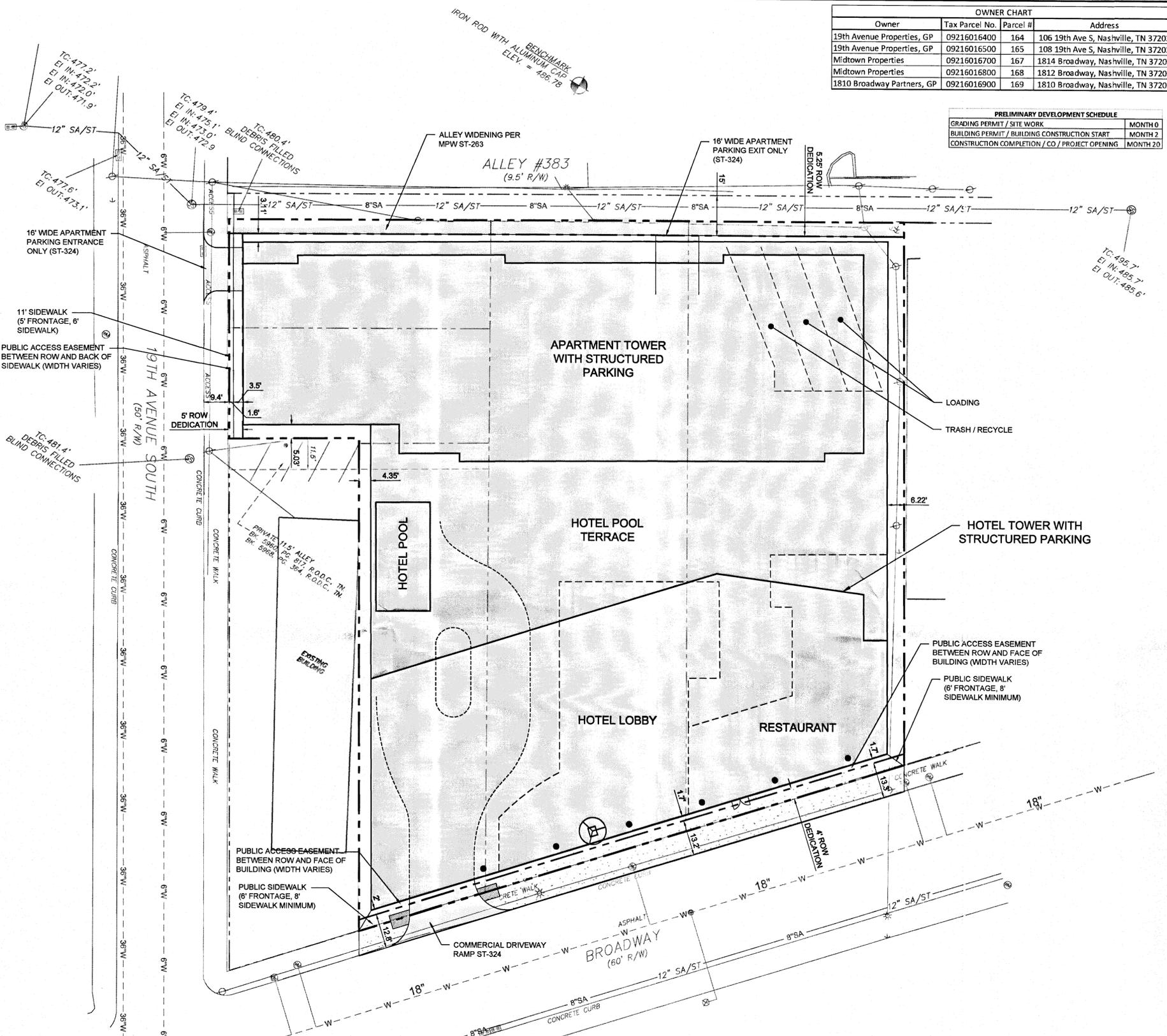


Sep 16, 2014 - 9:28am T:\CAD\2014\14-014\14-014\CAD\Civil\14-014-01.c100 Preliminary Development Plan.dwg



