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# Circle South Residential

Nashville, TN

studio





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Atlanta, GA 30350  
770-864-1035  
dwelldesignstudio.com

July 19, 2021

Lucy Kempf, Executive Director  
Metro Nashville Planning Department  
800 Second Avenue South  
Nashville, TN 37201

**RE: Downtown Code Modification Request**  
Circle South Residential Development  
514 8<sup>th</sup> Avenue South, 522 8<sup>th</sup> Avenue South, and 706 Drexel Street

On behalf of the Applicant, Circle South Residential (TN), LLC, an affiliate of Lincoln Property Company, please accept this application for a Downtown Code Modification Request for the Circle South Residential Development.

This proposed development is intended to use building design and massing to transition from the scale of the high-rise developments along Korean Veterans Boulevard down to the pedestrian scale of the surrounding district. The project will make significant contributions to the urban character and walkability of the district. In coordination with Metro and other stakeholders, off-site streetscape improvements and the re-aligning alignment of Drexel Street with signalization to support redevelopment West of 8th Avenue South will greatly enhance the area. We believe that the project's exceptional design and its significant contribution to the urban fabric of the Pietown District merit a Downtown Code Modification.

#### The Project:

The site consists of three parcels, 514 8<sup>th</sup> Avenue South, 522 8<sup>th</sup> Avenue South, and 706 Drexel Street located at the Northeast intersection of 8<sup>th</sup> Avenue South and Drexel Street, approximately one block south from Korean Veteran's Circle.

The proposed development consists of:

- 261 Residential Units
- 232,106 SF Rentable Residential Area
- 299,244 SF Gross Residential Area
- 10.70 Floor Area ratio
- 336 Parking Spaces, with five parking levels above grade and three parking levels below grade



- The above-grade parking will be lined along 8<sup>th</sup> Avenue South and Drexel Street with leasing, amenities and residential uses. Above-grade parking along alleys will be screened by wall treatments and glazing.

The site is zoned DTC – Lafayette Subdistrict. 8th Avenue South is designated as a Primary Street, and Drexel Street is a Tertiary Street. The base allowable height for the district is 8 stories, with bonuses up to 11 stories. Since the planned total height of the proposed development is 19 stories, we are seeking an overall height modification. We are also seeking variances for the step-back requirement along the Drexel Street Elevation, due to our architectural massing approach.

The proposed design will complement the adjacent planned office and retail development, and the surrounding neighborhood by providing a community of residents in easy walking distance to support the retail, entertainment and office uses. It will create the opportunity for an authentic live-work-play environment and provide the increased safety benefits of 24-hour activity in the district.

#### Bonus Height Program:

Before applying for an Overall Height Modification, the development team has made all reasonable efforts to use all the appropriate bonuses under the DTC Bonus Height Program for the Lafayette District as outlined below. In fact, we are far exceeding the requirements to achieve 11 stories, the maximum available height available for the site with bonuses.

#### LEED

The Project is pursuing NGBS Silver Certification. Please see the draft NGBS Scorecard and LEED Comparison chart on page 21 that outlines our initial approach to meeting this requirement. (2 additional Stories)

#### Pervious / Permeable Surfaces:

Pervious Surfaces will be integrated around the site, including green roofs on the main building roof, landscaped amenity terraces, and bioretention systems at the streetscapes. See additional details on page 23.

#### Upper-Level Garage Liner and Underground Parking:

The project is designed to provide three levels of underground parking. This is the maximum that can be excavated and structured over an existing storm sewer trunk line that diagonally bisects the site, while maintaining the required minimum coverage over the line. The upper parking levels are lined with residential units on the 8<sup>th</sup> Avenue South and Drexel Street facades. The parking levels along the alley facades are lined with exterior treatments that match the residential building above. Details are noted on page 26 and 27. (5.88 additional Stories)

#### Exceptional Design:

It is our desire to utilize the Overall Height Modification program to pursue additional height modification through the Exceptional Design pathway. The ordinance states that "additional height may be achieved for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to surrounding properties."

#### Unique Architecture



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## Downtown Code Overall Height Modification Request

## Circle South Residential | Nashville, TN

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The architectural team has developed a contextual contemporary design for the residential tower intended to serve as a visual bridge between the clean, contemporary character of the new high-rise developments in the district and the rich context of the surrounding neighborhood and other new developments.

We have designed the massing on the site to break the building form into multiple volumes resting on a five-level parking podium lined with active uses on the street-facing facades. The façade along 8th Avenue is primarily five stories. The 19-story portion of the massing is oriented along the East and North alley-facing sides of the property, stepping back from 8th street and away from the primary corner and maintaining a human scale at the corner. We have proposed recessed terraces at the fifth level to break up the massing of this 19-story element.

The team has proposed Active uses at the street level along both 8th Avenue South and Drexel Streets. Lobby, leasing, and amenity spaces with significant storefront are proposed to line the 8th Avenue South Façade. The team has proposed uses that include the bike amenity and a dog park for the residents to activate the Drexel Street façade. Durable, contextual materials like brick masonry and industrial-inspired metal panel, with wood accents at the pedestrian level are proposed on the street facing facades up to the fifth level. Lower-level units on floors 2-5 above the street level on both facades will create “eyes on the street” and help to promote security in the district. A panelized rain-screen system is proposed for the building skin above the fifth level, in concert with the window-wall glazing system, primarily located in recessed balconies. This system will provide a durable exterior finish and meet current energy code continuous insulation requirements. Finally, all rooftop mechanical equipment is screened from view by an iconic tall parapet screen element that is intended to serve as a light feature at night.

#### Exceptionally Strong Streetscape

In coordination with Metro and NES, the team has proposed relocating the existing overhead electrical and other utility lines from power poles on 8th Avenue South and the re-aligned Drexel Street to a new system of buried underground lines with transformers to be located at grade or in vaults. This will dramatically improve the streetscapes surrounding the development.

The streetscape design around the site exceeds minimum streetscape design requirements and includes the use of bioretention systems that are integrated into the landscape and hardscape design to complement the sustainable design strategies employed in the building design while dramatically improving the public realm. The façade of the building has been recessed at the ground level to maximize space for landscaping, outdoor use and bioretention facilities. Multiple access points for residents and visitors have been provided along the streets. The streetscape includes a dog park for the residents located on Drexel that will promote activity on the street.

An internal bike amenity space and sculptural bike racks will engage residents with the district and encourage the use of alternative modes of transit. These elements will connect the building to the district through design and extend the exemplary design of the building to the streetscape.

Off-street rideshare and drop-off space for residents and guests has been added along the northern alley. The streetscape design of the south side of this alley will complement the design for the alley submitted with the office and retail development. The parking façade will be screened with a treatment to match the building above with glass and screen material for parking ventilation.



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#### Improvement of the Project’s Relationship with Surrounding Properties

The massing of the proposed development is intended to serve as a visual transition between the height of the high-rise structures immediately adjacent to the site down to the mid-rise (11- story) scale of the adjacent sub-district. The massing steps down to a low-rise pedestrian scale at the most prominent corner of the site, the Drexel St. and 8th Ave. intersection. The design team worked carefully to organize the buildings and to craft the volume of the project to achieve this important expression.

Additional streetscape improvements are planned, in concert with the improvements listed above, to further connect the proposed development with the rest of the district. These improvements include streetlights and street trees with new sidewalk extending along the North side of Drexel. This significant investment will dramatically improve the streetscapes in the district beyond the boundaries of the development. Alley 142 will be widened to accommodate two-way traffic allowing for a connection to Alley 139. The additional land to provide this benefit will be provided by the project.

These proposed improvements would continue the enhancements proposed by the Circle South Mixed-use Development and serve to develop the pedestrian infrastructure in the portion of the district beyond both developments and dramatically improve the pedestrian experience as well as vehicular circulation and connectivity in the district.

#### Summary:

The design team has utilized the additional building height available through the Bonus height program exceeding the requirements to achieve the 11-story available height. By allowing the development to take the three following modifications, Metro Nashville will enable a building design that successfully transitions the high-rise scale of the surrounding new development down to a pedestrian scale and creates a visual bridge between these new developments and the context of the district.

- Allow additional stories along the North and East sides of the site.
- Provide an exception to the step-back requirements in specific areas, as noted on pages 16.

The city will also gain a more walkable district with a revitalized pedestrian realm, and an improved gateway to the southern portion of the district.

Thank you for your consideration, and we look forward to your comments.

Regards,

Jay G. Silverman, AIA  
Managing Principal  
Dwell Design Studio, LLC



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CONTEXT

- 5 SITE LOCATION - WIDE DOWNTOWN
- 6 DTC - LAFAYETTE
- 7 SITE - 8TH AND DREXEL MCSP
- 8 DOWNTOWN SUBDISTRICT REGULATIONS

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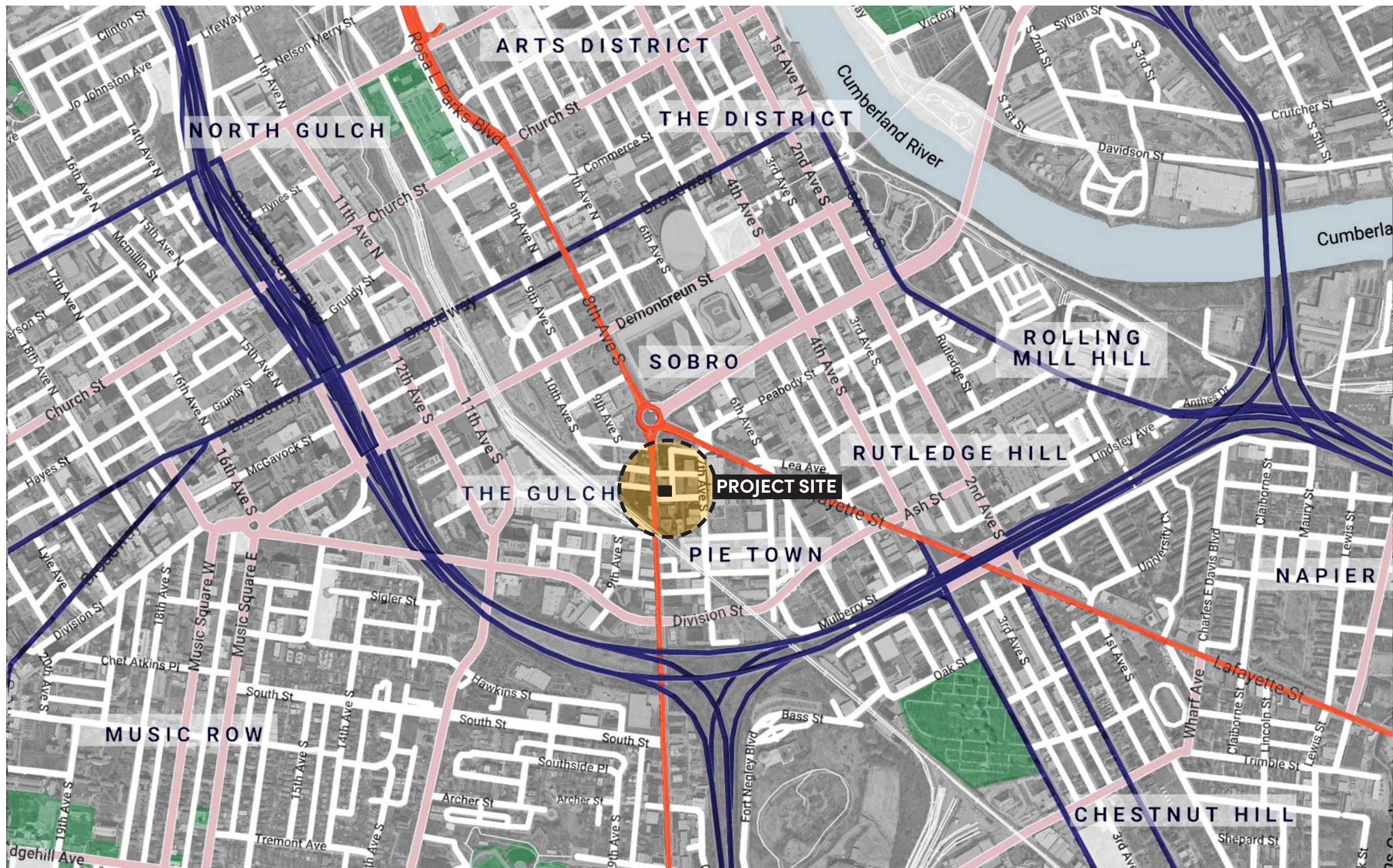
APPENDIX

- 40 LAFAYETTE ZONING COMPLIANCE DIAGRAMS
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Property Information:

Address: 410 8th Ave South, Nashville TN  
Owner: Circle South Residential (TN), LLC.  
Applicant: Circle South Residential (TN), LLC.  
An Affiliate of Lincoln Property Company  
  
Site Acreage: 1.92 Acres Total  
Parcel ID: 09314059500 - 0.41 AC  
09310005700 - 0.18 AC  
09314020300 - 0.30 AC  
  
Council District #: 19  
District Council Member: Freddie O'Connell  
Zoning: DTC - Lafayette Subdistrict





Overall Site Location Plan

## Site Context Map

## Circle South Residential | Nashville, TN

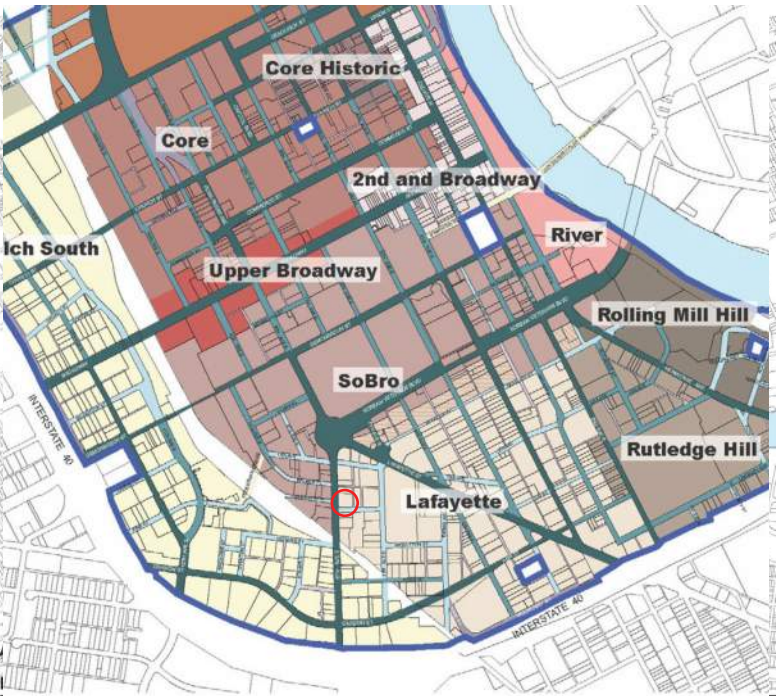
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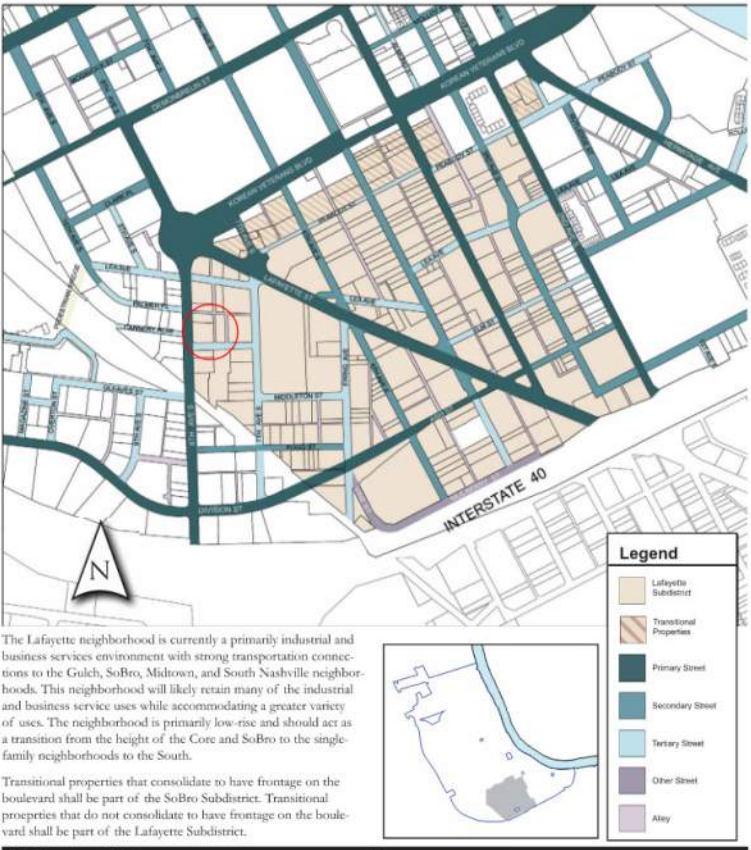
CONTEXT

Section I: Introduction

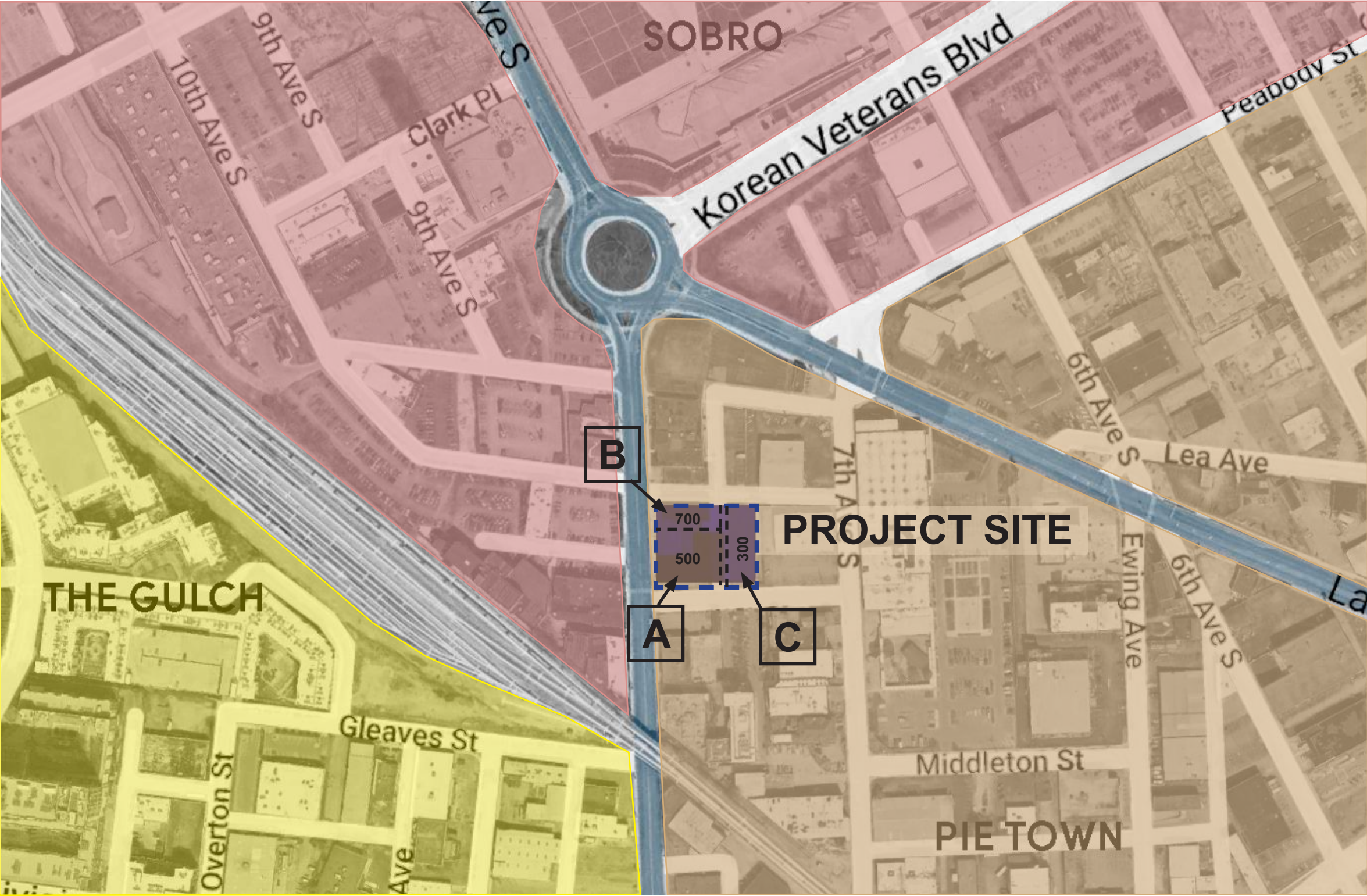
DTC Regulating Plan: Subdistrict Boundaries



