

# RUTLEDGE HILL MIXED-USE

CASE NO. 2022SP-056-001

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**Gensler**

Hoerr Schaudt

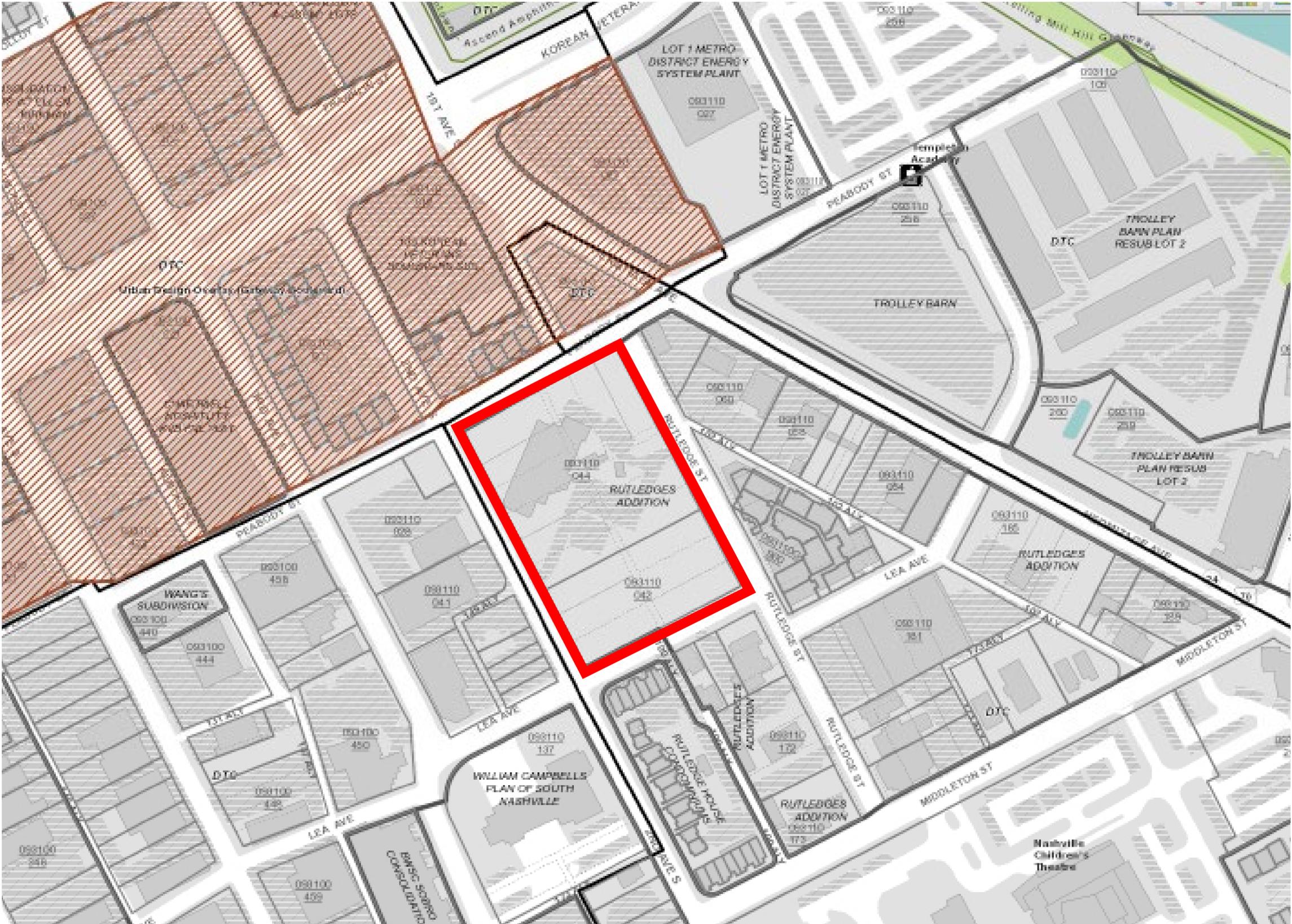
**CENTRUM**  
REALTY & DEVELOPMENT

**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.

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

**RUTLEDGE STREET RESIDENTIAL (32 LEVELS)**

**PEABODY PLAZA (9)**  
10 LEA AVE.

**2ND AVENUE RESIDENTIAL (39 LEVELS)**

**CITYLIGHTS (8)**  
20 RUTLEDGE ST.

