



August 8, 2019

Mr. Eric Hammer
Planning Department - City of Nashville, TN

**Re: Proposed Downtown Mix Use Project
127 Rosa L. Parks Blvd.
Nashville, Tennessee**

Mr. Hammer,

ESa is excited to be pursuing a potential project located on the corner of Commerce Street and Rosa L Parks Blvd. in the Core District zone of Downtown. The purpose of this letter is to inquire on modifications for the building.

The newly proposed mixed-use project would be 24 floors above grade and include approximately 250 hotel guest rooms and 134 apartment units. Additionally, the project seeks to have ground floor retail on both corners of Commerce Street along 9th Ave N. and Rosa L. Parks Blvd. The 6th Floor will serve as the hotel's elevated lobby which will have a restaurant and bar adjacency. A parking garage is planned for two sub-grade levels as well as the 2nd, 3rd, and 4th floors. Sub-grade parking will account for at least 75 parking spaces. Above grade structured parking will serve residents and hotel valet totaling approximately 170 spaces. The total gross square footage including all levels of the parking garage is approximately 485,000 sf.

The project is seeking modifications to the Downtown Code. Our requests for the project are as follows:

1. A modification is requested for the loading regulations found on page 83 of the Downtown Code. The project seeks to have one dedicated loading bay that can accommodate a full size SU-30 vehicle located off Alley 63. In addition to this location, the project would seek to have a second loading bay for retail trash pick-up only and would not accommodate a full size SU-30. The nature of the project would require timed deliveries so pick up of laundry and trash would be minimized during congested hours of downtown traffic. The project also plans on making improvements to the alley by widening to a full 20'-0" width to accommodate 2-way traffic.
2. A modification is requested for the allowable setback distance for storefront frontage along Commerce Street and Rosa L. Parks Blvd. The project seeks to utilize an increase of this distance for the majority of the street frontage to provide potential for outdoor seating and some additional flexibility in accommodating ADA entries due to the increase slope of the site. The corner frontage at 9th Ave N is also in violation of the 4'-0" frontage requirement by approximately 18" constituting around 7 sf at the retail corner. Both Commerce Street and Rosa L. Parks Blvd frontages seek to utilize a portion of the façade for outdoor Storefront arcades.
3. A modification is requested on the frontage regulation along 9th Ave N. requiring 80% lot frontage that is dedicated for pedestrian amenities. Due to the compactness of the site, the project is showing a 73% frontage.
4. A modification is requested for an aerial encroachment over a portion of Alley 63. The intent would be to create a more continuous street frontage along Rosa L. Parks Blvd. and to reduce the scale and potential building height along 9th Ave. N.

We welcome the opportunity to speak on the project in further detail. Please do not hesitate to contact me at (615) 760-6720.

EARL SWENSSON ASSOCIATES, INC.



Lee S. Davis, AIA, LEED AP BD+C

Senior Design Manager

127 ROSA L PARKS BLVD. MIXED-USE - REQUEST FOR MODIFICATIONS

Location: 127 Rosa L Parks Blvd.

PROJECT DESCRIPTION:

New construction of a commercial/residential space. Building to include approximately 250 guest rooms, 134 apartments, and 4,000 square feet of retail space.