| OWNER CHART                |                |          |                                     |
|----------------------------|----------------|----------|-------------------------------------|
| Owner                      | Tax Parcel No. | Parcel # | Address                             |
| 19th Avenue Properties, GP | 09216016400    | 164      | 106 19th Ave S, Nashville, TN 37203 |
| 19th Avenue Properties, GP | 09216016500    | 165      | 108 19th Ave S, Nashville, TN 37203 |
| Midtown Properties         | 09216016700    | 167      | 1814 Broadway, Nashville, TN 37203  |
| Midtown Properties         | 09216016800    | 168      | 1812 Broadway, Nashville, TN 37203  |
| 1810 Broadway Partners, GP | 09216016900    | 169      | 1810 Broadway, Nashville, TN 37203  |

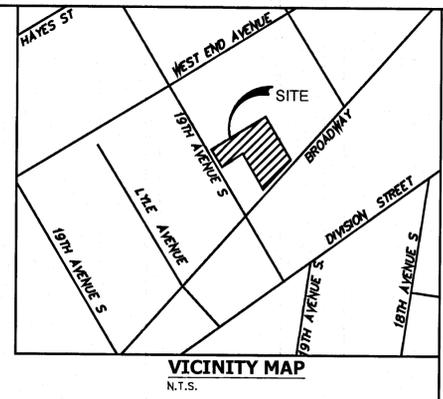
| PRELIMINARY DEVELOPMENT SCHEDULE               |          |
|--|----------|
| GRADING PERMIT / SITE WORK                     | MONTH 0  |
| BUILDING PERMIT / BUILDING CONSTRUCTION START  | MONTH 2  |
| CONSTRUCTION COMPLETION / CO / PROJECT OPENING | MONTH 20 |

**DEVELOPMENT SUMMARY**

COUNCIL DISTRICT NUMBER: 19  
 COUNCIL MEMBER NAME: ERICA GILMORE  
 OWNER OF RECORD: (SEE OWNER CHART BELOW)

SP NAME: 19<sup>TH</sup> AND BROADWAY MIXED-USE  
 DEVELOPMENT SP NUMBER: 2014SP-072-01  
 DESIGNER: CIVIL SITE DESIGN GROUP, PLLC  
 630 SOUTH GATE AVENUE, SUITE A  
 NASHVILLE, TN 37203  
 P 615-248-9999  
 CONTACT: HAL CLARK  
 HAL@CIVIL-SITE.COM

U.S. FEMA FIRM: 47037/CO243H (DATED NOVEMBER 22, 2013)  
 (PANEL NOT PRINTED)



PASSENGER LOADING AND QUEUING, AND VALET AND TAXI OPERATIONS SHALL TAKE PLACE ON PROPERTY

LOADING ZONE LAYOUT AND CONFIGURATION SHALL BE FINALIZED AT FINAL SP. LAYOUT SHALL BE BASED ON THE EXPECTED SITE NEEDS AND SHALL ACCOMMODATE AN SU-30 DESIGN VEHICLE AT A MINIMUM

| SITE DATA TABLE                       |   |
|---------------------------------------|---|
| SITE AREA                             | 1.16 AC.  |
| PERMITTED USES                        | THE USES PERMITTED IN THIS SP SHALL BE LIMITED TO MULTI-FAMILY RESIDENTIAL, HOTEL, RESTAURANT, BARS, AND ANCILLARY USES |
| PROPOSED BUILDING TYPE                | 25 STORY RESIDENTIAL AND 16 STORY HOTEL   |
| PROPOSED BUILDING AREA                | 300,000 SF MULTI-FAMILY RESIDENTIAL<br>175,000 SF HOTEL AND ANCILLARY USES  |
| MAXIMUM ISR                           | 100%  |
| MAX BUILDING COVERAGE                 | 100%  |
| MINIMUM SETBACKS                      | FRONT 0'<br>SIDE 0'<br>REAR 0'  |
| PARKING                               | SEE CHART   |
| BICYCLE PARKING                       | SEE CHART   |
| MAX HEIGHT                            | 25 STORIES - RESIDENTIAL<br>16 STORIES HOTEL  |
| FLOOR AREA RATIO (BEFORE DEDICATIONS) | 9.50  |

