DEMONBREUN HILL

ECG DEMONBREUN, LLC

SPECIFIC PLAN RE-SUBMITTAL

Case No. 2015SP-048-001

HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.

Kimley»Horn

Nashville, TN

April 21, 2015

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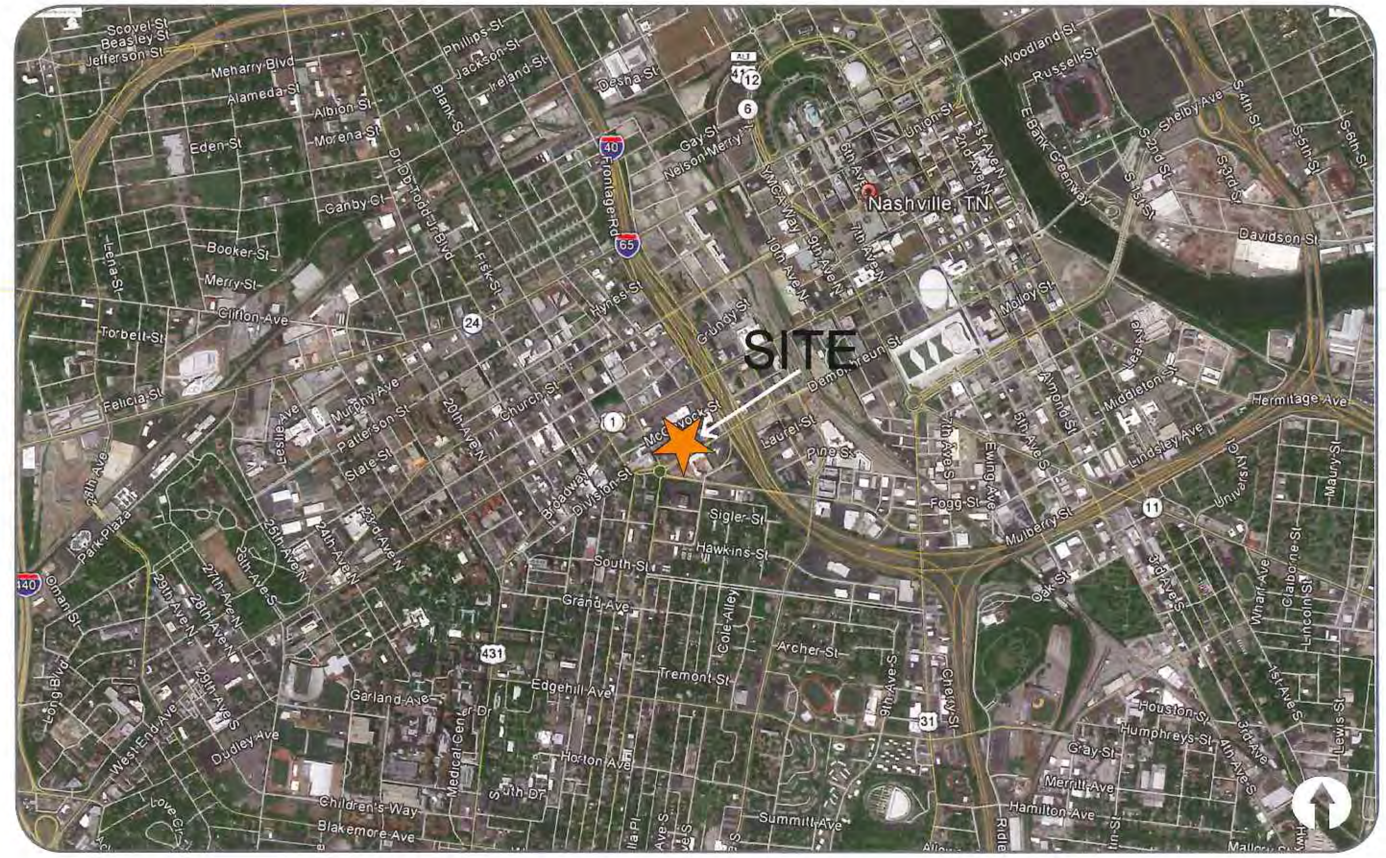
SP Name: Demonbreun Hill
Council District: 19
Council Member: Erica Gilmore

Address/Map and Parcels/Owners of Record:

112 16th Ave. S, Nashville, TN	37203/09309020300/ECG Demonbreun, LLC
1533 Mcgavock St, Nashville, TN	37203/09309020400/ECG Demonbreun, LLC
	37203/09309020500/ECG Demonbreun, LLC
	37203/09309020600/ECG Demonbreun, LLC
	37203/09309025500/ECG Demonbreun, LLC
	37203/09309025600/ECG Demonbreun, LLC
	37203/09309025700/ECG Demonbreun, LLC
	37203/09309025900/ECG Demonbreun, LLC
	37203/09313001300/ECG Demonbreun, LLC
	37203/09313001100/ECG Demonbreun, LLC
	37203/09313001000/ECG Demonbreun, LLC
	37203/09313000700/ECG Demonbreun, LLC

FEMA Firm Panel:	**47037C0218F**
Existing Zoning:	**CF, OV-UZO, MDHA-AC, OVUDO**
Developer:	**ECG Demonbreun, LLC** Dominic Zabriskie
Civil Engineer:	**Kimley-Horn and Associates, Inc.** Brendan Boles, P.E. 615.564.2701
Landscape Architect:	**Kimley-Horn and Associates, Inc.** David Coode, PLA, AICP 615.564.2701
Architect:	**Humphreys & Partners** Urban Architecture, L.P. Jonathan Delcambre 972.701.9636