127 ROSA L PARKS BLVD. MIXED-USE - SITE AERIAL



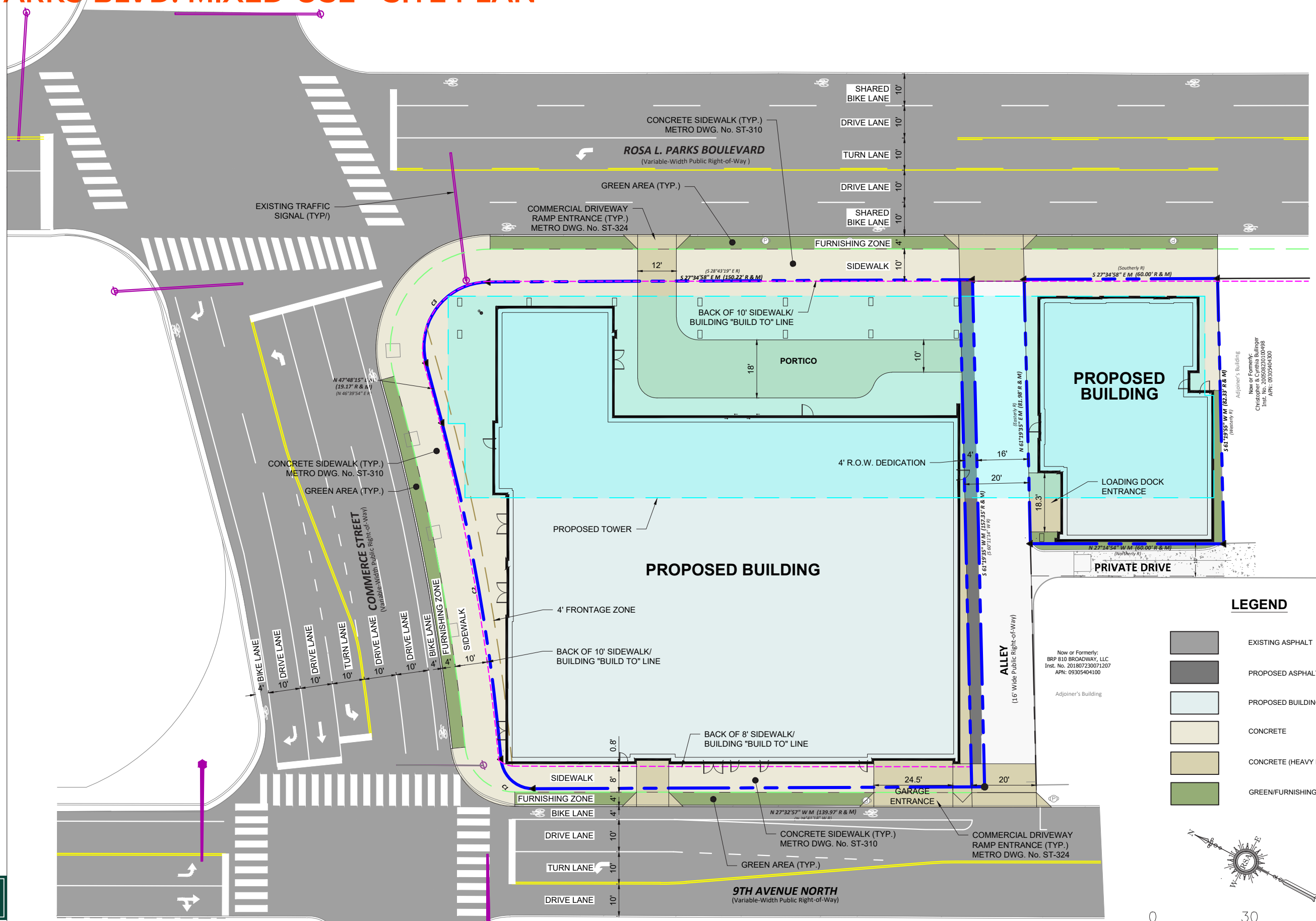
127 ROSA L PARKS BLVD. MIXED-USE - REQUEST FOR MODIFICATIONS

Location: 127 Rosa L Parks Blvd.

MODIFICATION REQUEST (the proposed plan does *not* comply with the following standard):

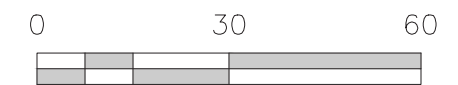
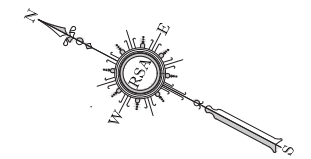
1. A request to approve a modification on the loading regulations found on page 83. The applicant is proposing an alternate loading scheme.
2. A request to approve modification on the building setback standard. The requirement for storefront frontage is 0'-10'. The applicant is proposing that the frontage can be increased along Commerce Street to provide outdoor seating.
3. A request to approve a modification on the frontage regulation along 9th Ave. 80% of lot frontage minimum is required. The applicant is proposing a reduction of 7%.
4. Aerial encroachment is being sought for a portion of Alley 63.

