

RUTLEDGE HILL MIXED-USE

CASE NO. 2022SP-056-001

Gensler

Hoerr Schaudt

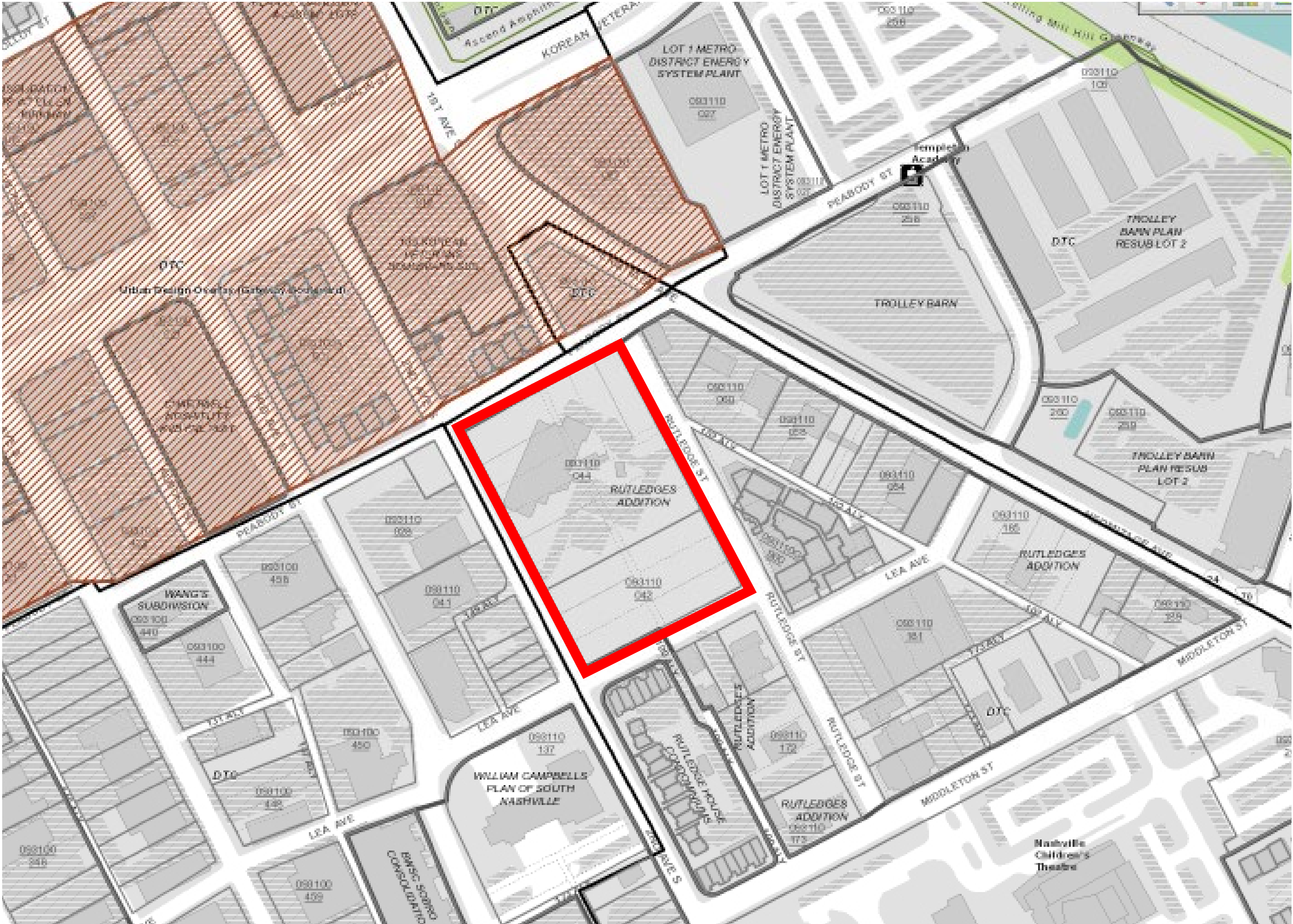
CENTRUM
REALTY & DEVELOPMENT

NG NASHVILLE
CAPITAL GROUP, LLC

SITE LOCATION

THE PURPOSE OF THIS SP IS TO PERMIT THE DEVELOPMENT OF TWO RESIDENTIAL BUILDINGS OF 32 LEVELS AND 39 LEVELS, AND ONE HOTEL BUILDING OF 29 LEVELS.

SP:	RUTLEDGE HILL MIXED-USE CASE NO. 2022SP-056-001
ADDRESS:	THE CUMULUS SITE, 500 SECOND AVENUE SOUTH
OWNER:	CRD 2ND AVENUE OWNER, LLC. LARRY POWERS, MANAGING PARTNER 708.288.8718 225 W HUBBARD SUITE 400 CHICAGO IL 60654
APPLICANT:	CRD 2ND AVENUE OWNER, LLC.
DESIGN PROFESSIONAL:	GRANT UHLIR, PRINCIPAL GENSLER 312.577.6557 11 E MADISON ST SUITE 300 CHICAGO, IL 60602
SITE ACREAGE:	3.4 ACRES TOTAL
PARCEL ID:	093 110 042 093 110 044
COUNCIL DISTRICT:	19
DISTRICT ZONING MEMBER:	FREDDIE O'CONNELL
ZONING:	DTC - RUTLEDGE HILL SUBDISTRICT
PLAN PREPARATION DATE:	DECEMBER 2, 2021
SITE AREA:	146,661 SF
BUILDING FOOTPRINT:	59,576 SF
GROSS ENCLOSED BUILDING AREA:	1,810,995 SF
IMPERVIOUS SURFACE RATIO:	0.65
USES:	LAND USE PERMITTED PER DTC
FAR:	PER DTC
BUILD-TO-ZONE:	NONE
FAÇADE WIDTH:	NONE
MIN. BUILDING DEPTH:	NONE
MAXIMUM HEIGHT:	RUTLEDGE STREET BUILDING 32 LEVELS 2ND AVENUE BUILDING 39 LEVELS PEABODY STREET BUILDING 29 LEVELS
STEP-BACK:	NONE
MIN. REAR SETBACK:	NONE
MIN. SIDE SETBACK:	NONE
PARKING:	PER DTC - PROVIDED PARKING WILL NOT BE VISIBLE FROM THE STREET
LANDSCAPE REQUIREMENTS:	PER DTC



SITE CONTEXT

UPCOMING PROJECTS

FUTURE DEVELOPMENT (30)
133 KOREAN VETERANS BLVD.

SECOND & PEABODY (35 + 18 + 32)
THE CONGRESS GROUP
531 2ND AVE. S

THE PRINTING HOUSE (11)
SUN DEVELOPMENT

PEABODY UNION (25)
RAY HENSLER

RMH HOUSE (6)
FRESH HOSPITALITY
94 PEABODY ST.

PEABODY PLAZA (9)
10 LEA AVE.

CITYLIGHTS (8)
20 RUTLEDGE ST.

PEABODY STREET

RUTLEDGE STREET

LEA AVENUE

2ND AVE. SOUTH



SITE CONTEXT

FUTURE DEVELOPMENT (30)
133 KOREAN VETERANS BLVD.

PEABODY STREET HOTEL (29 LEVELS)

SECOND & PEABODY (35 + 18 + 32)
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SUN DEVELOPMENT

PEABODY UNION (25)
RAY HENSLER

RMH HOUSE (6)
FRESH HOSPITALITY
94 PEABODY ST.

RUTLEDGE STREET RESIDENTIAL (32 LEVELS)

PEABODY PLAZA (9)
10 LEA AVE.

2ND AVENUE RESIDENTIAL (39 LEVELS)

CITYLIGHTS (8)
20 RUTLEDGE ST.

PEABODY STREET

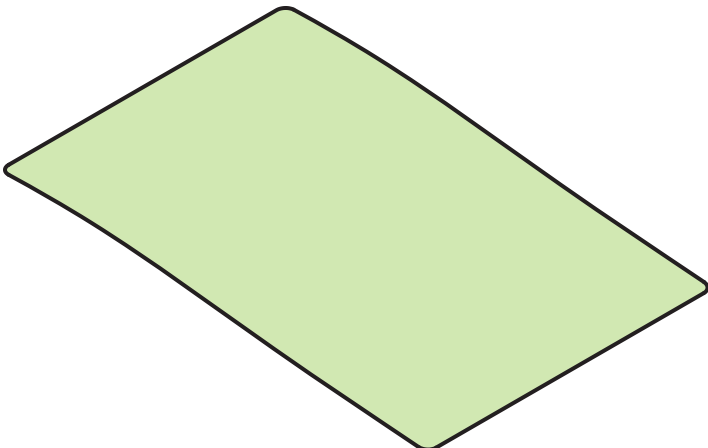
RUTLEDGE STREET

LEA AVENUE
2ND AVE. SOUTH

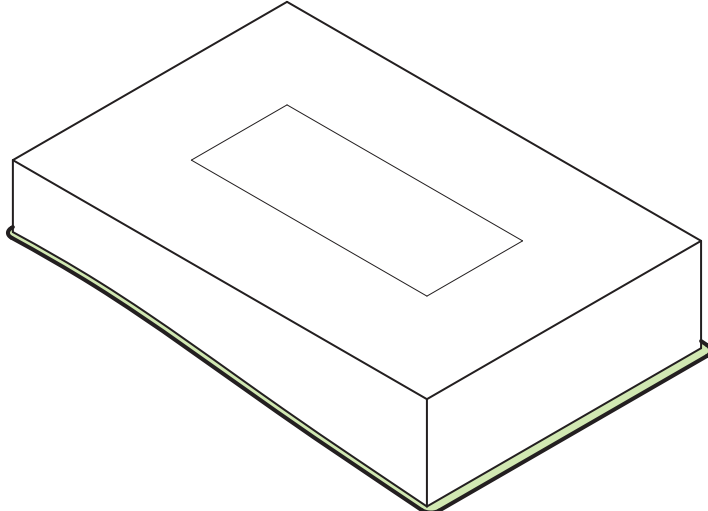


CONCEPT

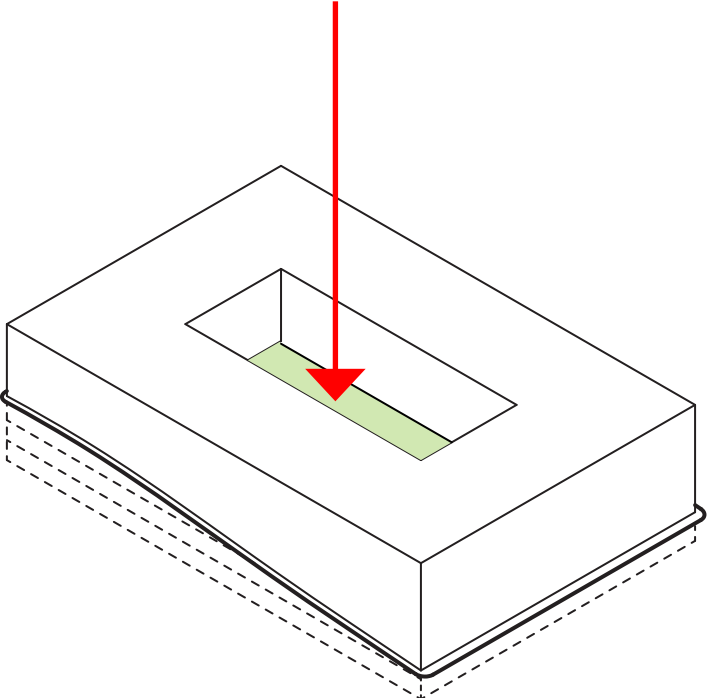
SITE ORGANIZATION



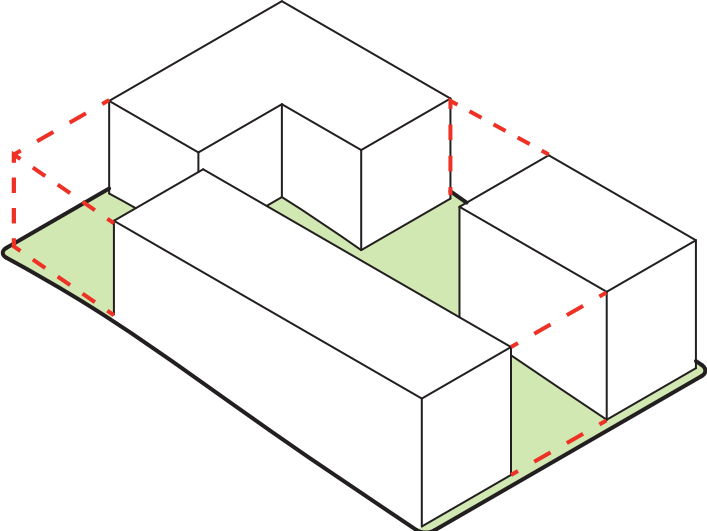
Site



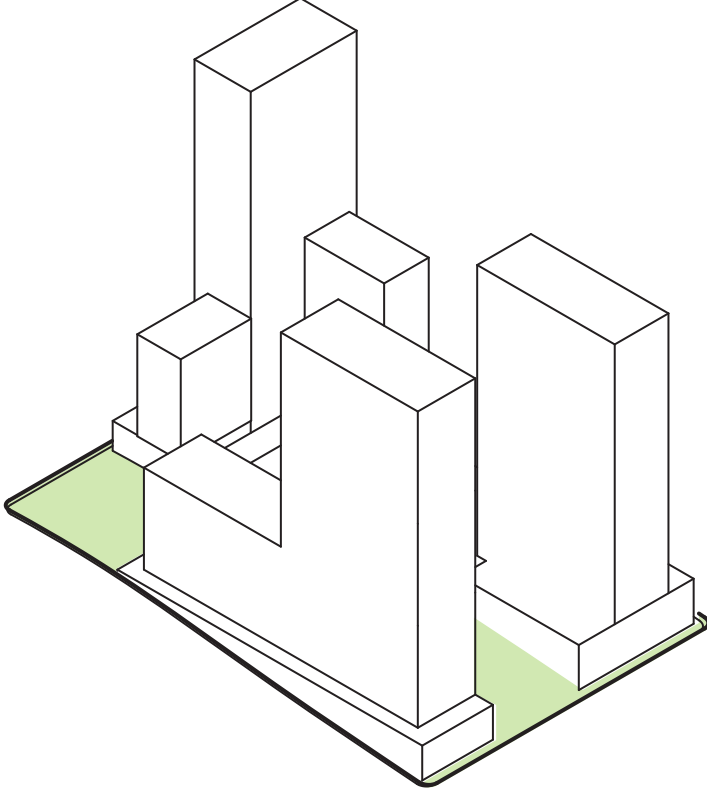
1 Build As-of-Right



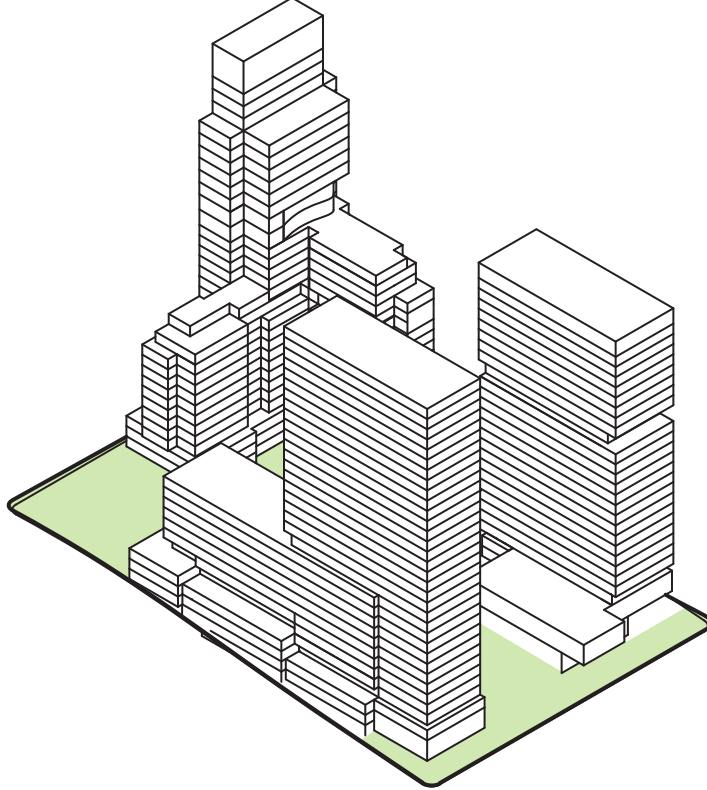
2 Push Parking Below Grade and Preserve a Central Park



3 Create Public Park



4 Reallocate Density



5 Shape & Set Back

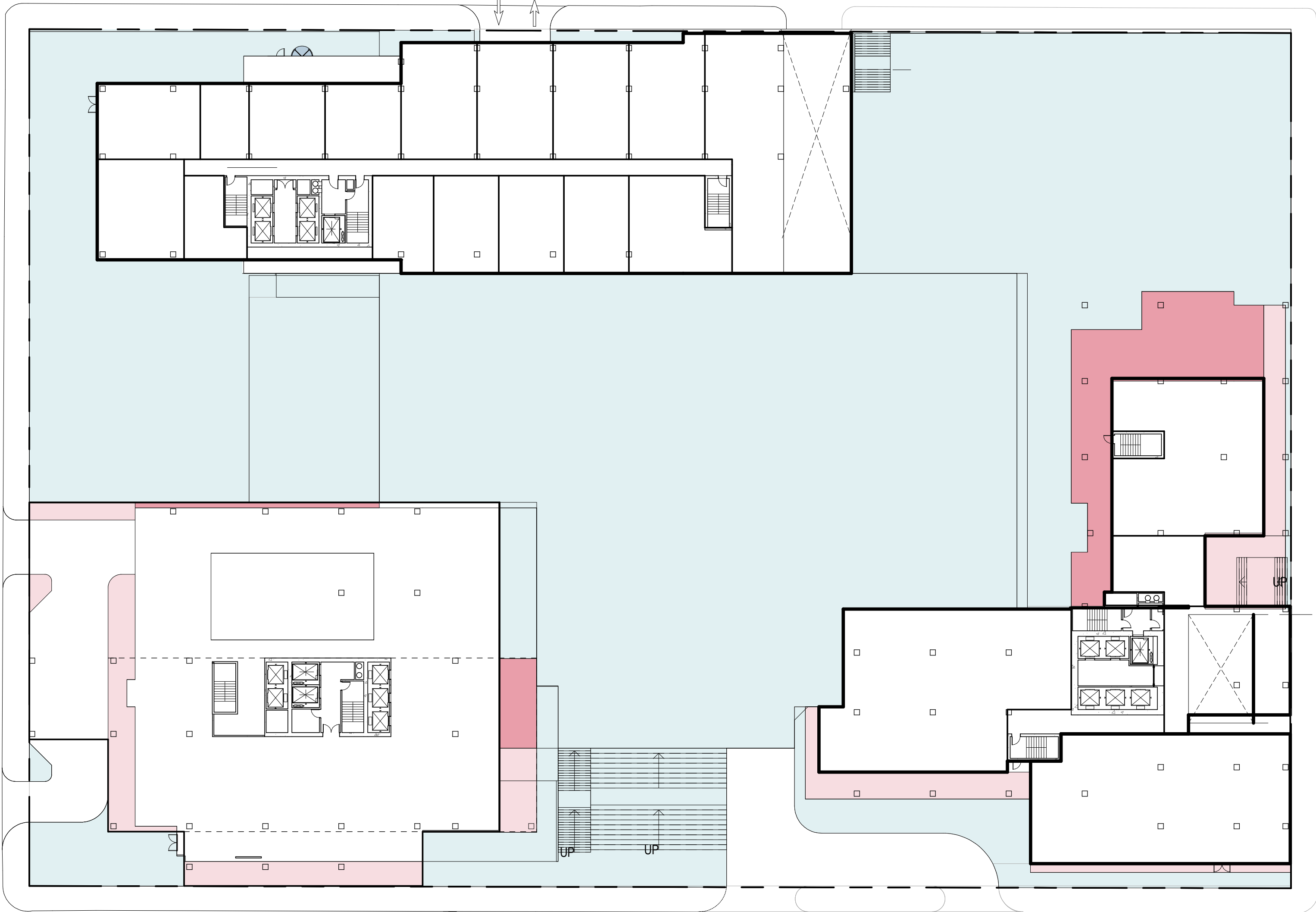
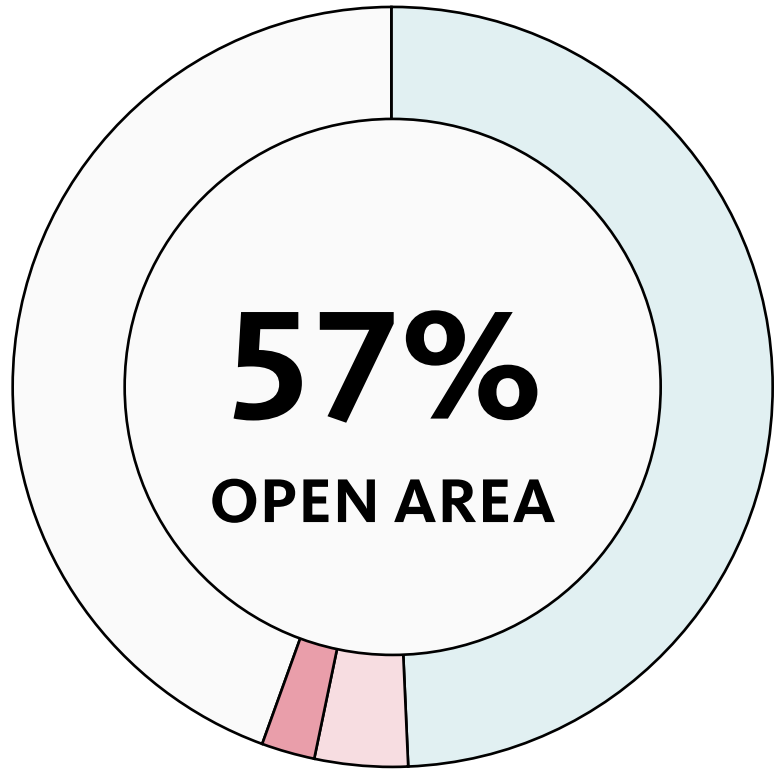
SITE PLAN



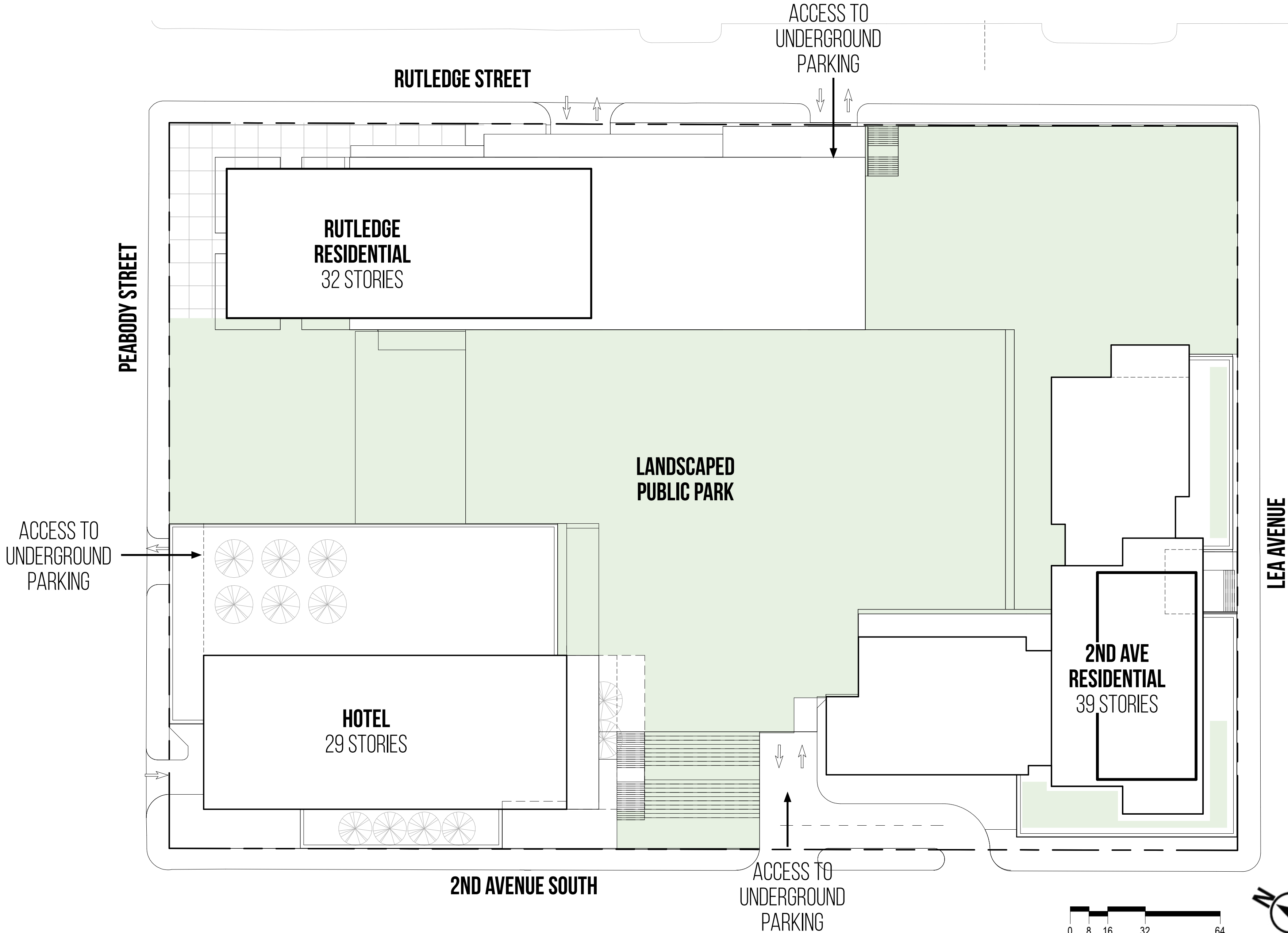
SITE COVERAGE

OPEN SPACE ALLOCATION

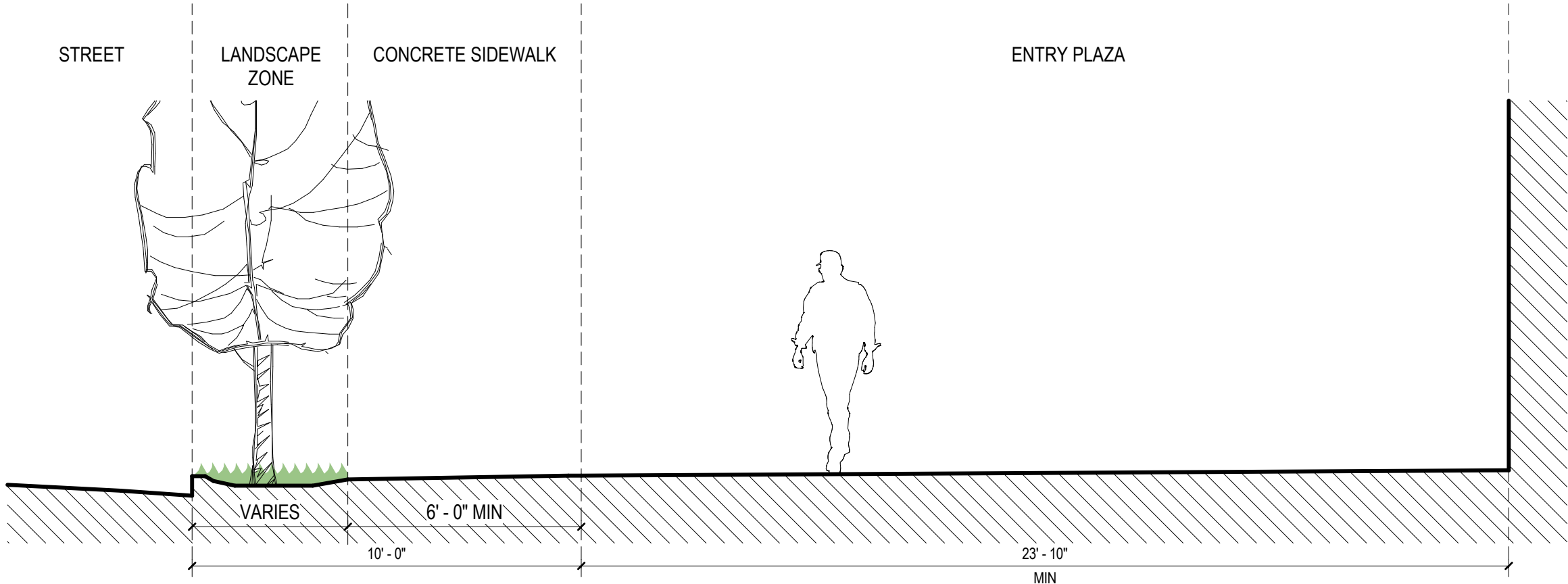
	SITE BUILDABLE AREA	146,661 SF
□	BUILDING FOOTPRINT	59,576 SF
■	OPEN SPACE	74,542 SF
■	STREET-FACING COVERED OPEN SPACE	5,267 SF
■	PARK-FACING COVERED OPEN SPACE	3,653 SF



