

# SP ZONING AMENDMENT SUBMITTAL

## DEVELOPER

SAGE HOSPITALITY RESOURCES  
contact: Michael Coolidge  
1512 Larimer St, Suite 800  
Denver, CO 80202  
303.595.7200

## LANDSCAPE ARCHITECTURE

HAWKINS PARTNERS  
contact: Kim Hawkins  
105 Broadway, Suite 100  
Nashville, TN 37201  
615.255.5218

## PROPERTY OWNERS

- 1) MAYESCO, LLC  
230 ENSWORTH AVE  
Nashville, TN 37205
- 2) 119 SECOND AVENUE, G.P.  
5039 HILL PLACE DR  
NASHVILLE, TN 37205
- 3) MR. TILLMAN  
335 TILLMAN DR  
Mt. Juliet, TN 37122
- 4) MS. TILLMAN  
1445 BEDDINGTON PK  
NASHVILLE, TN 37215
- 5) PILIPONIS, RICHARD D. & HIGGINS, J.S. ET AL  
116 THIRD AV S  
Nashville, TN 37201

## ARCHITECT

EARL SWENSSON ASSOCIATES  
contact: David Minnigan  
2100 West End Avenue Suite 1200  
Nashville, TN 37203  
615.329.9445

## LEGAL

WALLER LANSDEN Dortch & Davis  
contact: Mike Mizell  
Nashville City Center  
511 Union Street, Suite 2700  
Nashville, TN 37219  
615.850.8872

## CIVIL ENGINEERING

GRESHAM SMITH & PARTNERS  
contact: Mike Hunkler  
1400 Nashville City Center  
511 Union Street  
Nashville, TN 37219  
615.770.8100

## PUBLIC RELATIONS

HALL STRATEGIES  
contact: Joe Hall  
222 Second Avenue North, Suite 210  
Nashville, TN 37201  
615.242.8856

## GENERAL CONTRACTOR

AMERICAN CONSTRUCTORS  
contact: John Madole  
2900 Vanderbilt Place  
Nashville, TN 37212  
615.329.0123

## COUNCIL DISTRICT

District 6  
Councilman - Mike Jameson

NASHVILLE & DAVIDSON COUNTY  
APR 11 2008  
METROPOLITAN PLANNING DEPARTMENT

## PREVIOUS SP SUBMITTAL

NAME: Westin Nashville Hotel and Condominiums  
NUMBER: 2006SP-183U-09  
PREVIOUS  
SUBMITTAL DATE: September 28, 2006  
APPROVAL DATE: March 21, 2007

This project's design intent is to meet requirements for USGBC LEED Certification

SPECIFIC PLAN APPROVAL

PRELIMINARY,  FINAL,  as AMENDED, in  
 FULL,  CONDITIONAL, compliance with the  
SP provisions of the Metropolitan Zoning Ordinance.  
Conditions see minutes.

By CM MPC Date 4/21/08  
Metropolitan Planning Commission

# BROADWAY HOTEL

COVER SHEET

Nashville, TN  
04.11.08



REQUIRED ITEM                      SP AMENDMENT SUBMITTAL

a. Gross Floor Area Schedule

Floor	Use	Gross Building Area	FAR Building Area Included
Garage	Garage	43,759 sf	12,614 sf
1	Conference/Retail	51,168 sf	51,168 sf
2	Conference	52,925 sf	52,925 sf
3	Conference	52,894 sf	52,894 sf
4	Hotel/Bar	27,521 sf	27,521 sf
5	Hotel	19,872 sf	19,872 sf
6	Hotel	19,872 sf	19,872 sf
7	Hotel	19,872 sf	19,872 sf
8	Hotel	19,872 sf	19,872 sf
9	Hotel	19,872 sf	19,872 sf
10	Hotel	19,872 sf	19,872 sf
11	Hotel	19,872 sf	19,872 sf
12	Hotel	19,872 sf	19,872 sf
13	Hotel	19,872 sf	19,872 sf
14	Hotel	14,902 sf	14,902 sf
15	Hotel	14,902 sf	14,902 sf
16	Hotel	14,902 sf	14,902 sf
<b>Total</b>		<b>451,821 sf</b>	<b>420,676 sf</b>
<b>Site</b>			<b>53,246 sf</b>
<b>FAR</b>			<b>7.90</b>

b. Site Acreage    **1.22 acres**

REQUIRED ITEM (cont.)                      SP AMENDMENT SUBMITTAL

c. Total Hotel Keys Allowed	<b>475</b>
Total Hotel Keys Shown	<b>457</b>
d. Building Height to roof over highest occupied floor measured from highest point at grade along the front property line.*	<b>186'-0"</b>
e. Building Height to setback measured from highest point of grade along the front property line to the rooftop.*	<b>65'-0"</b>
f. FAR	<b>7.90</b>
g. Impervious Surface Ratio Including Green Roofs	<b>100%</b> <b>72%</b>
h. Building Coverage	<b>100%</b>
i. Setbacks	<b>0</b>
j. Maximum Building Height Number of Stories Shown**	<b>200'-0"</b> <b>16</b>
k. Nashville Parking Requirements -per reduced Parking Rate for Development District	
Hotel	<b>127</b>
Hotel Conference	<b>17</b>
Restaurant	<b>18</b>
Retail	<b>5</b>
Total	<b>167</b>
Provided On-Site	<b>74</b>
Provided Off-Site	<b>93</b>
l. Land Use Standards	<b>All permitted land uses shown in CF</b>
m. Base Zone for Reference	<b>CF</b>
n. Landscape Standards	<b>Per Nashville Downtown Streetscape Guidelines</b>

\*Heights per ordinance do not include parapet or rooftop mechanical and screening.

\*\*Does not include rooftop mechanical.