127 ROSA L PARKS BLVD. MIXED-USE - SITE PLAN



LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED BUILDING
- CONCRETE
- CONCRETE (HEAVY DUTY)
- GREEN/FURNISHING ZONE

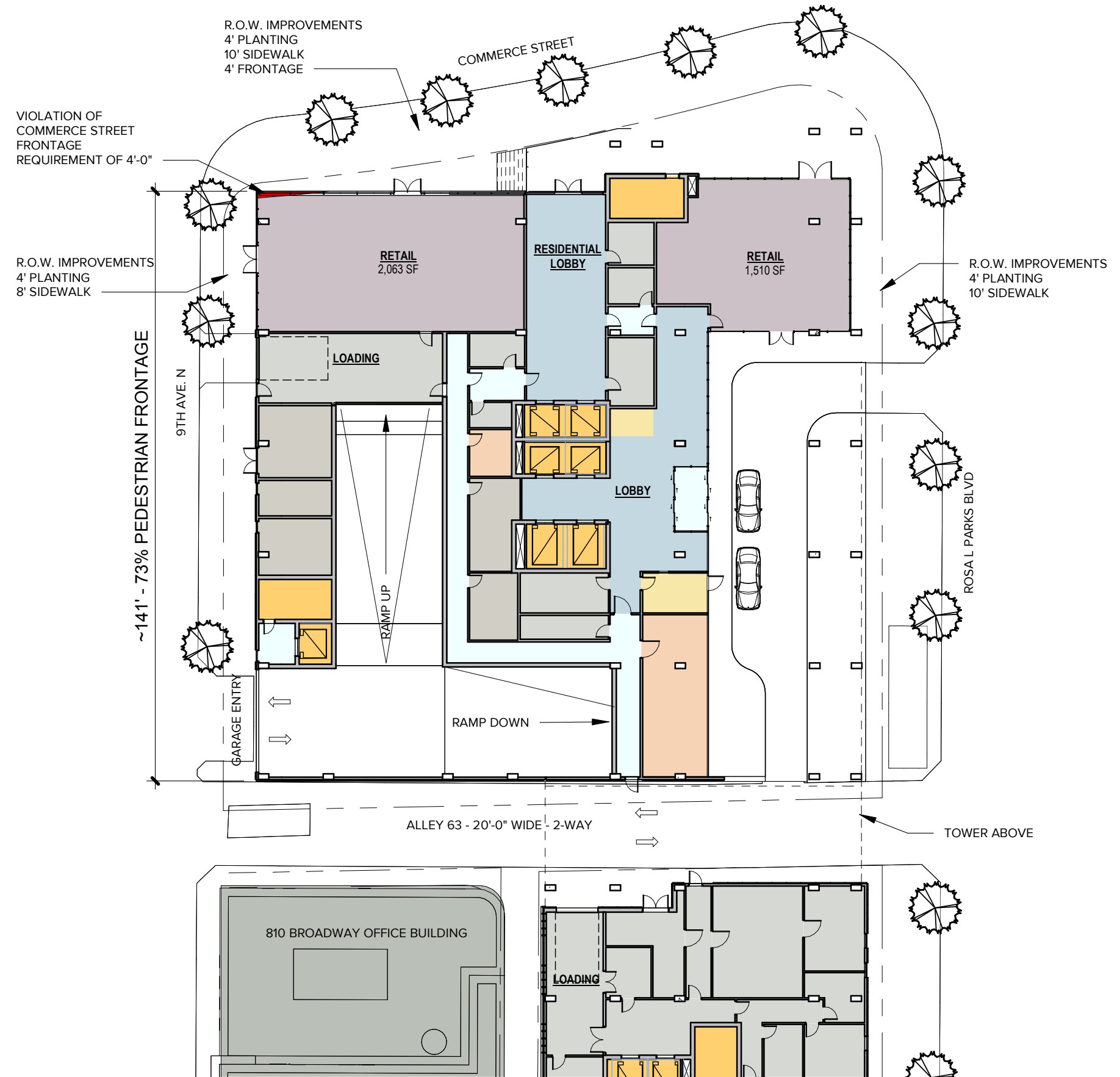


Now or Formerly:
 BRP 810 BROADWAY, LLC
 Inst. No. 201807230071207
 APN: 09305404100

Adjainer's Building

Adjainer's Building
 Now or Formerly:
 Christopher & Cynthia Bulinger
 Inst. No. 20050820100498
 APN: 09305404200

