

Nashville & Davidson County
SEP 7 8 2014

PRELIMINARY SPECIFIC PLAN 19TH & BROADWAY MIXED-USE DEVELOPMENT

19th AVE. SOUTH & BROADWAY AVE.
NASHVILLE , DAVIDSON COUNTY, TN

CASE NO. 2014SP-072-01
ORDINANCE NO. BL2014-___

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PURPOSE NOTE:
 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



VICINITY MAP
N.T.S.

DEVELOPER

19TH & BROADWAY, LLC
 c/o REGENT PARTNERS, LLC
 3344 PEACHTREE ROAD, NE
 SUITE 1600
 ATLANTA, GA 30326
 CONTACT: JIM FELDMAN
 (404)364-1400
 EMAIL: jfeldman@regentpartners.com

PLANNER/CIVIL ENGINEER

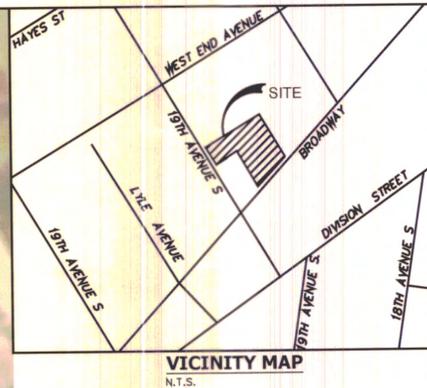
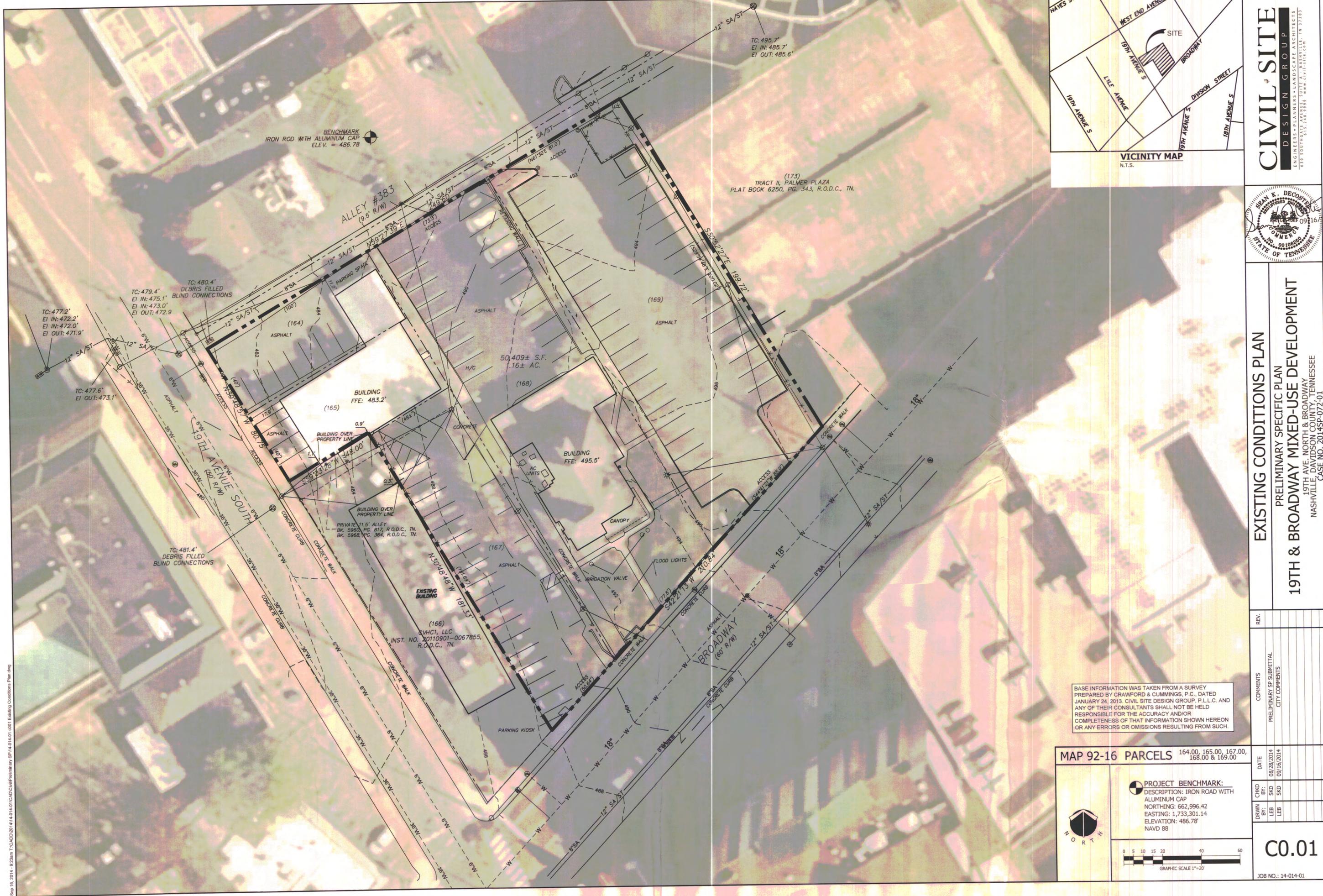
CIVIL SITE DESIGN GROUP, PLLC
 630 SOUTHGATE AVE., SUITE A
 NASHVILLE, TN 37203
 CONTACT: HAL CLARK
 PHONE: (615)248-9999
 EMAIL: halc@civil-site.com