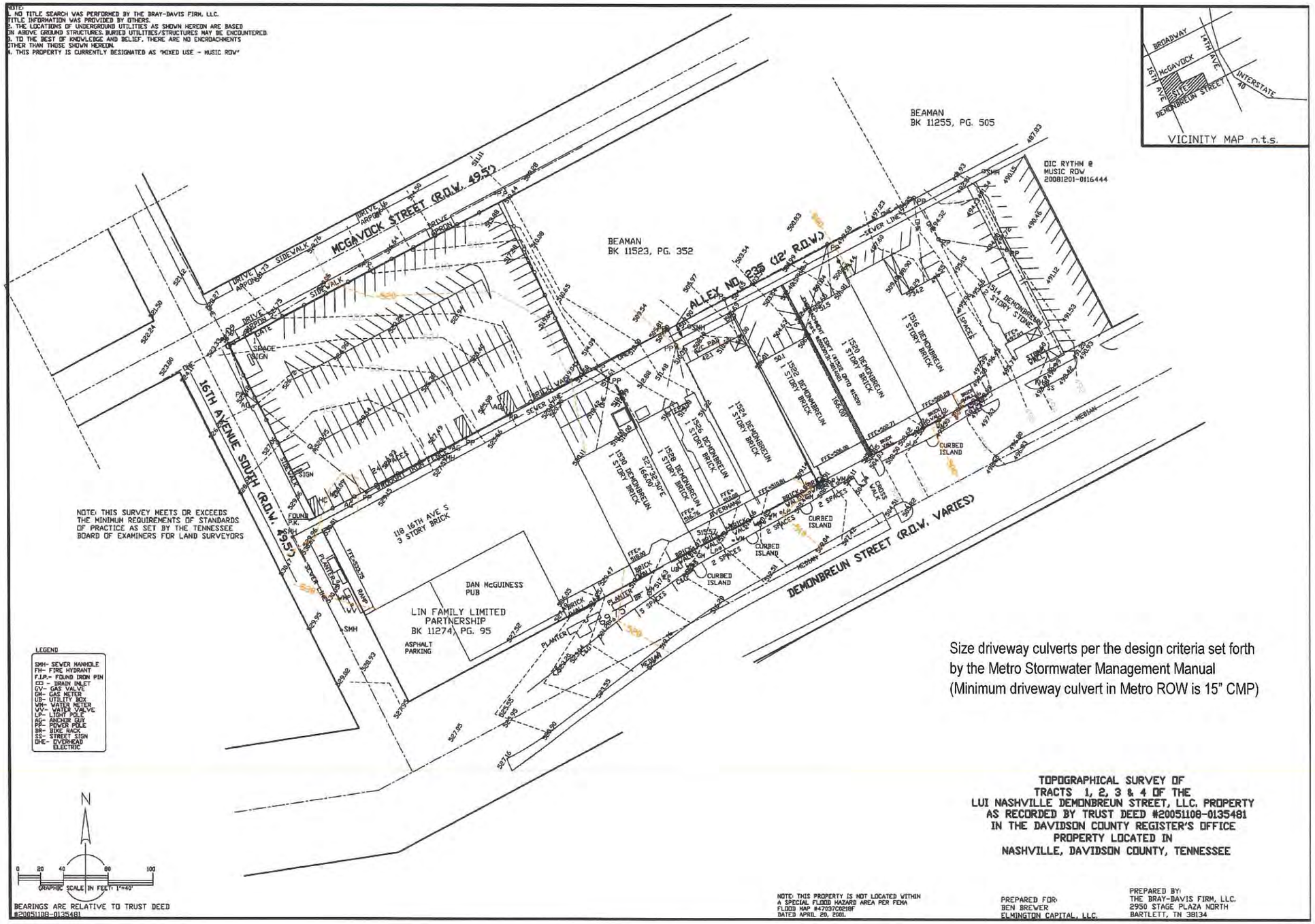
LOCATION MAP



PROPOSED SITE

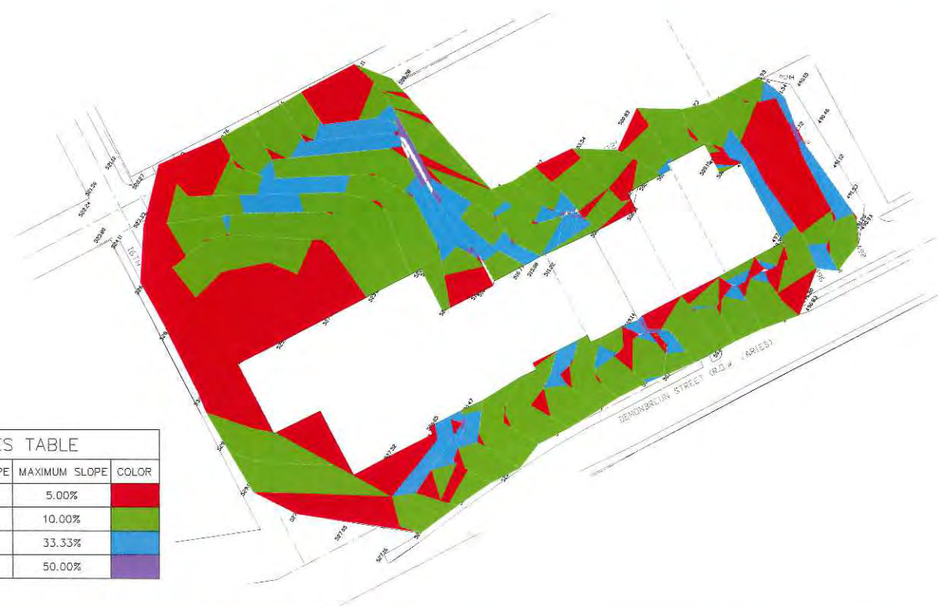
SITE OVERVIEW

EXISTING CONDITIONS



Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP)

TOPOGRAPHICAL SURVEY OF
TRACTS 1, 2, 3 & 4 OF THE
LUI NASHVILLE DEMONBREUN STREET, LLC. PROPERTY
AS RECORDED BY TRUST DEED #20051108-0135481
IN THE DAVIDSON COUNTY REGISTER'S OFFICE
PROPERTY LOCATED IN
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	5.00%	
2	5.00%	10.00%	
3	10.00%	33.33%	
4	33.33%	50.00%	

Davidson County, Tennessee

McB—Maury-Urban land complex, 2 to 7 percent slopes

Map Unit Setting

National map unit symbol: kknq
Mean annual precipitation: 39 to 57 inches
Mean annual air temperature: 48 to 70 degrees F
Frost-free period: 190 to 205 days
Farmland classification: Not prime farmland

Map Unit Composition

Maury and similar soils: 60 percent
Urban land: 35 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Maury

Setting

Landform: Hillslopes
Landform position (three-dimensional): Crest
Parent material: Loess over clayey residuum and/or alluvium derived from limestone

Typical profile

H1 - 0 to 7 inches: silt loam
H2 - 7 to 24 inches: silty clay loam
H3 - 24 to 65 inches: silty clay

Properties and qualities

Slope: 2 to 7 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

CONTEXT PLAN

CONTEXT PLAN

COMMUNITY PLAN

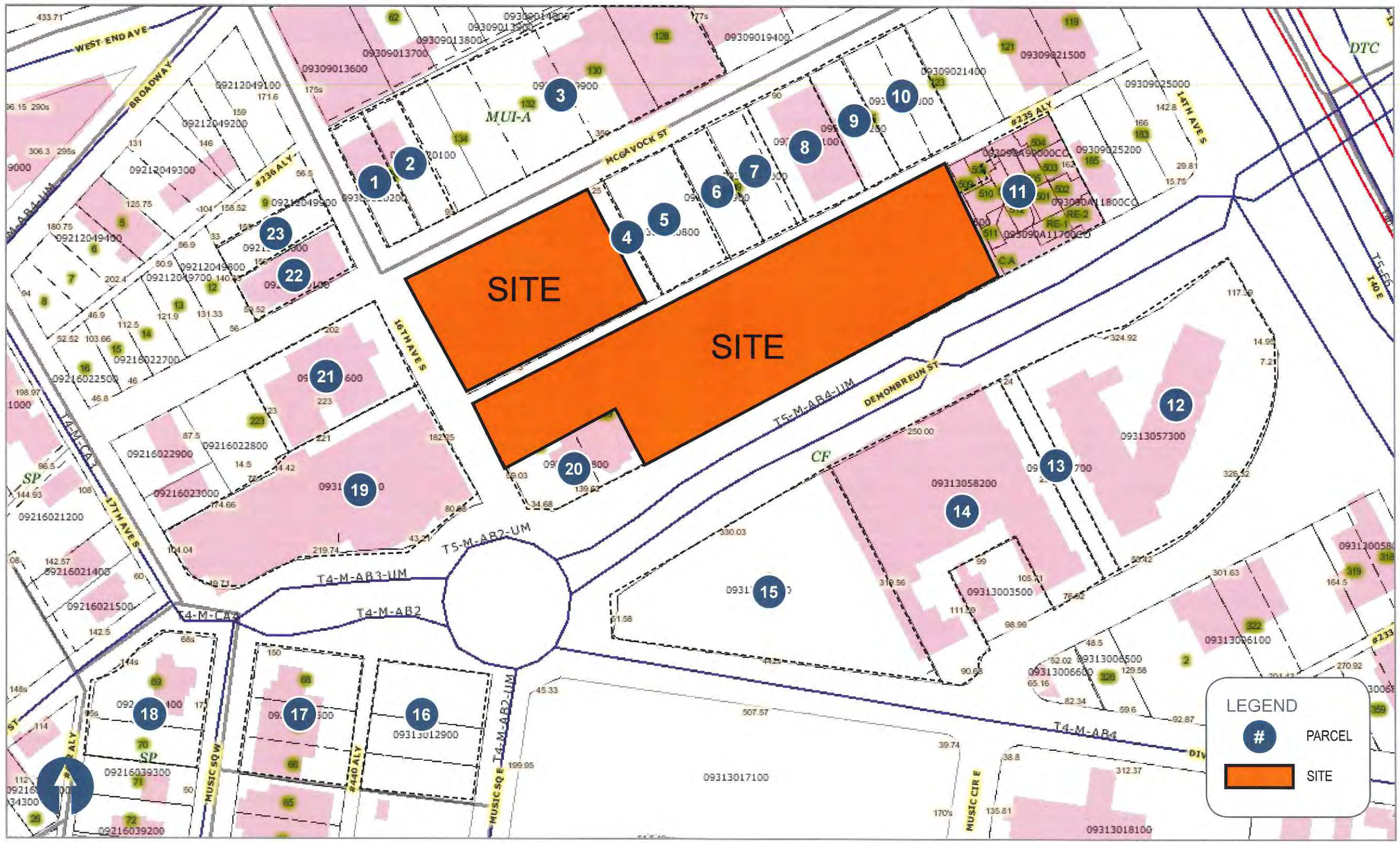
Bldg #	Description	Location	# of Floors	Comments
1	Music Row Residential	Demonbreun St	18	Multifamily-Under Const.
2	Demonbreun Lofts	Demonbreun St	6	Multifamily-Under Const.
3	Crescent	Division St	6	Multifamily-Approved
4	Music Row Multifamily	17th and McGavock	7	Multifamily-Approved
5	Rhythm at Music Row	West End Ave.	14	Condos-Existing
6	Adelicia	Adelicia and Chet Atkins	16	Condos-Existing
7	Roundabout Plaza	Division St	9	Office-Existing
8	Residence Inn	18th and West End Ave.	8	Hospitality-Under Const.
9	Renaissance Bank	19th and West End	3	Commercial / Office
10	University Square	19th and Adelicia	15	Multifamily-Existing
11	Music Row Office	Music Square East	8	Hexagonal shaped bldg.
12	Green Hills Tower / Southern Land Co.	Hillsboro Road	17	Mixed-Use/Office
13	Virgin Hotel	Music Square West	20	Hospitality-Planned
14	Buckingham	21st and Broadway	19	Mixed-Use/Hotel-Approved
15	Music Square Flats	Music Square West	8	Multifamily-Planned
16	One City	Charlotte and 28th	12	Office-Under Construction
17	Embassy Suites	19th and Division	11	Hospitality-Existing
18	Palmer Plaza	18 and West End	18	Office - Existing
19	M-Residences	19th and South Street	19	Multifamily-Planned
20	Sky House	17th and Division	25	Multifamily-Planned

The Community character policy map for the Midtown Community illustrates the desire and potential for development. The Midtown policy is divided into sections of 'T' indicators that govern heights, densities, and uses. The proposed Demonbreun Hill development is currently not within a 'T' designation but does lie directly adjacent to the policy area T5-MU-01. Determination for this policy notes that "buildings may rise to 20 stories and above."

Sites in the vicinity and in the Music Row UDO have increased in intensity well above those first envisioned for the area. Multiple parcels have been combined and have developed with appropriate land uses, but at a higher intensity than originally expected. Several parcels to the south of our site include developments over 15 stories. Current development plans of similar intensity are taking place along Demonbreun Street and are providing the desired transition to the Midtown neighborhood.

