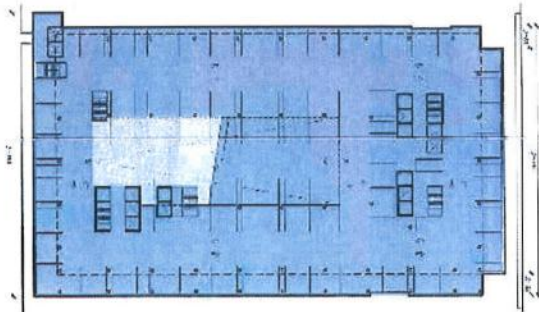


ROOF PLAN

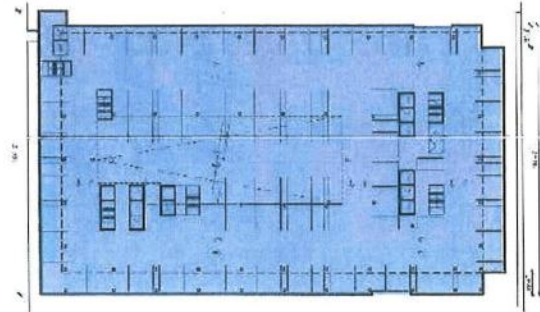
Condo roof deck (green roof)	7,500 sf
Hotel amenity deck (green roof)	5,200 sf
Apt. amenity deck (green roof + pool)	2,300 sf
Apartment roof deck (green roof)	8,000 sf
total	23,000 sf



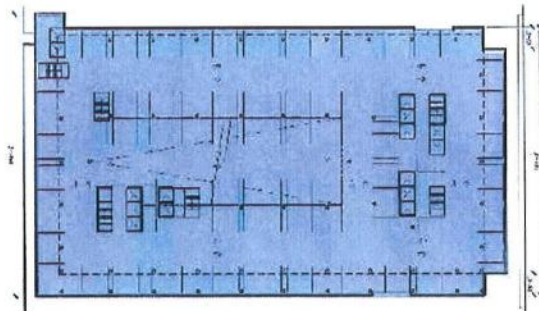
BHP | PUBLIC PARKING



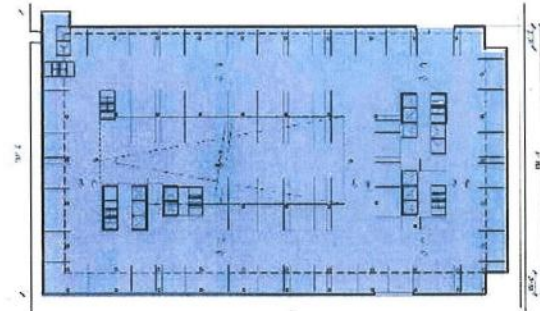
SIXTH FLOOR | 150 cars (hotel)



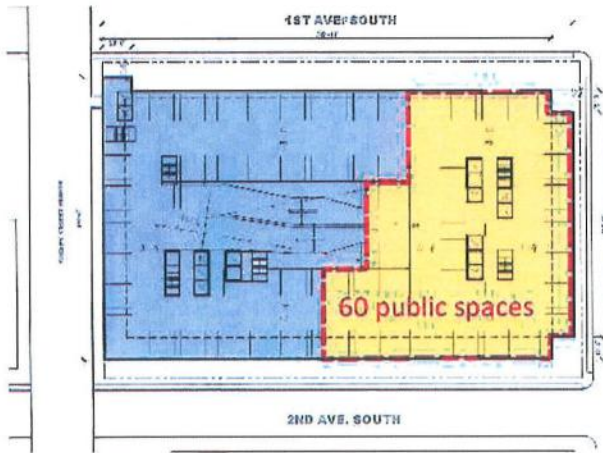
FIFTH FLOOR | 150 cars (hotel + condo)



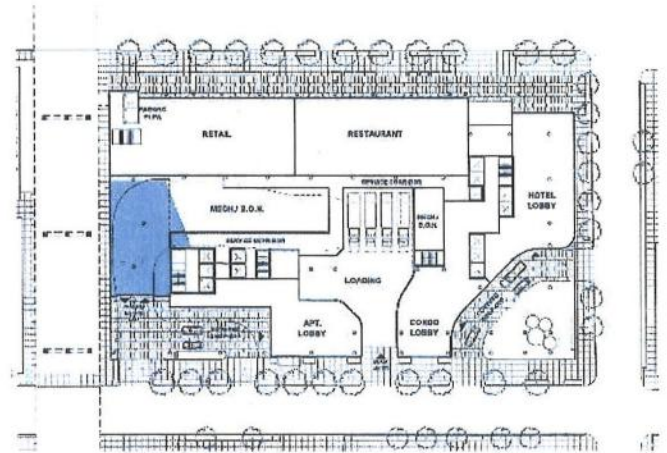
FOURTH FLOOR | 150 cars (condo + apt.)



THIRD FLOOR | 150 cars (apt.)



SECOND FLOOR | 130 cars (apt. + public)

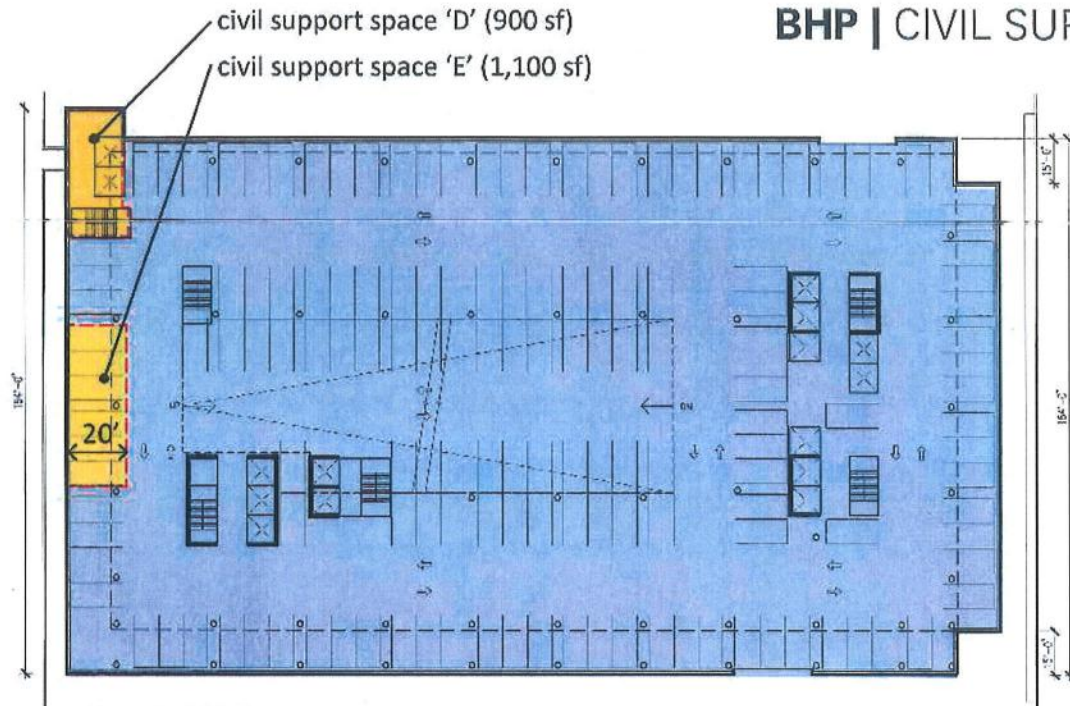


GROUND FLOOR

floor	public	apt	condo	hotel	subtotal	area	
6				150	150	58,525 sf	
5			83	67	150	58,525 sf	
4		60	90		150	58,525 sf	
3		150			150	58,525 sf	
2	60	70			130	58,525 sf	
Gr.					0	4,240 sf	
subtotals	60	280	173	217	730	296,865 sf	
						avg. sf/car	406.7 sf
						public parking area (60 cars x average sf/car)	24,400

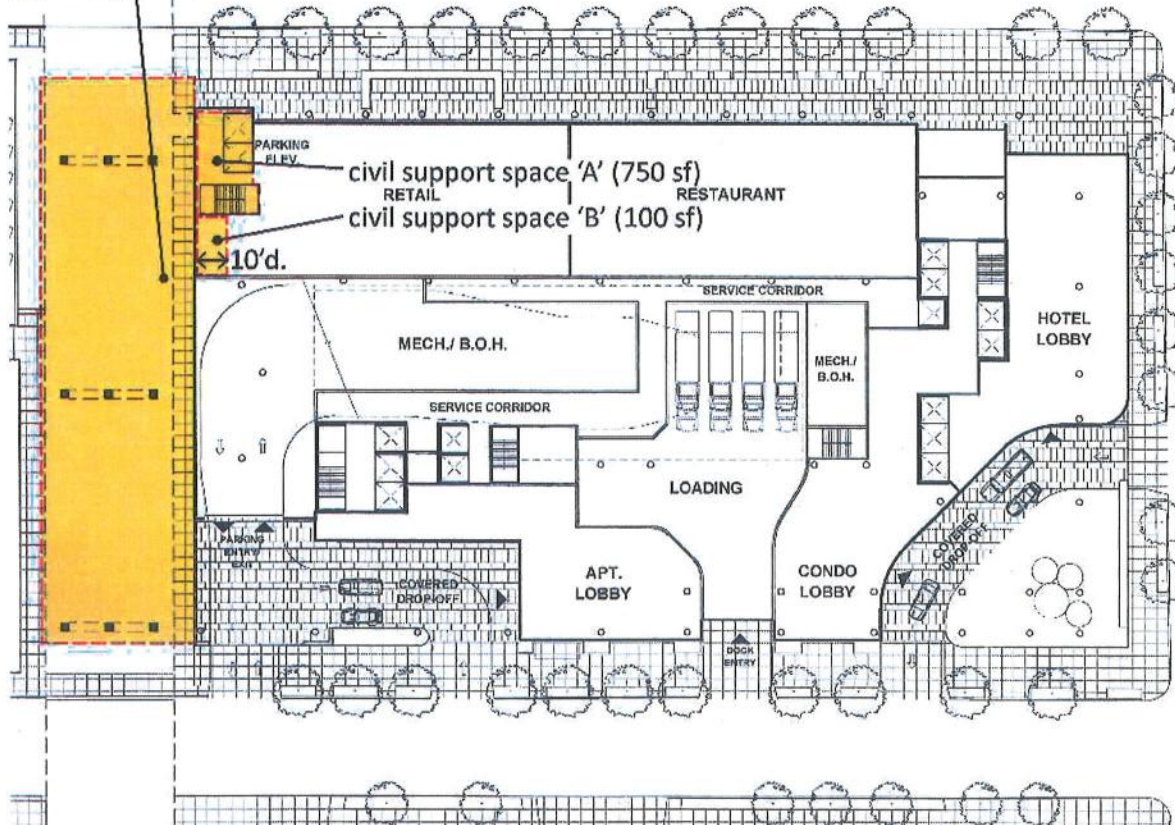


BHP | CIVIL SUPPORT



FOURTH FLOOR

civil support space 'C' (9,300 sf)



GROUND FLOOR

Total civil support space = 12,150 sf
Bonus = 24,250 sf or > 1 story

BHP | PROJECT AREAS

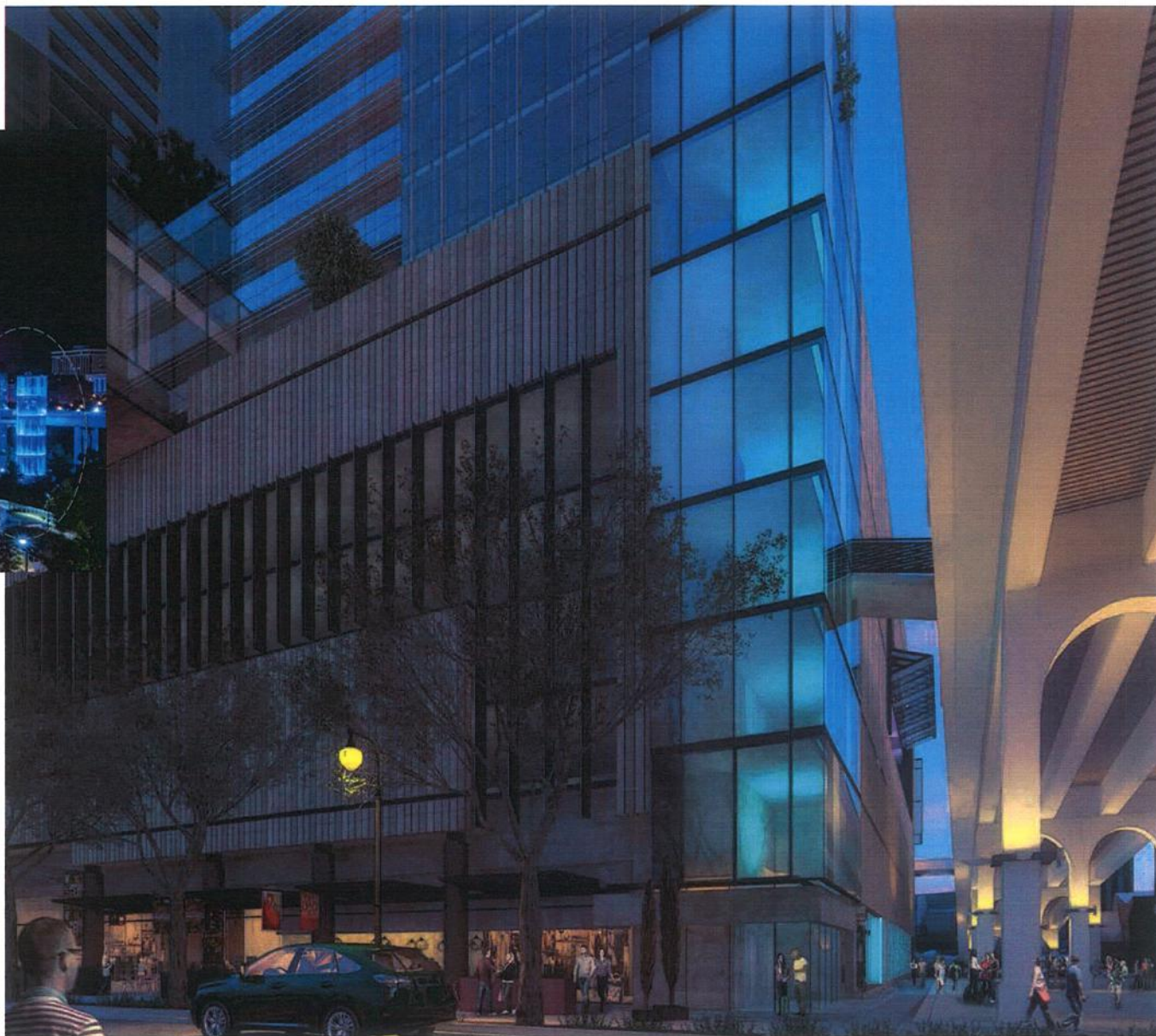
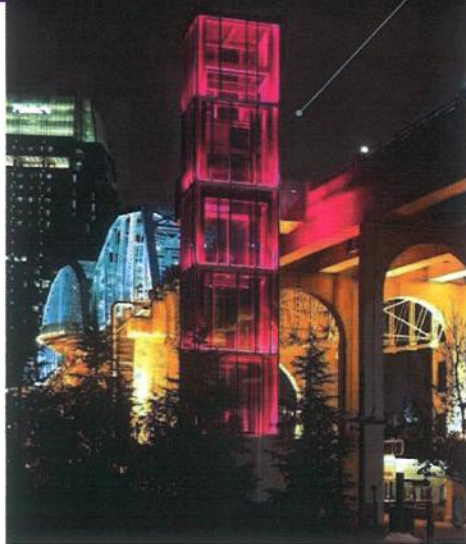
Apartment GSF	403,590 sf	studio	1 BR	2 BR	3 BR	
Apartment Units	280 units	10%	46%	34%	10%	
Condominium GSF	274,290 sf	studio	1 BR	2 BR	3 BR	Penthouse
Condominium units	142 units	13%	40%	28%	15%	4%
Hotel GSF	281,035 sf					
Hotel units	217 keys					
Parking GSF	296,865 sf					
Parking units	730 cars					
		406 sf/car				
Retail GSF	7,830 sf					
Overall GSF	1,263,610 sf					



BRIDGESCAPE | POP UP VENUE



BRIDGESCAPE | 1ST AVENUE



© 2016 Solomon Cordwell Buenz

SECOND AVENUE PARTNERS, LLC

151 1st AVENUE | NASHVILLE | 05.26.16



**EXCERPT 3 TO
EXHIBIT 3**



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 Second Avenue South, P.O. Box 196300
Nashville, Tennessee 37219-6300

Applicant Certificate
That Planning Commission Public Hearing NOTICES
Have Been Prepared for Mailing and Delivered to the Planning Department

Agenda Date: 5/12/2016

Planning Commission Case Number: 2016DTC-001-001

I certify that I/we have prepared the public hearing notices in compliance with the instructions provided to me by the Planning Department and that sealed envelopes with postage affixed, containing the notice and addressed to each property owner on the list provided to me by the Planning Department, has been delivered to the Planning Department as of the date indicated below.

Print Name: Edward M. Callaway for Erica K. Garrison

Signature:

Applicant: Second Avenue Partners, LLC

Date: April 29, 2016

COPY OF NOTICE MUST BE ATTACHED
COPY OF ADDRESSES MUST BE ATTACHED

Nashville & Davidson County

APR 29 2016

Metropolitan Planning Department

Community Meeting and Public Hearing Notice Regarding an Overall Height Modification Requested for Properties Located at 15 1st Avenue South; 134, 150, 200, 217 and 222 2nd Avenue South;

**150 3rd Avenue South and 205 Demonbreun Street
Metro Planning Commission Case Number 2016DTC-001-001
Council District 19 (Freddie O'Connell)**

WHAT IS THE COMMUNITY MEETING AND PUBLIC HEARING ABOUT?

A request for a modification for overall building height, for property located at 151 1st Avenue South, 150 2nd Avenue South and 134 2nd Avenue South (1.75 acres), zoned DTC and within the SoBro subdistrict, to permit a 40 story mixed use development, where 15 stories is permitted by-right and 30 stories is the by-right bonus height maximum, requested by Second Avenue Partners LLC, applicant; Belle Meade Investments LLC and Market Street Apartments LTD, owner.

COMMUNITY MEETING CONTACT

Joseph R. Farrell III
SVP/Project Director
The Congress Group
1179 Pin Oak Circle
Brentwood, TN 37027
jofarrelliii@congressgroup.com
617-413-1258 C

WHEN AND WHERE IS THE COMMUNITY MEETING?

The community meeting to discuss this plan amendment will be held on Thursday, May 5, 2016 from 6 pm to 7 pm, in the Development Services Conference Room at the Metro Office Building, 800 2nd Avenue South, 37219.

WHY HAVE YOU RECEIVED THIS NOTICE?

You have received this notice because: 1) you are a property owner within the notification area surrounding the property, or 2) you represent a group or organization that is potentially affected by the requested change.

WHEN AND WHERE IS THE PUBLIC HEARING?

The Metropolitan Planning Commission will hold a public hearing on the plan amendment request. This meeting will be on **Thursday, May 12 at 4:00 PM** in the **Howard School Office Building** located at **700 Second Avenue South**. The staff report and recommendation to the Planning Commission regarding this request will be prepared and will be posted on the Planning Department Website on Friday, May 6th. The link to the report is: <http://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings/Current-Year.aspx>. When at this site, scroll down to the May 12th meeting and click on the link to the Staff Report. You may also view the staff report in person at the Metro Planning Office at 800 Second Avenue South.

WHO CAN I CONTACT REGARDING THE PUBLIC HEARING?

For more information: Regarding the overall height modification, please contact Andrew Collins, email: andrew.collins@nashville.gov or 615-862-7207 and reference the plan amendment case number 2016DTC-001-001.



Need more information?

To check on the status of this case or for more information, please refer to the case number and call the Planning Department at 862-7190 or e-mail at planningstaff@nashville.gov. You may also come by our office located at 800 Second Avenue South (beside the Howard Office Building) between 7:30 a.m. – 4:00 p.m., Monday-Friday.

For directions to our office or to read staff's analysis of this request, go to our web site at www.nashville.gov/mpc. The staff analysis will be available on our web site the Monday before each meeting. For the analysis, click-on "Planning Commission Deadlines, Meeting Schedules and Staff Reports" from the left navigation menu and select the meeting date on the reverse of this notice.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to or operations of its programs, services or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA compliance coordinator, at 862-7150 or email her at josie.bass@nashville.gov. For Title VI inquiries contact Melody Fowler-Green, Executive Director of Human Relations at 615-880-3370. For all employment-related inquiries, call 862-6640.

Addresses

Case # 2016CP-009-002

MPC Public Hearing: 5/12/2016

Owner	Address	City, State	Zip Code
1014138 ALBERTA, INC.	105-150 CRDWFDOT CRESCENT NW # 522	CALGARY, AB	T3G3T2
104 5TH AVENEUE SOUTH INVESTORS, LLC	PO BOX 24512	NASHVILLE, TN	37202
105 SECOND AVENUE, LLC	5039 HILL PLACE DR	NASHVILLE, TN	37205
116 THIRD AVENUE SOUTH, LLC	715 MASSMAN DR	NASHVILLE, TN	37210
119 SECOND AVENUE, LLC	5039 HILL PLACE DR C/O DOUGLAS HIRT	NASHVILLE, TN	37205
120 SECOND AVENUE, LLC	4544 HARDING PIKE STE 201 C/O D HIRT	NASHVILLE, TN	37205
132 2ND AV NORTH, LLC	P O BOX 680245 C/O GENE GILBERT	MARIETTA, GA	30068
148 SECOND AVENUE NORTH PARTNERS, LLC	5250 VIRGINIA WAY STE 100 C/O R LOWE	BRENTWOOD, TN	37027
178 2ND AVENUE NORTH, LLC	618 E BROUGHTON ST	SAVANNAH, GA	31401
222 SECOND AVENUE LLC	2800 POST OAK BLVD STE 500	HOUSTON, TX	77056
29 HERMITAGE CO.	407 GREAT CIRCLE RD	NASHVILLE, TN	37228
2ND & DEM, LLC	4407 IROQUOIS AV	NASHVILLE, TN	37205
300 BRDADWAY, LLC	1 GAYLORD DR	NASHVILLE, TN	37214
306 BROADWAY, LLC	P O BOX 680245 ATTN GENE GILBERT	MARIETTA, GA	30068
306 PARTNERS, LLC	P O 8DX 331127	NASHVILLE, TN	37203

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Owner	Address	City, State	Zip Code
320 BROADWAY PARTNERS, LLC	4TH AVE N STE 2110 ATTN LANCE BLOOM	NASHVILLE, TN	37219
3MS TWO PROPERTIES, LLC	P O BOX 202 C/O MADAPPALLIL GEORGE	EAST CHESTER, NY	10709
400 BROADWAY HOLDINGS, LLC	455 2ND ST SW 5TH FL C/O R CORAN CAPSHAV	CHARLOTTESVILLE, VA	22902
4TH & COMMERCE, LLC	1600 DIVISIDN ST ROUNDABOUT PZ STE 600	NASHVILLE, TN	37203
ADAMS, PAUL & ANITA	301 DEMONBREUN ST #1105	NASHVILLE, TN	37201
AGNOLETTI, GIANCARLO	311 3RD AVE S	NASHVILLE, TN	37201
AJAX PROPERTIES	P O BOX 627	CLARKSVILLE, TN	37040
ALEALI, YOUNES	P O BOX 190010	NASHVILLE, TN	37219
ALLEN, JAMES D.	P O BOX 2974	HENDERSONVILLE, TN	37077
ALPHA DEVELOPMENT, LLC	5505 IRON GATE DR	FRANKLIN, TN	37069
ANDERSON, ERIC D.	301 DEMONBREUN ST # 1401	NASHVILLE, TN	37201
ANDERSON, PATRICIA J.	9262 SMITHSON LANE	BRENTWOOD, TN	37027
ANGRY HUSK HOLDINGS, LLC	115 2ND AVE N	NASHVILLE, TN	37201
ATTENBOROUGH, ISABELLE ROCHON	301 DEMONBREUN ST 1914	NASHVILLE, TN	37201
AUBREY, BRUCE G.	301 DEMONBREUN ST #1617	NASHVILLE, TN	37201
BABCOCK, BROOK & KEVEN-MARIE	301 DEMONBREUN ST # 1913	NASHVILLE, TN	37201
BACKMAN, JOSHUA D.	301 DEMONBREUN ST #408	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
BAIL, DAMON S.	301 DEMONBREUN ST # 1206	NASHVILLE, TN	37201
BAKER, J. DAVID & WANDA C.	301 DEMONBREUN ST #1604	NASHVILLE, TN	37201
BAKER, SHAWN R.	301 DEMONBREUN ST # 308	NASHVILLE, TN	37201
BANNER BUILDING PARTNERSHIP	102 WOODMONT BLVD STE 207	NASHVILLE, TN	37205
BARKER, JOSEPH N., TRUSTEE	138 2ND AV N STE 500 C/O BUTLERS RUN	NASHVILLE, TN	37201
BARKLEY LAKE INN	P O BOX 905	EDDYVILLE, KY	42038
BAUKOL, TRAVIS E.	301 DEMONBREUN ST #211	NASHVILLE, TN	37201
BAY, PATRICIA N. & CHRISTOPHER	411 RIVER STREET UNTI 705	GREENVILLE, SC	29601
BAZZEL, GRADY & TRACY	3138 LANGLEY DR	FRANKLIN, TN	37064
BEARD, DAVID ERIC & JUANITA ALICIA	301 DEMONBREUN ST # 2007	NASHVILLE, TN	37201
BEELER, ENGELBERT & ROMY	301 DEMONBREUN ST 2016	NASHVILLE, TN	37201
BELLE MEADE INVESTMENTS, LLC	1181 NORTHMOOR CT	ATLANTA, GA	30327
BELLSOUTH TELECOMMUNICATIONS, INC.	333 COMMERCE ST #102	NASHVILLE, TN	37201
BELT, LOUIE, JR. & NANCY	301 DEMONBREUN ST # 902	NASHVILLE, TN	37201
BENNING, GREGORY D.	425 2ND AVE S	NASHVILLE, TN	37201
BHARGAVA, MONICA & SAMEER	301 DEMONBREUN ST #1907	NASHVILLE, TN	37201
BIDELMAN, DAVID P.	301 DEMONBREUN ST # 1715	NASHVILLE, TN	37201

Owner	Address	City, State	Zip Code
BINGHAM, MARIANNE W.	P O BOX 158627	NASHVILLE, TN	37215
BINNS, TOM DOUGLAS TRUST, THE	407 XANADU PL	JUPITER, FL	33458
BLDK REAL ESTATE HOLDINGS, LLC	88 EAST BROAD ST STE #1770	COLUMBUS, OH	43215
BOATMAN, WILLIAM G. & MARY H.	842 OLD STEVENS CREEK RD	MARTINEZ, GA	30907
BODART, BROCK L.	5340 FREDERICKSBURG WY W	BRENTWOOD, TN	37027
BOONE, RYAN	301 DEMONBREUN ST 1603	NASHVILLE, TN	37201
BOSTELMAN, STEVEN	610 N GARDEN ST STE 300	COLUMBIA, TN	38401
BRATCHER, BLAKE	301 DEMONBREUN ST # 303	NASHVILLE, TN	37201
BRAUN, RAFFAELLA	301 DEMONBREUN ST # 605	NASHVILLE, TN	37201
BROADWAY W & R, LLC	P O BOX 22149	NASHVILLE, TN	37202
BROWN, PAMELA CRUMP & CHARLES E.	1321 BARBARA CT	CHESAPEAKE, VA	23322
BROWN, SARAH E.	301 DEMONBREUN ST #1217	NASHVILLE, TN	37201
BRUCKNER, ADAM & ELIZABETH	4510 51ST AVE N E	SEATTLE, WA	98105
BRYAN, ROBERT M.	204 AVONDALE DR	TULLAHOMA, TN	37388
BRYANT, SCOTT N. & CHRISTINE H.	783 VAUGHAN RD	CLARKSVILLE, TN	37043
BUCKLE, ANNE E.	301 DEMONBREUN ST #1808	NASHVILLE, TN	37201
BUFORD, ALYCIA	301 DEMONBREUN ST # 205	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
BURGER, JUDITH D.	438 2ND AV S	NASHVILLE, TN	37201
BURKHARDT, EMORY V. & LEIGH H.	208 W DUE WEST AVE	MADISON, TN	37115
BURKS, MARY KATHRYNE	2555 BURKS PL	DYERSBURG, TN	38024
BURR, ERIN	301 DEMONBREUN ST # 305	NASHVILLE, TN	37201
BUTLER, DEIDRE	301 DEMDNBREUN ST # 921	NASHVILLE, TN	37201
C. B. RAGLAND CDMpany	2720 EUGENIA AVE	NASHVILLE, TN	37204
C. B. RAGLAND COMPANY	2720 EUGENIA AV	NASHVILLE, TN	37204
CAIN, JAMES L. JR.	479 2ND AVE S	NASHVILLE, TN	37201
CALDER, CINTRA BDOTh	301 DEMONBREUN ST UNIT 1114	NASHVILLE, TN	37201
CANARY, JOE	301 DEMDNBREUN ST UNIT 601	NASHVILLE, TN	37201
CARTER, DANIEL	452 2ND AVE S	NASHVILLE, TN	37201
CASEY, JASON B.	3927 KIMPALONG DR	NASHVILLE, TN	37205
CASON, ERIC & MELISSA	193 FOOTHILLS DR	MCMINNVILLE, TN	37110
CATHEY, REBECCA L.	301 DEMONBREUN ST #409	NASHVILLE, TN	37201
CATIGNANI, LINUS D.	1720 LINDEN AVE	NASHVILLE, TN	37212
CAWTHON PROPERTIES, L.L.C.	416 BRDADWAY	NASHVILLE, TN	37203
CENE, RYAN	3770 STARR CENTRE DR	CANFIELD, OH	44406

