

**EXHIBIT
A**



Mulberry Street Mural
TDOT Initial Requirements (Conceptual Plans)

PROJECT NO. 20210269	SUBMITTAL 001	DATE 05/09/2024	Notes
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MODERA SOBRO Phase I & II
825 6th Ave.



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Content:

- 1. A site-specific proposal
(drawing with vicinity map).
- 2. Dimensions and offsets (right-of-way lines, edge of pavement, center line, and clear recovery zone).
- 3. The location for placement of the proposed Gateway Monument or Art (topography).
- 4. The proposed Gateway Monument or Art.
- 5. A discussion of proposed materials, colors, and text.
- 6. Any proposed message to be communicated.

ZONING INFORMATION

ZONING | NASHVILLE DOWNTOWN CODE
SUBDISTRICT | LAFAYETTE

SITE INFORMATION

ADDRESS | 825 6TH AVENUE SOUTH, NASHVILLE, TN 37203
OWNER | CPC-8 TO 5, L.P.
APPLICANT | MILL CREEK RESIDENTIAL TRUST
SITE ACREAGE | 3.89 ACRES (169,448 SF)
PARCEL ID | 09314047900
COUNCIL DISTRICT NO. | 19
DISTRICT COUNCIL MEMBER | FREDDIE O'CONNELL
ZONING | DTC - LAFAYETTE SUBDISTRICT

FRONTAGE

PRIMARY STREET | DIVISION STREET
SECONDARY STREET | 6TH AVENUE SOUTH
OTHER STREET | MULBERRY STREET / VINE STREET

DTC MODIFICATIONS

TRANSFORMERS ON VINE STREET (MINOR)

PROJECT NO. 20210269 SUBMITTAL 001 DATE 05/09/2024 Notes

Table of Contents

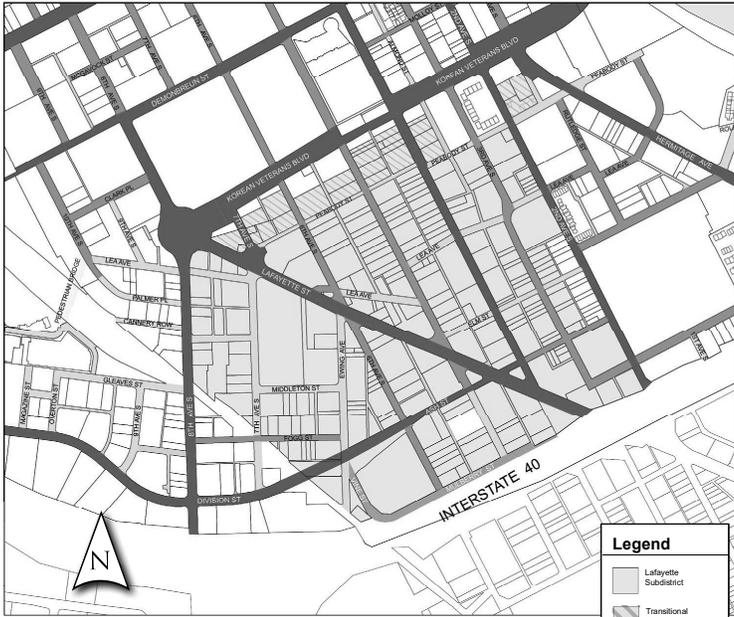


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MODERA SOBRO Phase I & II
825 6th Ave.
Page 2

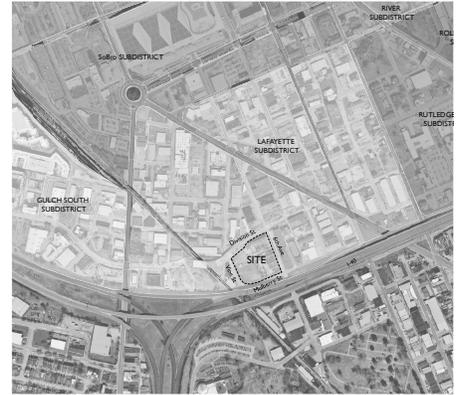
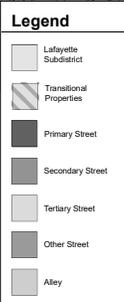
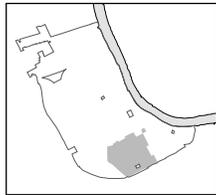


Lafayette Subdistrict: Regulating Plan



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.



