

# Richland Building Partners

December 4, 2024

TO: Anas Alrejjal, Nashville Department of Transportation

FROM: Duane Cuthbertson, Richland Building Partners

RE: Exception for long term sidewalk closures adjacent to 321 31<sup>st</sup> Av N.

Please accept this letter along with the attached application and exhibit as a request to temporarily close the sidewalks adjacent to our Athena project, located at 321 31<sup>st</sup> Avenue North.

We respectfully request to temporarily close the adjacent sidewalks and bike lane in order to accommodate building construction equipment during construction. It is our expectation that we will need the space encumbering the existing sidewalks along 31<sup>st</sup> Avenue North and Parthenon Avenue for the next five months, until May 1, 2025.

We propose to establish a temporary protected pedestrian pathway around the perimeter of the building, utilizing a portion of the existing roadway for Parthenon Avenue and then utilizing the existing bike lane on 31<sup>st</sup> Avenue North. We propose that the bike traffic will temporarily merge into the vehicular travelway.

Please find pertinent information related to our request below.

- Planned work hours: 8a – 4p
- The exact location of the work zone is provided on the attached exhibit
- The building will be complete in one phase
- The space requested over the existing sidewalk will be utilized by lift equipment accommodating work on the building façade as well as transferring materials into the building.
- Existing on-street parking on Parthenon and 31<sup>st</sup> Avenue North adjacent to the building will be temporarily eliminated
- Trash pick-up will not be impacted
- No utility work is anticipated in the requested work area. All utilities adjacent to the street were installed prior to the redesign for 31<sup>st</sup> Avenue North
- No adjacent residents, businesses, agencies and/or schools should be impacted by the requested closure. The adjacent residential building has sufficient parking in a garage accessed from alley 701
- There are no other construction projects in the immediate vicinity
- Traffic Control Plan is attached
- Work vehicles park in parking garage behind the building accessed by alley 701

Reference the attached traffic control plan for additional information. We are currently working to revise the traffic control plan to provide additional information.

Please let me know if we can provide any additional information for your consideration. We look forward to a collective solution.

MULTIMODAL ACCESS CLOSURE EXCEPTION APPLICATION FORM AND  
CHECKLIST

Submittal Date: 12.04.24  New Submittal  Re-Submittal No: \_\_\_\_\_

Related Building Permit No: 2023033923

Project Name: Athena at the Park

Street Name Location: 321 31<sup>st</sup> Av. N.

Between: Parthenon Av. And: Long Blvd.  
Avoca St.

Applicant Name: Richland Building Partners; Duane Cuthbertson

Address: 303 31<sup>st</sup> Av. N.

Phone: 615.924.9418 Fax: \_\_\_\_\_ Contact: \_\_\_\_\_

Email: duane@richlandbuildersllc.com

Project Description: 5 story condominium building

Start Date: December 10, 2024 End Date: May 1, 2025 Project Length: 5 months

Describe Type of Closure: Sidewalk closure on Parthenon Av.  
and 31<sup>st</sup> Av. N. adjacent to building; Bike lane closure  
on 31<sup>st</sup> Av. N.; Lane closure (partial) on Parthenon Av.

Provide Reasons why Project cannot be completed without closures and what other options were considered (attach documents as needed): Request to utilize existing  
sidewalk area to accommodate lift equipment for work  
on street facing building facades as well as transport  
materials into the building.