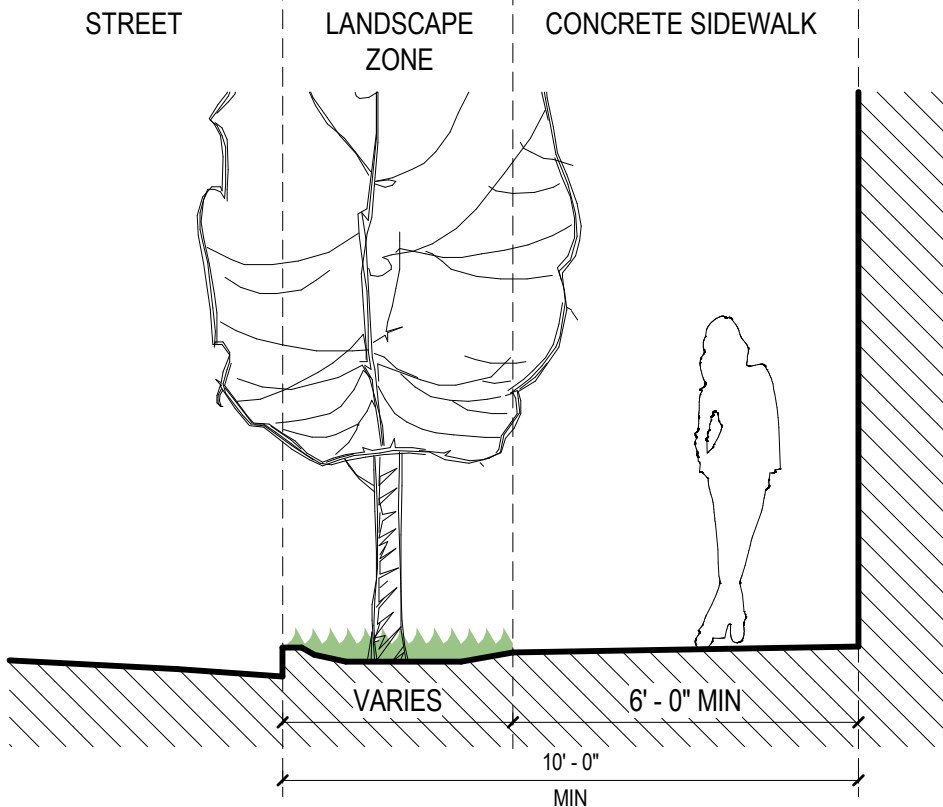
SITE PLAN



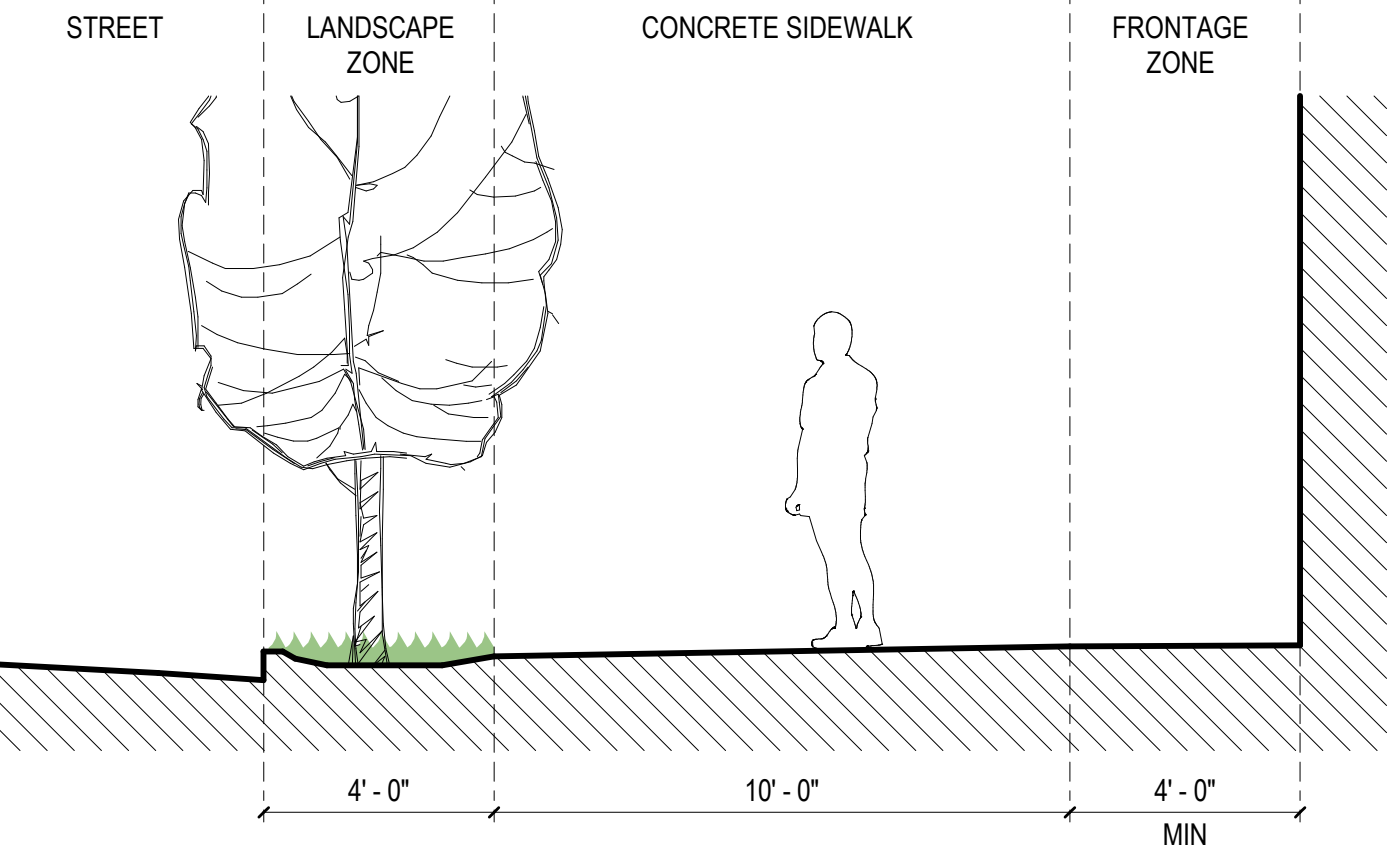
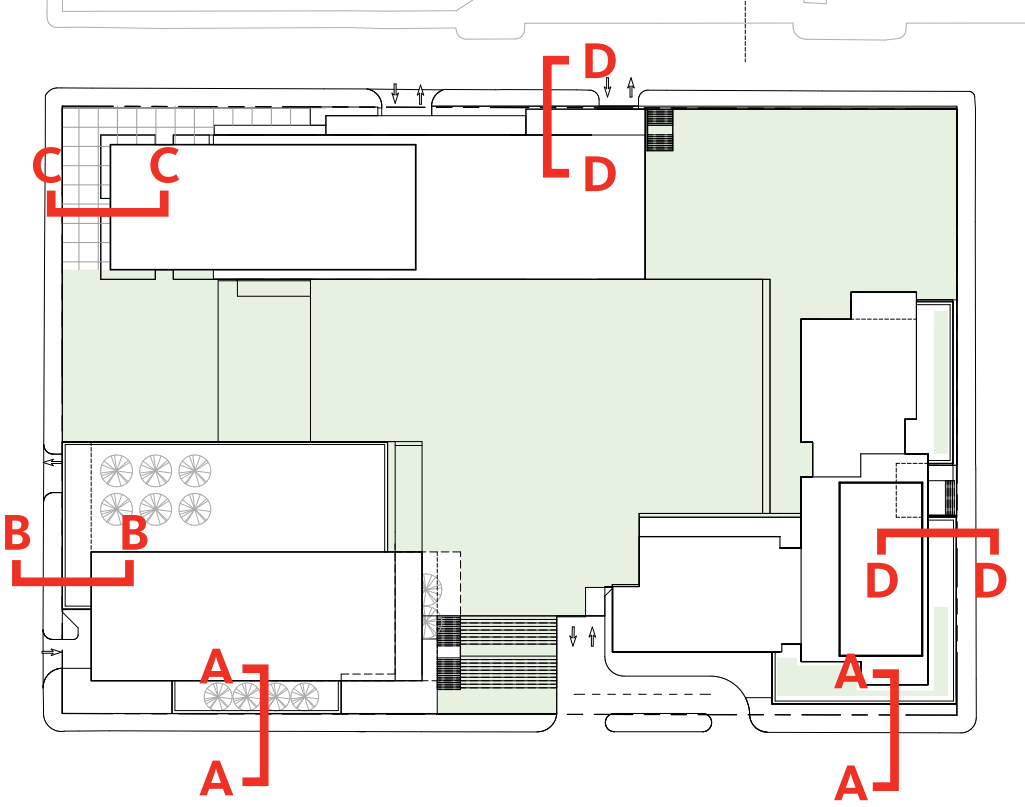
STREET SIDEWALK SECTIONS



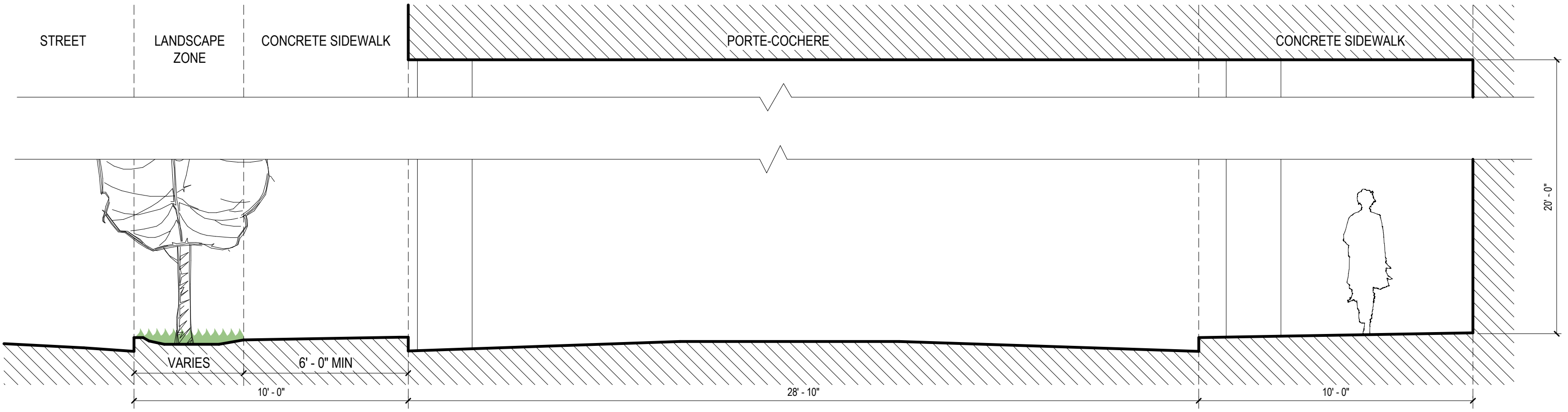
SECTION C (PEABODY @ R1)



SECTION D (MIN DEPTH AT RUTLEDGE AND LEA)



SECTION A (MIN DEPTH @ 2ND AVE)



SECTION B (PEABODY @ HOTEL DROP OFF)