Owner	Address	City, State	Zip Code
CENTRAL CHURCH OF CHRIST, TRS.	145 5TH AVE N	NASHVILLE, TN	37219
CEPNIO, WILFREDO D. & IRENE R.	301 MORTON DR	DALY CITY, CA	94015
CERAMI, SALVATORE	301 DEMONBREUN ST # 704	NASHVILLE, TN	37201
CH RETAIL FUN I/NASHVILLE ENCORE, LLC	3819 MAPLE AVE C/O ASSEST MGR	DALLAS, TX	75219
CHARNPANICHKARN, APICHAJ	301 DEMONBREUN ST #1515	NASHVILLE, TN	37201
CHEATHAM, ROBERT L.	462 2ND AV S	NASHVILLE, TN	37201
CHO, SAHM	301 DEMONBREUN ST # 1912	NASHVILLE, TN	37201
CITADEL BROADCASTING COMPANY	7201 W BLAKE NEED BV STE 400 CITY CTR W	LAS VEGAS, NV	89128
CITADEL BROADCASTING COMPANY	3280 PEACHTREE RD NW # 2300	ATLANTA, GA	30305
CLOUSE, NICOLE M.	301 DEMONBREUN ST #1806	NASHVILLE, TN	37201
COBLENTZ, DANIEL & COLBLENTZ, JOANA	301 DEMONBREUN ST #1417	NASHVILLE, TN	37201
COLEMAN, JANET S. ET AL	602 MONROE ST C/O STANLEY SCHKLAR	NASHVILLE, TN	37208
COLLINS, GARY TYLER	1109 VAUGHN PKWY	PORTLAND, TN	37148
COLON, JAIME E. & ARISEL L.	780 SUNNY CHAPEL RD	ODENTON, MD	21113
COMMERCE STREET VENTURE	501 MAINSTREAM DR STE 507	NASHVILLE, TN	37238
COPELAND, LEANNA S. & DUGAN, RYAN M.	460 2ND AVE S	NASHVILLE, TN	37201
COUNTRY MUSIC FOUNDATION, INC.	222 5TH AVE S	NASHVILLE, TN	37203

Owner	Address	City, State	Zip Code
COX, EDWARD & JENNIFER	301 DEMONBREUN ST 1418	NASHVILLE, TN	37201
COYLE, FRANK AARON & MAXWELL GARRETT	301 DEMDNBREUN ST # 2013	NASHVILLE, TN	37201
CRAIG, EDWARD B. & LUCY D. JOINT REVOCAB	710 S BRITTAIN ST	SHELBYVILLE, TN	37160
CRUIKSHANK, CHRISTA & WAGNER, STEPHANI	301 DEMONBREUN ST #310	NASHVILLE, TN	37201
CULLOM, TERRY & SHEILA	301 DEMONBREUN ST UNIT 1310	NASHVILLE, TN	37201
CUMBERLAND BANK & TRUST CO, TRUSTEE	40 BURTON HILLS BLVD STE 300	NASHVILLE, TN	37215
CUMBERLAND MATERIALS, INC.	P O BOX 90999	NASHVILLE, TN	37219
DAĐLANI, JAGDISH & RENU ET AL	339 HADDON CT	FRANKLIN, TN	37067
DAHLROOS, DAVID A., IV	301 DEMONBREUN ST UNIT 903	NASHVILLE, TN	37201
D'ANTONA, NICHOLAS E. REVOCABLE TRUST	1102 CEDARVIEW LANE	FRANKLIN, TN	37067
DAVENPORT, KEITH EVAN & JILL ELIZABETH	301 DEMONBREUN ST # 311	NASHVILLE, TN	37201
DAVENPORT, MARY JEAN ET AL	P O BOX 0609	GOODLETTSVILLE, TN	37070
DAVIDS, ANN LACOUR & JEFFREY WAYNE	301 DEMONBREUN ST #1205	NASHVILLE, TN	37201
DAVIS MANAGEMENT, INC	7394 RIDGECREST COURT RD	BIRMINGHAM, AL	35242
DAVIS, FRANK	P O BOX 40368	NASHVILLE, TN	37204
DAVIS, LINDA	131 MARCH PL	MOUNT JULIET, TN	37122
DAYAL, AJIT	136 BARK CT	HALF MOON BAY, CA	94019

Owner	Address	City, State	Zip Code
DEBERRY, HERBERT W.	454 2ND AV S	NASHVILLE, TN	37201
DELWADIA, CHIRAG	301 DEMONBREUN ST 1319	NASHVILLE, TN	37201
DEMONBREUN 301 (1201) TRUST	P O BOX 100095	NASHVILLE, TN	37224
DEMONBREUN REALTY HOLDING COMPANY LL	225 N COLUMBUS DR STE 100	CHICAGO, IL	60601
DEVILLE CORP.	101 S MOODY AVE	TAMPA, FL	33609
DEWEESE, TIMOTHY & PATRICIA	441 2ND AV S	NASHVILLE, TN	37201
DIAL, DONALD BRENT & LORI B.	11 INDIA RD	PARIS, TN	38242
DONATO, DAVID C.	301 DEMONBREUN ST UNIT 1009	NASHVILLE, TN	37219
DOWNTOWN PARKING GARAGE LLC	19501 BISCAYNE BLVD STE 400	AVENTURA, FL	33180
DUBOIS, EDWARD A. & BRIGIT & EDWARD A.,	2816 WHITE OAKS DR	NASHVILLE, TN	37215
DUCKWORTH, PHILLIP E.	301 DEMONBREUN ST UNIT 209	NASHVILLE, TN	37201
DUFF, CAITLIN SARA	301 DEMONBREUN ST # 1911	NASHVILLE, TN	37201
DUFF, KELSEY	301 DEMONBREUN ST 809	NASHVILLE, TN	37201
DUMEZ, YDRANOS A. & WILLIAM BRYAN	44 GREEN VIEW	NASHVILLE, TN	37205
DUNHAM, ROBERT G. & CATHERINE C.	301 DEMONBREUN ST 1419	NASHVILLE, TN	37201
DUNN, TIMOTHY CASEY & PAULA TABAKA	12153 BAYHILL DR	CARMEL, IN	46033
DUSTIN, DANIEL J.	301 DEMONBREUN ST #2012	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
EAGAN, KELLY M.	301 DEMDNBREUN ST # 306	NASHVILLE, TN	37201
EARLY, LINDA	301 DEMONBREUN ST #1805	NASHVILLE, TN	37201
EBBERT, SPRIGG & KATHY	106 WINDWARD PT	HENDERSONVILLE, TN	37075
EDGE, PHILLIP A., JR.	301 DEMONBREUN ST # 1718	NASHVILLE, TN	37201
EDWARDS, ALAN A.	427 2ND AVE S	NASHVILLE, TN	37201
EDWARDS, RONALD E. & SARAH F. & RONALD I	412 WEAKLEY CREEK RD	LAWRENCEBURG, TN	38464
ELLIOTT, ALEX & MARY	541 CALIBRE LN	MOUNT JULIET, TN	37122
ELY, ROBERT & BARDIS, LINDA R.	4221 WARREN AVE	SACRAMENTO, CA	95822
ENCORE IN NASHVILLE, LLC, THE	7 MARINERS WALK	OYSTER BAY, NY	11771
ENTREKIN, HUGH W., TRUSTEE	903 BOWRING PK C/O WALTER & SARAH KNES	NASHVILLE, TN	37215
EVANS, CLAY W.	301 DEMONBREUN ST UNIT 607	NASHVILLE, TN	37201
FAMILY TRUST UNDER THE WILL OF ROBERT E P O BOX 682188		FRANKLIN, TN	37068
FANN FAMILY TRUST, THE	950 FAIRVIEW DR	WODDLAND, CA	95695
FARRIS, DAWN L. & SCOTT D.	301 DEMDNBREUM ST UNIT 1216	NASHVILLE, TN	37201
FEIL, ALAN J. & FRANCIS C.	304 MONDANDIL DR	WILMINGTON, NC	28403
FERNANDES, SCOTT J., INVESTMENT SERVICE	216 CENTERVIEW DR STE 217	BRENTWDOD, TN	37027
FITTS, LISA M.	516 HARPETH TRACE DR	NASHVILLE, TN	37221

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Owner	Address	City, State	Zip Code
FONG, LILY	301 DEMONBREUN ST # 713	NASHVILLE, TN	37201
FORE, MARY ANN & MARTINEZ, DAGOBERTO	301 DEMONBREUN ST # 1813	NASHVILLE, TN	37201
FDUTCH, ALLAN & DEBBY	1727 CHEROKEE DR	LEBANON, TN	37087
FRANCIS, BRYAN W. & KARRIE L.	301 DEMONBREUN ST 1502	NASHVILLE, TN	37201
FRENCH, RODNEY S.	302 HILL AVE STE A	NASHVILLE, TN	37210
FUJIWARA, MAKOTO & NAOMI	301 DEMONBREUN ST UNIT 1610	NASHVILLE, TN	37201
FULLER, ADRIAN	301 DEMONBREUN ST 402	NASHVILLE, TN	37201
FUNKE, ELIZABETH	301 DEMONBREUN ST # 506	NASHVILLE, TN	37201
FUQUA, J. GIL, JR.	609 BELLE MEADE BV	NASHVILLE, TN	37205
FUTRELL, KENNETH	301 DEMONBREUN ST # 1609	NASHVILLE, TN	37201
G & S PARTNERS, G.P.	923 WALDKIRCH AVE	NASHVILLE, TN	37204
GADDIPATI, PARVATHI & SAM	4314 GLEN EDEN DR	NASHVILLE, TN	37205
GAFVERT, DENNIS R.	1117 WESTVIEW DR	NAPA, CA	94558
GALDINO, GREGORY M. & KARRIE A.	301 DEMONBREUN ST #1816	NASHVILLE, TN	37201
GATONS, BILLY D.	423 2ND AVE S	NASHVILLE, TN	37201
GAUCH, D. SCOTT	301 DEMONBREUN ST UNIT 1213	NASHVILLE, TN	37201
GILBERT, WILLIAM & BAXTER, BRENDA	301 DEMONBREUN ST 1501	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
GILMORE FAMILY LIMITED PARTNERSHIP	6392 CHICKERING CIR	NASHVILLE, TN	37215
GLASGOW, JACK	301 DEMONBREUN ST #1412	NASHVILLE, TN	37201
GLENN, DAVID M. & CAROLINE M.	301 DEMONBREUN ST # 1518	NASHVILLE, TN	37201
GNYP, ALENE M. & ANDREW, JR	3 WYMDHAM PL	NASHVILLE, TN	37215
GNYP, ANDREW & ALENE M.	3 WYNDHAM PL	NASHVILLE, TN	37215
GOETZ, MARTIN & JENNIFER	1136 HOLLY TREE FARMS RD	BRENTWOOD, TN	37027
GOLDENBERG, MARC & ELLEN W.	811 PEBBLE DR	GREENSBORO, NC	27410
GRAND OLE OPRY, LLC	ONE GAYLORD DR	NASHVILLE, TN	37214
GRAPESÉED LLC	9601 KINGSTON RD	KENSINGTON, MD	20895
GREEN, MARY L. & DAVIG, LARRY S.	301 DEMONBREUN ST #904	NASHVILLE, TN	37201
GRÉGCOH LLC	16955 OTSEGO ST	ENCINO, CA	91319
GRIFFEN, RICHARD & BEVERLY	129 REDBUD LN	TROUTMAN, NC	28166
GRIFFIN, JULIE M.	471 2ND AV S	NASHVILLE, TN	37201
GUIDRY, ALLISON	301 DEMDNBREUN ST # 208	NASHVILLE, TN	37201
GUITAR INVESTMENTS, LLC	5100 N OCEAN BLVD 1501	LAUDERDALE BY THE SEA, FL	33308
GUNTER, ROBERT A. & JUDY L.	301 DEMONBREUN ST 1915	NASHVILLE, TN	37201
HAGENBUCH, WILLIAM & CYNTHIA	301 DEMONBREUN ST #1814	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
HAGERMAN, ONITTA	1721 PARK AVE	BALTIMORE, MD	21217
HALL, CRYSTAL	301 DEMONBREUN ST # 509	NASHVILLE, TN	37201
HAMBY, CHRISTOPHER W. & SHERRI L.	301 DEMONBREUN ST 1102	NASHVILLE, TN	37201
HAMMAN, STEFANI	301 DEMONBREUN ST # 1909	NASHVILLE, TN	37201
HAND, LUCY J.	310 RADFORD PL	KNOXVILLE, TN	37917
HARKE, GWYN NORLEN & MCCAIN, GRACE C.	301 DEMONBREUN ST 2008	NASHVILLE, TN	37201
HARMEYER, DONALD LESTER & KATHY SUE	301 DEMONBREUN ST 1905	NASHVILLE, TN	37201
HARPER, HYDE S., JR. & CHRISTINE B., TRU	301 DEMONBREUN ST UNIT 2017	NASHVILLE, TN	37201
HARRINGTON, MARK A.	301 DEMONBREUN ST UNIT 1614	NASHVILLE, TN	37201
HARRY O'S STEAKHOUSE, LLC	5633 CHARLDTTE PIKE STE 201	NASHVILLE, TN	37209
HASTINGS HDLDINGS, LLC	127 3RD AV S	NASHVILLE, TN	37201
HATAWAY, JOHN	301 DEMONBREUN ST UNIT 1307	NASHVILLE, TN	37201
HATLEY, LINZI & DAVID	144 LAKE MEADDW DR	JOHNSON CITY, TN	37615
HAURY & SMITH CDNT., INC.	7065 MOORES LN # 300	BRENTWDOD, TN	37027
HAURY & SMITH CONTRACTORS, INC	2033 RICHARD JONES RD	NASHVILLE, TN	37215
HAUTER, TY L. & SUZANNAH	301 DEMONBREUN ST 1810	NASHVILLE, TN	37201
HAYES, RONALD W. & CYNTHIA WELLINGS	180 CREST RD	WOODSIDE, CA	94062

Owner	Address	City, State	Zip Code
HERMANN, GARY	P O BOX 161837	BIG SKY, MT	59716
HESTER, AARON	301 DEMONBRUEN ST # 701	NASHVILLE, TN	37201
HIGHWAY 55 REAL ESTATE, LLC	P O BOX 120897	NASHVILLE, TN	37212
HILLARD, MICHAEL E. & TONYA K.	213 BRIGHTWATER DR SE	PALM BAY, FL	32909
HINDS, MICHAEL & JENNIFER	301 DEMONBREUN ST 511	NASHVILLE, TN	37201
HINZ, KEVIN	P O BOX 165	RUSKIN, NE	68974
HITTLE, MICHAEL R.	1055 PINE ST APT 609	NASHVILLE, TN	37203
HITZ, TRACIE	362 E ARCH ST	INDIANAPOLIS, IN	46202
HODGES, MELISSA	301 DEMONBREUN ST # 307	NASHVILLE, TN	37201
HODGES, STEVEN M. & KATHARINE L.	1820 SONOMA TRCE	BRENTWOOD, TN	37027
HOLLIS, STEVEN H.	301 DEMONBREUN ST # 1819	NASHVILLE, TN	37201
HONKY TONK PROPERTIES, LLC	416 BROADWAY	NASHVILLE, TN	37203
HOOPER, BARRY W. & KIMBERLY L.	301 DEMONBREUN ST # 1906	NASHVILLE, TN	37201
HOWARD, DEREK	330 CONCORD ST 8D	CHARLESTON, SC	29401
HP NASHVILLE, LLC	701 E 83RD AVE	MERRILLVILLE, IN	46410
HTDG LLC	4420 GERALD PL	NASHVILLE, TN	37205
HUDGINS, KOLLEEN	457 2ND AV S	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
HUIH, JANET	929 DEAN DR	DYERSBURG, TN	38024
HUNT STRATEGIC INVESTORS II, L.P.	716 ENQUIRER AV	NASHVILLE, TN	37205
HUNTER, JAMES C. & VICKY B.	301 DEMONBREUN ST UNIT 2010	NASHVILLE, TN	37201
HUTCHISON, TIMOTHY & PATRICIA	301 DEMONBREUN ST UNIT 1809	NASHVILLE, TN	37201
HYDER, CAMERON L.	301 DEMONBREUN ST # 1511	NASHVILLE, TN	37201
INDUSTRIAL DEV. BD OF METRO GOV'T, THE E 201 5TH AVE S		NASHVILLE, TN	37203
INDUSTRIAL DEV. BRD OF THE METRO GOV'T C 222 4TH AVE C/O TRAUGER & TUKE		NASHVILLE, TN	37219
INDUSTRIAL DEVELOPMENT BD OF METRO GO P O BOX 196300		NASHVILLE, TN	37219
INTUITION INVESTMENTS, LLC	301 DEMONBREUN ST #1611	NASHVILLE, TN	37201
IRVIN, JASON M.	27610 LANDS END DR	MADISON, AL	35756
IZZARD, EDWARD C. & KAREN S.	32 RIVER ROCK RD	SHERIDAN, WY	82801
JACKSON, PATRICIA WRIGHT	301 DEMONBREUN ST # 905	NASHVILLE, TN	37201
JBW HOLDINGS, LLC	119 3RD AVE S	NASHVILLE, TN	37201
JEFFERSON, TED & LISA	301 DEMONBREUN ST UNIT 1920	NASHVILLE, TN	37201
JHALA, BENAIFER & BRIJ	1002 WILSON PK	BRENTWOOD, TN	37027
JKC PROPERTIES, LLC	301 DEMONBREUN ST # 2004	NASHVILLE, TN	37201
JLC PROPERTIES, LLC	418 BROADWAY	NASHVILLE, TN	37203

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Owner	Address	City, State	Zip Code
JOBALIA, NISHITH & MALA & WADHWA, ANIL J	251 CHATFIELD WAY	FRANKLIN, TN	37067
JOHNSON, JAZMIN L.	301 DEMONBREUN ST	NASHVILLE, TN	37201
JOHNSON, MAHNAZ	301 DEMONBREUN ST # 1115	NASHVILLE, TN	37201
JOHNSTONE, JOSEPH N.	301 DEMONBREUN ST # 1318	NASHVILLE, TN	37201
JONES, CHARLES G. & MARY L.	432 2ND AVE S	NASHVILLE, TN	37201
JONES, MICHAEL H.	301 DEMONBREUN ST UNIT 1917	NASHVILLE, TN	37201
JONES, WILLIAM DARRELL	301 DEMONBREUN ST 1719	NASHVILLE, TN	37201
JRC HOLDINGS, LLC	119 3RD AVE S	NASHVILLE, TN	37201
K6 VENTURES, LLC	226 JACKSON MEADOWS C/O MITCH PATEL	HERMITAGE, TN	37076
KAUFMANN, ERIK & MCCAMPBELL, WANDA	1010 MYSTIC STREAMS DR	MOUNT JULIET, TN	37122
KELLER, BRADLEY W., JR.	301 DEMONBREUN ST UNIT 1606	NASHVILLE, TN	37201
KELLER, KEVIN PL. & EDITH STEPHANIE	301 DEMONBREUN ST # 1507	NASHVILLE, TN	37201
KENNY, THOMAS G.	301 DEMONBREUN ST # 1509	NASHVILLE, TN	37201
KETCHUM, LAURA J. & HALSEY, GRAHAM H.	2772 RUTLAND RD	DAVIDSONVILLE, MD	21055
KIM, YOUJUNG	301 DEMONBREUN ST # 1101	NASHVILLE, TN	37201
KIMBROUGH, JOSSLYN H.	417 2ND AVE S	NASHVILLE, TN	37201
KING, JOSEPH & ELSIE	972 SLOCUM AV	RIDGEFIELD, NJ	7657

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Owner	Address	City, State	Zip Code
KIRWIN, MILES	301 DEMONBREUN ST # 1812	NASHVILLE, TN	37201
KMECH, PETER D. & APRIL L.	301 DEMONBREUN ST UNIT 1303	NASHVILLE, TN	37201
KDNDAPAVULURA, PRASAD & VEERAMACHANE	1444 WEST NDRTHFIELD BLVD	MURFREESBORD, TN	37129
KORAN, MARY ELLEN	301 DEMONBREUN ST # 1908	NASHVILLE, TN	37201
KRISHNASASTRY, CHANDRA & CHANDRASHEK	301 DEMONBREUN ST UNIT 1407	NASHVILLE, TN	37201
KRUIS, KEVIN O. & JOCELYN	301 DEMONBREUN #610	NASHVILLE, TN	37201
KYLA FOOD SERVICE, LLC	3722 STARRS CENTER DR STE B	CANFIELD, OH	44406
LAKIN, ELLIDTT A.	320 BROADWAY # 302	NASHVILLE, TN	37201
LAMBERT, SUSANAH & JONES, MELISSA	301 DEMONBREUN ST 407	NASHVILLE, TN	37201
LANNING, RICHARD SMITH IRREVOCABLE MAR	301 DEMONBREUN ST # 1409	NASHVILLE, TN	37201
LARRY, BOBBY L. & WANDA C.	2011 CHARLOTTE AV	NASHVILLE, TN	37203
LARUE, JOYCE ANN	301 DEMONBREUN ST # 309	NASHVILLE, TN	37201
LASSITER, DAYTON STEVEN	301 DEMONBREUN ST 502	NASHVILLE, TN	37201
LAWLESS PROPERTIES, LLC	8431 SOUTH AVE BLDG 3	POLAND, OH	44514
LAWSON, STAN & BRENDA	301 DEMONBREUN ST	NASHVILLE, TN	37201
LEE, JUNG H.	301 DEMONBREUN ST # 812	NASHVILLE, TN	37201
LEONARD, KAYCE & KEITH	301 DEMONBREUN ST # 207	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
LEVIN, JAY	301 DEMDNBREUN ST UNIT 1607	NASHVILLE, TN	37201
LEWIS, CALVIN P. ET UX	222 DEER PARK DR	NASHVILLE, TN	37205
LEWIS, GINGER, BROADWAY PROPERTY TRUS	4467 PEGAN VALLEY RD	NASHVILLE, TN	37218
LIPP, CAROLYN S., TRUSTEE	301 DEMONBREUN ST UNIT 710	NASHVILLE, TN	37201
LMP TR REAL ESTATE, LLC	353 WEST LANCASTER AVE STE 300	WAYNE, PA	19087
LOFTS AT 160, LLC	300 BROADWAY	NASHVILLE, TN	37201
LONGWORTH, LAUREN M.	301 DEMONBREUN ST #301	NASHVILLE, TN	37201
LORD, JANET E. & JESSICA E.	301 DEMONBREUN ST #907	NASHVILLE, TN	37201
LOUIS, LAURA	301 DEMONBREUN ST UNIT 404	NASHVILLE, TN	37201
LOVE'S BROADWAY BOOTS, LLC	256 WORTH AVE STE 200	PALM BEACH, FL	33480
LOWE, CHARLES T. & DENA	519 CROWELL LN	LEBANON, TN	37087
LUCADO, ANDREA P.	453 2ND AVE S	NASHVILLE, TN	37201
LUCCHESI, GUY & ARIANA	1964 LOUIS KOSSUTH AVE	RONKONKOMA, NY	11779
LY, AMY C. & CHOI, DERRICK LESLIE	301 DEMONBREUN ST # 1305	NASHVILLE, TN	37201
M. D. H. A.	701 S 6TH ST	NASHVILLE, TN	37206
M. D. H. A.	P O BOX 846	NASHVILLE, TN	37202
MACKAY, ALEXANDRA T.	450 2ND AVE S	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
MALPASS, JOHN J. & LISA ANN	1914 MOSAIC TRAIL	MURFREESBORO, TN	37130
MANIS, NANCY & MANIS PARTNERSHIP	175 BAYSHORE DR	HENDERSONVILLE, TN	37075
MARK 836 PROPERTIES, LLC	749 SINCLAIR CIR	BRENTWOOD, TN	37027
MARKET ST. APARTMENTS, LTD.	125 2ND AV C/O ROBIN RLTY	NASHVILLE, TN	37201
MARKET STREET EMPORIUM, LLC	112 2ND AVE N 3RD FL	NASHVILLE, TN	37201
MARKO, RHONDA L. & OLIVER, GRACE E.	104 LIBERTY COURT C/O GRACE OLIVER	HENDERSONVILLE, TN	37075
MARKUM, BRADLEY DAVID	808 OLD THRASHER CT	BRENTWOOD, TN	37027
MARSH, JUSTIN	301 DEMONBREUN ST #1619	NASHVILLE, TN	37201
MAUGHAN, CHRISTOPHER & HELEN & CURTIS	301 DEMONBREUN ST # 2002	NASHVILLE, TN	37201
MAY, FRANK C.	228 ENSWORTH AV	NASHVILLE, TN	37205
MAY, FRANK C.	4544 HARDING PIKE STE 201	NASHVILLE, TN	37205
MAY, JACOB	4535 HARDING RD STE 309	NASHVILLE, TN	37205
MAYESCO, LLC	230 ENSWORTH AV C/O LEON MAY	NASHVILLE, TN	37205
MAYNARD, CLINT T.	301 DEMONBREUN ST # 817	NASHVILLE, TN	37201
MAYS, DELORES A.	506 CLEARWATER CT	MOUNT JULIET, TN	37122
MCCONNELL, TY & ANNA	331 LEE DR	MUSCLE SHOALS, AL	35661
MCCORMICK, DAVID	301 DEMDNBREUN ST # 1801	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
MCCORMICK, DAVID	417 BROADWAY	NASHVILLE, TN	37203
MCDERMITT, STEVEN W. & SUSAN L.	301 DEMONBREUN ST #1514	NASHVILLE, TN	37201
MCLEAN, RYAN	301 DEMONBREUN ST UNIT 604	NASHVILLE, TN	37201
MEADOWS, DAVID M. & DENICE A.	9564 CAMELOT ST	PICKERING, OH	43147
MEHTA, TIM	301 DEMONBREUN ST # 401	NASHVILLE, TN	37201
MERRYMAN FAMILY REVOCABLE LIVING TRUS*	2050 NEAL RD	WATERTOWN, TN	37184
METRO GOV'T	701 S 6TH ST	NASHVILLE, TN	37206
METRO GOV'T CC CONVENTION CENTER AUT 1 PUBLIC SQ STE 106		NASHVILLE, TN	37201
MICKELSON, ROBIN	301 DEMONBREUN ST UNIT 1902	NASHVILLE, TN	37201
MILLER, JAMES	301 DEMONBREUN ST UNIT 1218	NASHVILLE, TN	37201
MILLS, MEREDITH E.	301 DEMONBREUN ST # 708	NASHVILLE, TN	37201
MILLS, MICHAEL	301 DEMONBREUN ST UNIT 703	NASHVILLE, TN	37201
MJM REAL ESTATE INVESTMENTS, LLC	105 BROADWAY 4TH FL	NASHVILLE, TN	37201
MOGHADAM, MICHAEL	110 RULAND CIR	HENDERSONVILLE, TN	37075
MOORE, ADAM B.	301 DEMONBREUN ST # 1001	NASHVILLE, TN	37201
MORAN, KIERAN & MORAN, CHARLES, JR. & C	801 DEMONBREUN ST # 803	NASHVILLE, TN	37201
MORGAN, CHASITY	301 DEMONBREUN ST # 603	NASHVILLE, TN	37201