---

## PROJECT INFORMATION CHECKLIST:

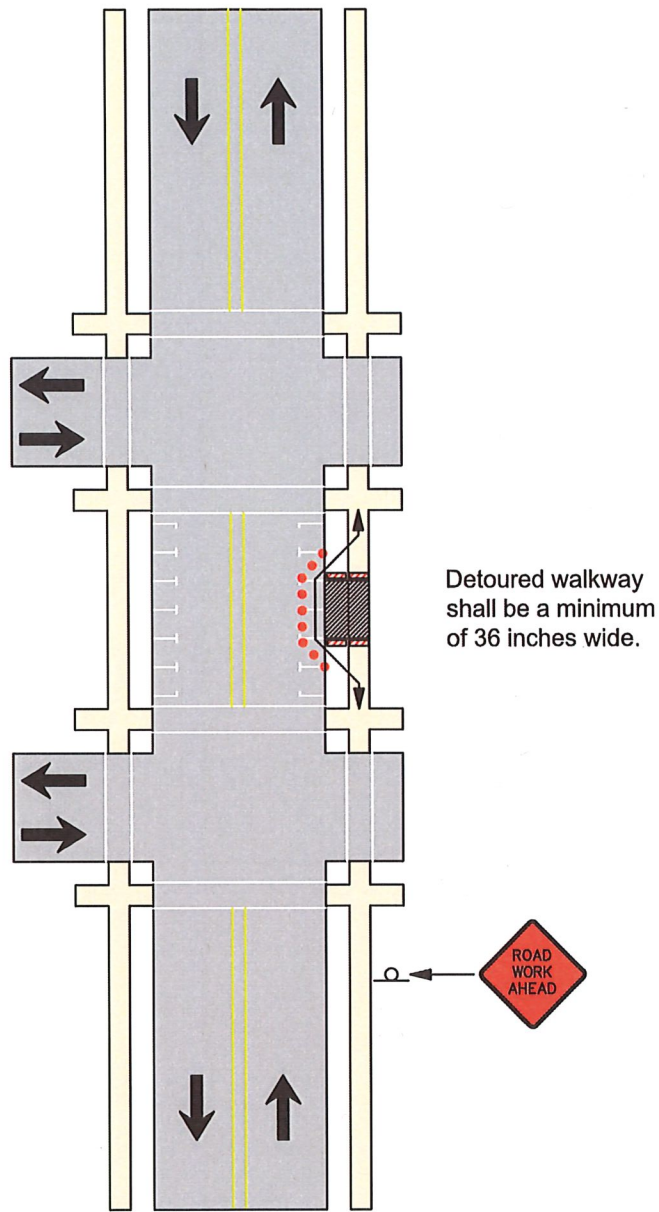
Included Not Applicable

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project Vicinity Map with Project Area shown, street names, property information, existing pavement and striping, gutter and building locations, north arrow, and scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Planned work hours included.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Exact location and dimensions of the construction work zone shown.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If multiple phases are necessary, include perimeter impact of each phase, phase number, anticipated work hours and phase duration.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Details on construction activity and equipment being used as part of construction included for each phase.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Specify if any on-street parking, and/or metered parking, is to be restricted and if bus zone will need to be relocated.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Specify if trash pickup will be impacted.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide information on all utility work and utility connections.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | List all affected residents, businesses, agencies, and schools and any conversations/agreements taken place.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Show ongoing construction projects within vicinity of proposed project impact.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide plan to address conflicts with other nearby projects.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide traffic control plan for each phase of construction (see traffic control checklist for more information).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide information on work vehicle parking locations.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Show construction trucks ingress/egress to project location.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide information on any traffic signals, traffic signal loops, and traffic signal cabinets in close proximity to project.   |

## TRAFFIC CONTROL PLAN CHECKLIST:

Included Not Applicable

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | All temporary traffic control plans shall be designed in accordance with the most recent ADA regulations and requirements of the Manual of Uniform Traffic Control Devices. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Clearly show the locations of all existing signs (including speed limit) as well as the proposed signs for each construction phase.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Show the location of all existing pedestrian paths and pedestrian detour route of each stage of construction.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Show dimensions of travel lane width, shoulder width, sidewalk of each phase, and overall roadway width along the length of affected area.                                  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Show all existing striping and markings to remain, to be removed, and all proposed striping and markings for each construction stage.                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide detour plan clearly showing detour route for any roadway or pedestrian/bike path closures.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Specify placement of all temporary traffic control devices.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Specify spacing of all temporary traffic control devices.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Show all existing traffic signals and streetlights in the work zone location.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Lighting provided for all pedestrian detour routes.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Provide minimum eleven (11) foot travel lanes at all times.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Show size, height, and location of all channelizing devices, warning lights, flag trees, barriers, etc.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Label all taper lengths and widths.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Provide locations of police officers for each phase as needed.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Temporary Traffic Control Plan has been stamped and signed by a TN licensed Civil Engineer.   |



I certify that this plan will be used for the following location(s).