# BROADWAY HOTEL

SP DEVELOPMENT STANDARDS

Nashville, TN

04.11.08



# Broadway Hotel - Exterior Design Guidelines

## 1. General

1.1.1. The Broadway Hotel is an Urban mixed use project, made up of hotel rooms, restaurant and bar, meeting spaces, retail, parking, and ancillary uses for the benefit of the hotel operations. Because it is an urban project, care should be taken to maximize the active uses at the street level, and at the exterior of the building, with connection to the street, where possible, but without compromise to the operations of the hotel.

1.1.2. This Plan is consistent with A General Plan for Nashville and Davidson County, and the Subarea 9 Plan. As such, it should meet the stated Goals and Objectives:

"4. Preserve and enhance the unique and historic features which make the downtown distinct from other commercial areas.

- Encourage the preservation and reuse of architecturally or historically significant buildings.
- Promote new development which is compatible with and respectful of historic buildings.
- Provide the flexibility to make the use of historic buildings economically feasible while preserving their architectural integrity."

1.1.3. This project is within the Capital Mall Redevelopment District. As stated in its design objectives, "Façade guidelines of the Market Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. New construction on Broadway will be compatible with earlier buildings in materials, size, scale, height, proportion, orientation, color, and texture. Contemporary design must be compatible with the character of the Broadway Historic District but any new structures should not imitate past architectural styles."

1.1.4. The Broadway Hotel should strive to conform to the Downtown Community Plan and The Broadway Historic Preservation District Design Guidelines, both of which were adopted after the approval of the original SP for this project.

1.1.5. Streetscape materials for hardscape, lighting and site furniture shall be consistent with the Metro Nashville Downtown Streetscape Design Guidelines (Broadway streetscape category: traditional, Second and Third Streetscape category: core, Broadway pavement category: zone a, second and Third pavement category: zone C). Sidewalk widths shall be consistent with the Metro Strategic Pedestrian and Bikeway Plan or as otherwise approved by Metro Planning and Metro Public Works.

1.1.6. Street trees within the right of way shall be planted within planting areas or tree pits providing a minimum of 100 s.f. of surface area and/or structural soils. Street trees within rights of way shall be planted, irrigated and maintained by the Developer and shall be counted as one half of the normal allowed credit toward Tree Density Units as may be required by the Metro Zoning Ordinance.

1.1.7. Green roofs shall be provided for a minimum square footage of 15,900 s.f. excluding any impervious surface. Green roofs shall provide a minimum planting media depth of 4". Green roofs shall contribute to on site detention and water quality as allowed by Metro Water Services, Stormwater Division and/or the Metro Stormwater Variance Committee. Green roofs shall be planted primarily with groundcover materials.

## 2. Historic Structures

2.1.1. The Historic Structures are defined as the Richards and Richards Extension Building (215 Broadway) and the TrailWest Building (217 & 221 Broadway)

2.1.2. Care should be taken to rehab the Broadway elevations. The Secretary of Interior Standards for rehabilitation shall be utilized.

2.1.3. While the Third Avenue elevation shows some signs of previous openings on the upper floors, it is unclear exactly where there were originally windows. Because of a desire to create hotel room uses within the upper floors of the Historic Buildings, there will be some flexibility to placement of new openings in the upper floors along Third Avenue that may or may not reflect original openings, but will create a consistent pattern, utilizing proportions, sizes, and types of windows which reflect the historic character of the building.

2.1.4. While there is evidence of openings having occurred in the past on the south portion of the first level of the Trail West Third Avenue façade, the exact location of these openings cannot be determined. In order to create uses in this building which could activate the street, flexibility in location of openings, size, and type of openings on the south portion of the Third Avenue elevation will be allowed.

## 3. Podium Elevations

3.1.1. Elevations should conform to the Broadway Historic Presentation District Guidelines and the Downtown Community Plan.

3.1.2. New buildings should reflect the structural rhythm of historic buildings within the area.

3.1.3. Second Avenue elevation and Third Avenue elevation of new building should compliment the historic building in the vicinity without attempting to mimic historic facades.

## 4. Tower Elevations

4.1.1. Tower elevations should not be designed to look historic. They should appear as a separate structure from the podium.

4.1.2. Tower should appear clean, and simple in design.

4.1.3. Rooftop mechanical should appear integral to the design composition rather than an isolated form at the top.

4.1.4. Windows of the tower should give an overall impression of "taller rather than wider"

## 5. Exterior materials

### 5.1.1. Podium

5.1.1.1 Podium vision glass should not have a high degree of reflectance but should strive to have as much transparency as appropriate to the interior use.

5.1.2.1 Major exterior materials should strive to be consistent with materials on the historic buildings in the vicinity.

### 5.1.2. Tower

5.1.2.1 EIFS should not be used as a primary exterior building material. Small amounts may be used for soffits and other accents.

5.1.2.2 Acceptable exterior materials are brick or other masonry, precast, stone, glass, metal, stucco or FRP, or similar panelized system of these materials.