MAP 92.16
 PARCELS 164.00, 165.00, 167.00,
 168.00 & 169.00

CIVIL SITE
 DESIGN GROUP
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
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 630 SOUTH PEARSON AVENUE, SUITE 200
 NASHVILLE, TN 37203
 WWW.CIVILSITE.COM



EXISTING CONDITIONS PLAN
 PRELIMINARY SPECIFIC PLAN
19TH & BROADWAY MIXED-USE DEVELOPMENT
 19TH AVE. NORTH & BROADWAY
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO. 2014SP-072-01

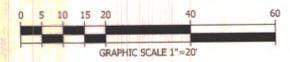
BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY CRAWFORD & CUMMINGS, P.C., DATED JANUARY 24, 2013. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

MAP 92-16 PARCELS	164.00, 165.00, 167.00, 168.00 & 169.00
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DATE	COMMENTS
08/28/2014	PRELIMINARY SP SUBMITTAL
09/16/2014	CITY COMMENTS

DRWN	CHKD	DATE
BY: LEB	BY: SRO	08/28/2014
BY: LEB	BY: SRO	09/16/2014

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



REV.	COMMENTS

C0.01

JOB NO.: 14-014-01

Sep 16, 2014 9:23am T:\CADD\2014\14-014-01\CADD\SP\14-014-01_001 Existing Conditions 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

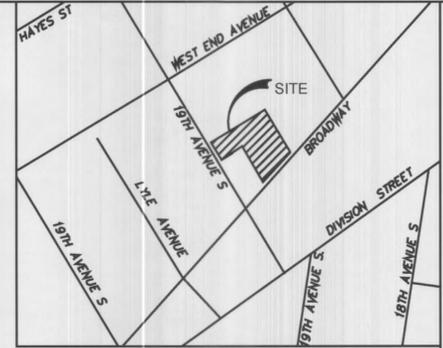
DEVELOPMENT SUMMARY

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

SP NAME: 19TH AND BROADWAY MIXED USE
 DEVELOPMENT SP NUMBER: 2014SP-072-01

DESIGNER: CIVIL SITE DESIGN GROUP, PLLC
 630 SOUTHGATE AVENUE, SUITE A
 NASHVILLE, TN 37203
 P 615-248-9999
 CONTACT: HAL CLARK
 HALC@CIVILSITE.COM

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



VICINITY MAP
N.T.S.

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 175,000 SF HOTEL AND ANCILLARY USES
MAXIMUM ISR	100%
MAX BUILDING COVERAGE	100%
MINIMUM SETBACKS	FRONT 0' SIDE 0' REAR 0'
PARKING	SEE CHART
BICYCLE PARKING	SEE CHART
MAX HEIGHT	25 STORIES - RESIDENTIAL 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