Lafayette Subdistrict: Regulating Plan



17.37 Downtown Code 38

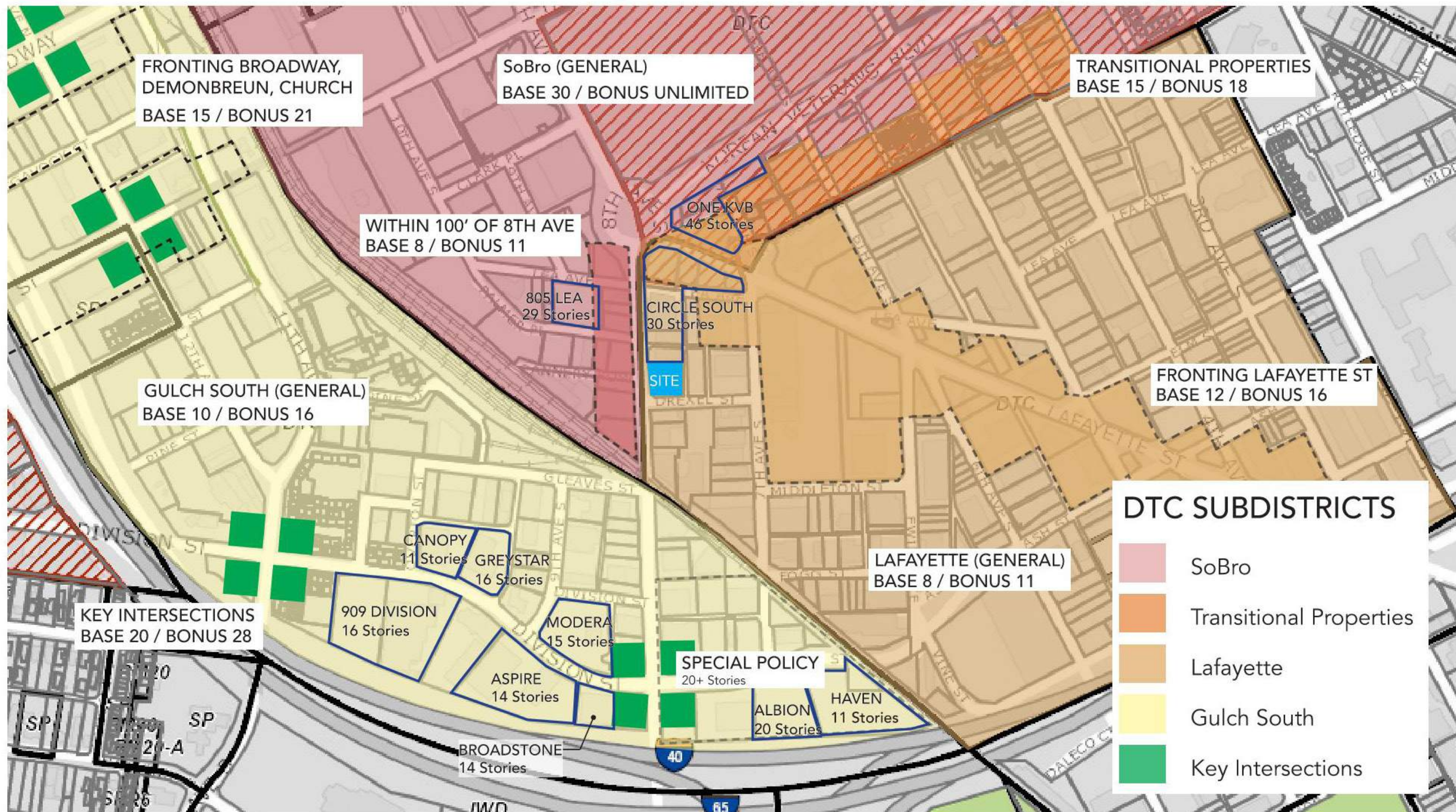


Site Location Plan

PARCEL ID

A	09314059500 - 0.41 AC
B	09310005700 - 0.18 AC
C	09314020300 - 0.30 AC



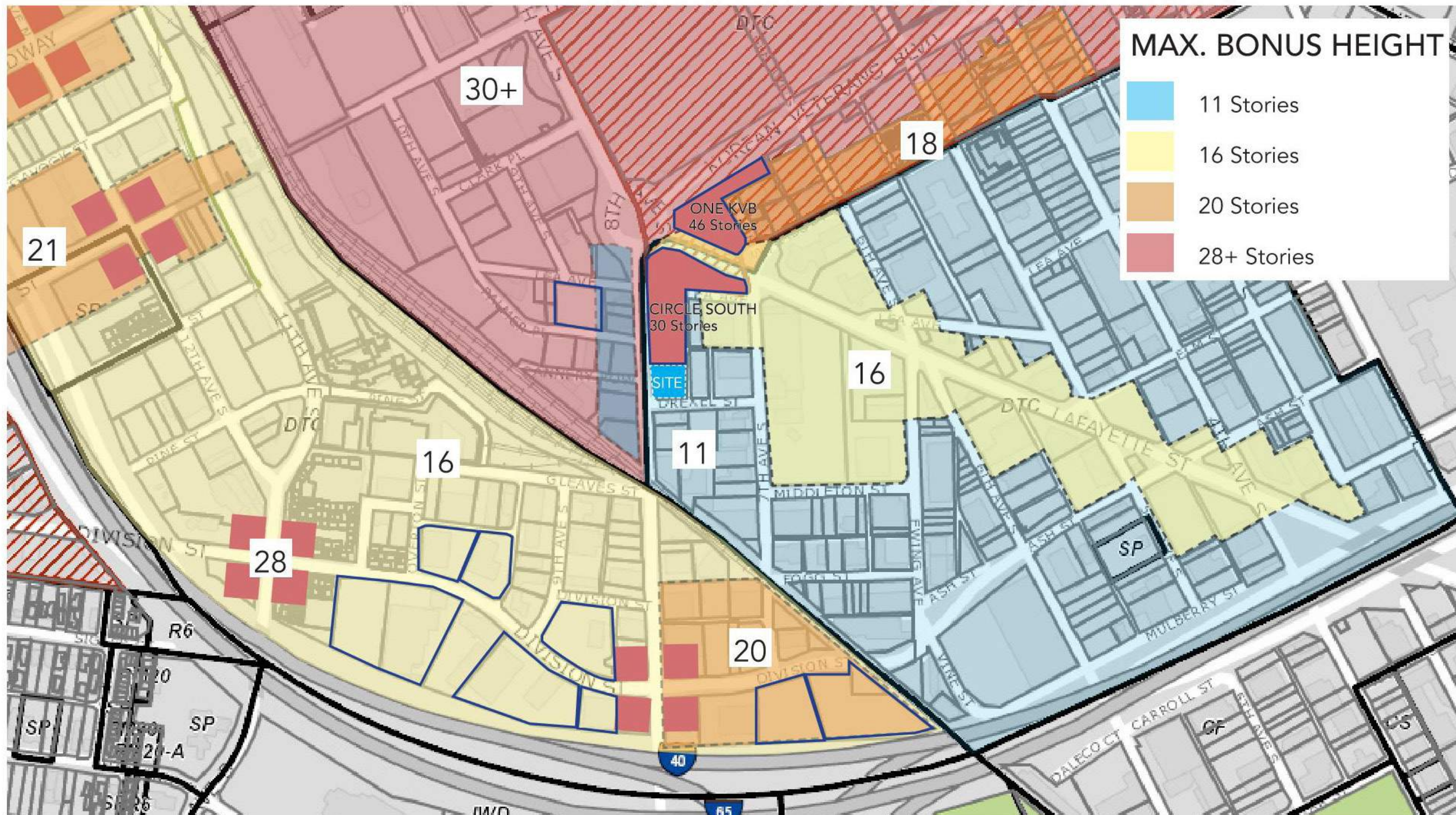


## Bonus Height In The DTC

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## OHM rationale within DTC

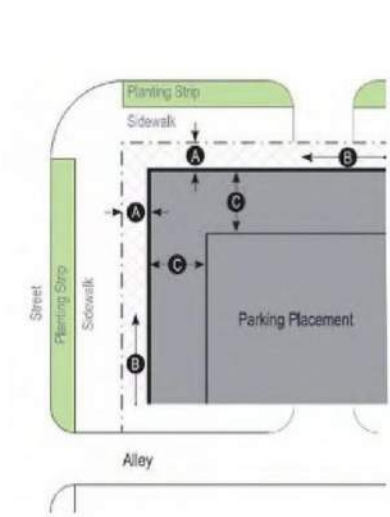
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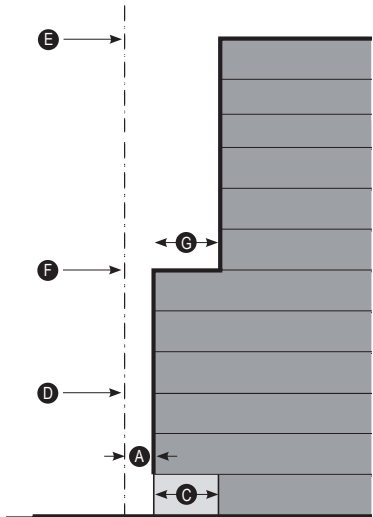


BUILDING REGULATION COMPLIANCE TABLE								
			Requirement	Specification		Provided	Notes	DTC Page #
FRONTAGE	Primary Street: 8th Ave S	A	Required Build-to Zone	0-10'	✓	In Compliance		39
		B	Façade Width	80% of lot frontage	✓	In Compliance	Exceeds - approx. 90% frontage	39
		C	Min. Building Depth	15' from building façade	✓	In Compliance		39
			Active Uses		✓	In Compliance		44
	Tertiary Street: Drexel St	A	Reuired Build-to Zone	0-10'	✓	In Compliance		39
		B	Façade Width	60% of lot frontage	✓	In Compliance	Exceeds - approx. 85% frontage	39
		C	Min. Building Depth	15' from building façade	✓	In Compliance		39
			Active Uses		✓	None required		44
HEIGHT	Primary Street: 8th Ave S	E	Max. Height	11 Stories	✓	In Compliance	Max of 11 stories along 8th Ave façade	39
		F	Step Back Height	Between 4-8 Stories	✓	In Compliance		39
		G	Min. Step Back Depth	15'	✓	In Compliance		39
	Tertiary Street: Drexel St	E	Max. Height (first 110')	11 Stories	✓	In Compliance	Intent met through step backs	39
			Max. Height (last 70')	19 Stories	✗	Requires Modification	Overall Height Modification requested pursuant to the Exceptional Design pathway	39
		F	Step Back Height (first 110')	Between 4-8 Stories	✓	In Compliance	Step back at 5th sotry	39
		F	Step Back Height (last 70')	Between 4-8 Stories	✗	Somewhat Complies	Intent is met through materiality and façade break	39
		G	Min. Step Back Depth	15'	✓	In Compliance		39
SIDEWALK & PLANTIN	Primary Street: 8th Ave S		Planting Zone	4'	✓			MCSP
			Pedestrian Zone	10'	✓			MCSP
			Frontage Zone	4'	✓			MCSP
	Tertiary Street: Drexel St		Planting Zone	4'	✓			MCSP
			Pedestrian Zone	8'	✓			MCSP
			Frontage Zone	0'	✓			MCSP

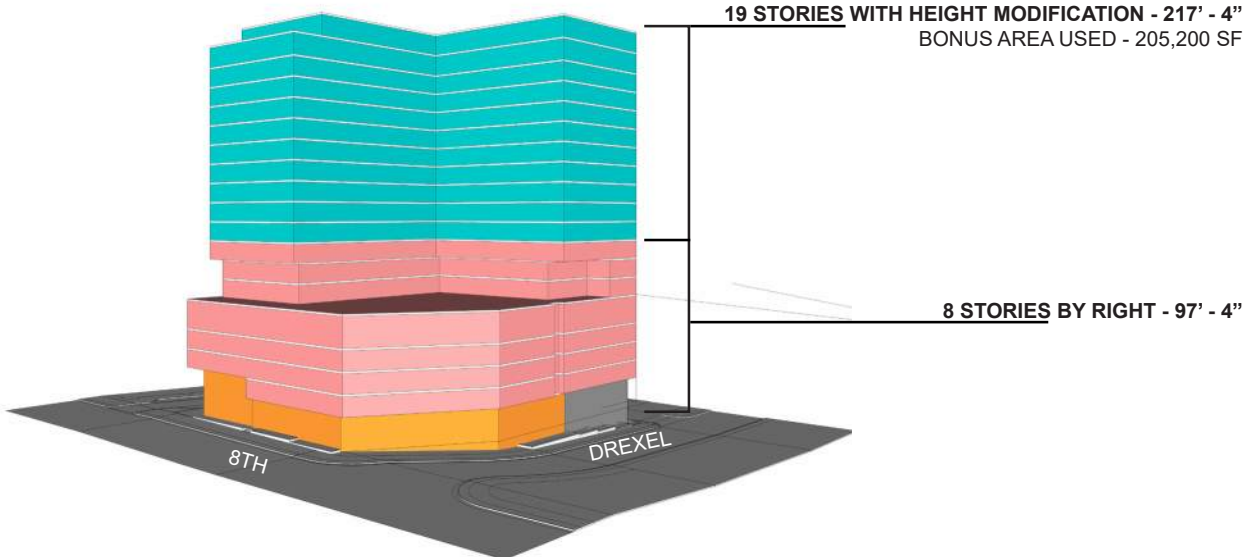
OVERALL HEIGHT MODIFICATION		
Requirement	Specification	DTC Page #
Letter of Determination	Executive Director has determined that all reasonable efforts to use the bonus height program have been exhausted	14
	Unique Architecture	14
	Exceptionally Strong Streetscape	14
Exceptional Design: MPC	Improvement of Relationship to Surrounding Properties	14
	Other	14



Lafayette Subdistrict  
Zoning Compliance



Lafayette Subdistrict  
Zoning Compliance



Massing Height Diagram





Rendering View 1 - 8th and Drexel

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8th Ave. S

Rendering View 2 - 8th and Two-way Alley

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Rendering View 4 - Alley and Two-Way Alley

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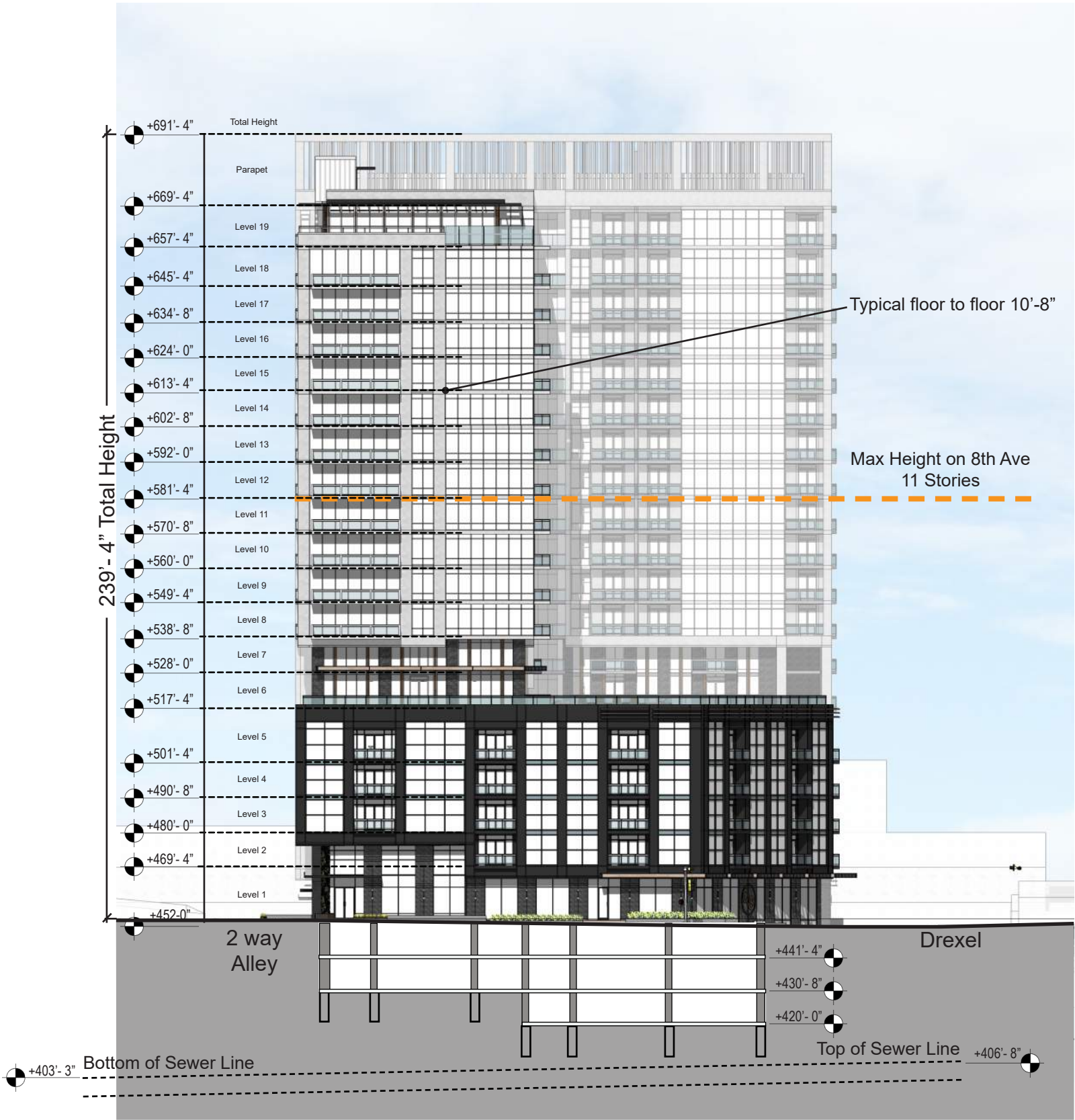


Rendering View 6 – 8th and Drexel (Active Use)

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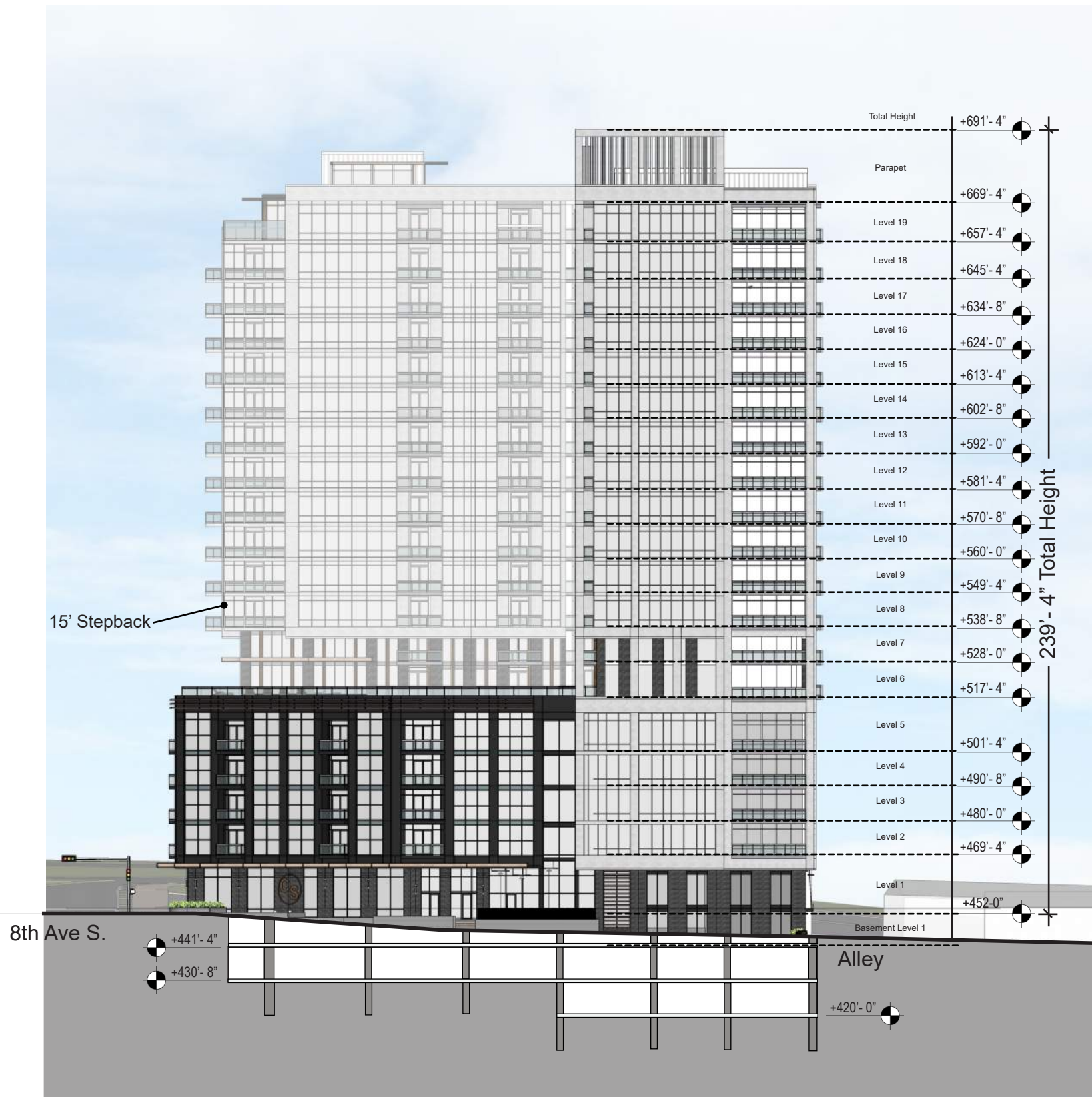
1 8th Ave. South Elevation Diagram