Owner	Address	City, State	Zip Code
MOSS, JASON N.	301 DEMONBREUN ST # 507	NASHVILLE, TN	37201
MOSS, JENNIFER KAY	4810 MAGNOLIA PL	NASHVILLE, TN	37211
MOSS, JOE	P O BOX 128291	NASHVILLE, TN	37212
MOTT, CHRISTOPHER EUGENE	301 DEMONBREUN ST UNIT 1011	NASHVILLE, TN	37201
MR HOTELS, LLC	2812 A WHITE OAK DR	NASHVILLE, TN	37215
MUSIC CITY CONDO RENTALS, LLC	5100 STUDER RD	LITTLE ROCK, AR	72223
MUSIC MILE, LLC	48 MUSIC SQ E	NASHVILLE, TN	37203
MUSIC MILE, LLC	301 DEMONBREUN ST # 1503	NASHVILLE, TN	37201
MUSTAIN, SHERYL ANN	475 2ND AVE S	NASHVILLE, TN	37201
MYNATT, MARCY H.	301 DEMONBREUN ST # 1019	NASHVILLE, TN	37201
NASHVILLE DOWNTOWN HOTEL, LLC	19501 BISCAYNE BLVD STE 400	AVENTURA, FL	33180
NASHVILLE SYMPHONY ASSOCIATION	1 SYMPHONY PL	NASHVILLE, TN	37201
NELSON, DREW	435 2ND AVE S	NASHVILLE, TN	37201
NELSON, SUSAN	301 DEMONBREUN ST # 918	NASHVILLE, TN	37201
NICHDLSON, KRISTEN	301 DEMONBREUN ST # 302	NASHVILLE, TN	37201
NIGHTLIFE, LLC	1929 21ST AV S	NASHVILLE, TN	37212
NP 5TH, LLC	3405 PIEDMONT RD NE # 175	ATLANTA, GA	30305

Owner	Address	City, State	Zip Code
NVS PROPERTIES, LLC	131 2ND AVE N	NASHVILLE, TN	37201
O.I.C. ENCORE, A MASTER CONDOMINIUM	201 4TH AV S STE 1100	NASHVILLE, TN	37219
O.I.C. 320 BROADWAY CONDO	4525 HARDING RD STE 234	NASHVILLE, TN	37205
O.I.C. COUNTRY MUSIC HALL OF FAME	222 5TH AVE S	NASHVILLE, TN	37203
O.I.C. HILTON DOWNTOWN NASHVILLE HOTEL	19501 BISCAYNE BLVD STE 400	AVENTURA, FL	33180
O.I.C. HOMEOWNERS ASSOCIATION HOWELL F	2033 RICHARDS JONES RD	NASHVILLE, TN	37215
O'DONOHUE, KARA M.	301 DEMONBREUN ST # 1406	NASHVILLE, TN	37201
OLD TOWN TROLLEY TOURS OF WASHINGTON	201 FRONT ST STE 224	KEY WEST, FL	33040
OLMSTED SOBRO VENTURE PARTNERS, L.L.C.	303 PERIMETER CENTER NORTH STE 201	ATLANTA, GA	30346
O'MALLEY REVOCABLE LIVING TRUST	505 POND APPLE RD	CLARKSVILLE, TN	37043
O'SULLIVAN, QUINN	1516 LINCOYA BAY DR	NASHVILLE, TN	37214
OWENS, PAUL F. & LOUANN	301 DEMONBREUN ST # 1513	NASHVILLE, TN	37201
OWENS, SHERRY L.	301 DEMONBREUN ST # 1706	NASHVILLE, TN	37201
OWOYEMI, TUNDE	301 DEMONBREUN ST # 1420	NASHVILLE, TN	37201
PALACIOS, NELSON	1203 FRANKLIN RD	BRENTWOOD, TN	37027
PALAVOS, DEMETRIUS & TINA	4356 N NATOMA AVE	MERIDIAN, ID	83646
PALMER, DARRISON	301 DEMONBREUN ST # 1119	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
PALMER, TIMOTHY A.	301 DEMONBREUN ST #805	NASHVILLE, TN	37201
PALMERI, MARK & MICHELLE	57 COUNTRYSIDE DR	LEXINGTON, TN	38351
PAPA G. LLC	2372 W LONGHORN PL	CHANDLER, AZ	85285
PAPEL, LAURENCE M., TR.	1920 ADELICIA ST STE 500	NASHVILLE, TN	37212
PAPEL, LAURENCE M., TRUSTEE	1920 ADELICIA ST STE 500	NASHVILLE, TN	37212
PARKER, M. LINDA	P O BOX 78	GADSDEN, AL	35902
PATEL, SANKET S. & SUMAN U.	2306 EWING DR	LEBANDN, TN	37087
PEABODY PARTNERS	2205 HAMPTON AV	NASHVILLE, TN	37215
PEABODY, LLC	1350 LAKESHORE DR STE 160	COPPELL, TX	75019
PEACOCK, NANCY & MARK	301 DEMONBREUN ST UNIT 1003	NASHVILLE, TN	37201
PELUSO, STEPHEN F. & NANCY R.	301 DEMONBREUN ST UNIT 1506	NASHVILLE, TN	37201
PERKINS, ANDREA N.	301 DEMONBREUN ST	NASHVILLE, TN	37201
PERRY, JOSHUA D.	301 DEMONBREUN ST UNIT 1304	NASHVILLE, TN	37201
PETERS, KENT B. & NANCY E.	301 DEMONBREUN ST # 1904	NASHVILLE, TN	37201
PETREE, DINAH LYNN	200 MOULTRIE PARK	NASHVILLE, TN	37205
PH-5TH & KVB, LLC	211 N FIRST ST ATTN RAKESH GOVINDJI	NASHVILLE, TN	37213
PHAN, PHUOC VINH	301 DEMONBREUN # 503	NASHVILLE, TN	37201

Owner	Address	City, State	Zip Code
PHILLIPS, BRANDON	301 DEMONBREUN ST UNIT 406	NASHVILLE, TN	37201
PHILLIPS, MICHAEL & BARBARA DIANNE	2830 CHERRY BLOSSOM LN	MURFREESBORO, TN	37129
PICKERING, LAUREN	301 DEMONBREUN ST 807	NASHVILLE, TN	37201
PIERCE INVESTMENT COMPANY, L.P.	196 MOULTRIE PARK	NASHVILLE, TN	37205
PILCHER PARTNERS, L.P.	144 2ND AVE N STE 400	NASHVILLE, TN	37201
PINNACLE 4TH AND PEABODY, LLC	211 N 1ST ST	NASHVILLE, TN	37213
PLACE, JAYME & DANA & MELINDA	301 DEMONBREUN ST # 201	NASHVILLE, TN	37201
PLUMB, BRYAN M.	301 DEMONBREUN ST #1508	NASHVILLE, TN	37201
PLUMMER, RICHARD M.	448 2ND AVE S	NASHVILLE, TN	37201
POCHE, WILLIAM H. & AMY V.	301 DEMONBREUN ST #1702	NASHVILLE, TN	37201
POOLE, CHARLES T. & VIRGINIA W.	301 DEMONBREUN ST UNIT 705	NASHVILLE, TN	37201
POPPELWELL, CHARLES J.	442 2ND AVE S	NASHVILLE, TN	37201
POSS, ALISSA M.	913 NORTHBROOK CT	MURFREESBORO, TN	37130
POSSUM LEGEND, LLC	4025 NESTLEDOWN DR	FRANKLIN, TN	37067
PREFCO XIV LIMITED PARTNERSHIP, ET AL	ONE AT&T WAY RM 1B201 AT&T LEASE ADMIN	BEDMINSTER, NJ	7921
PRIM ONE NASHVILLE PLACE, LLC	28 STATE ST 10TH FL C/O TA ASSOCIATES	BOSTON, MA	2019
PSCD, LLC	6440 EDINBURGH DR	NASHVILLE, TN	37221

Owner	Address	City, State	Zip Code
PUCKETT, BRIAN E.	301 DEMONBREUN ST # 909	NASHVILLE, TN	37201
QUIJANO, RENNAN M. & ANGELI SUAREZ	301 DEMONBREUN ST #1710	NASHVILLE, TN	37201
RADOM, MICHAEL R.	301 DEMONBREUN ST # 403	NASHVILLE, TN	37201
RAGLAND CORPORATION	3022 VANDERBILT PL	NASHVILLE, TN	37212
RANGER II, LLC	3835 CLEGHORN AVE STE 250	NASHVILLE, TN	37215
RANGER II, LLC	3835 CLEGHORD AVE STE 250	NASHVILLE, TN	37215
RAO. BABU & ASHA	454 WESTOVER DR	CLARKSDALE, MS	38814
RASMUSSEN, JEFF	301 DEMONBREUN ST # 914	NASHVILLE, TN	37201
REAL ENTERTAINMENT VENTURES, INC.	ONE GAYLDRD DR	NASHVILLE, TN	37231
REDDY, BHASKAR C. & TANUJA	471 CANTERBURY RISE	FRANKLIN, TN	37067
REED, WALKER CASEY	4215 HARDING PK STE 212	NASHVILLE, TN	37205
REEVES, RAPHE & VALERIE	301 DEMONBREUN ST #1209	NASHVILLE, TN	37201
REMUS, NELSON	2010 SHORELINE DR	MOUNT JULIET, TN	37122
RHEA BUILDING LLC & MUSIC CITY LLC ETAL	P O BDX 680245 C/O GENE GILBERT	MARIETTA, GA	30068
RICH, CLIFFORD R.	301 DEMONBREUN ST # 715	NASHVILLE, TN	37201
RICHMOND, CHRISTOPHER G. & ANGELA D.	9693 GARNETT CT	BRENTWOOD, TN	37027
RICO, AMBER	301 DEMONBREUN ST UNIT 1121	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
RIDDICK, JUSTIN	301 DEMONBREUN ST # 1811	NASHVILLE, TN	37201
RIGSBY, JILL	301 DEMONBREUN ST # 606	NASHVILLE, TN	37201
RINKER, RONDA LEA	122 DONALD DR	PENDELTON, SC	29670
ROBERTS, TAMMY ROSS & KENNETH FRANKLIN	1247 TWELVE STONES CROSSING	GOODLETTSVILLE, TN	37072
ROBERTSON, DAVID BRANDON	301 DEMONBREUN ST 1312	NASHVILLE, TN	37201
ROBIN, CHARLES M. & DEBORAH S.	125 2ND AVE N	NASHVILLE, TN	37201
ROBINSON DEVELOPMENTS, LP	11509 LEBANON RD	MOUNT JULIET, TN	37122
ROSS, ALTON JR & SMITH, TIMOTHY STEPHEN	5484 LICKTON PIKE	NASHVILLE, TN	37072
ROSS, ALTON, JR ET AL. & CUMBERLAND TRST	3000 NEW NATCHEZ TR	NASHVILLE, TN	37215
ROWLAND, BRUCE & JANET	1158 AUGUST DR	MAYFIELD, KY	42066
RSF INVESTORS, LLC	429 BROADWAY	NASHVILLE, TN	37203
RUDY, JACOB F., III	1812 BROADWAY	NASHVILLE, TN	37203
RUNYON, RODNEY D. & D. & LISA S.	301 DEMONBREUN ST #1302	NASHVILLE, TN	37201
RUSSELL, GENE A.	421 2ND AVE S	NASHVILLE, TN	37201
RUSSELL, GENE A.	401 2ND AVE S	NASHVILLE, TN	37201
RUTLEDGE DEVELOPMENT, LLC	16000 MEMORIAL DR STE 100	HOUSTON, TX	77079
RUTLEDGE PLACE, LLC	P O BOX 120807	NASHVILLE, TN	37212

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Owner	Address	City, State	Zip Code
SACKL, DIANE L.	469 2ND AV S	NASHVILLE, TN	37201
SAE PROPERTIES, LLC	3624 RAINBOW PL	NASHVILLE, TN	37204
SALTER, AARON K.	301 DEMONBREUN ST # 609	NASHVILLE, TN	37201
SANDERSON FAMILY PARTNERS, LLC	420 BROADWAY	NASHVILLE, TN	37203
SANDERSON, RUBLE & BRENDA	415 CHURCH ST # 3015	NASHVILLE, TN	37219
SANTIAGO, NELSIE M. & GONZALEZ, SAUL J.	210 PEARL ST	FRANKLIN, TN	37064
SAUTNER, STEVE & KIMBERLY	PO BOX 244376	ANCHORAGE, AK	99524
SCHATZ, WALTER F.	P O BOX 22982	NASHVILLE, TN	37202
SCHERIGER, JUSTINE	P O BOX 162	HENDERSONVILLE, TN	37075
SCHERIGER, TRAVIS L.	301 DEMONBREUN ST #1211	NASHVILLE, TN	37201
SCHLECHTER, NICOLE & BLUTH, RAYMOND	1230 MCGRACE LN	NASHVILLE, TN	37220
SCHMIDT, BRIAN	301 DEMONBREUN ST UNIT 1007	NASHVILLE, TN	37201
SCHUETTE, DAYNA & GLIEBE, MARK	456 2ND AVE S	NASHVILLE, TN	37201
SCOTT SALES CO., INC.	P O BOX 100905	NASHVILLE, TN	37224
SCOTT, BRYAN	301 DEMONBREUN ST UNIT 1311	NASHVILLE, TN	37201
SECOND AVENUE NORTH PARTNERS, LLC	2720 EUGENIA AVE	NASHVILLE, TN	37211
SEDONA SUN, LLC	421 A BROADWAY	NASHVILLE, TN	37203

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Owner	Address	City, State	Zip Code
SEDONA SUN, LLC	423 BROADWAY	NASHVILLE, TN	37203
SENSING, MICHAEL	301 DEMONBREUN ST # 1602	NASHVILLE, TN	37201
SHATLOCK, LAUREN & PAUL	1213 WOODLAND ST	NASHVILLE, TN	37206
SHELTON, MICHAEL	65 HERITAGE CR	MANCHESTER, TN	37355
SHINGLER, SEAN K.	306 SALTER ST	PHILADELPHIA, PA	19147
SHORETTE, KENNETH	301 DEMONBREUN ST # 1109	NASHVILLE, TN	37201
SHRODE, JAMES W. & MARY ANNE	301 DEMONBREUN ST # 1402	NASHVILLE, TN	37201
SIMPKINS, MICHAEL	301 DEMONBREUN ST # 1315	NASHVILLE, TN	37201
SINDHAL, AVANI	301 DEMONBREUN ST UNIT 1110	NASHVILLE, TN	37201
SIRKO, GREGORY	301 DEMONBREUN ST # 2018	NASHVILLE, TN	37201
SMALL, ELISE S.	5875 LANDERBROOK DR STE 200	CLEVELAND, OH	44124
SMITH, ALISHA R.	301 DEMONBREUN ST UNIT 811	NASHVILLE, TN	37201
SMITH, BRANDON	301 DEMONBREUN ST UNIT 1021	NASHVILLE, TN	37201
SMITH, EDWARD & KAREN D.	1183 W MAIN ST	HENDERSONVILLE, TN	37075
SMITH, GEORGE L.	411 2ND AVE S	NASHVILLE, TN	37201
SMITH, REESE L., III ET AL	7065 MODRES LN # 300	BRENTWOOD, TN	37027
SMITH, TIMOTHY STEVE & LEAH	5484 LICKTON PIKE	GOODLETTSVILLE, TN	37072

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Owner	Address	City, State	Zip Code
SMOOT, EDWARD	301 DUBLIN CIR	MADISON, AL	35758
SMOTHERS, CHRISTOPHER	301 DEMONBREUN ST 908	NASHVILLE, TN	37201
SNYDER, CHARLES W., JR. & STACY RIES	1215 GREENFIELD AV	NASHVILLE, TN	37216
SOBRO HOTEL PARTNERS, LLC	2000 MERIDIAN BLVD STE 200 C/D CHARTWELL	FRANKLIN, TN	37067
SOPER, RICHARD G.	301 DEMONBREUN ST #1820	NASHVILLE, TN	37201
SPEARS, CALVIN	320 BROADWAY UNIT 202	NASHVILLE, TN	37201
SPEARS, JUSTIN	301 DEMONBREUN ST # 1118	NASHVILLE, TN	37201
SREEKUMAR, BHASKARAN N. & JAYADEVI	345 PIN OAK LANE	MADISONVILLE, KY	42431
STANFILL, CHADWICK W. & JOEL W.	477 2ND AVE S	NASHVILLE, TN	37201
STEPHENS, ROBERT M.	301 DEMONBREUN ST # 1010	NASHVILLE, TN	37201
STEVENS, TIFFANY	301 DEMONBREUN ST #919	NASHVILLE, TN	37201
STEWART, MONTY & PAMELA	301 DEMONBREUN ST UNIT 1116	NASHVILLE, TN	37201
STP PARTNERS, LLC	1600 DIVISION ST STE 600	NASHVILLE, TN	37203
STRAUDACHER, SHERYL	455 2ND AVE S	NASHVILLE, TN	37201
STRAYER, ANDREW P. & CAROL G.	301 DEMONBREUN ST # 1516	NASHVILLE, TN	37201
STRIPLING, STEPHEN B.	301 DEMONBREUN ST # 917	NASHVILLE, TN	37201
STROBL, TIMOTHY M.	301 DEMONBREUN ST #916	NASHVILLE, TN	37201

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Owner	Address	City, State	Zip Code
SUN 211 COMMERCE, LLC	1 SUN LIFE EXECUTIVE PARK SC-1307	WELLESLEY HILLS, MA	2481
SWARTZ, NELSON	301 DEMONBREUN ST #1901	NASHVILLE, TN	37201
SWEET, LUFAY ANDERSON, II	1876 CORAL ST	NAVARRE, FL	32566
SWICK, RICHARD & CHERIE	301 DEMONBREUN ST UNIT 1117	NASHVILLE, TN	37201
SWINGIN' DOORS SALODN, LLC	111 4TH AVE S	NASHVILLE, TN	37201
T & M ENCORE, LLC	301 DEMONBREUN ST 1703	NASHVILLE, TN	37201
TAC BROADWAY, LLC	2100 POWERS FERRY RD STE 300	ATLANTA, GA	30339
TAC LOWER BROADWAY, LLC	2100 POWERS FERRY RD STE 300 C/O ARDENT ANTLANTA, GA		30339
TALLENT, CHRISTINA & MARION B.	1025 BEECH TREE LN	BRENTWDOD, TN	37027
TAMKUN, KELLY L., TRUSTEE	301 DEMONBREUN ST UNIT #1817	NASHVILLE, TN	37201
TANAKA, STACY T. & LISTON, ADAM C.	301 DEMONBREUN ST 2014	NASHVILLE, TN	37201
TARPY, JAMES MICHAEL & SUSAN GENTRY	P O BOX 203	WHITES CREEK, TN	37189
TATE, MAX D., JR. & FERDDS	301 DEMONBREUN ST # 501	NASHVILLE, TN	37201
TAYLOR, BRIAN	403 2ND AVE S	NASHVILLE, TN	37201
TEMPLETON, GREG D.	301 DEMONBREUN ST UNIT 806	NASHVILLE, TN	37201
THAMBI, SYED MOHAMED & ZARINA SYED	301 DEMONBREUN ST # 1615	NASHVILLE, TN	37201
THIRD AVE SOUTH 120/122, LLC	900 DIVISION ST	NASHVILLE, TN	37203

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Owner	Address	City, State	Zip Code
THROWER, LAURA A.	301 DEMONBREUN ST # 1411	NASHVILLE, TN	37201
TILLMAN, CHARLES E. (SONNY)	335 TILLMAN DR	MT JULIET, TN	37122
TILLMAN, NORMA M, TRUSTEE	106 N GOVERNORS COVE	HENDERSONVILLE, TN	37075
TODD, PATRICIA A. & JAMES H. & LOUIS B.,	4001 HARDING PL	NASHVILLE, TN	37215
TODD, TONY CARTER	410 WATERCRESS DR	FRANKLIN, TN	37064
TOOTSIE'S ENTERTAINMENT, LLC	422 BROADWAY	NASHVILLE, TN	37203
TORRENCE, MARC D. & BEVERLY	301 DEMONBREUN ST 1414	NASHVILLE, TN	37201
TOSH FARMS	1586 ATLANTIC AVE	HENRY, TN	38231
TOWER 401 BROADWAY, LLC	250 W MAIN ST STE 101	WOODLAND, CA	95695
TOWER III BROADWAY, LLC	250 WEST MAIN ST	WOODLAND, CA	95695
TOWNSEND, BRIAN T. & CHERYL M.	1268 OLIVIA PKWY	HENDERSON, NV	89011
TRAVIS, BENJAMIN S. & OLIVIA A.	4301 OAKCREST LN	HERMITAGE, TN	37076
TRAVIS, PHILIP CORLEY	301 DEMONBREUN ST # 1713	NASHVILLE, TN	37201
TRUSTEES GARDEN DEVELOPMENT, LLC	618 E BROUGHTON ST	SAVANNAH, GA	31401
TUCK, ADRIANNE PARRISH & SEAB, III	301 DEMONBREUN ST #815	NASHVILLE, TN	37201
TURNER, L.L.,JR.& THORNTON, C.T. CO-TRS.	P O BOX 101444	NASHVILLE, TN	37224
TYLER, CHRISTOPHER J.	301 DEMONBREUN ST # 1104	NASHVILLE, TN	37201

Owner	Address	City, State	Zip Code
UMERLIK, JACQUELINE RENEE	301 DEMONBREUN ST #1207	NASHVILLE, TN	37201
UNITED STATES OF AMERICA	100 1ST AVE S	NASHVILLE, TN	37201
VALLETT, JEFF & HEATHER	510 DAVIS RD	LEBANON, TN	37087
VARNELL, LON S. ET UX	459 2ND AVE S	NASHVILLE, TN	37201
WADE, PHILLIP R. & SHERENE S.	1708 MAHAN AVE	RUSSELLVILLE, AL	35653
WAEGELEIN, ROBERT	301 DEMONBREUN ST # 709	NASHVILLE, TN	37201
WAGNER, SAMANTHA	9620 CHAPELCROFT ST	PHILADELPHIA, PA	19115
WAGNER, STEPHANIE & CRUIKSHANK, CHRIST.	301 DEMONBREUN ST UNIT 1314	NASHVILLE, TN	37201
WALKER, ELAINE	215 NEPTUNE DR	HENDERSONVILLE, TN	37075
WALLACE, JDHN & YUILLE, ELDDN	301 DEMONBREUN ST	NASHVILLE, TN	37201
WANG, YU-JEN	848 GLENDALE LN	NASHVILLE, TN	37204
WARNER, MARGARET ANN	3718 WEST END AV	NASHVILLE, TN	37205
WARNER, TREG	4407 HUNT PL	NASHVILLE, TN	37215
WARREN, JAMES B.	301 DEMONBREUN ST # 206	NASHVILLE, TN	37201
WATSON, C. HERSHELL, JR.	458 2ND AVE S	NASHVILLE, TN	37201
WELLS, JEWELL PAYNE	2000 WOODCREST CR	MT JULIET, TN	37122
WHERRY, LAUREN COLBY & RANDALL	301 DEMONBREUN ST # 1413	NASHVILLE, TN	37201

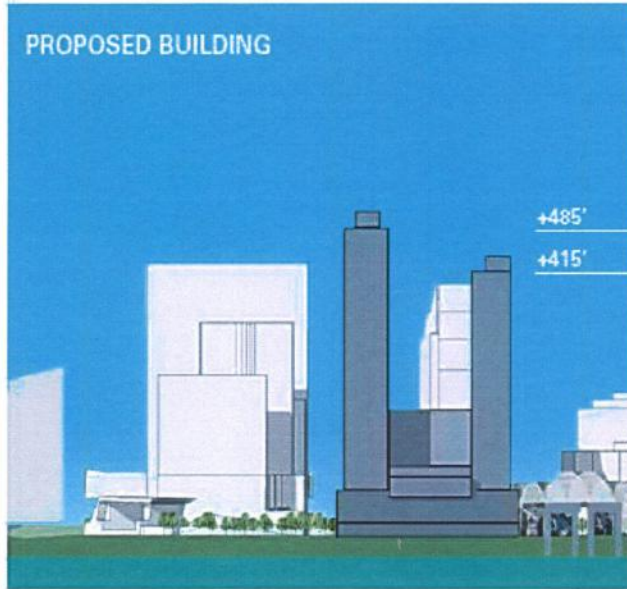
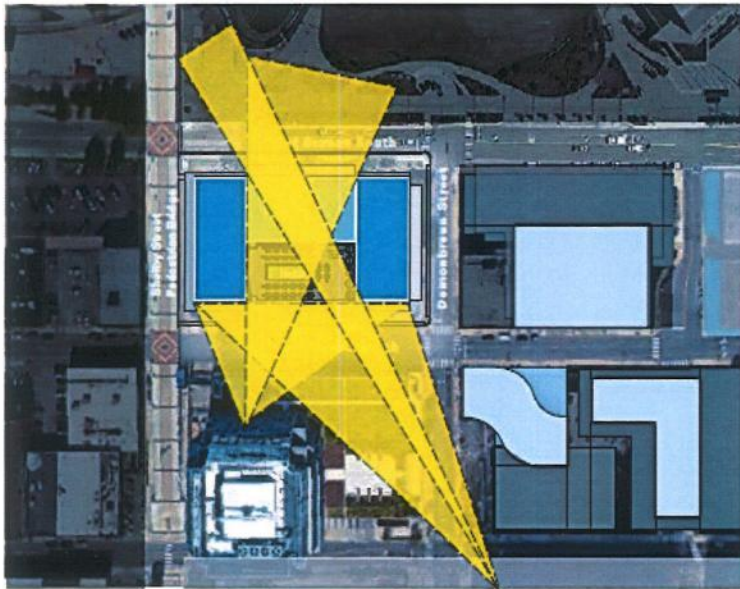
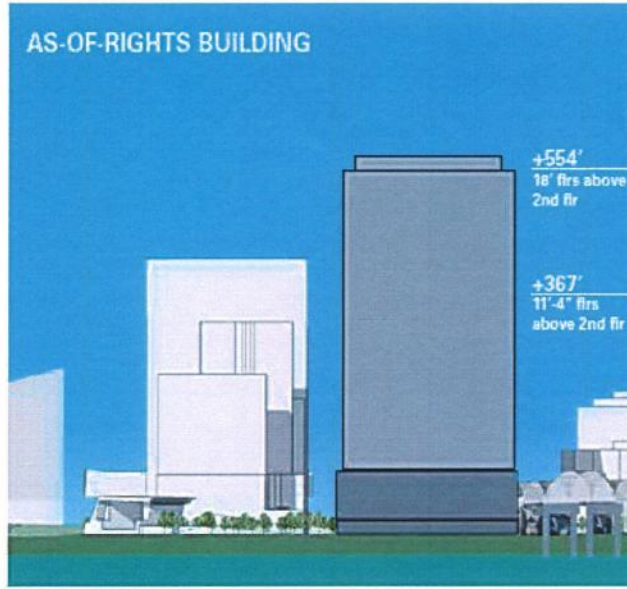
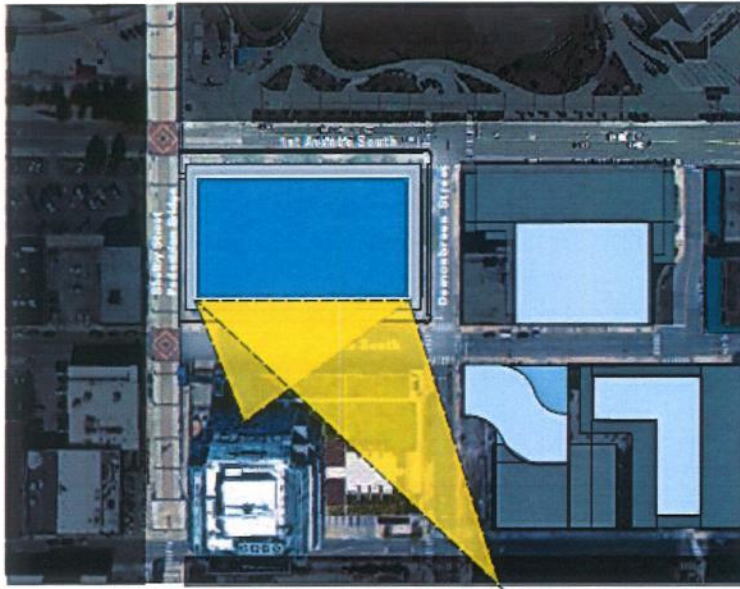
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Owner	Address	City, State	Zip Code
WHITCOMB, EMILY	301 DEMONBREUN ST # 1707	NASHVILLE, TN	37201
WHITLER, MICHAEL & WEBER, MARK	444 2ND AVE S	NASHVILLE, TN	37201
WHITWORTH, CINDY	7468 HIGHWAY 70 S	NASHVILLE, TN	37221
WILHELM, ERICH	301 DEMONBREUN ST # 901	NASHVILLE, TN	37201
WILKA DOWNTOWN, LLC	140 DIXIE AVE	LEBANON, TN	37090
WILLIAMS, ALYSSA D.	8520 J STREAMVIEW DR	HUNTERSVILLE, NC	28078
WILLIAMS, JAMES C.	301 DEMONBREUN ST # 504	NASHVILLE, TN	37201
WILLIAMS, JO ANNE & MCREDMOND, JUDITH A:	413 2ND AVE S	NASHVILLE, TN	37210
WILLIAMS, KELLY E.	301 DEMONBREUN ST UNIT 1415	NASHVILLE, TN	37201
WILLIAMS, WILLIAM M.	301 DEMONBREUN ST # 1017	NASHVILLE, TN	37201
WILMES, KENNETH W. & DAWN M.	301 DEMONBREUN ST UNIT 702	NASHVILLE, TN	37201
WISE, AARON & LEWIS, JASON	429 2ND AVE S	NASHVILLE, TN	37201
WOODMORE, MARTHA A.	301 DEMONBREUN ST # 1708	NASHVILLE, TN	37201
WODLSEY, EUGENE E. & SPARTEX, LLC	1000 18TH AVE S	NASHVILLE, TN	37212
WRIGHT, JAMES K.	301 DEMONBREUN ST # 1219	NASHVILLE, TN	37201
WYNDHAM, CLAIRE & THOMPSON, BEN	150 LAKE PARK DR	NASHVILLE, TN	37211
YALETSKAYA, NATALLIA	301 DEMONBREUN ST 1317	NASHVILLE, TN	37219