ARCHITECTURAL DESIGN

AERIAL

VIEW FROM SOUTHEAST



AERIAL

VIEW FROM NORTHEAST



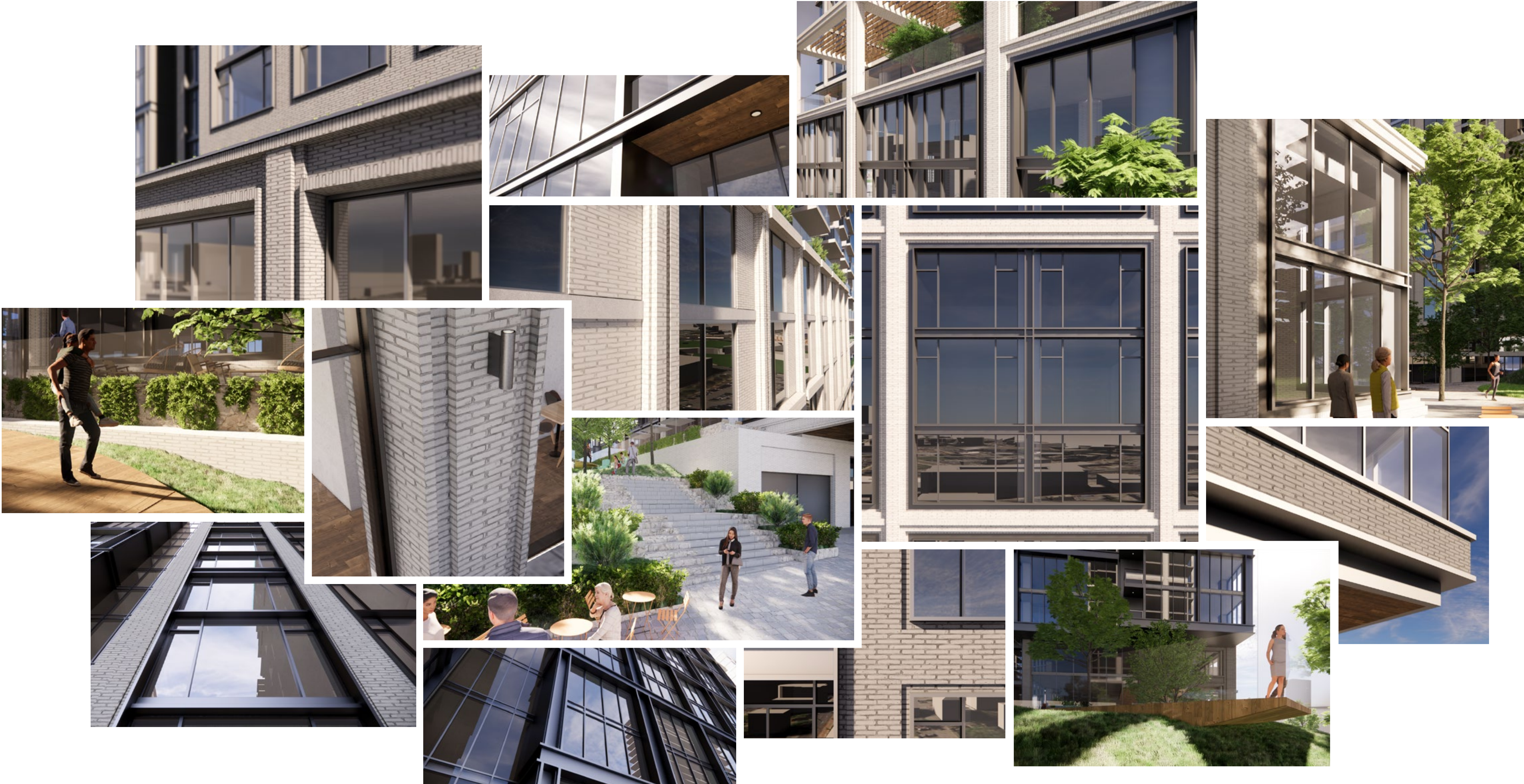
NASHVILLE CONTEXT



Rutledge Hill

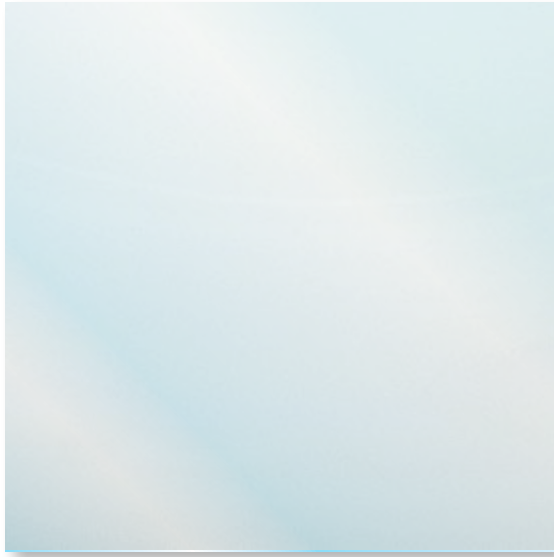


MATERIALS AND DETAILS



MATERIAL PALETTE

GLASS



LIGHT BEIGE BRICK MASONRY



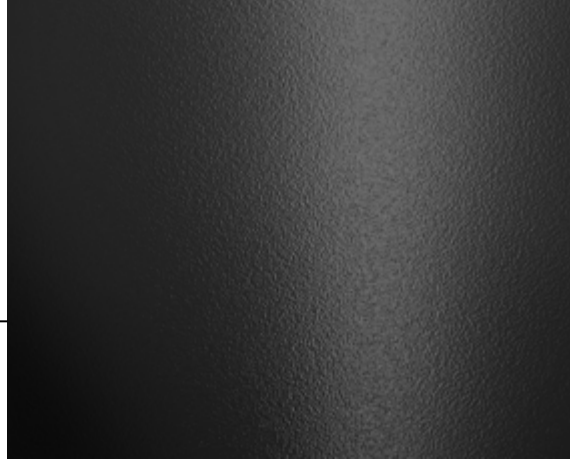
GRASS AND GREENERY



GLASS



DARK METAL PANEL



DARK GRAY BRICK MASONRY

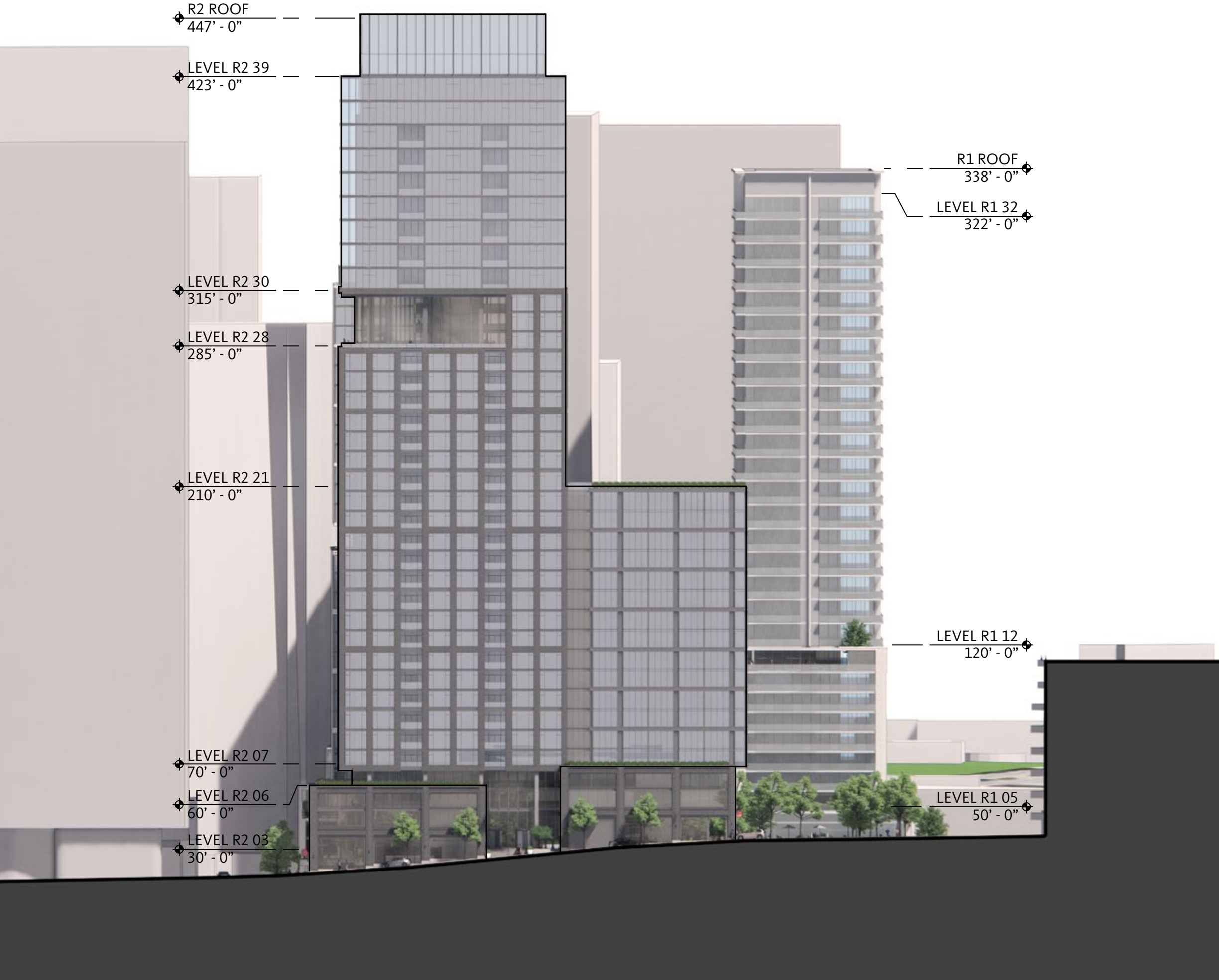


EXTERIOR APPROPRIATE WOOD



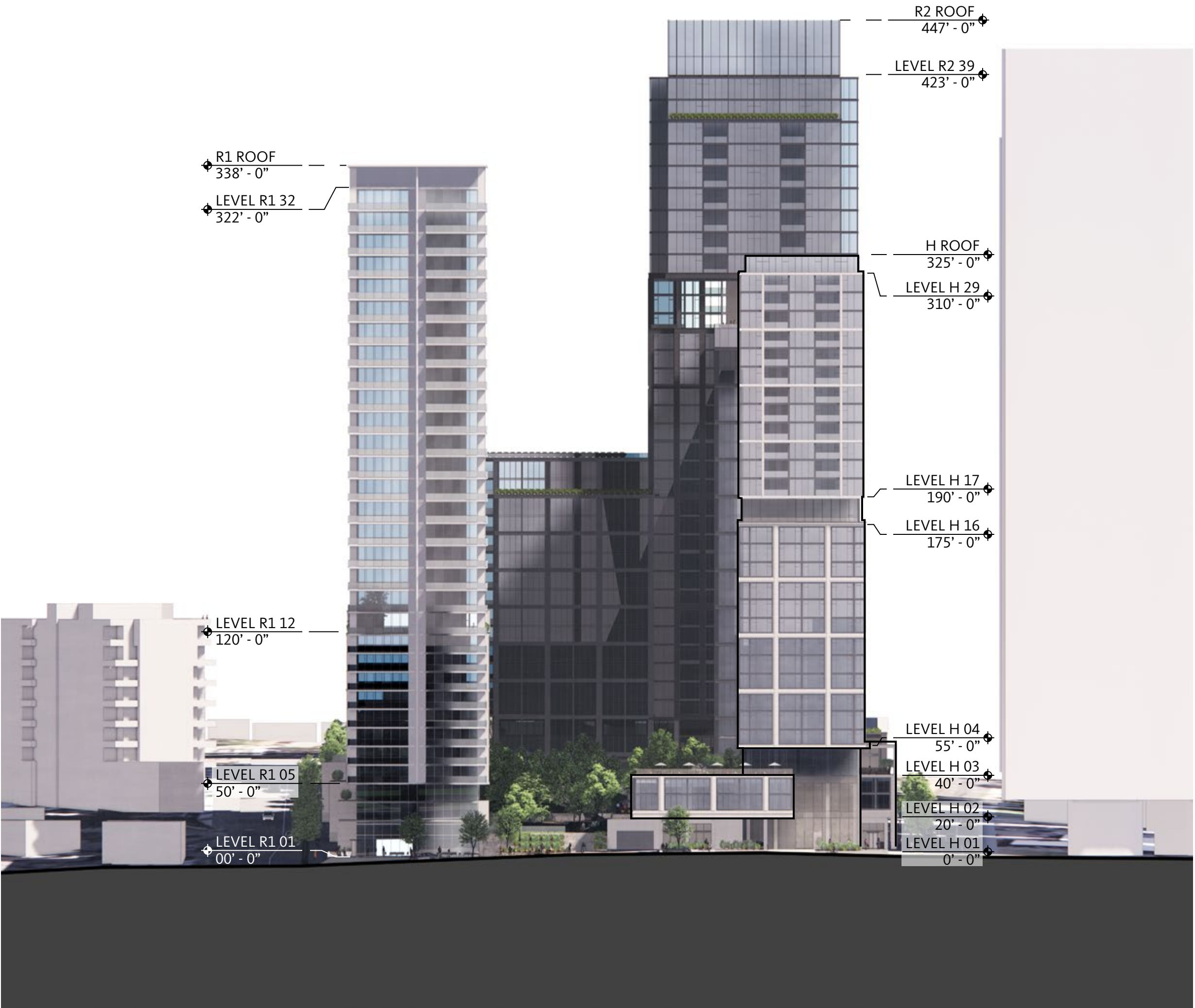
ELEVATIONS

SOUTH



ELEVATIONS

NORTH



ELEVATIONS

EAST



ELEVATIONS

WEST



2ND AVENUE RESIDENTIAL

LEA AVENUE PARK ENTRANCE



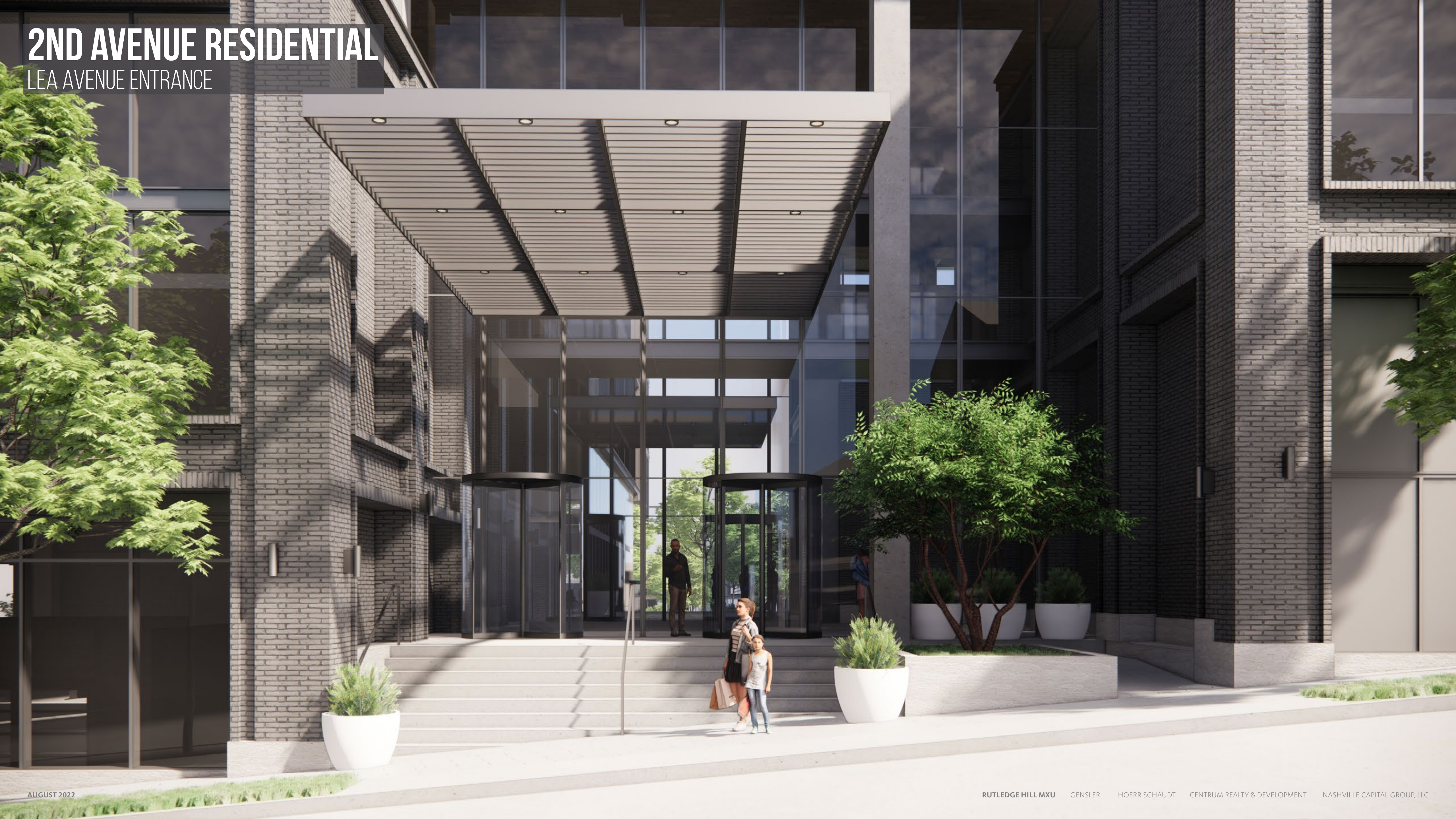
2ND AVENUE RESIDENTIAL

LEA AVENUE



2ND AVENUE RESIDENTIAL

LEA AVENUE ENTRANCE



2ND AVENUE RESIDENTIAL

2ND AND LEA RETAIL



RETAIL CEILING HEIGHT AT PRESIDENTIAL RONALD REAGAN WAY AND LEA AVENUE

CASE NO. 2022SP-056-001

EXPECTED CLEAR HEIGHT AT
RETAIL 16' ABOVE FINISH FLOOR

2ND AVENUE RESIDENTIAL

2ND AVENUE RETAIL



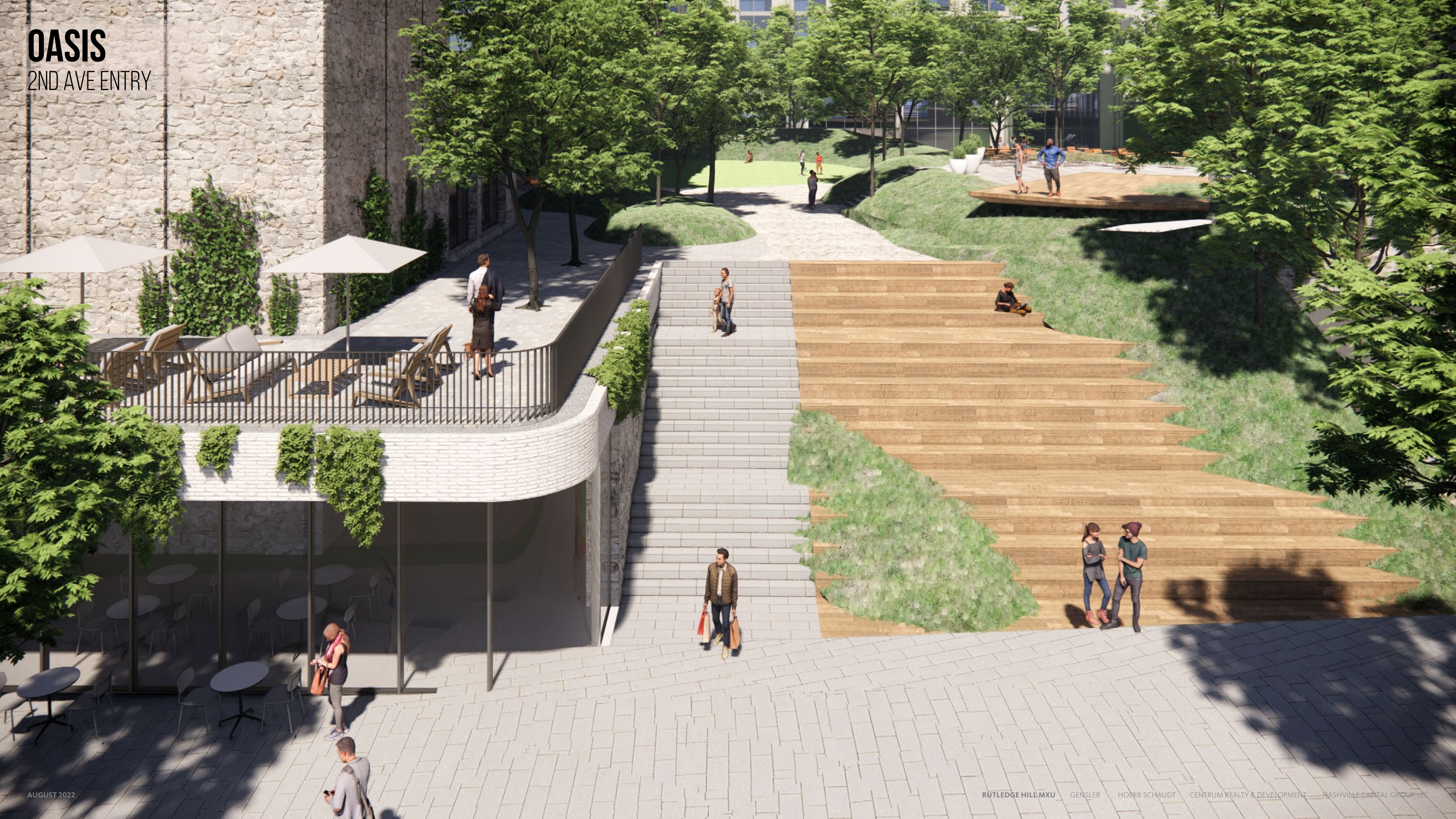
2ND AVENUE RESIDENTIAL

2ND AVENUE ENTRY



OASIS

2ND AVE ENTRY



PEABODY HOTEL

VIEW FROM NORTH - MAIN ENTRY AND DROP OFF



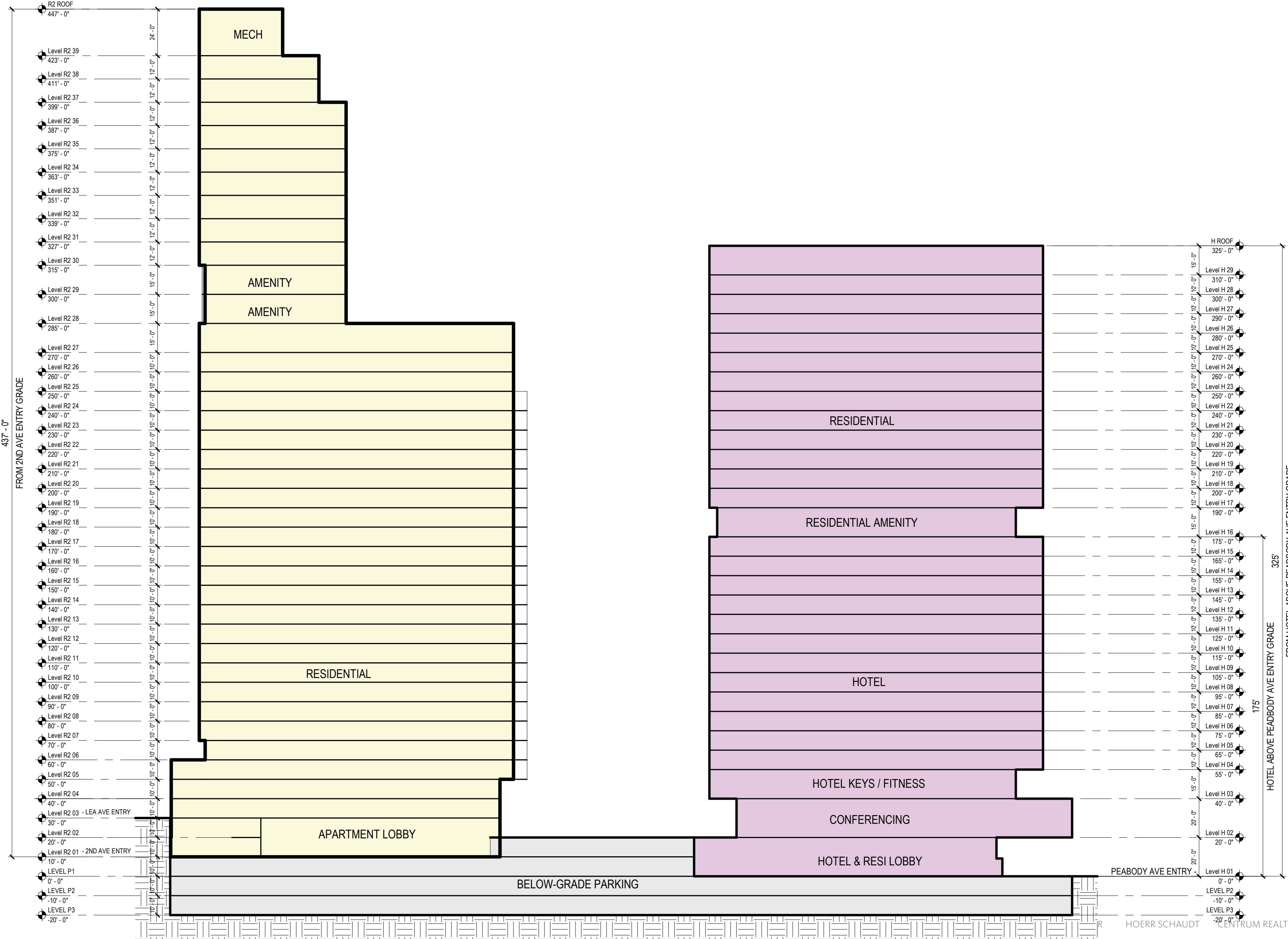
OASIS

PEABODY ST ENTRY

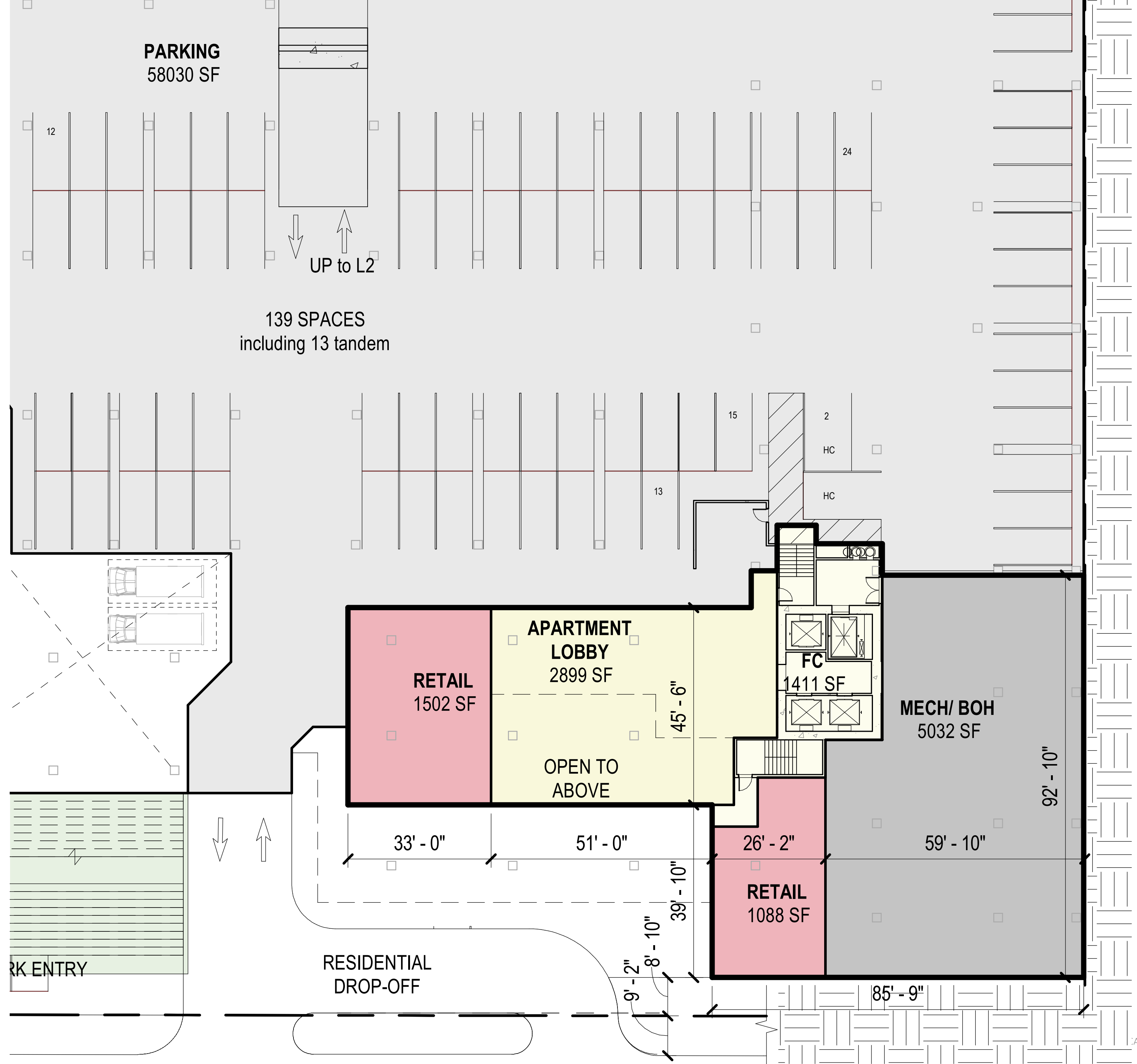


R2: 2ND & LEA

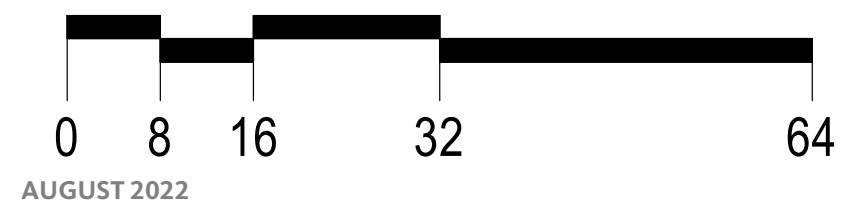
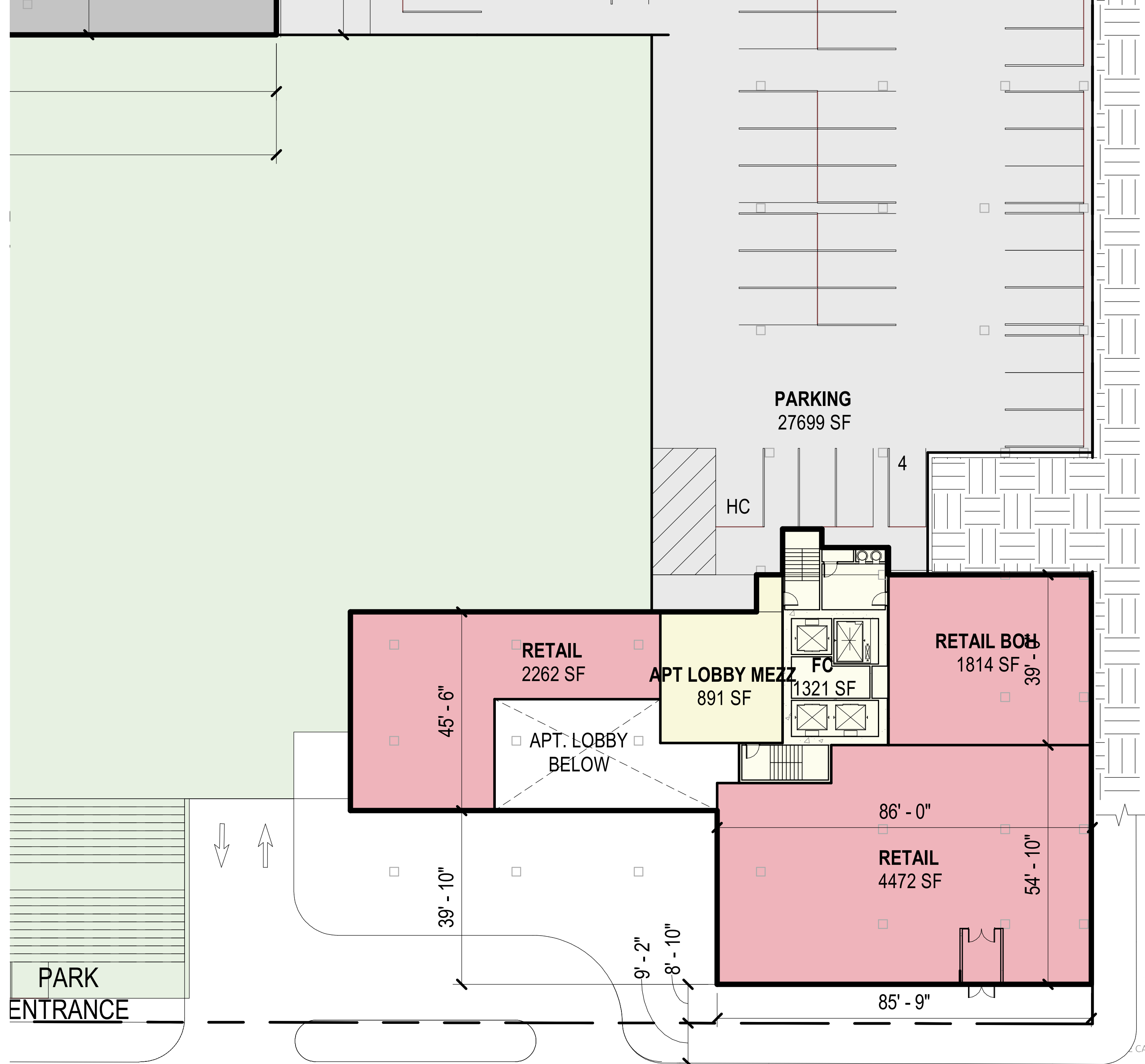
NORTH-SOUTH SECTION @ TOWER R2 AND HOTEL



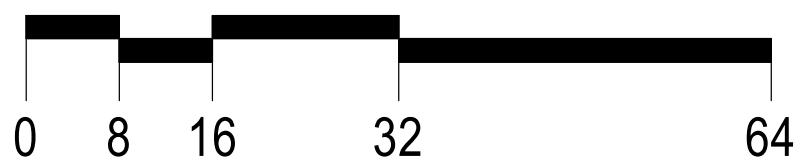
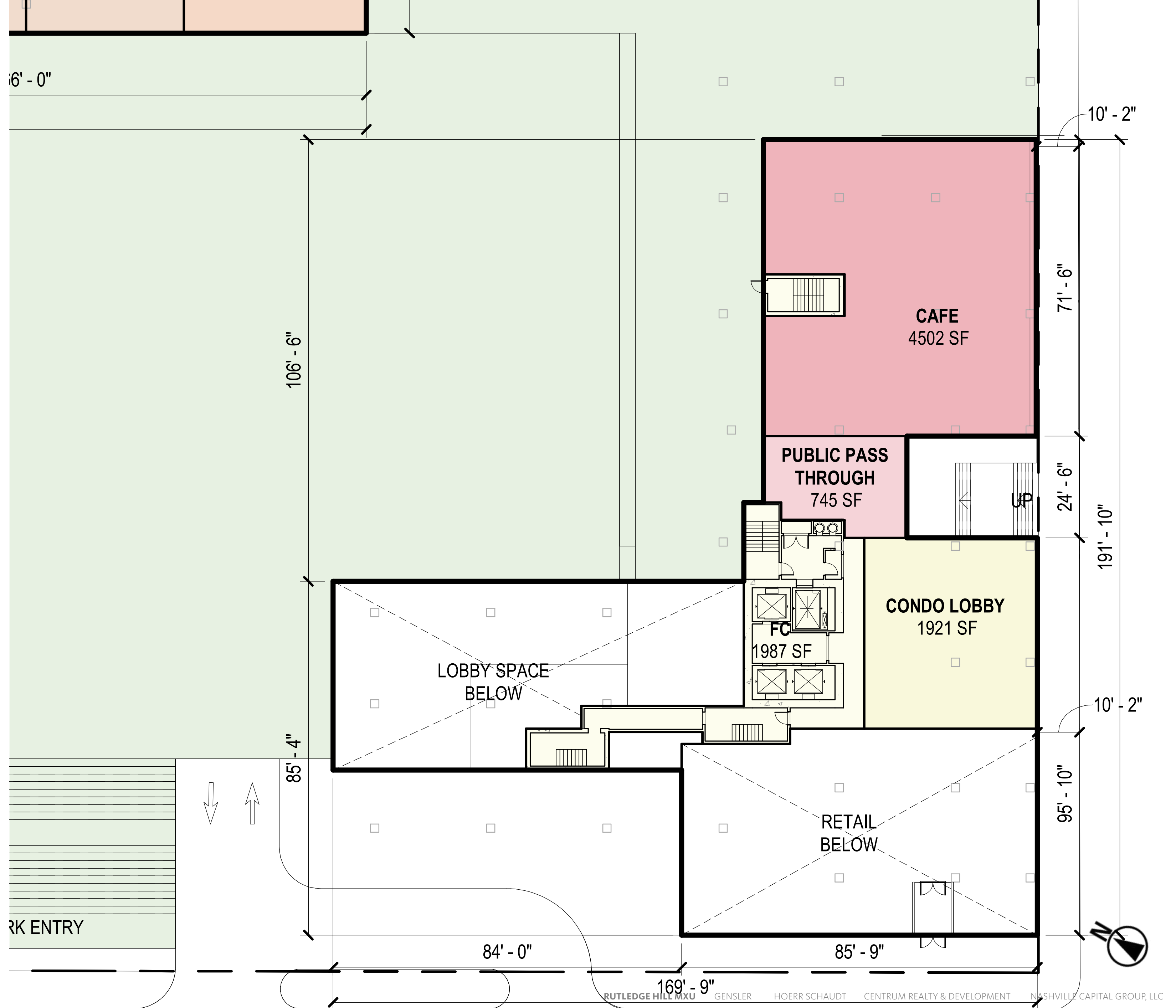
TOWER LEVEL - LEVEL 01 @R2



TOWER LEVEL - LEVEL 02 @R2

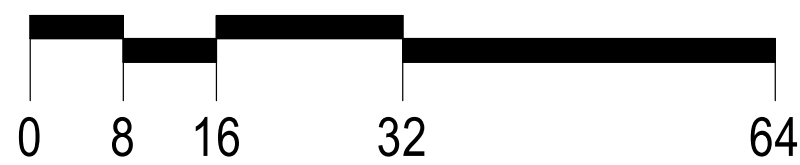
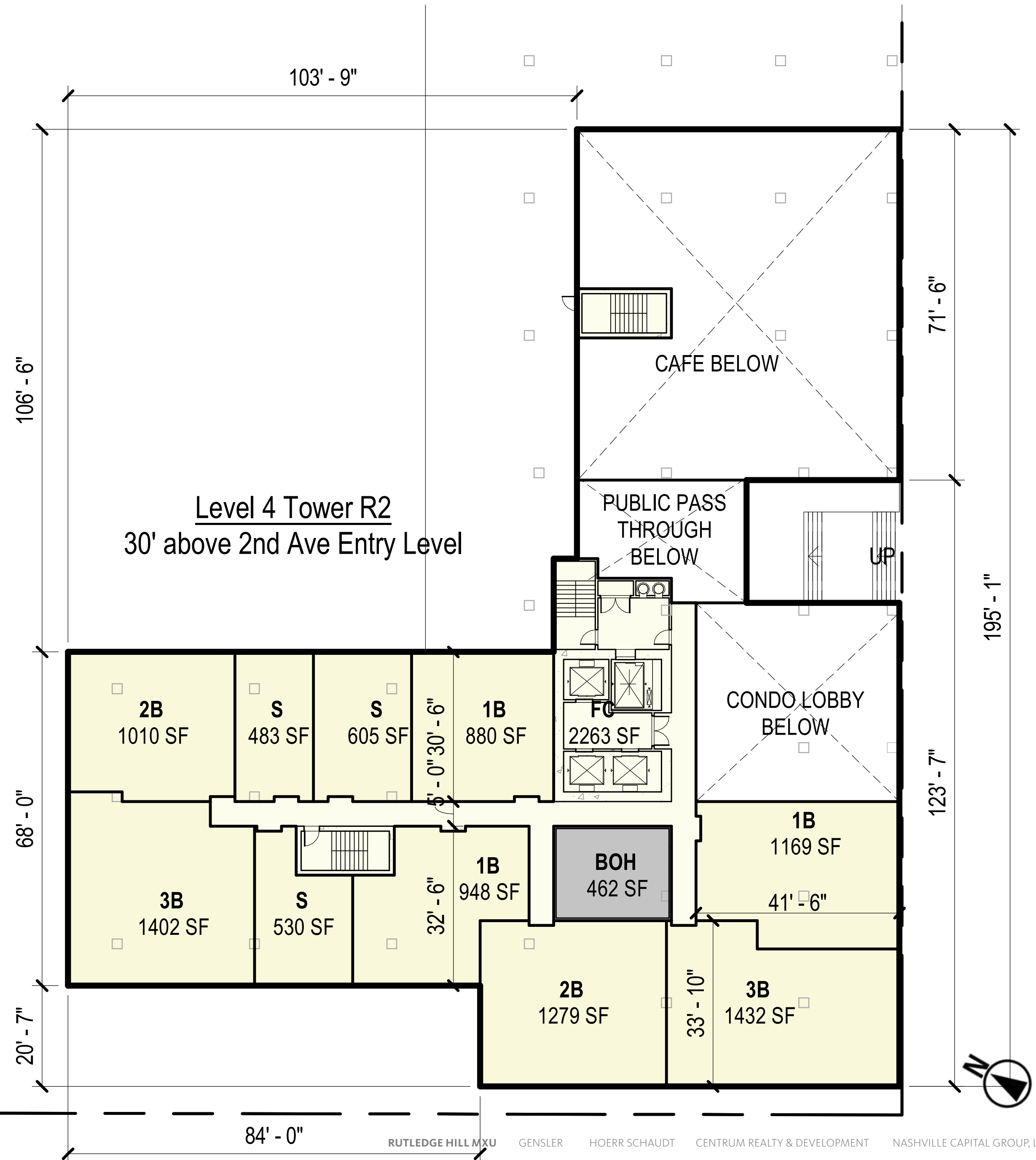


TOWER LEVEL - LEVEL 03 @R2



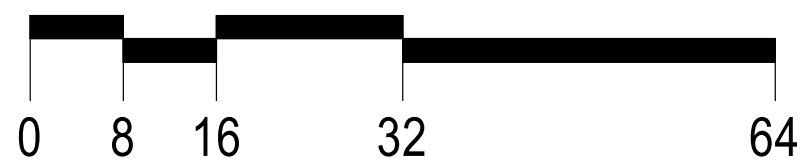
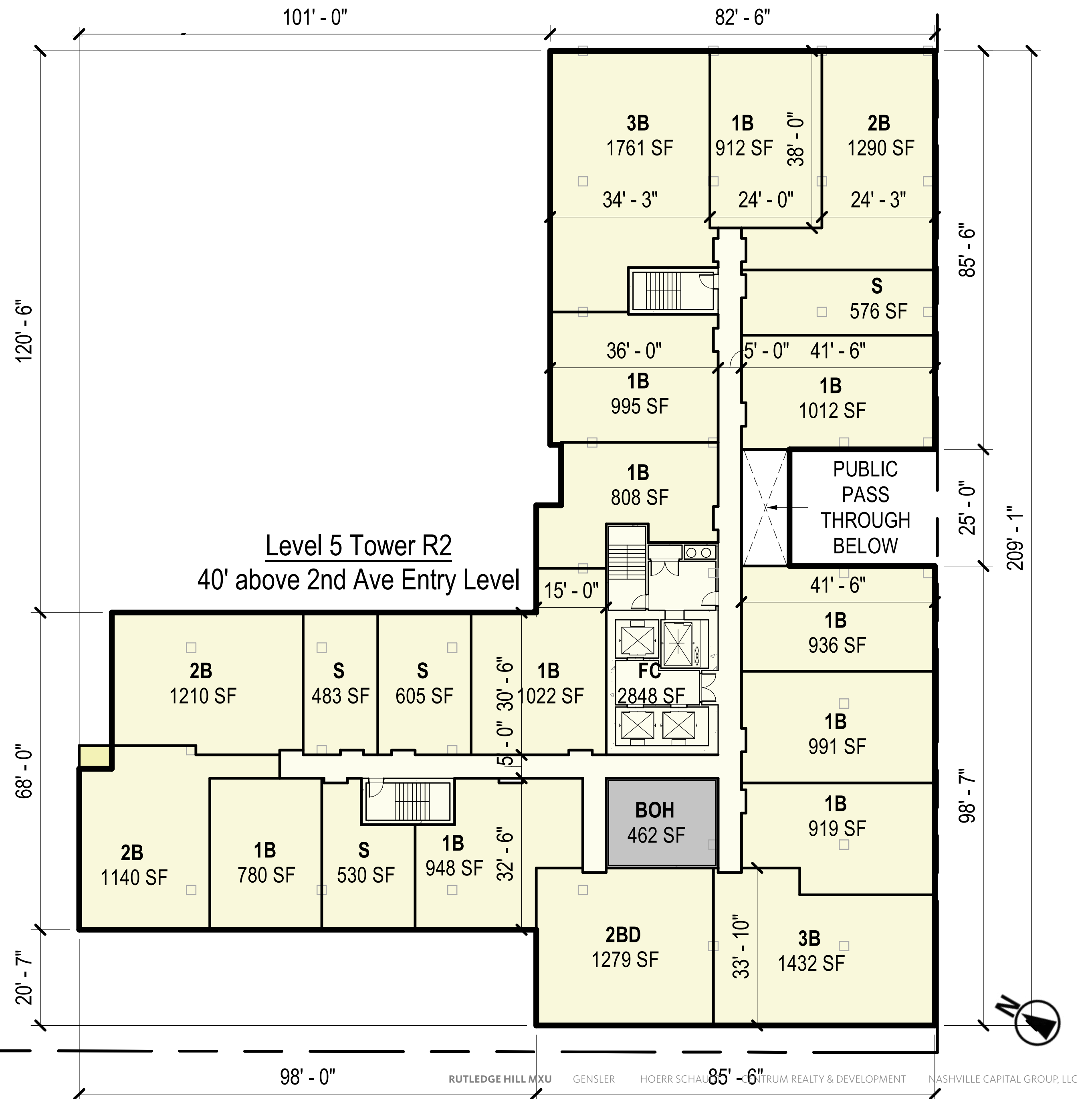
AUGUST 2022