8th Ave S Elevation

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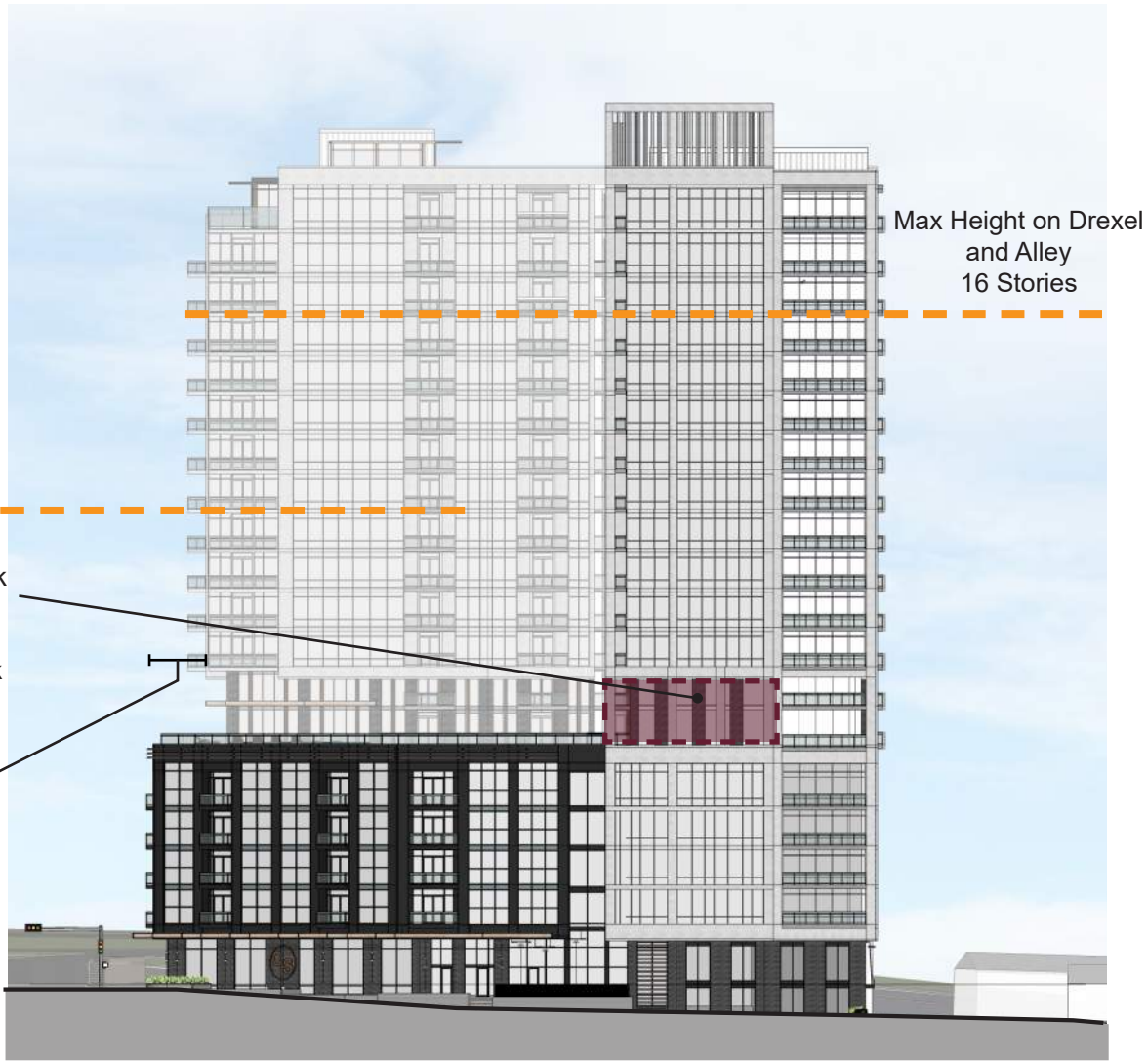


3 Drexel Street Elevation Diagram

Max Height on 8th Ave  
11 Stories

Modification Request:  
Providing a 5'-0" step back  
and further meeting the  
intent with an 18'  
architectural facade break

15' Stepback



4 Drexel St. South Non Compliance Diagram



Drexel St Facade Break

Drexel St Elevation

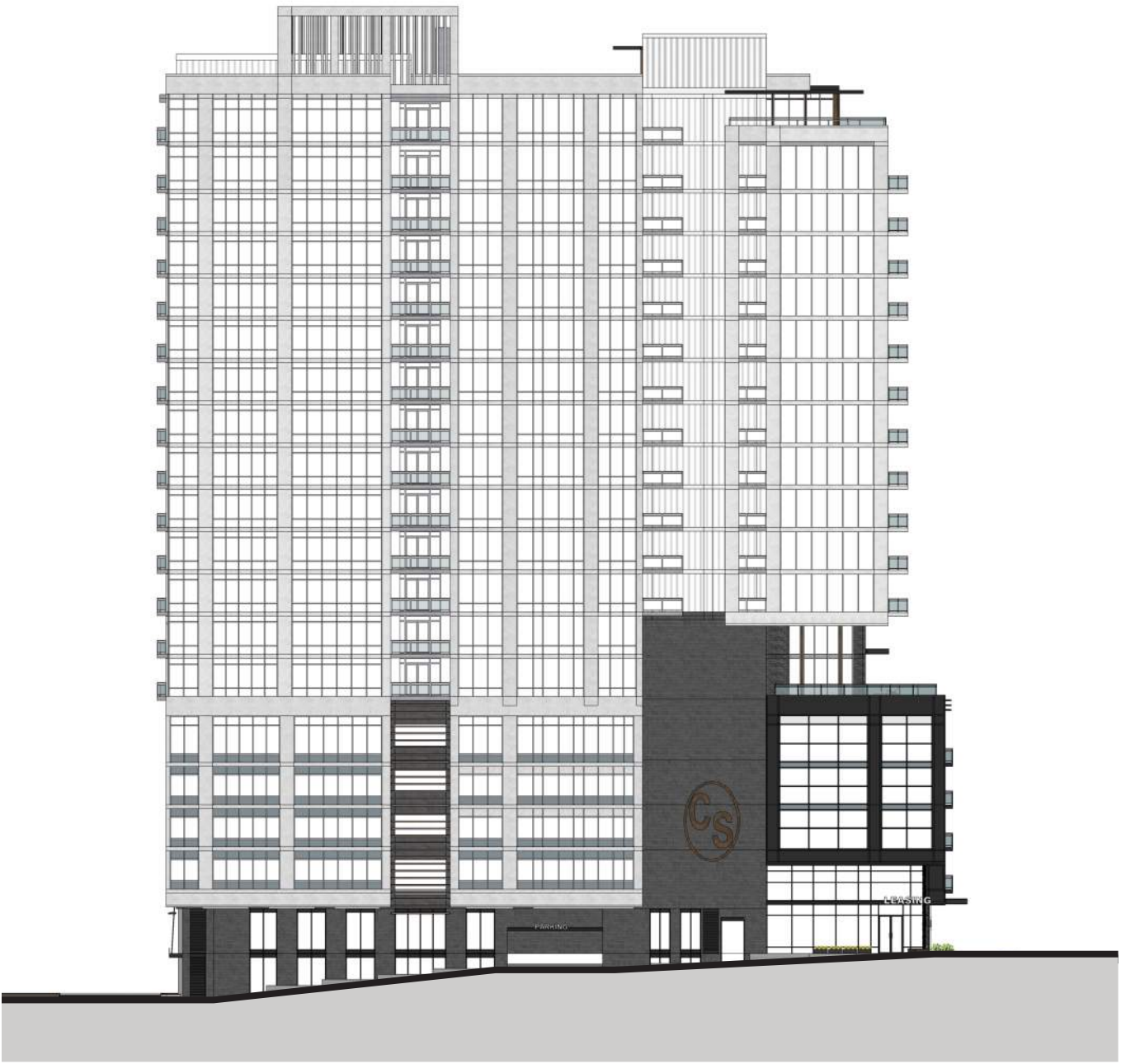
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5 Alley Elevation



6 Two-Way Alley Elevation

Circle South Residential Elevation

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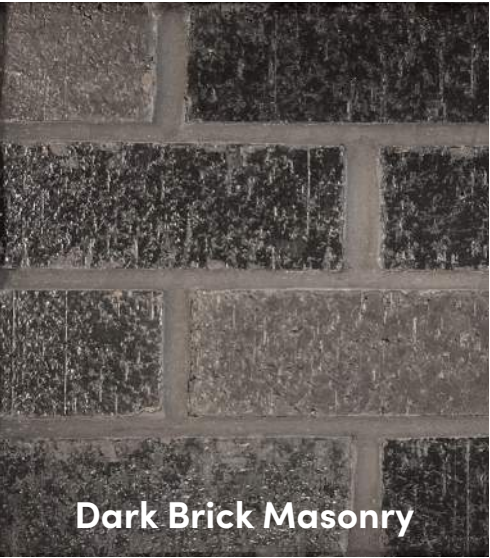
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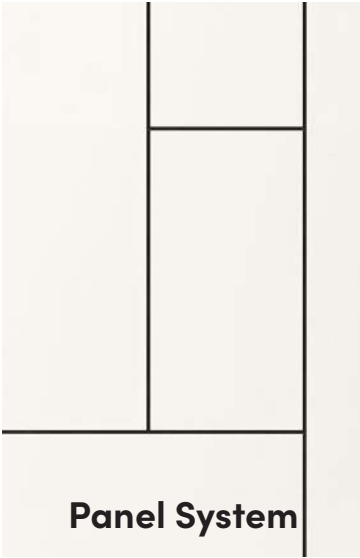
# PROPOSED DESIGN



Glass & Mullions



Dark Brick Masonry



Panel System



Dark Metal Panel

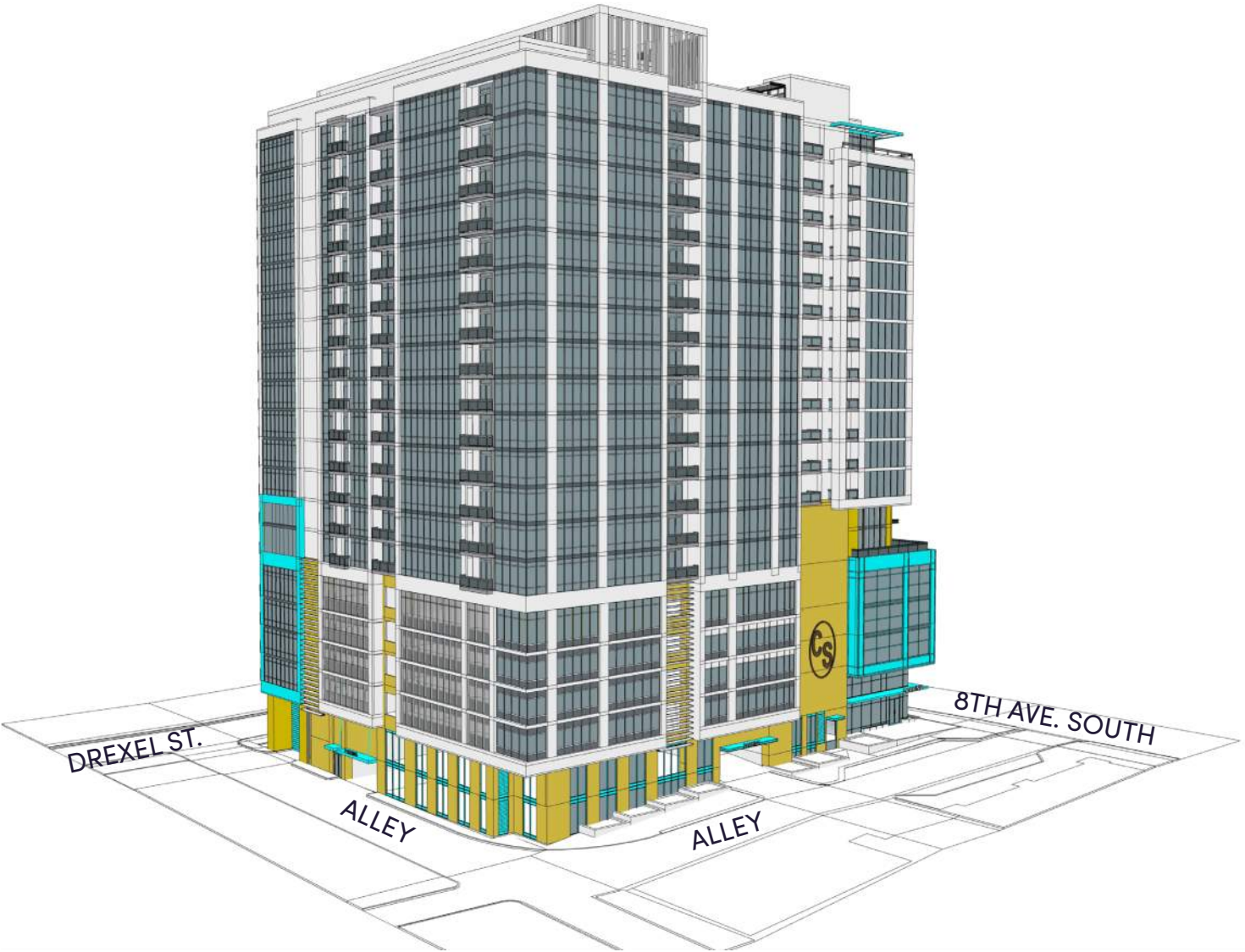


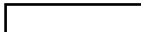



White Metal Panel

Facade Finishes







KEY	
	PANEL SYSTEM*
	WINDOW WALL
	MASONRY
	METAL PANELS

\* See Page 47 for details on proposed Fiber Cement Panel System

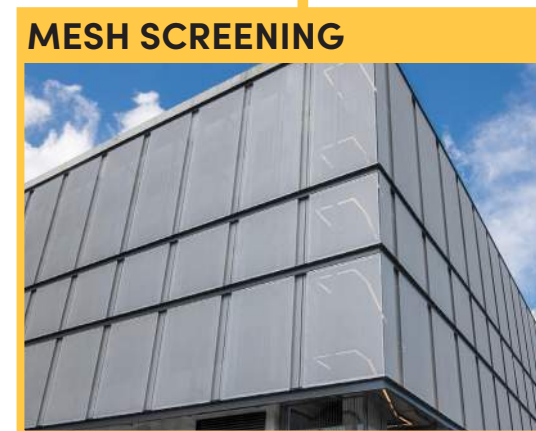
Durable, contextual materials are proposed (brick masonry and industrial-inspired metal panel, with wood accents) at the pedestrian level up to the fifth level.



## Parking and Access: Specific to Structured Parking

### Location and Lining

- A** On the ground level, parking structures shall be located behind a liner building with an active use that is a minimum of fifteen feet deep.
- B** Upper level facade treatments /cladding is required on all public street frontages, including any facades visible from the Interstates. Facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the facade design. Landscape buffering may be considered as an alternative at appropriate locations, such as Interstate frontages.

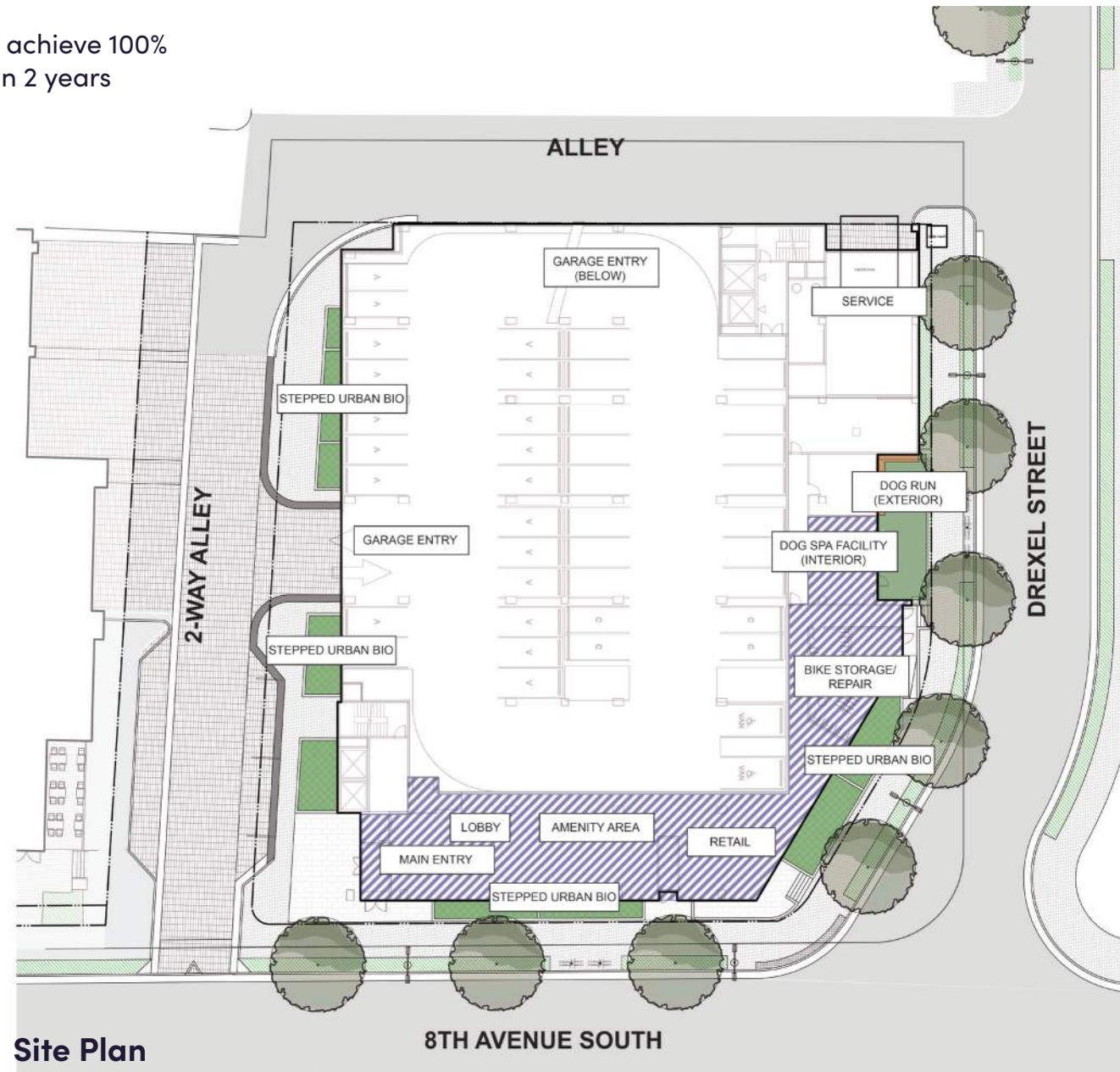


LOBBY LEVEL PLAN: SHOWING LINING



# PROPOSED DESIGN

\*Stepped Urban Bio to achieve 100% surface coverage within 2 years

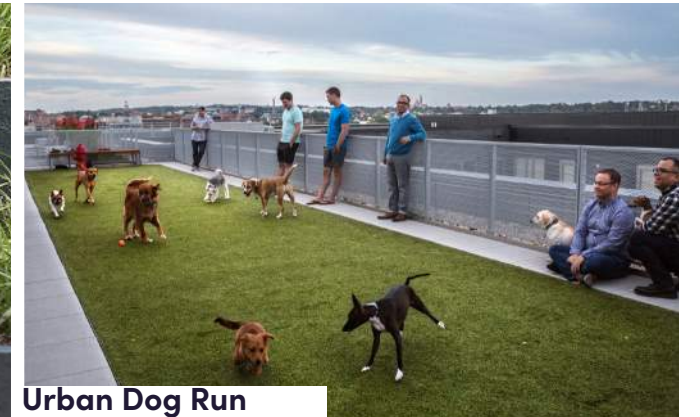


Site Plan

8TH AVENUE SOUTH



Stepped Urban Bio



Urban Dog Run



Stepped Urban Bio



Urban Dog Run



Stepped Urban Bio



Urban Dog Run

The streetscape design incorporates elements of visible urban bioretention systems in order to provide an outward expression of sustainability efforts incorporated in the overall building design. The combination of bike facilities, the dog run and dog facilities available to residents along Drexel serve to activate the ground level facade along the tertiary street as well as promote outdoor active uses to residents and the general public alike.

Our development and design team see the dog park facility as an active use for the following reasons:

According to ASPCA 49% of all urban households have a dog (dog ownership, especially in urban areas, has increased by 20% over the past 2 decades). With 262 total units within this property and potentially 130 dogs, we see this as perhaps THE most active use within the entire development. The typical hours of an urban multifamily dog park are 5:00 am until 11:00 pm and have become the most social gathering area for our millennial and Generation X dwellers.

Dog parks have become one of the most top generators and attractors in cities with private development capitalizing on their social popularity with dog friendly restaurants. With the amount of activity and use by our residents, we believe the visibility on Drexel adds to the vibrancy of the district.

Because of the visibility and very active use, material choices include more attractive and easier to maintain artificial turf and pavers for the horizontal surfaces with dog “play areas” and permanent seating nodes to support the human gathering as well.