# BROADWAY HOTEL

## DESIGN GUIDELINES

Nashville, TN

04.11.08





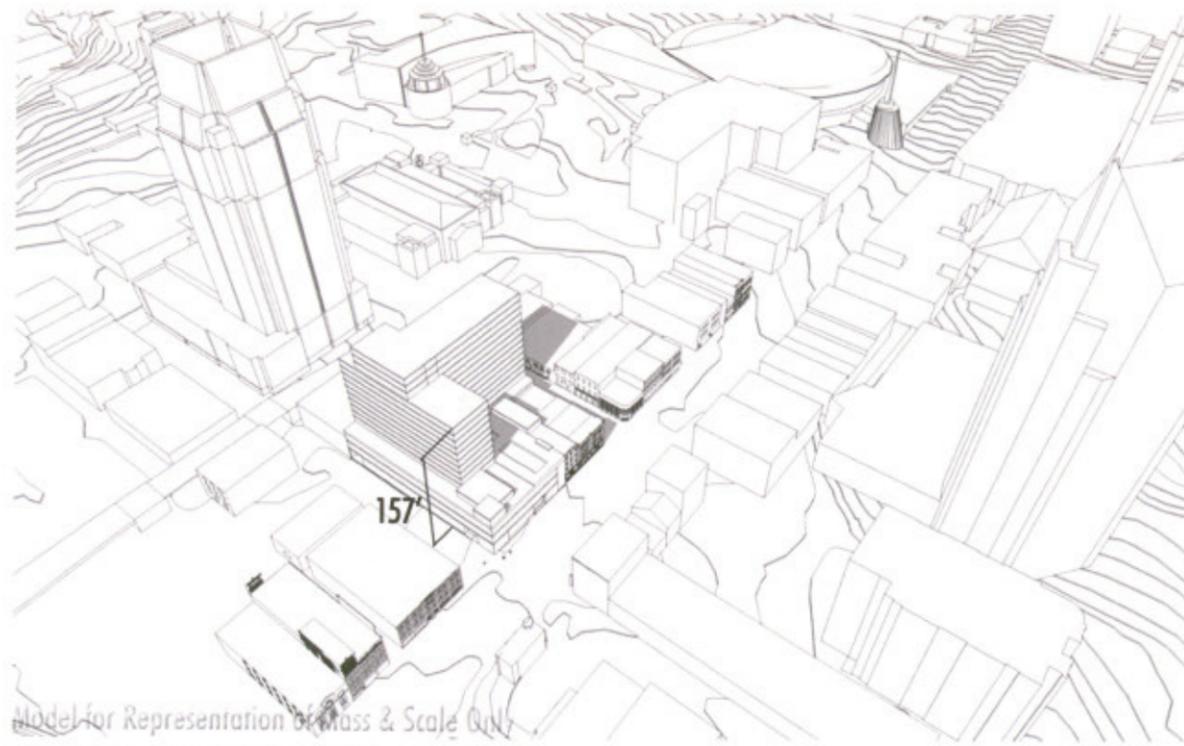
# LEGEND

- Hotel
- Cultural/ Performance
- Residential
- Retail/ Restaurant/ Entertainment
- Convention
- Office
- SP Boundary
- Buildings to be Removed