TOWER LEVEL - LEVEL 04 @R2

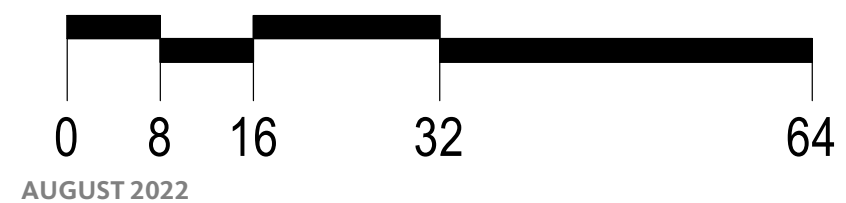
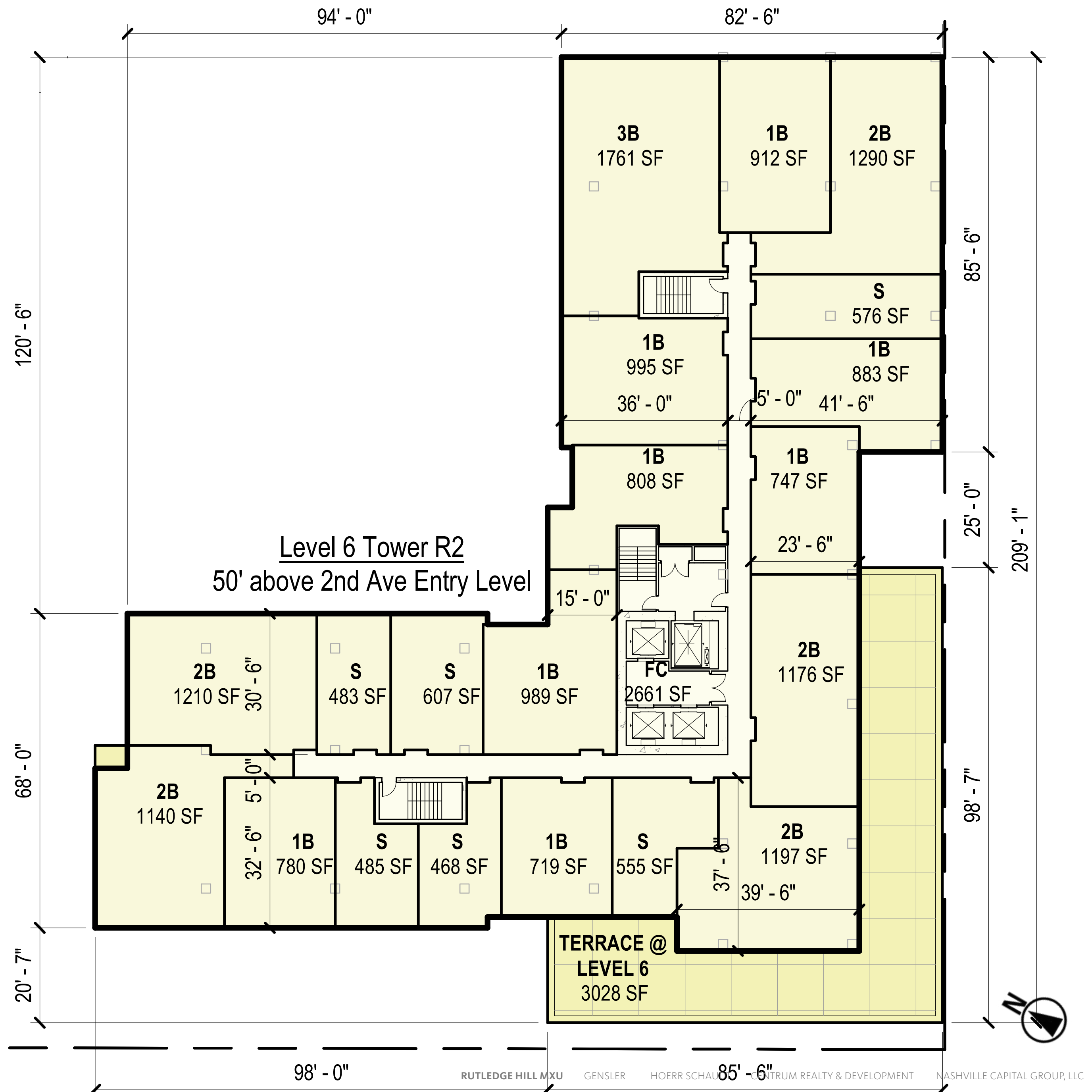


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TOWER LEVEL - LEVEL 05 @R2

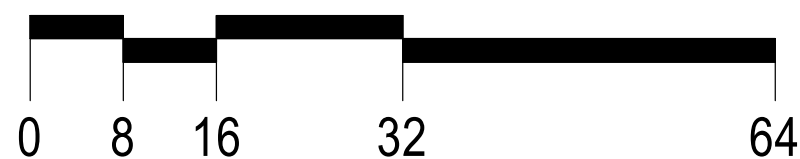
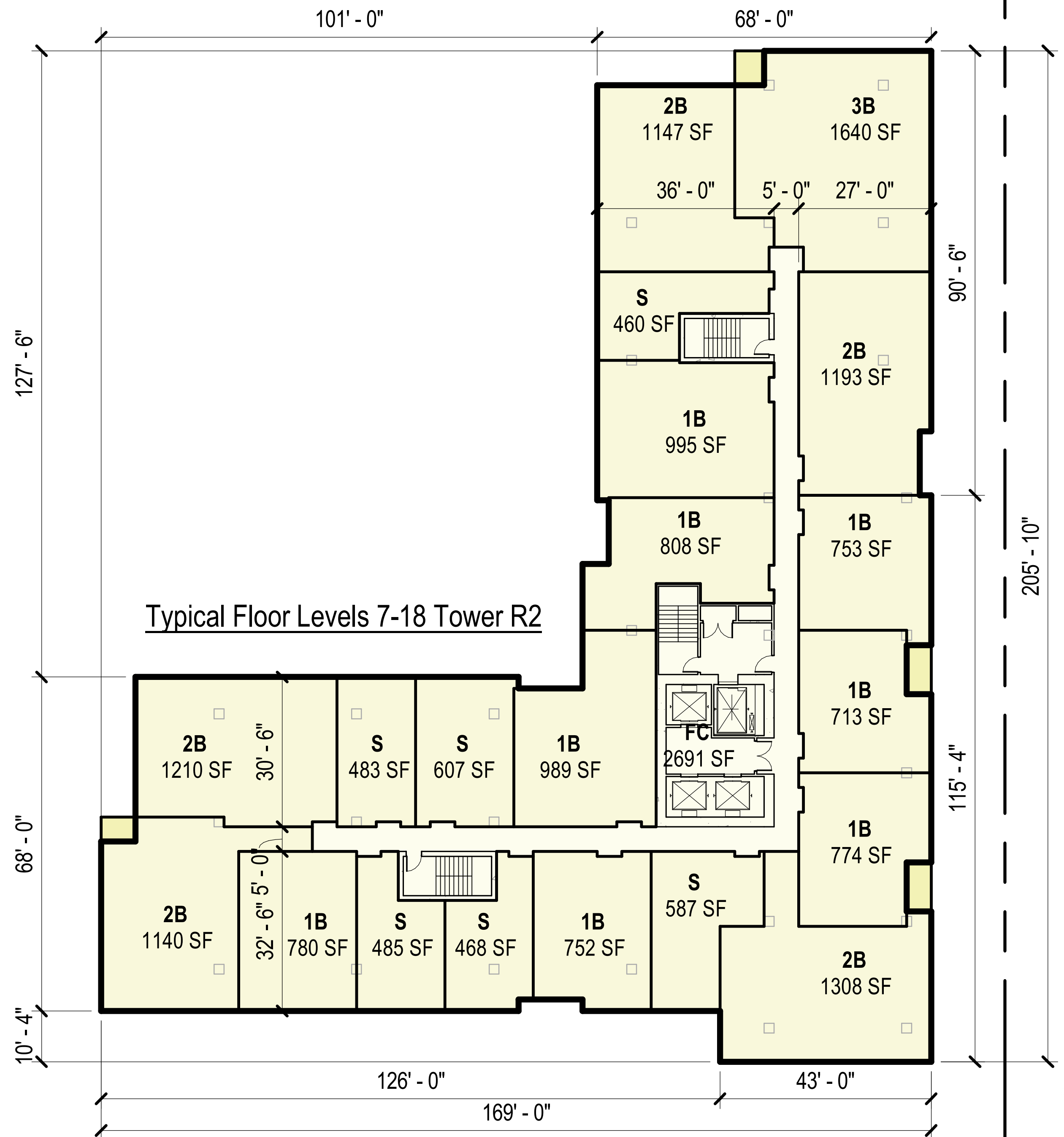


TOWER LEVEL - LEVEL 06 @R2

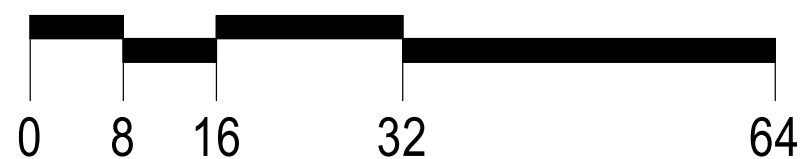
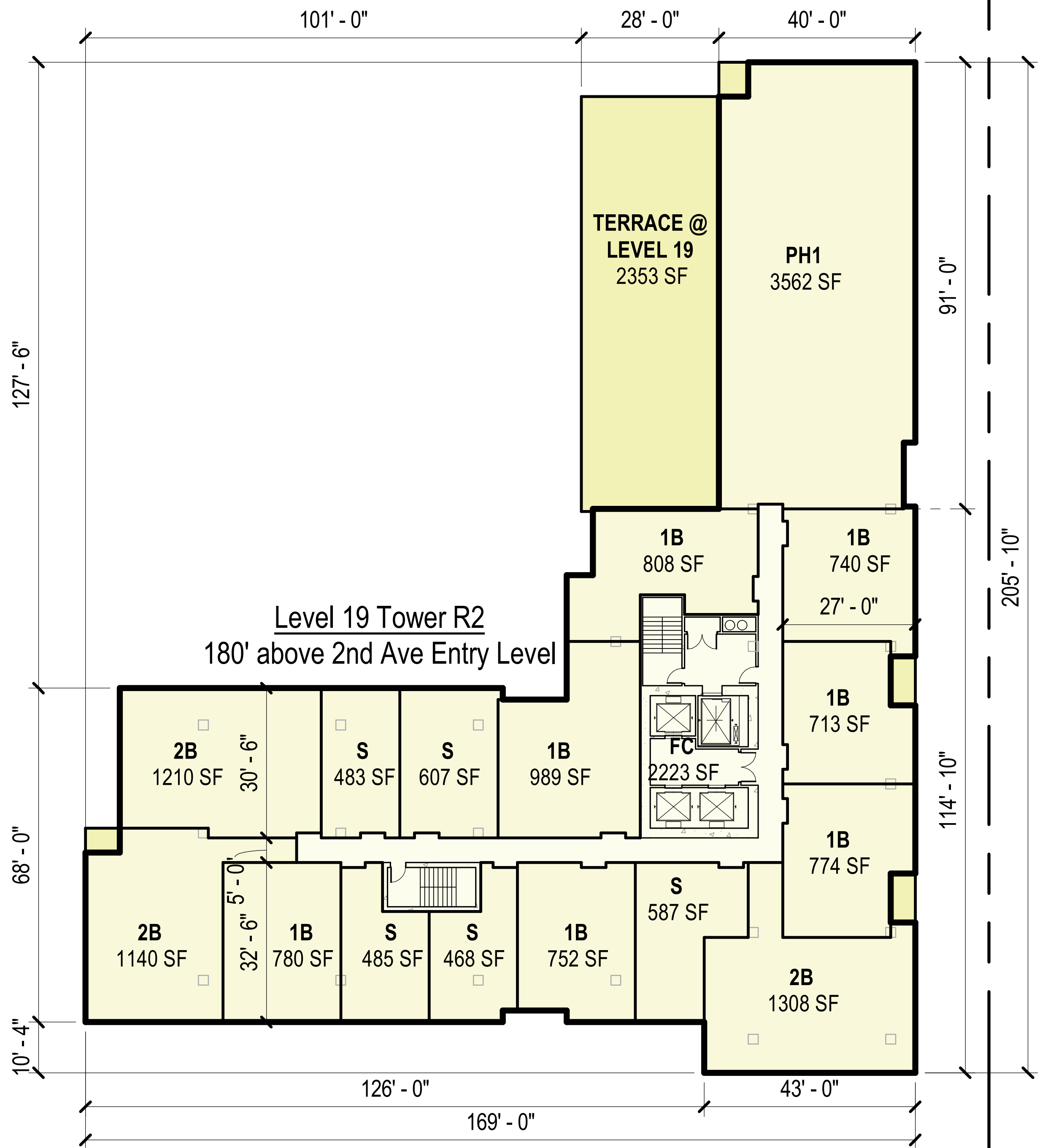


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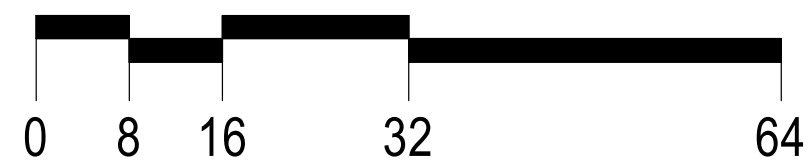
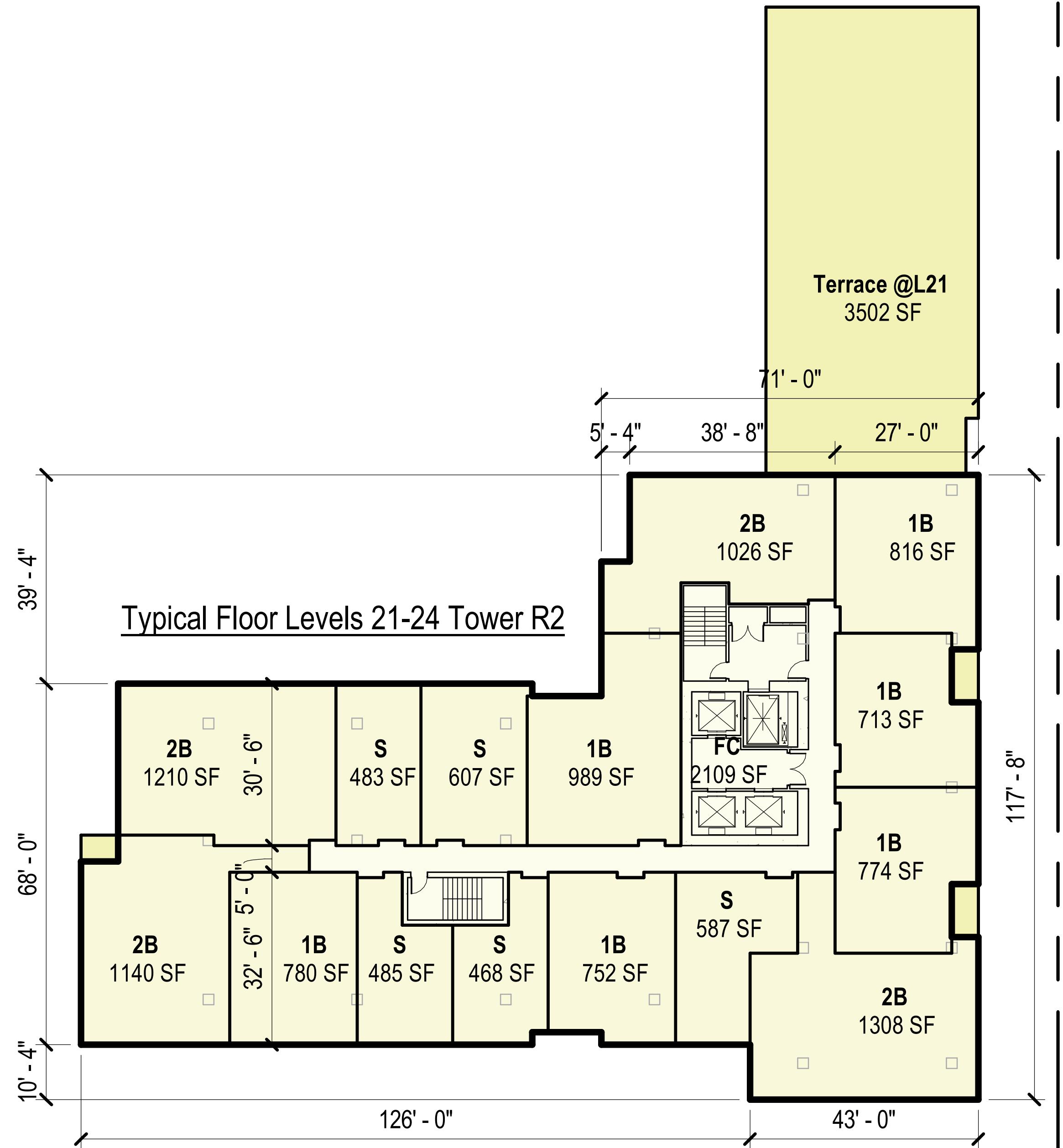
TOWER LEVEL - LEVELS 07-18 @R2



TOWER LEVEL - LEVELS 19 @R2



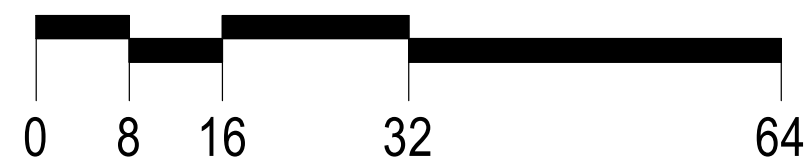
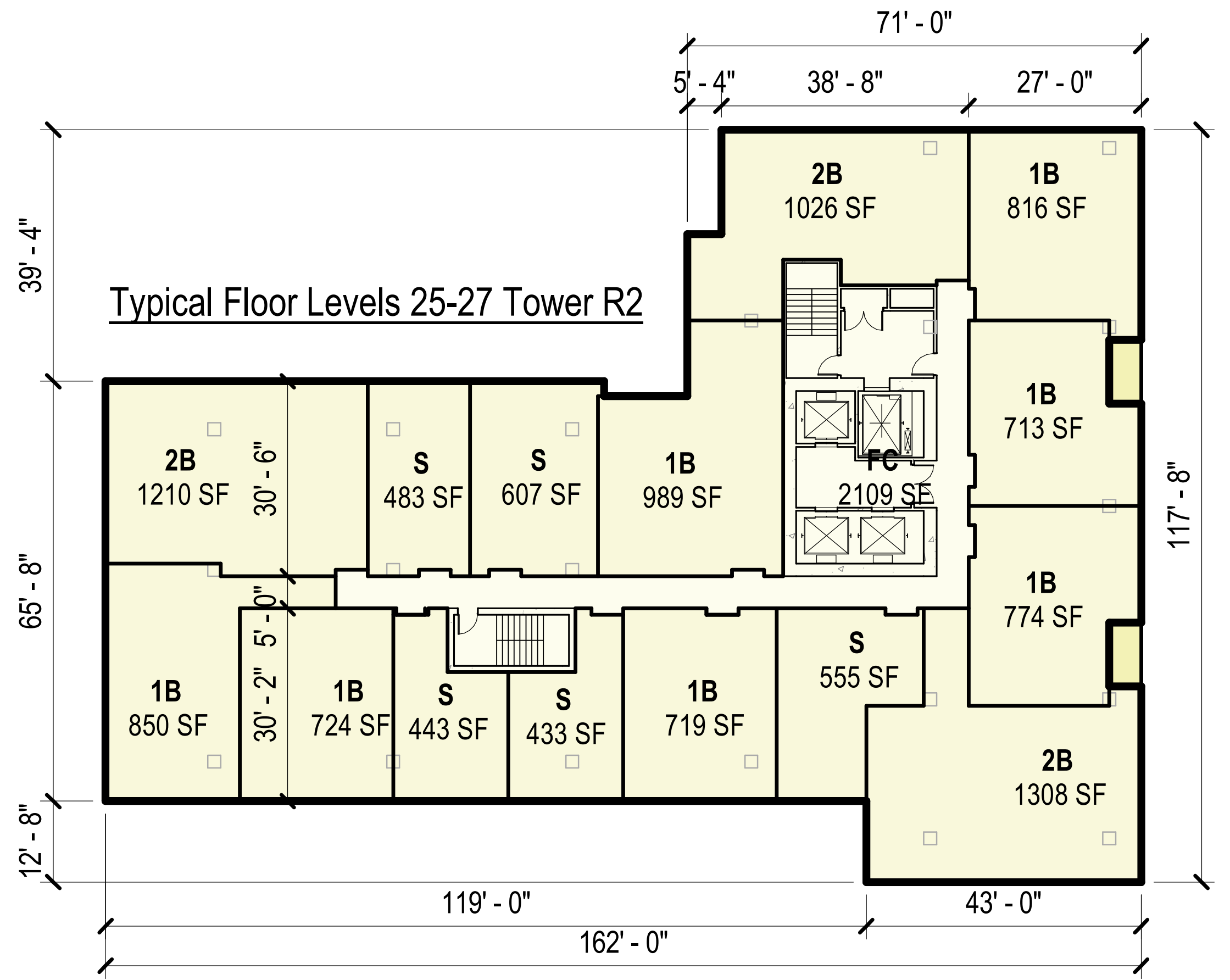
TOWER LEVEL - LEVELS 21-24 @R2



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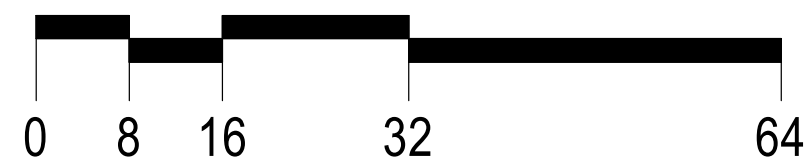
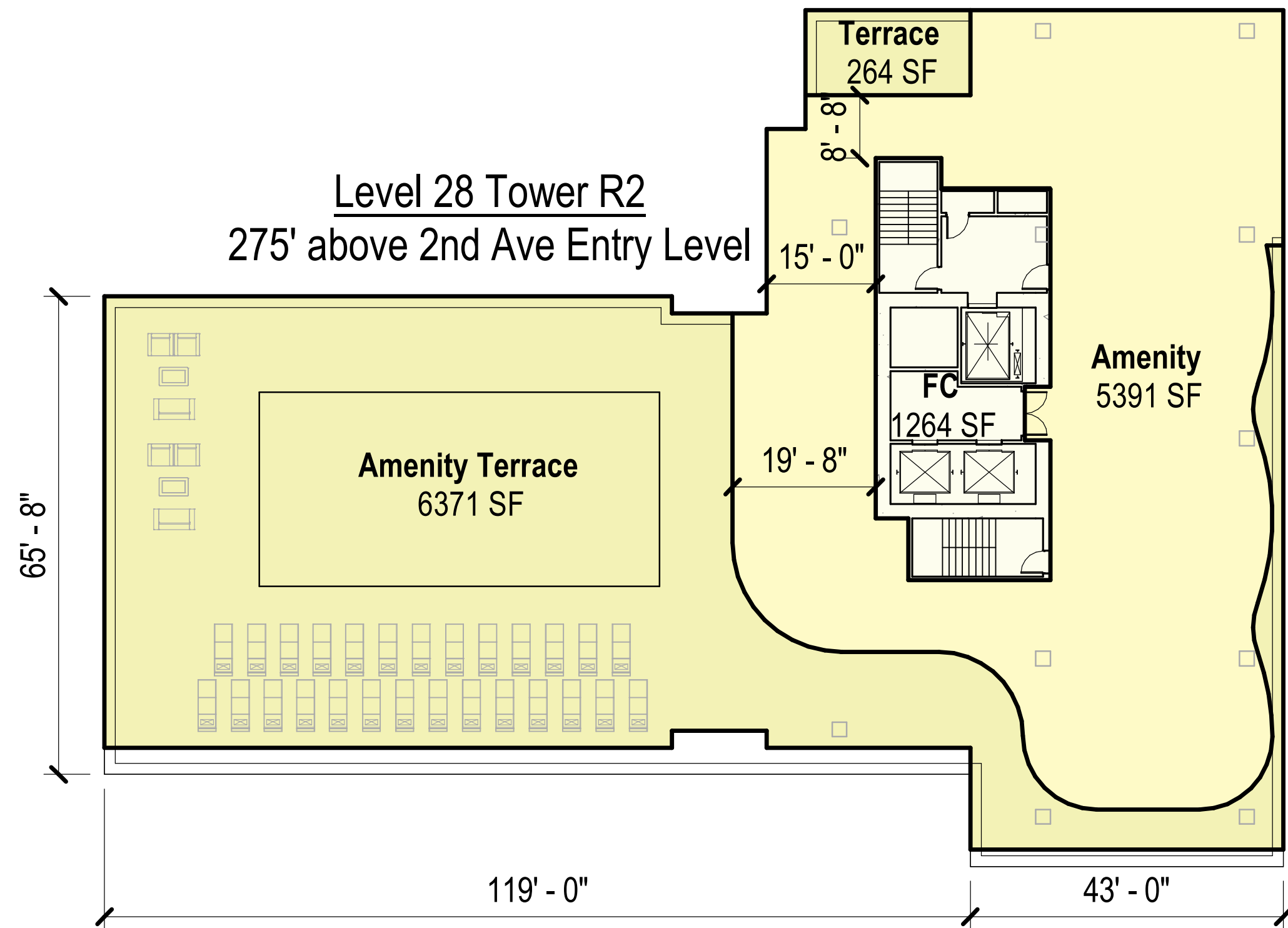
TOWER LEVEL - LEVELS 25-27 @R2



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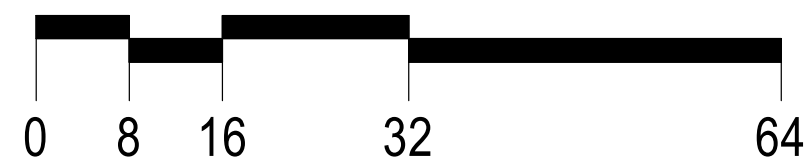
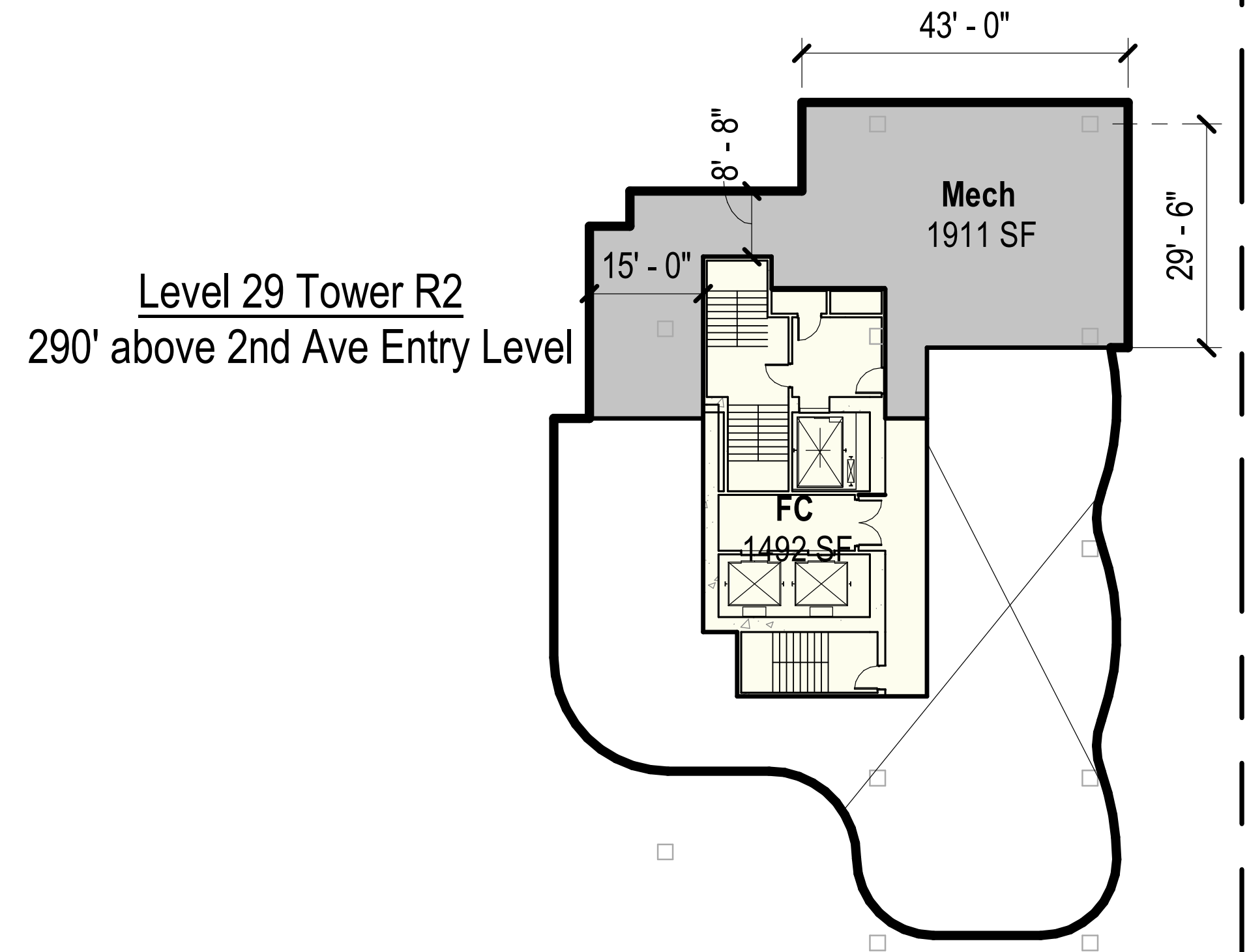
TOWER LEVEL - LEVEL 28 @R2