## Site Plan - Exceptional Design

## Circle South Residential | Nashville, TN

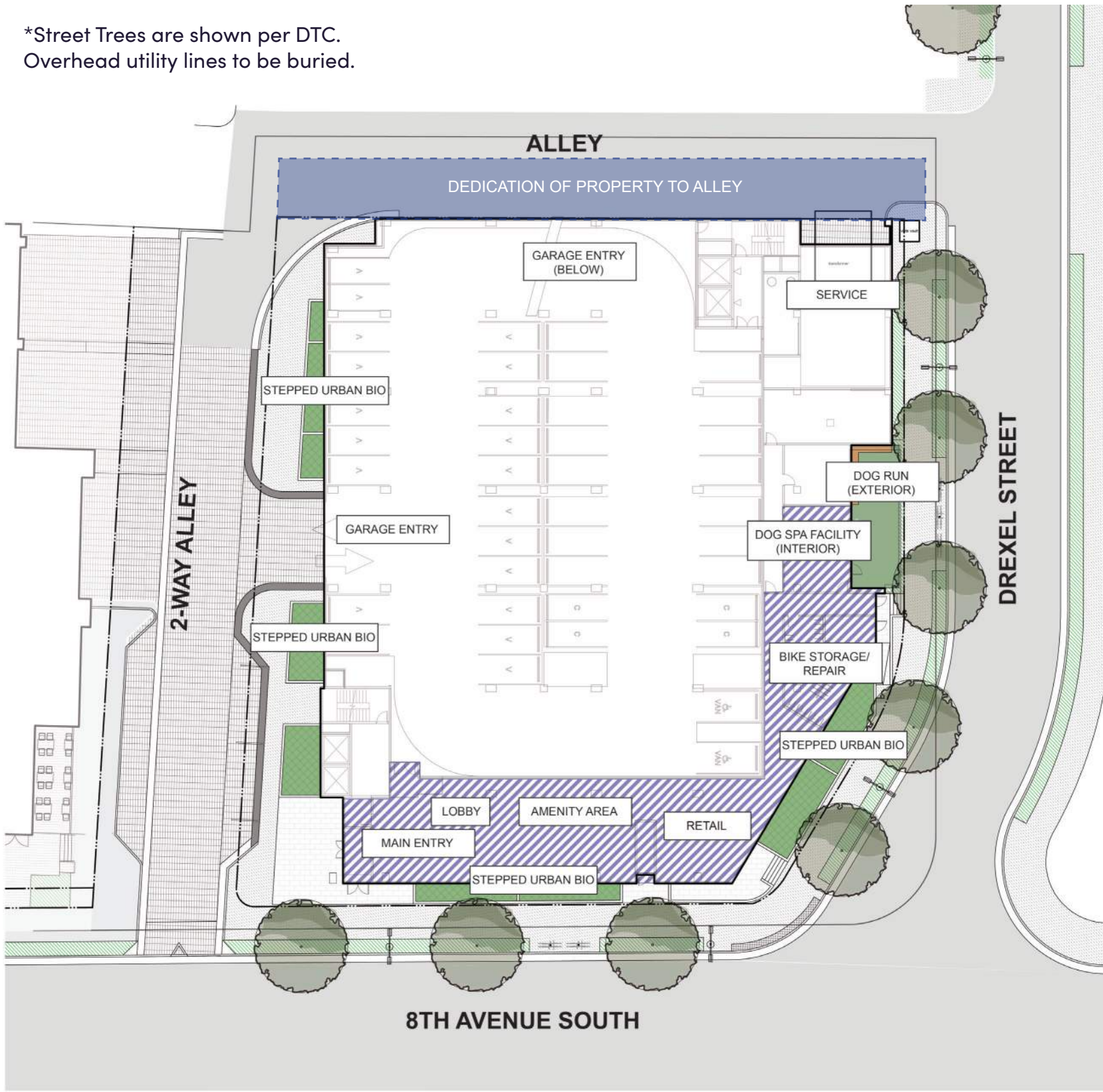
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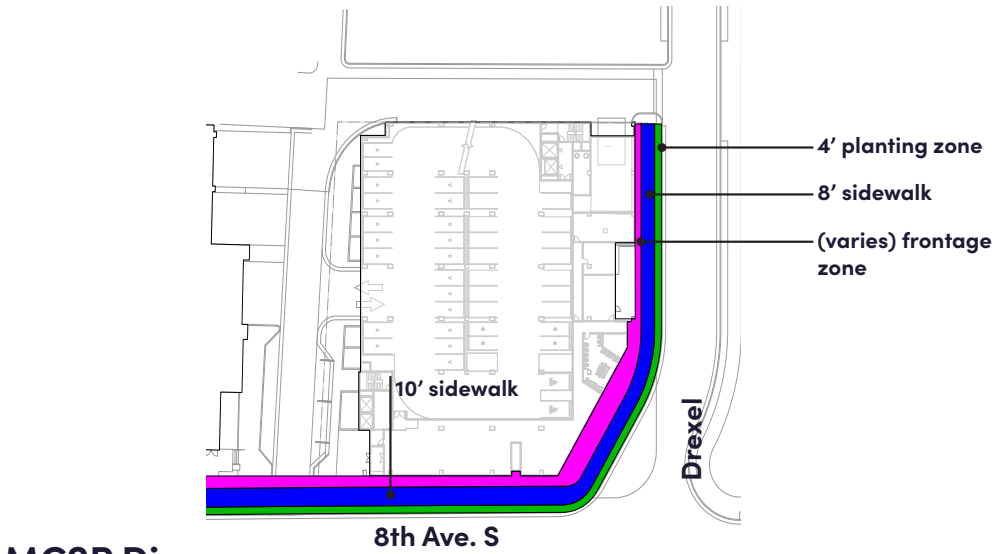


PROPOSED DESIGN

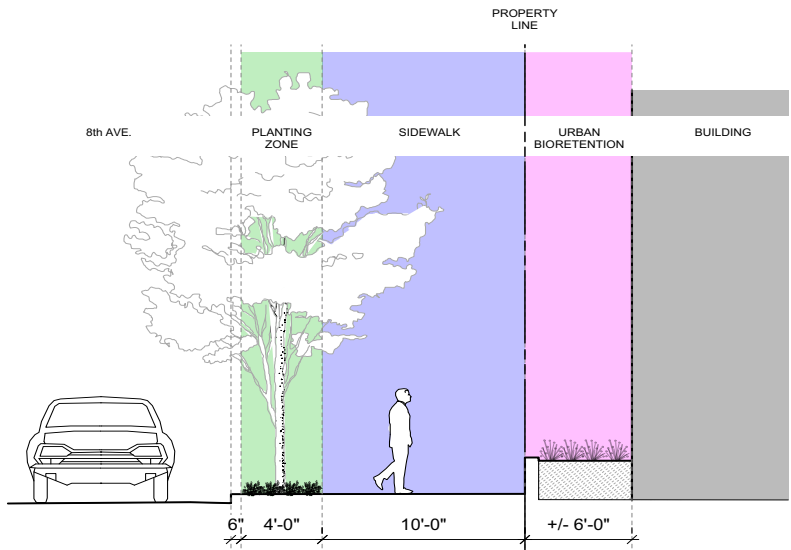
\*Street Trees are shown per DTC.  
Overhead utility lines to be buried.



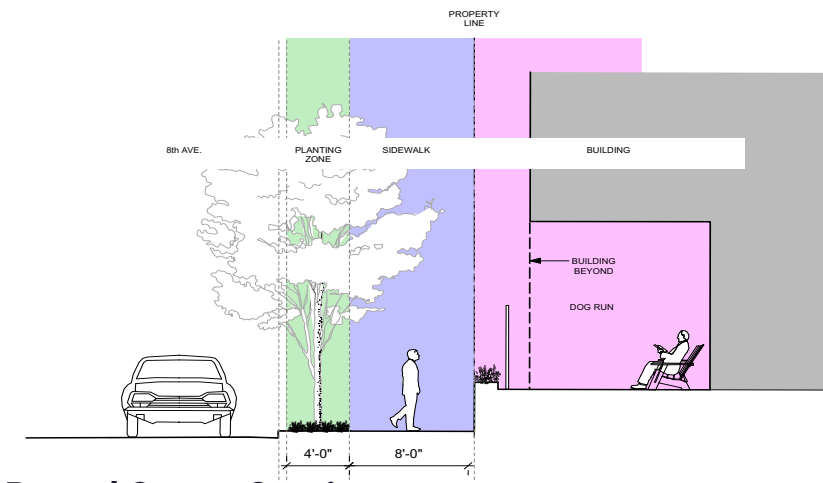
Site Plan



MCSP Diagram

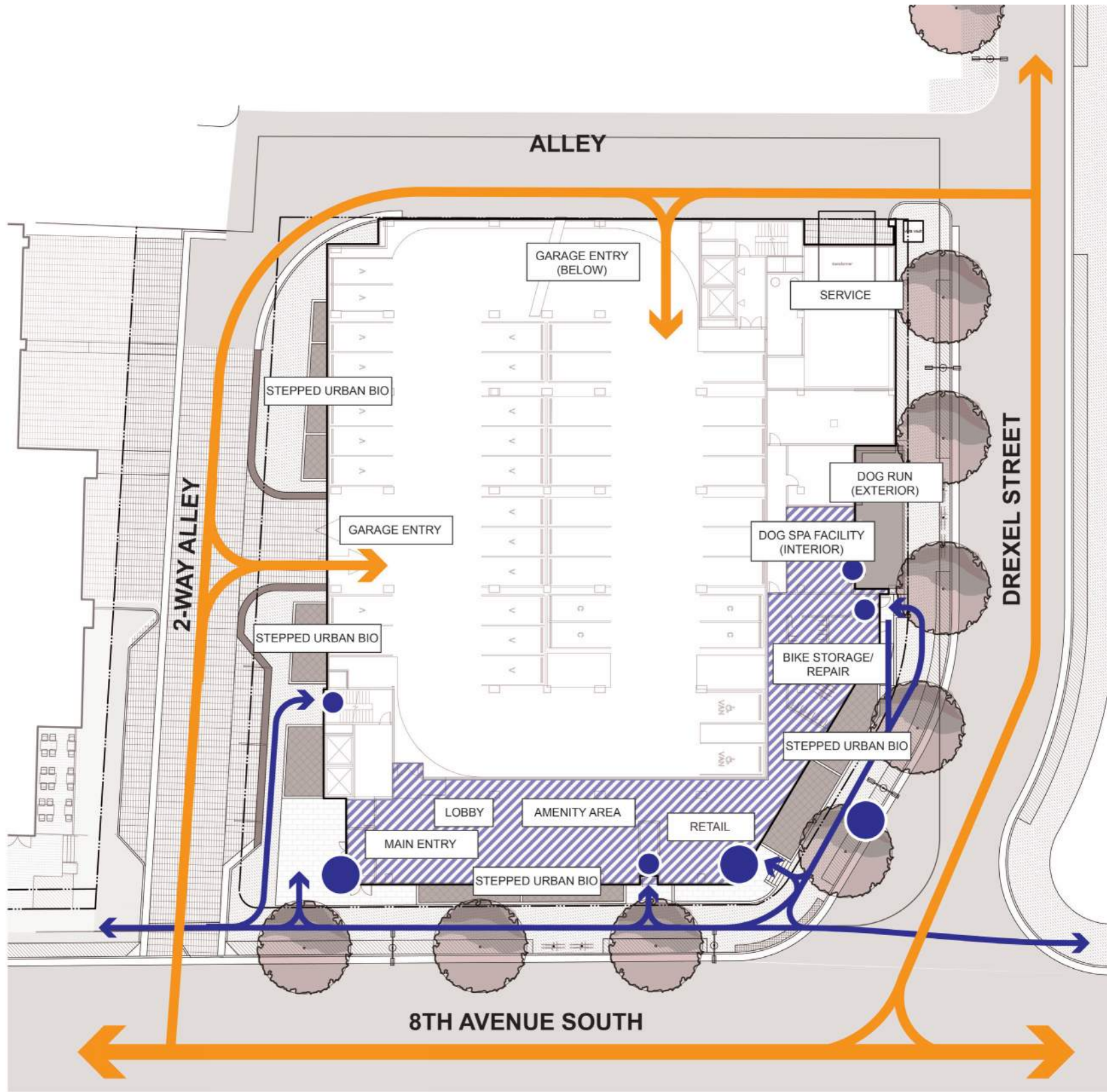


8th Avenue Section







Drexel Street Section





Legend

-  Vehicular Circulation
-  Pedestrian Circulation
-  Pedestrian Entries to Building
-  Active Uses Inside Building

Circulation Diagram

Site Plan - Circulation

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Bonus Height Program

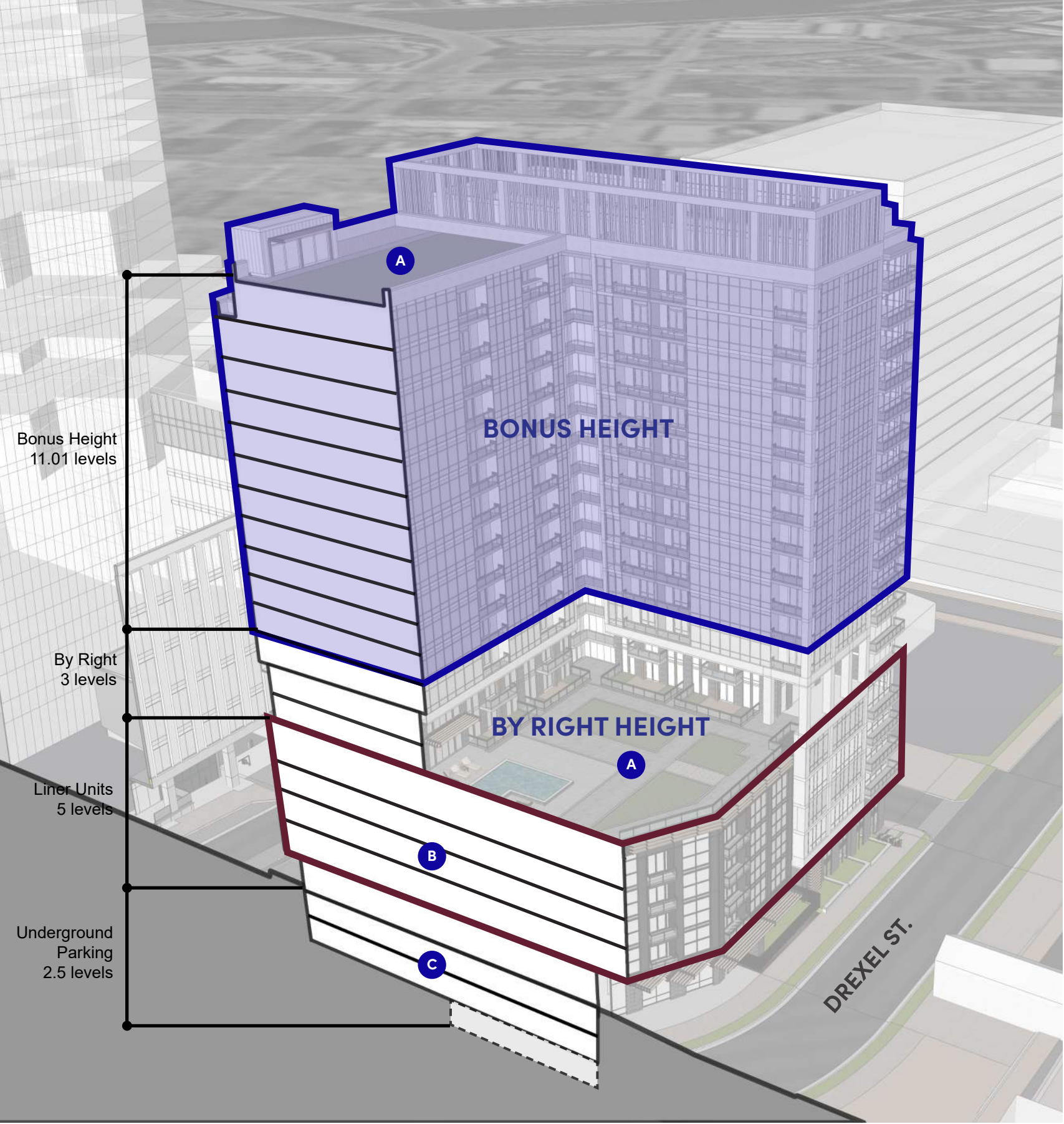
The Bonus Height Program (BHP) allows additional building height in Downtown in exchange for contribution to specified programs that provide benefits to the public. The Bonus Height shall be permitted if the proposed development contributes to specific public benefits in the amount and manner set forth herein.

Bonus Height shall be permitted in exchange for the following public benefit contributions: Leadership in Energy and Environmental Design (LEED) certification of individual buildings, LEED for Neighborhood Development, pervious surface, Historic Building Preservation, publicly-accessible Open Space, Inclusionary Housing, Civil Support Space, upper level garage liners, and underground parking.

Bonus Height Standards

- Upon providing a binding commitment for the specified public benefit, the proposed development project shall be allowed to build within the restrictions of the Subdistrict, up to the Bonus Height Maximum as established within this section.
- Multiple height bonuses may be compounded insofar as the total additional height does not exceed the Bonus Height Maximum for the Subdistrict.
- Additional development rights achieved through the BHP may be transferred to another site within the DTC one time to one receiving site, provided the transferred height does not exceed the Bonus Height Maximum of the receiving site. By-right height may not be transferred; only bonus height received through the BHP may be transferred.
- Bonus height transfers shall be based on the square footage of the sending site, not the receiving site.
- No building permit shall be issued for bonus height until the Planning Commission has certified compliance with the provisions of this section, upon referral and assurance of compliance from applicable departments.

- A Pervious Surface**
- B Upper Level Garage Liners**
- C Underground Parking**



Bonus Height Modification Chart





LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Circle South  
Date: 4/8/2021

DRAFT

Y	?	N
1	0	

Credit Integrative Process

10	6	16	Location and Transportation	16
		16	Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
1	1		Credit High Priority Site	2
3	2		Credit Surrounding Density and Diverse Uses	5
2	3		Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
1			Credit Green Vehicles	1

4	5	1	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
1			Credit Site Assessment	1
	1	1	Credit Site Development - Protect or Restore Habitat	2
	1		Credit Open Space	1
1	2		Credit Rainwater Management	3
1	1		Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1

4	6	0	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
1	1		Credit Outdoor Water Use Reduction	2
2	4		Credit Indoor Water Use Reduction	6
	1		Credit Cooling Tower Water Use	2
1			Credit Water Metering	1

15	12	4	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
6			Credit Enhanced Commissioning	6
6	6	4	Credit Optimize Energy Performance	18
1			Credit Advanced Energy Metering	1
1	1		Credit Demand Response	2
	3		Credit Renewable Energy Production	3
1			Credit Enhanced Refrigerant Management	1
	2		Credit Green Power and Carbon Offsets	2

5	8	0	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
	5		Credit Building Life-Cycle Impact Reduction	5
1	1		Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

10	6	0	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
1	1		Credit Enhanced Indoor Air Quality Strategies	2
3			Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
2			Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
1	1		Credit Interior Lighting	2
	3		Credit Daylight	3
1			Credit Quality Views	1
	1		Credit Acoustic Performance	1

3	3	0	Innovation	6
2	3		Credit Innovation	5
1			Credit LEED Accredited Professional	1

4	0	0	Regional Priority	4
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1
1			Credit Regional Priority: Specific Credit	1

56	46	21	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

LEED BONUS HEIGHTS

Program	LEED Certification Equivalency	Bonus Stories
LEED	Silver <sup>1</sup>	2 Stories

Refer to LEED scorecard



# NGBS 2020 vs LEED v4 BD+C New Construction



### OVERVIEW

Both the NGBS and LEED rating systems offer a framework for assessing the health, performance, and sustainability of new and renovated buildings. But there are differences in the two programs that builders and developers should examine in order to select the appropriate rating system for their project(s).

LEED for New Construction (LEED NC) Version 4 is intended for use by commercial office buildings, and can also be used for multifamily residential buildings. LEED NC addresses design and construction activities. The NGBS was designed to address all residential construction, including single-family homes, multifamily and mixed-use buildings, land developments, and remodeling projects. While commercial buildings and multifamily buildings may share construction types and methods, occupancy matters; the NGBS is uniquely suited for residential occupancy.

The NGBS is more than a design standard; it includes an expansive array of green building practices aimed at all phases of the development process – design; construction; verification; and building operations. The NGBS requires that a qualified, independent third-party inspect the project and verify that all green design or construction practices claimed by the builder toward green certification are incorporated correctly into the project.

### CATEGORIES OF GREEN PRACTICES

The NGBS and LEED have practices in five identical categories. LEED also includes categories for Innovation and Regional Priority, which are not called out as separate, stand-alone categories in the NGBS but rather integrated into and addressed in each of its six categories. The NGBS also includes a category for building Operation, Maintenance, and Building Owner Education; LEED has no comparable category.

LEED NC Version 4	2020 NGBS
<ul style="list-style-type: none"><li>Integrative Process</li><li>Sustainable Sites</li><li>Location &amp; Transportation</li><li>Water Efficiency</li><li>Energy &amp; Atmosphere</li><li>Materials &amp; Resources</li><li>Indoor Environmental Quality</li><li>Innovation*</li><li>Regional Priority</li></ul>	<ul style="list-style-type: none"><li>Lot Design, Preparation, and Development</li><li>Resource Efficiency</li><li>Energy Efficiency</li><li>Water Efficiency</li><li>Indoor Environmental Quality</li><li>Operations, Maintenance, and Homeowner Education</li></ul>

\* Rather than a stand-alone “Innovation” category, each 2020 NGBS category includes an Innovative Practice section.