Heights and densities of developments that are proposed or currently built in the immediate area are shown on the map above. Some of these were approved prior to policy implementation and others received variances. The character of the existing and current construction for height and density surrounding the Demonbreun Hill site has set the stage for the proposed mixed-use development.

ADJACENT PROPERTIES



ADJACENT PROPERTIES

	Parcel ID	Name	Address	City	State	Zip	Tax Map	Parcel#	Zoning
1	09309020200	BEAMAN MOTOR CO	1532 MCGAVOCK ST	NASHVILLE	TN	37203	09309	202	MUI-A/OV-UZO/OV-ADE
2	09309020100	BEAMAN MOTOR CO	1530 MCGAVOCK ST	NASHVILLE	TN	37203	09309	201	MUI-A/OV-UZO/OV-ADE
3	09309019900	GLEN LEVEN LTD PRTNRSHP	1525 BROADWAY	NASHVILLE	TN	37203	09309	199	OV-UZO/CF/ CF
4	09309020700	BEAMAN, LEE A.	1527 MCGAVOCK ST	NASHVILLE	TN	37203	09309	207	OV-UZO/CF
5	09309020800	BEAMAN, LEE A.	1525 MCGAVOCK ST	NASHVILLE	TN	37203	09309	208	OV-UZO/CF
6	09309020900	BEAMAN, LEE A.	1523 MCGAVOCK ST	NASHVILLE	TN	37203	09309	209	OV-UZO/ MDHA-AC/ OV-UDO/ OV-ADE/ CF
7	09309021000	BEAMAN, LEE A.	1521 MCGAVOCK ST	NASHVILLE	TN	37203	09309	210	OV-UZO/ MDHA-AC/ OV-UDO OV-ADE/ CF
8	09309021100	BEAMAN, LEE A.	517 MCGAVOCK ST	NASHVILLE	TN	37203	09309	211	OV-UZO/ CF
9	09309021200	BEAMAN, LEE A.	1515 MCGAVOCK ST	NASHVILLE	TN	37203	09309	120	OV-UZO/ MDHA-AC/ OV-UDO/ OV-ADE/ CF
10	09309021300	BEAMAN, LEE A.	1511 MCGAVOCK ST	NASHVILLE	TN	37203	09309	213	OV-UZO/ MDHA-AC/ OV-UDO/ OV-ADE/ CF
11	93090A90000	CO O.I.C RHYTHM AT MUSIC ROW, A CONDOMINIUM	1510 DEMONBREUN ST	NASHVILLE	TN	37203	09309	900	MDHA-AC/ OV-UDO/ OV-UZO/ OV-ADE/CF
12	09313057300	MUSIC ROW PARTNERSHIP	1501 DEMONBREUN ST	NASHVILLE	TN	37203	09313	573	MDHA-AC/ OV-UDO/ OV-UZO/ OV-ADE/CF
13	09313057700	MUSIC ROW PARTNERSHIP	DEMONBREUN ST	NASHVILLE	TN	37203	09313	577	MDHA-AC/ OV-UDO/ OV-UZO/ OV-ADE/CF
14	09313058200	DEMONBREUN-FCA, LLC	1505 DEMONBREUN ST	NASHVILLE	TN	37203	09313	582	MDHA-AC/ OV-UDO/ OV-UZO/ OV-ADE/CF
15	09313057400	DEMONBREUN STREET APARTMENT INVESTORS	1515 DEMONBREUN ST	NASHVILLE	TN	37203	09313	574	MDHA-AC/ OV-UDO/ OV-UZO/ OV-ADE/CF
16	09313012900	METRO GOV'T P MUSIC SQUARE	1 MUSIC SQ E	NASHVILLE	TN	37203	09313	129	OV-UDO/ OV-UZO/ OV-ADE/CF
17	09216039500	GOULD, MORTON & BERGMAN, MARILYN, TRS.	2 MUSIC SQ W	NASHVILLE	TN	37203	09216	09216	OV-UZO/ MDHA-AC/ OV-UDO/ OV-ADE/CF
18	09216039400	NV MUSIC ROW, LLC	1 MUSIC SQ W	NASHVILLE	TN	37203	09216	394	SP/ OV-UZO/ OV-UDO/ OV-ADE
19	09313000400	ROUNDABOUT PLAZA	1600 DIVISION ST	NASHVILLE	TN	37203	09313	004	no zoning info available
20	09313000800	LIN FAMILY LTD PARTNRSHP	1538 DEMONBREUN ST	NASHVILLE	TN	37203	09313	008	no zoning info available
21	09313000600	YER MAN, LLC	115 16TH AVE S	NASHVILLE	TN	37203	09313	006	no zoning info available
22	09212050100	16TH AVE & MCGAVOCK	109 16TH AVE S PO, L.P.	NASHVILLE	TN	37203	09212	501	no zoning info available
23	09212050000	16TH AVE & MCGAVOCK	107 16TH AVE S PO, L.P.	NASHVILLE	TN	37203	09212	500	no zoning info available

U.D.O. Cancellation Plan

In conjunction with the approval of the specific plan (SP), the developer is requesting the cancellation of the Music Row UDO on the parcels highlighted above. General guidelines from the Music Row UDO are being included in this SP to direct the aesthetic of the development and provide conformance as practical to the existing Music Row UDO design requirements.

PARCELS WITHIN SITE BOUNDARY

Parcel ID	Site Area (acres)	Owner	Zoning
09309020300	0.53	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09309020400	0.26	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09309020500	0.17	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09309020600	0.10	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09309025500	0.19	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09309025600	0.19	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09309025700	0.51	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09309025900	0.19	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09313001300	0.21	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09313001100	0.22	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09313001000	0.22	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
09313000700	0.59	ECG Demonbreun, LLC	CF, OV-UZO, MDHA -AC, OV-UDO
Total:	3.38		

S.P. VISION

The Purpose

This S.P. application intends to provide a high-quality, urban mixed use development that offers hotel opportunities, multi-family housing, retail/grocery, and office space that is easily accessible, convenient, walkable, and fits into the evolving urban character.

The Vision

Cultivate and implement an environment that promotes the co-mingling of uses and user groups to activate both first floor retail and grocery as well as office and dwelling units. This will be accomplished through the proposed outdoor dining spaces, pedestrian scale storefronts, wide sidewalks, and streetscape elements such as street trees, benches, trash receptacles, street lights and public art. The plan brings purpose and inspiration to an otherwise underutilized area. This urban infill project creates housing opportunities, convenient access to everyday needs, bike storage, shops, and opportunities for employment. These walkable amenities allow all user groups to experience a high-quality way of life without sacrificing elements necessary for everyday life. The success and popularity of similar mixed use projects in cities throughout the country verify the livability and desire of user groups to activate the spaces. The plan promotes pedestrian activity, walkability and human scale interaction at street level. This enhancement of life in the area will bring in many local residents to take part in the numerous opportunities this project offers.

Consistent with good urban design, the proposed project:

Reinforces a scale and form of development that emphasizes sensitivity to the pedestrian environment and balances the needs of pedestrians with the benefits provided by vehicular circulation.

Accommodates the developments parking needs, while still maintaining a pedestrian-oriented urban environment

Encourages active ground floor uses to animate the street, such as restaurants, shops and grocery

Protects and enhances the economic viability of the area, as well as a diversity of uses and activities

The proposed development of **Demonbreun Hill** is a functional and appealing addition to Nashville's Midtown neighborhood which will highlight its architectural character through modern lines. The materials reflect existing towers in Nashville utilizing a large percentage of glass while having a unique architectural detailing. Residents, tenants, visitors, and passers-by will all be invited to share in the programmed space that encourages cross pollination and interaction.

Development Notes

The purpose of this document is to establish a specific plan (SP) zoning for this proposed mixed use development.

Should the developer not proceed with the development of this proposed project, the property will revert to the original zoning of CF; OV-UZO, UV-UDO, MDHA-AC

Development within the boundaries of this plan meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

These parcels do not lie within the flood hazard areas in accordance with FEMA insurance rate map panel number 47037C0218F

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance no. 78/840 and approved by the Metropolitan Department of Water Services.

The enclosed drawings are for illustration purposes to indicate the basic premise of the development. The final density, unit counts and details of the plan shall be governed by the appropriate regulations at the time of final SP application.

Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities within the site.

Federal compliance: all development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: http://www.ada.gov
U.S. Justice Department : http://www.justice.gov/crt/housing/fair-housing/about_fairhousingact.html

All construction within the ROW is to per MPW standards and specifications and in accordance with the Strategic Plan for Sidewalks and Bikeways.

All ROWs are to be dedicated prior to the issuance of the building permit.

Stormwater Note

The drawings in this submittal are for illustrative purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the appropriate regulations at the time of final application.

Size driveways culverts per the design criteria set forth by the Metro Stormwater Management manual (minimum driveway culvert in Metro ROW is 15" CMP).

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 increases 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 BUILD OUT

The illustration above represents the desired potential build out for the 3.38-acre Demonbreun Hill site. The overall maximum FAR, maximum square footage per use, and maximum height of 22 stories will be the governing bodies that give the development the flexibility needed to keep up with the ever-changing demands of a market-driven and community-oriented mixed use site. The intent of the plan is not to create four independent 22 story buildings. Setting the maximum FAR has prevented the amount of possible square footage needed for such a development. It allows uses that create a density that will be harmonious throughout the proposed block as well as the neighborhood in which it lies. As highlighted on the following pages, the density table has been guided by a set of overarching principles and desires of existing and future developments.