# BROADWAY HOTEL

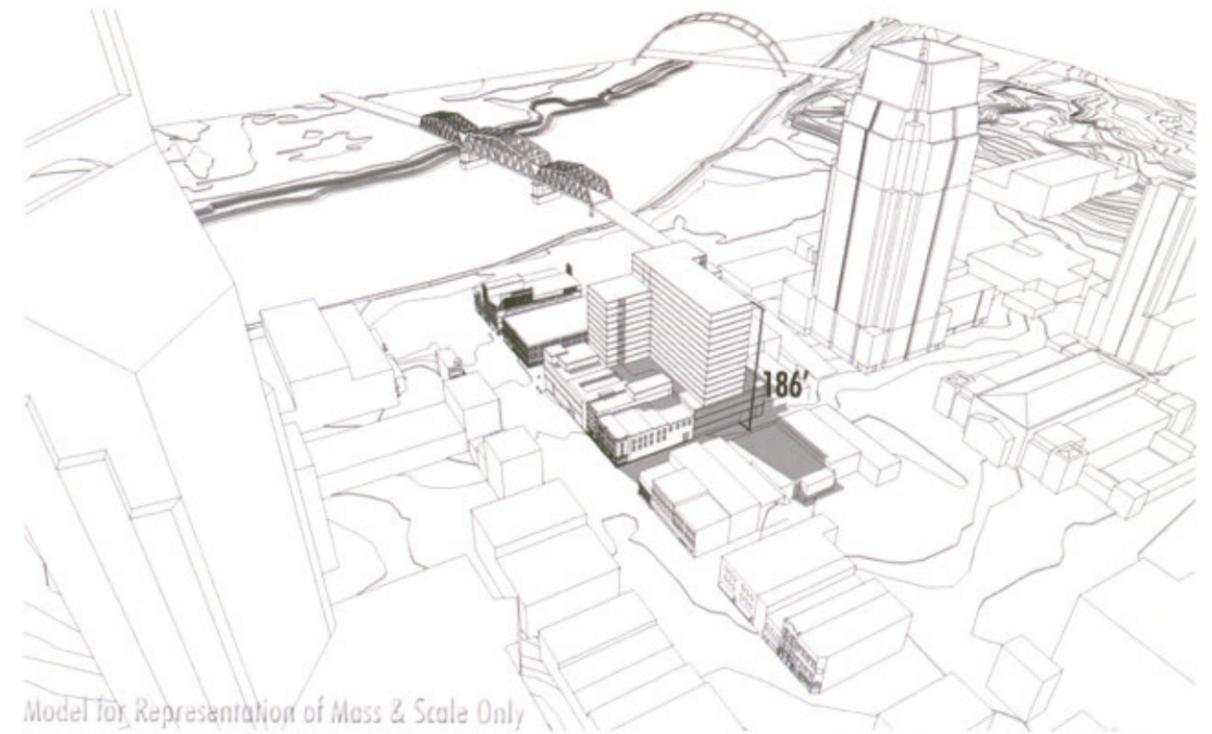
VICINITY MAP  
Nashville, TN  
04.11.08





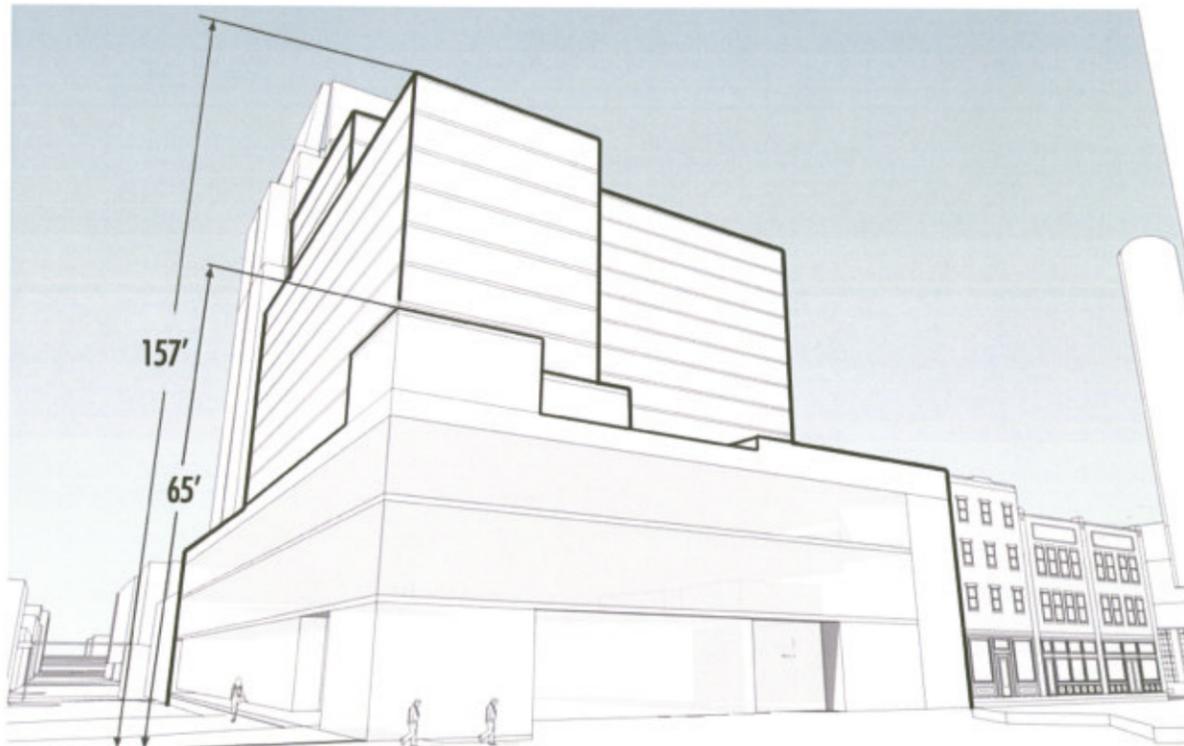
Model for Representation of Mass & Scale Only

**AERIAL PERSPECTIVE**



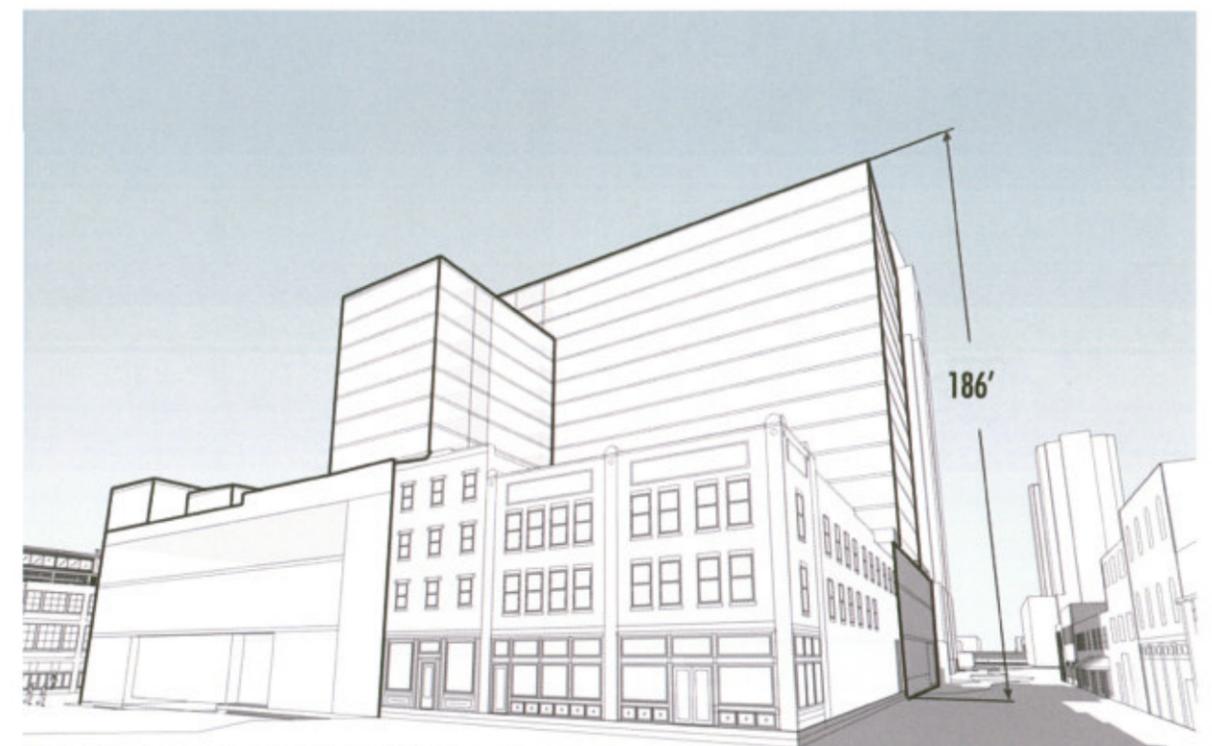
Model for Representation of Mass & Scale Only