PEABODY STREET

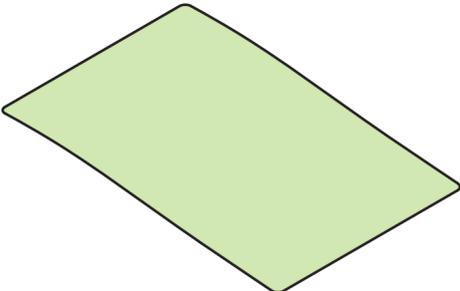
RUTLEDGE STREET

LEA AVENUE  
2ND AVE. SOUTH

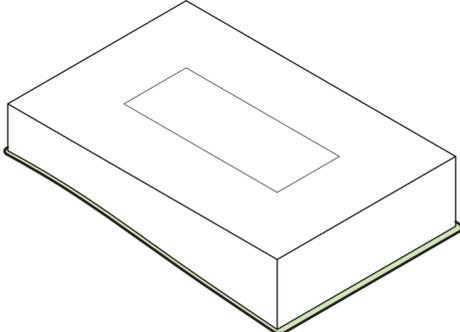


# CONCEPT

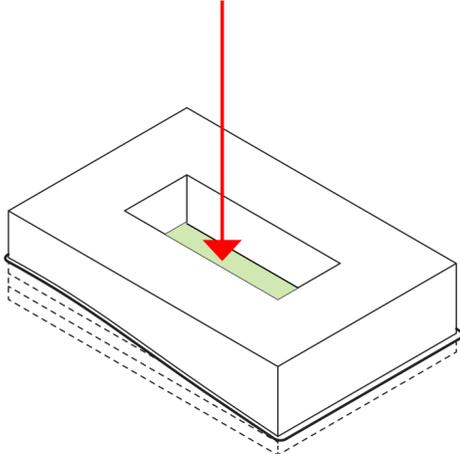
## SITE ORGANIZATION



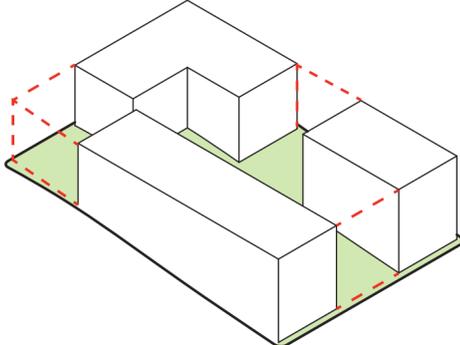
Site



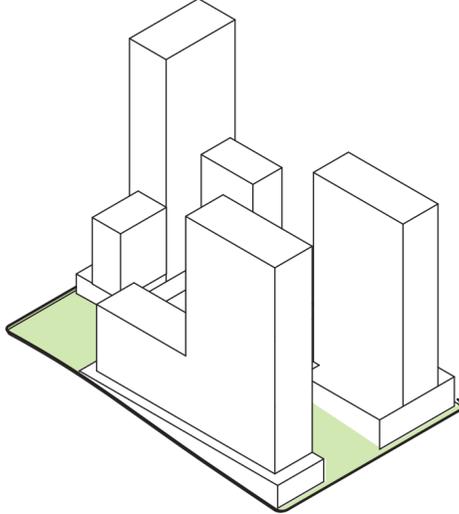
**1** Build As-of-Right



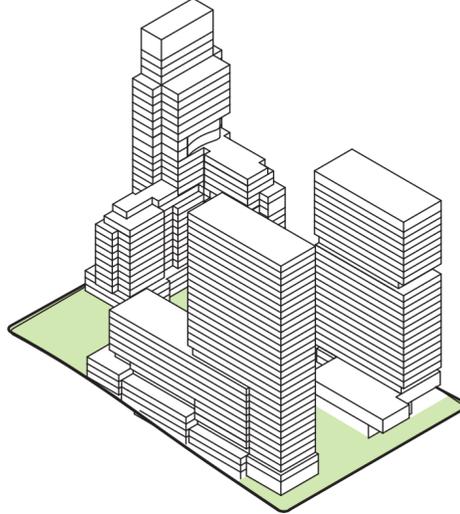
**2** Push Parking Below Grade and Preserve a Central Park