Although functionally equivalent, NGBS is superior to LEED in terms of third-party verification. For a building to be NGBS Green Certified, all units must be verified on site by an accredited NGBS Green Verifier. The LEED program allows certification for a multifamily building to be issued after just 60% of units have been constructed and verified.

### MANDATORY REQUIREMENTS

LEED NC Version 4	2020 NGBS
<b>Sustainable Sites</b> <ul style="list-style-type: none"><li>Develop and implement Construction Activity Pollution Plan</li></ul>	<b>Lot Design, Preparation, and Development</b> <ul style="list-style-type: none"><li>No Mandatory practices</li></ul>
<b>Water Efficiency</b> <ul style="list-style-type: none"><li>Outdoor water use reduction (reduce the project’s landscape water requirement by at least 30% from the calculated baseline)</li><li>Indoor water use reduction (reduce aggregate water consumption by 20% from the baseline)</li><li>Building-level water metering</li></ul>	<b>Water Efficiency</b> <ul style="list-style-type: none"><li>Water Rating Index (WRI) score of 70, or 25 points from Chapter 8 (roughly equivalent to a 30% reduction in water use)</li><li>A dedicated water meter for pools and spas</li></ul>
<b>Energy &amp; Atmosphere</b> <ul style="list-style-type: none"><li>Fundamental commissioning and verification</li><li>Minimum energy performance</li><li>Building level energy metering</li><li>Fundamental refrigerant management</li></ul>	<b>Energy Efficiency</b> <ul style="list-style-type: none"><li>Minimum energy performance</li><li>HVAC sizing and installation</li><li>Duct air sealing and testing</li><li>Insulation and air sealing</li><li>Grade I insulation installation</li><li>High-efficacy lighting</li></ul>
<b>Materials &amp; Resources</b> <ul style="list-style-type: none"><li>Storage and collection of recyclables</li><li>Develop and implement a construction and demolition waste management plan</li></ul>	<b>Resource Efficiency</b> <ul style="list-style-type: none"><li>Install a capillary break and vapor retarder at concrete slabs and crawlspaces</li><li>Install exterior drain tile for below grade spaces</li><li>Dampproof walls required for walls below finished grade</li><li>Insulation within cavities is dry when enclosed by drywall</li><li>Flashing is provided to minimize water entry into wall or roof assemblies</li><li>Finished grade is sloped to facilitate drainage away from the building</li></ul>
<b>Indoor Environmental Quality</b> <ul style="list-style-type: none"><li>Minimum indoor air quality performance</li><li>Environmental tobacco smoke control</li></ul>	<b>Indoor Environmental Quality</b> <ul style="list-style-type: none"><li>Whole-building ventilation for dwelling units when the maximum air infiltration rate is less than 5.0 ACH50</li><li>Local kitchen and bathroom exhaust combustion venting</li><li>Garage pollutant protection</li><li>Radon resistant construction</li></ul>
Nothing equivalent exists within the LEED rating system.	<b>Operations, Maintenance, and Homeowner Education</b> <ul style="list-style-type: none"><li>Building construction manual</li><li>Operations manual</li><li>Maintenance manual</li><li>Training of building owners</li></ul>

### ENERGY EFFICIENCY COMPARISON

At the minimum certification levels, the NGBS and LEED NC v4 are on par for energy efficiency. At the higher certification levels (Silver, Gold, Emerald/Platinum) the NGBS is more stringent than LEED regarding minimum required energy performance. LEED does not require higher energy performance for higher certification levels (Silver, Gold, Platinum), but the NGBS requires increasingly higher energy performance. View the energy efficiency comparison charts at [www.HomeInnovation.com/CompareNGBS](http://www.HomeInnovation.com/CompareNGBS).

### NGBS AND LEED EQUIVALENCY

The 2020 NGBS is clearly equivalent to LEED NC v4 when individual green categories are compared, and far more stringent than LEED NC regarding both the level of environmental performance and the comprehensiveness of green practices.

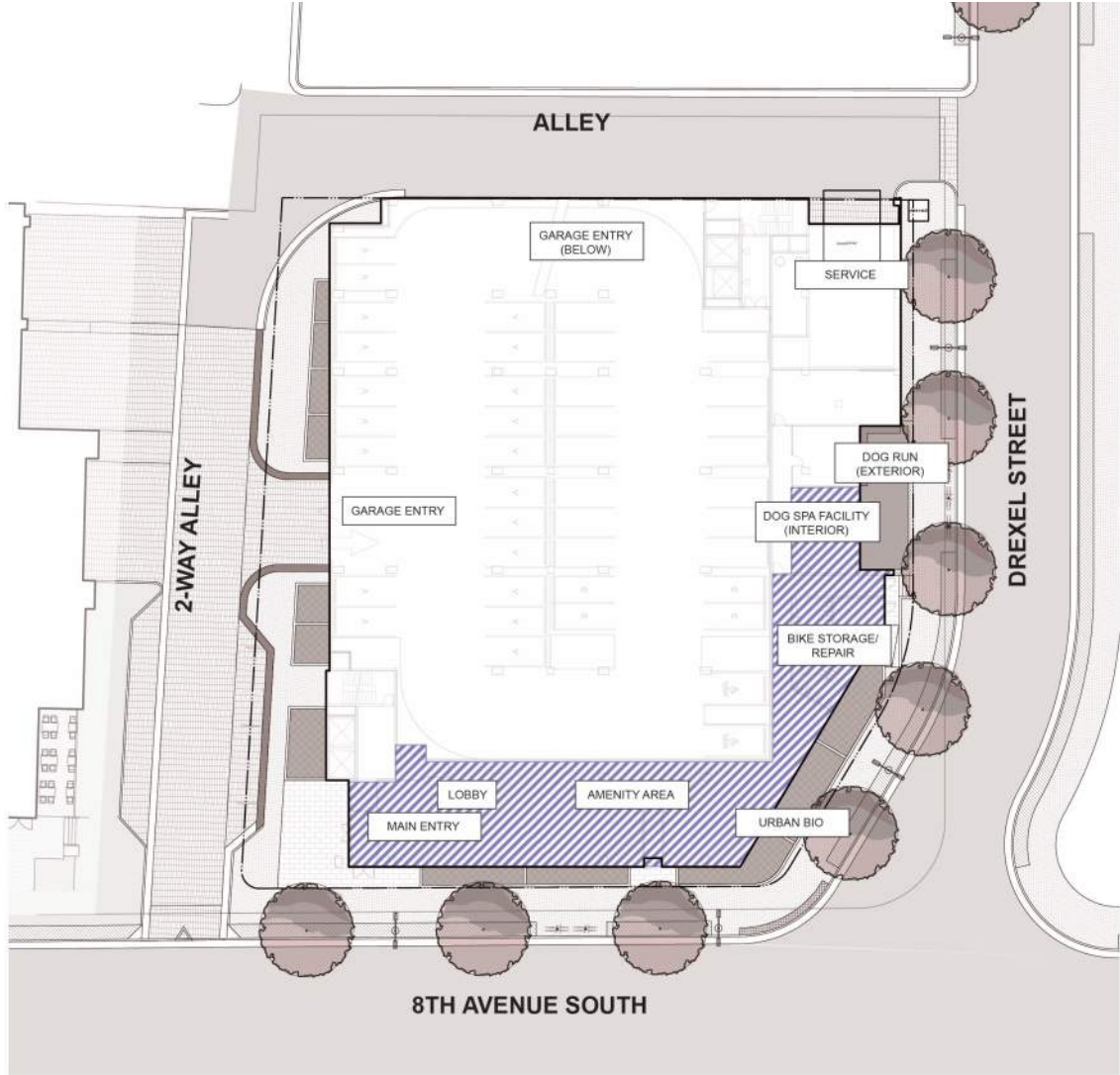
For more information on how NGBS Green compares to LEED and other green home certification programs, visit [www.HomeInnovation.com/CompareNGBS](http://www.HomeInnovation.com/CompareNGBS)



Unoccupiable Roof- 4,050SF

Unoccupiable Roof - 4,000SF

Residential Terrace- 2,050SF



PERMEABLE SURFACES

Types of Surfaces	Square Footage	Mult Factor by DTC	Total Bonus Area (By Calculation)	Typical Upper Floor	Bonus Stories
Green Roof	11,000	x2	22,000	18,655 <sup>1</sup>	1.18
Pavers	4,581	x2	9,162	18,655 <sup>1</sup>	0.49
Syntetic Turf	290	x2	580	18,655 <sup>1</sup>	0.03
Ground Level Vegetation	1,725	x2	3,450	18,655 <sup>1</sup>	0.18
				Possible Bonus in Subdistrict Per Cap	2 Stories
				Max Earned Ht of Building using Bonus per DTC	1.89 Stories

<sup>1</sup> Average area of proposed floorplate above level 8

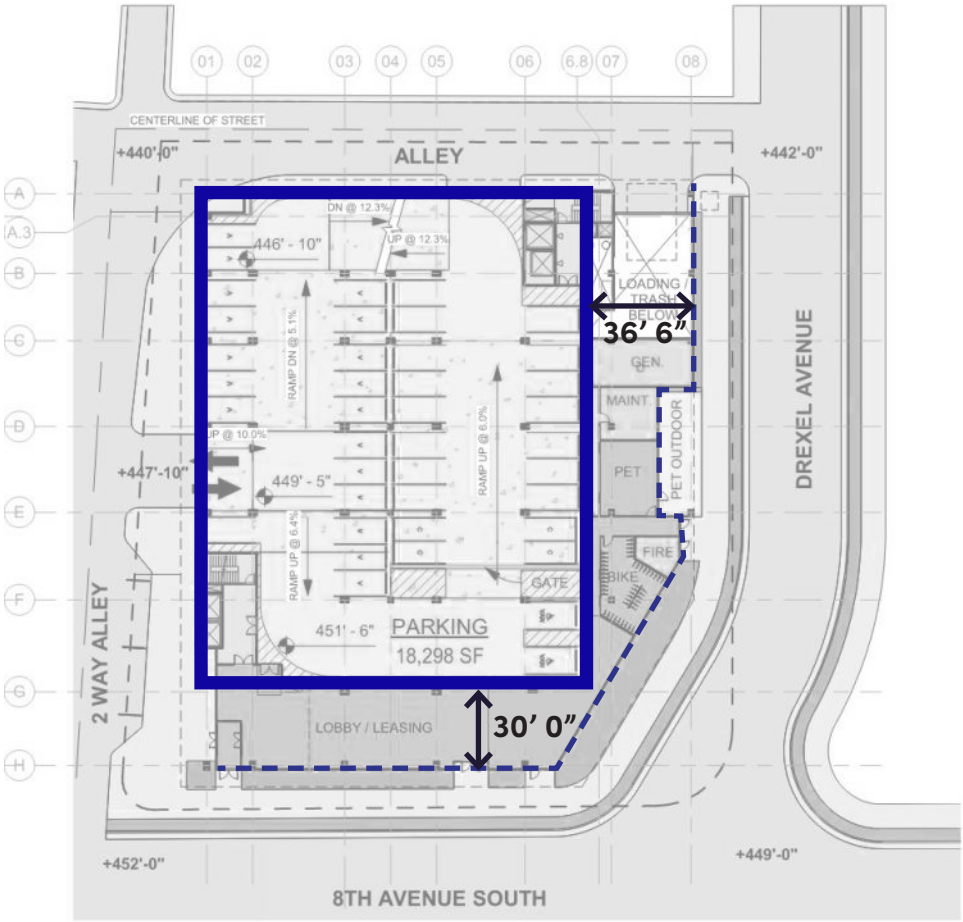


Bonus Height Program

Upper Level Garage Liner and Underground Parking

The public realm of the streetscape is improved by providing parking in underground structures and lining above ground parking structures with habitable space. See the BHP Chart for a list of Subdistricts in which the Garage Liner and Underground Parking bonuses may be utilized.

- Height bonuses are given for upper levels of habitable space, a minimum of 20’ in depth, which masks a parking structure from view along public streets and open space. The minimum depth may be reduced by the Planning Commission provided the intent of an active streetscape is met.
- The number of square feet of Bonus Height shall be twice that of the number of square feet in Garage Liners. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.
- The number of square feet of Bonus Height shall be equal to the number of square feet in Underground Parking. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.
- Height bonuses are not given for ground level liners, or upper level liners that are required by the DTC.

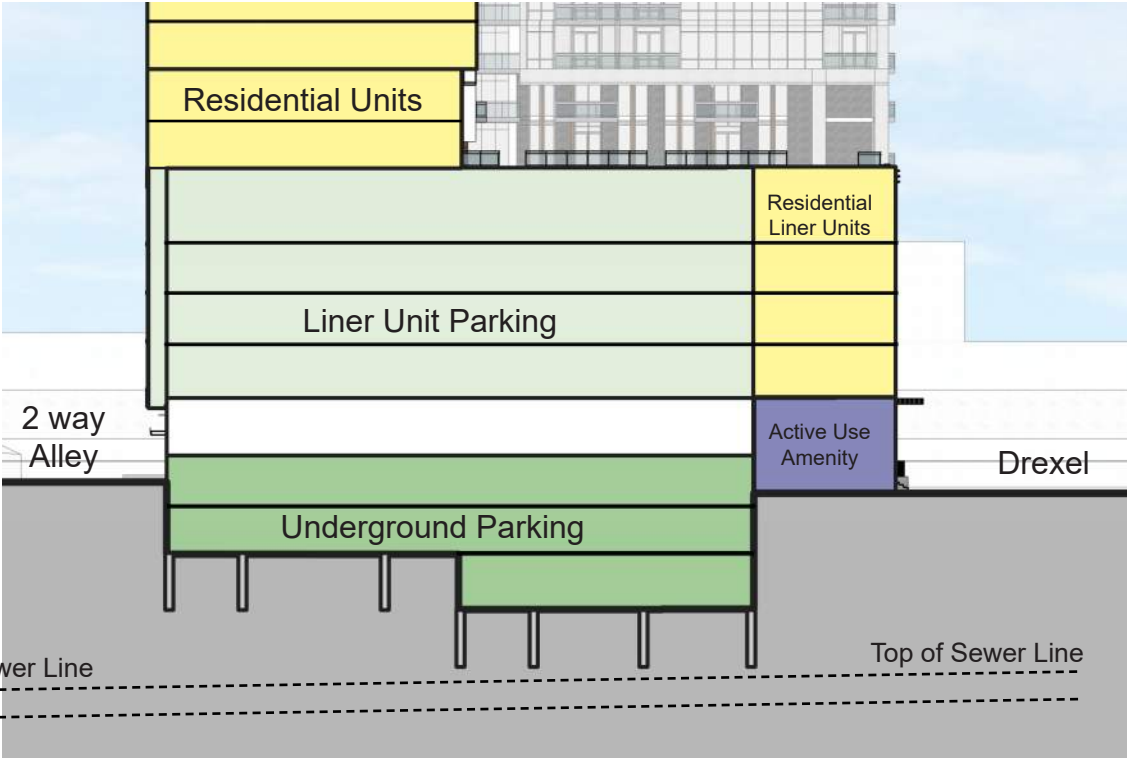


LOBBY LEVEL PLAN: SHOWING LINING

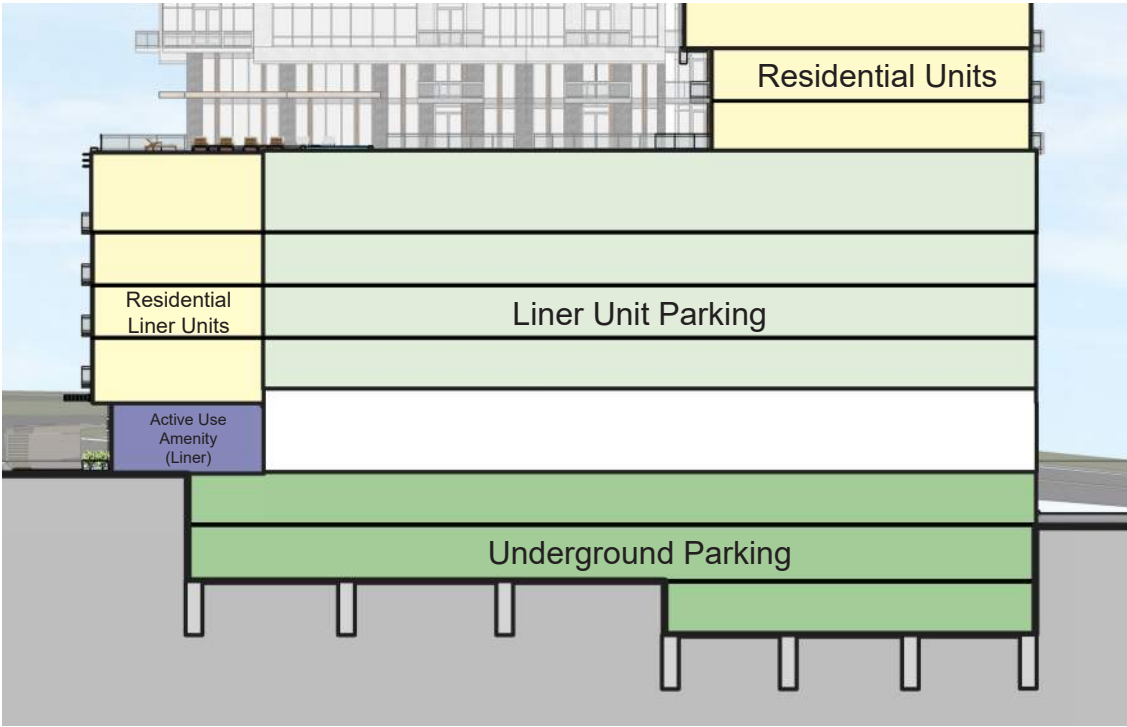
UNDERGROUND PARKING / GARAGE LINER

Area of Below Grade Parking (Levels B3-B1)	Area of Residential Liner (L2-L5)	Total Bonus Area (By Calculation)	Typical Upper Floor	Bonus Stories
45,390		45,390	18,655 <sup>1</sup>	2.43 <sup>2</sup>
	43,754	87,508	18,655 <sup>1</sup>	4.69 <sup>3</sup>
			Possible Bonus in Subdistrict Per Cap	2 Stories
			Max Earned Ht of Building using Bonus per DTC	7.12 Stories

<sup>1</sup> Average area of proposed floorplate above level 8  
<sup>2</sup> (Below Grade Parking) / (Typical Upper Level)  
<sup>3</sup> (Residential Liner X 2) / (Typical Upper Level)



2 8th Ave. South Section Diagram



4 Drexel Street Section Diagram



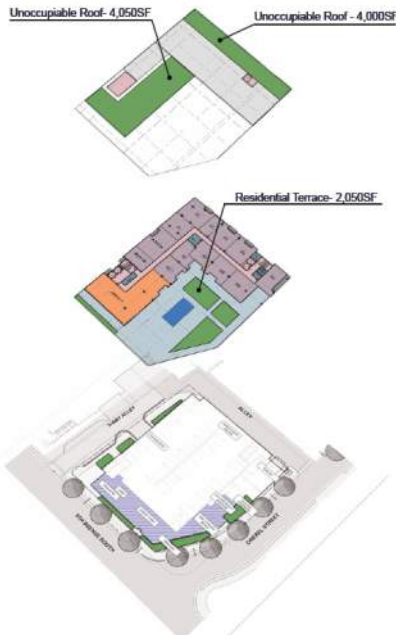
LEED / NGBS



Bonuses for individual buildings are given upon pre-certification of LEED silver, gold and platinum. Bonuses for neighborhoods are given upon pre-certification of LEED ND. Every Property within the LEED ND neighborhood may utilize the bonus height. The bonuses are specific to each Subdistrict. See the BHP Chart for details.