Development Summary	
Total Max. Gross Building Area (sf)	1,040,000
Max. FAR	7.06
Max Residential (units)	590
Max Hotel (keys)	640
Max Retail (sf)	103,000
Max Office (sf)	420,000
Max Number of Stories*	22

*Note: first floor minimum 16' height-finished floor to finished floor

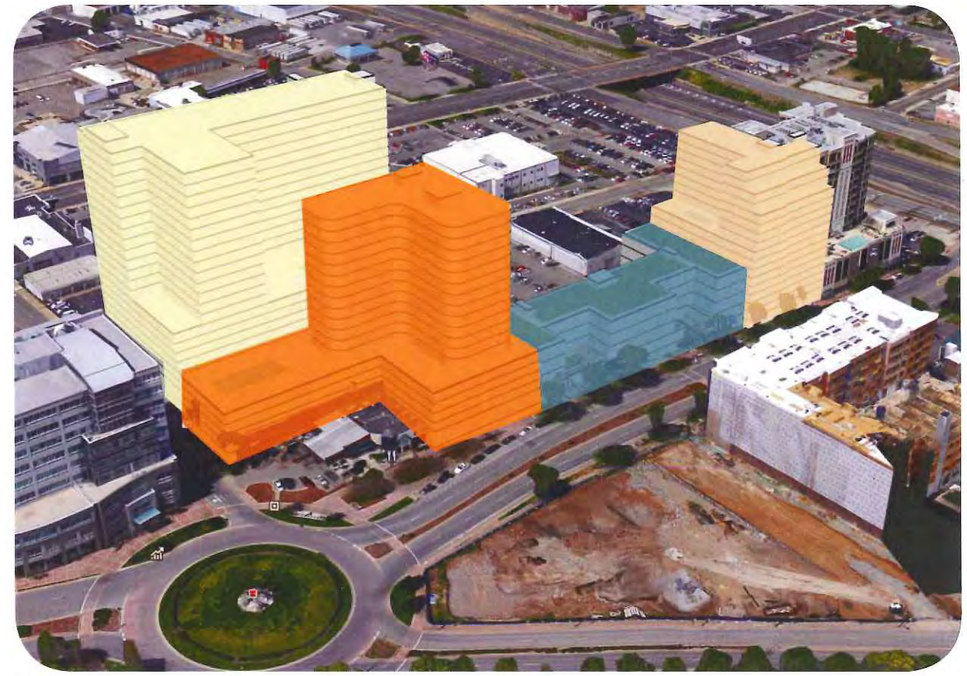
OVERALL LAND USE

Acreage	3.38 Acres
Guiding Policy	A Special Policy based on T5 MU-01. The general characteristics of a Center mixed-use (T5-MU-01) shall apply to this Subdistrict.
Base Zoning	The standards applied to this Subdistrict shall follow CF zoning district except where standards in this document are more specific or change the standards of the base zoning district.
Dwelling Units	Development intensity (see Development Table)
FAR	Maximum overall of 7.06
Front Setback or Build-to Zone	Building wall facing a public street to be built to the sidewalk, with 15' maximum setback to allow for outdoor patio.
Maximum height at the Setback	289'
Use Restrictions	According to CF Zoning Land Use Policy at time of submittal.
Parking	According to CF Zoning with the following: Parking shall be based on review and approval of ULI design guidelines for shared-use parking for proposed development within Demonbreun Hill-by Metro Public Works Department

POTENTIAL BUILDING PROGRAM

Anticipated Building Program

The intent of the potential building program shown on this page is to provide a flexible mixed use development that illustrates the needs of the surrounding community as well as the City of Nashville. The program shown is not a final plan for the development, but a representation of the possible densities and massing created through implementation of the density tables. The heights, density and uses are designed to change with a dynamic market environment. The program also is designed to be kept in check by the maximums found in the density tables and the design guidelines in the following pages.



1 Retail/Grocery, Residential, Parking Deck

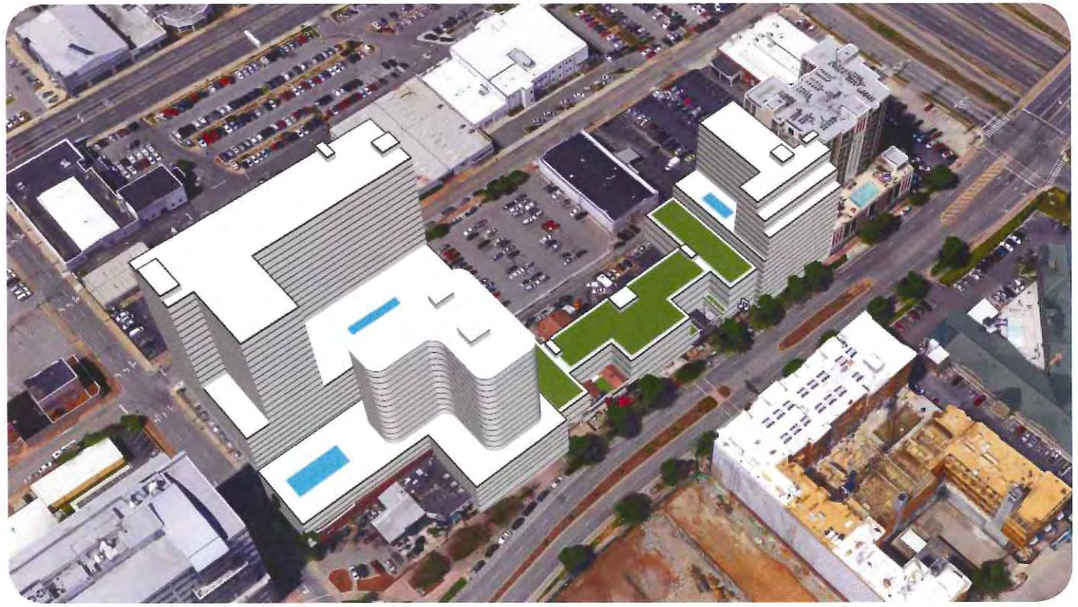
2 Retail, Residential, Office, Hotel, Parking Deck

3 Office, Hotel, Retail, Parking Deck

4 Hotel, Retail, Residential, Parking Deck

* Uses may vary, see allowable uses under CF zoning

POTENTIAL BUILDING PROGRAM



DESIGN GUIDELINES

BULK STANDARDS

The bulk standards for the **Demonbreun Hill** development are as set forth in this entitlement document.

FAÇADE STANDARDS

1. **GENERAL PROVISIONS:** The façade standards that apply broadly within the **Demonbreun Hill** Development are as follows:
   a. **MASSING STANDARD:** The width of any unbroken façade plane may not exceed the building height.
   b. **WINDOW SYSTEMS:** Window systems shall not exceed twenty-five (25) feet in width without being interrupted by another building material.
   c. **PUBLIC ENTRANCES:** A main building entrance shall be provided along all public streets. All doors that front public streets shall be fully glazed or provide an architectural design in accordance to the building quality and are to be approved by the owner, with the exception of doors that are egress only.
   d. **MATERIALS:** Vinyl siding products are prohibited on the exterior of buildings. Exterior Insulation and Finishing Systems (EIFS) are prohibited on the ground floor of buildings facing public streets. Primary façade materials shall not change at outside corners.
2. **TABLE OF FAÇADE STANDARDS BY SUB-DISTRICT:** Façade standards that apply variably by sub-district within the UDO are presented in Table B-1.

TABLE B-1	FAÇADE STANDARD
Glazing of Façades at Street Level	Minimum 40% of first floor façades facing public streets a maximum 3 ft. sill height minimum 9 ft. window head height.

GLAZED AREA CALCULATION: The first floor glazed area calculation shall be based on the façade area measured to a height of sixteen (16).

PARKING AND ACCESS STANDARDS

Parking standards for development will be set through the generation of a shared parking study that will be guided by the ULI shared parking standards.

GENERAL PROVISIONS: The parking standards that apply broadly within the development are as follows:

a. **PARKING STRUCTURE FAÇADE:** The exterior façade of parking structures facing public streets shall be covered with architectural cladding and other façade treatments that enhance the architectural design of the structure and must be approved by the owner to comply with the desired quality of the Music Row UDO

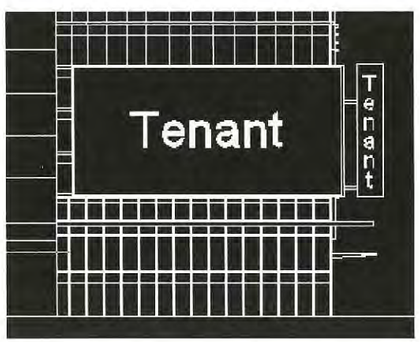
b. **OFF-SITE PARKING:** For land uses located within the SP, required accessory parking may be satisfied in whole or in part on a lot separate from the principal use. The shared parking study will define the guidelines for off-site parking.

c. **STREET LEVEL LEASABLE FLOOR SPACE IN PARKING STRUCTURES:** Parking decks located at street level and fronting a public street shall have no less than one hundred percent (100%) of the lineal street frontage devoted to retail/service or office uses at a minimum depth of twenty (20) feet.