127 ROSA L PARKS BLVD. MIXED-USE - 1ST FLOOR PLAN



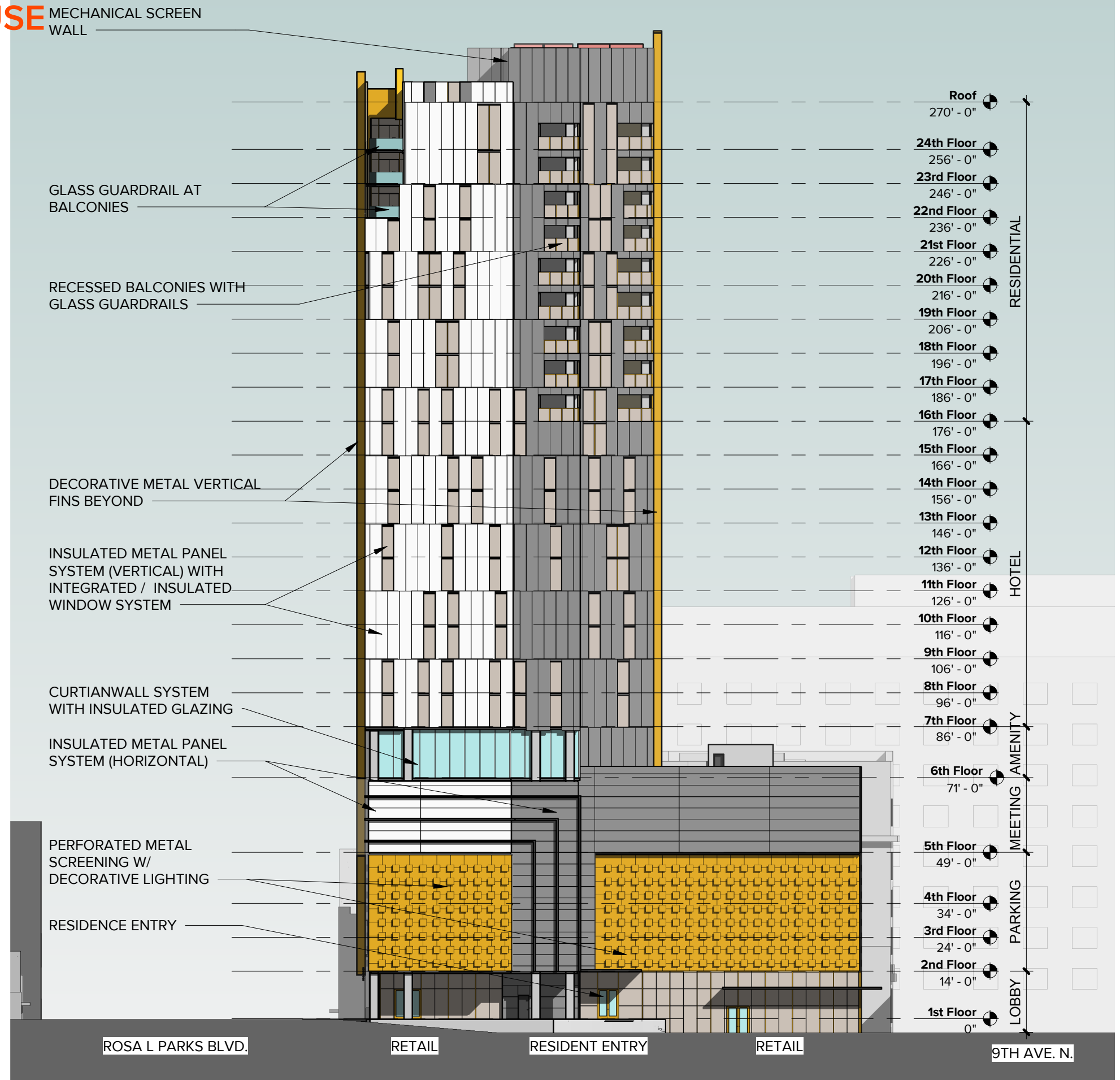
1" = 32'-0"

127 ROSA L PARKS BLVD. MIXED-USE ROSA L PARKS BLVD. ELEVATION



1" = 32'-0"

127 ROSA L PARKS BLVD. MIXED-USE COMMERCE ST. ELEVATION



1" = 32'-0"