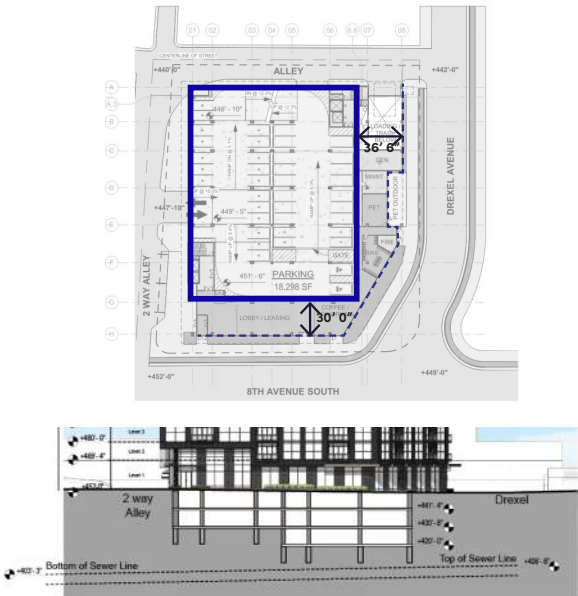
Project qualifies for : +2 Bonus Story

PERVIOUS SURFACE



Project qualifies for : +1.89 Bonus Story

GARAGE LINER / UNDERGROUND PARKING



Project qualifies for : +7.12 Bonus Story

TOTAL

LEED  
+ 2 BONUS STORY

PERMEABLE SURFACES  
+ 1.89 BONUS STORY

PARKING LINER /  
UNDERGROUND  
+ 7.12 BONUS STORY

PROJECT QUALIFIES  
FOR:  
+11.01 BONUS STORY

UNDERGROUND PARKING / GARAGE LINER

Area of Below Grade Parking (Levels B3-B1)	Area of Residential Liner (L2-L5)	Total Bonus Area (By Calculation)	Typical Upper Floor	Bonus Stories
45,390		45,390	18,655 <sup>1</sup>	2.43 <sup>2</sup>
	43,754	87,508	18,655 <sup>1</sup>	4.69 <sup>3</sup>
			Possible Bonus in Subdistrict Per Cap	2 Stories
			Max Earned Ht of Building using Bonus per DTC	7.12 Stories

PERMEABLE SURFACES

Types of Surfaces	Square Footage	Mult Factor by DTC	Total Bonus Area (By Calculation)	Typical Upper Floor	Bonus Stories
Green Roof	11,000	x2	22,000	18,655 <sup>1</sup>	1.18
Pavers	4,581	x2	9,162	18,655 <sup>1</sup>	0.49
Syntetic Turf	290	x2	580	18,655 <sup>1</sup>	0.03
Ground Level Vegetation	1,725	x2	3,450	18,655 <sup>1</sup>	0.18
				Possible Bonus in Subdistrict Per Cap	2 Stories
				Max Earned Ht of Building using Bonus per DTC	1.89 Stories

<sup>1</sup> Average area of proposed floorplate above level 8

LEED BONUS HEIGHTS

Program	LEED Certification Equivalency	Bonus Stories
LEED	NGBS Equivalent to LEED Silver <sup>1</sup>	2 Stories

BONUS HEIGHTS TOTAL

Program	Earned Bonus Height	Bonus Height Cap
UNDERGROUND PARKING / GARAGE LINER	7.12 <sup>1</sup>	2 Stories <sup>4</sup>
PERMEABLE SURFACES	1.89 <sup>2</sup>	2 Stories <sup>4</sup>
LEED	2.00 <sup>3</sup>	2 Stories <sup>4</sup>
Total Bonus Height	11.01 Stories	3 Stories <sup>4</sup>
Max Height within Subdistrict (8 stories + Bonus)	19.01 Stories <sup>5</sup>	11.00

<sup>1</sup> Refer to Garage Liner Chart  
<sup>2</sup> Refer to Permeable Surface Chart  
<sup>3</sup> Refer to LEED Chart  
<sup>4</sup> Max Bonus per DTC chart  
<sup>5</sup> Max stories allow if cap was removed

EARNED AREA SUMMARY

Category	Stories	Area
DTC max height without bonus	8 <sup>1</sup>	242,400 SF
Proposed Height Modification	11	205,200 SF <sup>2</sup>
Earned Additional with Bonus Height Program	11.04 <sup>3</sup>	205,344 SF <sup>4</sup>
Total Proposed Building	19	447,600 SF

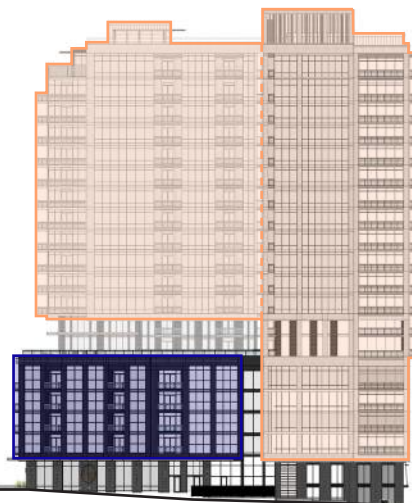


Unique Architecture

- Massing Break Down
- Connection to Cannery Row
- Minor Roads Facade
- Materiality

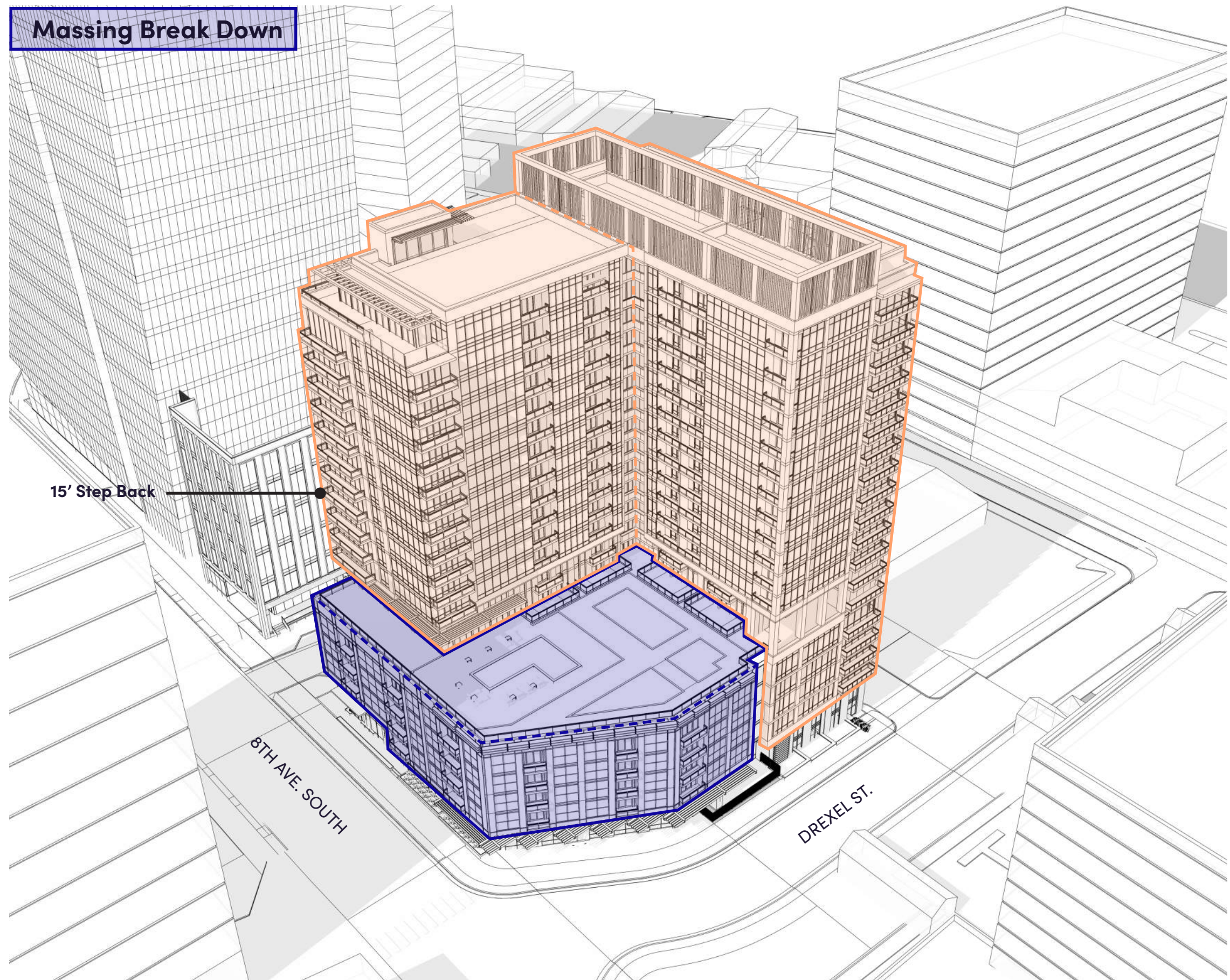


ELEVATION: 8TH AVE. SOUTH



ELEVATION: DREXEL ST.

Massing Break Down





## Unique Architecture

- Massing Break Down
- Drexel Alignment
- Minor Roads Facade
- Materiality



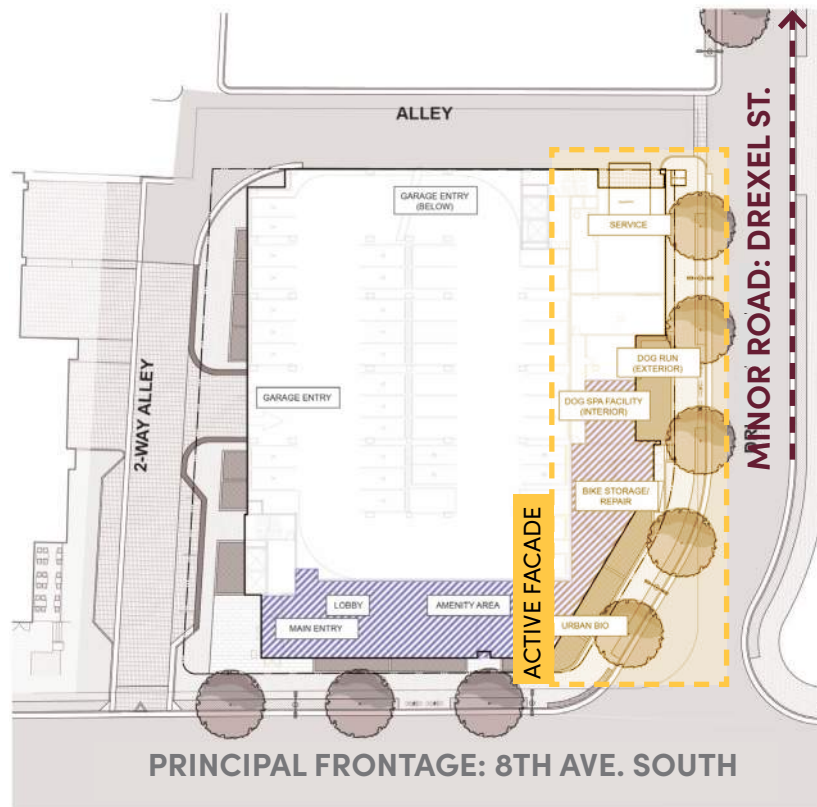
## Drexel Alignment





## Unique Architecture

-  Massing Break Down
-  Drexel Alignment
-  Minor Roads Facade
-  Materiality



## Storefront Frontage

Minimum Ground Floor Openings on Drexel St:  
- 30% floor to floor

Proposed Ground Floor Opening on Drexel St:  
- 49.06% floor to floor

Minimum Upper Floor Openings on Drexel St:  
- 25% floor to floor

Proposed Upper Floor Openings on Drexel St:  
- 49.50% floor to floor

## Minor Roads Facade Treatment



## Height Modification - Unique Architecture - Active Use

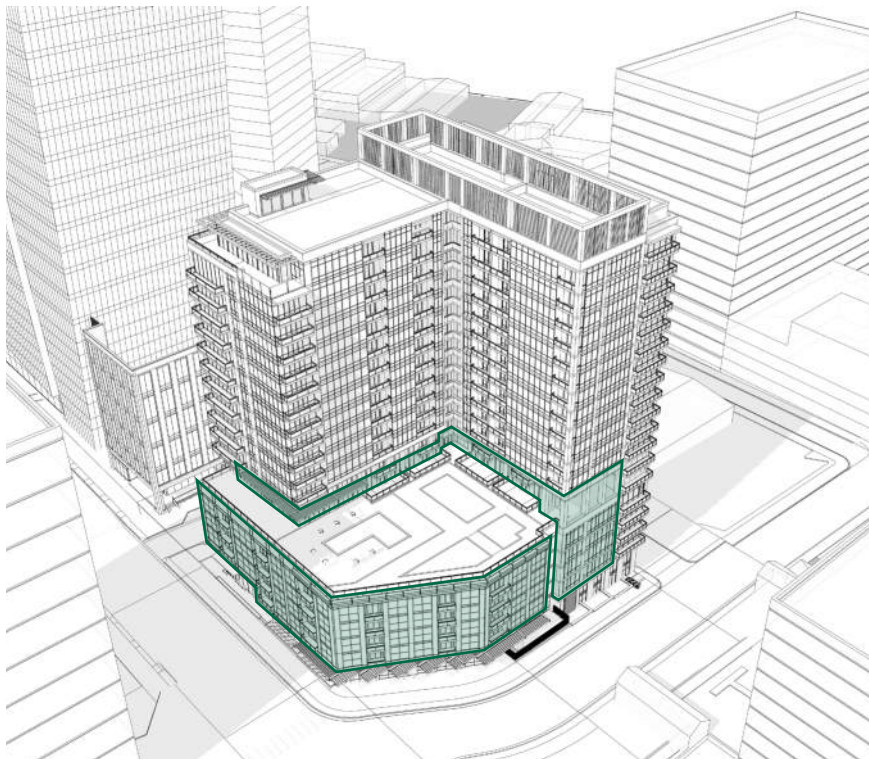
## Circle South Residential | Nashville, TN

July 20, 2021

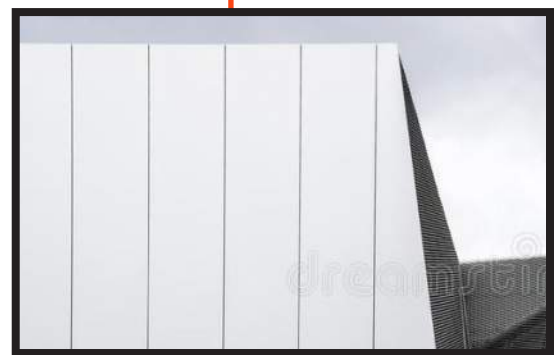
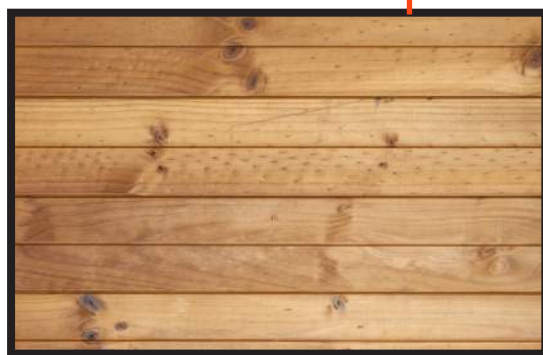
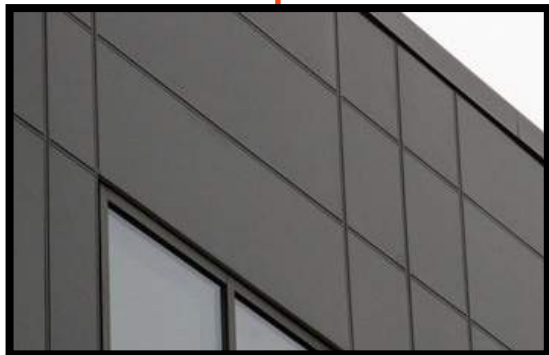


## Unique Architecture

- Massing Break Down
- Drexel Alignment
- Minor Roads Facade
- Materiality

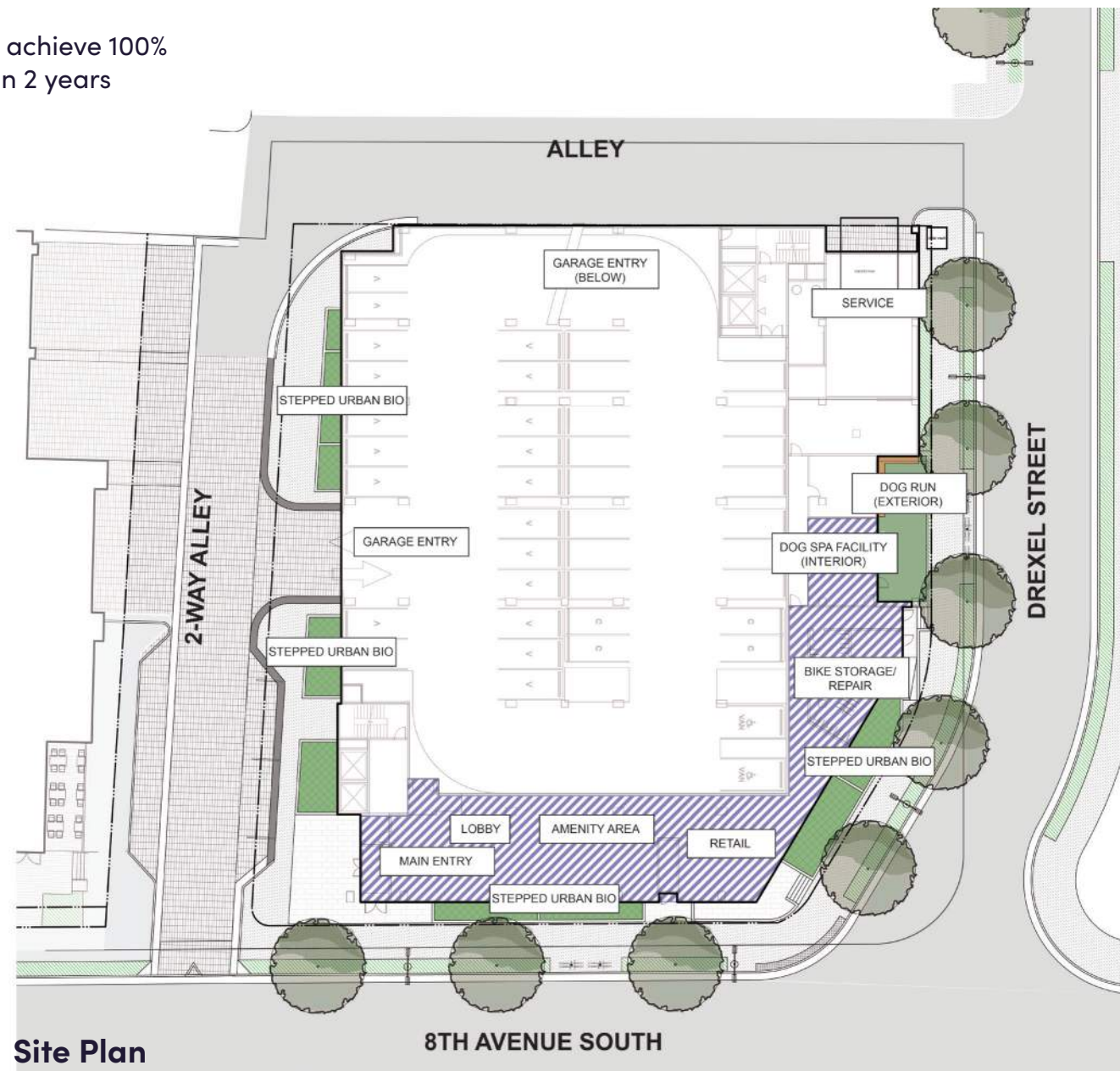


## Materiality





\*Stepped Urban Bio to achieve 100% surface coverage within 2 years

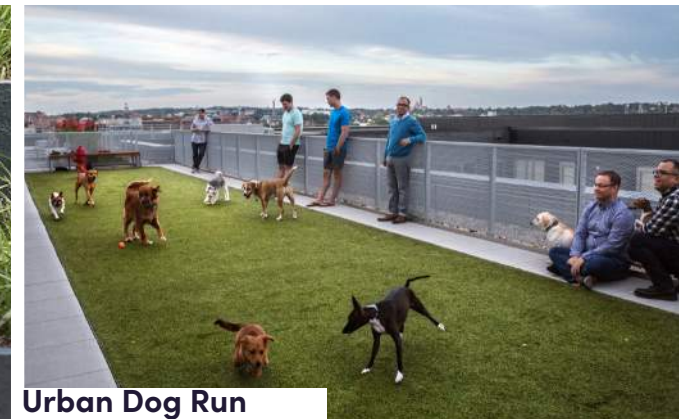


Site Plan

8TH AVENUE SOUTH



Stepped Urban Bio



Urban Dog Run



Stepped Urban Bio



Urban Dog Run



Stepped Urban Bio



Urban Dog Run

The streetscape design incorporates elements of visible urban bioretention systems in order to provide an outward expression of sustainability efforts incorporated in the overall building design. The combination of bike facilities, the dog run and dog facilities available to residents along Drexel serve to activate the ground level facade along the tertiary street as well as promote outdoor active uses to residents and the general public alike.

Our development and design team see the dog park facility as an active use for the following reasons:

According to ASPCA 49% of all urban households have a dog (dog ownership, especially in urban areas, has increased by 20% over the past 2 decades). With 262 total units within this property and potentially 130 dogs, we see this as perhaps THE most active use within the entire development. The typical hours of an urban multifamily dog park are 5:00 am until 11:00 pm and have become the most social gathering area for our millennial and Generation X dwellers.

Dog parks have become one of the most top generators and attractors in cities with private development capitalizing on their social popularity with dog friendly restaurants. With the amount of activity and use by our residents, we believe the visibility on Drexel adds to the vibrancy of the district.