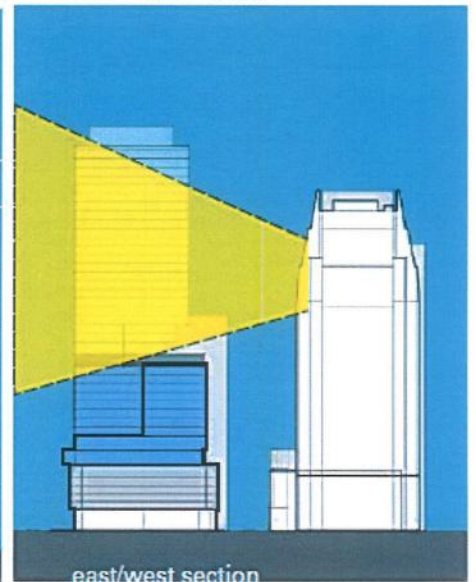
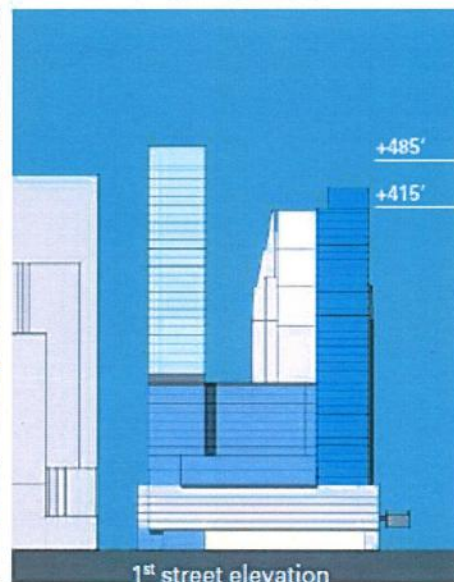
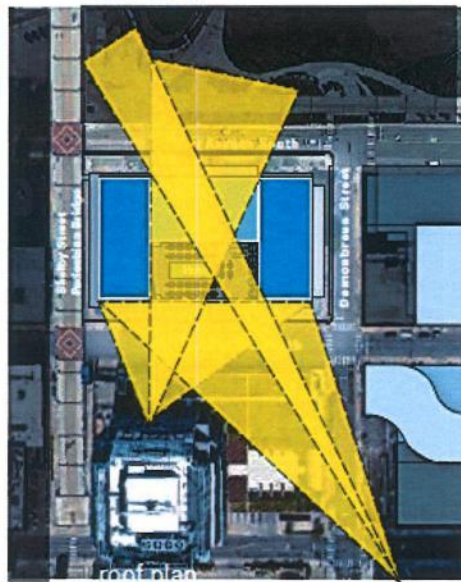
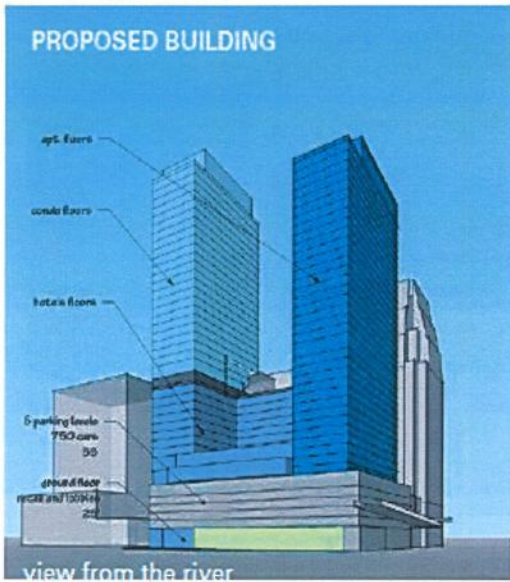
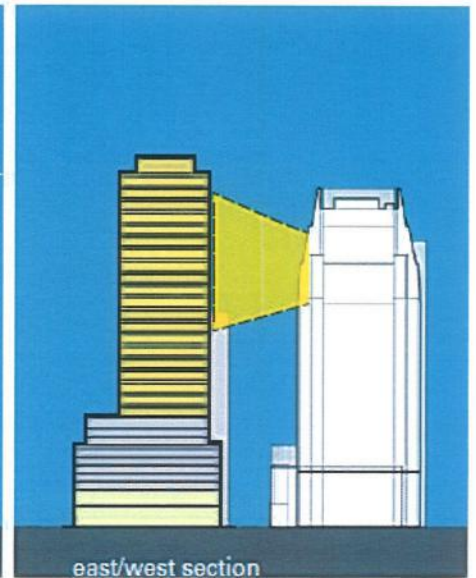
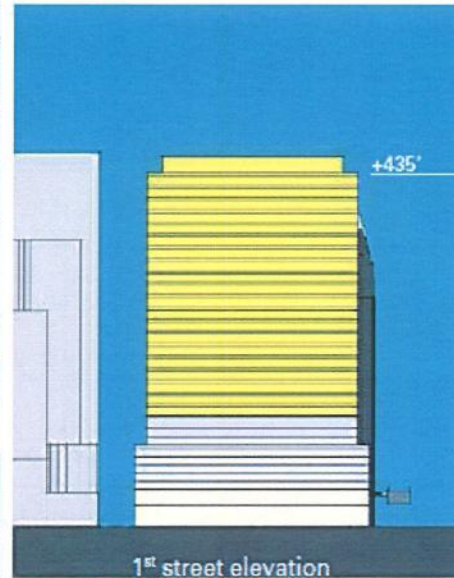
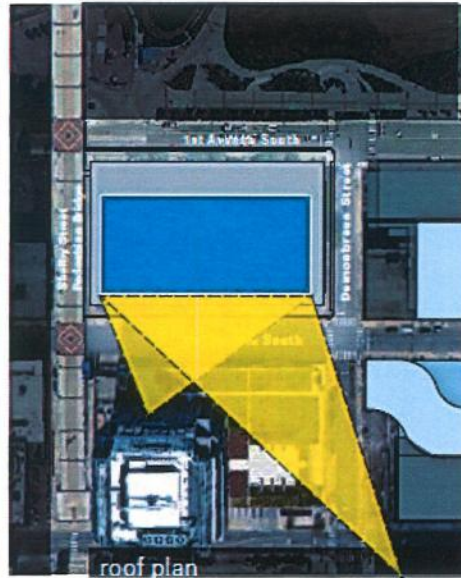
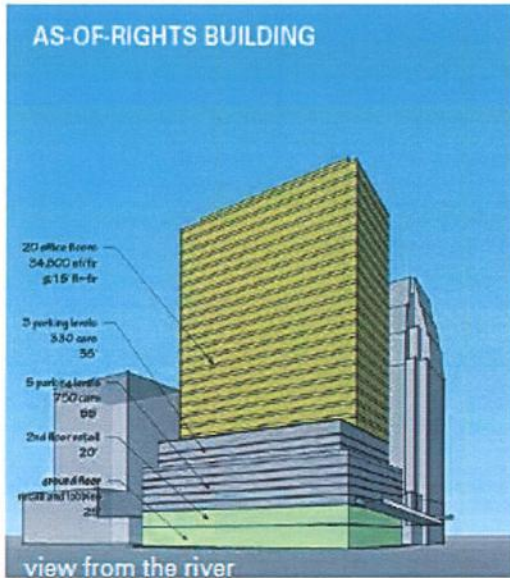
Owner	Address	City, State	Zip Code
YANG, TAO & ZHANG, WEI	1628 GLENRIDGE DR	NASHVILLE, TN	37221
YENAMANDRA, ASWANI	301 DEMONBREUN ST #1111	NASHVILLE, TN	37201
ZEIGLER, ROBIN	301 DEMONBREUN ST UNIT 1517	NASHVILLE, TN	37201
ZENNER, TIMOTHY RUSSELL	301 DEMONBREUN ST #819	NASHVILLE, TN	37201
ZENOBI, PATRICIA	301 DEMONBREUN ST UNIT 714	NASHVILLE, TN	37201
ZOLKOWER, RONALD J.	301 DEMONBREUN ST # 204	NASHVILLE, TN	37201

EXHIBIT 4

DIAGRAM | MASSING + VIEW CORRIDORS



MASSING + VIEWS | AS-OF-RIGHT OFFICE ALTERNATE + PROPOSED BUILDING



MASSING + VIEWS | AS-OF-RIGHT OFFICE ALTERNATE + PROPOSED BUILDING

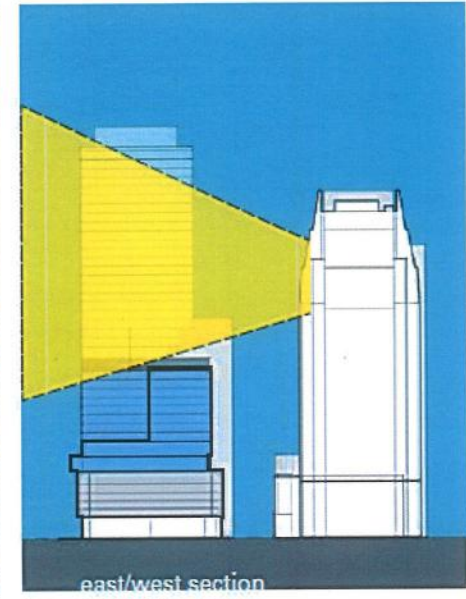
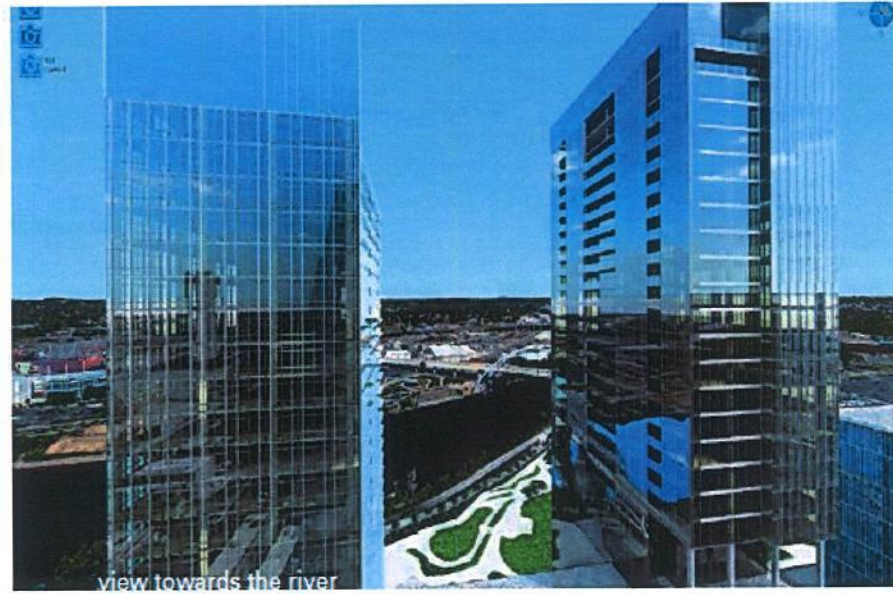
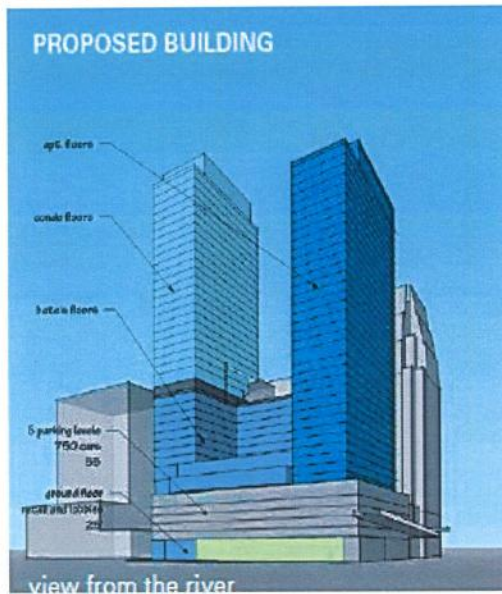
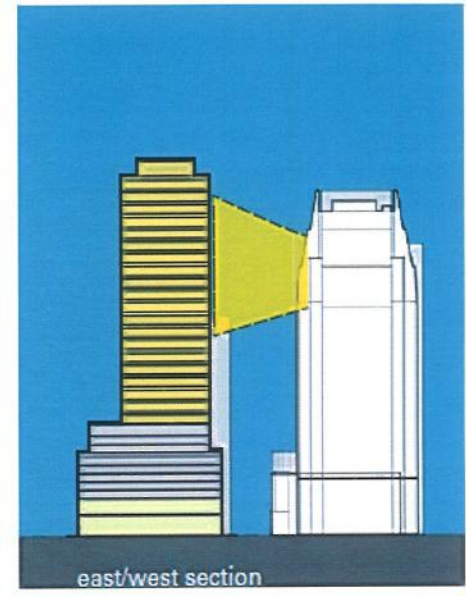
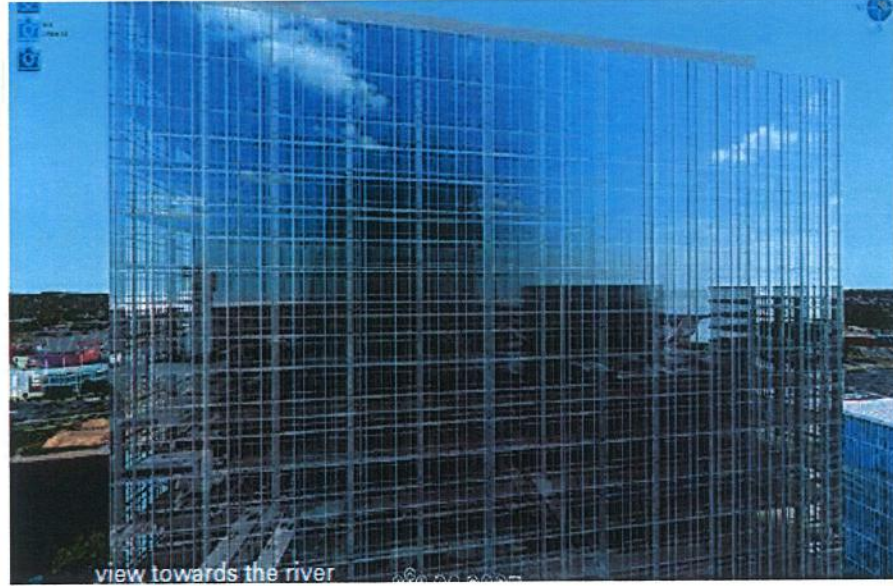
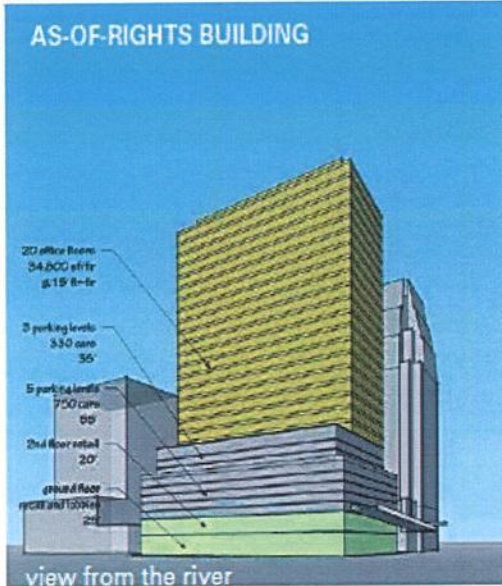


EXHIBIT 5



MEMORANDUM

To: Thomas M Pohman II
Second Avenue Partners, LLC

From: Bob Murphy, P.E., PTOE, RPM Transportation
Sagar Onta, P.E., PTOE, RPM Transportation

Date: May 24, 2016

Project: 151 1st Avenue Nashville Mixed-Use Development

RE: **Traffic Impact Assessment**

INTRODUCTION

This memorandum provides the results of the traffic analysis conducted for the proposed 151 1st Avenue Nashville, mixed-use development in downtown Nashville, Tennessee. The analysis was conducted to assess the traffic impact of the proposed development on the existing street network surrounding the project site.

Second Avenue Partners, LLC is proposing to develop the project site as a mixed-use development with apartment, condominium, hotel, retail and restaurant uses. The project site is bounded by the John Seigenthaler pedestrian bridge to the north, Demonbreun Street to the south, 1st Avenue South to the east, and 2nd Avenue South to the west. Currently, Market Street Apartments and surface parking lots occupy the site. According to the site plan, the proposed development will consist of 142-unit high-rise residential condominium units, 280-unit high-rise apartments, a 217-room hotel, 7,830 square feet of retail space and 5,300 square feet of quality restaurant. Based on initial discussion with Metro Planning staff, vehicular access to the development is planned to be limited to 2nd Avenue South and Demonbreun Street in order to eliminate vehicular curb cuts on 1st Avenue South and minimize vehicular/pedestrian conflicts. The purpose of this study is to analyze the access plan and traffic impacts associated with the proposed development.

EXISTING CONDITION ANALYSIS

An inventory of the street segments along the frontage of the proposed development was conducted. The sections below provide the information collected and observations made during site visits.

2nd Avenue South

- 2nd Avenue South is identified as an arterial-boulevard in Nashville's Major and Collector Street Plan (MCSP). As an arterial-boulevard, it is designed to carry medium-high speed and high volume traffic for longer distances between communities.
- It connects downtown Nashville to the I-40 interstate ramps, located south of downtown and travels further south as Nolensville Pike, connecting to the Town of Nolensville in Williamson County.

- It is a one-way street in the northbound direction with a posted speed limit of 30 mph.
- In the vicinity of the project site, 2nd Avenue South has two 12-foot northbound travel lanes and one 7-foot on-street parking lane.
- In 2015, the average daily traffic (ADT) on 2nd Avenue South was 8,421 vehicles per day.
- There is existing sidewalk on either side of the street, though no bike lanes currently exist.
- The intersection of 2nd Avenue and Demonbreun Street is a signalized intersection with a 100 second cycle length during both the weekday AM and PM peak hours and pedestrian recall phase on all of the approaches.
- The intersection of 2nd Avenue and Broadway is also a signalized intersection with a 115 second cycle length during both the weekday AM and PM peak hours. Furthermore, an exclusive pedestrian phase with 29 seconds of walk + flashing don't walk signal is provided to facilitate high pedestrian volume crossing at the intersection.
- The intersection of 2nd Avenue and Molloy Street is a two-way stop controlled intersection, with STOP signs on Molloy Street.
- A Metropolitan Transit Authority (MTA) bus stop is located on 2nd Avenue South, on the near side of the 2nd Avenue South and Demonbreun Street intersection. MTA Routes #12, #15 and #93 provide service to the station. Furthermore, the Nolensville Pike BRT Lite (Route #52) station is located under the John Seigenthaler Pedestrian Bridge on 2nd Avenue South.

1st Avenue South

- 1st Avenue South is a two-way arterial-boulevard that travels in the north-south direction and connects downtown Nashville to Hermitage, Mt. Juliet and Wilson County as Lebanon Pike.
- The West Riverfront Park with Ascend Amphitheatre, a dog park, and the Cumberland River Greenway is located on the east side of 1st Avenue South.
- 1st Avenue South has two 11-foot southbound travel lanes and one 11-foot northbound travel lane along the site frontage.
- In 2016, the average daily traffic (ADT) on 1st Avenue South was 10,230 vehicles per day.
- There are existing sidewalks on either side of the street with a two-way protected cycle track on the east side of the street.
- The posted speed limit is 30 mph in the study area.
- The intersection of 1st Avenue South and Demonbreun Street is a signalized intersection with three approaches.
- The intersection of 1st Avenue South and Broadway is a signalized intersection with four approaches. The traffic signal operates with 115 seconds cycle length during the weekday AM and PM peak hours and an exclusive pedestrian phase with 29 seconds of walk + flashing don't walk signal.
- The intersection of 1st Avenue South and Molloy Street is a three-approach stop-control intersection with a STOP sign on Molloy Street.
- The MTA bus routes #6, #25, #27, #36 and #44 provide services on 1st Avenue South with the frequency of 10-20 minutes on weekdays. The bus stop is located on the near side of the southbound approach of the 1st Avenue South and Demonbreun Street intersection.

Demonbreun Street

- Demonbreun Street is also identified as an arterial-boulevard in Nashville's MCSP.
- It travels generally in an east-west direction and provides a vital connection to the I-65 / I-40 interchange ramps.
- It has one 15-foot travel lane in each direction and no bike lane along the site frontage.
- The MTA bus route #93, the Music City Star West End Shuttle, runs on Demonbreun Street which connects Riverfront Station which provides service from the Music City Star commuter rail to Wedgewood Avenue in the mid-town area of Nashville.

Data Collection

In order to provide data for the traffic impact assessment, manual traffic counts were conducted at the following intersections:

- | | |
|--|--|
| • 2 nd Avenue South and Broadway | • 4 th Avenue South and Broadway |
| • 2 nd Avenue South and Demonbreun St | • 4 th Avenue South and I-40 ramps |
| • 2 nd Avenue South and Korean Veterans Boulevard (KVB) | • Pinnacle Building Access on 2 nd Avenue South |
| • 2 nd Avenue South and I-40 ramps | • Pinnacle Building Access on 3 rd Avenue South |
| • 4 th Avenue South and KVB | |

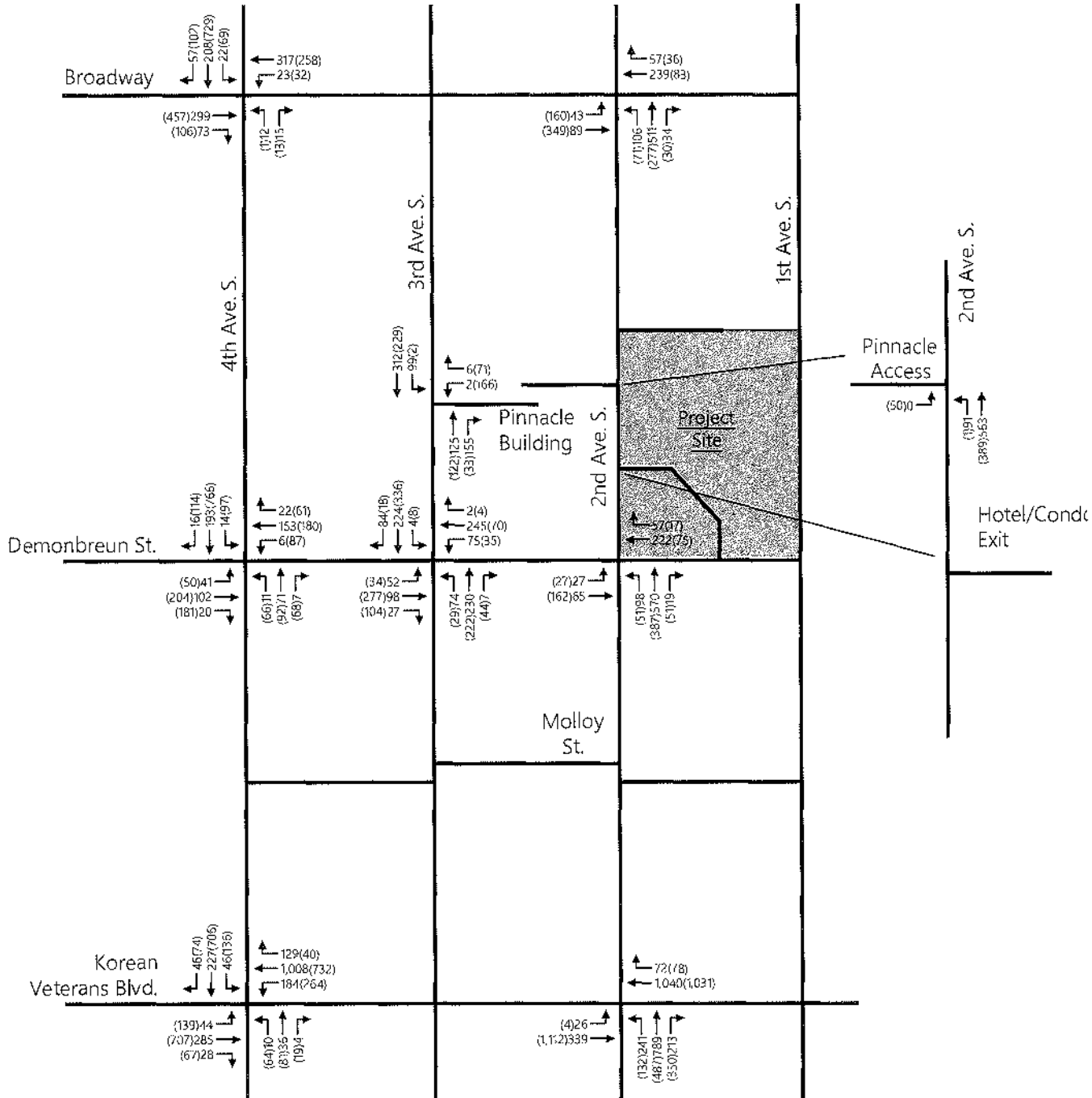
Specifically, RPM Transportation Consultants, LLC, (RPM) conducted the traffic counts from 7:00 – 9:00 AM and 4:00 – 6:00 PM on a typical weekday in May 2016. RPM also utilized previous counts that were recently conducted for the remaining study area intersections. In addition, existing signal timings were obtained from Metro Public Works (MPW) and utilized in the traffic analysis. Figure 1 shows the existing traffic volume at the intersections.

Existing Traffic Operations

To determine the current operation of the study intersections, capacity analyses were performed for the AM and PM peak hours. The capacity calculations were performed according to the methods outlined in the *Highway Capacity Manual*, TRB 2010. The capacity analyses result in the determination of a Level of Service (LOS) and volume-to-capacity (v/c) ratio for an intersection. The LOS is a concept used to describe how well an intersection or roadway operates. LOS A is the best, while LOS F is the worst. Generally, for a signalized intersection, LOS D or better is determined to be acceptable.