AERIAL VIEW OF LAFAYETTE SUBDISTRICT



AERIAL VIEW OF SITE LOCATION

PROJECT NO. 20210269 | SUBMITTAL 001 | DATE 05/09/2024

Notes

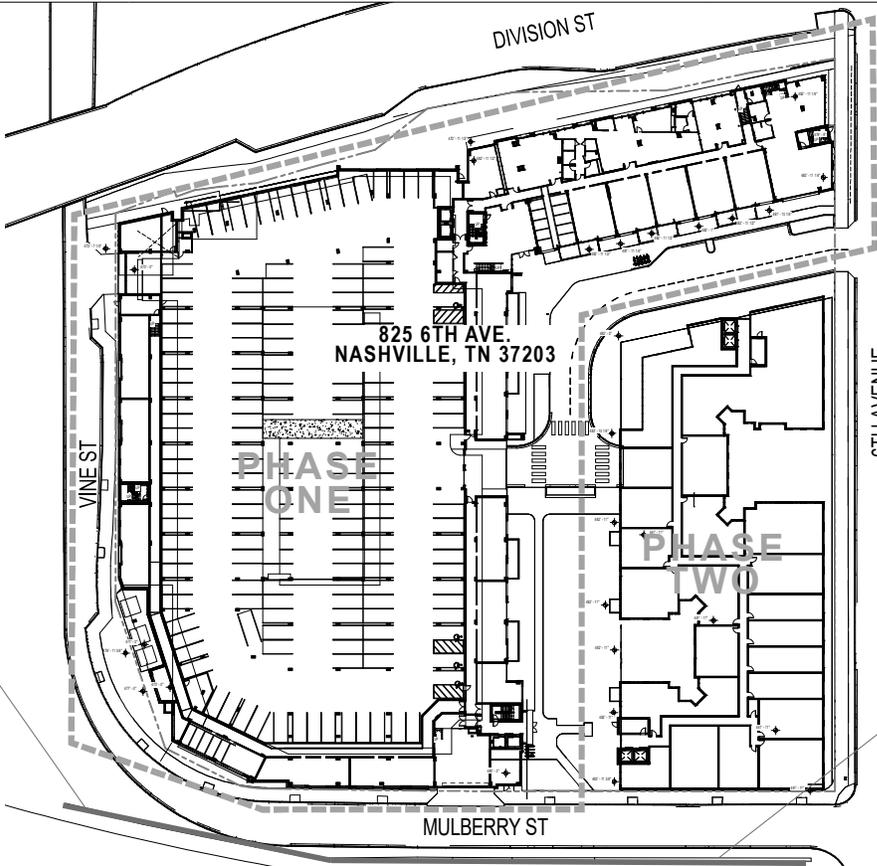
Lafayette Subdistrict & Location Maps



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MODERA SOBRO Phase I & II
825 6th Ave.
Page 3





View from 6th Ave.



View from Vine St.

Mural Location:
South side of Mulberry Street along overpass solid retaining wall

Landscape Location:
South side of Mulberry Street along overpass retaining tie wall

PROJECT NO. 20210269 SUBMITTAL 001 DATE 05/09/2024 Notes

Site Plan Diagram



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MODERA SOBRO Phase I & II
825 6th Ave.
Page 4