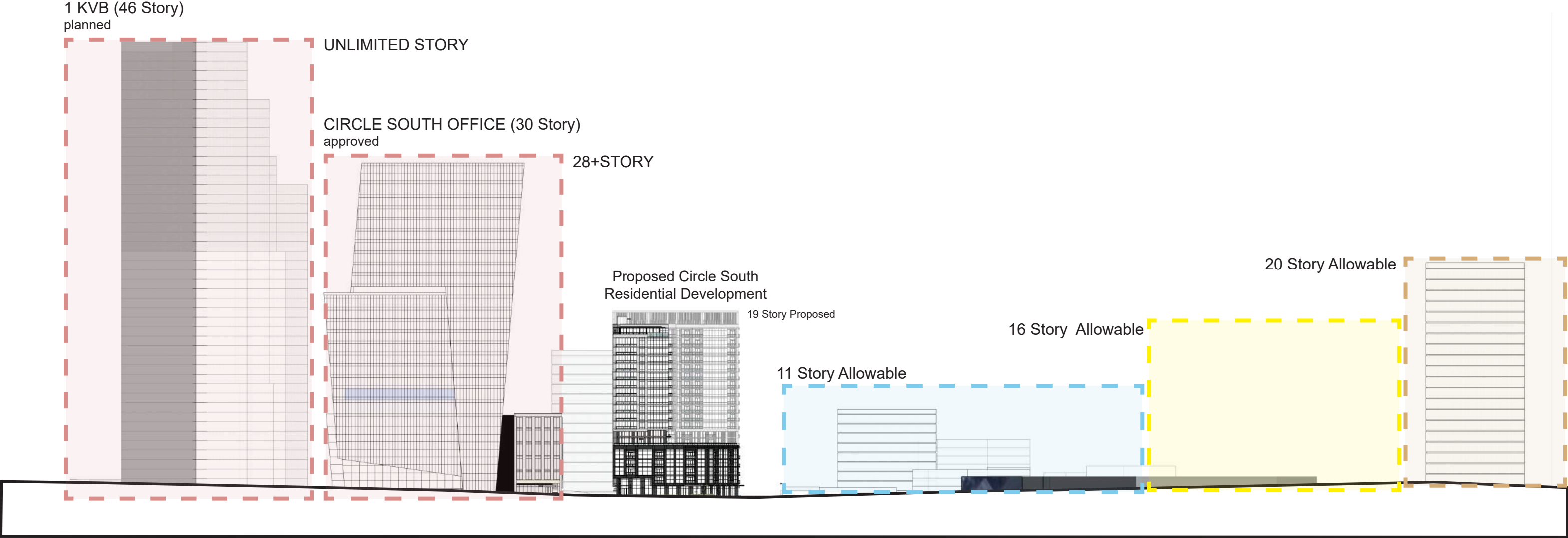
Because of the visibility and very active use, material choices include more attractive and easier to maintain artificial turf and pavers for the horizontal surfaces with dog “play areas” and permanent seating nodes to support the human gathering as well.

## Site Plan - Exceptional Design

## Circle South Residential | Nashville, TN

July 20, 2021

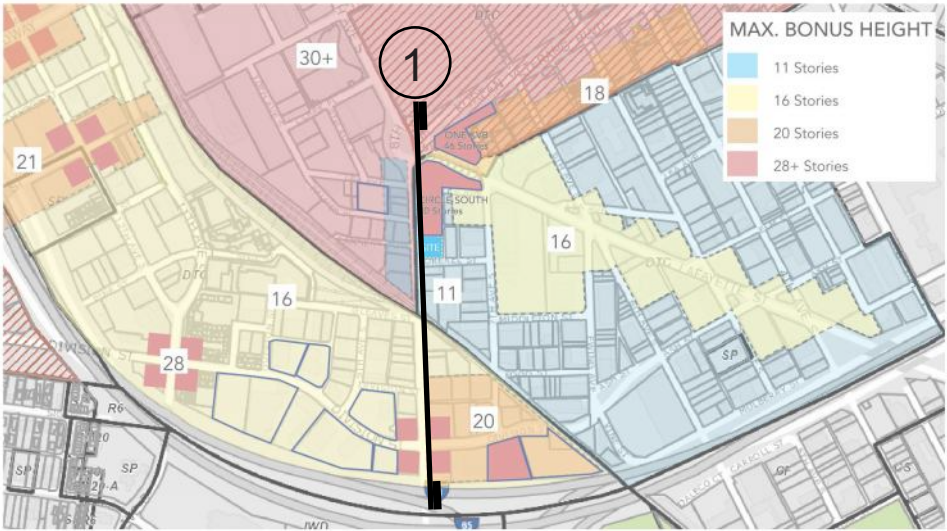




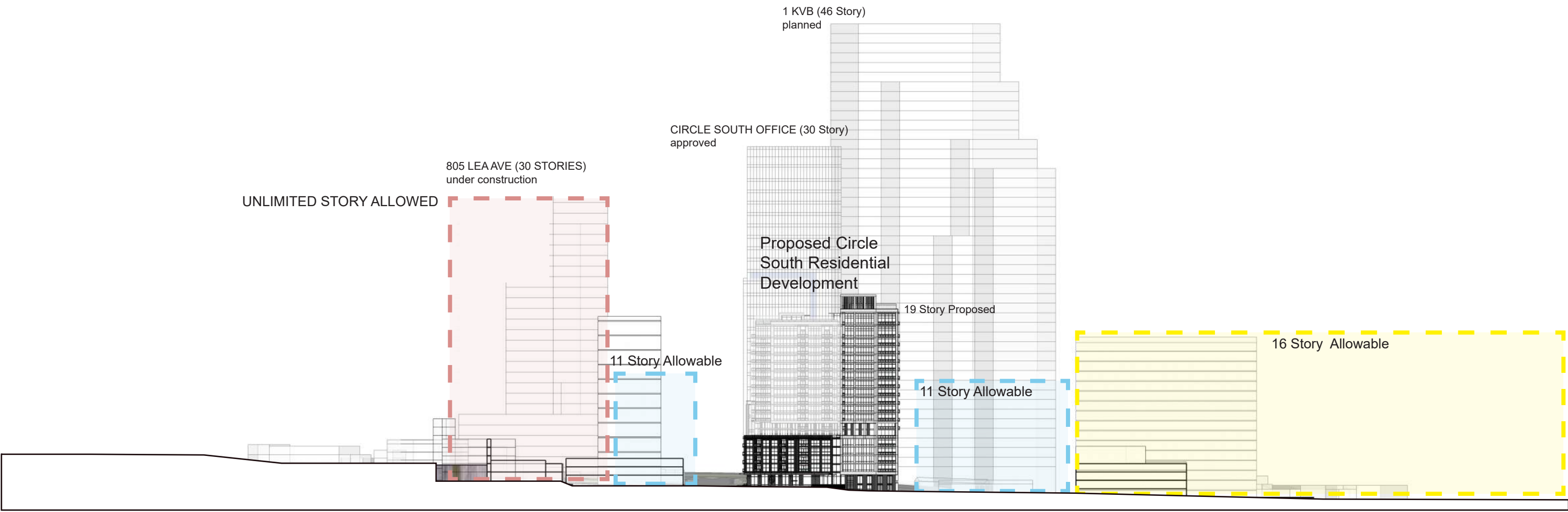
1 8th Ave. South Elevation Diagram

MAX. BONUS HEIGHT

- 11 Stories
- 16 Stories
- 20 Stories
- 28+ Stories



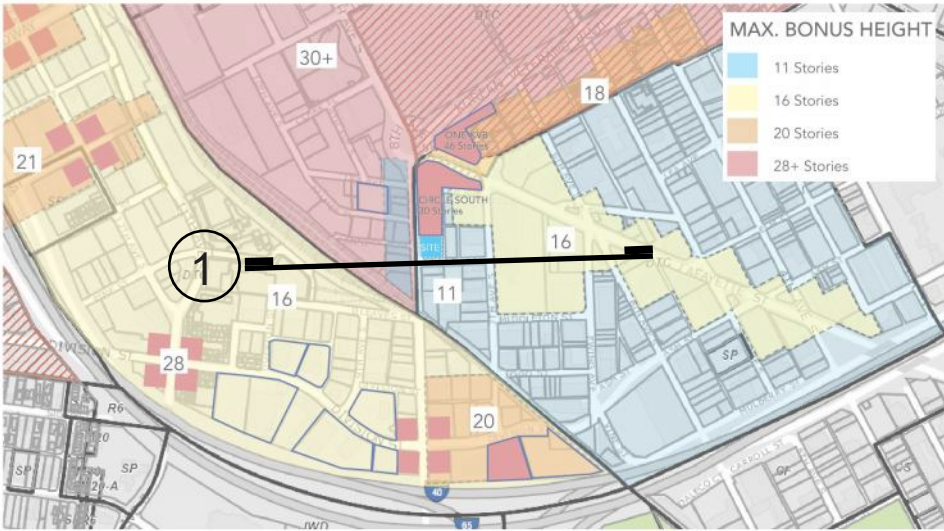




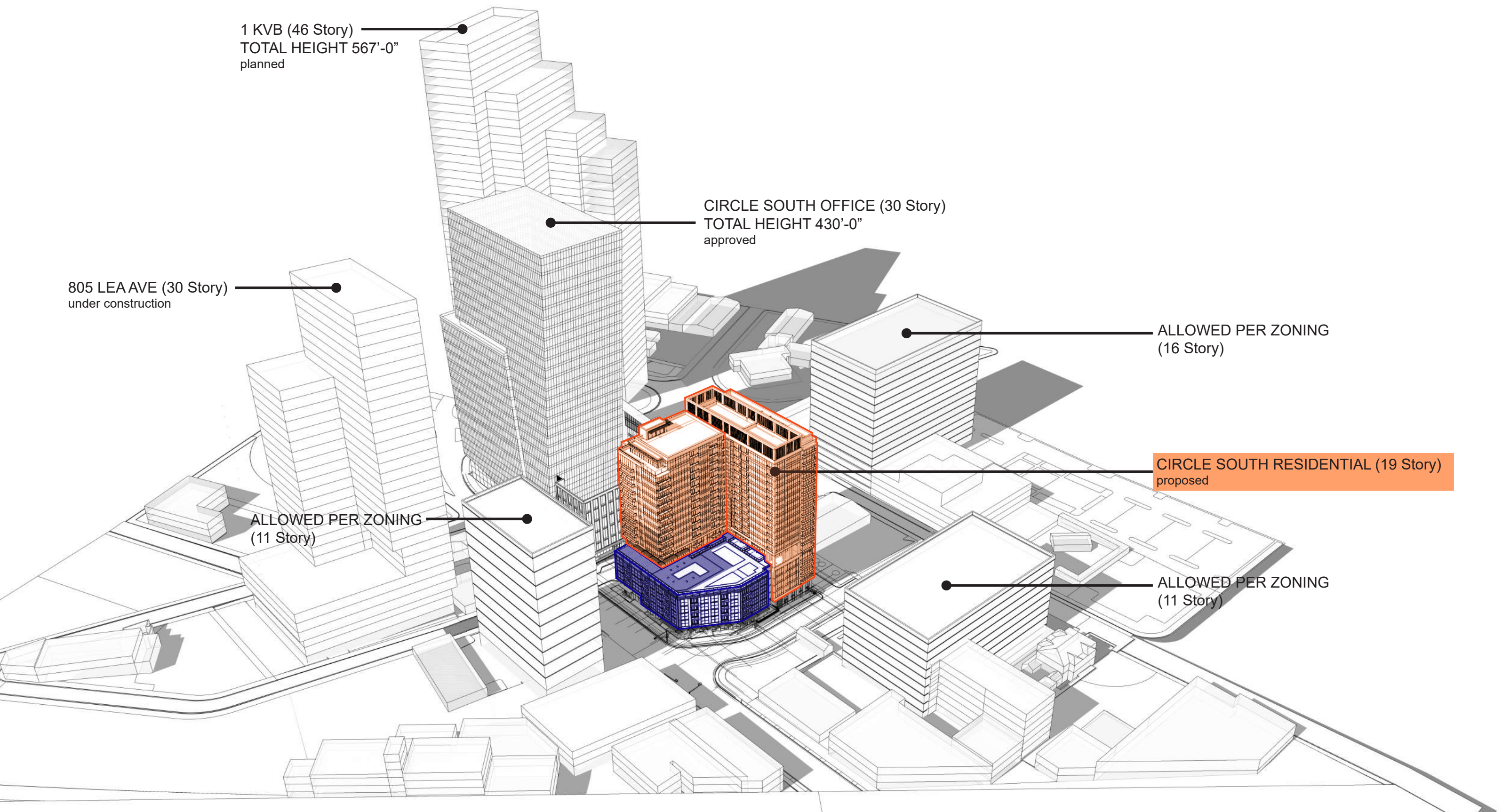
1 Drexel Elevation Diagram

MAX. BONUS HEIGHT

- 11 Stories
- 16 Stories
- 20 Stories
- 28+ Stories







## Contextual Relationship to Adjacent Properties

## Circle South Residential | Nashville, TN

July 20, 2021



# THANK YOU

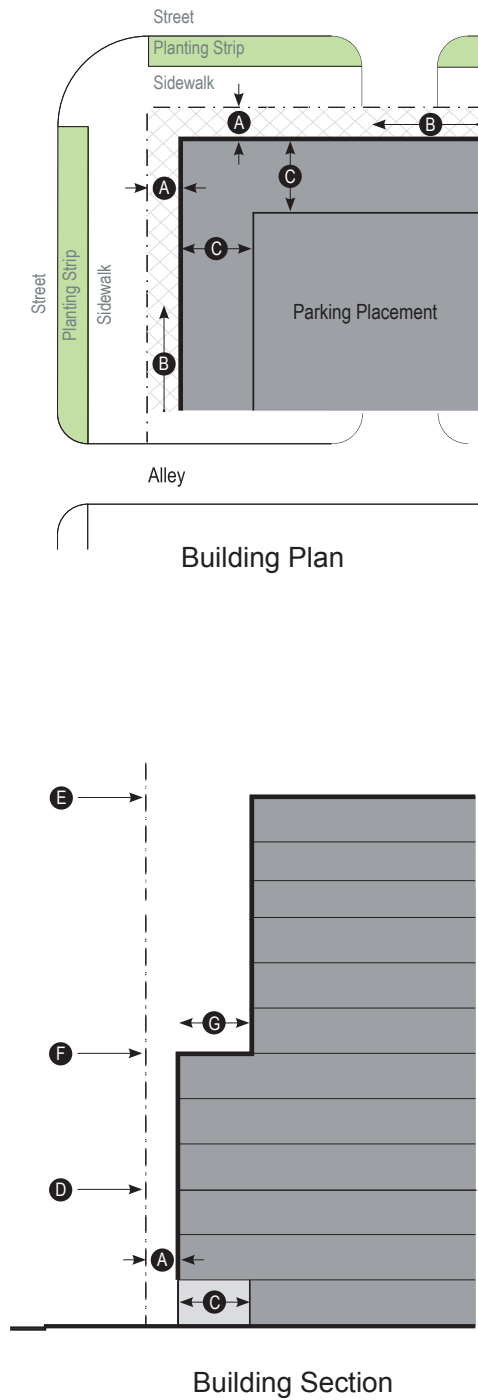




Section II: Subdistrict Standards

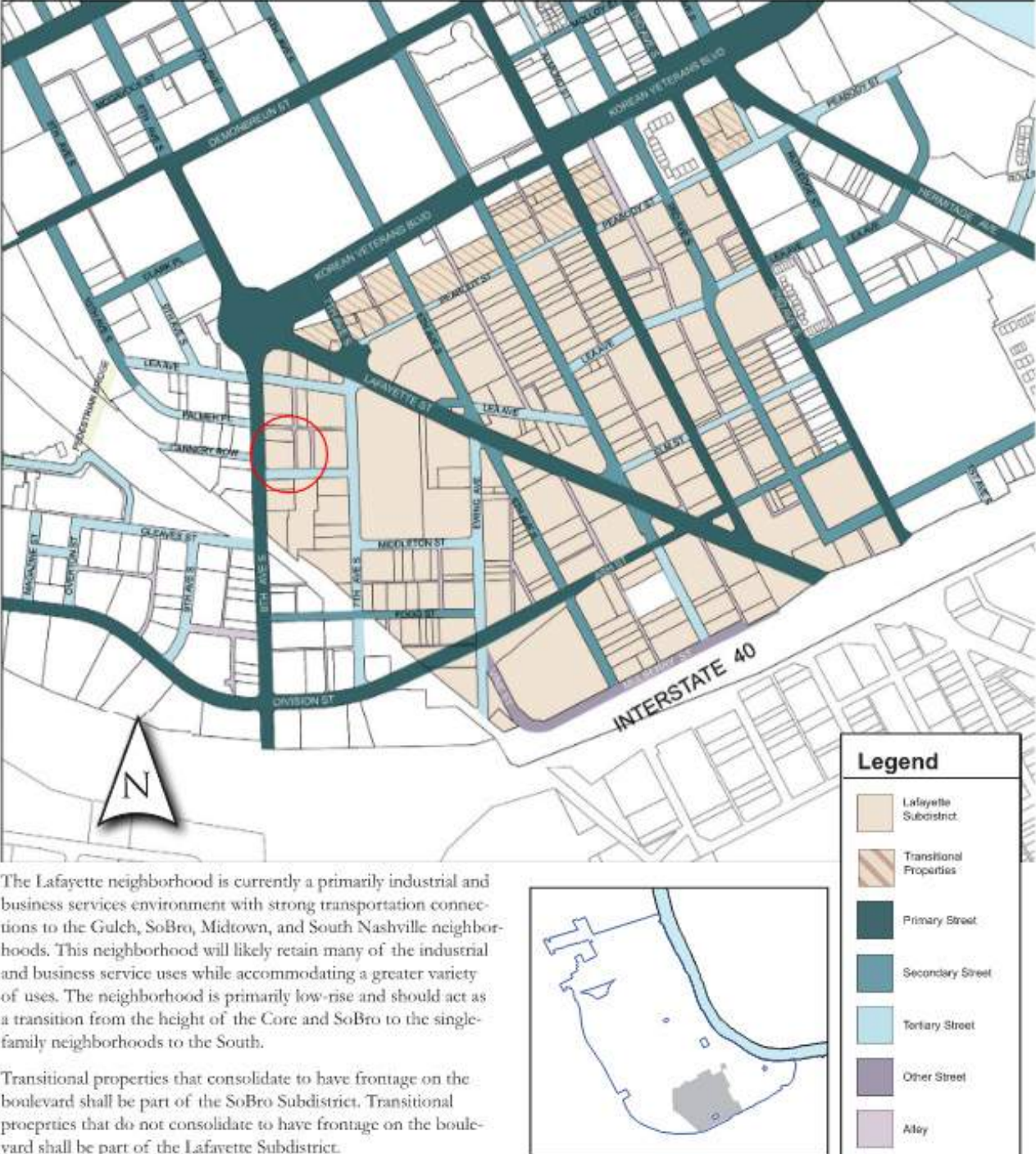
Lafayette Subdistrict: Building Regulations

Frontage	
<b>A Allowed Frontage Types with Required Build-to Zone</b>	
Primary Street: 8th Ave.	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
Tertiary Street: Drexel St.	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'
Industrial Frontage is allowed in this Subdistrict.	
<b>B Facade width</b>	
Primary Street: 8th Ave.	80% of lot frontage min.
Tertiary Street: Drexel St.	
60% of lot frontage min.	
Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.	
<b>C Min. building depth</b>	15' from building facade
Height	
<b>D Min.</b>	
• On the roundabout	3 stories or 35'
<b>E Max.</b>	
• Transitional Properties	15 stories
• On Lafayette St	12 stories
• Subdistrict general	8 stories
Additional height available through the Bonus Height Program	
<b>Step-back *</b>	
Step-back required for all buildings 7 stories or greater fronting public streets	
<b>F Step-back between</b>	4th and 7th stories
<b>G Min. step-back depth</b>	15'
* see page 61 for full description	
Sidewalk & Planting	
Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.	
Notes	
Uses: page 55; General Standards: page 59	



Section II: Subdistrict Standards

Lafayette Subdistrict: Regulating Plan



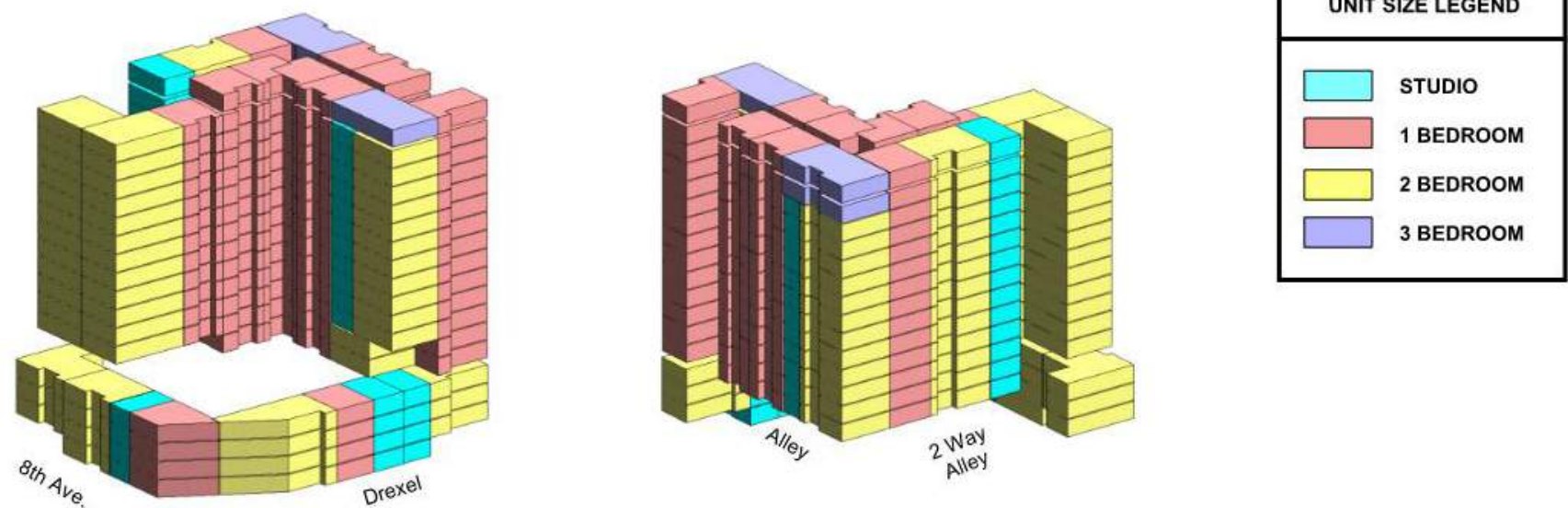
The Lafayette neighborhood is currently a primarily industrial and business services environment with strong transportation connections to the Gulch, SoBro, Midtown, and South Nashville neighborhoods. This neighborhood will likely retain many of the industrial and business service uses while accommodating a greater variety of uses. The neighborhood is primarily low-rise and should act as a transition from the height of the Core and SoBro to the single-family neighborhoods to the South.