**AERIAL PERSPECTIVE**



Model for Representation of Mass & Scale Only

**VIEW AT 2ND AVE & BROADWAY**



Model for Representation of Mass & Scale Only

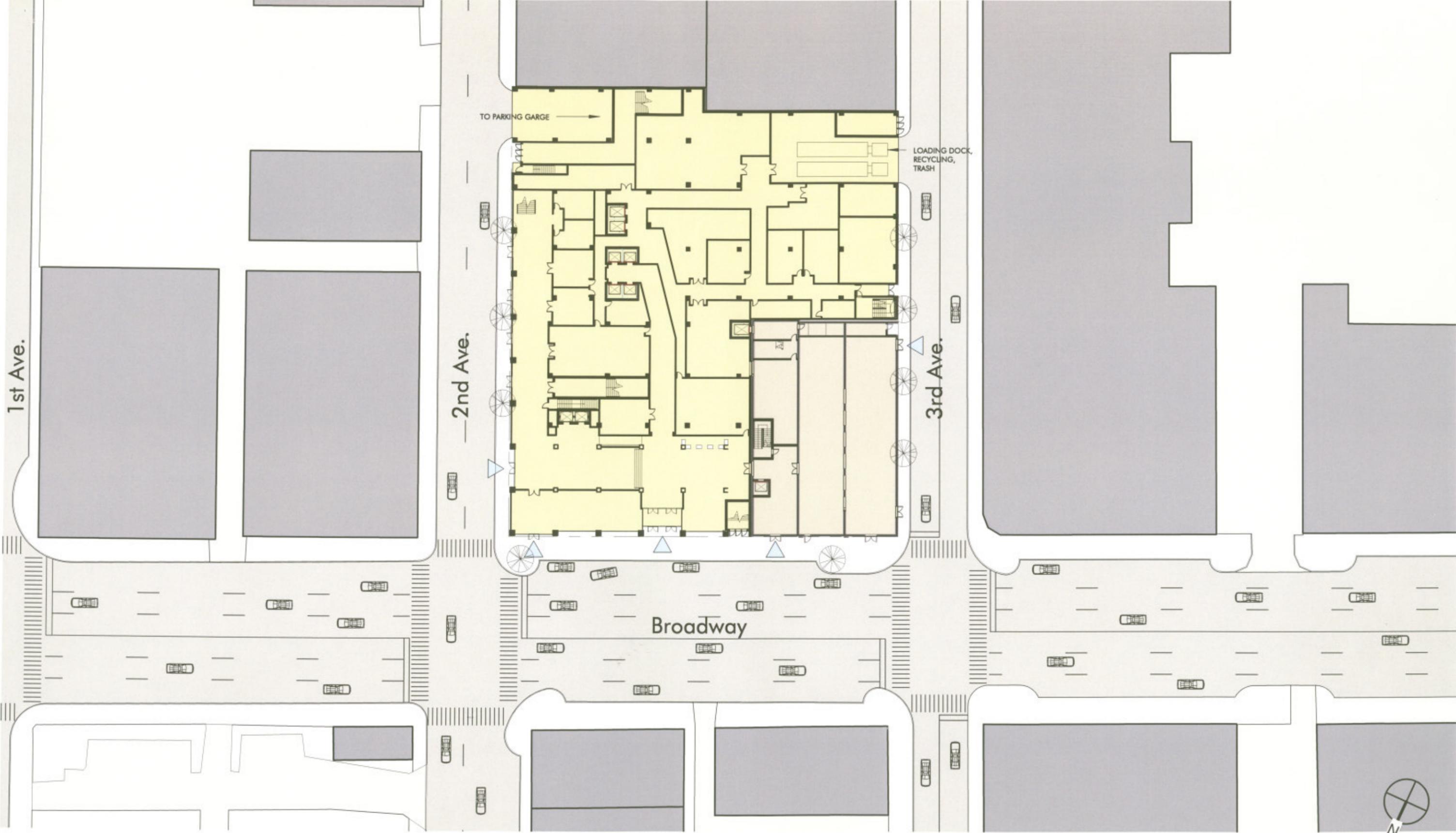
**VIEW AT 3RD AVE & BROADWAY**

# BROADWAY HOTEL

Building Massing & Heights

04.11.08





# BROADWAY HOTEL

STREET LEVEL SITE PLAN

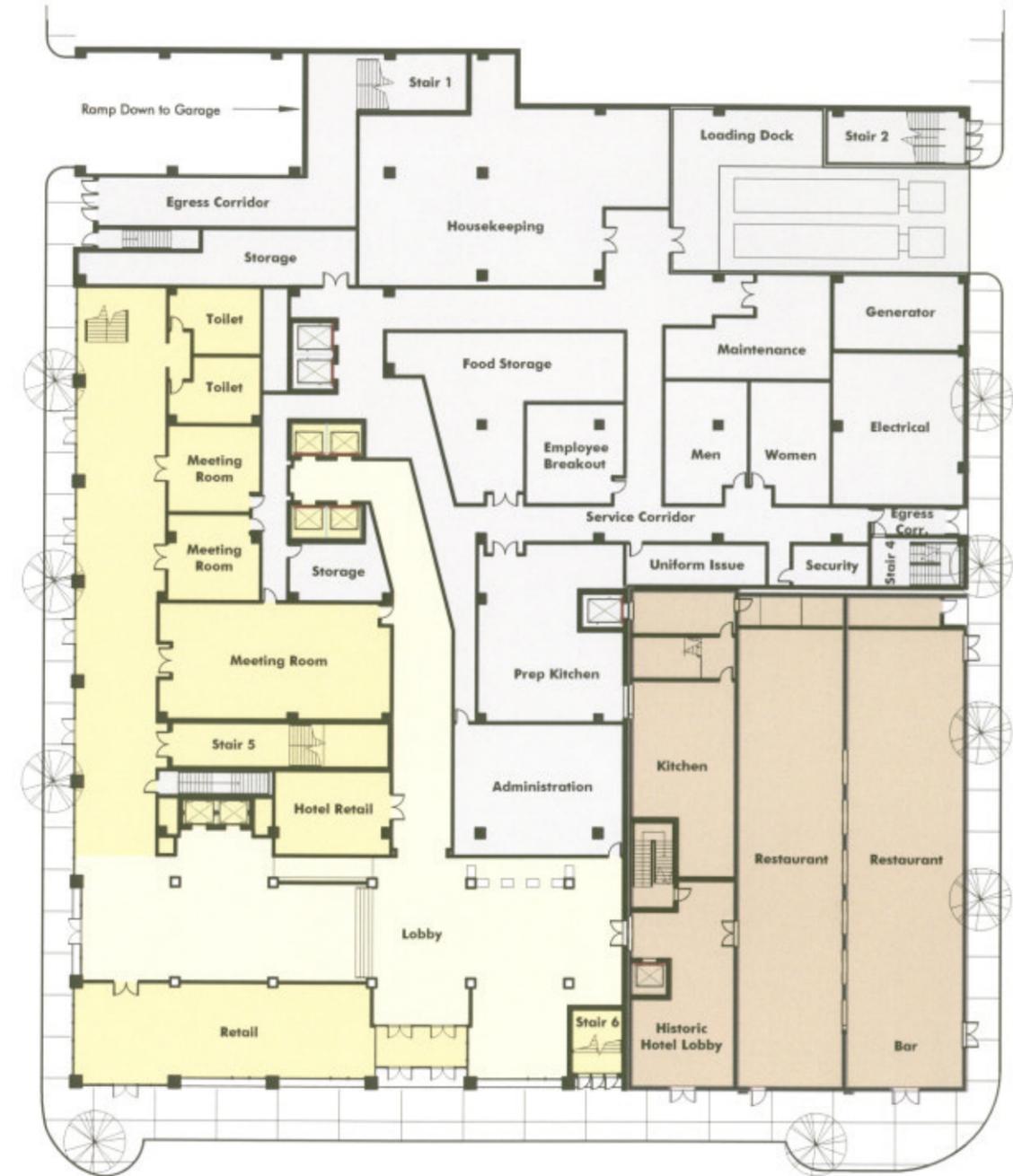