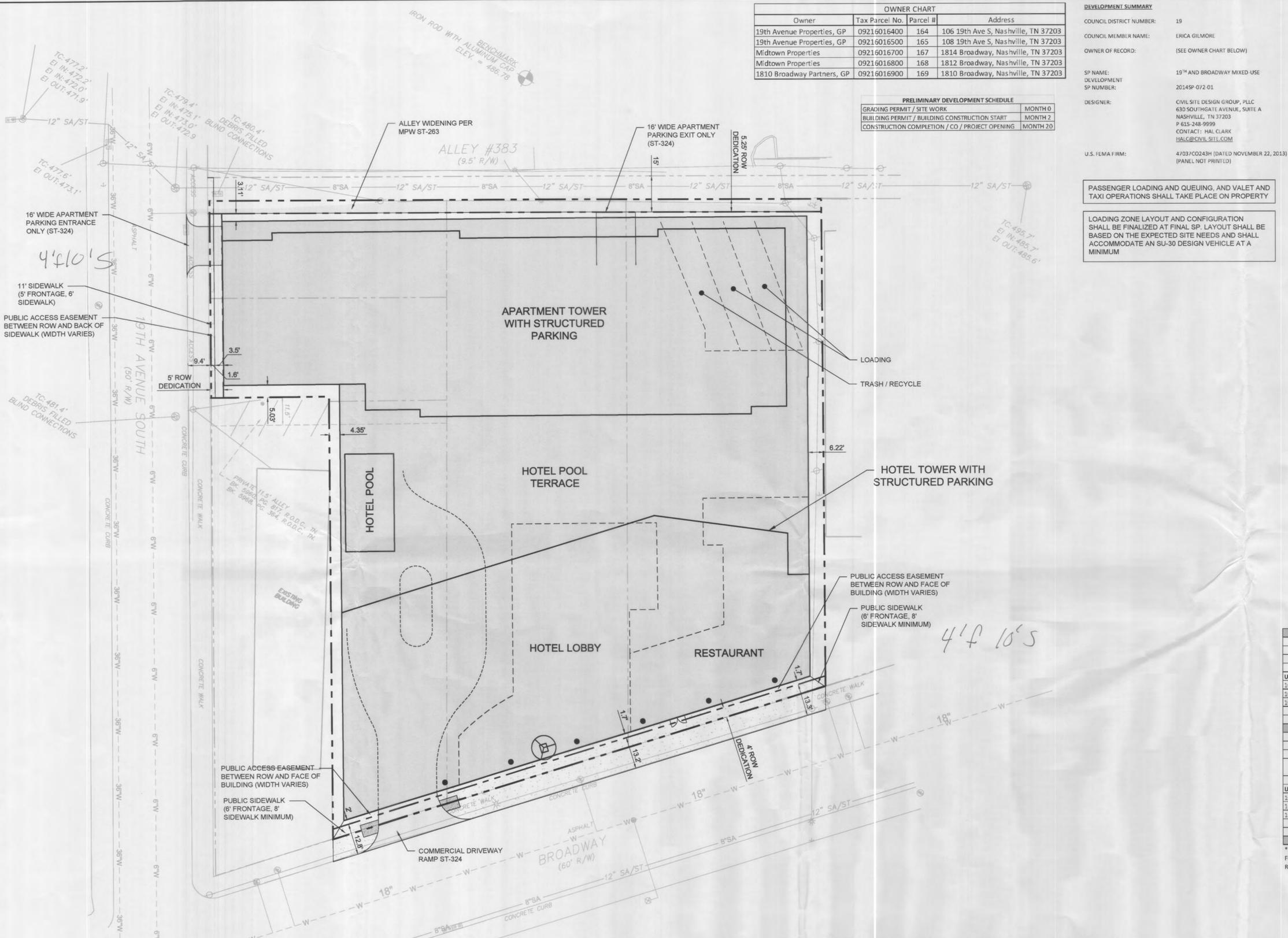
BICYCLE PARKING SPACES SHALL BE FINALIZED AT FINAL SP. WHERE SUBSURFACE CONDITIONS OR BELOW-GROUND INFRASTRUCTURE MAKE BICYCLE PARKING DIFFICULT OR INFEASIBLE, THE ZONING ADMINISTRATOR, BASED ON A RECOMMENDATION FROM THE PLANNING DEPARTMENT, MAY REDUCE OR WAIVE THE REQUIRED BICYCLE PARKING AND/OR MAY 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
	0-1,000 SF IS EXEMPT	1,000	0
	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 DEVELOPMENT PLAN
 PRELIMINARY SPECIFIC PLAN
19TH & BROADWAY MIXED-USE DEVELOPMENT
 19TH AVE. NORTH & BROADWAY
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO. 2014SP-072-01



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/valet.

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.

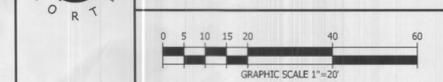
Permitted Uses:
Uses permitted in this development shall be limited to multi-family residential, hotel, restaurant/bar and ancillary uses.

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 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.

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

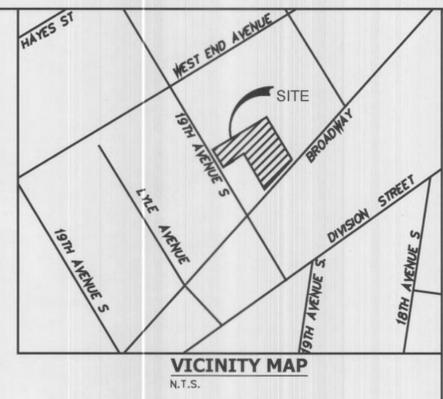
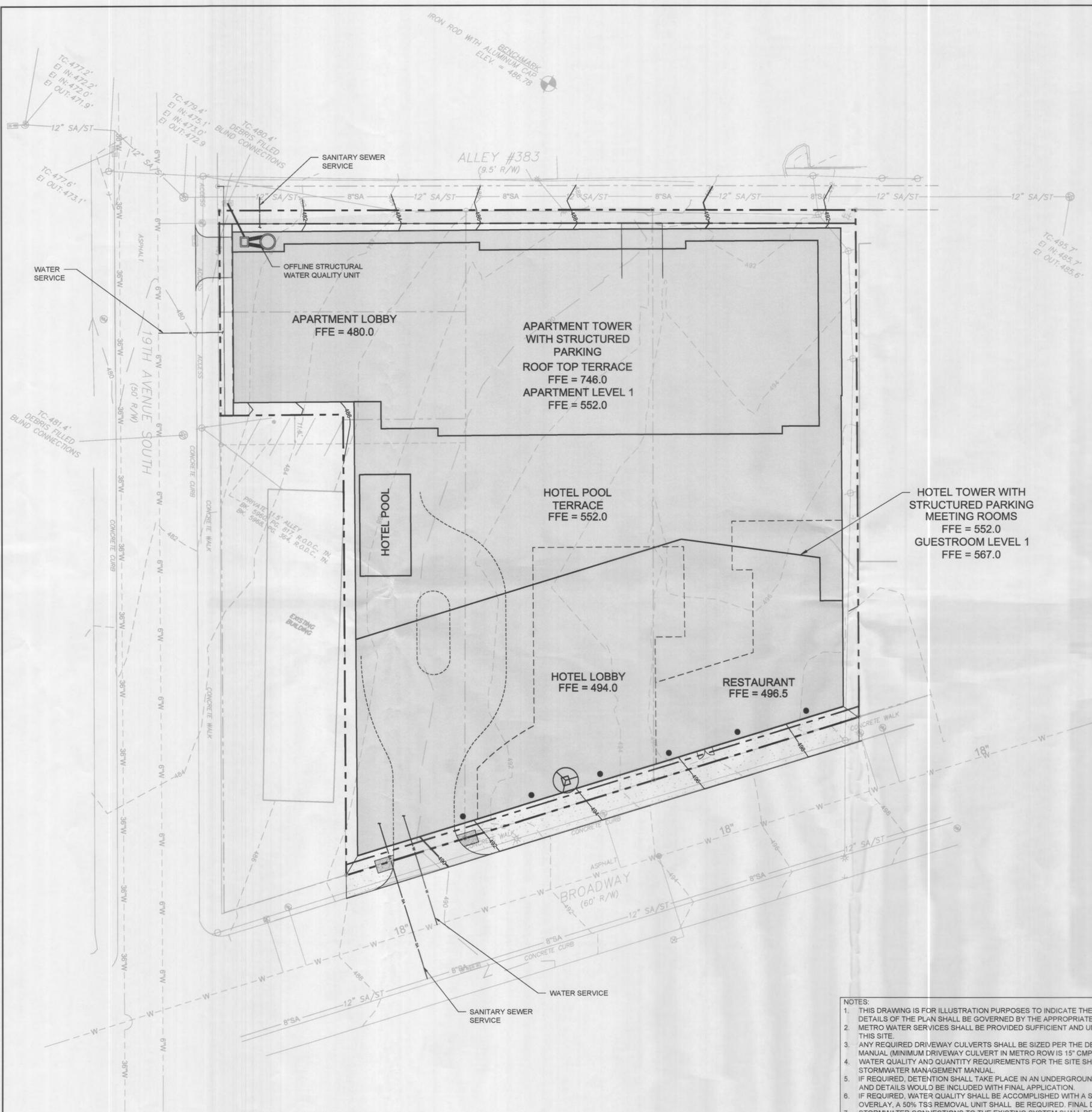
PROJECT BENCHMARK:
 DESCRIPTION: IRON ROD WITH ALUMINUM CAP
 NORTHING: 662,996.42
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 ELEVATION: 486.78'
 NAVD 88