Table 1 shows the LOS results for the existing traffic conditions at the study intersections. As shown in the table, except for the Peabody Street and 4th Avenue South intersection, all study intersections were found to currently operate acceptably during both the weekday AM and PM peak hour. It should be noted, although, that even though the overall operations may be acceptable some of the specific intersection approaches may operate at poorer LOS than reported in the table. This LOS information is included in the analysis worksheets which are included in the appendix.

The Peabody Street and 4th Avenue South intersection is an unsignalized intersection. Hence, the vehicular delay for the STOP controlled approach is high due to high traffic volume on 4th Avenue South during the PM peak hour and the resulting lack of adequate gaps in traffic.



XXX - AM Peak Hour Traffic Volumes
 (XXX) - PM Peak Hour Traffic Volumes



Existing Peak Hour Traffic Volumes

(Not to Scale)

Figure 1.



TABLE 1. EXISTING INTERSECTION OPERATION RESULTS

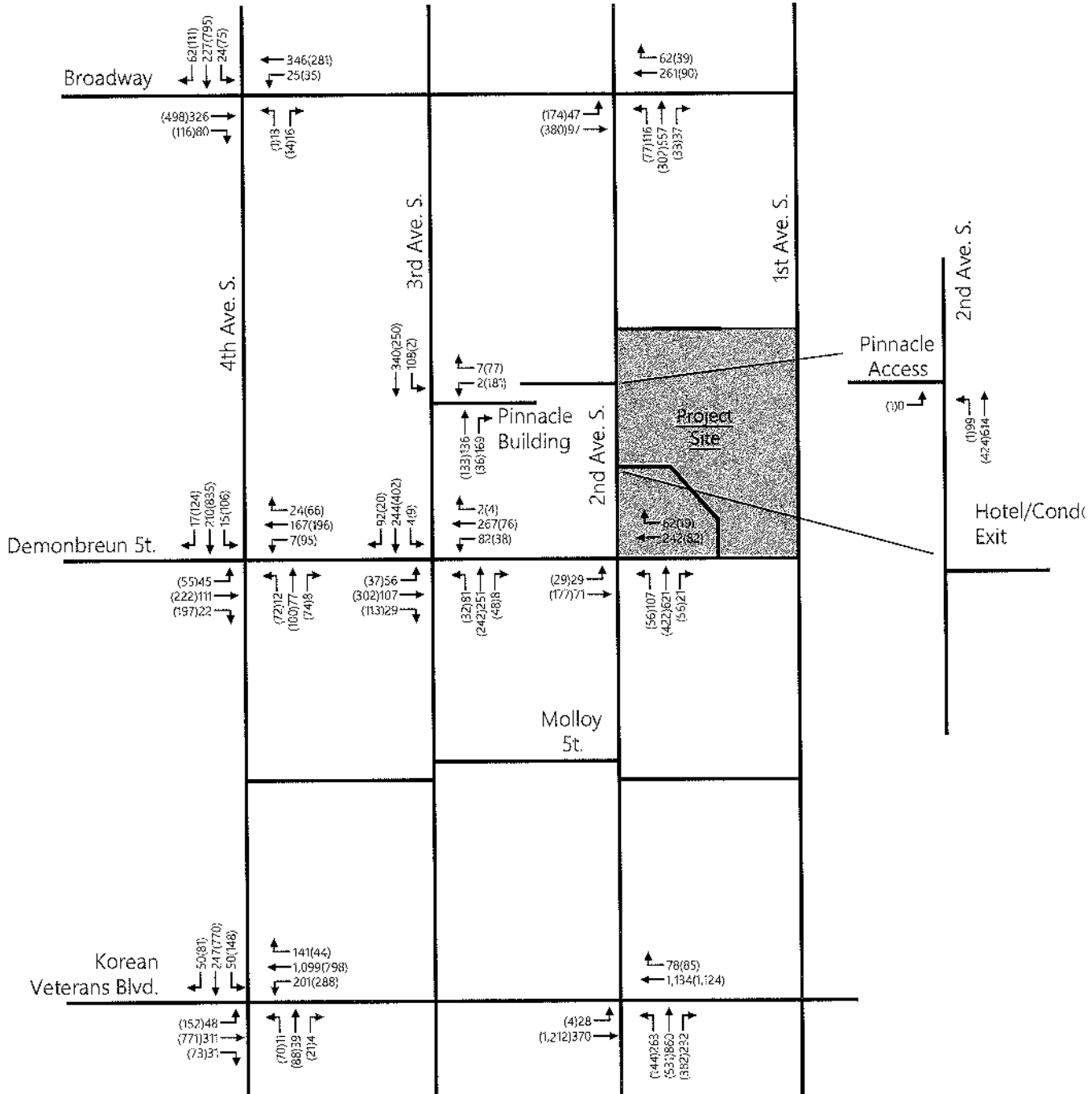
INTERSECTION	TURNING MOVEMENT	AM Peak Hour		PM Peak Hour	
		LOS ⁽¹⁾	Average Approach Delay (sec/veh)	LOS ⁽¹⁾	Average Approach Delay (sec/veh)
Broadway and 2 nd Avenue South ⁽²⁾	Overall Intersection	D	38.3	C	29.2
Demonbreun Street and 2 nd Avenue South	Overall Intersection	B	17.8	B	16.9
Korean Veterans Blvd and 2 nd Avenue South	Overall Intersection	C	24.0	C	32.8
2 nd Avenue South and Peabody Street	Overall Intersection	B	10.5	B	12.6
2 nd Avenue South and I-40 Westbound Ramps	Overall Intersection	B	19.0	B	16.9
2 nd Avenue South and I-40 Eastbound Ramps	Overall Intersection	B	18.0	B	18.2
2 nd Avenue South and Lafayette Street	Overall Intersection	C	24.0	C	21.9
Broadway and 4 th Avenue South	Overall Intersection	C	28.7	D	44.4
Demonbreun Street and 4 th Avenue South	Overall Intersection	B	17.5	C	26.3
Korean Veterans Blvd and 4 th Avenue South	Overall Intersection	D	40.7	C	33.3
4 th Avenue South and Peabody Street	Eastbound Approach	B	12.7	F	103.1
	Westbound Approach	B	13.6	F	>200
4 th Avenue South and Lafayette Street	Overall Intersection	B	15.4	C	31.2
4 th Avenue South and I-40 Westbound Ramps	Overall Intersection	B	17.7	C	29.3
4 th Avenue South and I-40 Eastbound Ramps	Overall Intersection	C	21.4	C	23.1
2 nd Avenue South and Pinnacle Building Access	Eastbound Left Turn	C	16.6	B	11.7
	Northbound Left Turn	A	7.4	A	7.2
3 rd Avenue South and Pinnacle Building Access	Westbound Left Turn	B	13.4	B	14.8
	Southbound Left Turn	A	8.4	A	7.6
Notes: (1) For two-way stop-controlled intersections, an LOS is presented for each critical turning movement. For signalized intersections, an overall LOS is presented.					
(2) The capacity calculations were performed according to the methods outlined in the <i>Highway Capacity Manual</i> , TRB 2010.					

BACKGROUND CONDITION ANALYSIS

In order to account for the traffic growth prior to the completion of the proposed project, background traffic volumes were established. For the purposes of the traffic study, the proposed development was assumed to be completed and fully operational in year 2019. Historical daily traffic volumes were obtained from the TDOT count station located on 2nd Avenue South in the vicinity of the project site. Since 2010, the count station data showed that the traffic volume on 2nd Avenue South has increased by approximately 3% annually. Hence, a 3% annual growth rate was applied to the existing traffic volumes for a three-year horizon to arrive at the background traffic volumes. Figure 2 shows the background traffic volumes.

To determine the operation of the study intersections under background conditions, capacity analyses were performed for the AM and PM peak hours using the background peak hour traffic volumes presented in Figure 2. The background capacity analysis for the study intersections was based on the same intersection configurations as analyzed for the existing conditions. The results of the capacity analyses for the background conditions are presented in Table 2.

As shown in Table 2, during the background traffic conditions, the study intersections are projected to operate acceptably during both the weekday AM and PM peak hours, except for the 4th Avenue South and Peabody Street intersection, which is projected to continue to operate at LOS F during the PM peak hour. The table also shows that the intersection of Demonbreun Street and 4th Avenue South operates at LOS E during the PM peak hour in the background condition. This poor LOS can be attributed to increased background traffic in the area. As mentioned previously, even though the overall intersection operation at the signalized intersections is projected to be acceptable, certain critical movements of the study intersections may operate at poorer LOS than shown in Table 2.



XXX - AM Peak Hour
Traffic Volumes
(XXX) - PM Peak Hour
Traffic Volumes



Background Peak Hour Traffic Volumes

(Not to Scale)

Figure 2.



TABLE 2. BACKGROUND INTERSECTION OPERATION RESULTS

INTERSECTION	TURNING MOVEMENT	AM Peak Hour		PM Peak Hour	
		LOS ⁽¹⁾	Average Approach Delay (sec/veh)	LOS ⁽¹⁾	Average Approach Delay (sec/veh)
Broadway and 2 nd Avenue South ⁽²⁾	Overall Intersection	D	40.7	C	29.6
Demonbreun Street and 2 nd Avenue South	Overall Intersection	B	18.3	B	17.2
Korean Veterans Blvd and 2 nd Avenue South	Overall Intersection	C	24.8	C	32.4
2 nd Avenue South and Peabody Street	Overall Intersection	B	10.9	B	12.9
2 nd Avenue South and I-40 Westbound Ramps	Overall Intersection	B	19.9	B	17.3
2 nd Avenue South and I-40 Eastbound Ramps	Overall Intersection	B	18.4	B	18.7
2 nd Avenue South and Lafayette Street	Overall Intersection	C	29.1	C	22.7
Broadway and 4 th Avenue South	Overall Intersection	C	29.0	D	48.8
Demonbreun Street and 4 th Avenue South	Overall Intersection	B	17.6	E	78.9
Korean Veterans Blvd and 4 th Avenue South	Overall Intersection	E	64.1	D	37.6
4 th Avenue South and Peabody Street	Eastbound Approach	B	13.2	F	>200
	Westbound Approach	B	14.4	F	>200
4 th Avenue South and Lafayette Street	Overall Intersection	B	15.6	D	48.2
4 th Avenue South and I-40 Westbound Ramps	Overall Intersection	B	18.4	D	48.9
4 th Avenue South and I-40 Eastbound Ramps	Overall Intersection	C	23.7	C	28.7
2 nd Avenue South and Pinnacle Building Access	Eastbound Left Turn	C	18.0	B	12.2
	Northbound Left Turn	A	7.4	A	7.2
3 rd Avenue South and Pinnacle Building Access	Westbound Left Turn	B	14.1	C	16.2
	Southbound Left Turn	A	8.5	A	7.6
Notes: (1) For two-way stop-controlled intersections, an LOS is presented for each critical turning movement. For signalized intersections, an overall LOS is presented.					
(2) The capacity calculations were performed according to the methods outlined in the <i>Highway Capacity Manual</i> , TRB 2010.					

TRAFFIC IMPACT OF THE PROPOSED DEVELOPMENT

Second Avenue Partners, LLC is planning to develop approximately 1.74 acres of the downtown property bounded by the John Seigenthaler Pedestrian Bridge to the north, Demonbreun Street to the south, 1st Avenue South to the east, and 2nd Avenue South to the south. The property is currently occupied by the Market Street Apartments and surface parking lots. According to the site plan, the proposed development will consist of 142 high-rise condominium units, 280 high-rise apartment units, 217 hotel rooms, 7,830 square-feet of retail space, and 5,300 square-feet of quality restaurant space.

Based on initial discussions with the planning department of the Metro Nashville government, vehicular access to the development will be limited to 2nd Avenue South and Demonbreun Street in order to eliminate vehicular curb cuts on 1st Avenue South and minimize vehicular/pedestrian conflicts. Specifically, one exit/entry access is provided on 2nd Avenue South to serve the parking garage for the development. The parking garage access is located approximately 306 feet north of Demonbreun Street. An entrance-only covered access to the apartment lobby is provided approximately 234 feet north of Demonbreun Street. The apartment lobby access exits into the parking garage access. Access to the service and loading docks will be provided by a separate driveway approximately 136 feet north of Demonbreun Street. The 2nd Avenue exit to the covered vehicular access to the hotel/condo lobby is located approximately 78 feet north of Demonbreun Street. The entrance to the hotel/condo lobby is located on Demonbreun Street, approximately 71 feet to the east of 2nd Avenue South.

Trip Generation Projection

A traffic generation process was used to estimate the amount of traffic expected to be generated by the proposed 151 1st Avenue Nashville development. Factors for the trip generation were taken from ITE's *Trip Generation*, Ninth Edition.

The Nashville Downtown Partnership (NDP) conducts survey of downtown residents every year. The survey indicates that approximately 35% of downtown residents also work in downtown. Due to proximity to employment, most of these residents are likely to walk, bike or take transit to commute to work. Hence, in order to account for the proximity of a very high number of employment opportunities within walking and biking distance of the proposed development, the base vehicular trip generation rate provided in ITE *Trip Generation* was reduced by 35% for the high-rise apartment and condominium uses. Similarly, the hotel trips were reduced by 25% to account for the reduced trip generating characteristics of an urban hotel as compared to a suburban hotel. Also, approximately 15% of the retail and restaurant trips are projected to be walking, biking, or transit trips. Furthermore, it is assumed that another 15% of retail and restaurant trips will be generated by the apartment, condo and hotel patrons. Hence, these trips were identified as internal trips and are not anticipated to impact the surrounding transportation network.

Table 3 presents the daily, AM, and PM peak hour net new trip generation for the proposed development. As shown in Table 3, the proposed development is projected to generate approximately 2,864 new trips per day. During the AM and PM peak hours, the development is projected to generate approximately 202 new trips and 225 new trips, respectively. The calculations for trip generation are included in Appendix E.

Trip Generation Comparison

Based on the allowable uses in the Downtown Code (DTC), the project site can potentially be developed as an office building. The site can accommodate approximately 960,485 square foot of building space. In order to develop comparisons with the proposed development plan, the trip generation projections for the office building were calculated and compared to the proposed mixed-use development. Table 3 also shows the trip generation comparison.

As shown in the table, if the site was developed as office, it would generate 271% and 205% more trips during the AM and PM peak hours, respectively, than the proposed mixed-use development. Hence, the proposed development is expected to have considerably lower traffic impact than what can potentially be developed on the site.

Furthermore, it should be noted that the trip patterns of the traffic from the proposed mixed-use development are expected to be the opposite of the traffic patterns of existing office buildings in the study area. That is, when the exiting trips are high for the proposed mixed-use development, the entering trips for the downtown office buildings are high. This reverse travel pattern will result in reduced traffic impacts on the street network in downtown as compared to the patterns that would result if this site was developed as office space.

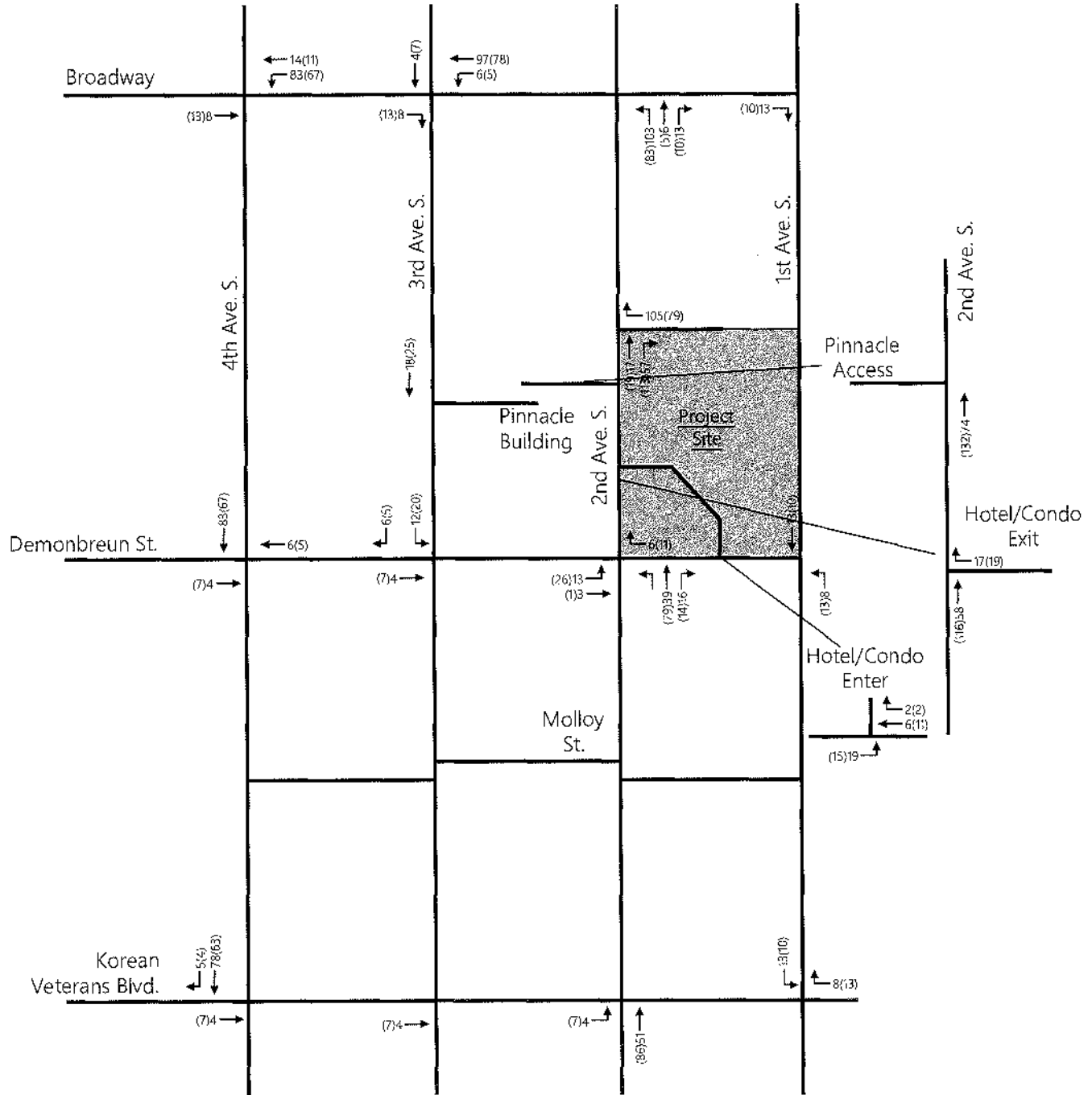
TABLE 3. TRIP GENERATION PROJECTIONS

LAND USE	Size	GENERATED TRAFFIC				
		DAILY TRAFFIC	AM PEAK		PM PEAK	
			Enter	Exit	Enter	Exit
Proposed Mixed-Use Development						
High-Rise Apartment (LU 222)	142 units	723	13	40	38	23
High-Rise Residential Condominium (LU 232)	280 units	419	8	37	23	13
Hotel (LU 310)	217 rooms	1,000	51	35	46	47
Specialty Retail (LU 826)	7,830 sq. ft.	317	7	8	9	8
Quality Restaurant (LU 931)	5,300 sq. ft.	405	0	3	14	4
Total		2,864	202		225	
Potential Office Development						
Office Building	960,485 sq. ft.	-	733	17	77	610
Total	-	-	750		687	
% Difference of Total Trips			271%		205%	

Trip Distribution and Assignment

A directional distribution of the traffic generated by the proposed project was established based on the existing roadway network and travel patterns. The travel patterns were determined from the existing peak hour traffic counts and TDOT count station data.

The directional distribution for the development is shown in Figure 3. As shown in the figure, it is projected that approximately 35% of the vehicular traffic generated by the development will be oriented to the west on I-40 and approximately 30% to the east on I-40. Similarly, approximately 20% of the traffic generated by the development will be oriented towards the west, i.e. the mid-town area of Nashville, 10% of traffic will be oriented to the east, i.e. towards East Nashville and I-24 ramps, and 5% will be oriented towards the North Nashville/Germantown area. Based on this directional distribution, the project-generated traffic was assigned to the study intersections. The traffic assignment for the proposed development is shown in Figure 3.



XXX - AM Peak Hour
Traffic Volumes
(XXX) - PM Peak Hour
Traffic Volumes

Assignment of Peak Hour Traffic Volumes
Generated by the Project Site

(Not to Scale)

Figure 3.



Proposed Traffic Analysis

The site generated trips were added to the background traffic to arrive at the total projected traffic following the completion of the proposed mixed-use development. The total projected peak hour traffic volumes are shown in Figure 4. Utilizing the traffic volumes, the study intersections were analyzed with the same lane configurations used in the existing and background traffic conditions analysis. Traffic signal timings were optimized at selected intersections to account for the additional traffic. The intersections with optimized signal timings are Broadway and 2nd Avenue South, Demonbreun Street and 4th Avenue South, KVB and 4th Avenue South, 4th Avenue South and Lafayette Street and 4th Avenue South and I-40 Westbound Ramp. Table 4 shows the results of the analysis.

As shown in Table 4, with the additional traffic from the proposed development and the proposed signal timing optimization, all of the study intersections are anticipated to operate acceptably during both the weekday AM and PM peak hours, except for the 4th Avenue South and Peabody Street intersection, which will continue to operate at LOS F during the PM peak hour. As mentioned previously, the long delay for the stop-controlled approach of this unsignalized intersection is primarily due to the high traffic volume on 4th Avenue South during the PM peak hour.

Traffic Impact of the Existing Construction

Currently, there are several construction projects that are underway in the site vicinity. These construction projects have resulted in changes to the existing street network and intersection lane configurations. Some of the changes in the site vicinity are:

- The eastbound approach of the 2nd Avenue South and Demonbreun Street intersection has changed from an exclusive left-turn lane to a shared left-through lane.
- The northbound approach of the 3rd Avenue South and Demonbreun Street intersection has been closed to through traffic.
- The southbound approach of the 4th Avenue South and Demonbreun Street intersection has two through lanes versus three through lanes during normal operation.

In order to address the impact of the existing construction project, RPM analyzed the three intersections on Demonbreun Street with the lane configuration changes mentioned above. Table 5 shows the results of the analysis. Comparing these results to Table 5 for the intersections shows that during the PM peak hour, the intersection of Demonbreun Street and 2nd Avenue South operates at LOS C with the lane closures, compared to LOS B under normal operation when all lanes are open to traffic. The Demonbreun Street and 3rd Avenue South intersection operates at LOS C with the lane closures due to the construction, compared to LOS B during the normal condition. Similarly, during the PM peak hour, the Demonbreun Street and 4th Avenue South intersection operates at LOS D as opposed to LOS C under normal operation.

Impacts of Street Closure

During special events, several streets in downtown are closed. As the primary access to the proposed development is planned to be on 2nd Avenue South, it is essential to ensure that vehicular access to the building is maintained at all times. Therefore, consideration should be given to providing an emergency-only access on 1st Avenue South to be used during street closure of 2nd Avenue South and during emergency.

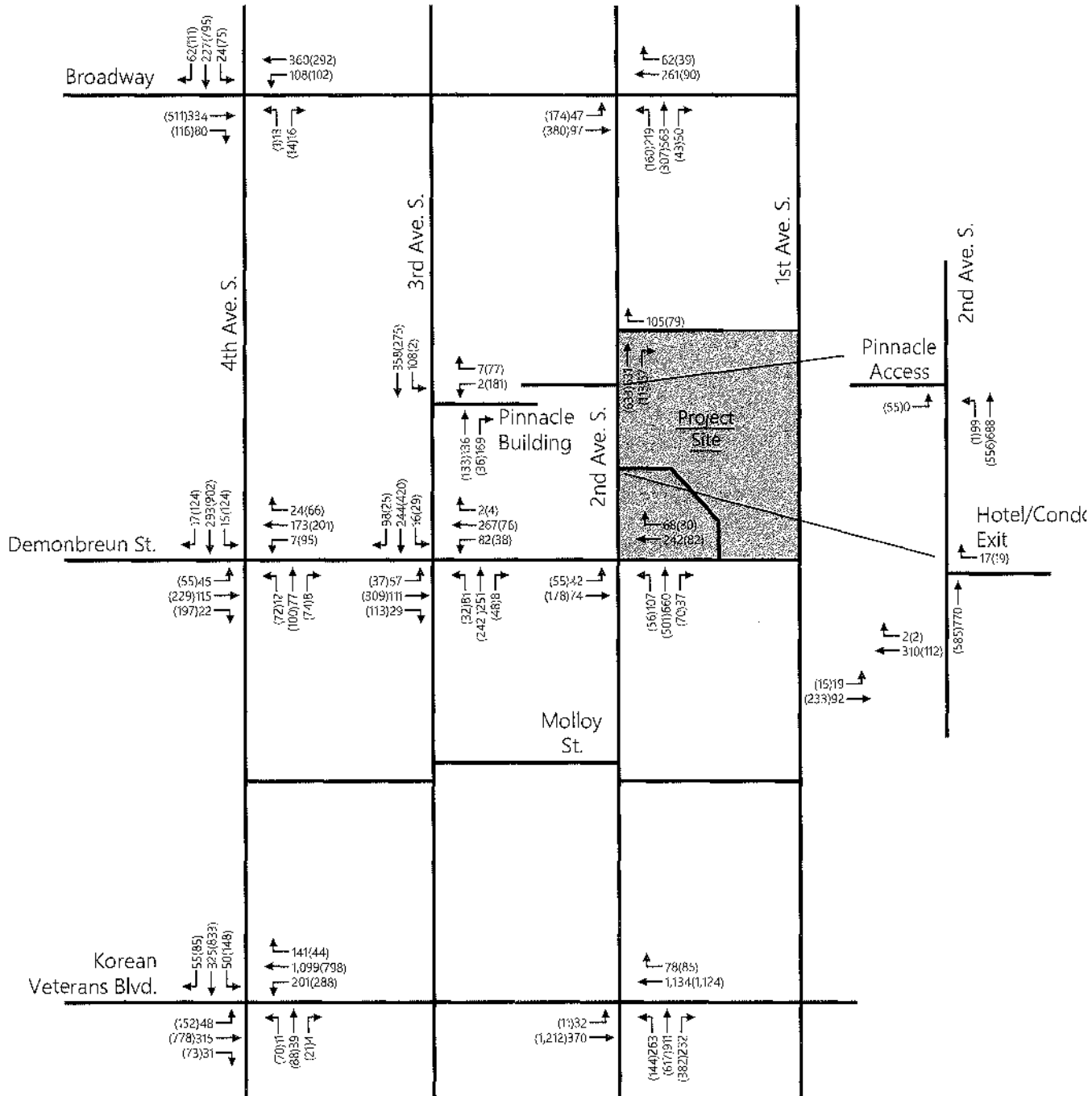
TABLE 4. PROPOSED PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM Peak Hour		PM Peak Hour	
		LOS ⁽¹⁾	Average Approach Delay (sec/veh)	LOS ⁽¹⁾	Average Approach Delay (sec/veh)
Broadway and 2 nd Avenue South ^{(2) (3)}	Overall Intersection	D	36.3	C	30.4
Demonbreun Street and 2 nd Avenue South	Overall Intersection	B	18.7	B	17.7
Korean Veterans Blvd and 2 nd Avenue South	Overall Intersection	C	25.0	C	33.9
2 nd Avenue South and Peabody Street	Overall Intersection	B	11.0	B	12.9
2 nd Avenue South and I-40 Westbound Ramps	Overall Intersection	C	20.1	B	17.5
2 nd Avenue South and I-40 Eastbound Ramps	Overall Intersection	B	18.4	B	18.6
2 nd Avenue South and Lafayette Street	Overall Intersection	C	29.1	C	22.7
Broadway and 4 th Avenue South	Overall Intersection	C	28.9	D	50.2
Demonbreun Street and 4 th Avenue South ⁽³⁾	Overall Intersection	B	17.9	C	21.4
Korean Veterans Blvd and 4 th Avenue South ⁽³⁾	Overall Intersection	C	24.6	D	42.4
4 th Avenue South and Peabody Street	Eastbound Approach	B	14.2	F	>200
	Westbound Approach	C	16.0	F	>200
4 th Avenue South and Lafayette Street ⁽³⁾	Overall Intersection	B	16.4	C	21.8
4 th Avenue South and I-40 Westbound Ramps ⁽³⁾	Overall Intersection	B	18.0	B	19.8
4 th Avenue South and I-40 Eastbound Ramps	Overall Intersection	C	25.3	C	34.8
2 nd Avenue South and Pinnacle Building Access	Eastbound Left Turn	C	19.7	B	13.9
	Northbound Left Turn	A	7.4	A	7.2
3 rd Avenue South and Pinnacle Building Access	Westbound Left Turn	B	14.4	C	16.7
	Southbound Left Turn	A	8.5	A	7.6
Demonbreun Street and Drop-off Access	Eastbound Left Turn	A	7.3	A	7.3
2 nd Avenue South and Drop-off/Exit	Westbound Right Turn	C	15.0	C	18.0
2 nd Avenue South and Main Parking Access	Westbound Right Turn	C	15.8	B	13.7

3 rd Avenue South and Demonbreun Street	Overall Intersection	B	19.8	C	20.6
Notes: (1) For two-way stop-controlled intersections, an LOS is presented for each critical turning movement. For signalized intersections, an overall LOS is presented. (2) The capacity calculations were performed according to the methods outlined in the <i>Highway Capacity Manual</i> , TRB 2010 (3) Includes optimized traffic signal timings.					