Nashville, TN

04.11.08





**GARAGE FLOOR PLAN**



**1ST FLOOR PLAN**



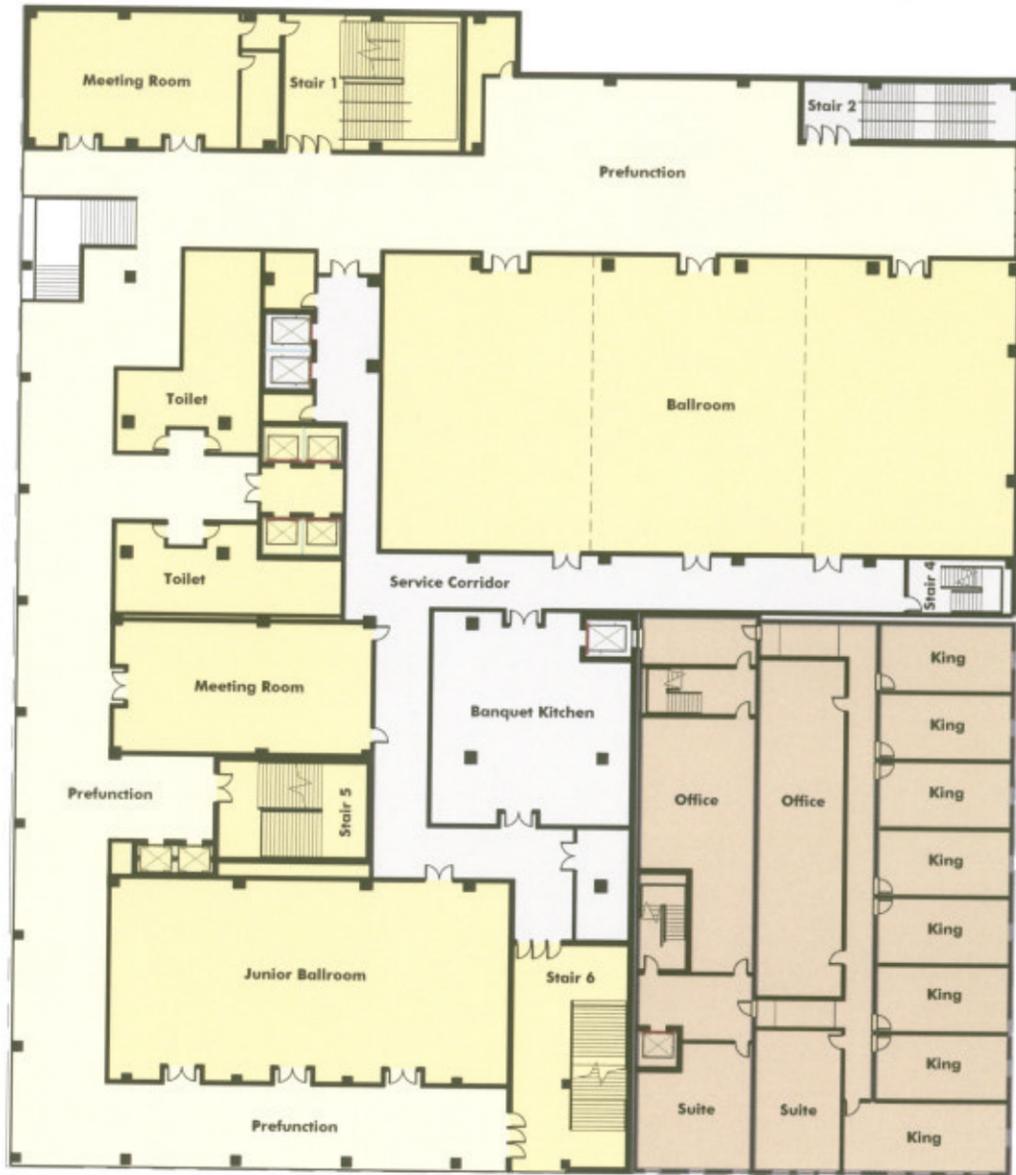
# BROADWAY HOTEL

GARAGE & LOBBY LEVEL FLOOR PLANS

Nashville, TN

04.11.08





**2ND FLOOR PLAN**



**3RD FLOOR PLAN**



# BROADWAY HOTEL

PODIUM LEVELS 2 & 3 FLOOR PLANS

Nashville, TN

04.11.08