PROJECT NO. 20210269 | SUBMITTAL 001 | DATE 05/09/2024 | Notes

Civil Site Layout Plan



MODERA SOBRO Phase I & II
825 6th Ave.
Page 6

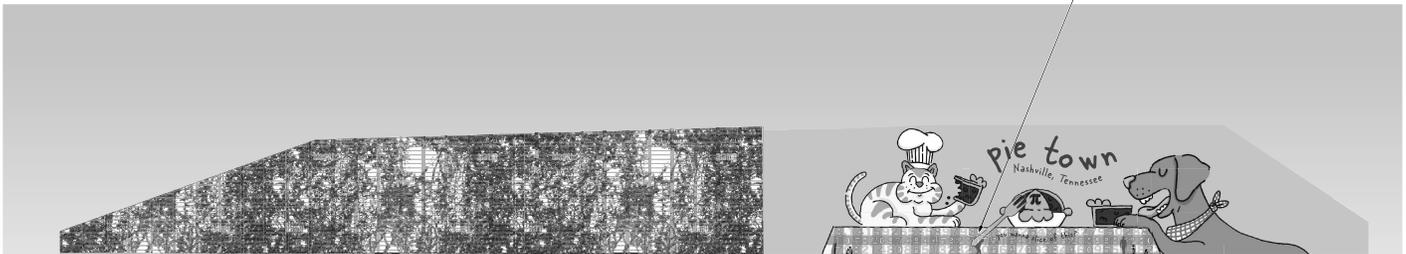




MURAL ILLUSTRATION DETAIL



"Grab Your Slice!" Instagrammable moment to pose by fork, and grab your slice of the pie



FULL WALL ELEVATION

Climbing vines on Retaining Ties:

Two vine options for the wall planting; both clinging varieties, so no assistance needed to climb the wall. They can be planted together and will offer different seasonal qualities. The Virginia Creeper is deciduous and has great fall color and the Crossvine is semievergreen so it will be present for most of the year and will offer showy flowers during the spring.

Mural painted on Cementitious Substrates.

- 1) Base Coat: S-W Loxon Concrete and Masonry Primer Sealer, LX02W50 (8 mils. wet, 3.2 mils. dry per coat).
- 2) Intermediate Coats: S-W Emerald Exterior.
- 3) Finish Coat: S-W Pro Industrial Acrolon 100 Water-Based Polyurethane (4.0-8.0 mils. wet, 1.8-3.6 mils. dry per coat).

PROJECT NO. 20210269 SUBMITTAL 001 DATE 05/09/2024

Notes

Proposed Gateway Art Mural



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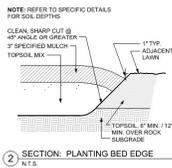
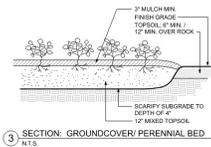
MODERA SOBRO Phase I & II
825 6th Ave.



Page 7



Crossvine
 Botanical name: *Bignonia capreolata*
 Foliage: Semievergreen
 Sunlight: Full sun to moderate shade
 Soils: Moist well drained to dry
 Climbing method: Clinging
 Texture: Medium
 Notable attributes: Showy spring flowers
 Native to Southeast: Yes



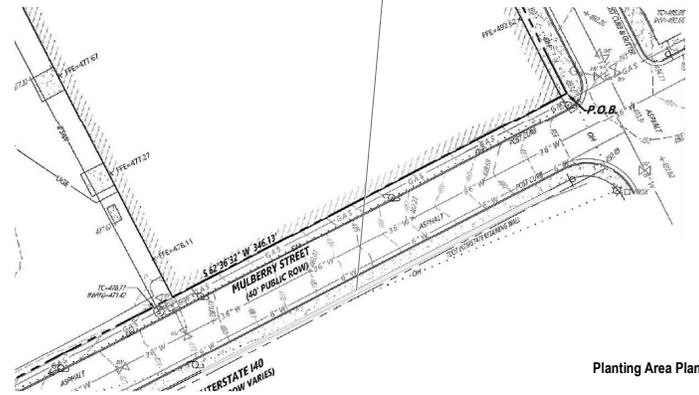
View from 6th Ave.