**TABLE 5. PROPOSED PEAK HOUR LEVELS OF SERVICE
 – WITH EXISTING CONSTRUCTION CLOSURES**

INTERSECTION	TURNING MOVEMENT	AM Peak Hour		PM Peak Hour	
		LOS ⁽¹⁾	Average Approach Delay (sec/veh)	LOS ⁽¹⁾	Average Approach Delay (sec/veh)
Demonbreun Street and 2 nd Avenue South	Overall Intersection	C	24.3	C	20.3
Demonbreun Street and 3 rd Avenue South	Overall Intersection	C	20.3	C	21.2
Demonbreun Street and 4 th Avenue South	Overall Intersection	B	18.5	D	35.9



XXX - AM Peak Hour
Traffic Volumes
(XXX) - PM Peak Hour
Traffic Volumes



Total Projected Peak Hour Traffic Volumes

(Not to Scale)

Figure 4.



CONCLUSION

RPM assessed the traffic impact of the proposed development on the surrounding street network. The analysis was conducted using the methodology outlined in the 2010 Highway Capacity Manual (HCM), which is the industry standard for intersection capacity analyses. The analyses presented in this study concluded that the additional trips that will be generated by the proposed development will have minimal impact on the operation of the surrounding intersections. This is primarily due to the fact that the proposed mixed-use development, with its residential concentration will generate relatively low volumes of traffic, especially as compared to a similarly sized office development. As shown by the trip generation analysis conducted for this study, during the AM peak hour the proposed development will generate approximately 548 fewer trips than a similarly sized office development on the site. During the PM peak hour the proposed development will generate approximately 462 fewer trips than a similarly sized office development.

As part of the traffic analysis, RPM also evaluated the impact of the development traffic on the Pinnacle Building access on 2nd Avenue South. These analyses show that with full development of the proposed project, the Pinnacle driveway is projected to operate at level-of-service (LOS) C or better, which represents good traffic operations. Delay increases for traffic exiting at these driveways will be very minimal (3.1 seconds per vehicle or less).

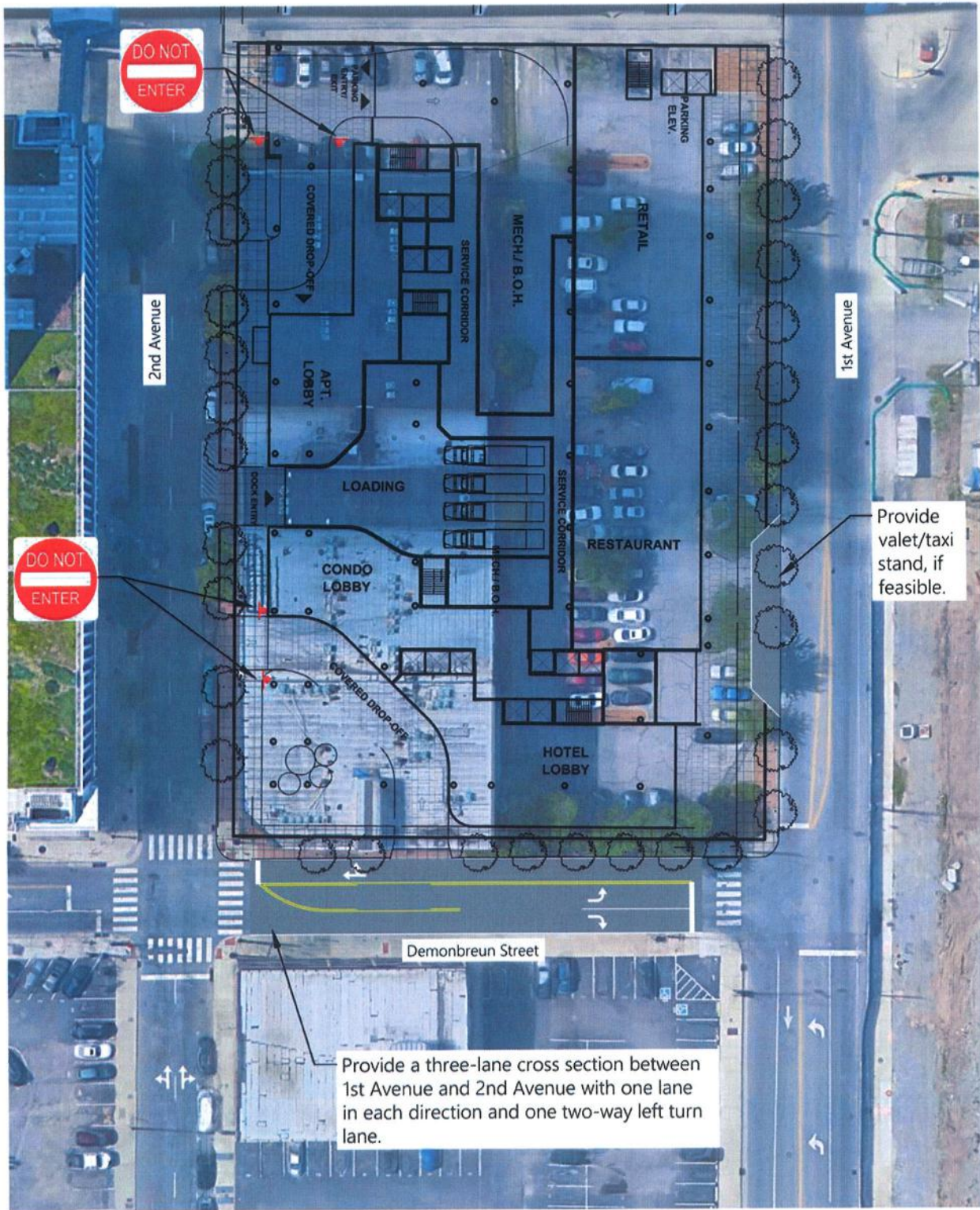
The lane closures and lane configuration changes due to current on-going construction projects currently has a negative impact on the operation of the study intersections. However, the analysis shows the additional traffic from the proposed project will have a very minor impact on traffic operations at the study intersections.

During special events, several downtown streets are closed. Therefore, consideration should be given to providing an emergency-only access on 1st Avenue South to be used during street closure of 2nd Avenue South and during emergency.

Hence, based on the traffic impact analysis of the proposed development on the surrounding street network, the following recommendations are made:

- Re-stripe Demonbreun Street from 2nd Avenue South to 1st Avenue South to provide one travel lane in each direction and one center-turn lane.
- If feasible, provide valet and/or taxi stand locations along the site frontage on 1st Avenue South to accommodate a minimum of three (3) vehicles. The valet/taxi area should be located at least 50 feet north of the corner radius of Demonbreun Street.
- To the greatest extent possible, during construction, maintain existing travel lanes on all streets surrounding the project site.
- Install MUTCD compliant "DO NOT ENTER" signs (R5-1), at the exit driveways of the hotel/condo lobby and the apartment lobby.
- Consider providing an emergency-only access on 1st Avenue South to be used during street closure of 2nd Avenue South and during emergency.
- Update the traffic signal timing on the 2nd Avenue South and Broadway, Demonbreun Street and 4th Avenue South, Lafayette Street and 4th Avenue South, and I-40 Westbound Ramp and 4th Avenue South intersections to accommodate the current and future traffic volume patterns.

Figure 5 shows the recommended improvements on Demonbreun Street and site-access driveway. In summary, based on the analyses conducted no further recommendations are required to accommodate the traffic impacts of the proposed 151 1st Avenue mixed-use development project in Nashville, Tennessee.



Recommended Improvements



Figure 5.



Appendix A

Turning Movement Counts and ADT



Appendix B

Existing Traffic Analysis Output

VISTRO Worksheets



Appendix C

Background Traffic Analysis Output

VISTRO Worksheets



Appendix D

Trip Generation Calculations



Appendix E

Proposed Traffic Analysis Output

VISTRO Worksheets

EXHIBIT 6



May 25, 2016

Metropolitan Nashville/Davidson County Planning Department
ATTN: Planning Commission Members
800 Second Avenue South
Nashville, TN 37219

Re: 151 1st Avenue, Nashville TN 37201
Neighborhood Sensitive Design Features & Accommodations

Dear Members of the Metropolitan Planning Commission:

Following is a detailed description of significant features which have been integrated into the design as a direct result of our interaction with the Planning Department, metro agencies and input we've received during meetings with the community. In addition to these, we've highlighted other features which have been designed into the project to make the plan more sensitive to the surrounding neighborhood, civic spaces and adjacent buildings.

PLANNING DEPARTMENT, METRO AGENCIES & COMMUNITY DESIGN ACCOMODATIONS:

Improved Vehicular Access (Metro Planning): With the support of Metro Planning, vehicular access on 1st Avenue was relocated to 2nd Avenue and off-street vehicle drop-off and queuing spaces were incorporated. These changes were made possible by increasing the height of the building from 30 to 40 stories. The increased height allows for accommodation of program on upper the floors resulting in an exceptional sidewalk and pedestrian experience along 1st Av, 2nd Av and Demonbreun. Sidewalks will be lively and active spaces reinforced by the addition of restaurant, retail and active storefront areas.

Upper level step-back adjacent to the Seigenthaler Bridge (Metro Planning): The north façade facing the Seigenthaler Bridge was revised to incorporate a generous 15-ft step-back at the 7th floor. Although this additional step underlines the need for a taller building to accommodate displaced program, it results in a more appropriately scaled façade which compliments the historic bridge structure. The public will also benefit from this as it supports an enjoyable pedestrian experience and results in a more effective transition to the shorter buildings north of the bridge.

Widened 2nd Avenue Sidewalks (Metro Planning): Originally designed as a continuous arcade along the 2nd Avenue frontage, the face of the podium along 2nd Avenue has been set back to create a more generous open public pedestrian space. This change created the opportunity for an 18-ft sidewalk that allows mature tree growth, landscaping and street furniture. The setback will also significantly improve the quality of the street corridor by minimizing urban canyon effect.

Improved 2nd Avenue Façade Design (Metro Planning): The 2nd Avenue side of the building has been designed with the intent of animating and enlivening the street scape experience for the pedestrian and the sidewalk experience along this frontage will engage architecture that is open, transparent and inviting to the pedestrian. Vehicular and loading curb cuts have been minimized to the greatest extent possible.

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Page 2

Sensitive Loading Integration (Metro Planning): The loading dock doors have been recessed from the building face to minimize impact on the pedestrian sidewalk experience. In addition, the loading dock has been designed so that all maneuvering will occur within the dock area which will not be visible from the street.

Exceptional Sidewalk and Driveway Design (Metro Planning): Driveways will be designed to incorporate mountable curbs and continuation of sidewalk finishes through the driveway areas. This will reinforce strong sidewalk and public space design principals and will provide better continuity of finishes around the building.

Additional open space along 1st Avenue (Metro Planning): The project is providing an additional 10ft wide open space along the entire 1st Avenue frontage and the building face will be setback 28-ft from the curb line. Curb cuts have been eliminated along this frontage and the building face has been voluntarily moved back to align with adjacent buildings. The entire ground floor frontage along 1st Avenue will be dedicated to retail, restaurant and hotel uses which will complement the Riverside Park pedestrian experience. The setback also aligns the building face with the structures south of us creating a continuous and consistent street wall.

Active garage liner & façade materials (Metro Planning): The project will utilize architectural cladding materials specifically selected to produce an articulated façade that activates surrounding streets. Although a 20-ft liner is not feasible for this project, the design will incorporate materials and lighting that suggest active uses and occupied spaces at the upper garage levels. The façade is also highly articulated with openings and a sophisticated palette of materials which are intended to activate the facades.

Civil Support – Bonus Height Program (Metro Planning): The project is pursuing a 1-story bonus under the Bonus Height program by providing civil support space and special design accommodations which will compliment and reinforce pedestrian use of the Seigenthaler Bridge and the area beneath the bridge:

Bridge Link (Metro Planning): The project proposes a publicly accessible pedestrian elevator and stair link to the upper bridge level from Riverfront Park. Lobbies will be provided at both levels to support public function as required and access will be provided from these lobbies to the public parking floors. This connection will strengthen the link between the project, the neighborhood and the bridge and will contribute to a better urban design for the neighborhood as a whole.

Kiosk Space (Metro Planning): In order to inspire activation of the area underneath the bridge, the project will provide kiosk space within the building which could be utilized by 3rd party vendors or organizers as needed to support events or pedestrian activities. The project will also facilitate the installation of power hook-ups that could support food trucks and other event needs which will take place in the area underneath the bridge.

Public Event Space (Metro Planning/Historic): In an effort to activate the façade and complement the existing public space and civic nature of the pedestrian experience on the bridge, the project will



May 25, 2016

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Page 3

provide a 20-foot deep public event space at the upper bridge deck level. This space will be designed to host activities during special events and function as parking when not in use. The exterior façade treatment will be differentiated from the garage and will be equipped with an enclosure system that will open and close as events require.

Façade Materials and area under bridge (Historic): The façade which faces the bridge will be articulated with quality materials that will compliment pedestrian-oriented activities. Translucent glass has been incorporated along the north façade where the building faces the area under the bridge. This will provide an animated backdrop for activities within this space. In addition, the façade will incorporate other cladding materials from the 1st and 2nd Avenue facades which will reinforce architectural continuity on all sides of the building.

LEED Gold Certification – Bonus Height Program (Metro Planning): The developer is committed to sustainability and intends to pursue LEED-Gold Certification for an 8-story bonus under the Bonus Height Program. This certification will be achieved without utilizing height benefits associated with pervious surface area.

Pervious Surface Area – Bonus Height Program (Metro Planning): The project will pursue the maximum bonus of 2 stories utilizing the Bonus Height Program by providing pervious surface area in the form of green roofs and planters. These will be located at the amenity terrace and upper level roof areas.

Public Parking – Bonus Height Program (Metro Planning): Utilizing the Bonus Height Program, the project will pursue the maximum bonus of 2 stories associated with public parking. Additional public parking will likely be provided in excess of the minimum number of stalls required by the Bonus Height Program.

Workforce Housing – Bonus Height Program (Metro Planning/Community Meetings): Up to 10% of the units, not to exceed a total of 20 units, in any rental portions of the Project will be affordable to those renters making 100% of the Nashville MHI if a funding source is available from Metro or some other governmental source to reimburse the owner for the difference between the 100% MHI rents and the market rate rents.

ADDITIONAL FEATURES INTEGRATED TO IMPROVE SENSITIVITY TO NEIGHBORHOOD AND ADJACENT BUILDINGS:

Shadows and view corridors designed to prevent impediment or burden on existing or future development of adjacent properties: The proposed design utilizes tall slender towers, which meet the intent of the zoning standards and respect the historical context of the Seigenthaler Bridge. The towers are designed to be tall and narrow creating an urban window to facilitate views through the property from the neighboring buildings and from the park back towards the city. Taller towers are favored over the shorter, bulkier, more massive structure which would otherwise be needed to accommodate the program. The tall slender towers



May 25, 2016

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will also minimize shadows that would otherwise be cast by a shorter tower with a longer, more massive façade.

Stepping of tower heights to improve project's relationship with surrounding properties: The two towers, which vary in height, have been organized so that the lower, more slender structure is located on the north side of the site. By doing this the project respects the scale of the Seigenthaler Bridge, and the Broadway district beyond. The taller tower is located on the south side in context with the other tall buildings in SoBro.

Gracious 1st Avenue podium set-backs: The podium and hotel have been designed to step back away from the 1st Avenue side of the building and Riverside Park beyond. These step backs accommodate active outdoor terraces overlooking the park, roof decks and signature façade elements which respect the scale of the park, the need for light and views, scale and pedestrian comfort.

Traffic mitigation: The project has engaged with traffic consultants to advise on traffic impact and design refinements which will minimize traffic impact on area thoroughfares. Generous vehicle queuing space has been provided at all vehicle entrances and exits to accommodate hotel, apartment and condo parking operations.

Internal parking ramps: Parking ramps connecting garage levels within the building have been specially designed to minimize the appearance on the exterior facades. By locating the ramp internal to the garage, exterior fenestration, lighting and cladding materials will appear as active facades from the exterior. Sloped parking ramps will not be visible from the street facades.

Maximize active sidewalk frontage: By incorporating project program components into a taller structure, the hotel back-of-house and mechanical utilities are able to be located along interior spaces. This allows maximized use of the perimeter as active liner space at the sidewalk level along each building face.

Appropriately scaled sidewalk experience: The design utilizes canopies and arcades to create an appropriately scaled, engaging and interesting sidewalk experience.

No Basement: The building has been designed without requiring a basement which would otherwise be needed if the project was limited to a lower height. The extensive use of basements is not a good design practice in this area of SoBro due to the propensity for flooding in this area. Additionally, the blasting required for this type of excavation would cause hardship for this neighborhood which is already strained with a large amount of new construction.

Off-street vehicle queuing space: The Demonbreun Street side of the building has been designed with a dramatic porte-cochere entrance and a pedestrian friendly reception area featuring exceptional architecture and an art installation at the corner. The façade will maximize use of glass which will integrate interior and exterior spaces. The hotel lobby will be fully transparent and inviting to restaurant patrons.



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Unique architectural design: The architectural design demonstrates exceptional and unique characteristics with great attention to streetscape experience. The building is designed to respect and reinforce the strengths and framework of the cityscape and streetscape through its proportions, articulation, orientation and materials. Light, shadow, and a varied material palette will combine to form architecture that produces transparent active facades during the day and a variety of softly glowing surfaces in the evening. Articulation in the façade creates elements which are scaled appropriately so they do not overpower the human, neighborhood or cityscape context.

Exceptionally strong streetscape: The apartment, condo, hotel, retail and restaurant uses create a multi-layered sidewalk experience with a highly articulated podium façade that acknowledges and celebrates the pedestrian scale of the city. The interior and exterior spaces on the ground floor are designed to enhance 1st Avenue with appropriately scaled landscaping, active uses and various point of access.

In conclusion, we genuinely believe that the incorporation of input received from the Planning Department, Metro agencies and the community have resulted in a better, more sensitive design which will improve the urban design for the neighborhood as a whole.

Thank you for your consideration of this exciting new project for the city of Nashville.

Sincerely,

Solomon Cordwell Buenz

A handwritten signature in blue ink, appearing to read "DKeller", with a long horizontal flourish extending to the right.

David Keller, AIA
Associate Principal

Enclosure:

cc: Tom Pohlman, Northern Capital Investments, LLC
Dean Stratouly, Congress Group
Joe Farrell, III, The Congress Group
Richard Kershaw, Jr, The Congress Group
Dan McLean, Series D of LG 5, LLC
Erica Garrison, Waller Lansden Dortch & Davis, LLP

From: Matt Kwasek [mailto:matt@kwasekcre.com]
Sent: Thursday, May 26, 2016 9:57 AM
To: Sloan, Doug (Planning)
Cc: O'Connell, Freddie (Council Member); Planning Commissioners
Subject: MPC Case Number 2016CP-009-002 (134 & 151 2nd Ave South and 151 1st Ave South)

Mr. Sloan,

Attached are public comments I would like to submit for the above referenced case to be heard this afternoon.

Thank you for your consideration,

Matt

--

Matt Kwasek

Principal Broker/ President



1507 16th Avenue South

Nashville, TN 37212

615-298-9321 (O)

615-512-3880 (C)

matt@kwasekcre.com

(attachment follows)

Thursday, May 26, 2016

Planning Commissioners
Metro Planning Department
800 2nd Avenue South
P.O. Box 196300
Nashville, TN 37219-6300

Re: MPC Case Number 2016CP-009-002 (134 & 151 2nd Avenue South & 151 1st Ave South)

Name: Matt Kwasek (Davidson County resident)

Firm: Kwasek Commercial Real Estate Advisors of Tennessee, LLC

Position: Principal Broker

Role: Broker representing seller of 134 2nd Ave South (Belle Meade Investments LLC)

Pros:

- Increased tax revenue
- Public parking to serve Ascend Amphitheater and Lower Broadway
- Activates and extends 2nd Avenue South tourist/ entertainment district
- Connects SoBro/ Rolling Mill Hill/ Rutledge Hill to Lower Broadway
- Enhances Nashville Skyline

Objections & comments:

- **Views:** (1) Proposed plan is sensitive to neighboring tower's views and allows for views east to the river and Nissan Stadium. Alternative option is worse for east facing views of Pinnacle Tower.
- **Traffic:** (1) First and foremost, I contend traffic concerns need to be addressed at a higher level. A larger discussion about citywide transportation and infrastructure is necessary. Stopping one large project will do nothing to address the root cause of the traffic.
- (2) Are objections to stop any development? Because "by right", someone can build a similar footprint. My understanding is they are not requesting additional square footage.
- (3) The proposed design (two towers) allows for multiple uses (currently condo, hotel & multifamily). Ironically, if the current proposal is denied and a 30-story block shaped building is built their two main objections will come

true. First, the views from the Pinnacle tower looking east will be more negatively impacted with the “by right” design. Second, the 30-story block like design best fits an office product. A neighboring office tower will share similar traffic patterns. Exacerbating one of their main concerns.

Furthermore, an office product will directly compete with the Pinnacle tower for tenants rather than enhance the location and viability from a multiple use design. For example, a high-end hotel next door is considered an amenity to an office tower and their tenants. Has the owner of the Pinnacle tower weighed in on the debate?

- **Community Plan:** (1) Current planning staff supports proposed design.
- (2) Plans evolve and Nashville is much different than when the original community plan for the area was first conceived in 1991. In 1991, major public structures like the new Music City Convention Center, Bridgestone Arena, Country Music Hall of Fame, Schermerhorn and the Ascend Amphitheater were not conceived. These large public projects have evolved the SoBro area from a mixed-use community into a more intensive central business district.
- (3) Rightly, Nashville has restricted design elements to preserve historic lower Broadway. I contend Nashville has outlived/ outgrew the usefulness of the original plan for SoBro. To provide “critical density” within our CBD, developers must be able to go up in height. The SoBro area is a logical location to allow more height to cluster around our entertainment and historic district.

Comments

I find the objections are hypocritical, short sighted and self-serving. Not long ago the now built towers in Sobro and their tenants increased traffic themselves and altered many views.

Please remember that “by right” someone can develop up to 30-stories and have a more adverse impact on the neighboring properties. This is a smart, intelligent design with minimal impact when compared to other potential (by right) designs. I support approval of the request

Sincerely,



Matt Kwasek

From: Palmer, Tim A. [mailto:Tim.Palmer@ogletreedeakins.com]
Sent: Thursday, May 26, 2016 9:24 AM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member); Matthews, Lonnell (Mayor's Office)
Subject: May 26 Meeting on 151 Development

Dear Sirs:

I am writing to request up to 5 minutes to address the planning commission this afternoon on behalf of the Nashville Urban Resident's Association ("URA").

The URA is an active and vital community group representing residents of downtown Nashville for more than 10 years. We regularly participate in the Mayor's Downtown Stakeholders meetings and other gatherings of community groups. I am the President Elect of the URA and would appreciate the opportunity to be heard on this important issue.

Sincerely,

Tim Palmer

This transmission is intended only for the proper recipient(s). It is confidential and may contain attorney-client privileged information. If you are not the proper recipient, please notify the sender immediately and delete this message. Any unauthorized review, copying, or use of this message is prohibited.

From: McCabe, Rob [mailto:Rob.McCabe@PNFP.COM]
Sent: Thursday, May 26, 2016 9:21 AM
To: commissioners@nashville.gov; Planning Commissioners
Cc: O'Connell, Freddie (Council Member); Turner, Terry; Carpenter, Harold; Queener, Hugh; Rolapp, Todd
Subject: 151 1st ave south, proposed project

Dear commissioners,

As a principal tenant of 150 3rd ave so, we are writing to express our concerns with the proposed project at 151 1st ave south.

The building design does not adhere to the current community plan which calls for this site to be an extension of the historically and culturally significant Second and Broadway neighborhood and that it preserve low-scale, historic brick buildings. Furthermore, the current plan calls for special care to be taken to avoid detracting from the landmark status of the Siegenthaler Bridge. We are increasingly frustrated with the growing traffic problems and the road closures for events on the streets surrounding our building and this proposed project. The design and location of this project with access on the already crowded Second and Demonbreun avenues will make the problems significantly worse.

We urge you to vote against the proposal.

Sincerely,

Pinnacle Financial Partners

From: Michael Creath [mailto:michael.creath@gmail.com]

Sent: Thursday, May 26, 2016 8:24 AM

To: O'Connell, Freddie (Council Member); Collins, Andrew (Planning); Planning Commissioners

Cc: Sloan, Doug (Planning); Leeman, Bob (Planning)

Subject: First Ave. South Development

To whom it may concern:

I'm a resident of the Encore condos and I'm writing to express my support for the proposed development of First Ave. South.

I support this project because I believe it brings many new amenities to the neighborhood and will increase property values for current residents. It will also clean up and beautify an area that most of us currently avoid.

I believe the design adds to the beauty of the skyline and allows for views between the two buildings. Unlike office buildings, the traffic impact should be minimal due to the proposed Hotel and Residential towers.

In short, this is very well designed and will enrich the lives of everyone in SOBRO.

Michael Creath

Encore Unit 2018

From: Anice Rouse [mailto:acrouse@tewlawfirm.com]
Sent: Wednesday, May 25, 2016 5:30 PM
To: Planning Commissioners
Cc: Jim McLean; Shawn R. Henry; Thomas V. White
Subject: S. Henry Ltr 5.25.16 w.attachments to MPC.James T. McLean re DCP Amend.2016CP-009-002 and DTC Hgt Mod.2016DTC-001-001

Dear Commissioners: Attached please find Mr. Henry's letter and attachments re: Downtown Community Plan Amendment (#2016CP-009-002) and DTC Height Modification (#2016DTC-001-001). Thank you.

Your message is ready to be sent with the following file or link attachments:

S. Henry Ltr 5.25.16 w.attachments to MPC.James T. McLean re DCP Amend.2016CP-009-002 and DTC Hgt Mod.2016DTC-001-001

(attachment follows)

TUNE, ENTREKIN & WHITE, P.C.

THOMAS V. WHITE
JOHN W. NELLEY, JR.
THOMAS C. SCOTT
PETER J. STRIANSE
HUGH W. ENTREKIN
JOHN P. WILLIAMS *
ROBERT L. DELANEY
GEORGE A. DEAN
LESA HARTLEY SKONEY
JOSEPH P. RUSNAK
TODD E. PANTHER *
DAVID B. GRAY
SHAWN R. HENRY
T. CHAD WHITE
BRANDT M. MCMILLAN *
CHRISTOPHER B. FOWLER

ATTORNEYS AT LAW

SUITE 1700
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238

TEL (615) 244-2770 FAX (615) 244-2778

JOHN C. TUNE
1931-1983

ERVIN M. ENTREKIN
1927-1990

**Rule 31 listed General Civil Mediator*

May 25, 2016

Via email: planning.commissioners@nashville.gov
and U.S. Mail

Metro Planning Commission
Attn: Chairman James T. McLean, Sr.
800 Second Avenue South
Nashville, TN 37219

**RE: Downtown Community Plan Amendment (#2016CP-009-002) and
DTC Height Modification (#2016DTC-001-001)**

Dear Chairman McLean:

On behalf of Bass Berry & Sims, PLC, we have reviewed the applicant's letters to the Planning Department dated March 30, 2016 and April 22, 2016 and offer the following legal perspectives on the application.