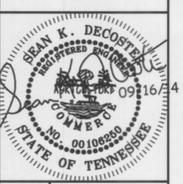
REV.	COMMENTS	DATE
01	PRELIMINARY SP SUBMITTAL CITY COMMENTS	08/28/2014
02		09/16/2014

C1.00
 JOB NO.: 14-014-01

Sep 18, 2014 12:24pm T:\CADD\2014\14-014-01\CADD\Preliminary\SP14-014-01_0200 Grading, Drainage and Infrastructure Plan.dwg



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 810 SOUTHGATE AVENUE, SUITE A, NASHVILLE, TN 37203
 615.248.9999 www.civilsite.com

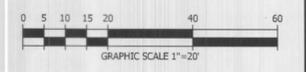


GRADING, DRAINAGE AND INFRASTRUCTURE PLAN
 PRELIMINARY SPECIFIC PLAN
19TH & BROADWAY MIXED-USE DEVELOPMENT
 19TH AVE. NORTH & BROADWAY
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 CASE NO. 2014SP-072-01

- NOTES:**
- THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL UNIT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF THE FINAL APPLICATION.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 - ANY REQUIRED DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
 - WATER QUALITY AND QUANTITY REQUIREMENTS FOR THE SITE SHALL BE BASED ON THE CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
 - IF REQUIRED, DETENTION SHALL TAKE PLACE IN AN UNDERGROUND DETENTION SYSTEM OR AN ABOVE GROUND VAULT. FINAL DESIGN AND DETAILS WOULD BE INCLUDED WITH FINAL APPLICATION.
 - IF REQUIRED, WATER QUALITY SHALL BE ACCOMPLISHED WITH A STRUCTURAL BMP. SINCE THE SITE IS WITHIN THE COMBINED SEWER OVERLAY, A 50% TSS REMOVAL UNIT SHALL BE REQUIRED. FINAL DESIGN AND DETAILS WOULD BE INCLUDED WITH FINAL APPLICATION.
 - STORMWATER CONNECTIONS TO THE EXISTING SYSTEM SHALL BE TO EITHER STORM ONLY LINES OR TO COMBINED SEWER LINES WITH A MINIMUM DIAMETER OF 15".

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

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 NAVD 88



REV.	COMMENTS	DATE
	PRELIMINARY SP SUBMITTAL CITY COMMENTS	09/16/2014
		08/28/2014

C2.00
 JOB NO.: 14-014-01

SCOPE DOCUMENTS

The Construction Documents are incomplete or not coordinated with the Project. The Contractor is responsible for identifying and resolving all conflicts, omissions, and errors in the Project, whether indicated or not, and shall include all items of the Project, whether indicated or not, with any and all requirements and information provided. If no errors are discovered, the Architect shall be liable on the quality of the Project.