| REQUIRED BICYCLE PARKING   |                       |
|--|-----------------------|
| RESIDENTIAL (1 SP/4 UNITS OR A MAXIMUM OF 50 WITH 20% PUBLICALLY ACCESSIBLE) | 50                    |
| RESTAURANT (4/ESTABLISHMENT)   | 4                     |
| PROPOSED BICYCLE PARKING   |                       |
| RESIDENTIAL  | 10 PUBLIC, 40 PRIVATE |
| RESTAURANT   | 4 PUBLIC              |

BICYCLE PARKING SPACES SHALL BE FINALIZED AT FINAL SP. WHERE SUBSURFACE CONDITIONS OR BELOW-GROUND INFRASTRUCTURE MAKE BICYCLE PARKING DIFFICULT OR INFEASIBLE, THE ZONING ADMINISTRATOR, BASED ON A RECOMMENDATION FROM THE PLANNING DEPARTMENT, MAY REDUCE OR WAIVE THE REQUIRED BICYCLE PARKING AND/OR MAY APPROVE DIFFERENT DESIGN AND LOCATION ARDS FOR REQUIRED BICYCLE PARKING SPACES.

| PROPOSED MINIMUM REQUIRED MULTI-FAMILY PARKING IN UZO                |  |            |          |
|--|--|------------|----------|
| TYPE   | PARKING  | # OF UNITS | Required |
| 1 BEDROOM  | 1 PER UNIT   | 189        | 189      |
| 2 BEDROOM  | 1.5 PER UNIT   | 81         | 122      |
| SUB-TOTAL REQUIRED - RESIDENTIAL                                     |  |            | 311      |
| UZO PARKING REDUCTIONS - MAX TOTAL REDUCTION OF 25%                  |  |            |          |
| 10% WHEN PUBLIC TRANSIT IS AVAILABLE FOR RESIDENTS                   |  |            |          |
| 10% REDUCTION CONTINUOUS SIDEWALK ACCESS WITHIN 1,320 FT OF PROPERTY |  |            |          |
| 10% REDUCTION FOR CONTEXTUAL SETBACKS                                |  |            |          |
| TOTAL REDUCTION ALLOWED  |  |            | 77       |
| PROPOSED MINIMUM REQUIRED RESIDENTIAL PARKING                        |  |            | 234      |
| PROPOSED MINIMUM REQUIRED HOTEL PARKING IN UZO                       |  |            |          |
| TYPE   | PARKING  | # OF UNITS | Required |
| ROOM*  | 0.75 PER ROOM  | 220        | 165      |
| MAX EMPLOYEES  | 1 PER 4 EMPLOYEES  | 30         | 8        |
| RESTAURANT/BAR   | 0 PER 1,000 SF IS EXEMPT<br>1 PER 150 SF IN EXCESS OF 1,000 SF | 34         | 34       |
| SUB-TOTAL REQUIRED - HOTEL   |  |            | 207      |
| UZO PARKING REDUCTIONS - MAX TOTAL REDUCTION OF 25%                  |  |            |          |
| 10% WHEN PUBLIC TRANSIT IS AVAILABLE FOR RESIDENTS                   |  |            |          |
| 10% REDUCTION CONTINUOUS SIDEWALK ACCESS WITHIN 1,320 FT OF PROPERTY |  |            |          |
| 10% REDUCTION FOR CONTEXTUAL SETBACKS                                |  |            |          |
| TOTAL REDUCTION ALLOWED  |  |            | 51       |
| PROPOSED MINIMUM REQUIRED HOTEL PARKING                              |  |            | 156      |
| PROPOSED MINIMUM REQUIRED TOTAL                                      |  |            | 390      |

\* PARKING RATE OF 0.75 SPACES/ROOM IS USED TO ACCOUNT FOR THE COMBINED EFFECTS FROM THE INCREASED EFFICIENCY OF VALET PARKING AND THE EXPECTED NUMBER OF RESTAURANT AND BAR PATRONS WHO WILL BE HOTEL GUESTS OR MULTI-FAMILY RESIDENTS.