AUGUST 2022

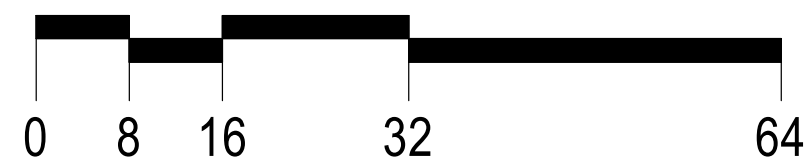
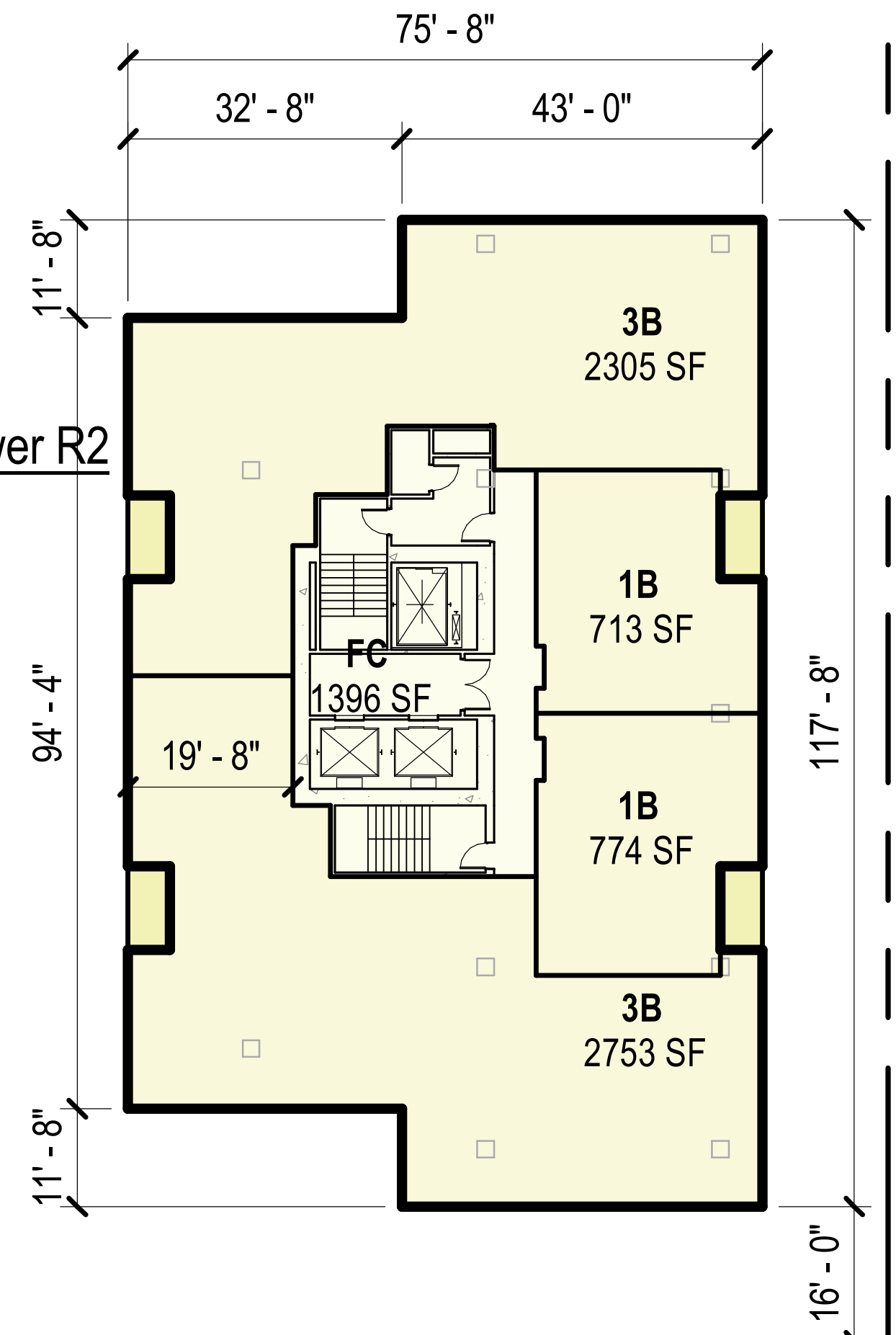


TOWER LEVEL - LEVEL 29 @R2



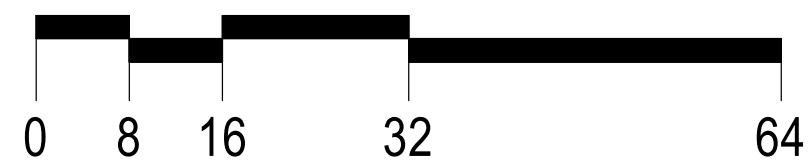
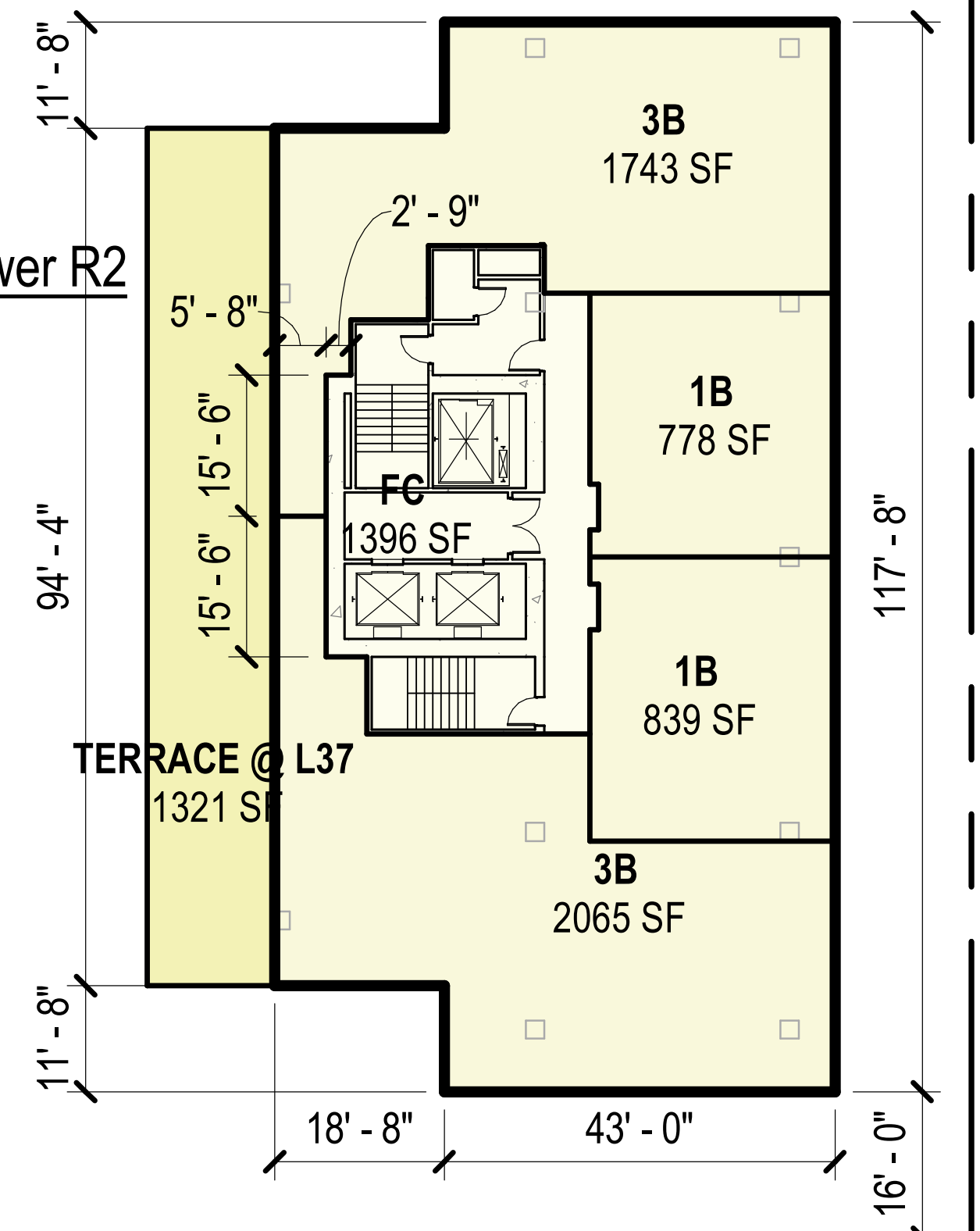
TOWER LEVEL - LEVELS 30-36 @R2

Typical Floor Levels 30-36 Tower R2



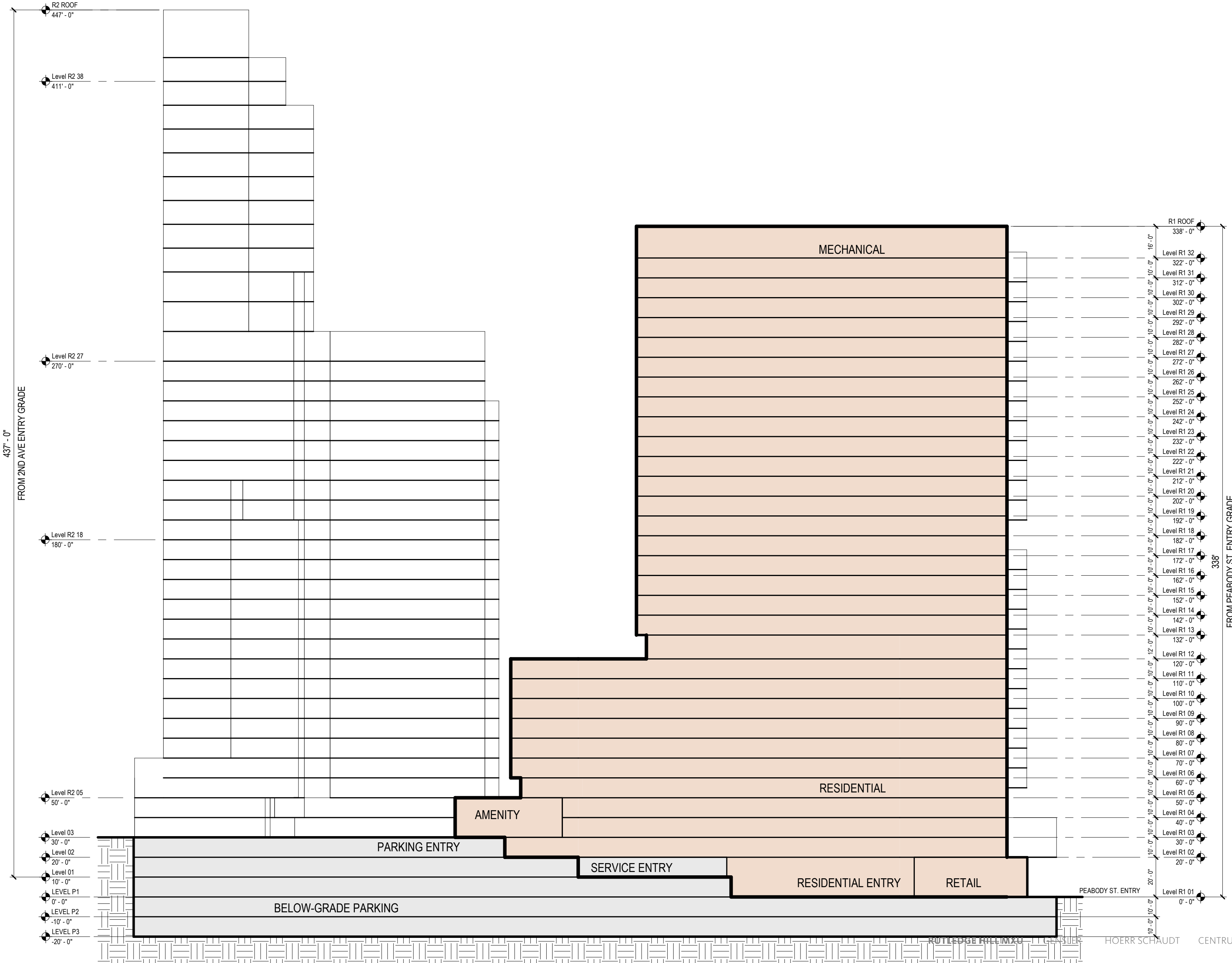
TOWER LEVEL - LEVELS 37-38 @R2

Typical Floor Levels 37-38 Tower R2



R1: RUTLEDGE & PEABODY

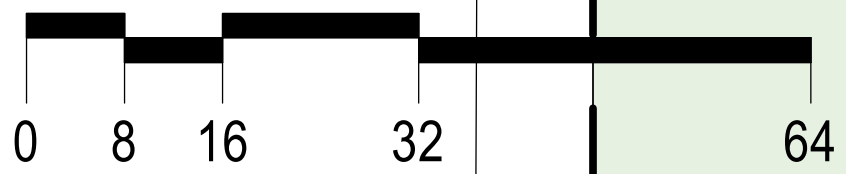
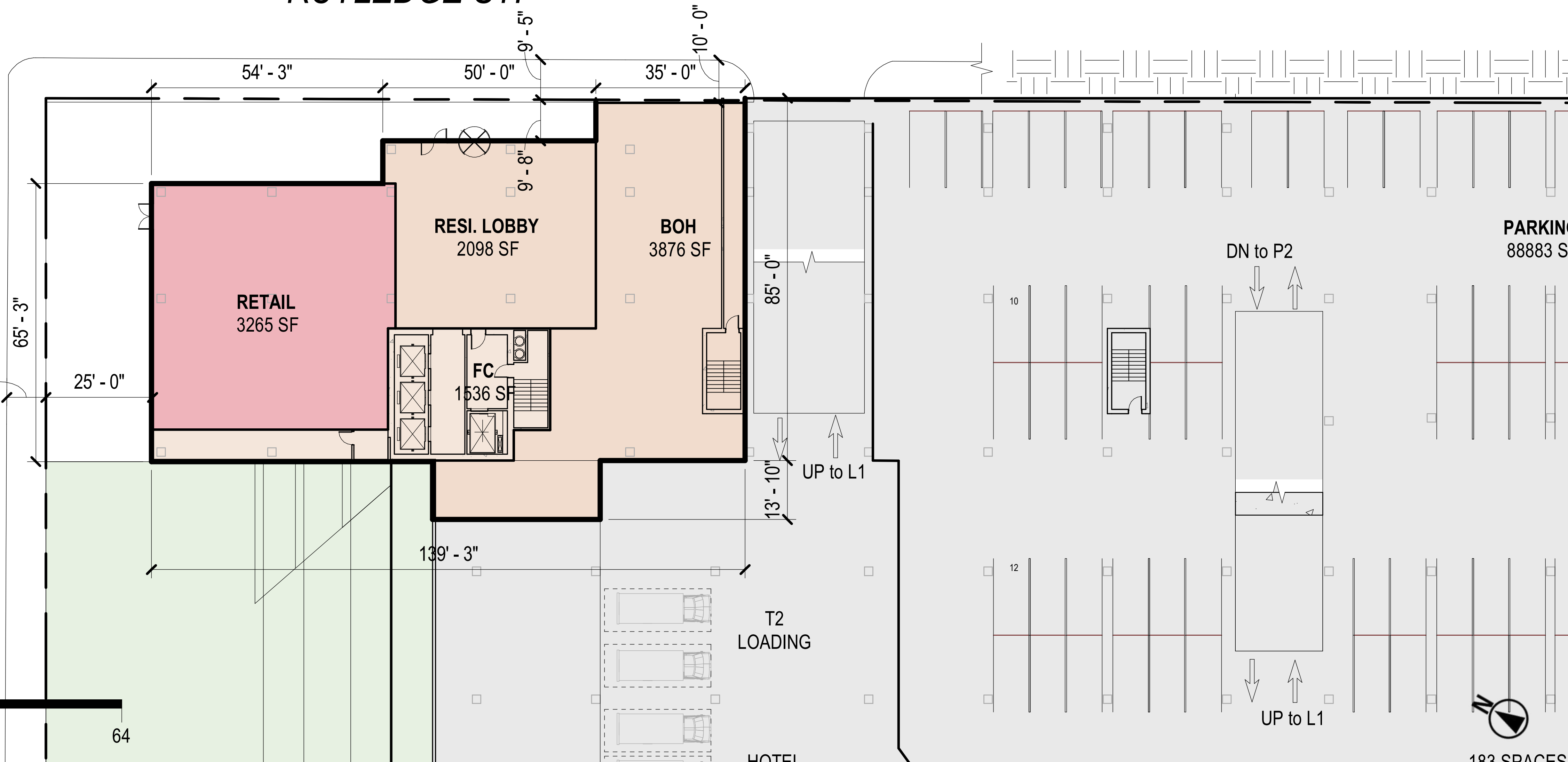
NORTH-SOUTH SECTION @ TOWER R1



TOWER LEVEL - LEVEL 01 @R1

RUTLEDGE ST.

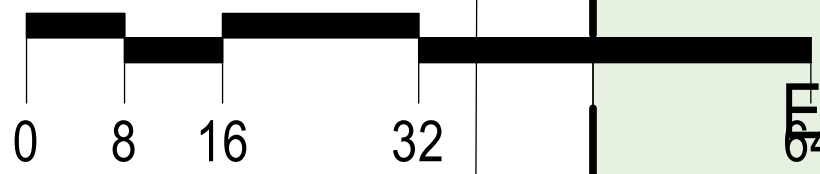
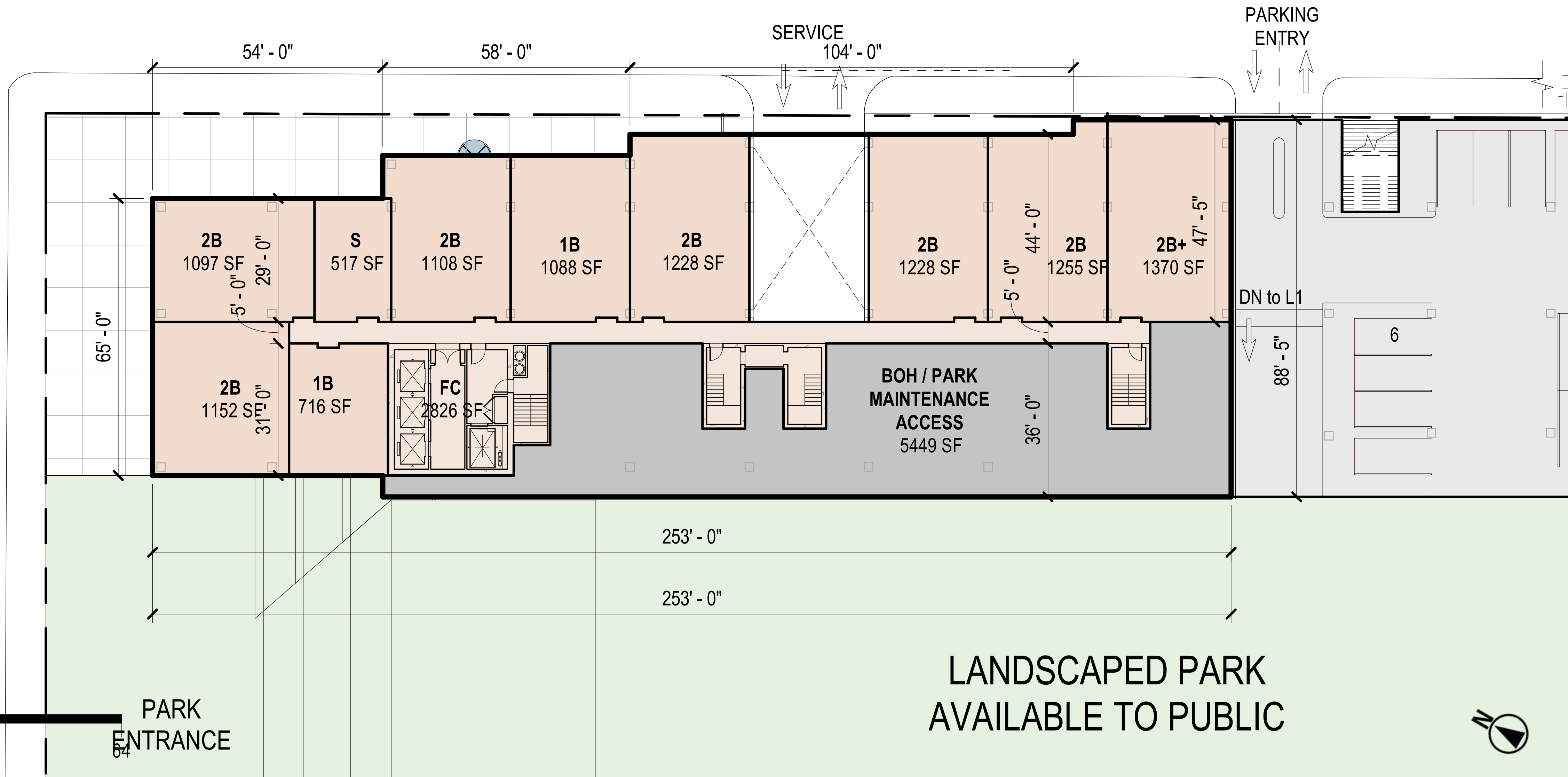
PEABODY ST.



TOWER LEVEL - LEVEL 02 @R1

RUTLEDGE ST.

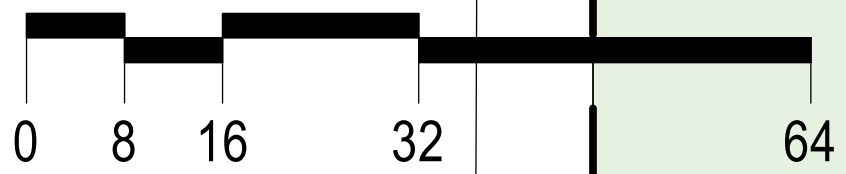
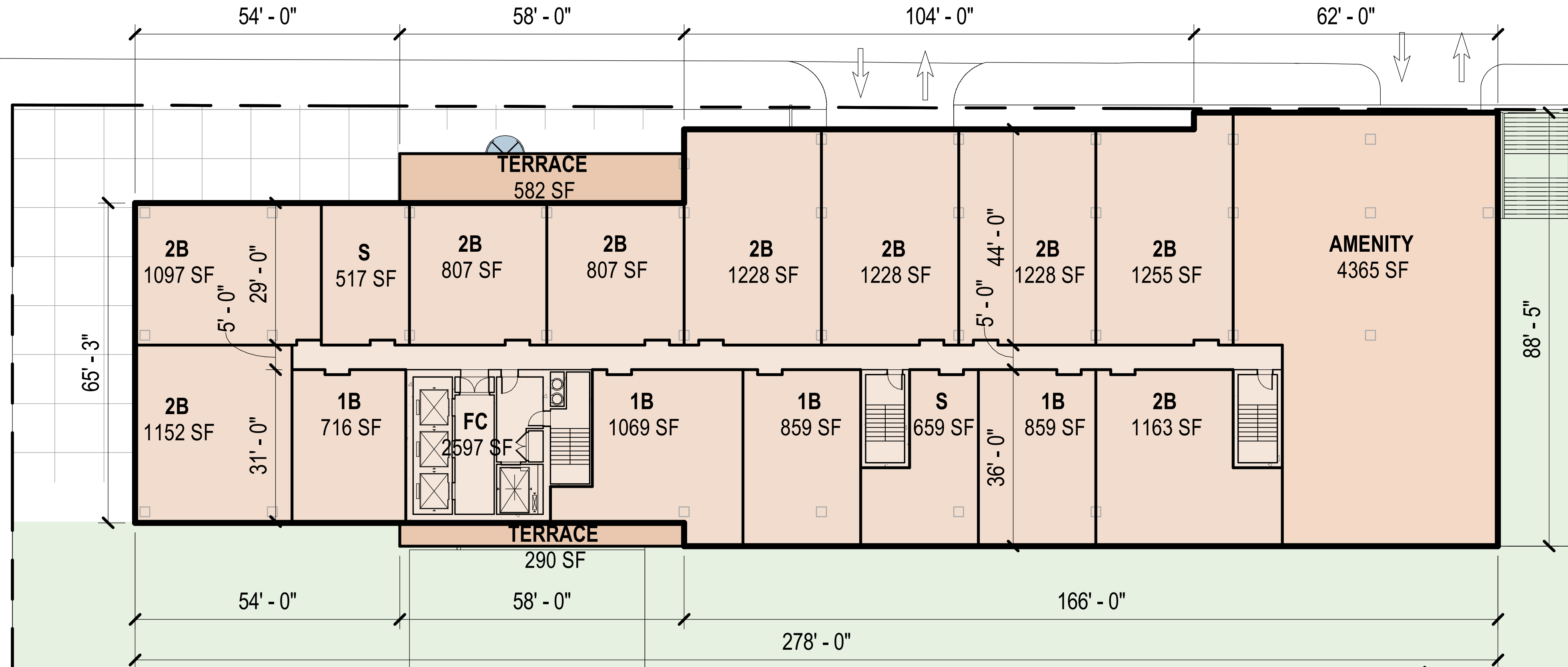
PEABODY ST.



TOWER LEVEL - LEVEL 03 @R1

RUTLEDGE ST.

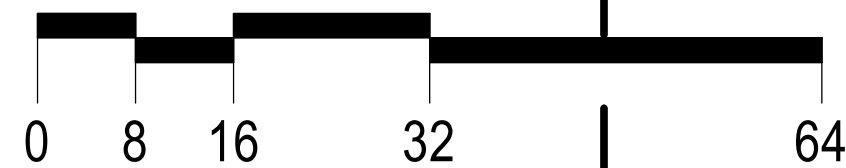
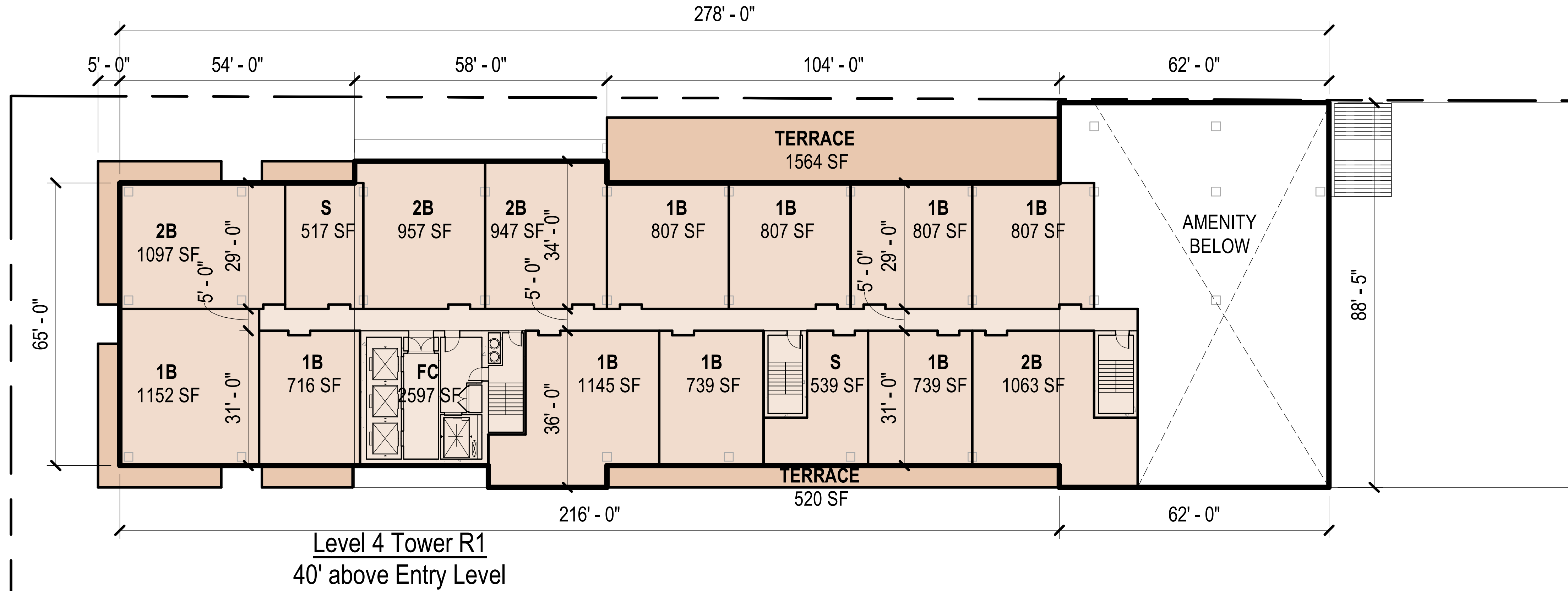
PEABODY ST.