MUSIC ROW URBAN DESIGN GUIDELINES

TABLE OF PARKING STANDARDS THAT APPLY

PARKING STANDARDS		
Restriction on Parking in Front Setback Area	No parking allowed between the building and the street	
Location of Access	Additional vehicular access to properties along Demonbreun Street are identified in this entitlement package	No restriction.
Minimum sidewalk width at access drives	Minimum 6 ft. sidewalks required on side of access drive	
Parking Lot Screening on Public Streets	N/A	



DEMONBRUEN HILL SIGN STANDARDS

Sign standards for the SP that vary from the underlying base zone district standards are presented in this section.

1. **GENERAL PROVISIONS:** The sign standards that apply broadly within the Demonbreun Hill Development are as follows
   a. **LIMITATION ON LIGHTING:** Lighted signs shall be spotlighted, externally lit, or back-lit with a diffused light source.
   b. **PLACEMENT OF SIGNS:** Signs, other than those on windows, shall be placed so as not to obscure key architectural features or door or window openings.
   c. **SIGNS NOT PERMITTED:** In addition to signs prohibited in the base zoning district, billboards shall not be permitted within the **Demonbreun Hill** Development.
2. **TABLE OF SIGN STANDARDS:** The sign standards for individual permanent on-premise signs permitted within the UDO are presented in Table D-1.

TABLE D-1 SIGN STANDARDS

PERMANENT ON- PREMISE SIGN STANDARD	SETBACK	HEIGHT	DISPLAY SURFACE AREA OF INDIVIDUAL SIGNS
Applied Letter Signs: Individual letters applied directly to a façade.	N/A	N/A	Maximum 5% of the façade area or 40 sq. ft., whichever is smaller
Awning Signs: Sign with letters/logo painted, silk screened or stitched directly onto a building awning.	N/A	N/A	Maximum signed-area of 5% of the primary building façade, not to exceed 85% of the awning area
Ground Mounted Signs: Signs extending directly from the ground.	Minimum 5 ft.	Maximum 3.5 ft.	Maximum 12 sq. ft.
Façade Mounted Signs: Signs mounted directly on a building façade.	N/A	Shall not extend above roof eaves or parapet.	
Façade Painted Signs: Signs painted directly on a building façade.	N/A	N/A	Maximum 20% of the façade area or 60 sq. ft., whichever is smaller
Object Signs: Two or three dimensional signs replicating an object associated with a business.	N/A	Minimum 7 ft. above grade Shall not extend above roof eaves or parapet.	Maximum 60 cubic ft. No single dimension may exceed 6 ft.
Restaurant Menu Signs: Small menus often placed in a glass fronted box and externally illuminated.	N/A	N/A	Maximum 6 sq. ft.
Window Sign: Sign that is attached to, painted on, or readily visible through a window.	N/A	N/A	Maximum 25% of window area

OVERVIEW

A retail signage and graphics standards document will be provided to all tenants occupying **Demonbreun Hill**. The guidelines and requirements are intended to assist tenants in developing a visible, consistent, stylistically compatible and acceptable storefront signage and graphics design. It is the intention of the Landlord to create and foster a high-quality, pedestrian friendly retail environment that is visible and attractive to both pedestrian and vehicular traffic.

Retail activity within tenant spaces shall be oriented toward the street and shall maintain sightlines into the retail spaces. A successful overall retail mixed-use environment is integral to the individual success of each retail tenant space. Storefronts should be individualized expressions of retail tenants' corporate identities (brands) and creativity in design applications are encouraged within the guidelines set forth herein.

LIMITATIONS

Proposed retail signage and graphic systems must be limited to the allowable locations defined within the document to be considered for approval by the Landlord. Retail tenants who have an established standard storefront design must tailor their corporate standards to conform to the signage and graphic standards set forth herein.

Signage opportunities along façades visible to pedestrian or vehicular view are not intended to be restricted but will be subject to Landlord review and approval.

Retail tenants are not allowed to install any additional lighting fixtures on the exterior of the building/store façade without Landlord review and approval. Retail tenants must acquire written consent from the Landlord prior to placing any elements on the sidewalk. These items include but are not limited to, benches, products, tables, freestanding signs, and potted plant materials.

REQUIRED LIGHTING

Retail tenants shall maintain night lighting within the tenant space at all times that the store is not open for business.

USE OF RETAIL SPACE

Tenant's use of retail space allowed only within the Premises. Tenants shall not allow the use of the Premises for any use other than the permitted use(s).

Tenants may, on a temporary or rotating basis, place signs and/or advertising graphics, merchandise promotional support graphics, merchandise, fixtures, equipment. Any of these items shall be placed within one foot of the interior surface of any display window or front building lines of the Premises and shall not materially impair the visibility of the interior of the Premises.

No outward facing video or blinking illumination or any motion graphics will be allowed.

PRIMARY IDENTITY

The tenant is responsible for supplying and installing one primary identity sign above their main entry doors. This sign will be applied to the outside surface of the overhanging awning above the main entry doors. Canopies and awnings above building entrances are encouraged, but must be approved by property owner.

DOOR IDENTITY

The tenant is responsible for supplying and installing one identity logo onto one of their entry doors.

BUSINESS INFORMATION

The tenant is responsible for supplying and installing one grouping of hours of operation and one grouping of accepted methods of payment and/or social media icons onto the glazing panel in the location shown in the diagram on the following page.

PROMOTIONAL GRAPHICS

The tenant is permitted additional opportunities to promote their business by utilizing their storefront glass and the area immediately behind the glass inside the retail tenant premises.

BUILDING DIRECTIONAL AND SECONDARY SIGNAGE

All incidental signage required to direct vehicular and pedestrian traffic around the development will be developed based on these standards and will be subjected to approval by the Landlord.

PUBLIC ART

No public art is included in this S.P. package. Any future public art location and design must be approved by the appropriate authorities prior to installation.

SIGN SIZING

It is recommended that retail tenants maximize the size of their primary corporate identity sign and utilize the most space available for sign area in the permitted sign location zones. Maximizing the size of all the identity signs will provide for a consistent signage scale across the entire building storefront.

The total allowable signage per façade will be determined on an individual basis and is generally determined by the length of the tenant's exterior wall(s). Maximum signage will be limited by the Landlord.

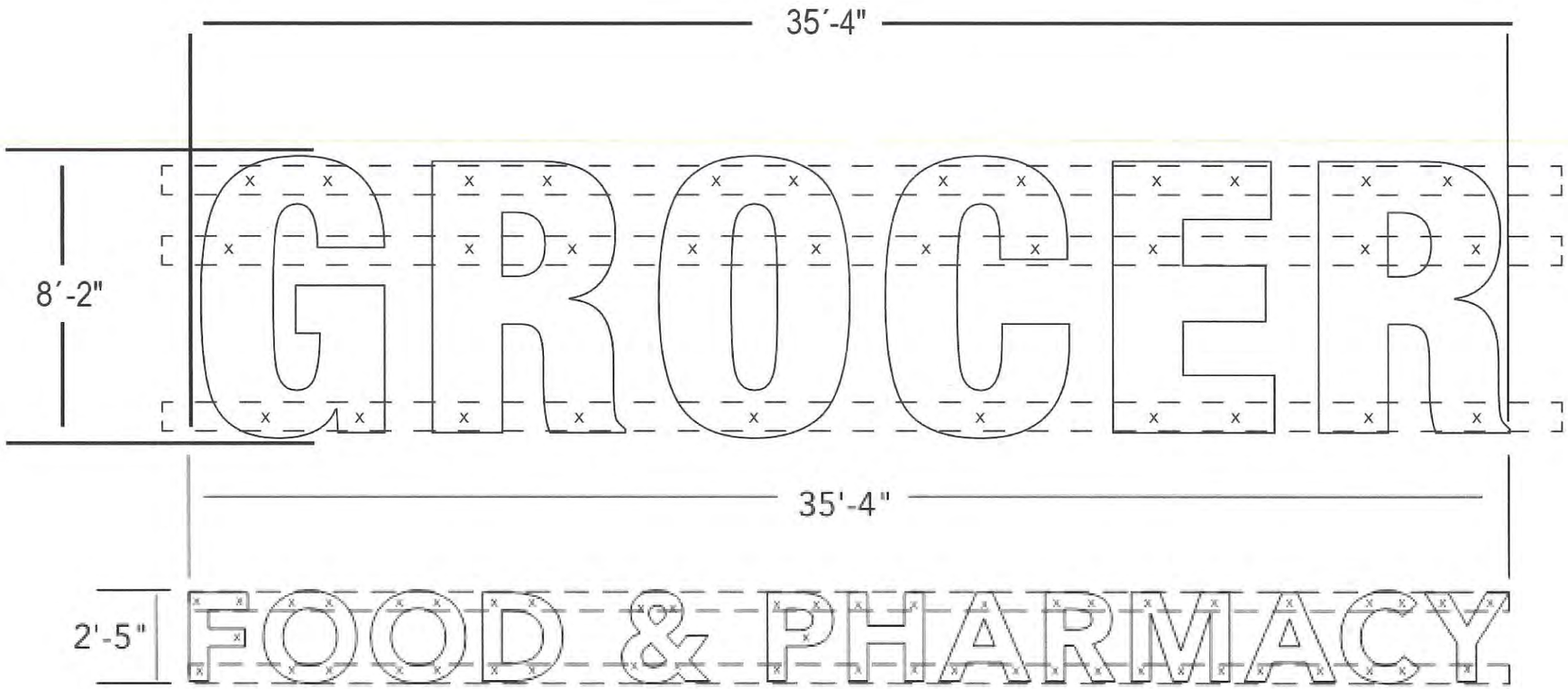
For signage allocation and design purposes, retail tenants are anticipated in two categories:

1. Anchor Tenants: those in excess of 10,000 square feet will be allowed 2.5 square feet if signage per linear foot of wall surface. This would allow for 750 sq ft of signage on the north elevation or a 18.75' high by 40' long primary sign.
2. Inline Tenants: all other retail uses including mercantile and restaurant users will be allowed 1.5 square feet of signage per linear foot of wall surface.