**3** Create Public Park



**4** Reallocate Density



**5** Shape & Set Back

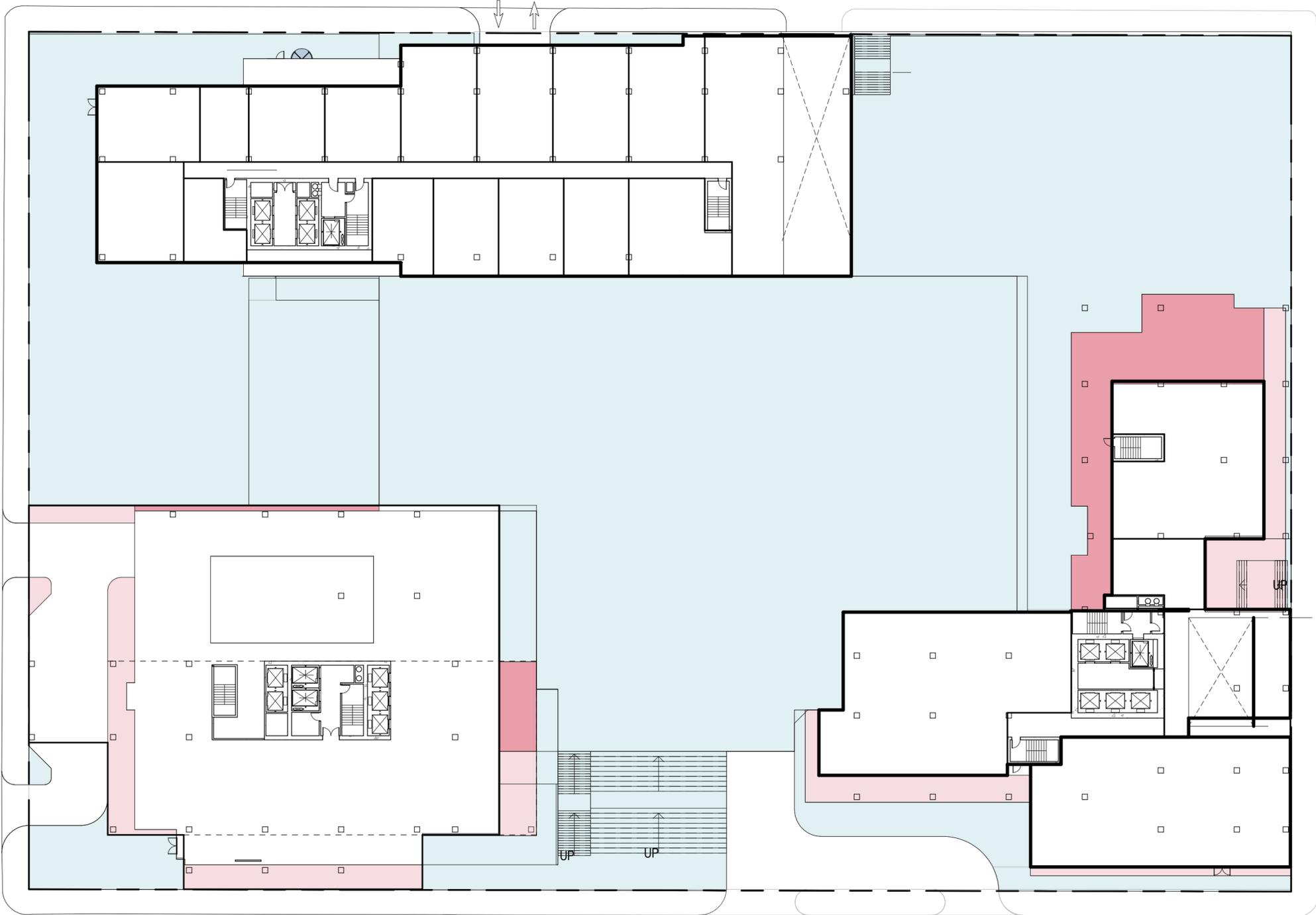
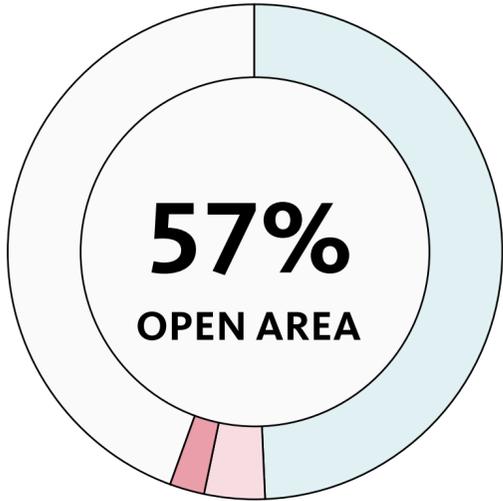
# SITE PLAN