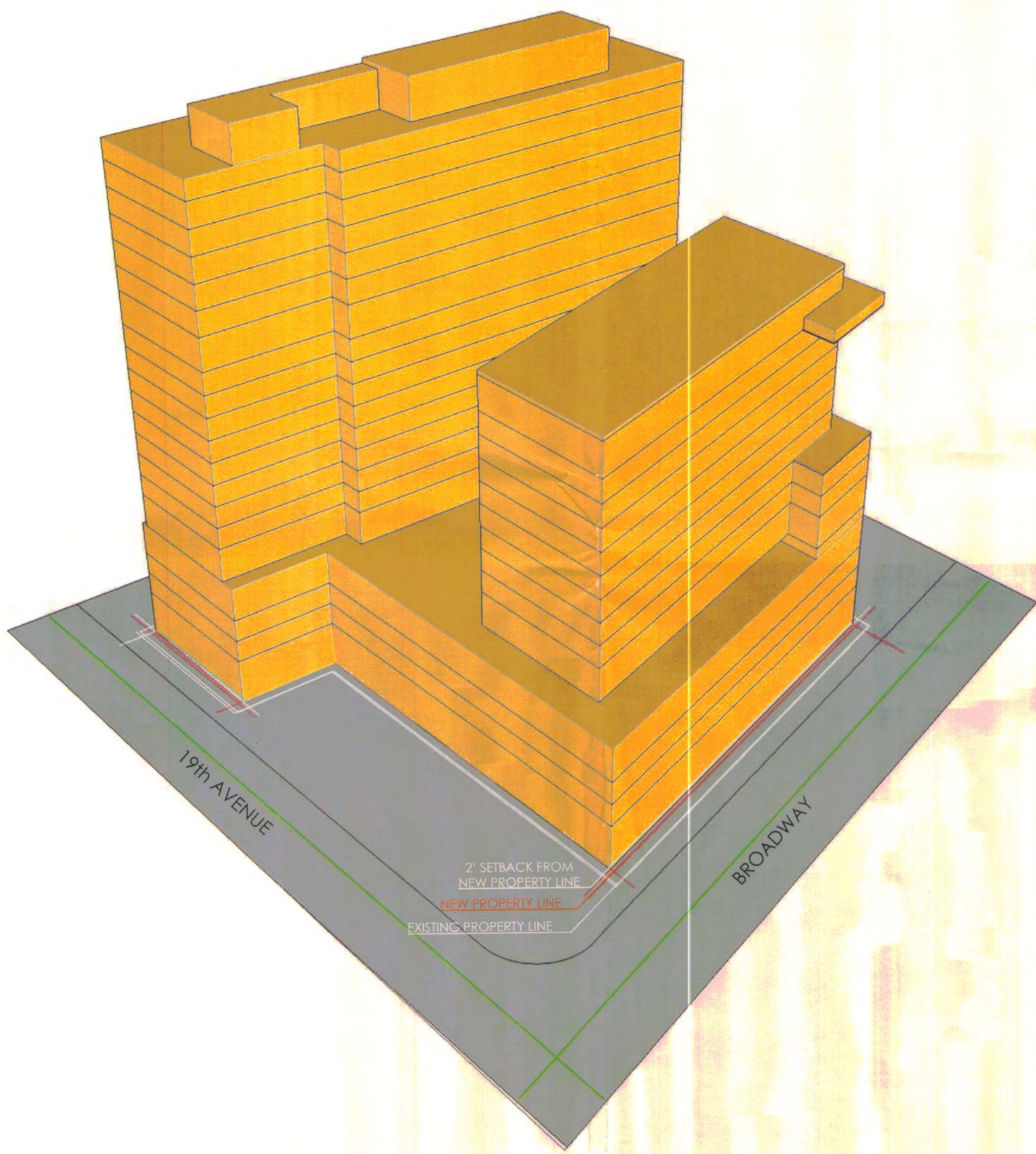
No.	Drawn

19th & B

Na

BUILDING

	Principal-in-Charge
	Project Manager
	Project Architect
	Staff Architect



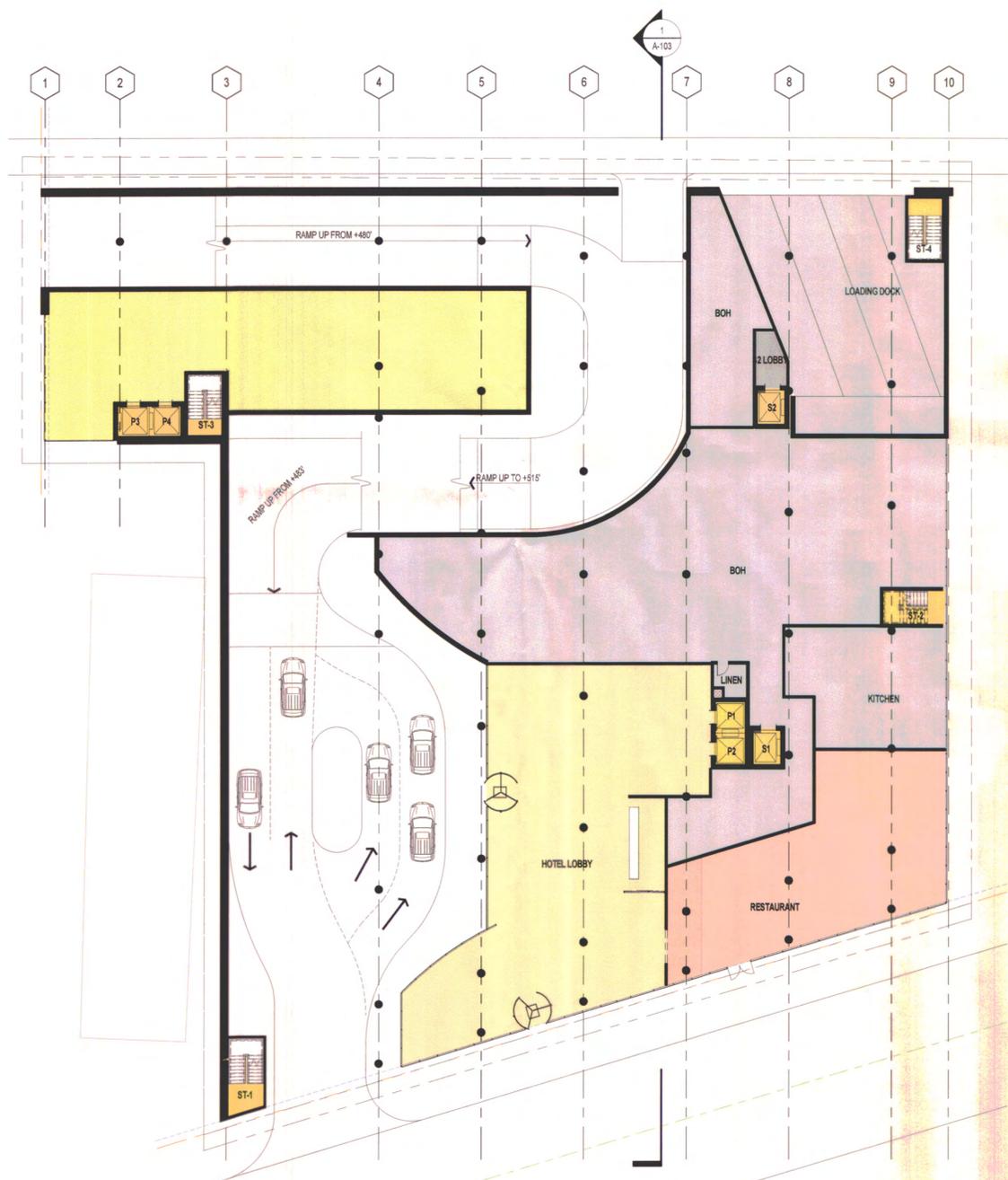