**4TH FLOOR PLAN**



**TYPICAL FLOOR PLAN**



# BROADWAY HOTEL

4TH & TYPICAL LEVEL FLOOR PLANS

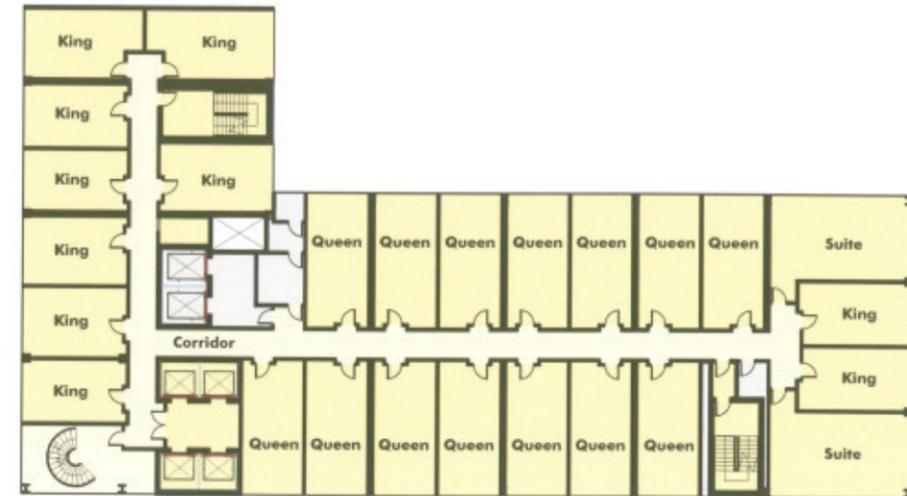
Nashville, TN

04.11.08

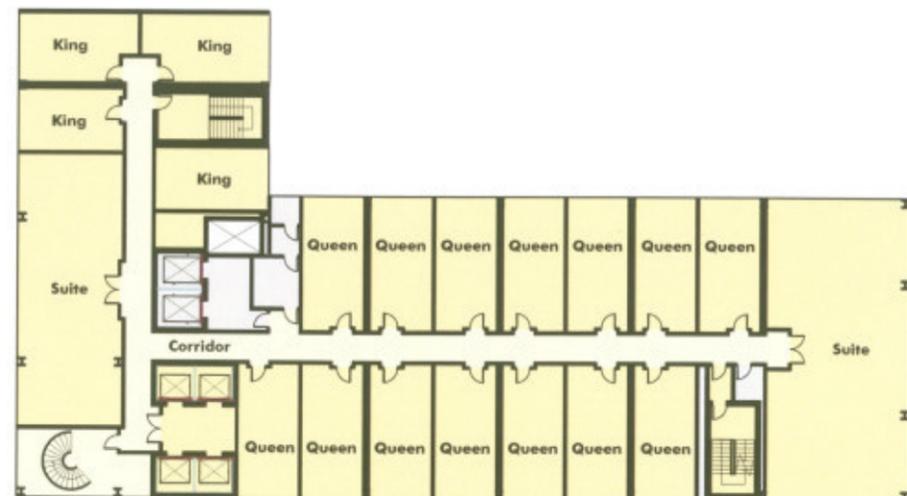




**14TH FLOOR PLAN**



**15TH FLOOR PLAN**



**16TH FLOOR PLAN**



# BROADWAY HOTEL

14TH, 15TH & 16TH LEVEL FLOOR PLANS

Nashville, TN

04.11.08



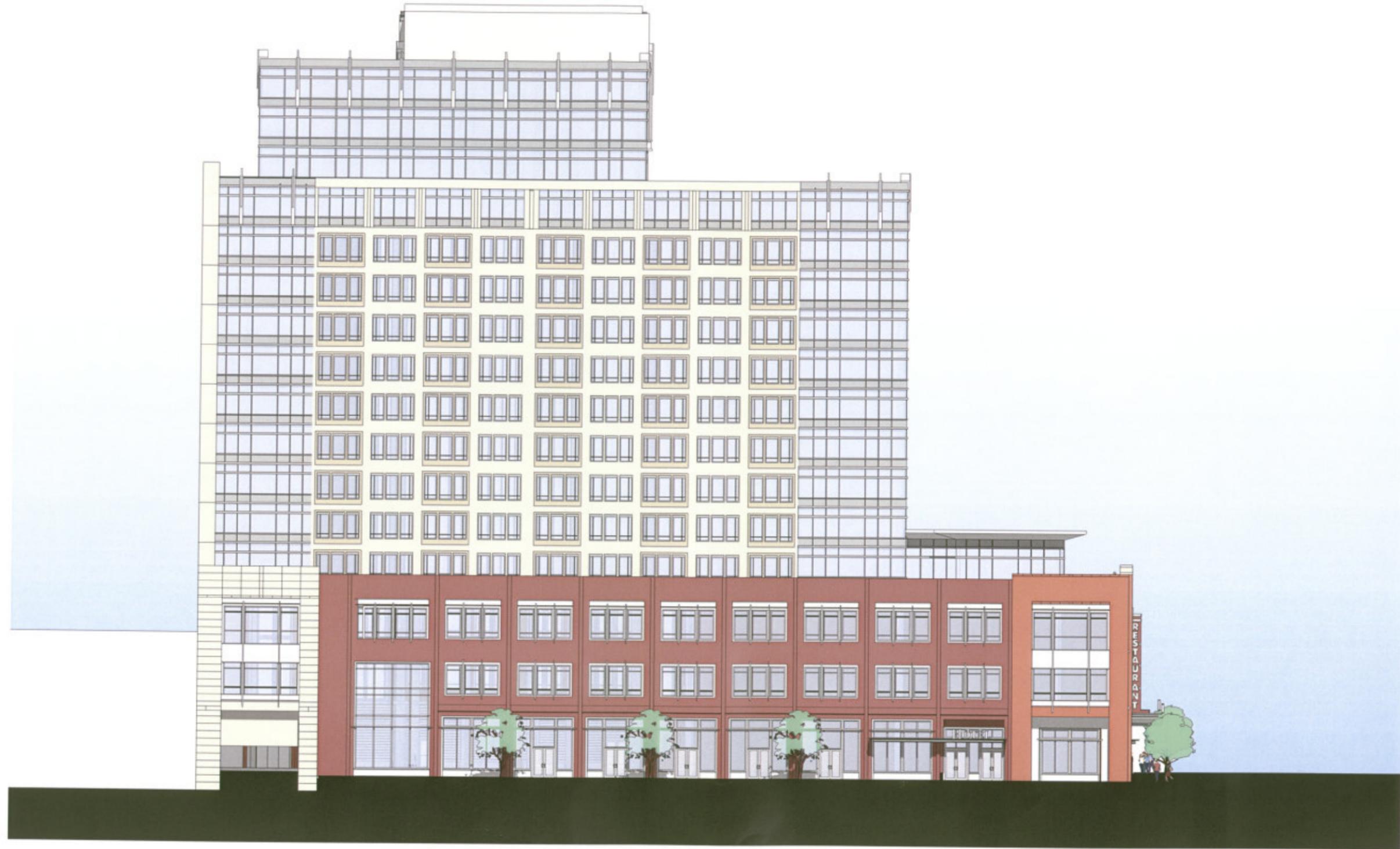