127 ROSA L PARKS BLVD. MIXED-USE 9TH AVE. N. ELEVATION

MECHANICAL SCREEN WALL

RECESSED BALCONIES WITH GLASS GUARDRAILS

DECORATIVE METAL VERTICAL FINS

INSULATED METAL PANEL SYSTEM (VERTICAL) WITH INTEGRATED / INSULATED WINDOW SYSTEM

CURTAINWALL SYSTEM

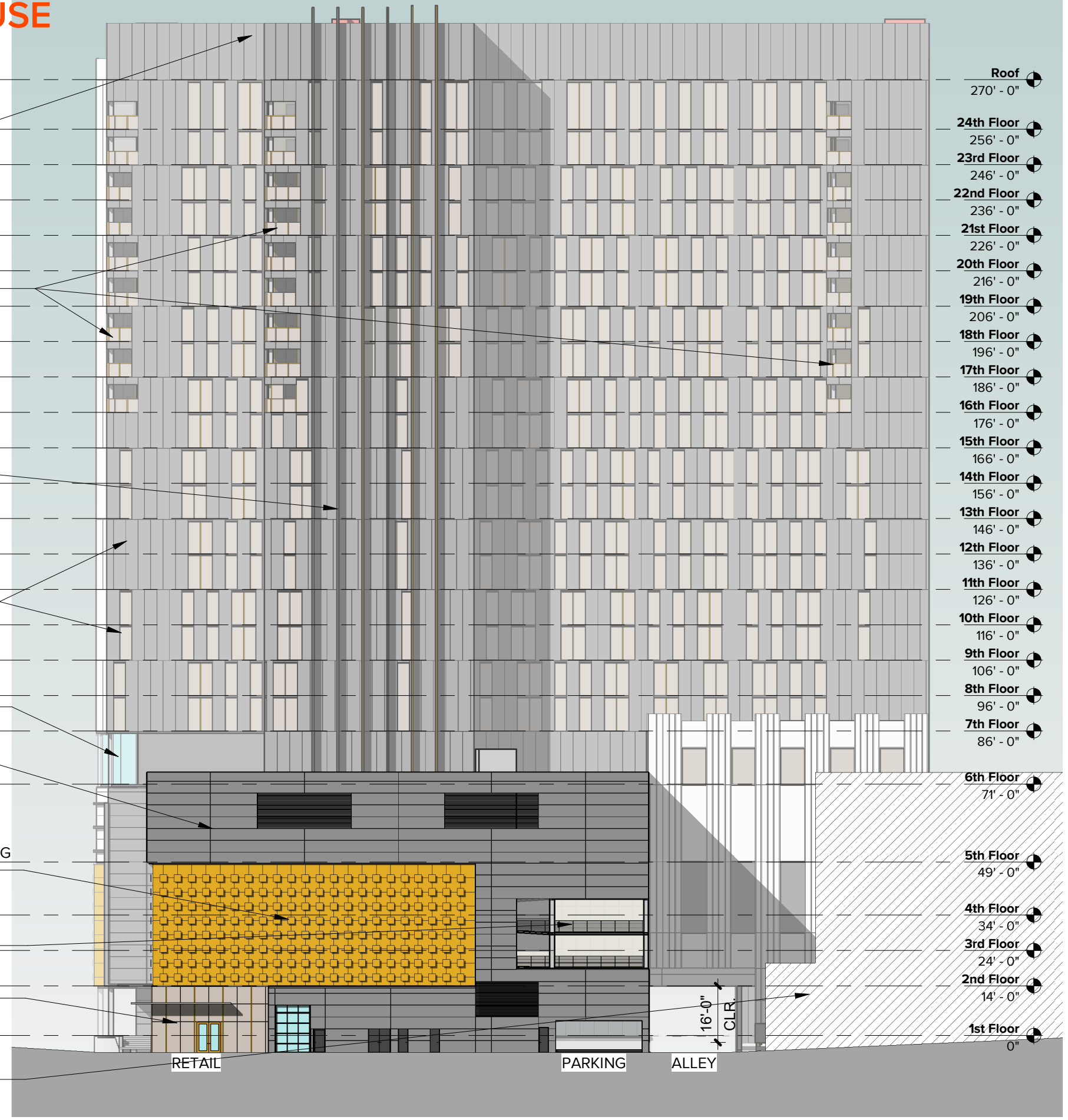
INSULATED METAL PANEL SYSTEM (HORIZONTAL)