1 BUILDING MASSING AXONOMETRIC VIEW
A-101 NOT TO SCALE



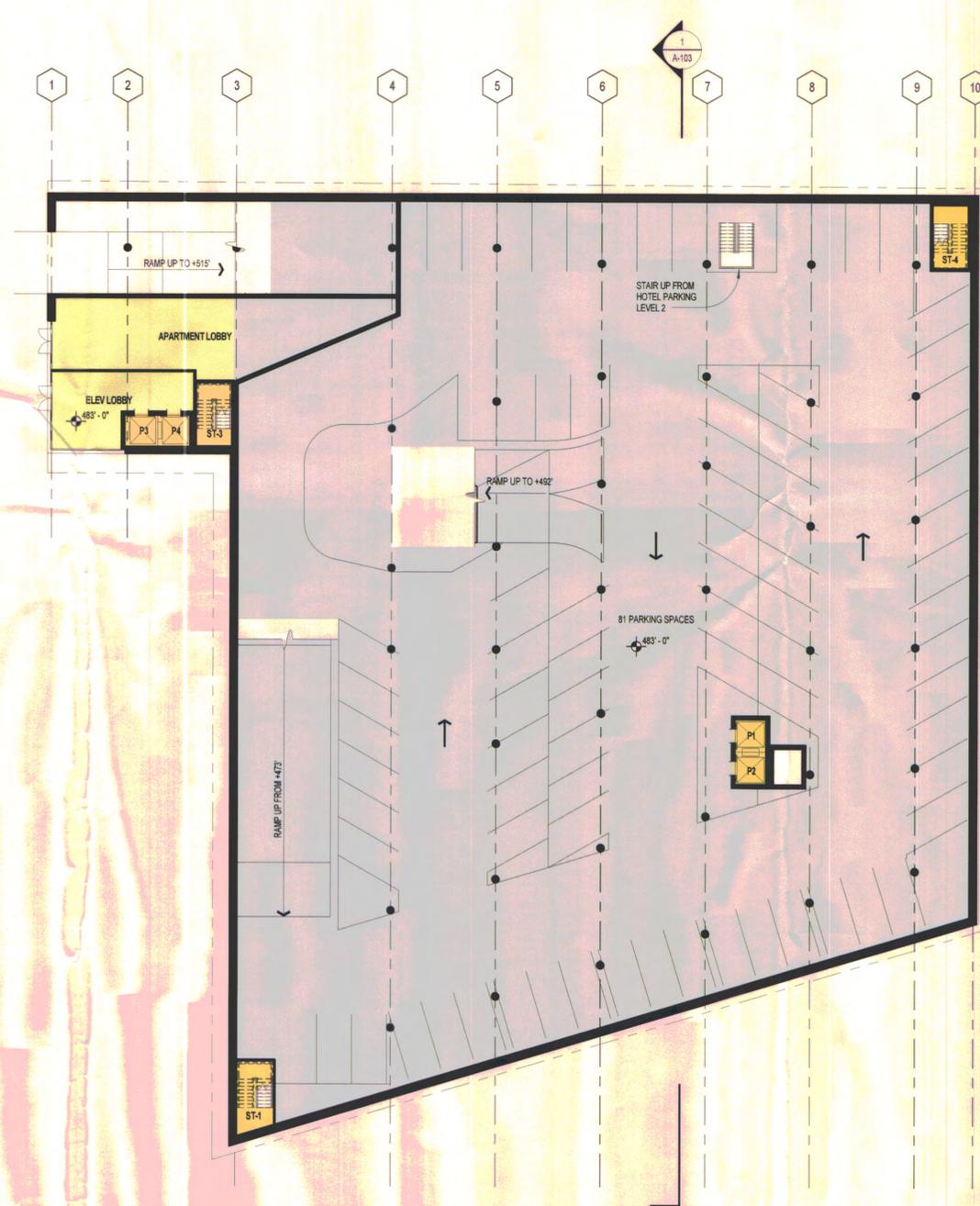
SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
1	PER CITY COMMENTS	2014-09-16