# BROADWAY HOTEL

Conceptual Broadway Elevation

04.11.08

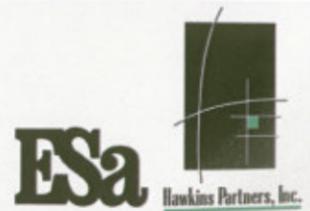




# BROADWAY HOTEL

Conceptual Second Avenue Elevation

04.11.08

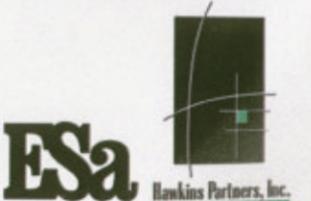


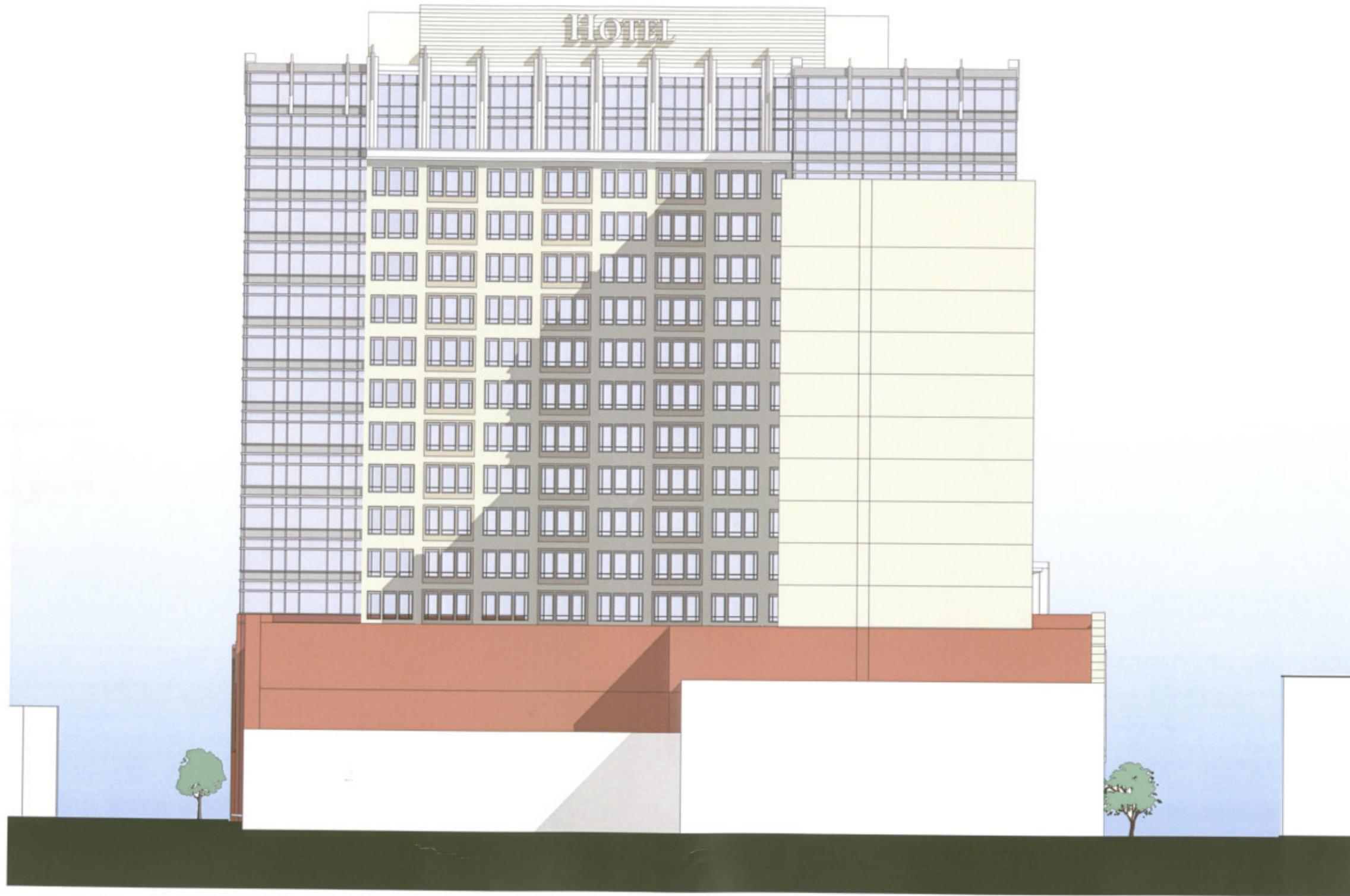


# BROADWAY HOTEL

Conceptual Third Avenue Elevation

04.11.08





# BROADWAY HOTEL

Conceptual South Elevation

04.11.08