**PRELIMINARY SPECIFIC PLAN NOTES:**

**Purpose and Intent:**  
 The purpose of this Preliminary SP is to permit a mixed use development to include up to 270 multi-family residential units, 220 hotel rooms plus ancillary uses: restaurant, bar, meeting space, commercial/retail.

**Development Plan:**  
 The developer of this project intends to develop a multi-tower structure with 270 multi-family residential units, and a 220 room hotel with ancillary support uses. Both residential and hotel uses will have pools and structured parking.

**Existing Conditions:**  
 The property currently includes asphalt parking lots, a one story commercial building and a two story residential structure converted to commercial use.

**Applicability to the General Plan:**  
 This property is within the Green Hills-Midtown Community Planning area adopted July 28, 2005 with amendments through January 10, 2013. The structure plan for this property identifies this area as Neighborhood Urban.

**Permitted Uses:**  
 Uses permitted in this development shall be limited to multi-family residential, hotel, restaurant/bar and ancillary uses.

**Development Standards:**  
 1. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

- The required fire flow shall be determined by the Metro/Nashville Fire Marshall's office prior to the issuance of a building permit.
- Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
- Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
- The developer of this project shall comply with the requirements of the SP adopted tree ordinance 2008-328 (Metro Code Chapter 17.24)
- Ownership for units may be divided by a horizontal property regime or a subdivision approved by the Metro Planning Commission, with a minimum lot size of 1,000 square feet.
- All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
- According to FEMA's current flood maps (47037CO243H, dated November 22, 2013, panel not printed), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
- According to the NRCS Soils Map, the soils on the property are Mc8 (Maury-Urban land complex, 2-7% slopes). These soils are not "problem soils" as noted in section 17.28.050 of the Metro Zoning Code.
- Site slopes range from 2-8%. There are no naturally occurring slopes over 15%.
- Existing alleys to be improved to provide adequate access and circulation.
- There are no known existing wetlands within the SP boundary.
- Signage shall meet Metro design standards. A detailed signage plan will be submitted with the Final SP documents, if required.
- All development within the boundaries of this plan shall be based on the requirements of the Americans with Disabilities Act and the Fair Housing Act, as applicable.
- The requirements of the Metro Fire Marshall's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- All proposed public utilities and services shall be installed underground.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUI-A zoning district as of the date of the applicable request or application.
- The owner/developer agrees to maintain private trash & recycling service for the development as long as the development remains in place. The responsibility shall be transferred to the property owners association for the development upon its establishment.

CIVIL-SITE DESIGN GROUP

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
 630 SOUTH GATE AVENUE, SUITE A, NASHVILLE, TN 37203  
 615.248.9999 www.civil-site.com

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY SPECIFIC PLAN

19TH & BROADWAY MIXED-USE DEVELOPMENT

19TH AVE. NORTH & BROADWAY  
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
 CASE NO. 2014SP-072-01

| REV. | DATE | COMMENTS |
|------|------|----------|
|      |      |          |

DRWN BY: [Signature]

CHKD BY: [Signature]

DATE: 09/29/2014

LEB BY: [Signature]

LEB SKD: [Signature]

LEB SNO: [Signature]

**MAP 92-16 PARCELS** 164.00, 165.00, 167.00, 168.00 & 169.00

**PROJECT BENCHMARK:**  
 DESCRIPTION: IRON ROAD WITH ALUMINUM CAP  
 NORTHINGS: 662,996.42  
 EASTINGS: 1,733,301.14  
 ELEVATION: 486.78'  
 NAVD 88

C1.00

JOB NO.: 14-014-01