*[Handwritten Signature]*

12.04.24

Signature

Date

**SIDEWALK CLOSURE DIVERSION**

**PLAN  
MUTCD**

**Drawing Date**  
August 16, 2023

**Revisions:**

**Development Summary**

**Owner of Record**  
O.I.C Parthenon Master Condominium  
7127 Crossroads Blvd, Suite 102  
Brentwood, TN 37027

**Developer**  
Parthenon Investments, LLC  
7127 Crossroads Blvd, Suite 102  
Brentwood, TN 37027

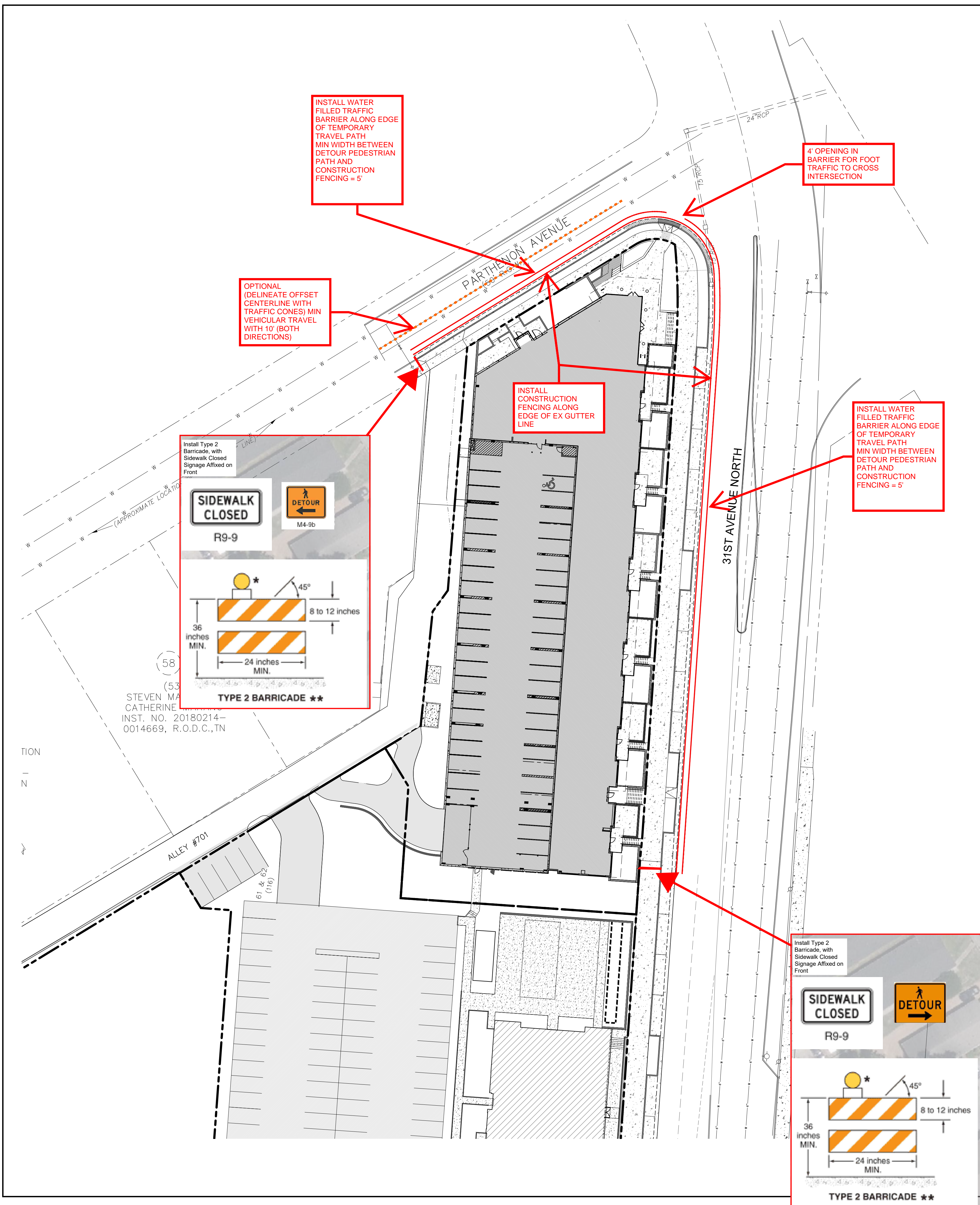
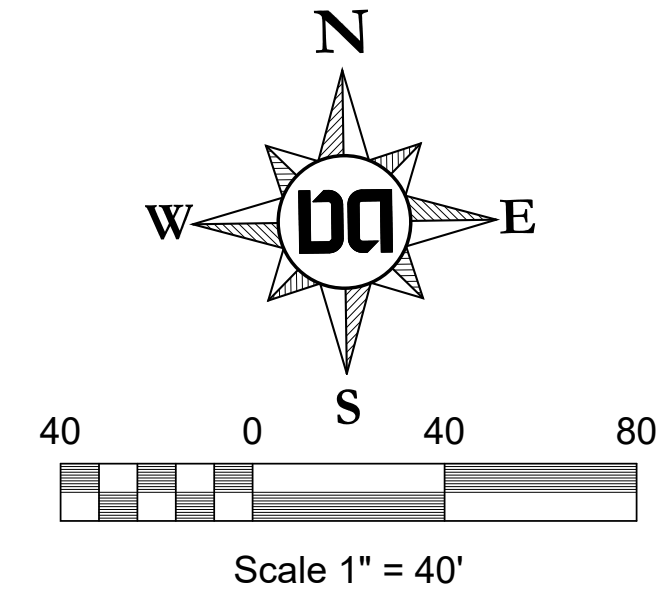
**Civil Engineer**  
Dale and Associates  
516 Heather Place  
Nashville, Tennessee 37204  
Contact: Hunter Dale, PE  
Phone: 615-297-5166  
Email: hunter@daleandassociates.net

**Property Information**  
STANPAR  
104022L9000CO  
104022L00300CO

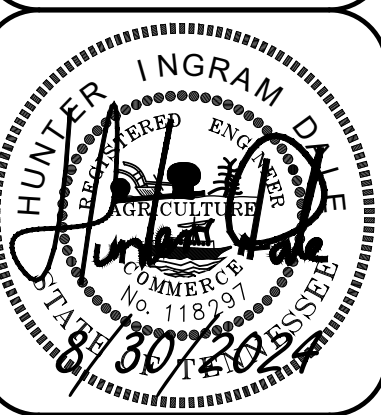
303 B 31st Ave N  
Nashville, TN 37203

Council District 21 (Brandon Taylor)

**Floodnote**  
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47037C02391 Dated 2/25/22.



Final UDO Site Plan  
**31st and Long - Phase 2**  
Being Parcels 116-120 on Tax Map 104-2  
& Parcels 55, 57 on Tax Map 92-14  
Nashville, Davidson County, Tennessee



**PERMITS:**  
Grading Permit Number  
SWGR T2022063123

**Dale & Associates**  
516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

Consulting Civil Engineering  
Land Planning & Surveying

Overall Layout Plan

D&A Project #19072  
31st and Long  
**C2.0**