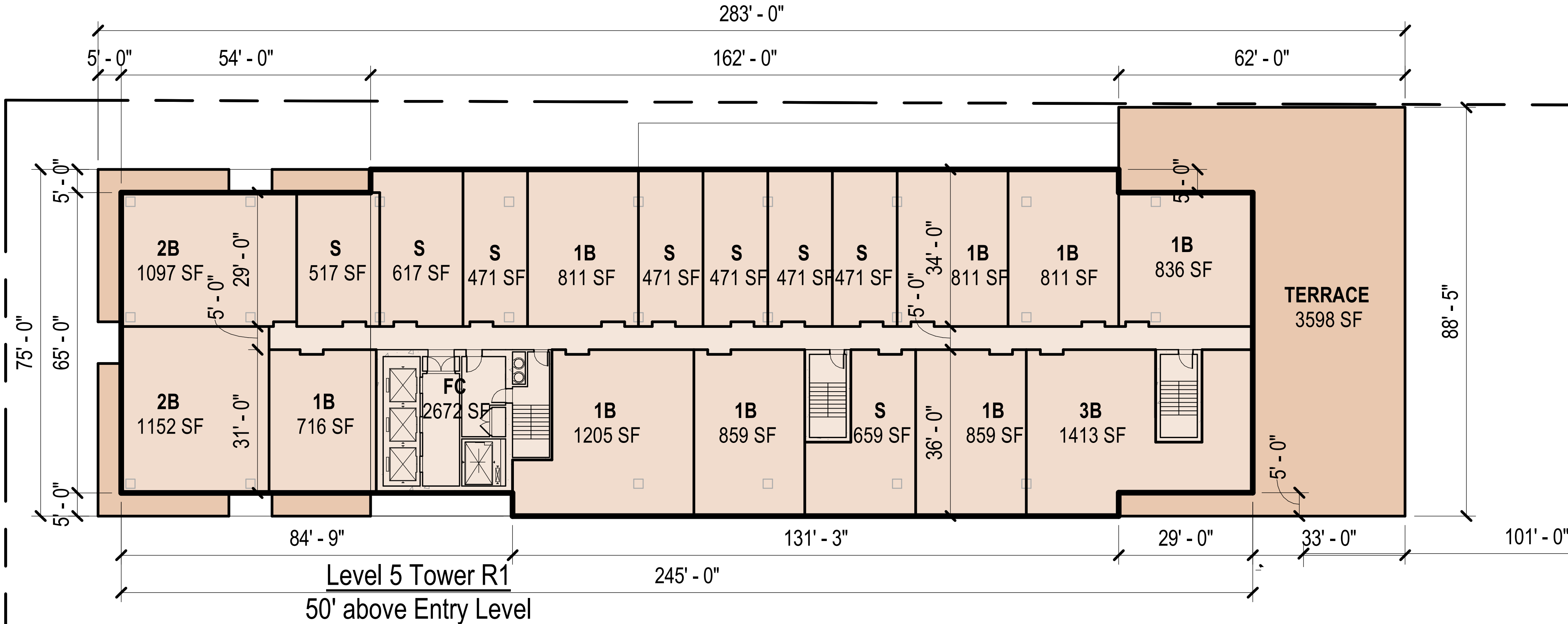
TOWER LEVEL - LEVEL 04 @R1

RUTLEDGE ST.

PEABODY ST.



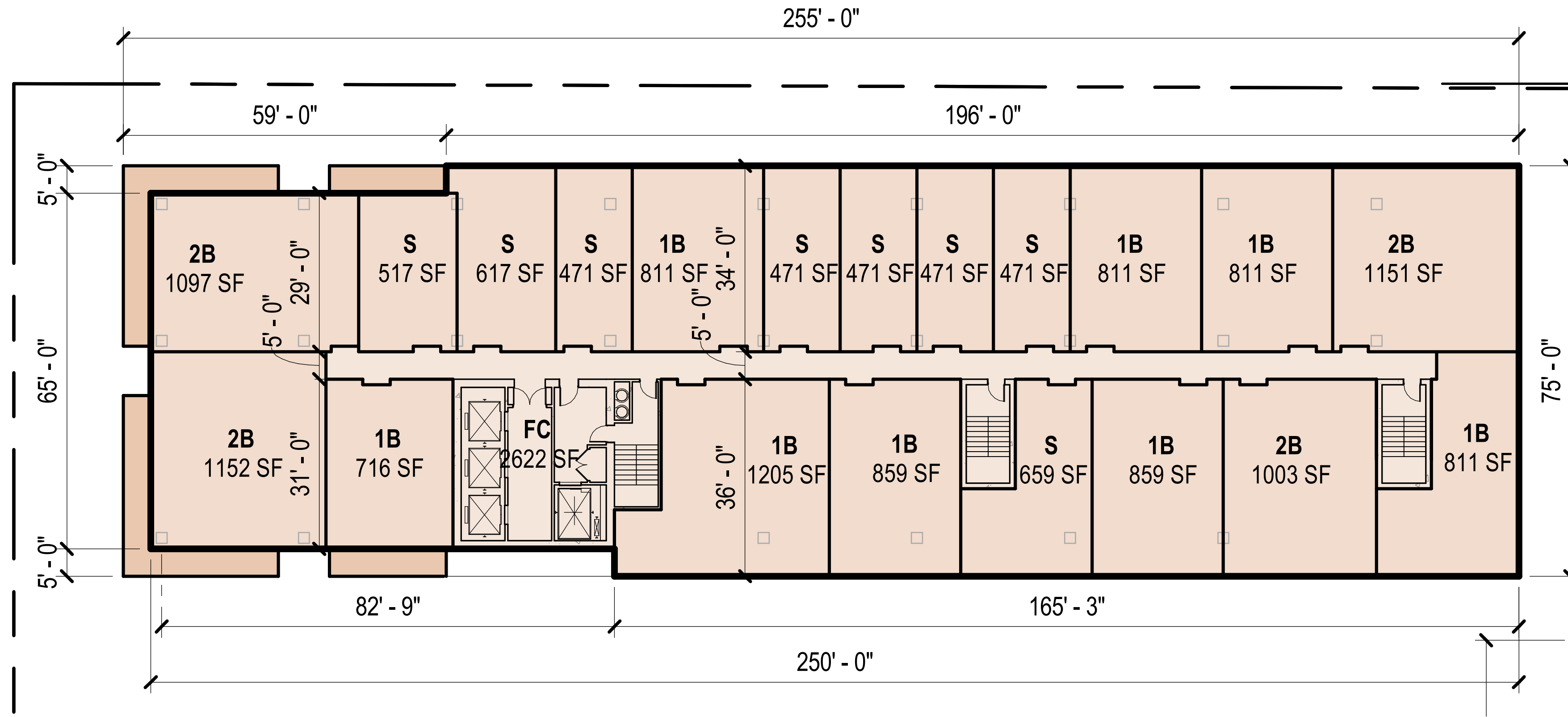
TOWER LEVEL - LEVEL 05 @R1



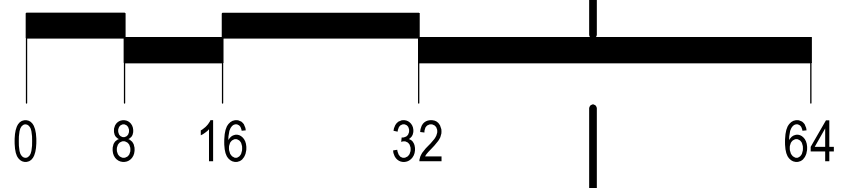
TOWER LEVEL - LEVELS 06-11 @R1

RUTLEDGE ST.

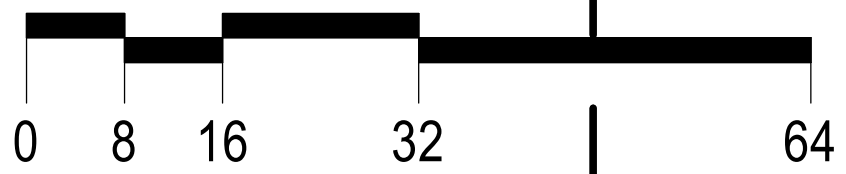
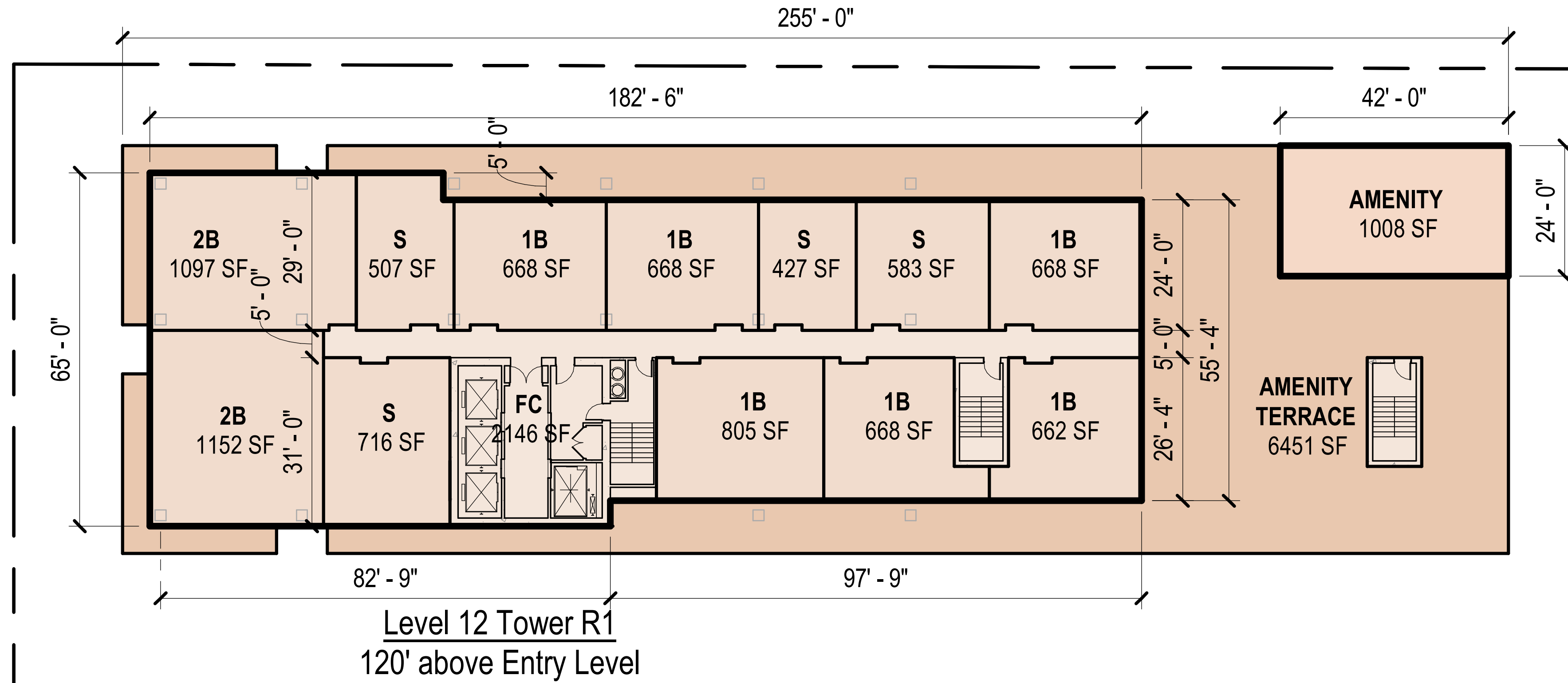
PEABODY ST.



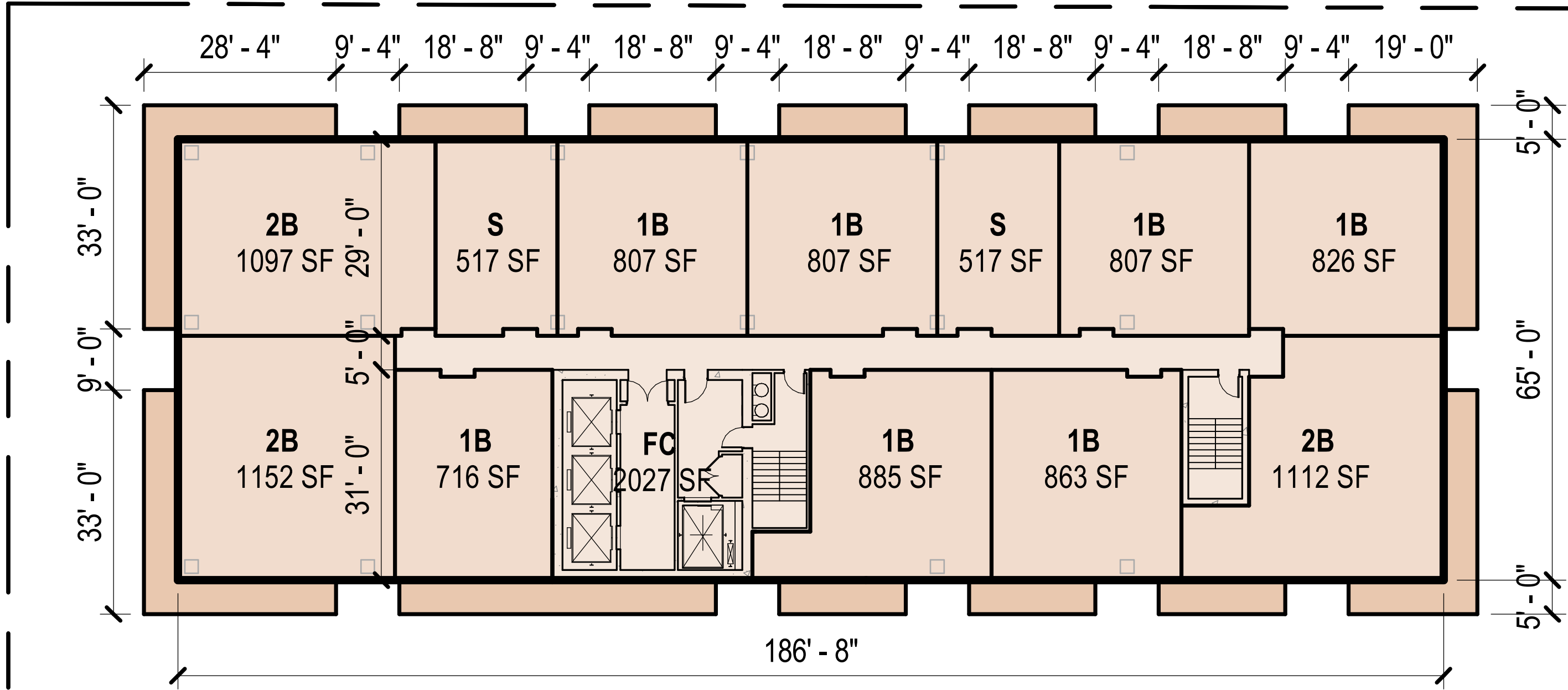
Typical Floor Levels 6-11 R1



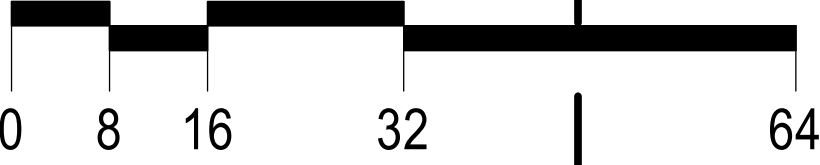
TOWER LEVEL - LEVEL 12 @R1



TOWER LEVEL - LEVELS 13-31 @R1

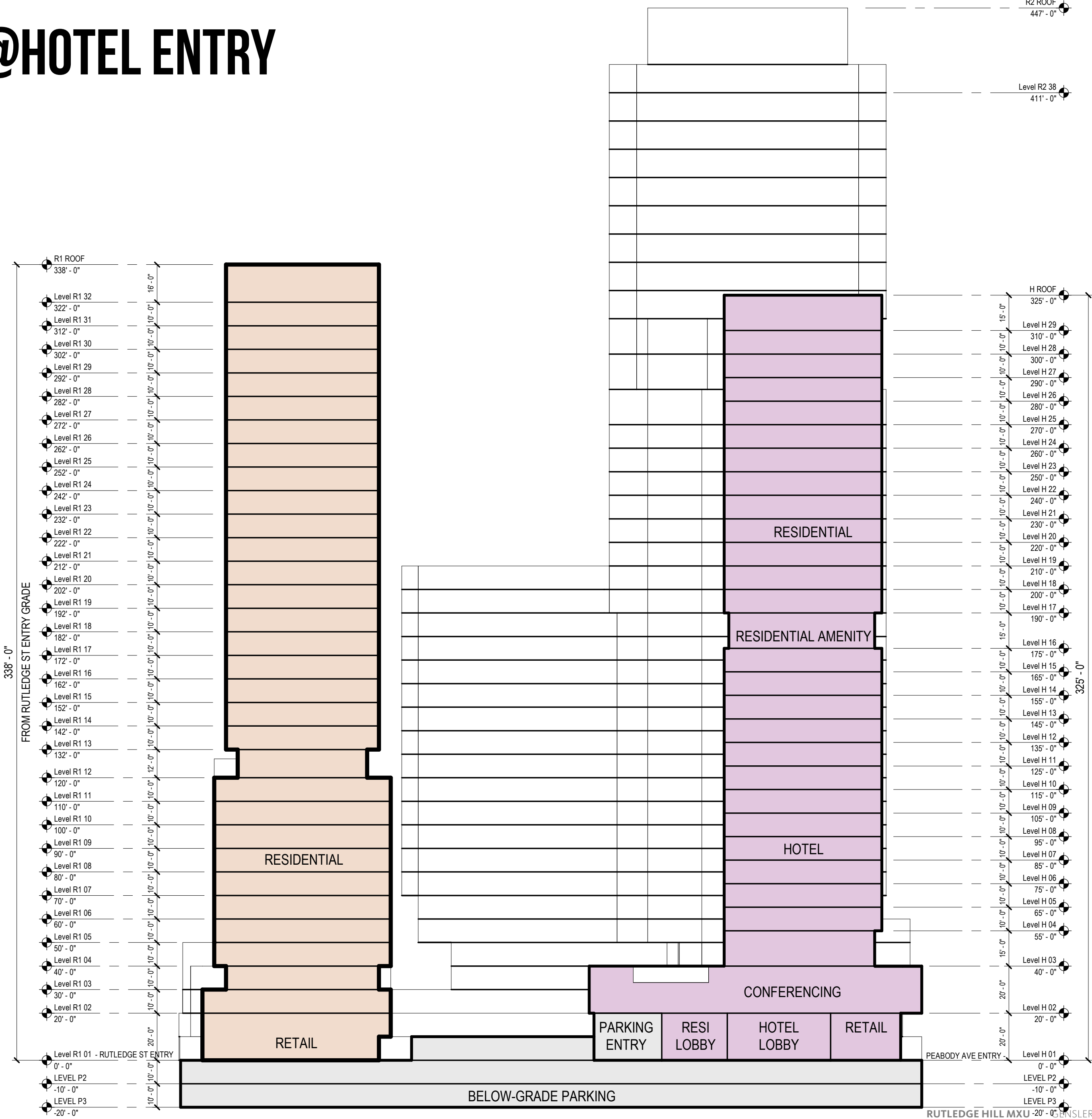


Typical Floors Levels 13-31 R1

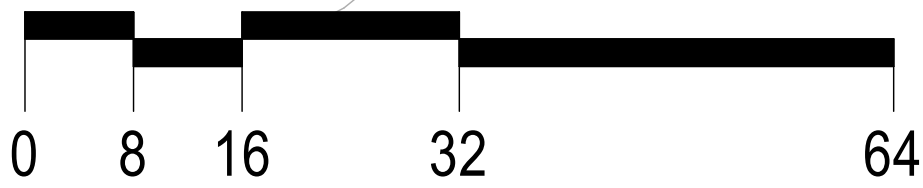
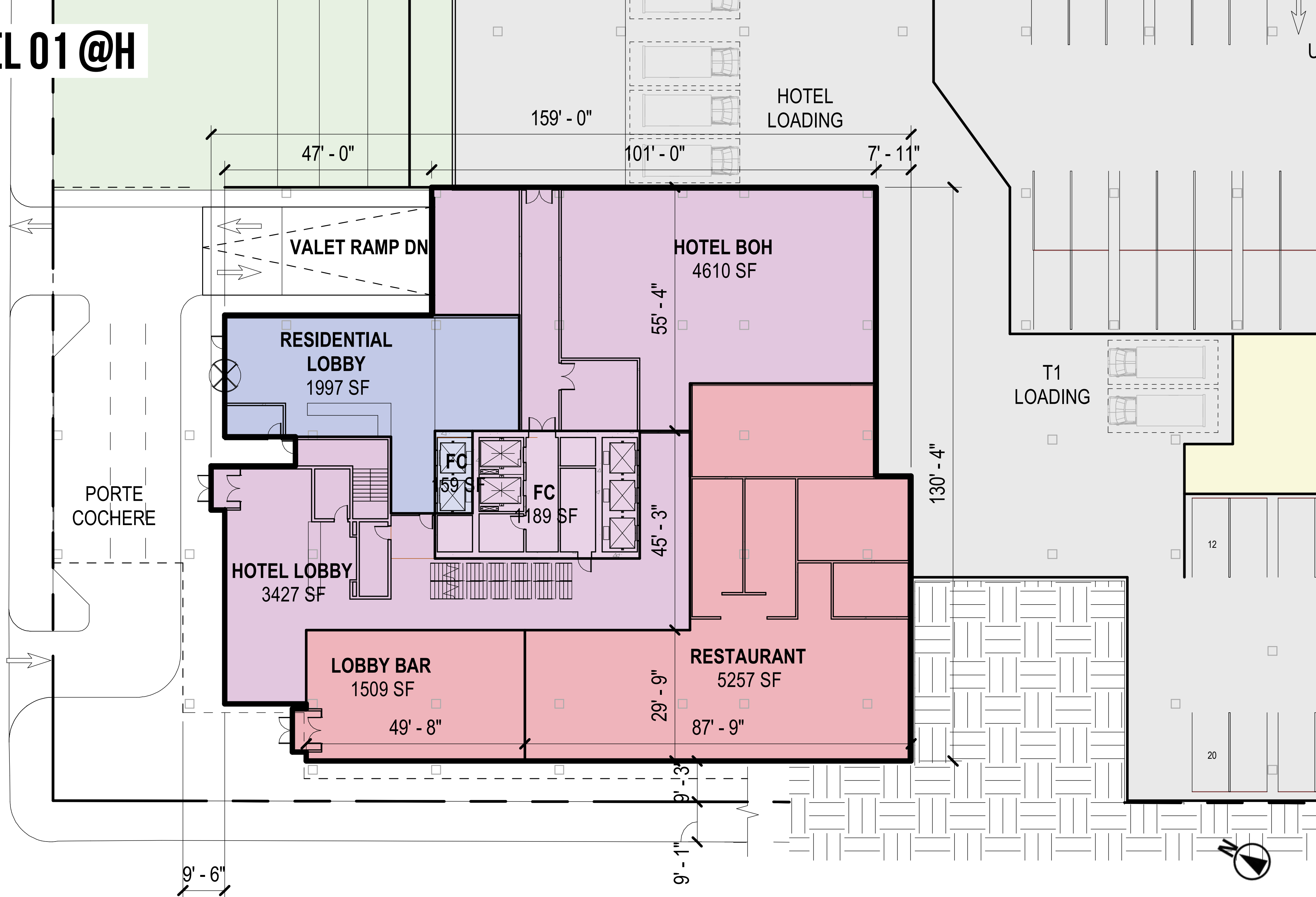


H: 2ND & PEABODY

EAST-WEST SECTION @HOTEL ENTRY

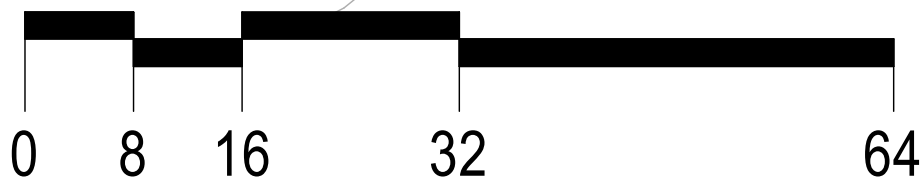
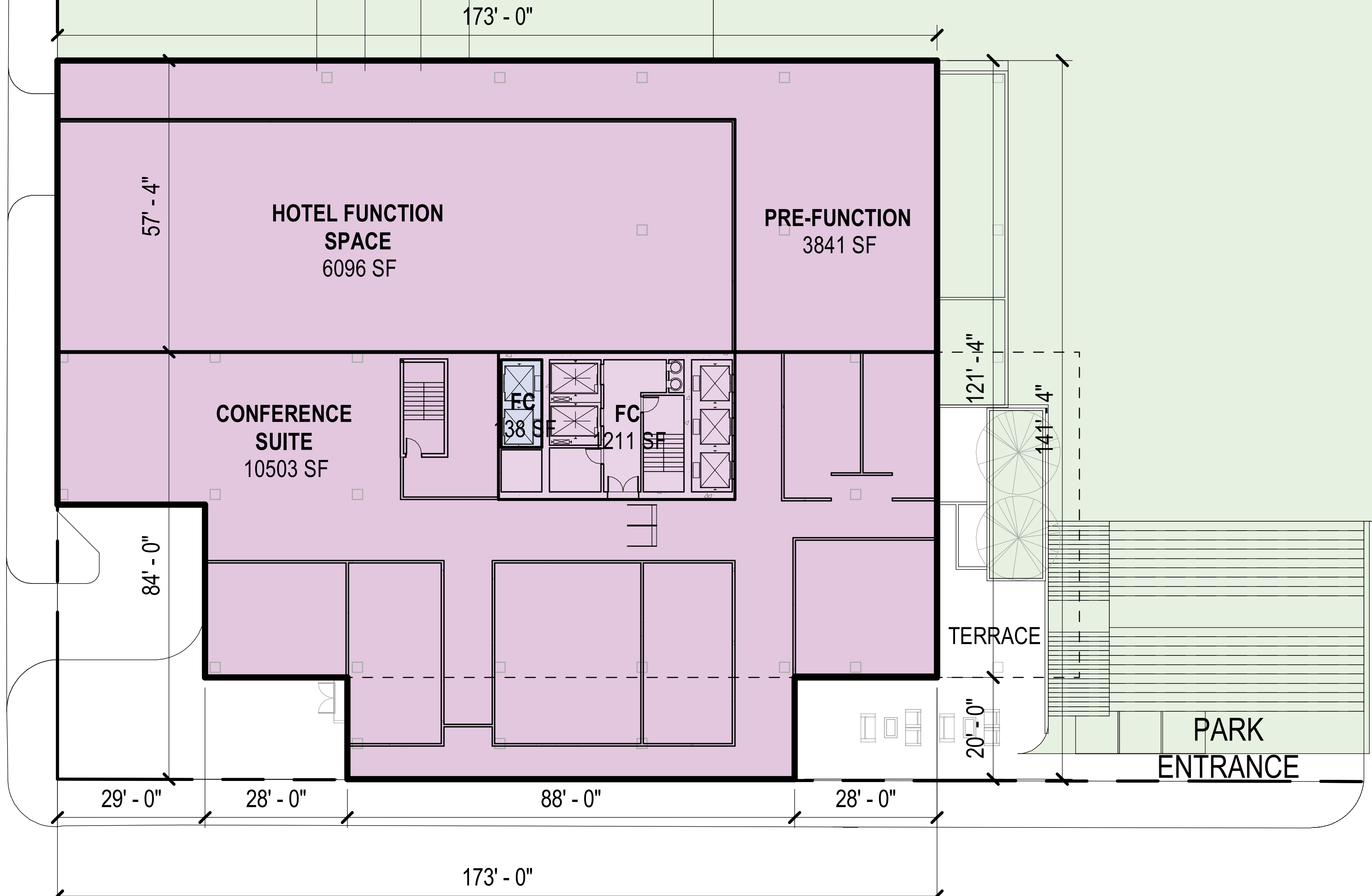