Transitional properties that consolidate to have frontage on the boulevard shall be part of the SoBro Subdistrict. Transitional properties that do not consolidate to have frontage on the boulevard shall be part of the Lafayette Subdistrict.



Minor Road Shift For "L" Shaped Tower						
LEVEL	AMENITY SF	RENTABLE RESIDENTIAL	GROSS RESIDENTIAL	GROSS MINUS NET	PARKING COUNT	PARKING SF
B3					8	4788
B2					54	20301
B1					53	20301
1	5200				40	18317
2		5482	8810	3328	45	18317
3		8452	11648	3196	45	18317
4		8452	11648	3196	45	18317
5		8452	11648	3196	46	18317
6	3400	11349	15222	3873		
7		14873	18746	3873		
8		14873	18746	3873		
9		14873	18746	3873		
10		14873	18746	3873		
11		14873	18746	3873		
12		14873	18746	3873		
13		14873	18746	3873		
14		14873	18746	3873		
15		14873	18746	3873		
16		14873	18746	3873		
17		14873	18746	3873		
18		14873	18746	3873		
19	2386	11443	15316	3873		
<b>TOTAL</b>	10986	232106	299244	67138	336	136975
261 UNITS						

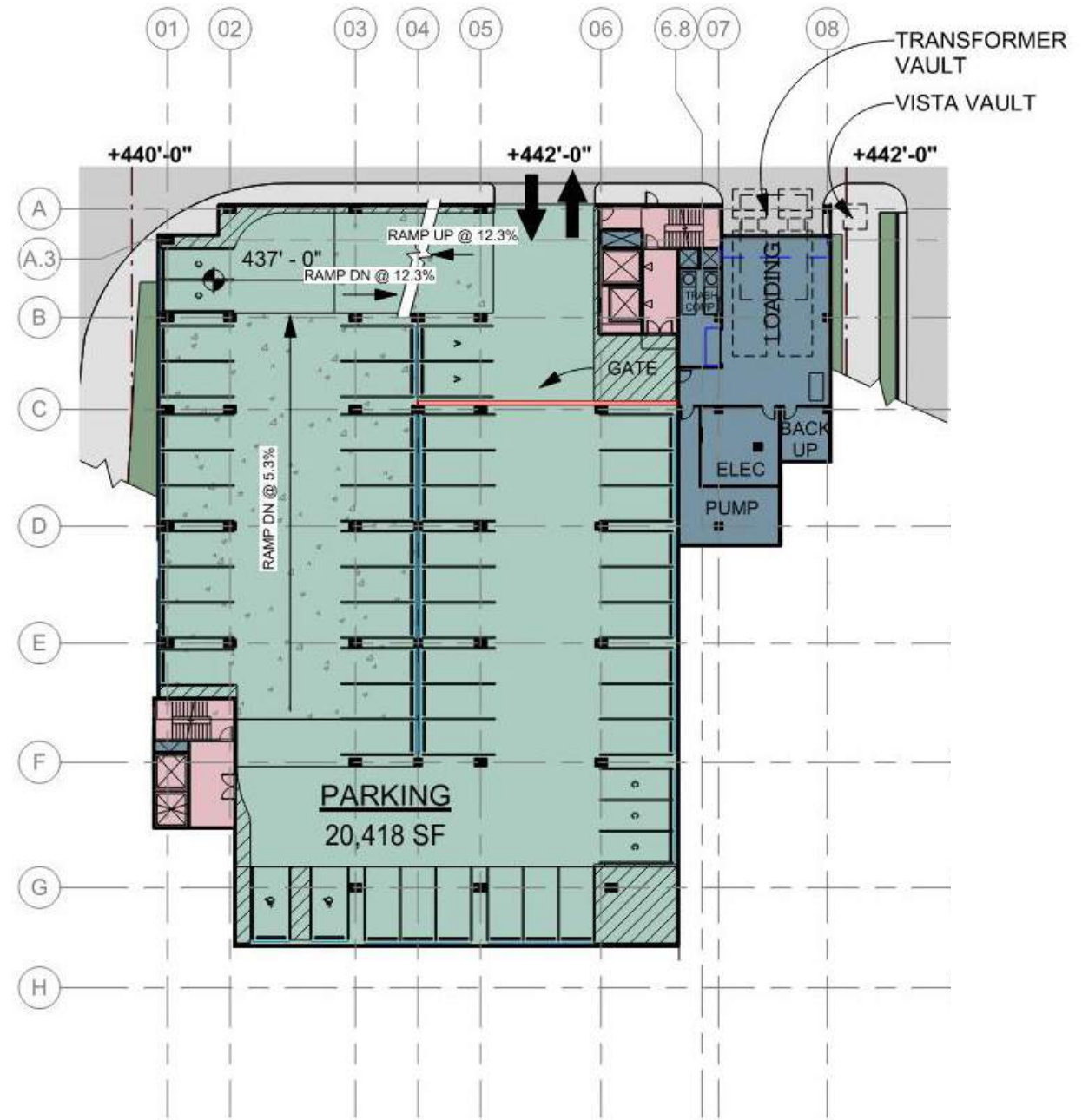
Unit Matrix per Type			
Unit Variation	AREA	Total Units	%
1 BEDRMS			
A1	882 SF	14	5.36%
A1.1	763 SF	4	1.53%
A2	689 SF	14	5.36%
A3	838 SF	14	5.36%
A4	854 SF	14	5.36%
A5	870 SF	42	16.09%
A5.1	832 SF	26	9.96%
A6	1,017 SF	4	1.53%
		132	50.57%
2 BEDRMS			
B1	1,171 SF	12	4.6%
B2	1,426 SF	12	4.6%
B3	1,089 SF	11	4.21%
B3.3	1,231 SF	4	1.53%
B4	1,484 SF	3	1.15%
B5	1,011 SF	3	1.15%
B6	1,174 SF	12	4.6%
B8	1,334 SF	4	1.53%
B9	1,089 SF	2	0.77%
B10	1,209 SF	14	5.36%
		77	29.5%
3 BEDRMS			
C1	1,658 SF	2	0.77%
C2	1,705 SF	1	0.38%
		3	1.15%
STUDIO			
S1	488 SF	12	4.6%
S1.1	656 SF	14	5.36%
S1.2	563 SF	4	1.53%
S1.3	625 SF	15	5.75%
S1.4	549 SF	4	1.53%
		49	18.77%
TOTAL: 261		261	100%







1 LOBBY LEVEL / LEVEL 1  
1" = 40'-0"



2 B1 / RESIDENT ENTRANCE LEVEL  
1" = 40'-0"

Site Plan

Circle South Residential | Nashville, TN

July 20, 2021





2 BASEMENT LEVEL 2  
1" = 40'-0"



1 BASEMENT LEVEL 3  
1" = 40'-0"

Site Plan

Circle South Residential | Nashville, TN

July 20, 2021





2 LEVELS 3-5  
1" = 40'-0"



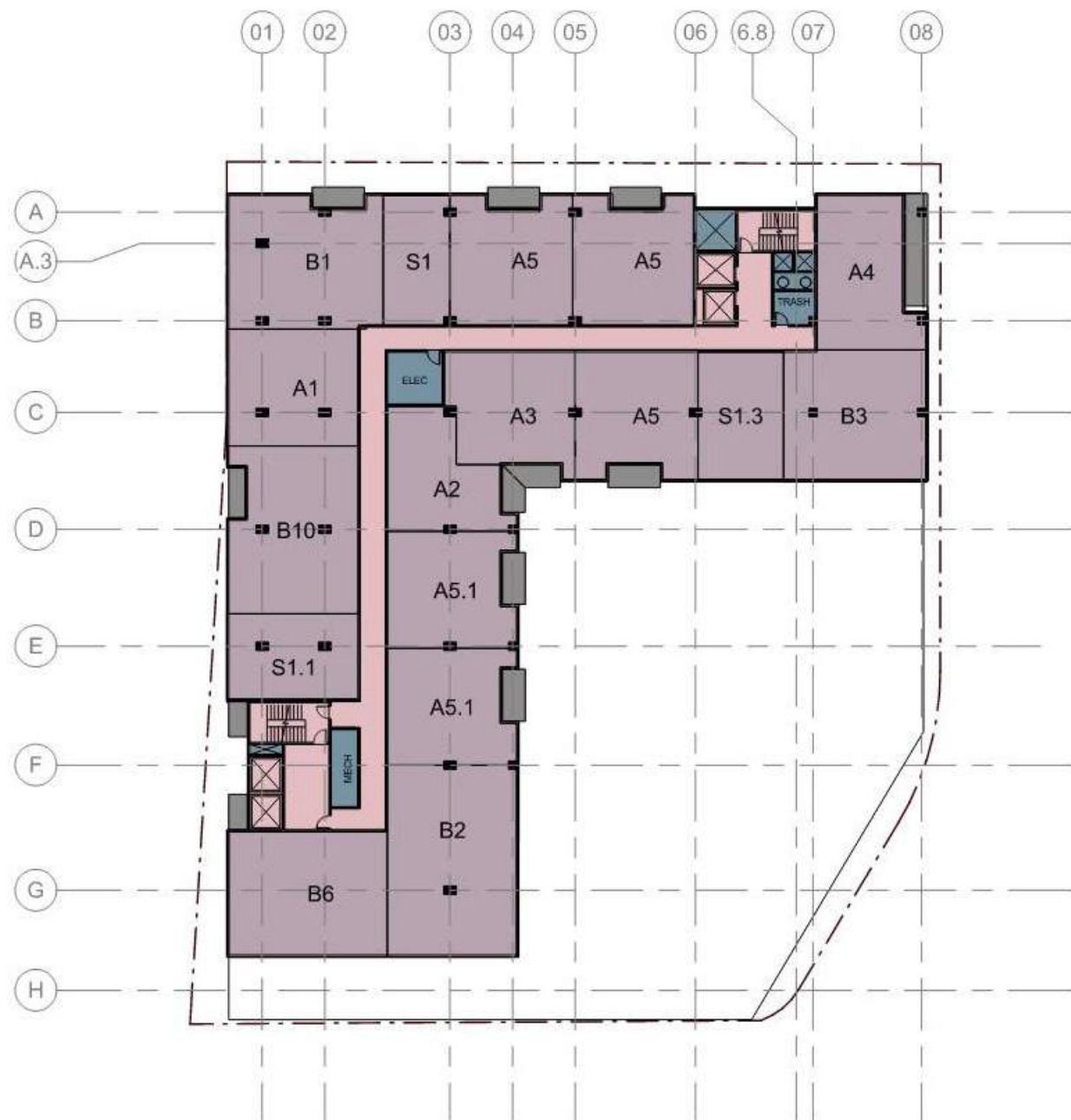
1 LEVEL 2  
1" = 40'-0"

Site Plan

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2 LEVELS 7-18  
1" = 40'-0"



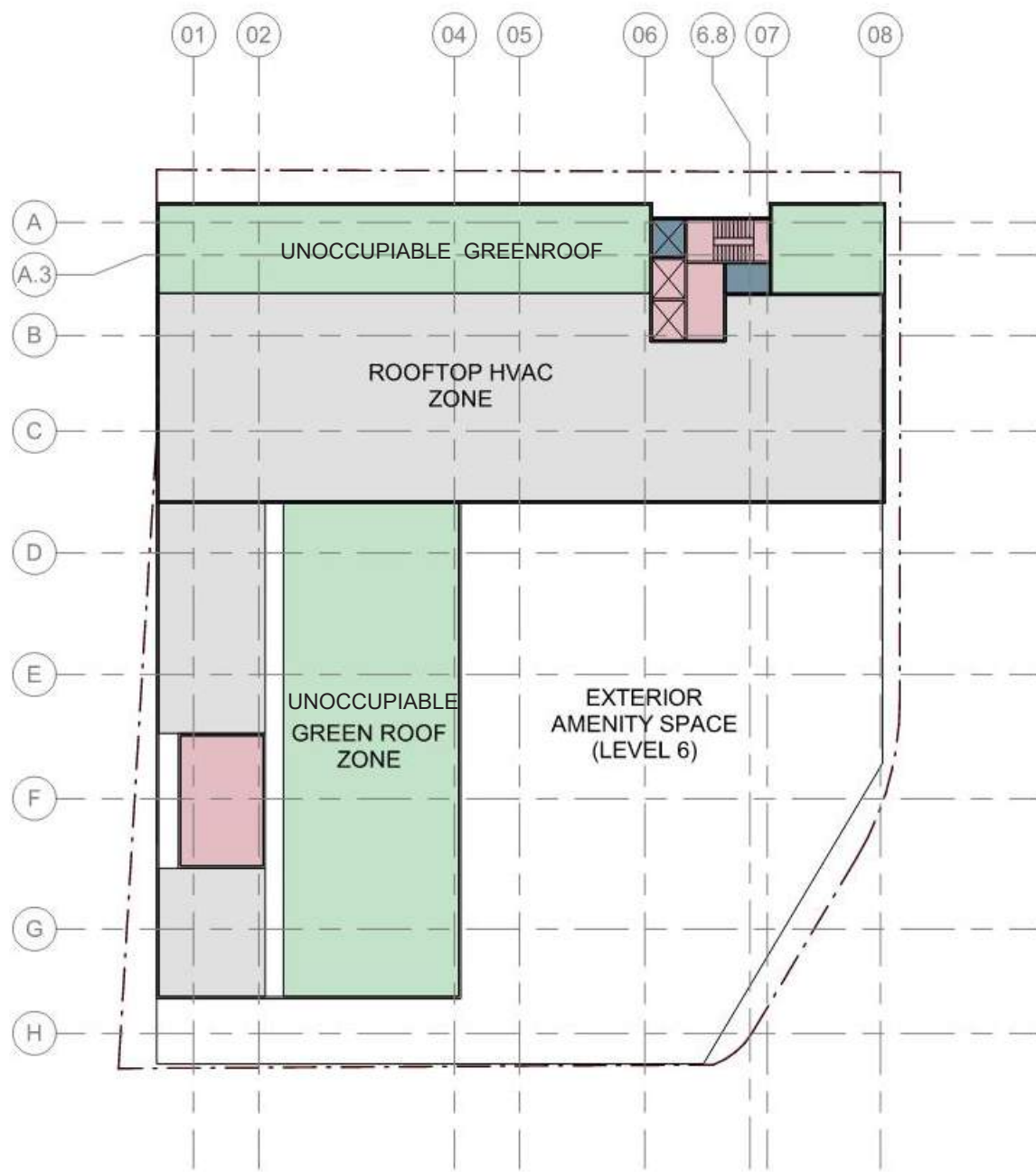
1 LEVEL 6  
1" = 40'-0"

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1 ROOFTOP  
1" = 40'-0"



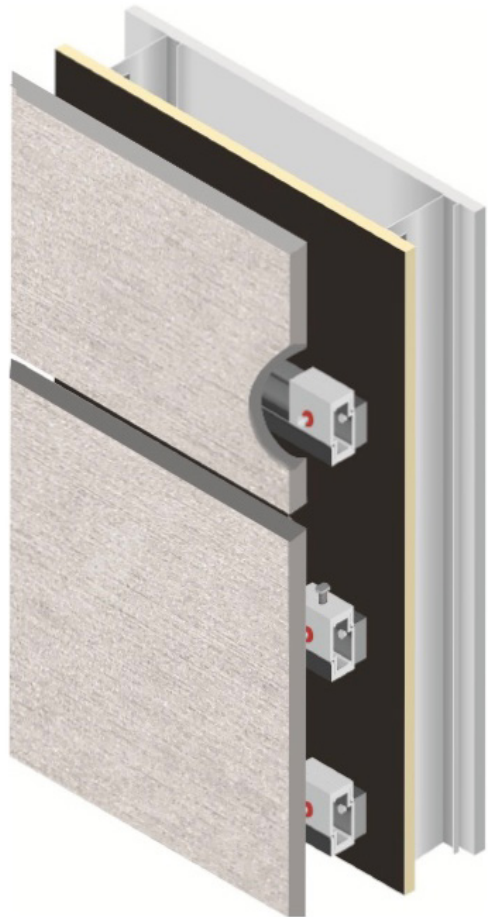
2 LEVEL 19  
1" = 40'-0"



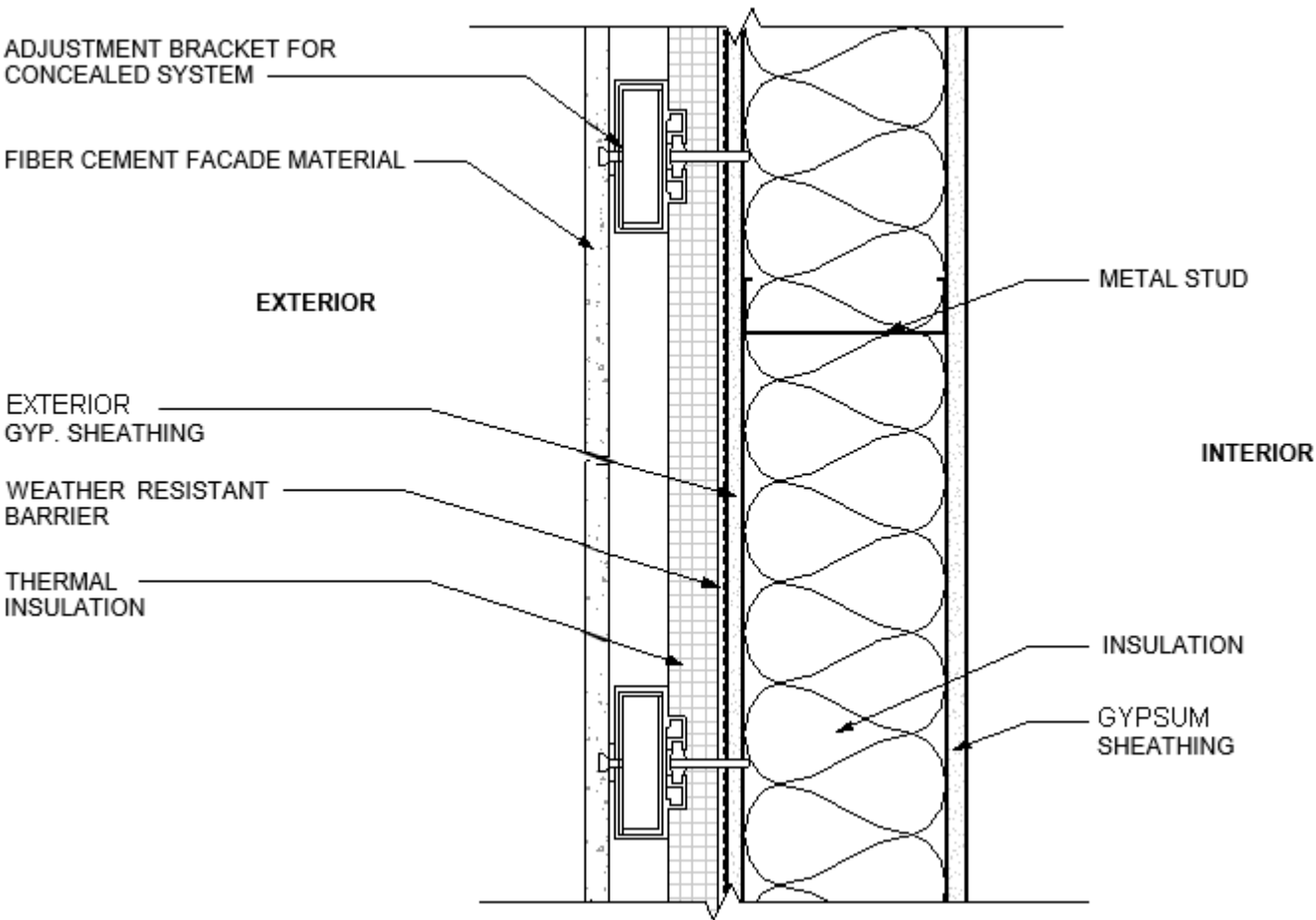
# Building Materials



**BUILT  
EXAMPLE**  
Fiber Cement Panel



**EXTERIOR WALL  
3D PERSPECTIVE**  
Fiber Cement Panel



**EXTERIOR WALL  
SECTION**  
Fiber Cement Panel