On June 22, 2015, this Commission adopted the NashvilleNext General Plan, expressly stating that zoning regulations should be enacted by the Metro Council "only on the basis of a comprehensive plan prepared by the Metropolitan Planning Commission". The Commission's adopting **Resolution (attached)** also noted that the MPC staff had worked extensively with city stakeholders in developing the NashvilleNext General Plan, holding "over 420 public meetings and events and soliciting input through online forums, engaging over 18,500 participants in providing public input to update the General Plan."

The Downtown Community portion of the NashvilleNext General Plan speaks directly to the unique property along the west side of 1st Avenue South and the east side of 2nd Avenue South:

The current built pattern of First and Second Avenues is an extension of the historically and culturally significant Second and Broadway Neighborhood to the north. South of Broadway, First and Second Avenues include a collection of notable, low-scaled historic brick buildings that add to the fabric of the neighborhood. These should be preserved and their massing should be utilized as a contextual basis for new and adaptive reuse development in the area.

TUNE, ENTREKIN & WHITE, P.C.

Metro Planning Commission

Attn: Chairman James T. McLean, Sr.

May 25, 2016

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Nevertheless, and contrary to the concept of the Downtown Community Plan for low-rise development of this specific block of the SoBro Subdistrict, in August of 2015 the Metro Council amended the Downtown Code (“DTC”) to provide a building height of up to 15 stories. (DTC, p. 35). Under any interpretation of the Downtown Community Plan or the DTC, the “by right” building height for this unique property is 15 – not 30 – stories.

The symbiotic relationship between the Downtown Code and the Downtown Plan is spelled out at the outset of the DTC, beginning with the acknowledgment as early as 2010 that “The Downtown Code (DTC) *implements the community vision set forth in the Downtown Community Plan: 2007 Update.*” (DTC, p. 6). “While the DTC is a regulating document, the Downtown Plan contains placemaking tools and guidelines and should be used as a companion document to the DTC.” (DTC, p. 6). “By ensuring a specific and predictable urban form, the DTC ensures that all new construction makes a positive contribution to the public realm – streets and open space – and that all investments are held to the same standard.” *Id.* “The DTC modified the allowable form of buildings by allowing additional height at the street in exchange for an overall height cap. The result is that properties, and thus neighborhoods, will have . . . a form that is aligned with typical construction methods and creates a more predictable urban environment.” *Id.* “The DTC provides clear direction on minimum development and maximum development.” *Id.*

The importance of the Plan to the development of the SoBro neighborhood was recognized by the MPC staff which, in the May 12th agenda, represented that the issue for the Commission’s consideration was “a proposed change to the *Downtown Community Plan*” (**Public Hearing Notice attached**). The Commission deferred action until May 26th. However, this past Friday, with no explanation or justification, the May 26th agenda cites merely an application for a modification for overall building height for the property, with no reference to the Downtown Community Plan Amendment. Respectfully, no DTC modification can or should be granted without full consideration of the previously proposed Plan amendment (2016CP-009-002).

Even if the applicant’s request is presented merely as a modification to the overall height restriction for the subject property, the DTC charges the Planning Commission with the directive to evaluate additional height requests under certain guidelines, the most important of which is the Downtown Community Plan.

An applicant *may* qualify for additional height through the Bonus Height Program (“BHP”) if, and only if, it demonstrates it meets the requisite criteria of one or more of the bonus height categories. And it may be allowed to build within the restrictions of the Subdistrict if it provides a “binding commitment” to perform the category requirements. (DTC, p. 93). Regardless of the number of categories, however, overall height is capped at 30 stories (DTC, p. 99):

TUNE, ENTREKIN & WHITE, P.C.

Metro Planning Commission

Attn: Chairman James T. McLean, Sr.

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- The proposed development project shall be allowed to build within the restrictions of the Subdistrict, **up to the Bonus Height Maximum** as establish within this section. (DTC, p. 93).
- Multiple height bonuses may be compounded **insofar as the total additional height does not exceed the Bonus Height Maximum** for the Subdistrict. (DTC, p. 93).
- Additional development rights achieved through the BHP may be transferred to another DTC site **provided the transferred height does not exceed the Bonus Height Maximum** of the receiving site. By-right height [15 stories here] may not be transferred. (DTC, p. 93).

For modifications to overall height, the Executive Director of the Metro Planning Department must determine that the development has reasonably tried to use all appropriate bonuses available under the BHP. If that determination has been made, the applicant may seek a modification to the overall height restriction. Here, the applicant seeks a modification to permit construction of at least one building 40 stories in height. Following review of the modification request, the Planning Commission *may* grant additional height for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape and improvements of the project's relationship to surrounding properties. (DTC, p. 14).

By letter dated **April 22, 2016 (attached)**, the developer's architect set out the applicant's reasonable efforts to utilize the BHP. According to the letter, the applicant "considered all bonuses", some of which were "impractical", then listed its four identified bonus height categories, with the number of associated bonus stories: 1) LEED Gold status (8 stories), 2) Pervious Surface (2 stories), 3) Public Parking (2 stories), and 4) Civil Support Space (1 story), for a total of 13 (not 15) stories. The April 22nd letter further stated that the project would provide additional features "in the spirit" of (as opposed to "in compliance with") BHP categories Workforce Housing, Open Space, and Upper Level Garage Liner. The April 22nd letter did not claim the developer had met the criteria for these latter categories, and listed no number of additional stories of construction permitted by compliance with those requirements.

Based on the April 22nd letter, on April 25, 2016, the Executive Director determined that the developer had made reasonable efforts to use all appropriate bonuses available under the BHP, including the LEED, Pervious Surface, Public Parking and Civil Support Space bonuses. (D. Sloan April 25, 2016 letter (attached)). In addition, the Executive Director determined that "in lieu of the Workforce Housing Bonus, the development's commitment to provide workforce housing as outlined in [the applicant's April 22nd] letter satisfies the reasonable efforts provision." It is this

Metro Planning Commission

Attn: Chairman James T. McLean, Sr.

May 25, 2016

Page 4

determination which is before the Commission, as set forth in the Planning Commission's staff report ("Bonus Height utilization must be consistent with the bonuses outlined in the Executive Director's determination letter dated April 25, 2016") (Report, p. 23) (attached).

The applicant has not met the preliminary requirements necessary to support its modification request for at least these reasons:

- 1) it has provided no "binding commitment" to perform the requirements of those BHP categories upon which it relies above the 15 "by right" stories;
- 2) over 75% of the space in applicant's calculation under the Civil Support Space category is public Right-of-Way, which does not qualify for BHP consideration;
- 3) the referenced workforce housing will only be provided if "Metro or some other governmental source" reimburses the applicant for the difference between the 100% MHI rents and "market rate rents"; and
- 4) it has not committed to making those parking spaces counted under the Public Parking BHP category "accessible to the public, at all hours that the garage is open, for the lifetime of the building" (DTC, p. 97).

Critically, the applicant provided a traffic impact assessment 24 hours prior to the public hearing and cannot possibly be vetted by the general public or professionals prior to the meeting. In fact, the applicant seeks current approval of the height extension although public works concerns apparently will not be addressed until "the final site plan" (Report, p. 23). There is no question but that constructing a 40 story building, containing 170 condominium units and over 200 hotel rooms (in addition to a 30 story, 280 unit apartment building) will greatly exacerbate the significant traffic problems which already exist. This is particularly true here, where principal ingress and egress for the project will be on Demonbreun Street and on 2nd Avenue, rather than 1st Avenue, as called for in the Downtown Code. (DTC, pp. 34, 80). The Commission should approve no building height over 15 stories unless and until the applicant has satisfied all the requirements under the claimed BHP categories and the vehicular access requirement on 1st Avenue.

On this specific block, a tower in excess of just 15 stories is contrary to the concept of the NashvilleNext General Plan, and specifically the Downtown Community Plan. Even if such a height extension is permitted under the existing DTC when an applicant satisfies the criteria of sufficient BHP categories, that extension is counter to the vision of the Plan to preserve the historic and seminal sight lines of the city, as building height is stepped down to Broadway north from KVB and south from the Courthouse, and is stepped down from the center of SoBro east to the

TUNE, ENTREKIN & WHITE, P.C.

Metro Planning Commission

Attn: Chairman James T. McLean, Sr.

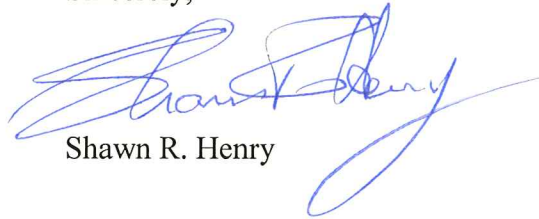
May 25, 2016

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Cumberland River. Here, the applicant has not met the requirements of even the 13 stories of bonus height it claims. Permitting an additional variance above 30 stories would eviscerate the carefully and extensively considered Downtown Community Plan. If and when the applicant demonstrates compliance with sufficient BHP requirements to reach the 30 story overall maximum building height, no further increase should be approved without significant community input on the need for and wisdom of amending the Downtown Community Plan, adopted less than a year ago.

We look forward to discussing all these issues with you tomorrow night.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shawn R. Henry", with a long, sweeping underline that extends to the right.

Shawn R. Henry

SRH/acr
Attachments

cc: Mr. Doug Sloan, Ex. Dir.

**METROPOLITAN PLANNING COMMISSION
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

Resolution No. RS2015-256

BE IT RESOLVED by The Metropolitan Planning Commission that NashvilleNext is approved in accordance with the staff report and recommendations in the staff report with the following amendments: 2, 3, 4, 5, 14, 15, 16, 18, 20, 22a, 22c, 23, 24, 25, 31, 32, and the deferral of 11 areas identified in the Whites Creek area until the August 13, 2015 Planning Commission meeting with the Public Hearing closed. (9-0)

Resolution No. RS2015-256

WHEREAS, Section 13-4-203 of the Tennessee Code, Annotated, authorizes a General Plan "with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development, and identify areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur;" and

WHEREAS, Chapter 5, section 11.504 (c) of the Metro Nashville Charter gives the Metro Planning Commission the power to "Make, amend and add to the master or general plan for the physical development of the entire metropolitan government area;" and

WHEREAS, Section 18.02 of the Charter of the Metropolitan Government of Nashville and Davidson County requires that zoning regulations be enacted by the Council "only on the basis of a comprehensive plan prepared by the Metropolitan Planning Commission;" and

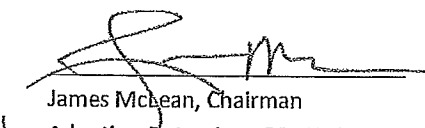
WHEREAS, the last General Plan, *Concept 2010, A General Plan for Nashville/Davidson County* was adopted in 1992; and

WHEREAS, Mayor Karl Dean, seeing fit to update the General Plan, announced on May 22, 2012 that the General Plan would be updated, assigning the task to the Metro Planning Department; and

WHEREAS, under the leadership of the *NashvilleNext* Steering Committee and the Community Engagement Committee, the staff of the Metropolitan Planning Commission worked with stakeholders in Nashville/Davidson County, holding over 420 public meetings and events and soliciting input through online forums, engaging over 18,500 participants in providing public input to update the General Plan;

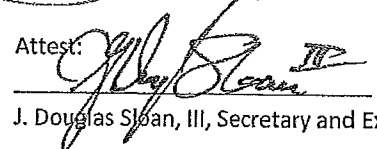
WHEREAS, the Metropolitan Planning Commission, empowered under state statute and the Charter of the Metropolitan Government of Nashville and Davidson County to adopt master or general plans for smaller areas of the county, finds that the process followed to develop the *NashvilleNext* General Plan included diverse, widespread, and meaningful community participation and substantial research and analysis and therefore finds that replacing the *Concept 2010* General Plan with the *NashvilleNext* General Plan is warranted; and

NOW, THEREFORE, BE IT RESOLVED that the Metropolitan Planning Commission hereby ADOPTS *NashvilleNext, A General Plan for Nashville/Davidson County* in accordance with sections 11.504 (e), (j), and 18.02 of the charter of the Metropolitan Government of Nashville, and Davidson County as the basis for the Commission's development decisions in the county.


James McLean, Chairman

Adoption Date: June 22, 2015

Attest:


J. Douglas Sloan, III, Secretary and Executive Director

**Community Meeting and Public Hearing Notice Regarding a Community Plan Amendment
Requested for Properties Located at 15 1st Avenue South; 134, 150, 200, 217 and 222 2nd Avenue South;
150 3rd Avenue South and 205 Demonbreun Street
Metro Planning Commission Case Number 2016CP-009-002**

WHAT IS THE COMMUNITY MEETING ABOUT?

The Metropolitan Planning Department is hosting a community meeting to discuss a proposed change to the *Downtown Community Plan*. It would amend the land use special policy of T6-DN-SOBRO-01 in the SoBro Neighborhood, for the properties located at 15 1st Avenue South; 134, 150, 200, 217 and 222 2nd Avenue South; 150 3rd Avenue South and 205 Demonbreun Street. The properties are shown on the map (Attachment A) on the other side of this notice.

WHEN AND WHERE IS THE COMMUNITY MEETING?

The community meeting to discuss this plan amendment will be held on Wednesday, April 13th, 2016 from 6 pm to 7 pm, in the Development Services Conference Room at the Metro Office Building, 800 2nd Avenue South, 37219.

WHY HAVE YOU RECEIVED THIS NOTICE?

You have received this notice because: 1) you are a property owner within the notification area surrounding the property, or 2) you represent a group or organization that is potentially affected by the requested change.

WHAT IS THE CURRENT LAND USE POLICY?

The current land use policy for the property is **T6 Downtown Neighborhood (T6 DN), with Special Policy SPA 09-T6-DN-SOBRO-01**. T6 DN Policy is intended to preserve and create diverse Downtown neighborhoods that are compatible with the general character of surrounding historic developments and the envisioned character of new Downtown development, while fostering appropriate transitions from less intense areas of Downtown neighborhoods to the more intense Downtown Core policy area. T6 Downtown Neighborhood Areas contain high density residential and mixed use development. The special policy 09T6-DB-SOBRO-01, SoBro Neighborhood, is intended to be a high-intensity, mixed use neighborhood emphasizing cultural, entertainment, and residential uses while accommodating some office uses. It encourages SoBro to develop as a distinctive, architecturally eclectic neighborhood with tall buildings with some sheer walls along certain streets, as well as some "stepped back" buildings to create a variety of viewsheds and allow for light and air circulation throughout the neighborhood. Overall, development in SoBro should emphasize a comfortable and lively pedestrian environment for residents and visitors.

WHAT CHANGES ARE PROPOSED?

The applicant has requested an amendment to the land use special policy **SPA 09-T6-DN-SOBRO-01** for the properties listed to permit additional building height relative to the historic building heights of 1st and 2nd Avenues in the Broadway area, and to allow greater flexibility to the contextual basis standards relative to historic structures.

To view a PDF of the *Downtown Community Plan*, go on-line to: <http://www.nashville.gov/Planning-Department/Community-Planning-Design/Community-Plans/Downtown.aspx>. A more detailed description of the existing 09-T6-DN-SOBRO-01 special policy, SoBro Neighborhood, begins on page 52 of the PDF. For more detailed descriptions of the existing T6DN policy, go on-line to: <http://www.nashville.gov/Planning-Department/Community-Planning-Design/CCM.aspx>. Click on the link for "T6 Downtown." The "Downtown Neighborhood" begins on page 351 (page 5 of the PDF).

WHY ARE THESE CHANGES PROPOSED?

The applicant has asked to amend the community plan special policy to support additional building height relative to the historic building heights of 1st and 2nd Avenues in the Broadway area and greater flexibility to the contextual basis standards relative to historic structures, for the amendment area. The current height allowed is high rises, but policy states it should be at the height of the historic areas north of the pedestrian bridge. The proposed plan amendment would align with the current conditions, and support additional building height for the properties that are undeveloped in the study area, while maintaining context sensitivity. Flexibility in height would allow development to maintain at context sensitive height at the street of 8 stories or less, before continuing with the high rise structure after a step-back.

how is this being done? what changed since June 2015?

WHEN AND WHERE IS THE PUBLIC HEARING?

The Metropolitan Planning Commission will hold a public hearing on the plan amendment request. This meeting will be on **Thursday, May 12 at 4:00 PM** in the **Howard School Office Building** located at **700 Second Avenue South**. The staff report and recommendation to the Planning Commission regarding this request will be prepared and will be posted on the Planning Department Website on **Friday, May 6th**. The link to the report is: <http://www.nashville.gov/Planning-Department/Meetings-Deadlines-Hearings/Current-Year.aspx>. When at this site, scroll down to the May 12th meeting and click on the link to the Staff Report. You may also view the staff report in person at the Metro Planning Office at 800 Second Avenue South.

WHO CAN I CONTACT?

For more information: Regarding the plan amendment, please contact Andrew Collins, email: andrew.collins@nashville.gov or 615-862-7207 and reference the plan amendment case number **2016CP-009-002**.



**Solomon
Cordwell
Buenz**

April 22, 2016

Andrew Collins, Urban Planner
Metropolitan Nashville Planning Department
Metro Office Building
800 Second Avenue South
Nashville, TN 37201

Re: 151 1st Avenue Mixed Use Proposed Development
Downtown Code Modification – Bonus Height Program Summary, Revision 1

Dear Andrew,

Pursuant to your request, we are sending to you, on behalf of the applicant, Second Avenue Partners, LLC., a summary describing our utilization of the Bonus Height Program for the proposed project at 151 1st Avenue South in Nashville.

Because this project is seeking a Downtown Code Modification for overall height, the applicant is making all reasonable efforts to utilize the Bonus Height Program. The applicant considered all bonuses but others such as 'Underground Parking' and 'Historic Preservation' proved impractical based on the site and building program. BHP bonuses will include:

1. LEED The project will pursue LEED-Gold Certification for an 8-story bonus. This certification will be achieved without utilizing green roof related points for the project. We have attached a preliminary LEED checklist which describes our intended path to certification.
2. Pervious Surface The project will pursue the maximum bonus of 2 stories. 23,000sf of pervious surface area (green roof, planters, swimming pools, etc.) will be provided yielding 46,000sf of bonus area which equates to 2 tower stories. See attached plan exhibits.
3. Public Parking: The project will pursue the maximum bonus of 2 stories. Calculated at a rate of average rate of 406sf/car (296,865 Parking GSF / 730 cars), the project will provide 60 parking stalls to be used for public parking (approx. 24,400sf). This area yields a bonus of 48,800sf which equates to 2 tower stories. See attached plan exhibits.

Additional public parking will likely be provided in excess of the minimum number of stalls required by the Bonus Height Program.

4. Civil Support Space: The project is designed to take advantage of the unique opportunities presented by this site's proximity to the pedestrian bridge and the public space beneath it. Accordingly, the applicant is requesting consideration to utilize the ROW area under the bridge in the calculation for bonus height: 9,300 sf (public space beneath the bridge) + 100 sf (ground floor kiosks) + 1,650 sf (bridge elevator/stair access) + 1,100 sf (upper level parking/event space) = 12,150sf. This area yields a bonus of 24,300sf which equates to 1 tower story. See attached plan exhibits.

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April 21, 2016

Andrew Collins
151 1ST Avenue -- DTC Modification, BHP Summary
Page 2

In addition to the aforementioned increases, the project will also provide the following exceptional and unique design features in the spirit of the Workforce Housing, Open Space, Upper Level Garage Liner and Civil Support Space bonuses:

1. Workforce Housing: Up to 10% of the units, not to exceed a total of 20 units, in any rental portions of the Project will be affordable to those renters making 100% of the Nashville MHI if a funding source is available from Metro or some other governmental source to reimburse the owner for the difference between the 100% MHI rents and the market rate rents.
2. Open Space: The project is providing a 10ft wide open space along the entire 1st Avenue South street frontage. Curb cuts have been eliminated along this frontage and the building face has been voluntarily moved back to align with adjacent buildings. The entire ground floor frontage along 1st Avenue will be dedicated to retail, restaurant and hotel uses which will complement the Riverside Park pedestrian experience. Elevators have also been added which will connect this open space to the pedestrian bridge.

The Demonbreun Street side of the building has been designed with a dramatic Porte cohere entrance and a pedestrian friendly reception area featuring exceptional architecture and an art installation at the corner. The façade will maximize use of glass which will integrate interior and exterior spaces. The hotel lobby will be fully transparent and inviting to restaurant patrons.

The 2nd Avenue side of the building has been designed with the intent of animating and enlivening the street scape experience for the pedestrian. Curb cuts have been minimized to the greatest extent possible and building services and garage entrances have been pulled off the curb line and recessed well into the building. Wide sidewalks will be maintained along 2nd Avenue and the architecture is open, transparent and inviting to the pedestrian. The loading dock entrance has been recessed to minimize its impact on the street and sidewalk.

The architectural design and façade treatment facing the open space along 1st Avenue, Demonbreun and 2nd Avenue will combine to form an active outdoor space and an exceptionally strong streetscape experience for the community.

3. Upper Level Garage Liner: The project will utilize architectural cladding materials specifically selected to produce an articulated façade that appears active from the surrounding streets. Although a 20-ft liner is not feasible for this project the design will incorporate materials and lighting that suggest active uses and occupied spaces at the garage levels. The façade is also highly articulated with opening and an additional palette of materials which are intended to activate the facades.

In an effort to activate the façade and complement the existing public space and civic nature of the pedestrian experience on the bridge, the project will provide a 20-foot deep flex-space at the upper bridge deck level. This space will be designed to host activities during special events and function



April 21, 2016

Andrew Collins
151 1st Avenue – DTC Modification, BHP Summary
Page 3

as parking when not in use. The exterior façade treatment will be differentiated from the garage and will be equipped with an enclosure system that will open and close as events require.

4. Civil Support Space: In order to inspire activation of the area underneath the bridge, the project will provide a kiosk space within the building which could be utilized by 3rd party vendors or organizers as needed to support events or pedestrian activities. Adjacent to this, the project will provide a publicly accessible path from the sidewalk level to the upper bridge deck by way of elevators and an interior stairwell. Lobbies will be provided at both levels to support these functions as required and access will be provided from these lobbies to the public parking floors. This, in addition to the "flex-space" noted above will act to create a strong civic connection between the project and the neighborhood/city.

Also attached is a general area summary with approximate unit mix for the residential uses. We appreciate your continued assistance throughout this process and can provide supplemental information if needed.

Sincerely,

Solomon Cordwell Buenz

A handwritten signature in black ink, appearing to read "David Keller", with a long horizontal flourish extending to the right.

David Keller, AIA
Associate Principal

Enclosure: LEED Checklist Exhibit, Pervious Surface Exhibit, Parking Bonus Exhibit, Civil Support Areas Exhibit, Area Summary

cc: Tom Pohlman, Northern Capital Investments, LLC
Jay Barnes, Synergy Properties, Inc.
Dean Stratouly, Congress Group
Joe Farrell, III, The Congress Group
Richard Kershaw, Jr, The Congress Group
Dan McLean, Series D of LG 5, LLC

From: Ted Kromer [<mailto:ted@giarratana.com>]
Sent: Wednesday, May 25, 2016 4:31 PM
To: O'Connell, Freddie (Council Member); Collins, Andrew (Planning);
planning.commissioners@nashville.org
Cc: Sloan, Doug (Planning); Leeman, Bob (Planning)
Subject: 151 First Avenue South

Dear Sirs:

I am writing in support of the new development proposed for the Market Street Apartments site on First Avenue South.

I know this is a controversial project but I am in support of it because I believe it represents quality design and architecture that will complement and enhance the quality of buildings in the Core and SoBro.

The design respects the intent of the Downtown Code requiring a podium base with towers above. This creates more of a room feeling rather than a canyon appearance. The new project, while blocking some of Pinnacle's views, permits vistas between the two buildings that in many ways creates more interesting views.

Placing the lobbies for the apartments and condominiums and the vehicular drop-offs on Second Avenue South will encourage foot traffic by visitors and tenants. The materials and handling of the street scape will certainly enliven the Second Avenue block between the pedestrian bridge and Demonbreun currently occupied by blank walls and the loading dock for Pinnacle.

The interaction between the old Shelby Street bridge and the proposed project enlivens the bridge experience and foretells future interaction with other buildings.

In short this is a very well designed and thought out project and one that I believe will further enrich the architecture of Nashville.

Ted Kromer
Development Director
Giarratana Nashville
424 Church Street
Suite 250
Nashville TN. 37219
(O) 615 254 0555
(C)615 516 5688
ted@giarratana.com

From: Hammons, Andy [mailto:Andy.Hammons@ryan.com]
Sent: Wednesday, May 25, 2016 2:02 PM
To: Planning Commissioners
Cc: O'Connell, Freddie (Council Member)
Subject: Opposition to 151 1st Avenue South – SoBro Subdistrict

Dear Commissioners,

As a person who works in SoBro, I am writing to express my concerns with the proposed project at 151 1st Avenue South. The building, as designed, does not adhere to the current community plan, which calls for this site to be an extension of the historically and culturally significant Second and Broadway Neighborhood and that it preserve low-scale, historic brick buildings. Furthermore, the current plan calls for special care to be taken to avoid detracting from the landmark status of the Siegenthaler Bridge and for buildings to be stair-stepped down towards the river. Finally, it is becoming more and more frustrating dealing with the growing traffic congestion and construction on the streets surrounding my building and this proposed project. I am concerned that the design and location of this project, with access on the already-crowded Second and Demonbreun avenues, will make the problems significantly worse.

I urge you to vote against the proposal and protect the community plan upon which those of us who live and work in this area rely.

Sincerely,

andy

Andy Hammons

Principal in Charge, Nashville

Ryan

The Pinnacle at Symphony Place

150 3rd Avenue South
Suite 2020
Nashville, Tennessee 37201

615.238.6925 Direct

404.202.3332 Mobile

615.238.6926 Facsimile

www.ryan.com

From: John Mathieson [<mailto:jcmeastnashville5237206@gmail.com>]

Sent: Wednesday, May 25, 2016 1:11 PM

To: Planning Staff

Subject: Re: 1st Avenue development

As a concerned Nashvillian I am asking you to reject the requests by Bass Berry and Sims, Gary Everton, and Rick Barnhardt and adopt the 40 story rendering of this development.

Rick Barnhardt had a multi decade career doing what he could to stop ALL development in Nashville. His hate for tall buildings is well known and he has done what he could over 25 years to stop every single not of them.

Gary Everton has had a career of developing low rise non-descript buildings of no real architectural value.

Bass, Berry and Sims had no problem moving into a tower that blocked other peoples views, now they want to protect their own. Do not let them be the big bully and push you around.

Hopefully the mayors office will step in and save this \$350,000,000 project before the Congress Group pulls out and goes to Austin or Charlotte. If they do not get the bonus height they want, it may be better off if they left town and did not build a box. Look how ugly Michael Hayes' building will be because it's a giant box.

In any case the lawyers at BBS should be smart enough to realize 40 stories and 485 feet is better than 30 stories and an allowed height of 554 feet. Maybe they cannot do math, and that may explain why legal bills are so hard to read; they cannot do simple math.

The Encore should have no say whatsoever. If someone moved in to that building thinking a 20 story buildings views would be protected is ludicrous.

Don't be bullied by these people. Rick Barnhardt has bullied this city enough with his small town planning ideas. It's time for this to stop!