TOWER LEVEL - LEVEL 01 @H



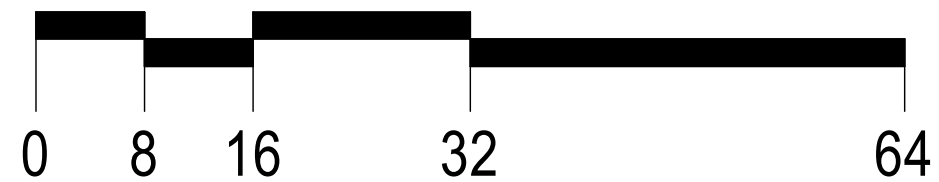
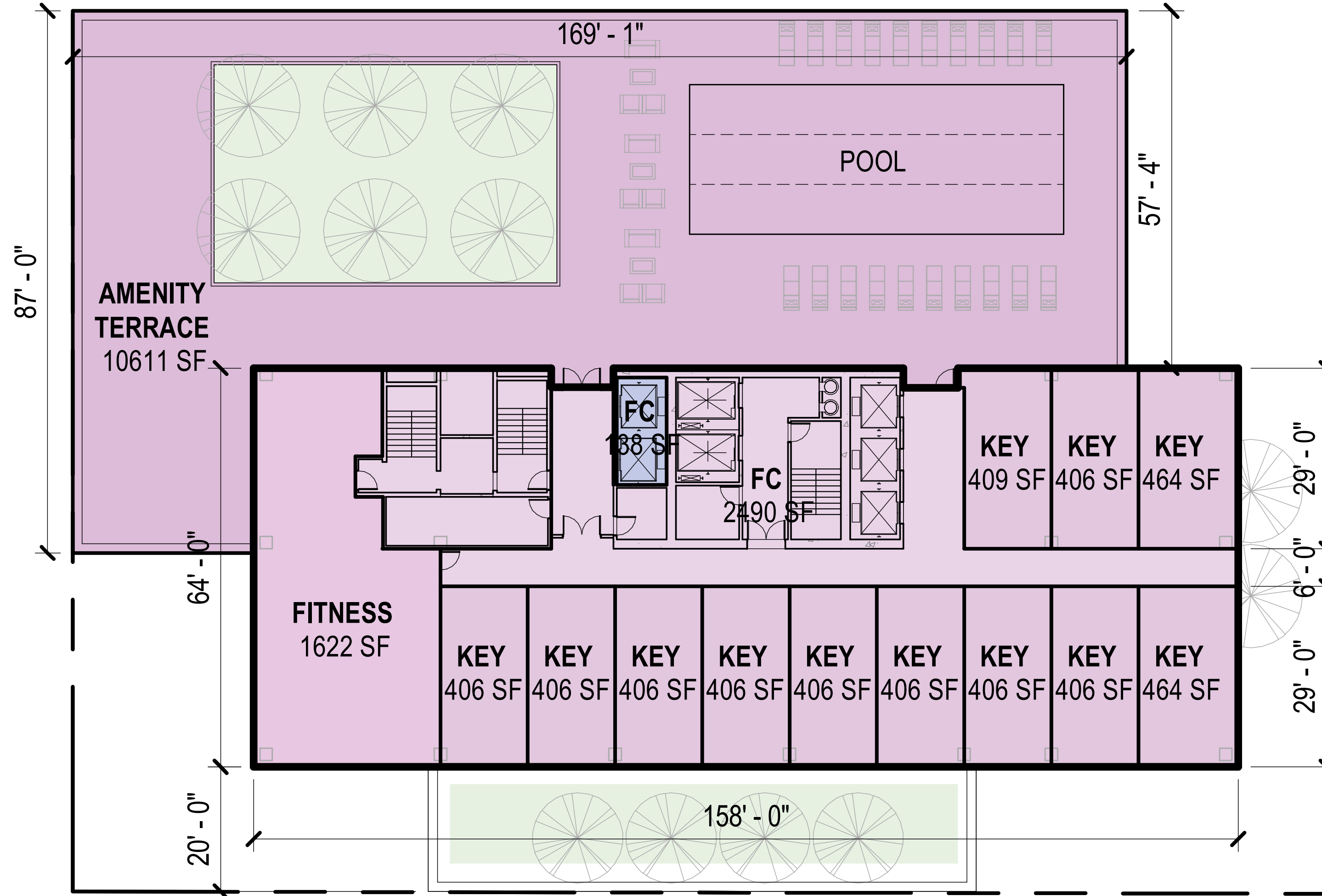
TOWER LEVEL - LEVEL 02 @H

PARK
ENTRANCE



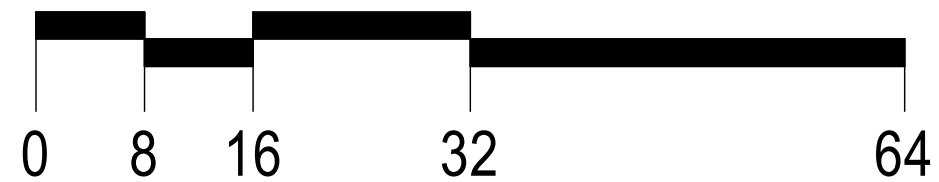
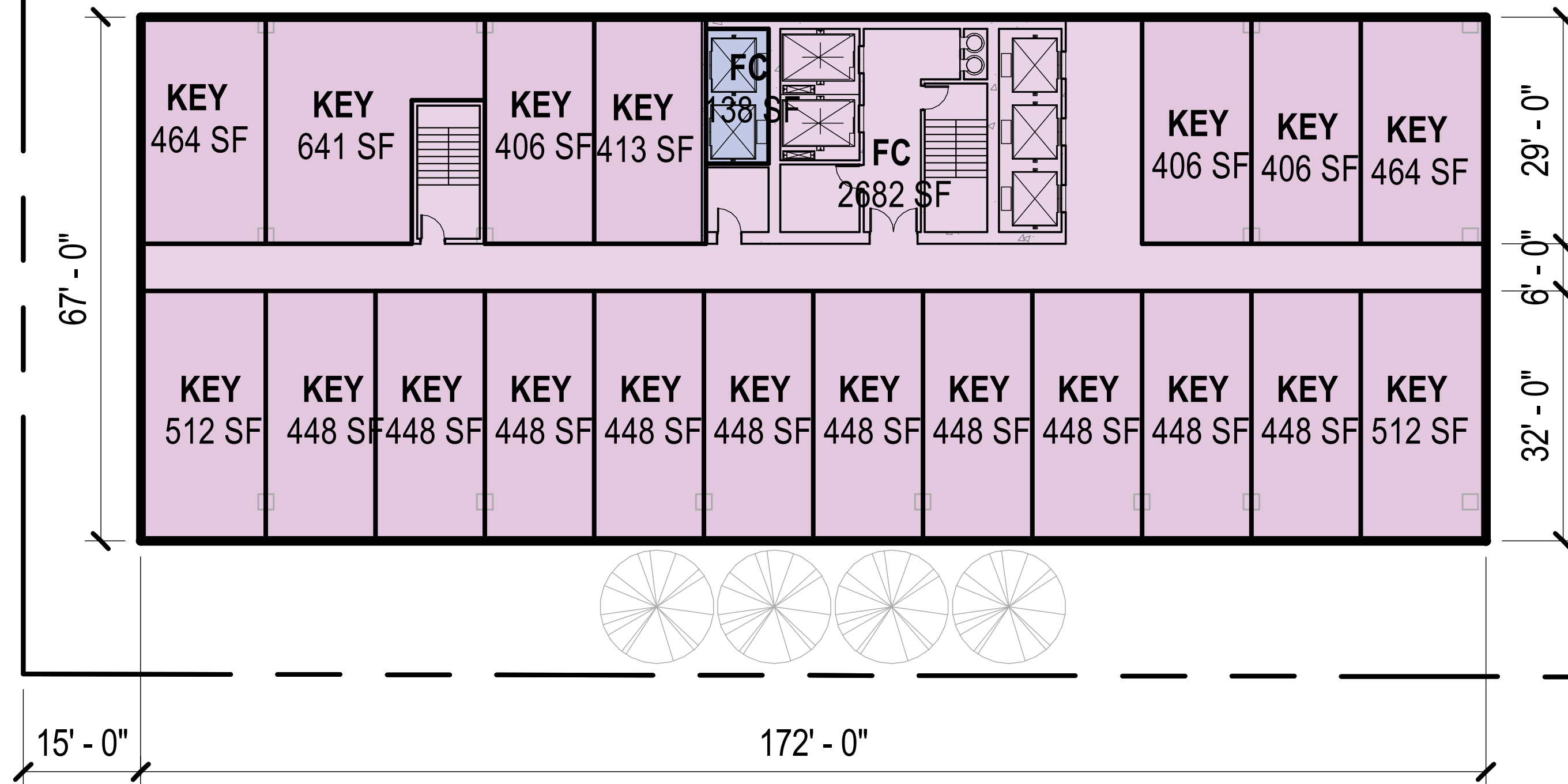
TOWER LEVEL - LEVEL 03 @H

Level 3 Hotel 40' above Entry Level

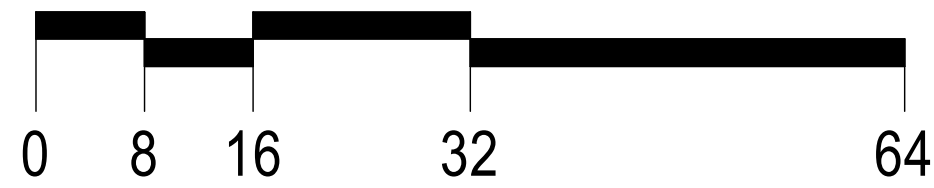
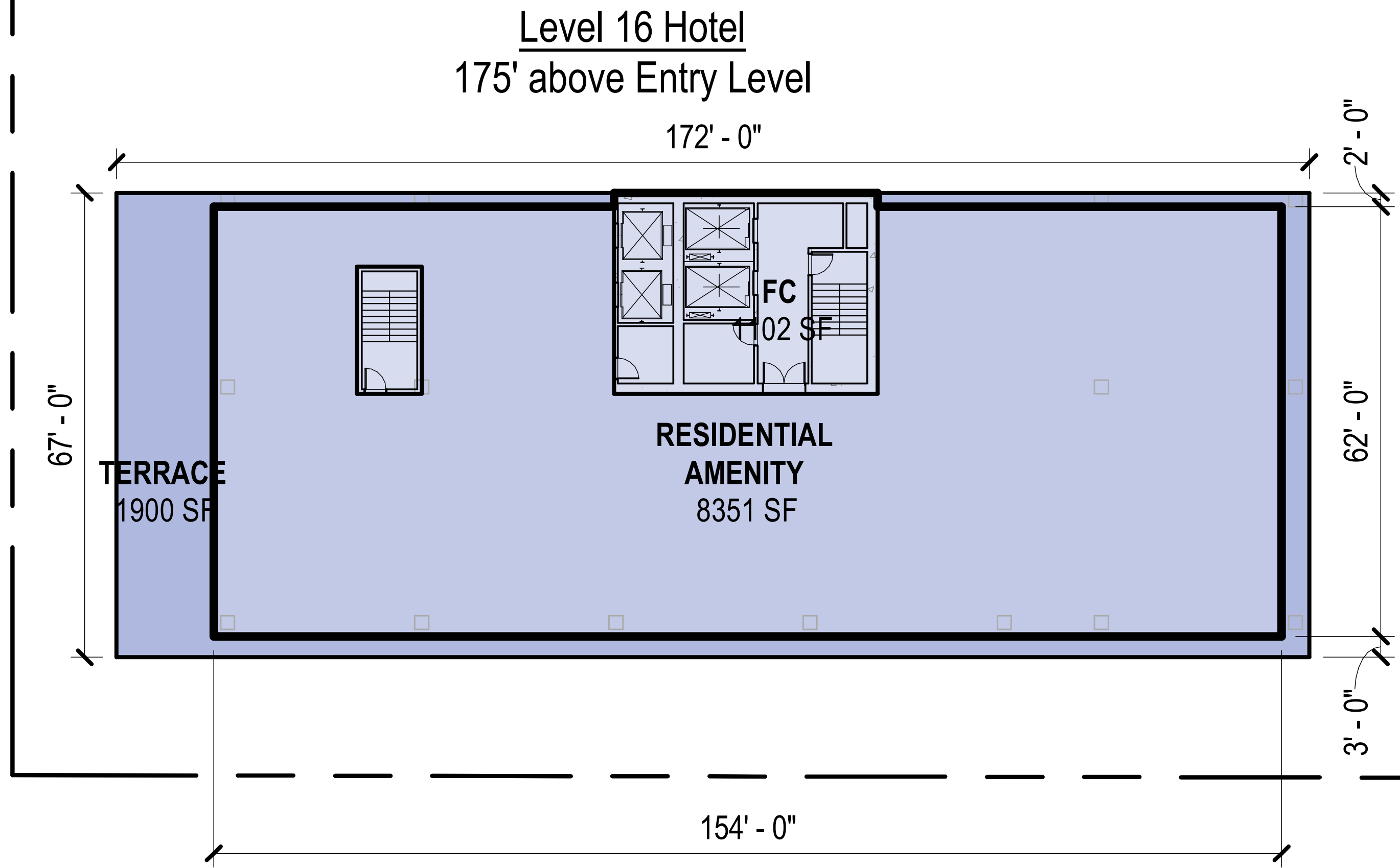


TOWER LEVEL - LEVELS 04-15@H

Typical Floors Levels 4-15 Tower H

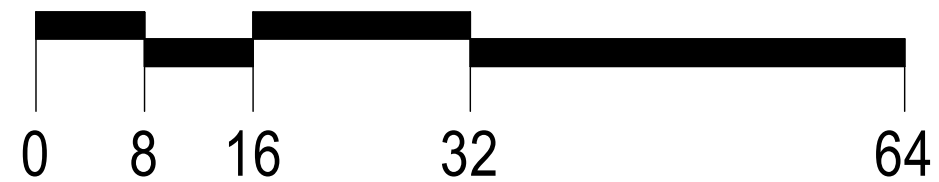
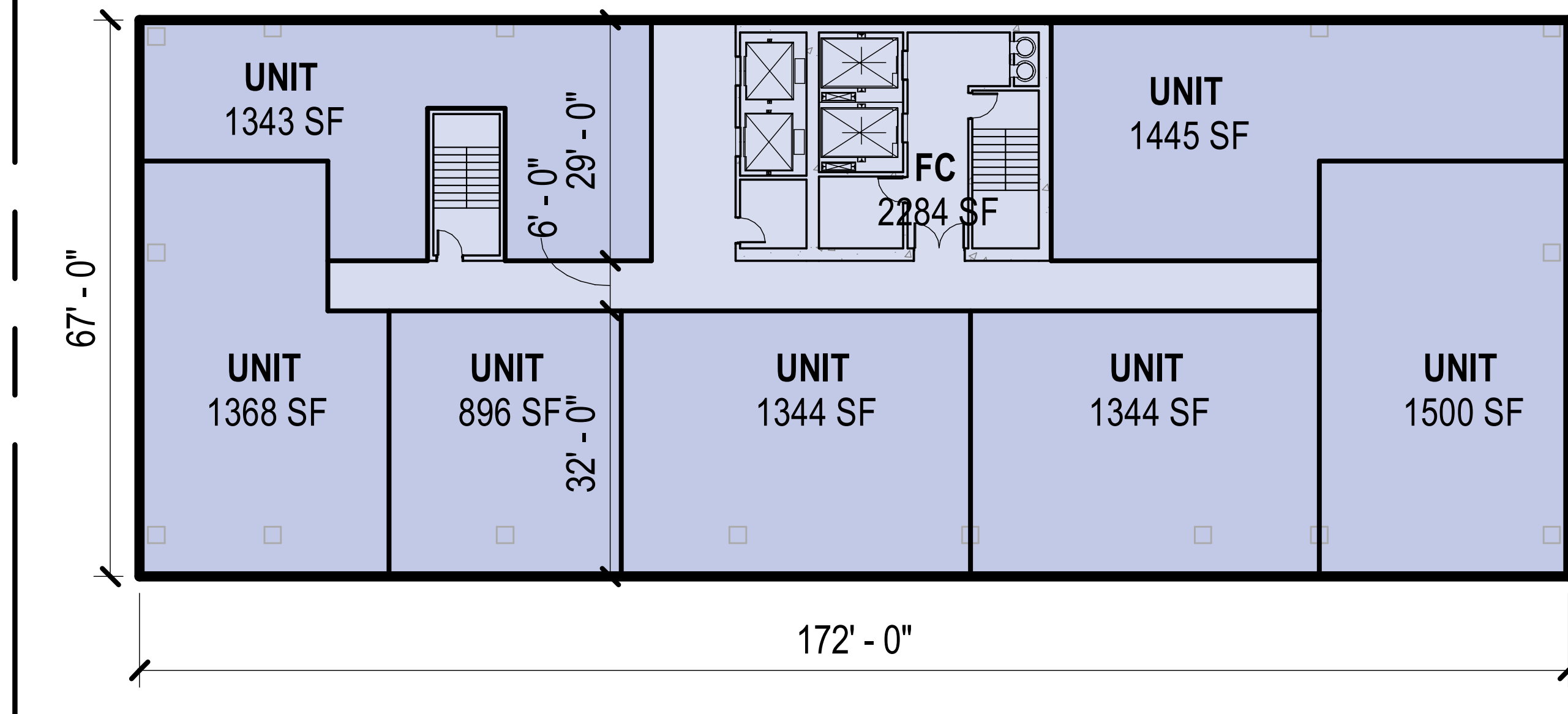


TOWER LEVEL - LEVEL 16 @H



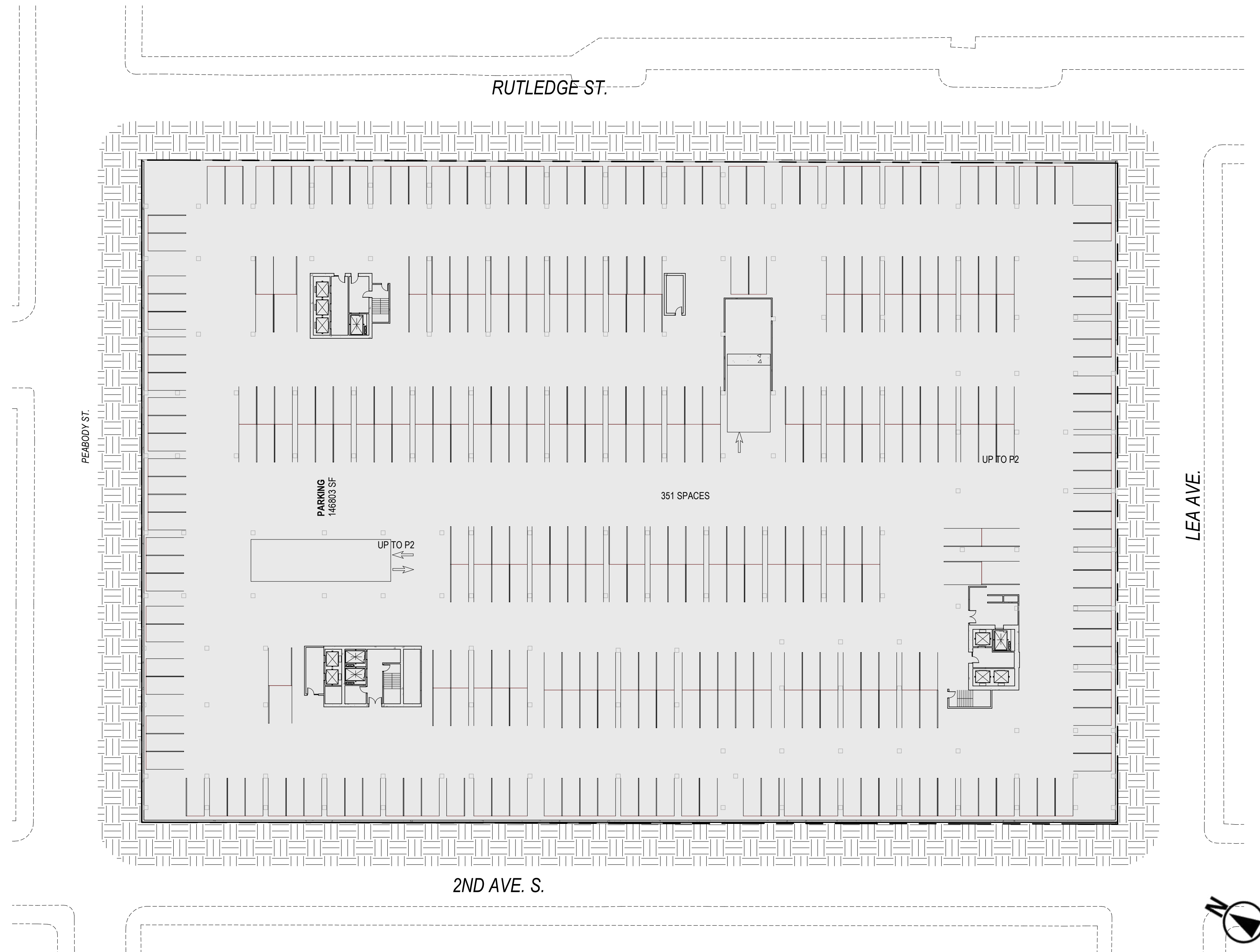
TOWER LEVEL - LEVELS 17-28 @H

Typical Floors Levels 17-28 Tower H



PARKING STRATEGY

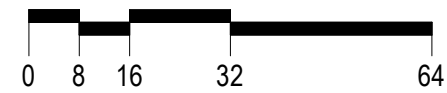
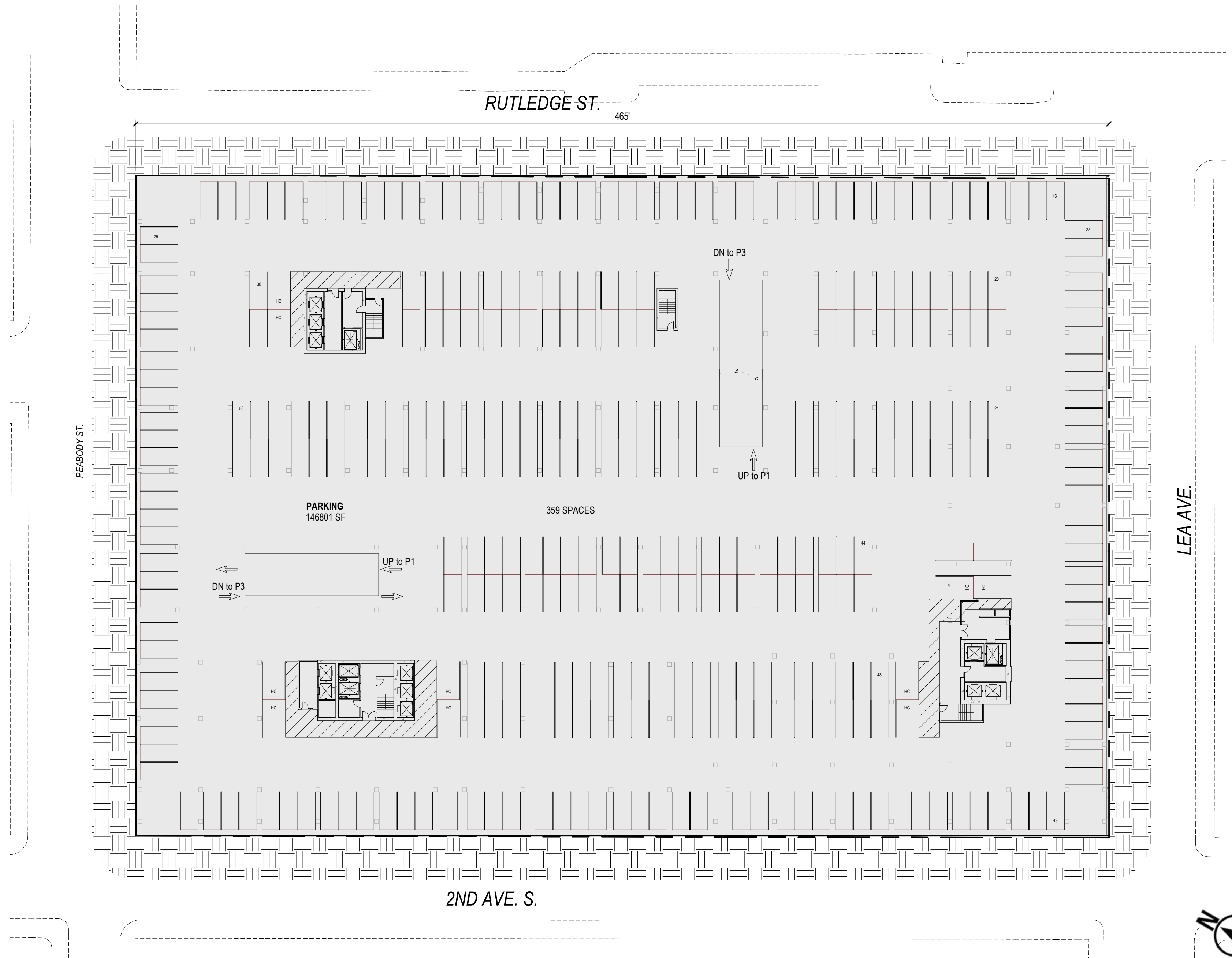
TOWER LEVEL - LEVEL P3



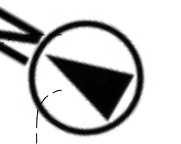
AUGUST 2022



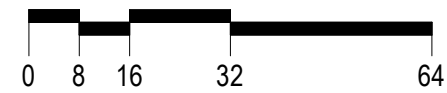
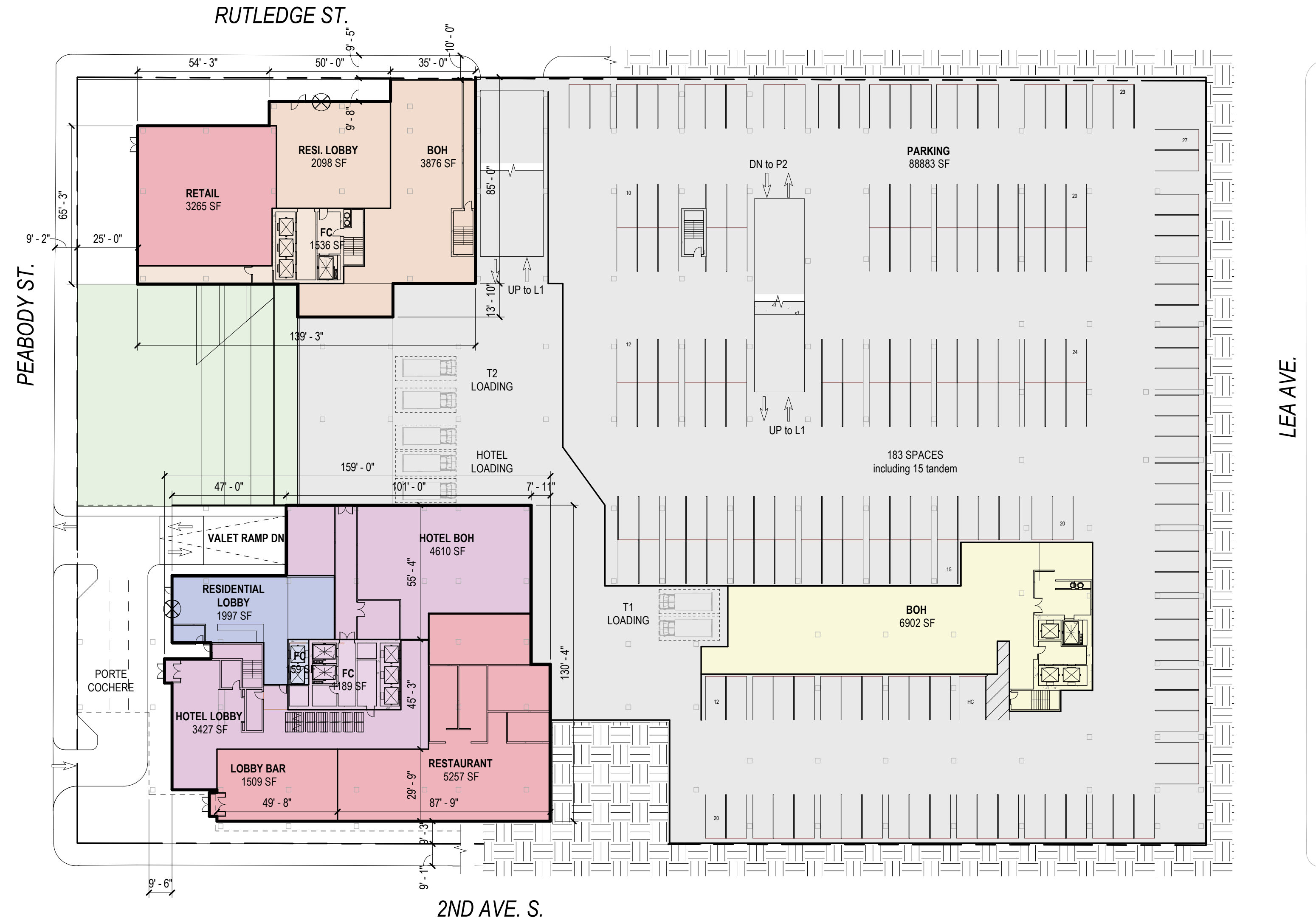
TOWER LEVEL - LEVEL P2



AUGUST 2022



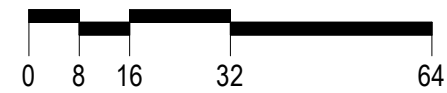
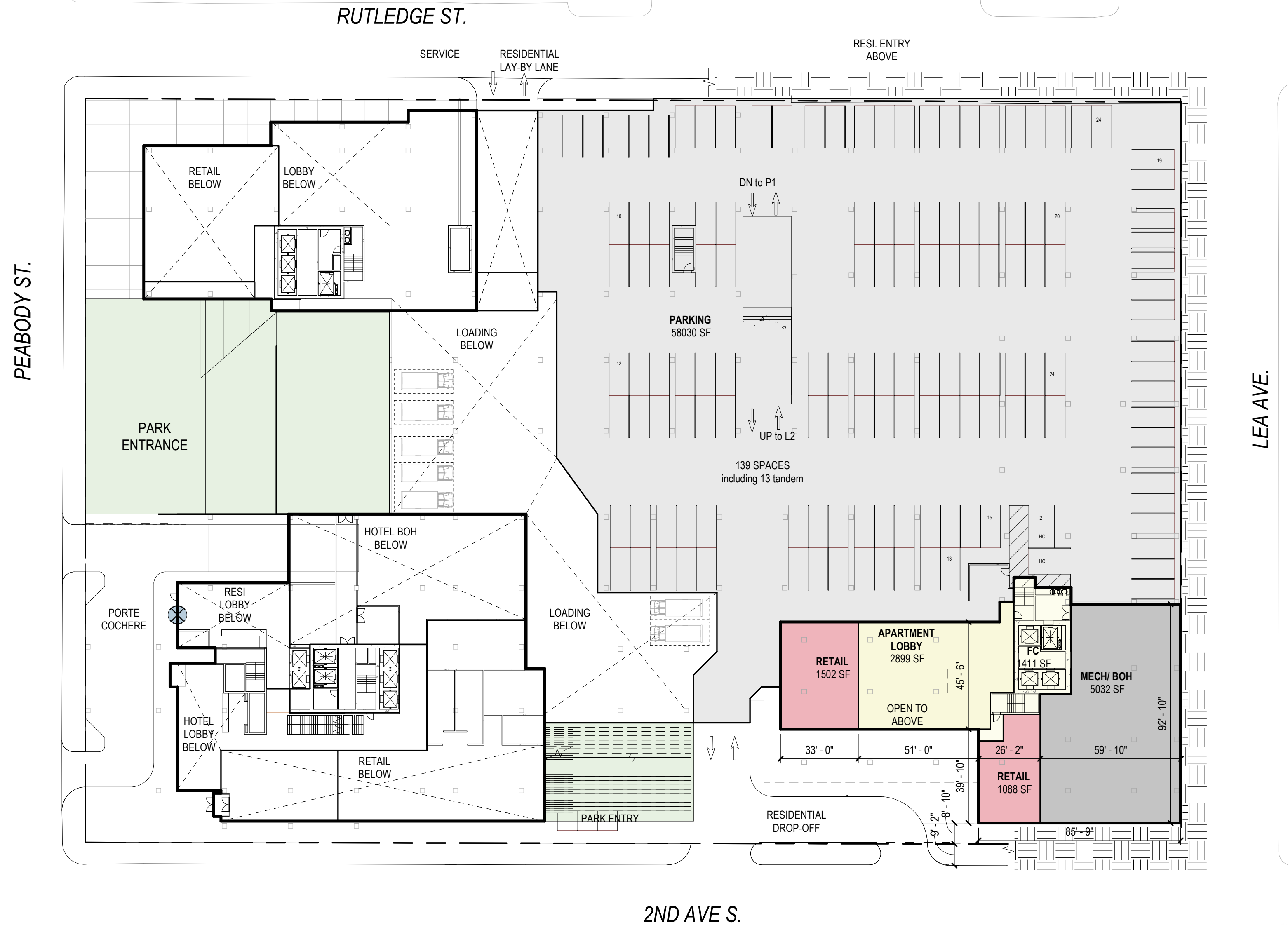
TOWER LEVEL - LEVEL P1