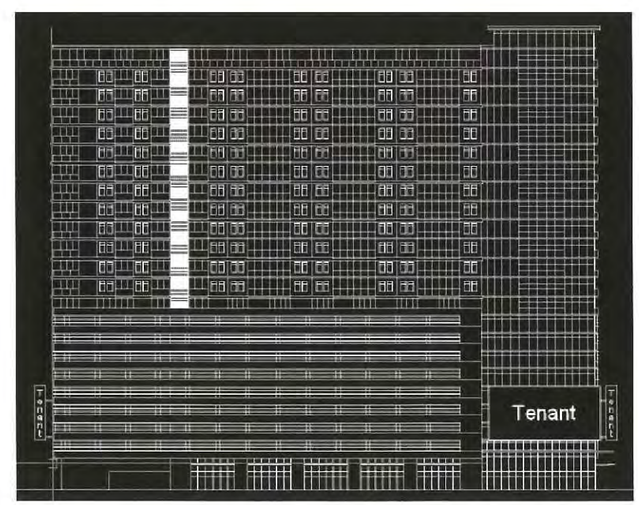
Retail signage, other than the primary branding signage, will be calculated as part of the overall signage requirement for each façade. Door identity, business information, and menu boards are excluded from this calculation.

PROJECTING SIGN

A projecting sign (or blade sign) that is wholly or partly dependent upon the building for support. Projecting signs are only permitted for properties with primary frontage along 16th Avenue, McGavock Street and Demonbreun Street. A projecting sign shall project no more than nine feet from the building face and shall not be more than five feet wide. The sign height that shall not exceed one-half the height of the building face to which it is attached. The top of the sign must be at least nine feet above grade but shall not extend above the eave line or front façade. The bottom of the sign must be at least seven feet-six inches above grade.



Combined, these signs total less than 500 square feet. 2.5 square feet/linear footage of frontage would accommodate this sign and secondary signage.

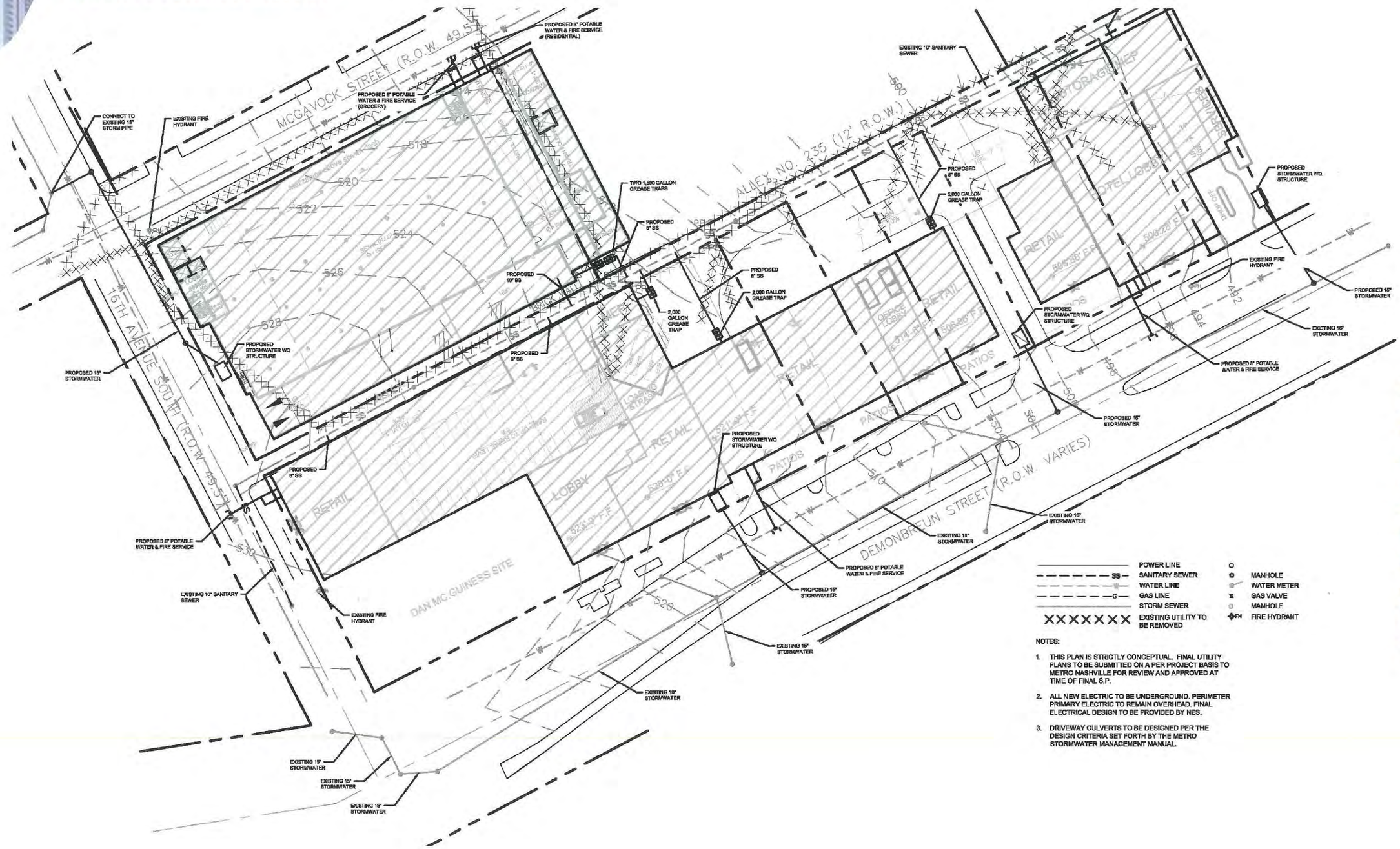


SIGNAGE

DEMONBREUN HILL

ECG DEMONBREUN, LLC

SPECIFIC PLAN SUBMITTAL



NOTES:

1. THIS PLAN IS STRICTLY CONCEPTUAL. FINAL UTILITY PLANS TO BE SUBMITTED ON A PER PROJECT BASIS TO METRO NASHVILLE FOR REVIEW AND APPROVED AT TIME OF FINAL S.P.
2. ALL NEW ELECTRIC TO BE UNDERGROUND. PERIMETER PRIMARY ELECTRIC TO REMAIN OVERHEAD. FINAL ELECTRICAL DESIGN TO BE PROVIDED BY NES.
3. DRIVEWAY CULVERTS TO BE DESIGNED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.

UTILITY PLAN

NOTES

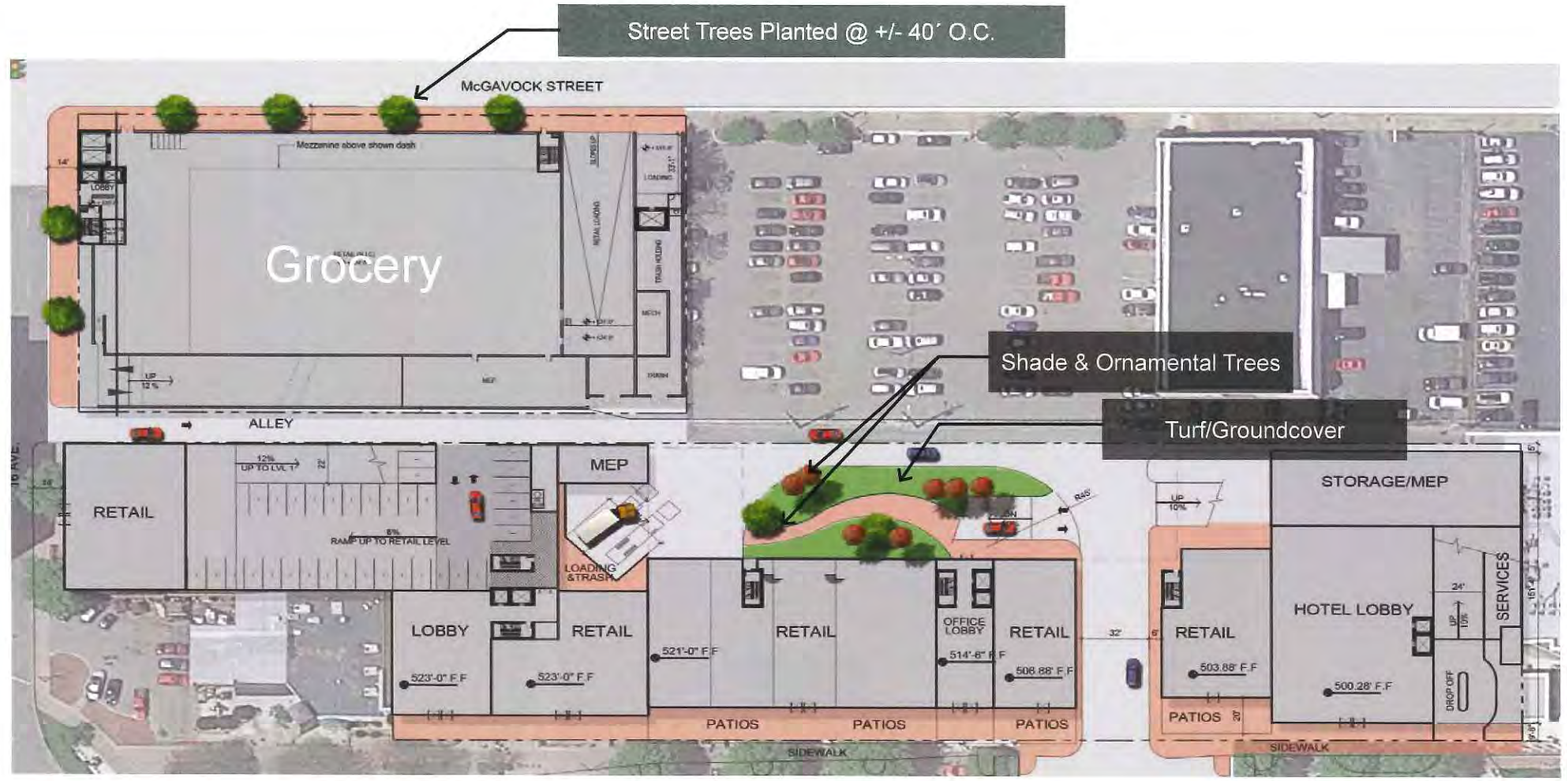
1. Parking quantities for land uses and density will be provided in a shared parking study using the ULI guidelines. The parking study and conclusions will need to be approved by public works prior to approval.
2. Signalized mid-block intersection on Demonbreun with pedestrian cross walks and three lane entrance/exit (intersection aligns with ingress/ egress from Demonbreun Lofts).
3. Widening of Alley to 20´ (Required R.O.W. to be designated with Final SP)
4. Signalized intersection with potential crosswalks at 16th Ave. and McGavock Street
5. Rear services corridor for parcels along Demonbreun Street.
6. Drop off zone on 16th Ave. to serve mixed use building at intersection of 16th Ave. and McGavock Street
7. Access drives to parking garages min. 20´