2 HOTEL LOBBY LEVEL PLAN
A-102 SCALE: 1" = 20'-0"



1 APARTMENT LOBBY LEVEL PLAN & HOTEL PARKING LEVEL 1 PLAN
A-102 SCALE: 1" = 20'-0"

19th & Broadway Mixed-Use Development

Nashville, Tennessee

APARTMENT LOBBY LEVEL PLAN & HOTEL LOBBY PLAN

Designer	20140194
Principal-in-Charge	Project No.
Approver	2014-08-28
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A-102

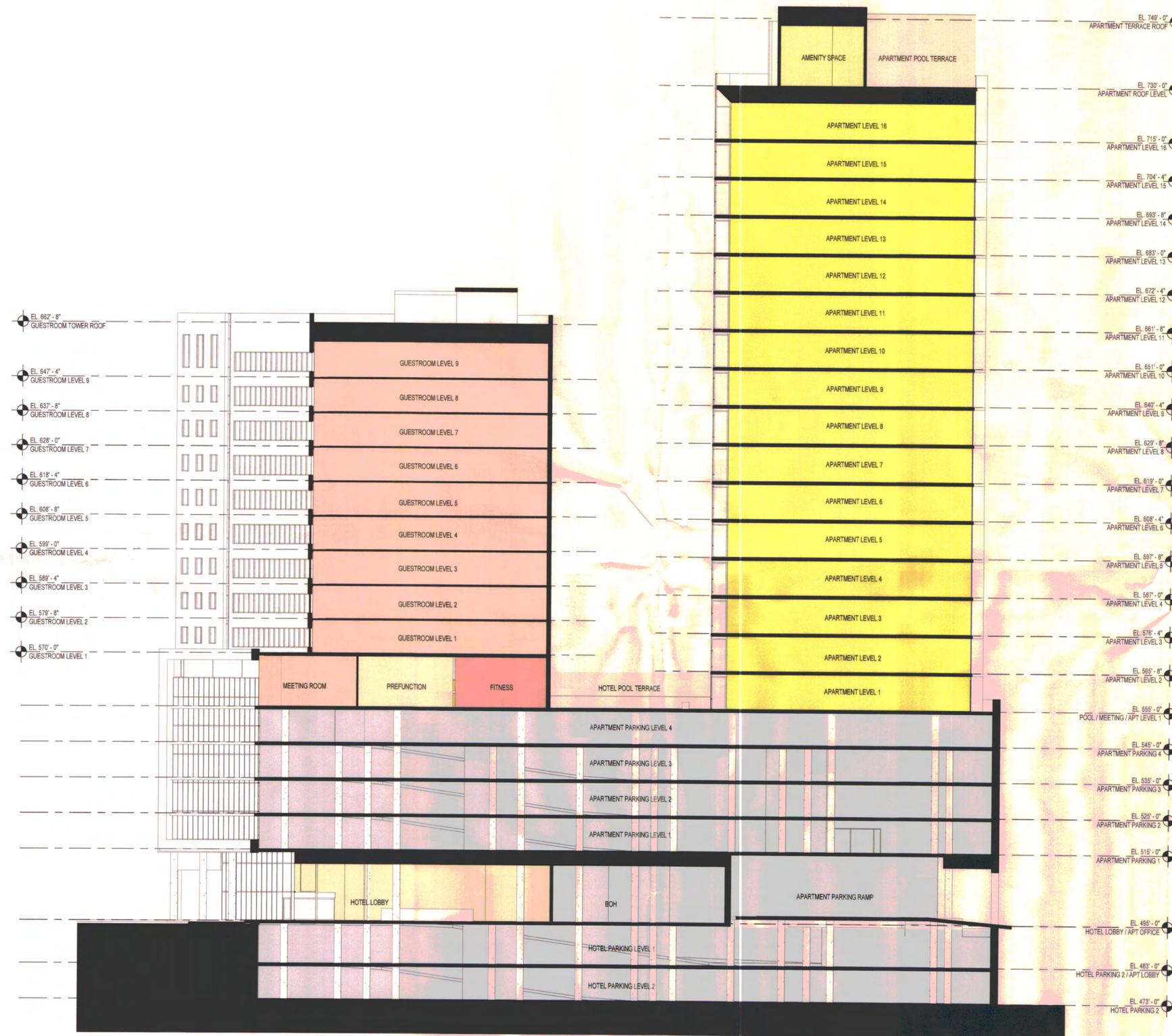
PROJECT NUMBER: 20140194 PROJECT NAME: 19th & Broadway Mixed-Use Development
SHEET NUMBER: A-102 - APARTMENT LOBBY LEVEL PLAN & HOTEL LOBBY PLAN
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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date