PERFORATED METAL SCREENING W/ DECORATIVE LIGHTING

OPEN GARAGE W/ CABLE RAIL AND EXPOSED CONCRETE

CURTAINWALL SYSTEM WITH INSULATED GLAZING

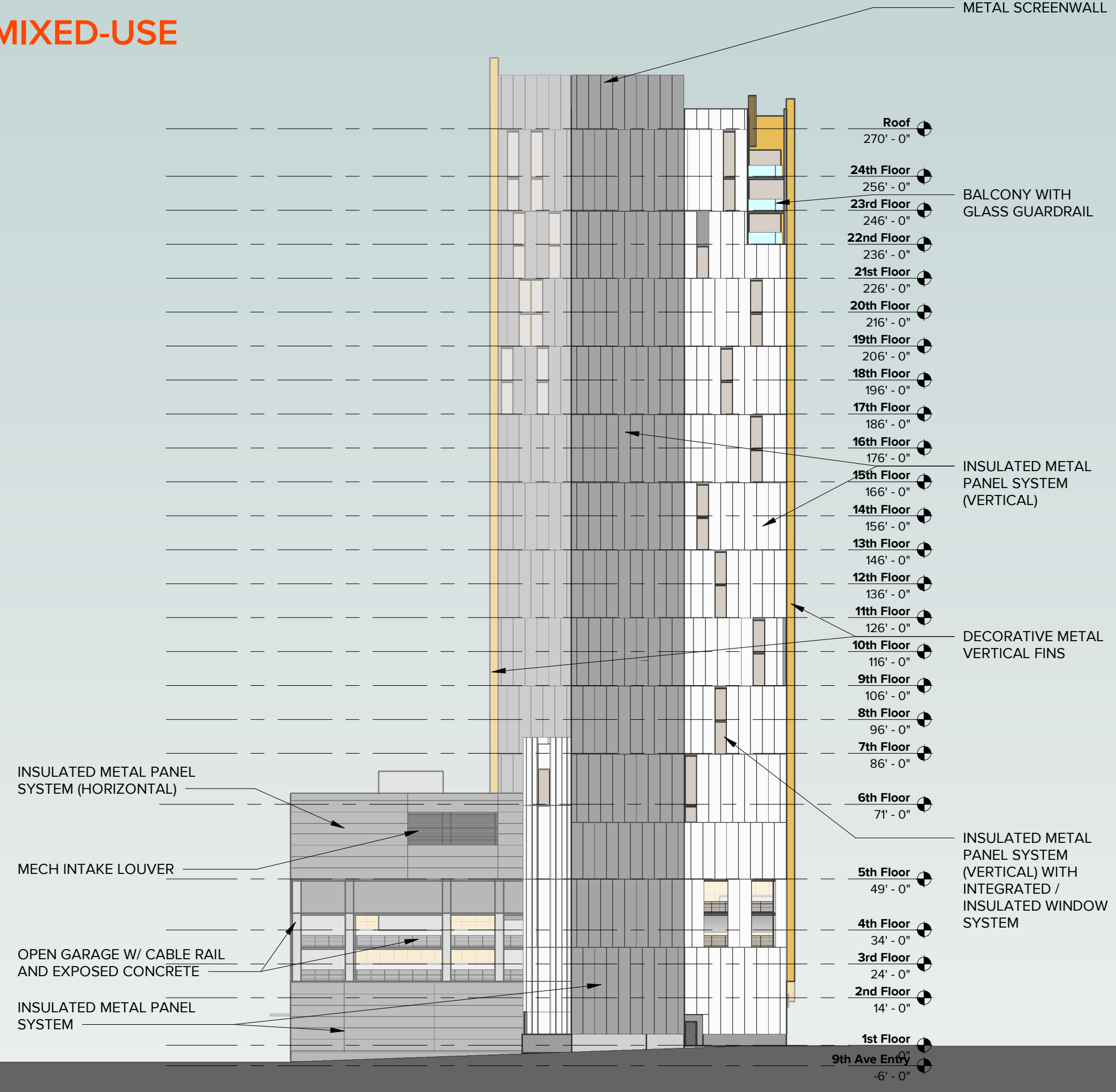
EXISTING BUILDING



- Roof 270' - 0"
- 24th Floor 256' - 0"
- 23rd Floor 246' - 0"
- 22nd Floor 236' - 0"
- 21st Floor 226' - 0"
- 20th Floor 216' - 0"
- 19th Floor 206' - 0"
- 18th Floor 196' - 0"
- 17th Floor 186' - 0"
- 16th Floor 176' - 0"
- 15th Floor 166' - 0"
- 14th Floor 156' - 0"
- 13th Floor 146' - 0"
- 12th Floor 136' - 0"
- 11th Floor 126' - 0"
- 10th Floor 116' - 0"
- 9th Floor 106' - 0"
- 8th Floor 96' - 0"
- 7th Floor 86' - 0"
- 6th Floor 71' - 0"
- 5th Floor 49' - 0"
- 4th Floor 34' - 0"
- 3rd Floor 24' - 0"
- 2nd Floor 14' - 0"
- 1st Floor 0"