AUGUST 2022



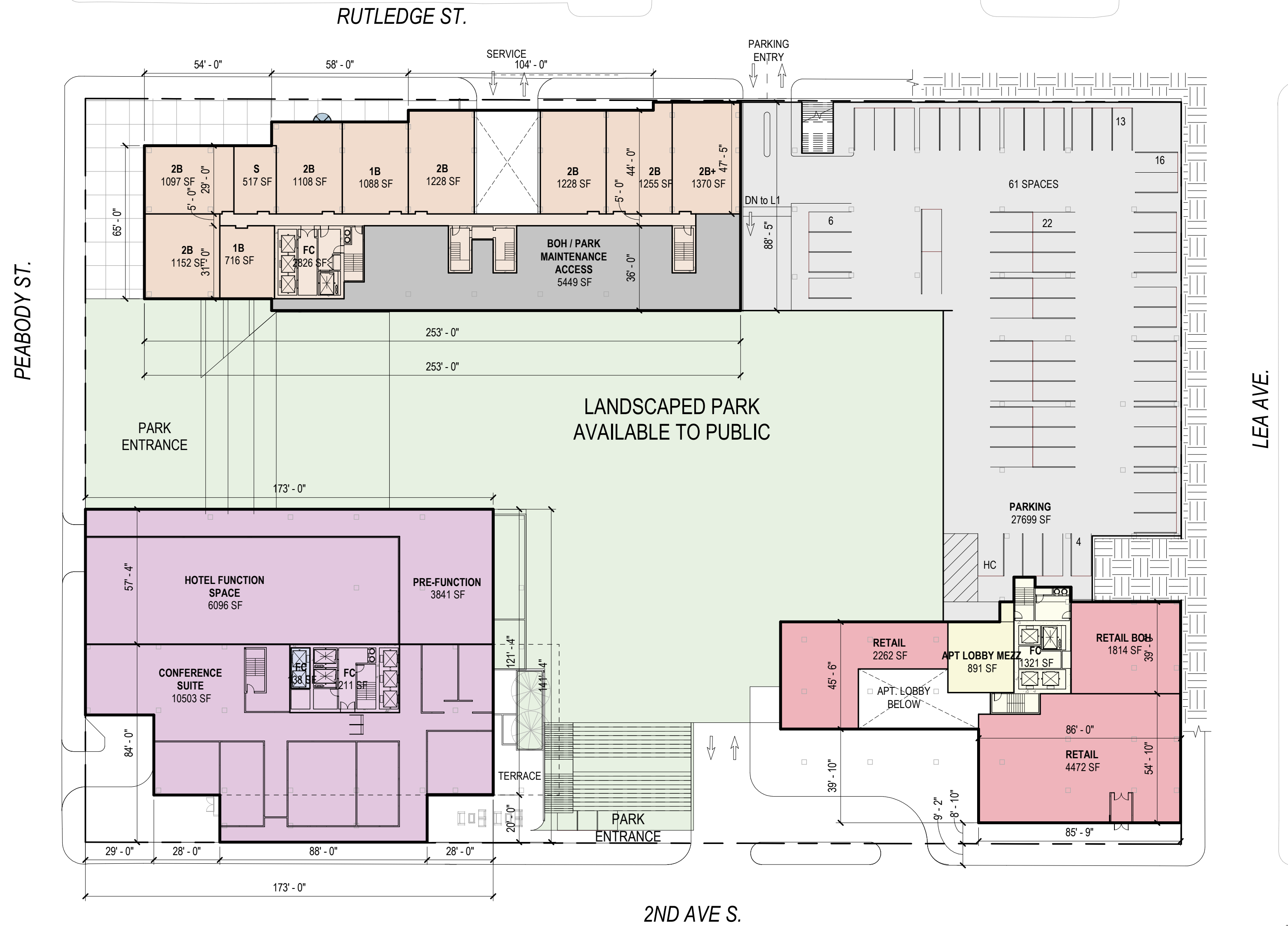
TOWER LEVEL - LEVEL 01 @R2



AUGUST 2022



TOWER LEVEL - LEVEL 02 @R2

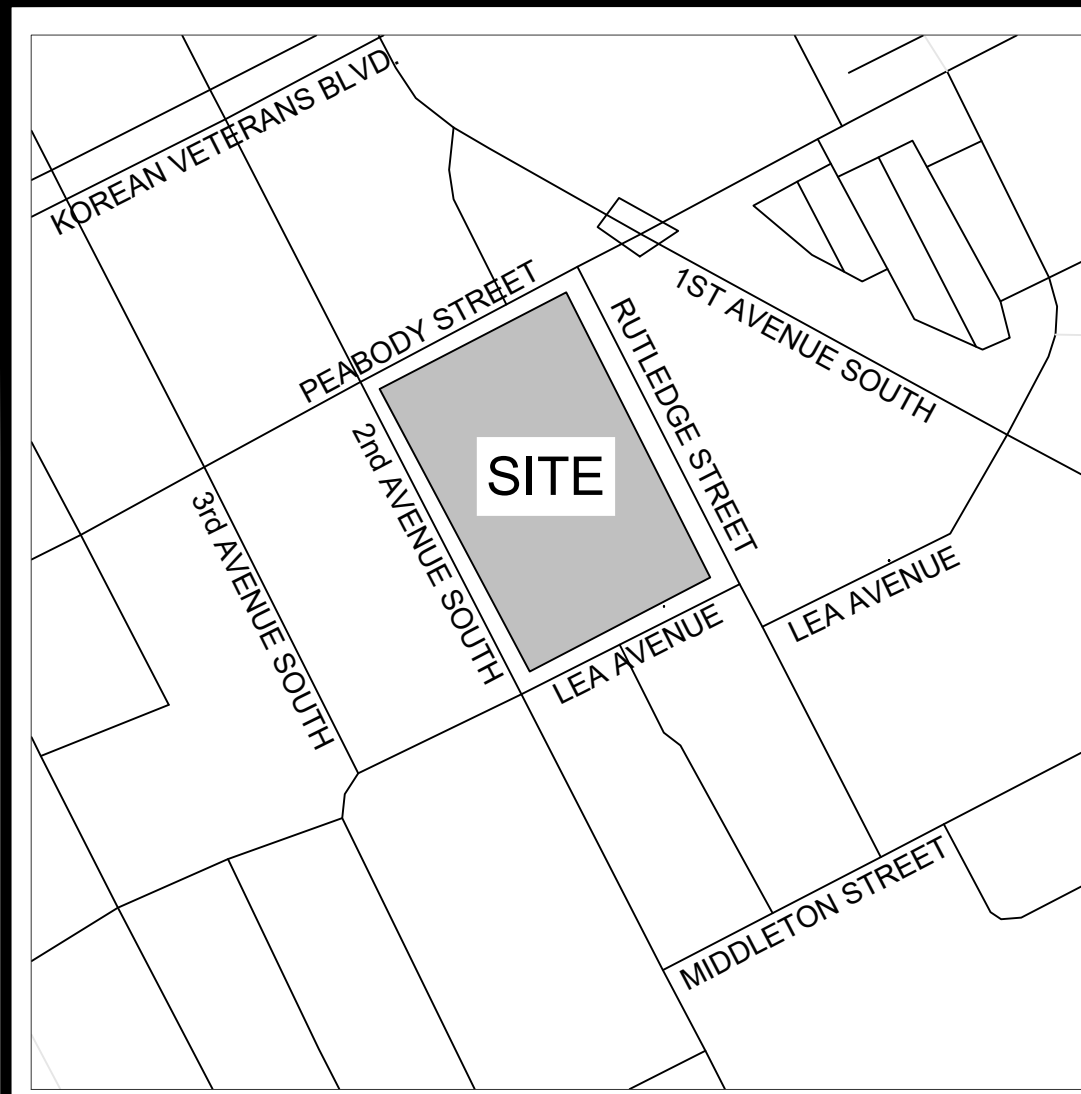


AUGUST 2022



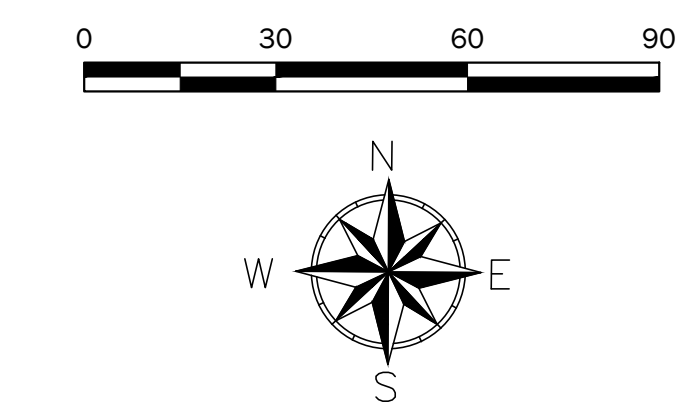
RUTLEDGE HILL MIXED-USE

CASE NO. 2022SP-056-001



LOCATION MAP NOT TO SCALE

SP CASE NUMBER: 2022SP-056-001



SOURCE OF NORTH
STATE PLANE COORDINATE
NAVD 88
NAD 83
GEIOD 12 A
OPUS
DATE: MAY 21, 2020



5910 Linber Drive, Suite #153 | Nashville, TN 37211
615.334.7770 | www.ttlusa.com

STANDARD SYMBOL LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM GRATE INLET
- EXISTING STORM JUNCTION BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING TREE
- EXISTING TREE STUMP
- PROPERTY CORNER
- IRON PIPE / PIN FOUND
- CAPPED REBAR FOUND
- TDOT ROW MARKER
- CAPPED REBAR SET
- PROPERTY CORNERS AS LABELED

SYMBOL LEGEND

- GAS VALVE
- FIRE HYDRANT
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- WATER METER
- DRAINAGE CATCH BASIN
- ELECTRIC BOX
- TELEPHONE MANHOLE
- GATE VALVE
- FLAG POLE
- ELECTRIC MANHOLE
- COLUMN AND WALLS

SURVEYOR NOTES:

- The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantee or warranties, expressed or implied.
- Any improvements depicted may be demolished, the depiction of any improvement on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only.
- Survey not final without Seal and Signature of Surveyor.
- All set property corners are marked with 3/4" diameter rebar with a TTL, Inc cap.
- This survey may not be reproduced, altered, or copied without written permission of TTL, Inc.
- This property has direct access to a dedicated public right-of-way.
- As shown on survey, there are no gaps or gorges between tracts.
- This parcel is not included in Flood Hazard Zones Community Panel 4703702242H PANEL 242 OF 478 Dated: APRIL 5, 2017

LAND DESCRIPTION PER SURVEY

Beginning at a set mag nail with TTL washer (TNSPC N: 664,655.25', E: 1,740,655.66) at the point of intersection of the Eastern right of way of Second Avenue South and the Southern right of way of Peabody Street thence with said line North 62 Degrees 35 Minutes 41 Seconds East, for 315.71 feet to the corner of rock wall the point of intersection of the Western right of way for Rutledge Street;

Thence with said line South 27 Degrees 13 Minutes 37 Seconds East, for 465.00 feet to a set 5/8" diameter iron rebar with TTL cap the point of intersection of the Northern right of way for Leavenworth Avenue;

Thence with said right of way South 62 Degrees 35 Minutes 38 Seconds West, for 315.10 feet to a point on concrete column the point of intersection with the Eastern right of way of Second Avenue South;

Thence with said right of way North 27 Degrees 18 Minutes 07 Seconds West, for 465.00 feet to the point of beginning.

Said parcel containing 146,661.45 square feet more or less or 3.37 Acres more or less.

Land description prepared by Kenneth D. Church, RLS TN 1004

The ratio of precision for this unadjusted survey is 1:41,218 as shown hereon.
The field work was completed on June 5, 2020
Date of Plat or Map:

Kenneth D. Church, TN RLS #1004
Survey Manager TTL USA
5910 Linber Drive Suite # 153
Nashville, Tennessee 37211
Cell Phone 615-332-2851
Kchurch@ttlusa.com

I hereby certify that this is a Category 1 Survey and was done in compliance with the Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey is 1:41,218 as shown hereon.



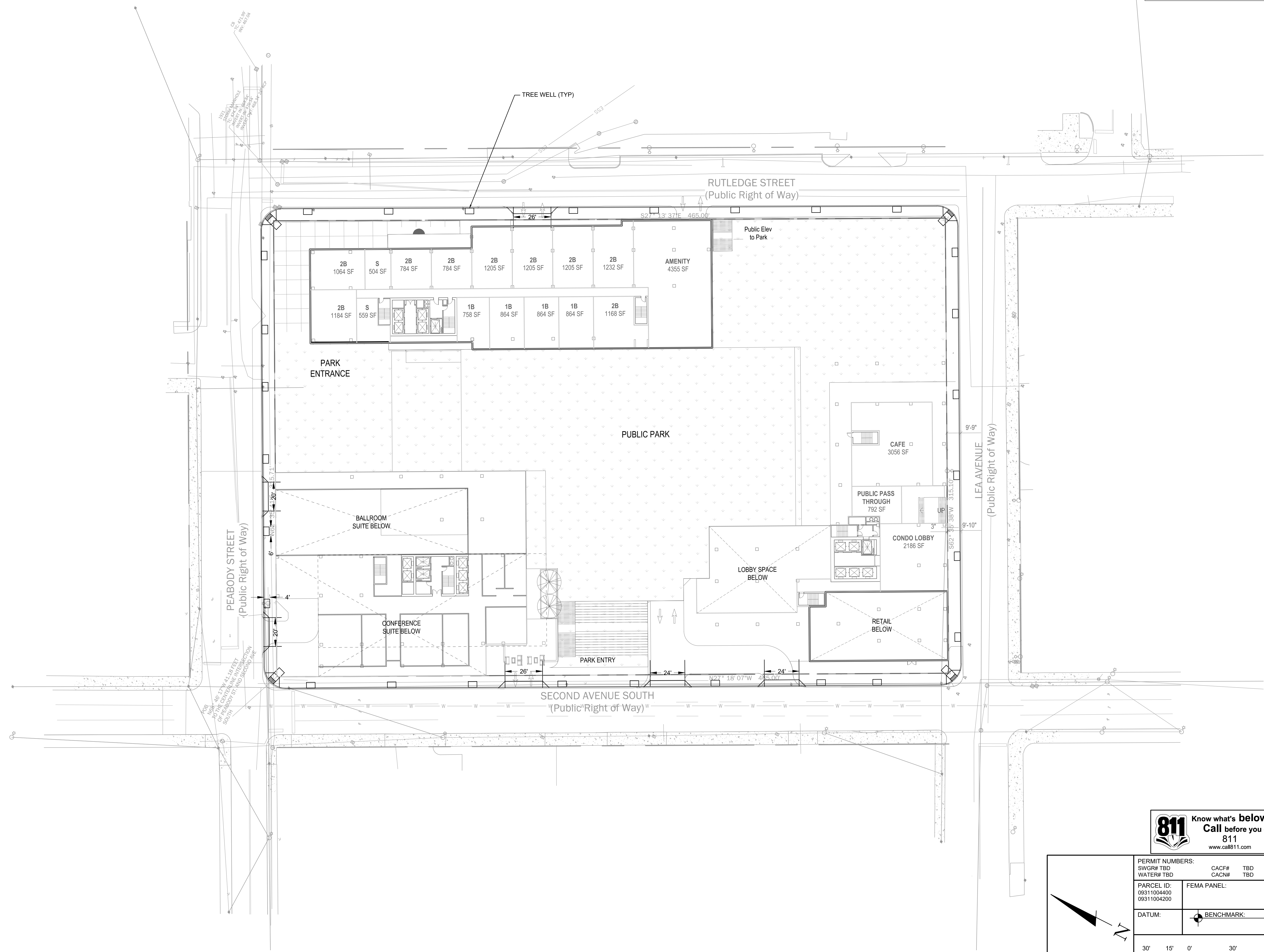
ADDRESSES: 500 SECOND AVENUE SOUTH & 0 SECOND AVENUE SOUTH
DEED INSTRUMENT NUMBER 20020117-0007527 & 200010130-101751 TAX ID 09311004400
DEED INSTRUMENT NUMBER 20001013-0101751 TAX ID 09311004200
NASHVILLE, DAVIDSON, TENNESSEE

BOUNDARY & TOPOGRAPHIC SURVEY	
No.	Date

Drawn By: KDC
Date Drawn: 07/15/20-07/16/21
Checked By: NTH
Date Surveyed: 05/21/06/05/20
Proj. No.: 20108-1459.00
File Name: CUSHMAN WAKEFIELD - 500 2nd Avenue South ACTA

Sheet No.
SHEET 1

UTILITY DISCLAIMER:
TTL, Inc and Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. TTL, Inc has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. TTL, Inc, makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. TTL, Inc further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility accompany. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811



SITE LAYOUT PLAN
DAVIDSON COUNTY
RUTLEDGE HILL MIXED USE
NASHVILLE, TN



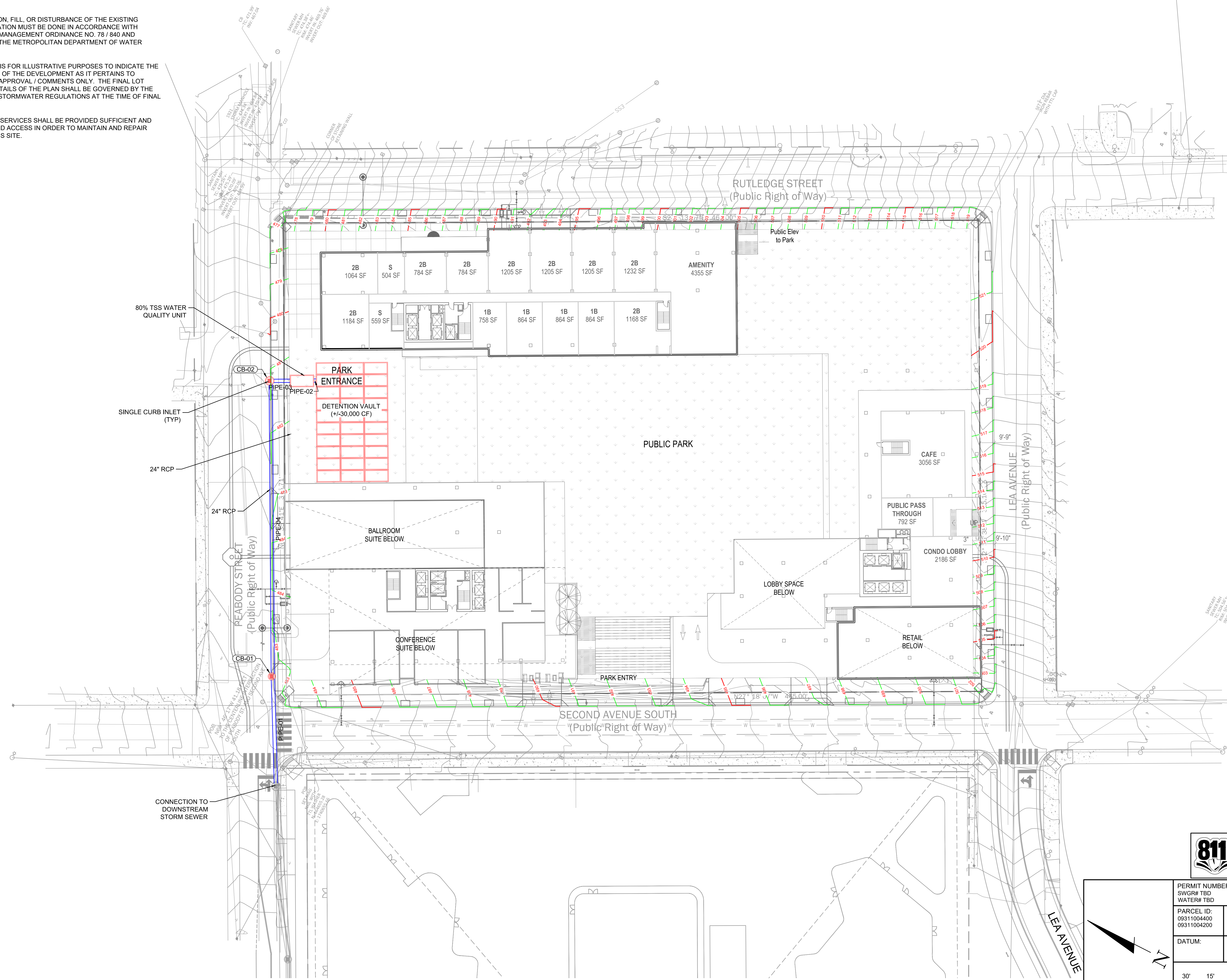
PERMIT NUMBERS:	
SWGR# TBD	CACF# TBD
WATER# TBD	CACN# TBD
PARCEL ID:	
09311004400	FEMA PANEL:
09311004200	
DATUM:	
BENCHMARK:	
SCALE: 1 INCH = 30 FEET	

REV.	OR.	CHK.	DATE	DESCRIPTION

C1.01
FILE NO. 37928-00

NOTES

1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE NO. 78 / 840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL / COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.



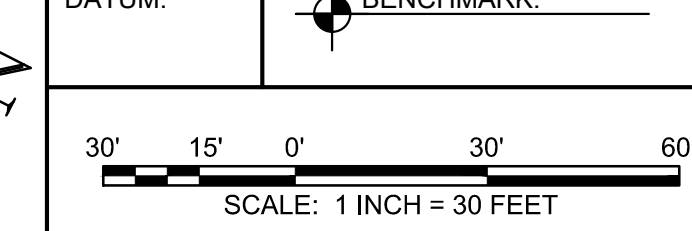
GRADING AND DRAINAGE PLAN

DAVIDSON COUNTY
RUTLEDGE HILL MIXED USE
NASHVILLE, TN

USER: ABHARDISON
FILE: F:\379283\379280004_CADD\CIVIL\PL01\3792800_C2.01.dwg
SAVED: 7/15/2022
PLOTTED: 8/12/2022



PERMIT NUMBERS: SWGR# TBD WATER# TBD	CACN# TBD CACN# TBD
PARCEL ID: 09311004400 09311004200	FEMA PANEL:
DATUM:	BENCHMARK:



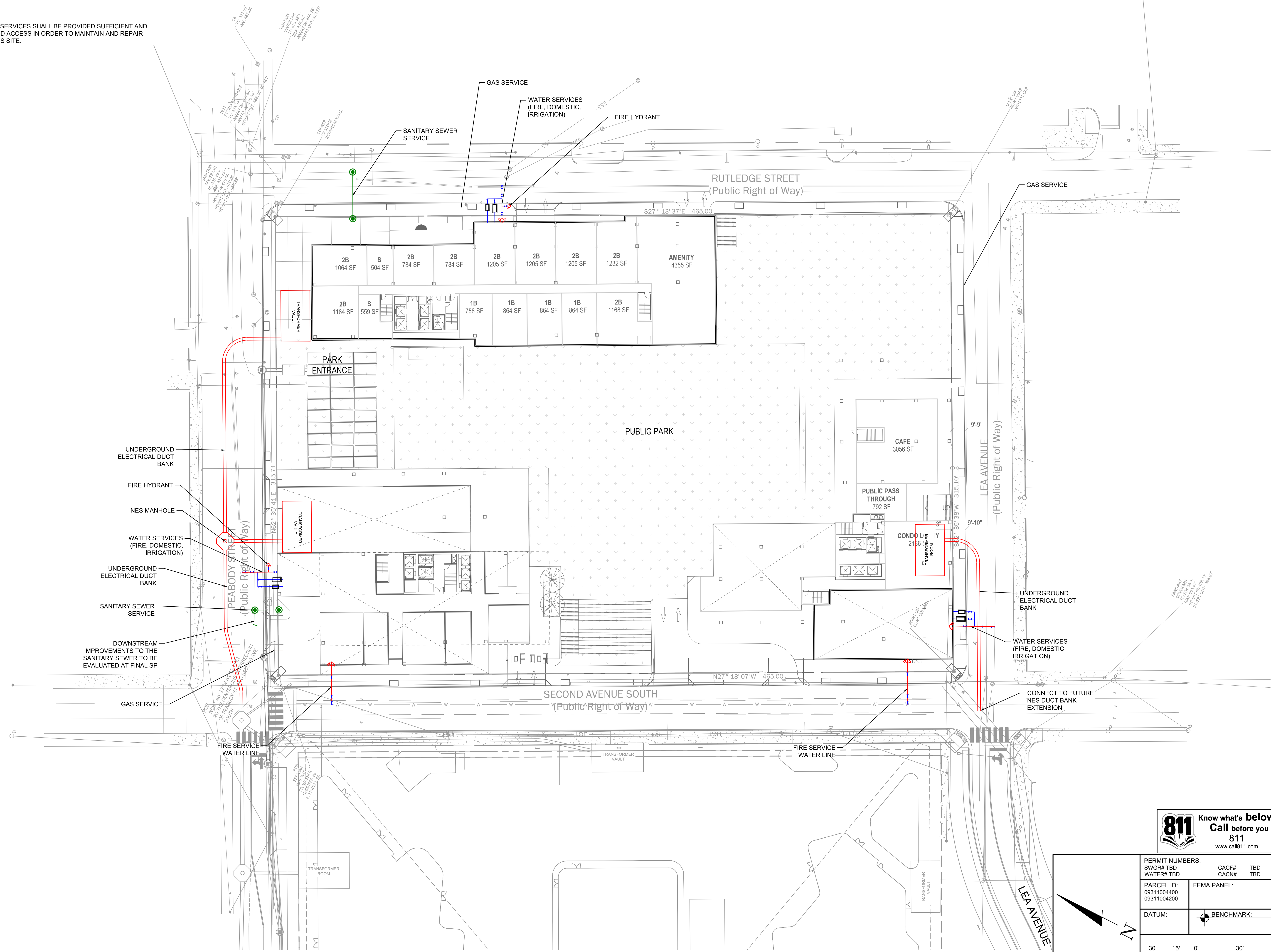
REV.	OR.	CHK.	DATE	DESCRIPTION

C2.01
FILE NO. 37928-00

NOTES

- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

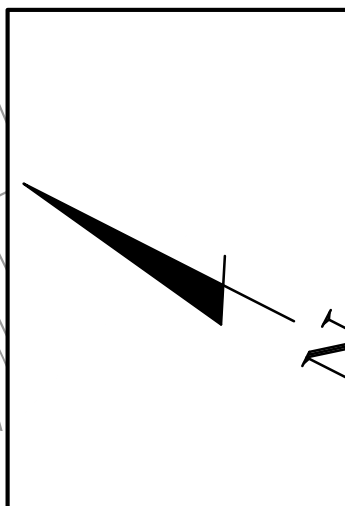
SP CASE NUMBER: 2022SP-056-001



USER: ABHARDISON
 FILE: 37928379280004_CADD/CV/PL/LOT192800_C3.01.dwg
 SAVED: 7/15/2022
 PLOTTED: 7/15/2022



PERMIT NUMBERS: SWGR# TBD CAC# TBD WATER# TBD CAC# TBD	
PARCEL ID: 09311004400 09311004200	FEMA PANEL: TBD
DATUM:	BENCHMARK:



615 3rd Avenue South / Suite 700 // Nashville, Tennessee 37210
 PHONE (615) 254-1500 / FAX (615) 254-6572

SITE UTILITY PLAN
 DAVIDSON COUNTY
RUTLEDGE HILL MIXED USE
 NASHVILLE, TN

REV.	OR.	CHK.	DATE	DESCRIPTION

C3.01
 FILE NO. 37928-00