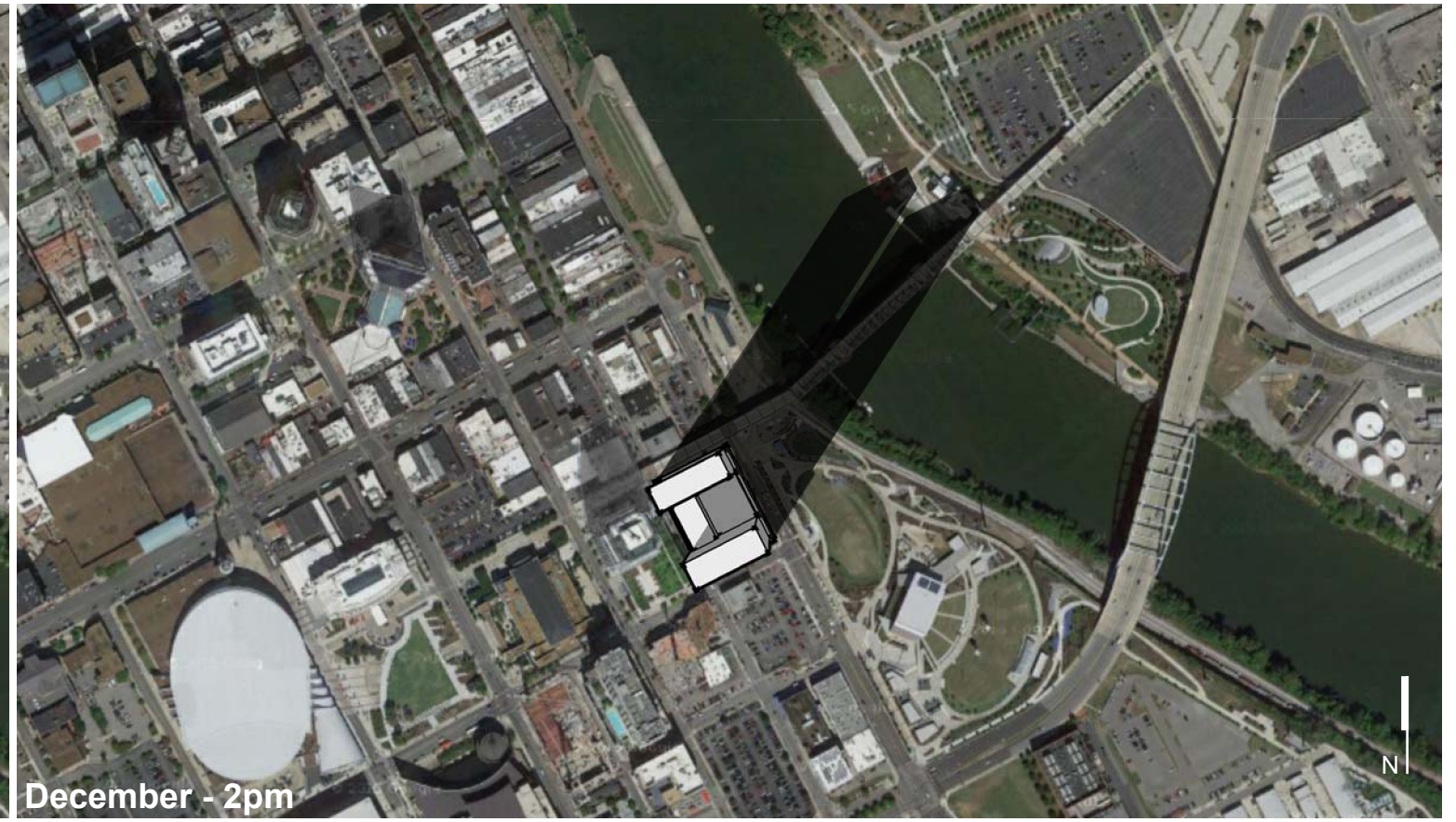
John Figura.

The following attachment, “151 1st Avenue Sun Shading Study,” was sent by Gary Everton of EOA Architects:

(attachment follows)



December - 10am

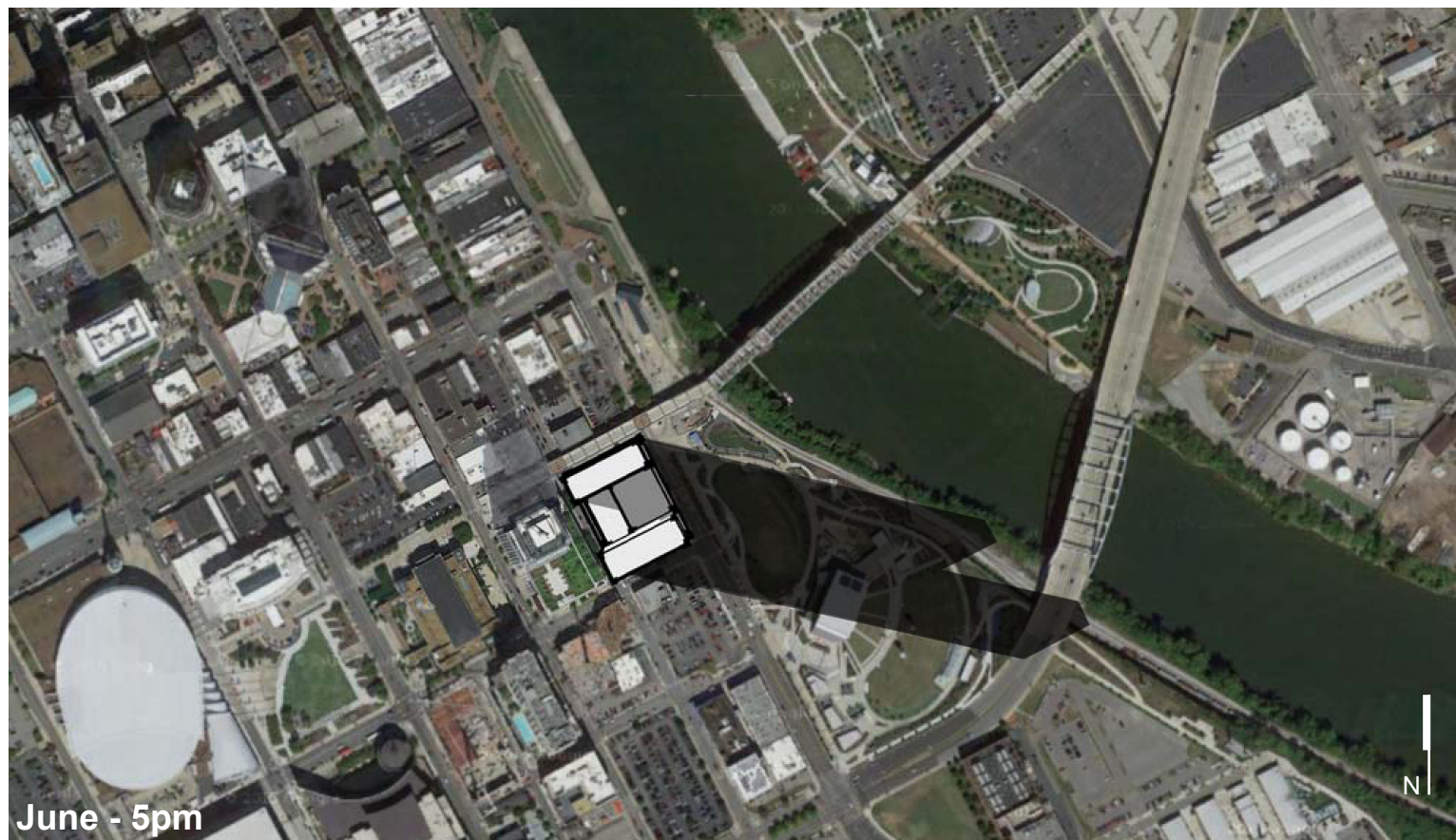
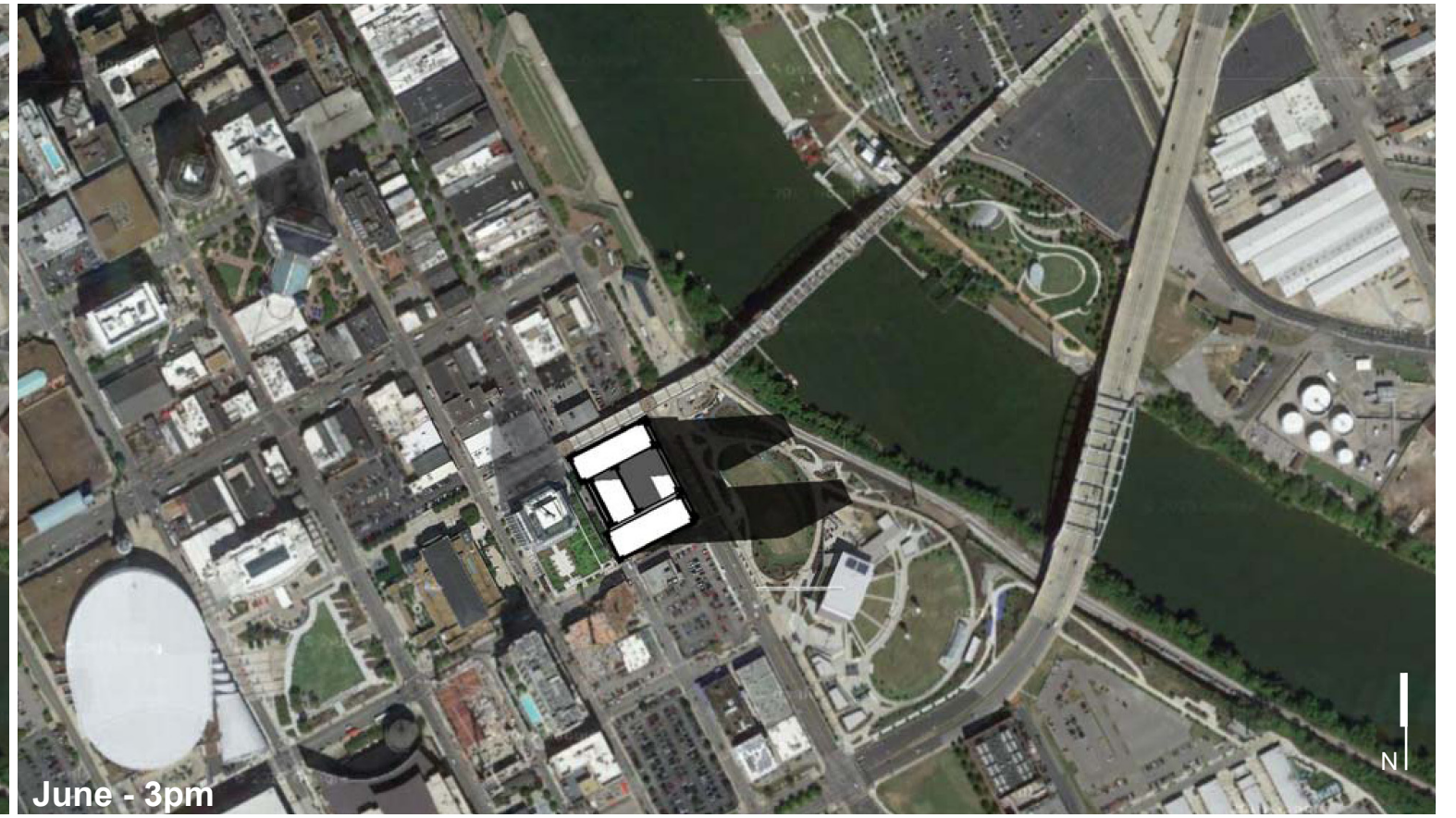
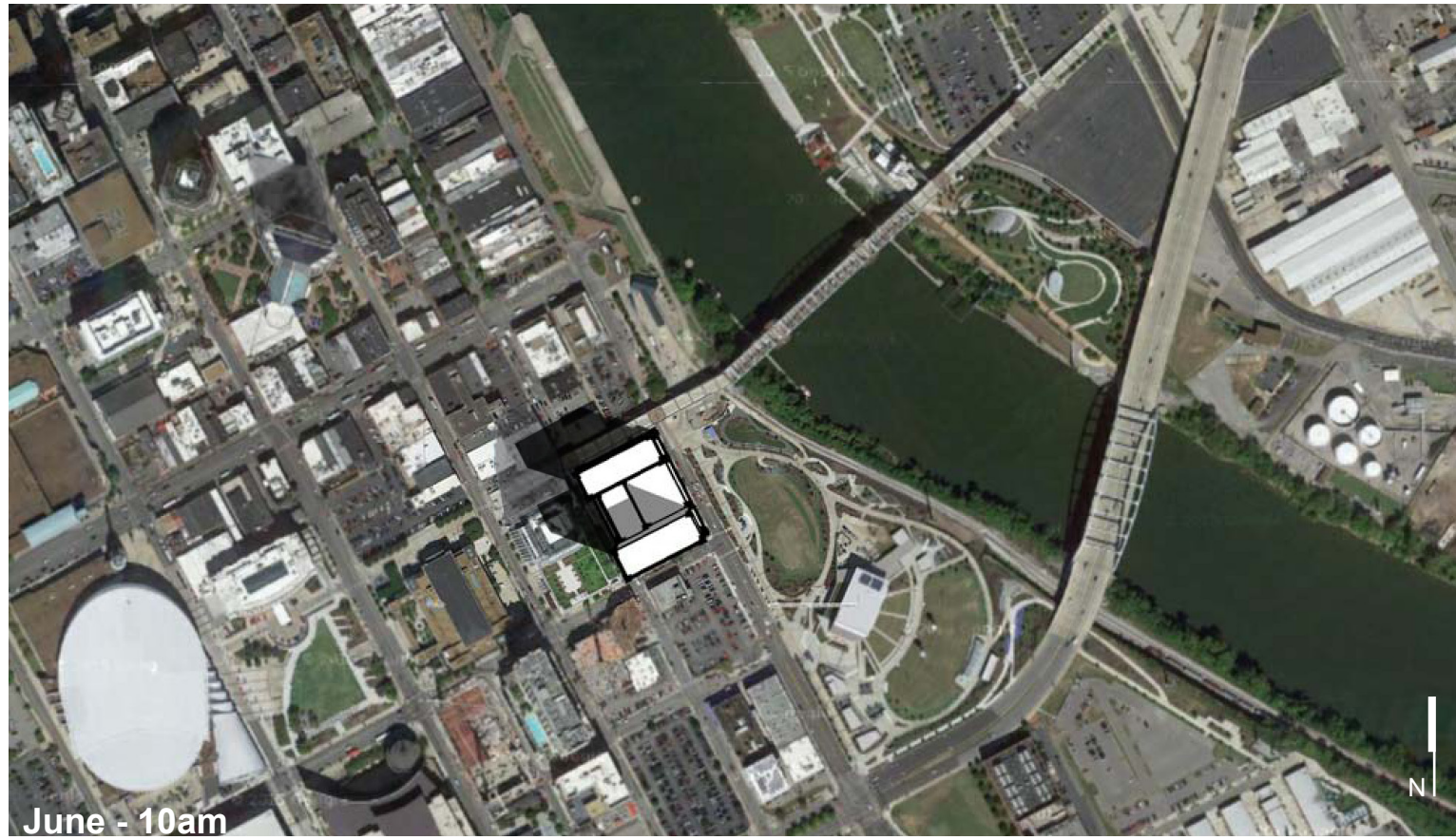


December - 2pm



December - 3pm

151 1st Ave
Sun Shading Study



151 1st Ave
Sun Shading Study

Item 4, Mt. Pisgah SP

From: David Hardison [<mailto:j.david.hardison@gmail.com>]
Sent: Thursday, May 26, 2016 9:17 AM
To: Planning Staff
Cc: Swope, Robert (Council Member); Sandra Hardison
Subject: Development of the Charles White Property on Mt. Pisgah

I am writing to request modifications to the currently proposed plans for development of 12 acres owned by Mr. Charles White. My wife and I own one of the properties that backs up to this area, and we have serious concerns. Regrettably, we are not able to attend tonight's meeting; but we want to formally enter our opposition to the proposal **as it currently exists**.

We do not oppose all development; in fact, we would welcome the ***right*** development that was done in a thoughtful manner consistent with existing properties. The right development would be an improvement over the dumping that has been going on. My wife and I endorse and support each and every concern identified and expressed by the HOA and Councilman Swope:

- Lot sizes are NOT consistent with the adjoining neighborhoods. Our property values will be negatively impacted. (NOTE: We independently verified this with our realtor.)
- The proposal will add approximately 50 additional vehicles to an already overburdened road infrastructure (Mt. Pisgah and Edmonson Pike).
- The number of ponds depicted in the plans will almost certainly increase the area's mosquito population and thereby increase the risk of contracting Zika or West Nile viruses.
- The Regent Homes plat also does not have enough parking spaces for the residents, or visitors. The street is entirely too narrow and too busy to accommodate street parking.
- The impact of this many homes will negatively impact our emergency services, school system, and sewer and water systems. There is also a concern about the Mill Creek watershed.

- This development is not consistent with homes in any of our surrounding neighborhoods. With the proper adjustments, however, it would be a welcomed addition to our area.

Again, please understand that we are not opposed to all development on this property. We are only opposed to the wrong development. Please modify the proposal to only permit development that is in harmony with the existing natural and developed environs of this area. Thank you for serving the citizens and voters of this area.

Sincerely,

J. David Hardison, DMD, MBA

Sandra G. Hardison

From: Chris C Martin [<mailto:Chris.Martin@fmc-na.com>]

Sent: Thursday, May 26, 2016 8:33 AM

To: Planning Staff

Subject: Mt Pisgah SP

Commissioners

As a homeowner in the Christiansted Valley Reserve subdivision, I'd like to voice my opposition to the current planned Mt Pisgah subdivision before you.

- 1) The proposed "postage stamp" sized lots are not at all consistent with the neighborhoods in the area.
- 2) The dense development will only put more cars on the already acutely overcrowded Edmondson Pike and OHB roadways. Traffic on these roads (as you know) is already "over-the-top" as well as very dangerous. I see NO accommodations in the proposal for this issue.
- 3) Our subdivision already has an inordinate amount of speeding, cut-through traffic making it unsafe for pedestrians. This dense subdivision will only make that worse.

- 4) As a homeowner in the area, I have received NO communication from the commission about this rezoning. I've seen NO signage related to the change.

In closing....we cannot continue to press the "Fast-Forward" button on construction without consideration to existing homeowners, roadways, traffic, and city services. We need to hit "Pause" on construction and "Fast-Forward" on fixing roads, traffic , and overcrowded schools.

Thanks for time,

Robert Chris Martin

305 Dillehay Ct

Nashville, TN 37211

From: Nancy DeMay [<mailto:malibunz@hotmail.com>]
Sent: Thursday, May 26, 2016 7:33 AM
To: Planning Staff
Subject: Mt Pisgah rd

Pls no more subdivisions on that road. Too much traffic already.

From: Bill Word <wword@yahoo.com>
To: "planningstaff@nashville.gov" <planningstaff@nashville.gov>
Cc: Robert Swope <robert.swope@nashville.gov>; Nancy Allen <nashvillebmwlady@icloud.com>; Chris C. Martin <chris.martin@fmc-na.com>; Joseph Bachus <bachus0@yahoo.com>
Sent: Wednesday, May 25, 2016 9:39 PM
Subject: for May 26 2016 planning meeting item 4 - 2016SP-011-01 Mt Pisgah SP

Name: William Word

Address: 6273 Palomar Court, 37211

Subject: May 26, 2016 planning meeting item 4 - **2016SP-011-01 Mt Pisgah SP**

Dear Commission Members:

As a Christiansted Valley resident and HoA board member I am opposed to the *current* **2016SP-011-01 Mt Pisgah SP** plan for the following reasons:

1. **Lot density:** The lots are much smaller than those in surrounding neighborhoods. Other than Parkside, most homes in the area are on lots RS15 or larger. Lots smaller than 7000 sq ft are not consistent with other homes in the area.
2. **Traffic issues:** The intersections of Mt Pisgah (both ends) and Frontier Lane at Edmondson Pike are already difficult and dangerous. Adding traffic from 31 homes will only make this worse. Christiansted Lane and Frontier Lane already see much cut-through traffic; this development will only add to this issue. These traffic issues will also affect first-responder access in case of emergency.
3. **Parking and street size in the development:** Where will visitors park? There are only 9 parking spaces shown for visitors. Street parking on 25' wide "alleys" will happen and will make driving to homes difficult to maneuver (as well as emergency access). Parking on Mt Pisgah must not be permitted since it carries much traffic; most of which is over the speed-limit. (We know how this works - Christiansted Valley CCRs prohibit street parking but residents consistently violate the rule. Narrow 25' streets will make this worse for them, which will likely lead to parking on Mt Pisgah.)
4. **"Bio-Ponds":** How can we be assured these will not become mosquito breeding grounds?
5. **Home orientation:** The plan states that some homes may "face open space" with entrances to the rear. All existing homes in the area face streets - there are no alleys.

I am not against development along Mt Pisgah as long as it is consistent with other neighborhoods in the area. Thank you for your consideration in recommending a less-dense development.

Sincerely,

--

Bill Word

6273 Palomar Court

Nashville TN 37211

wword@yahoo.com

From: Justin Testerman [<mailto:justin@projectrenaissancenashville.org>]

Sent: Wednesday, May 25, 2016 7:32 PM
To: Planning Staff
Subject: Mt Pisgah development

I am writing in strong opposition to Mr White's proposed development on Mt Pisgah. It is too high density and will add too much traffic to an already congested area. Further, there has been no solicitation of community involvement in these plans. Please deny this request.

Justin Testerman
6741 Christiansted Ln
615-310-6525

Items 13a/b, Forest View Park

From: Tracey McCartney [mailto:tracey@fairhousing.com]
Sent: Thursday, May 26, 2016 10:10 AM
To: Planning Commissioners
Subject: Council bill BL2016-219

Dear members of the Metro Planning Commission:

Some of you may have seen a version of this already – it is adapted from an e-mail I sent to Council Lady Karen Johnson on May 19, and I subsequently shared it with others.

My name is Tracey McCartney, and I am a lawyer and the executive director of the Tennessee Fair Housing Council. The Tennessee Fair Housing Council is a private, non-profit organization whose mission is to eliminate housing discrimination and ensure equal opportunity for all people through leadership, education, outreach, public policy initiatives, advocacy and enforcement.

I have become aware of BL2016-219, a bill that would downzone a portion of the Forest View PUD in Antioch. As I understand it, the downzoning and cancellation of the PUD would preclude construction of a planned 96-unit multifamily apartment complex that would receive tax credits under the Low-Income

Housing Tax Credit Program. As you know, the Planning Department staff has already recommended against the bill's endorsement by the Planning Commission.

As a fair housing advocate, I am concerned any time there is an effort that would, directly or indirectly, thwart the construction of affordable housing. While I know the tax-credit program is not perfect, it has been an important source of housing for people with low and moderate incomes. In addition, Nashville has a very serious shortage of housing that accepts Section 8 voucher holders. Under IRS rules, LIHTC properties are required to do so, giving that population a source of safe, decent and affordable housing. (I say this fully realizing that Section 8 carries a heavy but largely undeserved stigma.)

Because there is a strong correlation between low income and some of the protected classes under the Fair Housing Act, such as people of color, people with disabilities and families with children (especially single female-headed households with children), the failure to allow affordable housing to be built often has an illegal disparate impact on those individuals and families. I understand that Antioch already has some of the more affordable housing in Nashville, and I also understand that some of the support for the downzoning is based on a good-faith concern over concentrations of poverty. I share those concerns in general.

But city officials must be careful not to give in to "Not in My Back Yard" sentiments that may be driving some of the citizen opposition to the preservation of the PUD. I have read some of the citizen comments already received by the Planning Department, and I have received an e-mail from one of Council Lady Johnson's constituents, and there certainly is an undercurrent of NIMBYism in many of the remarks. While those citizens have a pretty much absolute First Amendment right to make any comments they want, the city is potentially liable under the Fair Housing Act for giving those comments effect by acceding to their demands that the LIHTC project be killed. Some of you probably remember 2007, when the city was sued and subsequently lost a Fair Housing Act lawsuit at trial (I believe the jury verdict was close to \$1 million, and then the Department of Justice sued for specific non-monetary relief) for changing the allowed uses in agricultural zones to exclude residential rehabilitation facilities, simply because Rip Ryman's constituents didn't want one that was planned for Goodlettsville.

Despite my concerns about concentrations of poverty, some affordable housing is preferable to no affordable housing. Ideally, more affordable housing would be constructed in neighborhoods of opportunity where poverty does not predominate, but Nashville has not yet gotten a handle on making such construction feasible where land prices are extraordinarily high. That is a separate discussion.

I would be happy to discuss this with any Commission members who want to talk to me prior to tonight's meeting. My direct line is 615-212-3120.

Tracey McCartney

Tennessee Fair Housing Council

107 Music City Circle, Suite 318

Nashville, TN 37214

www.tennfairhousing.org

615-874-2344

From: Verlinda Darden [<mailto:vdarden@nashvillechamber.com>]

Sent: Thursday, May 26, 2016 9:47 AM

To: Planning Staff; Planning Commissioners

Cc: Jennifer Carlat; Bedne, Fabian (Council Member); Johnson, Karen (Council Member); Hagar, Larry (Council Member); Vercher, Tanaka (Council Member); Swaggart, Jason (Planning); Sloan, Doug (Planning); Potts, Jason (Council Member); Mendes, Bob (Council Member); Rosenberg, Dave (Council Member); Hurt, Sharon (Council Member); Pardue, Doug (Council Member); Haywood, Brenda (Council Member); Hastings, DeCosta (Council Member); VanReece, Nancy (Council Member); Pridemore, Bill (Council Member); Syracuse, Jeff (Council Member); Rhoten, Kevin (Council Member); Withers, Brett (Council Member); Johnson, Mina (Council Member); Dowell, Jacobia (Council Member); Huezo, Holly (Council Member); Davis, Anthony (Council Member); O'Connell, Freddie (Council Member); Swope, Robert (Council Member); Freeman, Mike (Council Member); Cooper, John (Council Member); Blalock, Davette (Council Member); Henderson, Angie (Council Member); Kindall, Ed (Council Member); Davis, Scott (Council Member); Coleman, Sam (Council Member); Roberts, Mary Carolyn (Council Member); Briley, David (Vice Mayor)

Subject: Metro Planning Commission May 26th Agenda Items 13a & 13b

Dear Planning Commission Staff,

Please find attached a letter from the Nashville Area Chamber of Commerce expressing our concern regarding items 13a & 13b (Forest View Drive Downzoning) on today's May 26th Metro Planning Commission agenda. We respectfully ask that you provide this letter to the Metro Planning Commissioners for their consideration. We concur with planning staff recommendation on these items and ask that the Commissioners vote to disapprove these actions.

Best Regards,

Verlinda Darden

Policy Project Coordinator

(attachment follows)



May 26, 2016

Dear Members of the Metropolitan Nashville/Davidson Planning Commission,

I am writing on behalf of the Nashville Area Chamber of Commerce to express our concerns regarding items 13a and 13b on the May 26 Commission agenda (zone change 2016Z-051PR-001 and Planned Unit Development 23085P-003). We concur with the Planning staff's recommendation and urge you to disapprove both actions.

It is rare for the Chamber to weigh in on an individual zone change, but we find that the proposed downzoning of the Forest View Drive property, and the cancellation of its PUD, has impacts beyond the particular property.

The proposed Forest View Drive downzoning and PUD cancellation is occurring mid-development and without the consent of the owner. If the downzoning and PUD cancellation are adopted, it sets a dangerous precedent. This action would signal to private property owners that even if they have followed Metro's regulations and procedures to amend the entitlements to their property, those lawfully-applied entitlements may be stripped from the property during the course of development, after significant investment on the part of the property owner. The Chamber is committed to supporting predictable and transparent development and zoning policies that encourage development and investment. The proposed Forest View Drive downzoning runs counter to this ideal.

We also believe these actions harm the city's efforts to expand housing options in Davidson County. The owner of the property has secured Low Income Housing Tax Credits (LIHTC) for the site to produce affordable housing near a primary corridor that offers express bus service, further improving the affordability for the individuals and families that will live there.

The Chamber has learned that the Tennessee Development and Housing Agency (THDA), which issues the limited number LIHTC in a competitive process to jurisdictions across the state, is considering penalizing jurisdictions that rezoning or downzone properties to which LIHTCs have been applied. In 2015, Nashville/Davidson County developers were awarded roughly \$30 million in LIHTC for three projects, with the Ridge at Antioch – the subject site – being awarded \$11 million. These tax credits are the most significant tool that the city has for creating affordable housing and should not be jeopardized by mis-guided zoning decisions.

The Nashville Area Chamber of Commerce respectfully asks you to disapprove zone change 2016Z-051PR-001 (item 13a) and Planned Unit Development 23085P-003 (item 13b). Thank you for your attention to this matter.

Best regards,

Jennifer L. Carlat, M.P.P.
Vice President of Metropolitan Policy
Nashville Area Chamber of Commerce

211 Commerce Street, Suite 100
Nashville, Tennessee 37201
p. 615.743.3000
f. 615. 256.3074
nashvillechamber.com