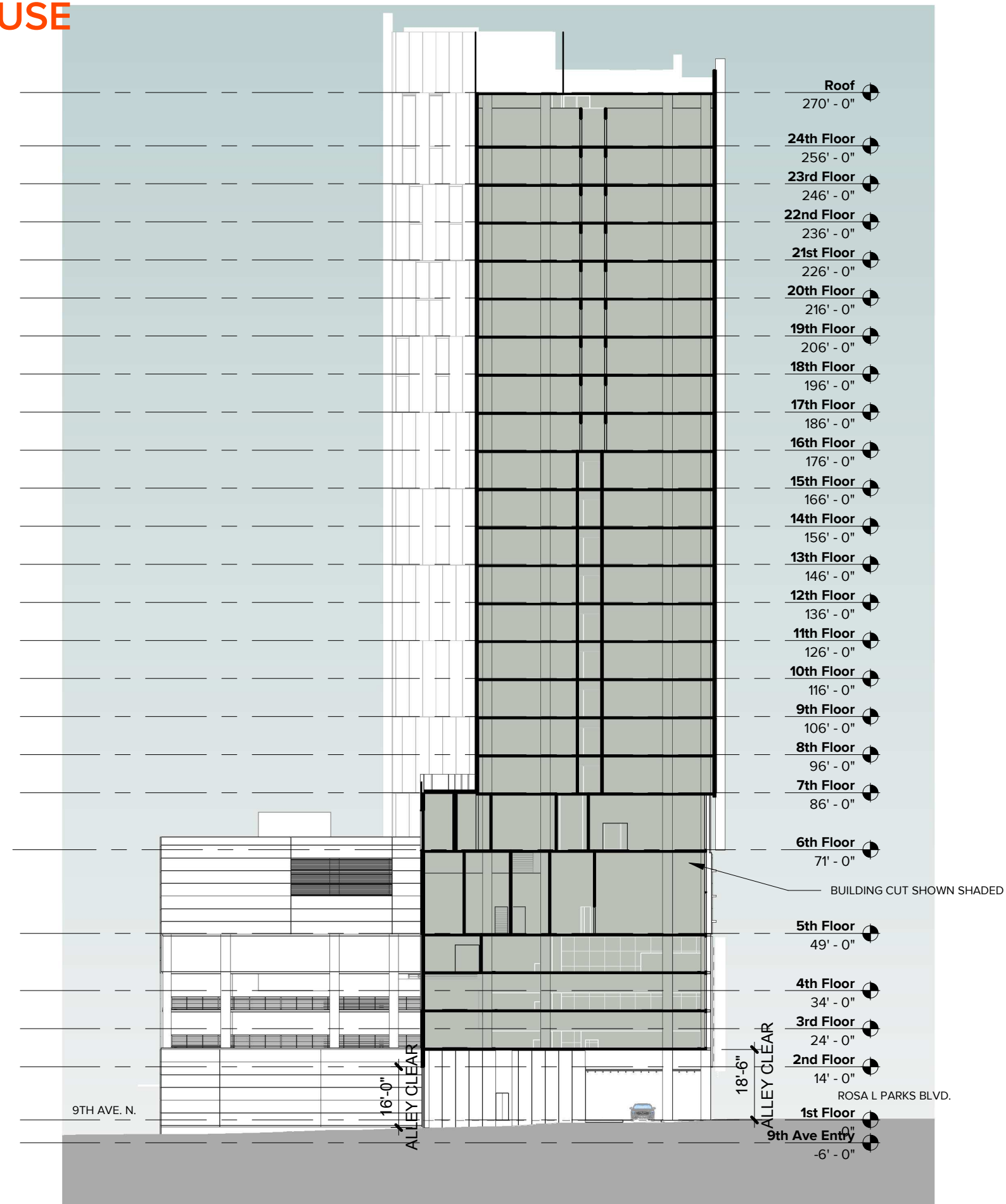
1" = 32'-0"

127 ROSA L PARKS BLVD. MIXED-USE ALLEY 63 ELEVATION



1" = 32'-0"

127 ROSA L PARKS BLVD. MIXED-USE SECTION THROUGH ALLEY 63



1" = 32'-0"