Virginia Creeper
 Botanical name: *Parthenocissus quinquefolia*
 Foliage: Deciduous
 Sunlight: Morning sun to heavy shade
 Soils: Moist well drained to dry
 Climbing method: Clinging
 Texture: Coarse
 Notable attributes: Fall foliage color
 Native to Southeast: Yes



Suggested Plantings



PROJECT NO. 20210269	SUBMITTAL 001	DATE 05/09/2024	Notes
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Landscape Plantings Along Wall



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MODERA SOBRO Phase I & II
 825 6th Ave.
 Page 9



**EXHIBIT
B**



**Application for Conveyance of Interest of
Surplus T.D.O.T. Right-of -Way**

Please Fill Out and Return to:

**Tennessee Department of Transportation
2nd Floor Right-of-Way Office
6601 Centennial Blvd.
Nashville, TN 37243**

ATTN: Jon "Bird" Armstrong

REF: Surplus Property

1. Name of Requestor: Nashville Dept. of Transportation & Multimodal Infrastructure
 Address: 750 South 5th Street
 City: Nashville State: TN Zip: 37202
 Day-time phone number: 615-880-3319
 Email: JD.LANE@NASHVILLE.GOV

Is the requestor a current or former employee of the State of Tennessee?
No

2. Name/Address to be on conveyance document if different from above:
 Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

3. Contact name and address if different from above:

Name: JD Lane
Address: 750 South 5th Street
City: Nashville State: TN Zip: 37206
Day-time phone number: 615-880-3319
Email: JD.LANE@NASHVILLE.GOV

4. Check type of request (one only):

- | | |
|--------------------------------------|---|
| <input type="checkbox"/> Deed (Sale) | <input checked="" type="checkbox"/> License |
| <input type="checkbox"/> Lease | <input type="checkbox"/> Access Control |

5. Location and Address (approximate if none) of desired property:

Address: 825 6th Ave South
City: Nashville State: TN Zip: 37203

6. Indicate the reason for this request (provide as much information as possible):

NDOT feels this mural will improve an unappealing and blank roadway structure by incorporating greenery and neighborhood specific artwork. A mural and greenery would be more pleasing to our residents, as well as add artwork to the immediate area.

7. Check all that apply:

- a. I am the property owner from which the state acquired the desired property within the past 10 years.
- b. I am an adjoining property owner of the desired property.
- c. None of the above.

8. Attach the following documents: (Provided in electronic pdf format if available)

- a. Tax Map with desired property highlighted
- b. Legal description of desired property (must reference TDOT roadway plans)
- c. If adjoining property owner, a copy of your deed
- d. If the adjoining property is to be developed, attach a copy of the site plan, drainage plan, and survey plat. If available, provide copies of environmental documents, traffic study, approved permits, and any other information that might be beneficial to your request.

I certify that the above information is true and accurate to the best of my knowledge.

JD LANE
Name

5/31/24
Date

Additional information for governmental agencies:

9. Does your agency own adjoining property? NO

If yes, attach a copy of your deed.

10. Provide proof of public liability insurance or self- insurance if lease or license is requested.

11. Are any enhancement grants or funds involved with this request?

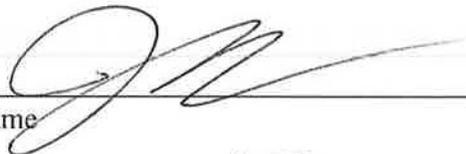
NO

YES What type of grants are involved? _____
What is the dollar amount of the grant? _____

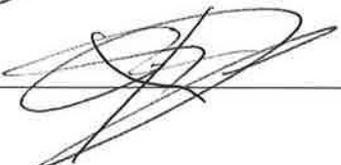
12. Indicate if request involves building or modifying a structure or any other work that will be done on state right-of-way. (Modifications would include grading of slopes, drainage, fence removal and replacement, air space rights, etc.) If yes, explain. Attach any other pertinent documents that were not included in item 8.

NO

I certify that the above information is true and accurate to the best of my knowledge.


Name

6-5-24
Date

 Project Manager
Title