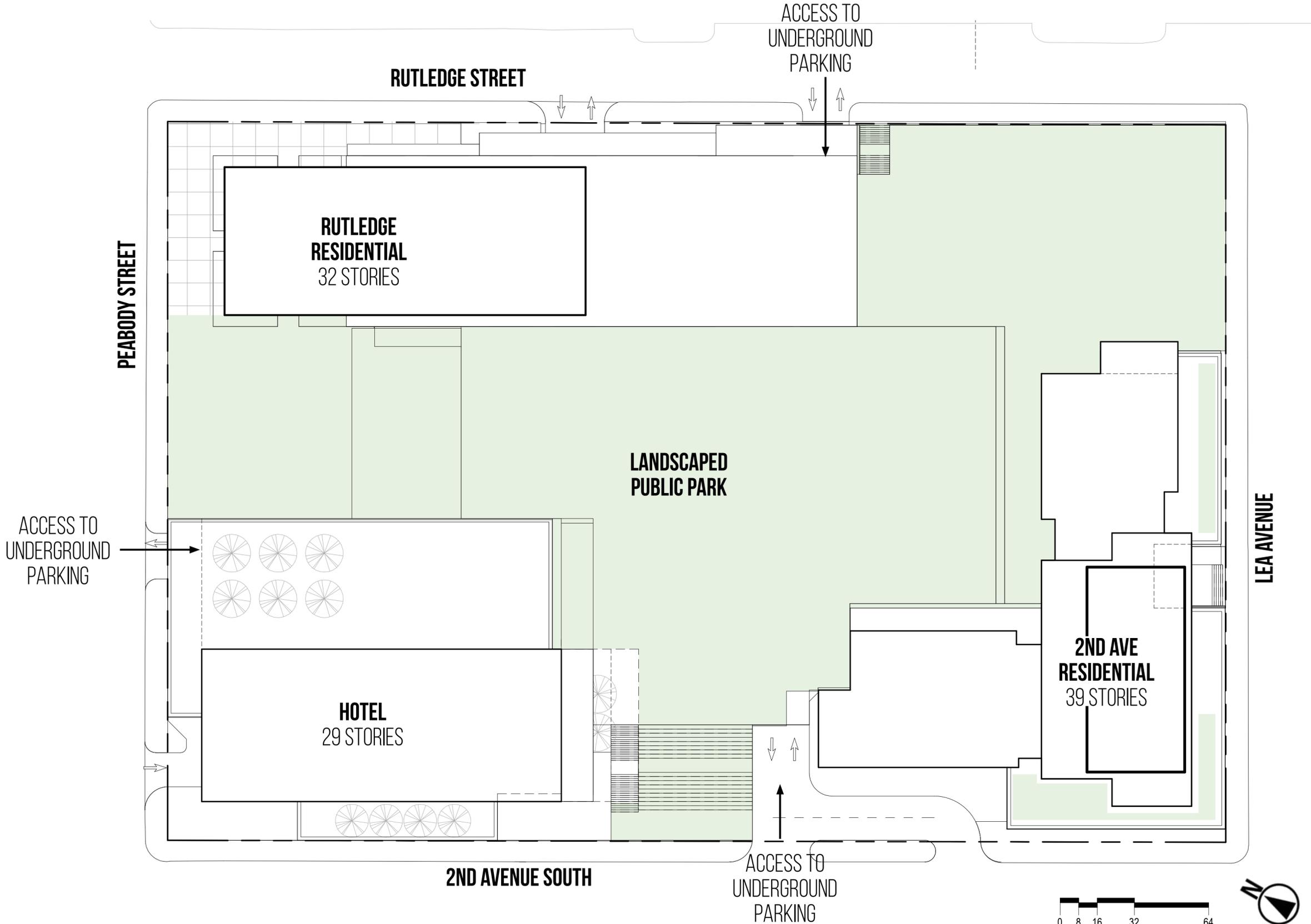
# SITE COVERAGE

## OPEN SPACE ALLOCATION

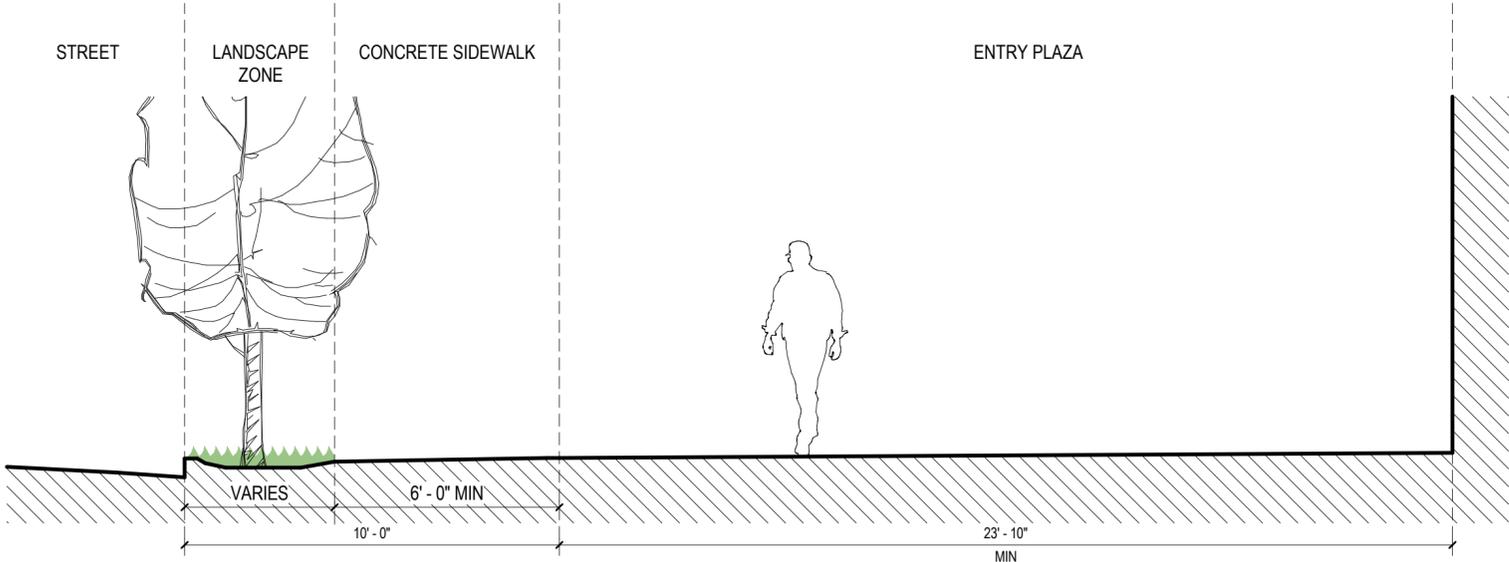
SITE BUILDABLE AREA	146,661 SF
BUILDING FOOTPRINT	59,576 SF
OPEN SPACE	74,542 SF
STREET-FACING COVERED OPEN SPACE	5,267 SF
PARK-FACING COVERED OPEN SPACE	3,653 SF