19th & Broadway Mixed-Use Development

Nashville, Tennessee

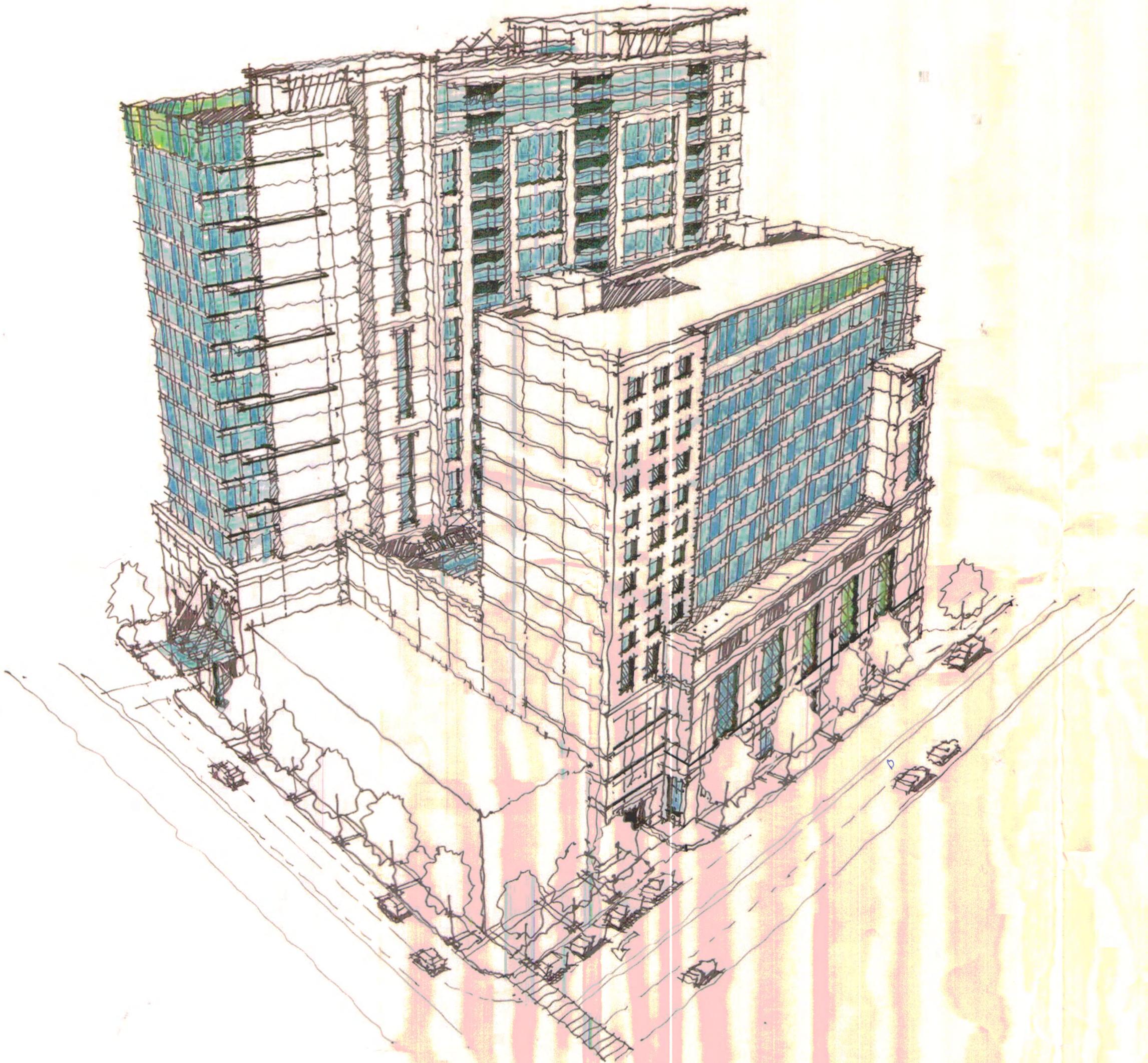
BUILDING SECTION

Designer	20140194
Principal-in-Charge	Project No.
Approver	2014-08-28
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A-103

1 BUILDING SECTION
A-103 SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 20140194 PROJECT NAME: 19th & Broadway Mixed-Use Development
SHEET NUMBER: A-103 - BUILDING SECTION
M:\2014\20140194\7 drawings\6-7-1 revit\20140194_2013_CENTRAL.rvt
8/27/2014 3:42:35 PM



1
A-104

CONCEPTUAL PERSPECTIVE
NOT TO SCALE



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES		
No.	Drawing Issue Description	Date



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19th & Broadway Mixed-Use Development

Nashville, Tennessee

CONCEPT IMAGERY

Designer	20140194
Principal-in-Charge	Project No.
Approver	2014-08-28
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A-105

PROJECT NUMBER: 20140194 PROJECT NAME: 19th & Broadway Mixed-Use Development
SHEET NUMBER: A-105 - CONCEPT IMAGERY
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8/27/2014 3:42:38 PM