CIRCULATION PLAN

LANDSCAPE PLAN

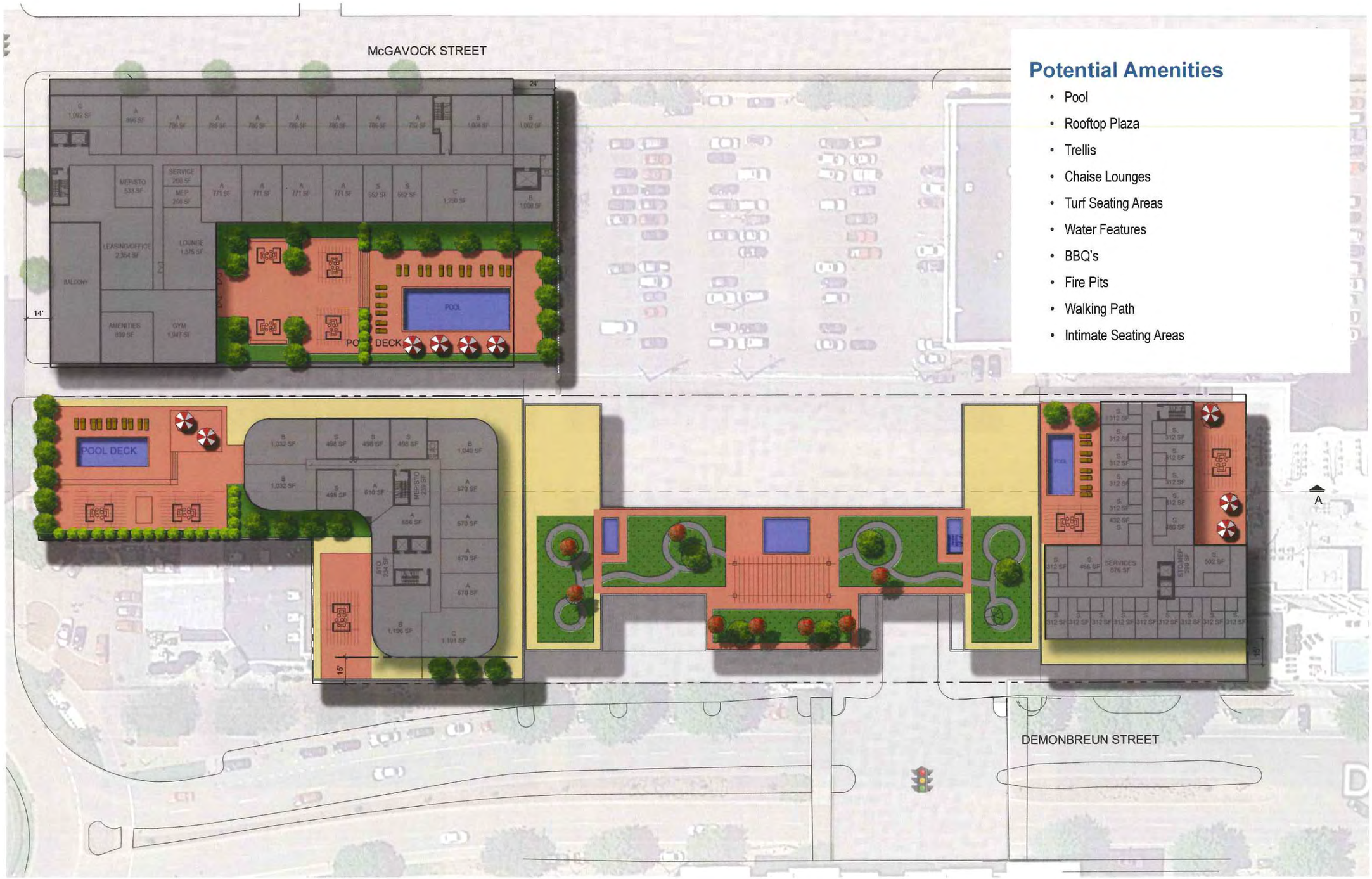
Landscape Guidelines

- The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- Side yard buffers for the property are not necessary because of their zoning classifications.
- Street trees shall be provided along 16th Avenue and McGavock Street frontage at a maximum spacing of fifty (50) linear feet.
- All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.
- Where trees are planted in rows, they shall be uniform in size and shape.
- The quality and size of all plant material shall conform to the most current standards as set forth in ANSIZ60.180 – American Standard for Nursery Stock.



Planting Size Determination:

- Tree height shall be measured from the crown of the root ball to the top of mature growth. Spread shall be measured to the end of the branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of 'v' crotches that could be points of weak limb structure of disease infestation.
- Shrub height shall be measured from the crown of the root ball to the average height of the top of the plant. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.
- All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs and larvae, and shall have adequate root systems.
- All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected. Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within shrub beds shall share same mulch bed.
- Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.
- Trees should remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.
- The root crown shall be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.



Potential Amenities

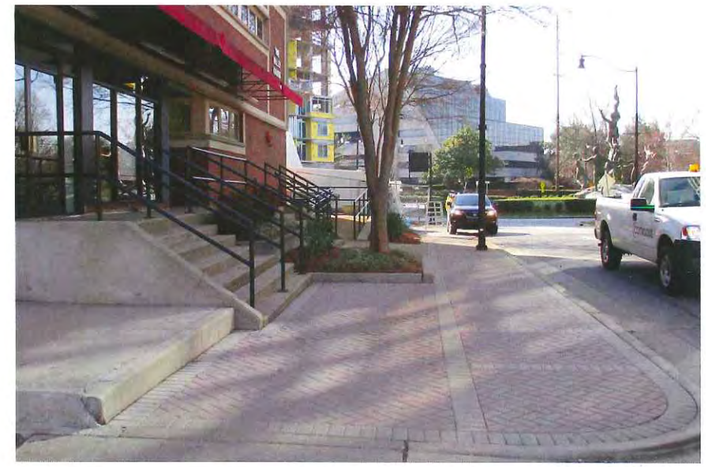
- Pool
- Rooftop Plaza
- Trellis
- Chaise Lounges
- Turf Seating Areas
- Water Features
- BBQ's
- Fire Pits
- Walking Path
- Intimate Seating Areas

AMENITY PLAN

KIT OF PARTS

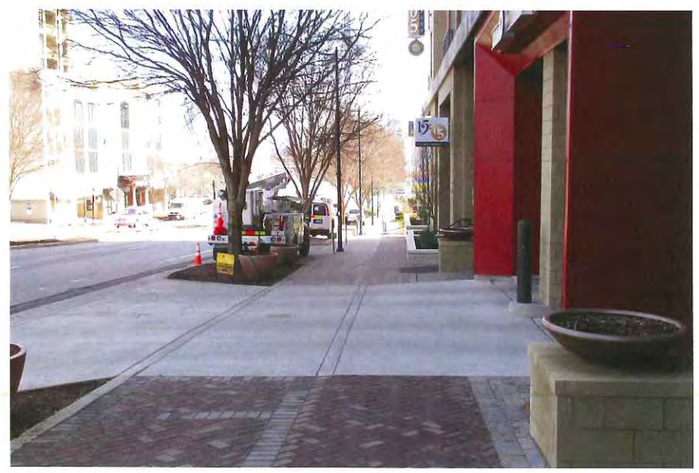
STREET LAMP

SIDEWALK ZONE



RETAIL AND SIDEWALK ZONE

SITE FURNITURE



MID-BLOCK INGRESS & EGRESS

LOADING ZONES

TREE DENSITY WORKSHEET

(Ordinance 94-1104)

Date 3/30/5

Map 93-09 Parcel 020300, 020400, 020500, 020600, 025500, 025600, 025700, 025900; map 93-13 parcels 001300 001100 001000 000700

Application Number

Project Name DEMONBREUN [illegible]

Address 118 16th AVENUE SOUTH, SUITE 200

1. Acreage (area of building site) 3.38
2. Minus building coverage area - 2.79
3. Equals adjusted acreage = .59
4. Multiplied by required density units per acre x 14
5. Equals required tree density units for project = 8.26

PROTECTED TREES (existing trees 6" DBH or larger)

DBH (diameter at 4 1/2')

Example: 3 trees 6" DBH x 0.2 = .6 density units

DBH	# OF TREES		VALUE		UNITS
6		X	1.2	=	
8		X	1.4	=	
10		X	1.6	=	
12		X	1.8	=	
14		X	2.1	=	
16		X	2.4	=	
18		X	2.8	=	

DBH	#OF TREES		VALUE		UNITS
20		X	4.3	=	
22		X	4.9	=	
24		X	5.7	=	
26		X	6.6	=	
28		X	7.5	=	
30		X	8.4	=	
32		X	9.4	=	

DBH	# OF TREES		VALUE		UNITS
34		X	10.5	=	
36		X	11.7	=	
38		X	12.9	=	
40		X	18.4	=	
42		X	20.2	=	
44		X	22.1	=	
46		X	24.1	=	

DBH	#OF TREES		VALUE		UNITS
48		X	26.1	=	
50		X	28.3	=	
52		X	30.5	=	
54		X	32.8	=	
56		X	35.2	=	
58		X	37.7	=	
60		X	40.3	=	

REPLACEMENT TREE SCHEDULE

UNITS represent Basal Area

CAL	# OF TREES		VALUE		UNITS
2	7	X	0.5	=	3.5
3	8	X	0.6	=	4.8
4		X	0.7	=	

CAL represents caliper inches at planting

CAL	#OF TREES		VALUE		UNITS
5		X	0.9	=	
6		X	1.0	=	
7		X	1.2	=	

Density units provided on above schedules.

Total density units for protected trees —

Total density units for new trees + 8.3

Total density units provided = 8.3

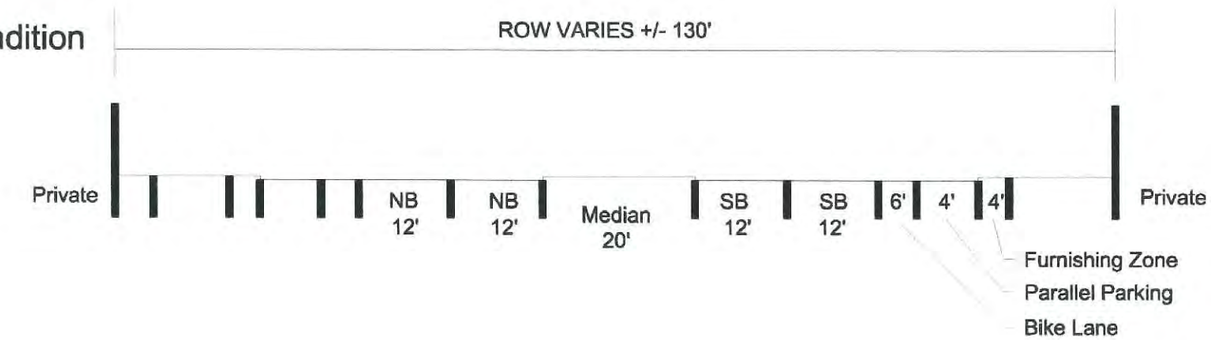
Note: The total density units provided must equal or exceed the requirements of #5 above. All protected and replacement trees must be shown on site plan.

TREE DENSITY WORKSHEET

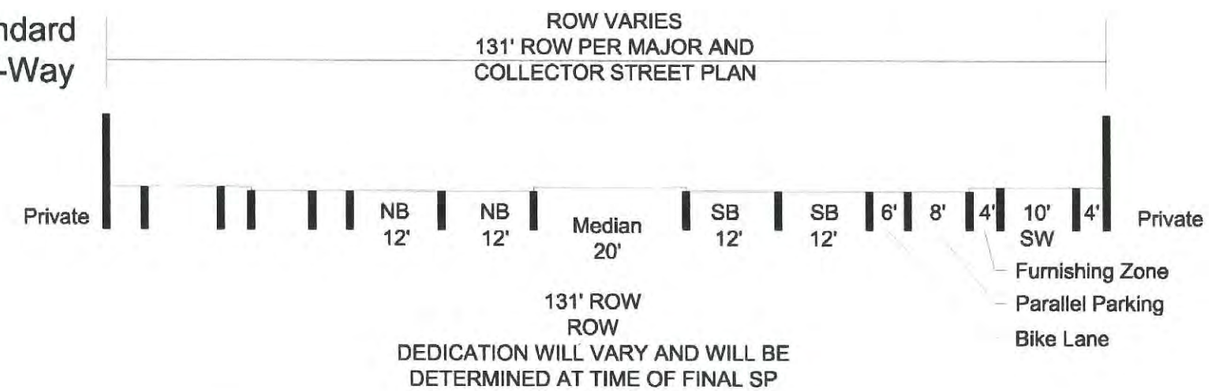
STREET SECTIONS

Demonbreun St

Existing Condition



Proposed Standard Right-of-Way



Note:

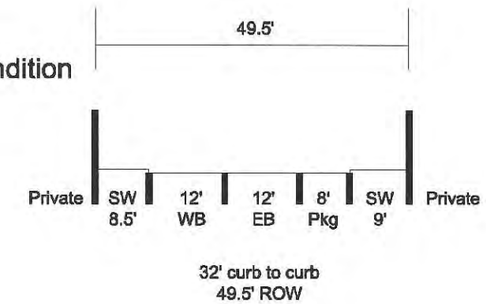
Street improvements will be made to the portions of the R.O.W. highlighted adjacent to our site.
Improvements will only be made to half (1/2) of the R.O.W. on the proposed development side of the street.

All ROW's are to be dedicated prior to the issuance of the building permit.

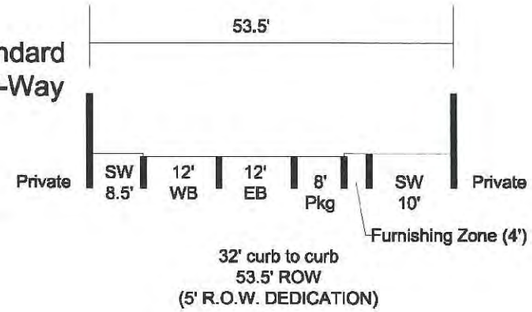
STREET SECTIONS

McGavock St

Existing Condition

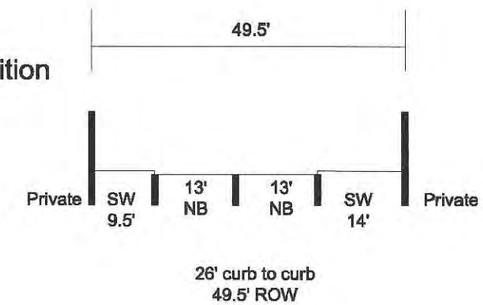


Proposed Standard Right-of-Way

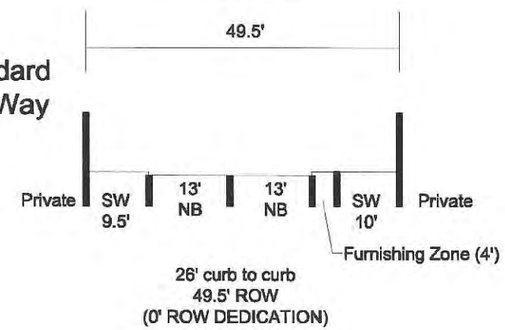


16th Ave (2 Lane)

Existing Condition

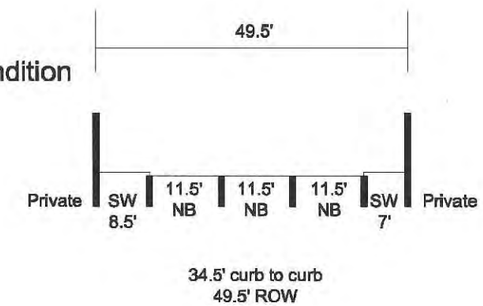
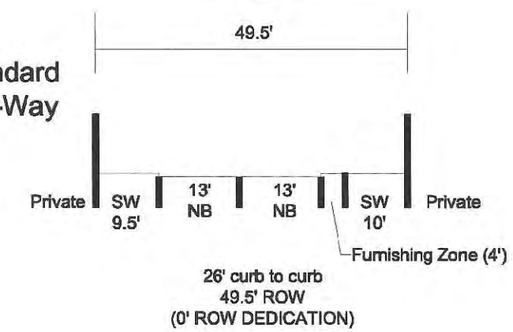


Proposed Standard Right-of-Way



16th Ave (3 Lane)

Existing Condition



Proposed Standard Right-of-Way