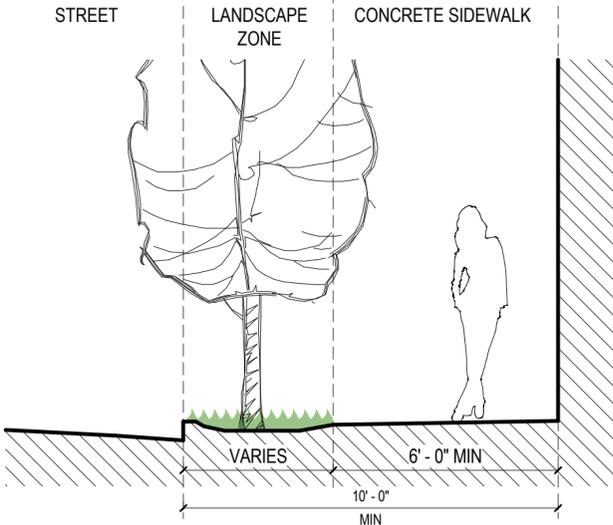
# SITE PLAN



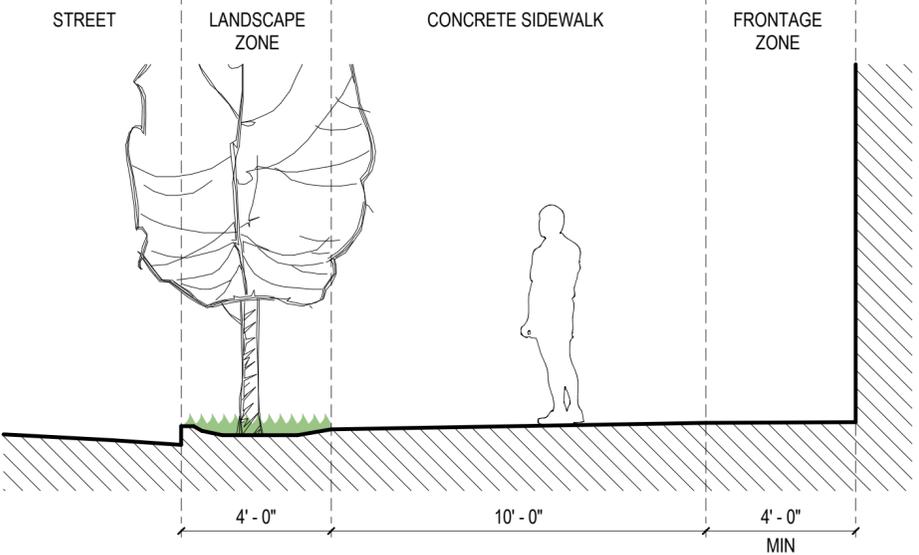
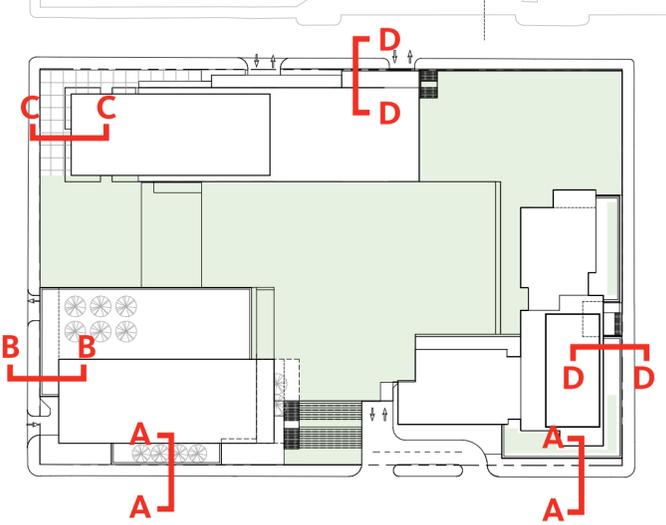
# STREET SIDEWALK SECTIONS



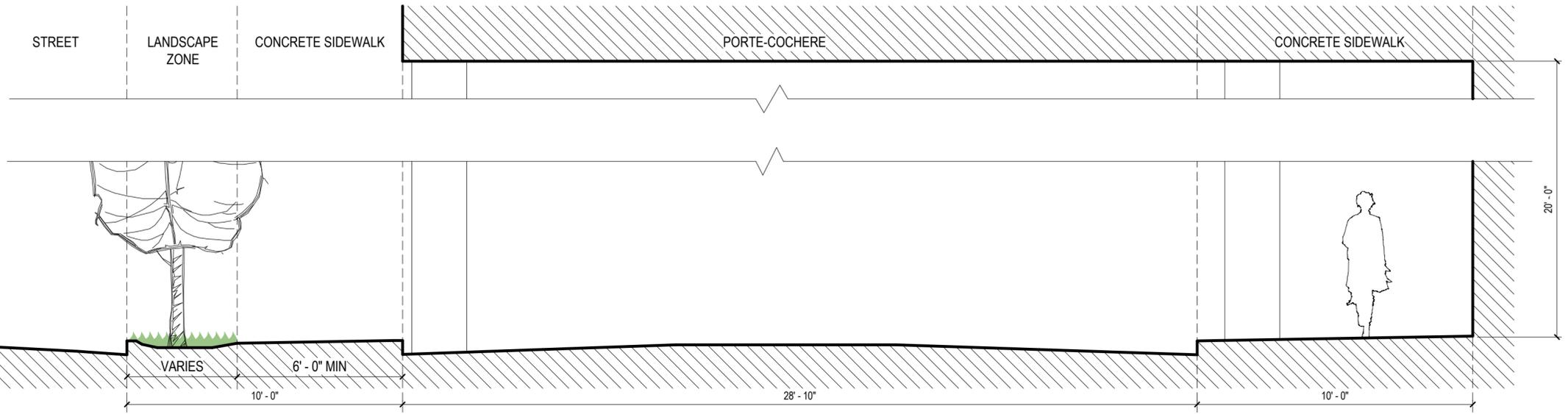
**SECTION C (PEABODY @ R1)**



**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

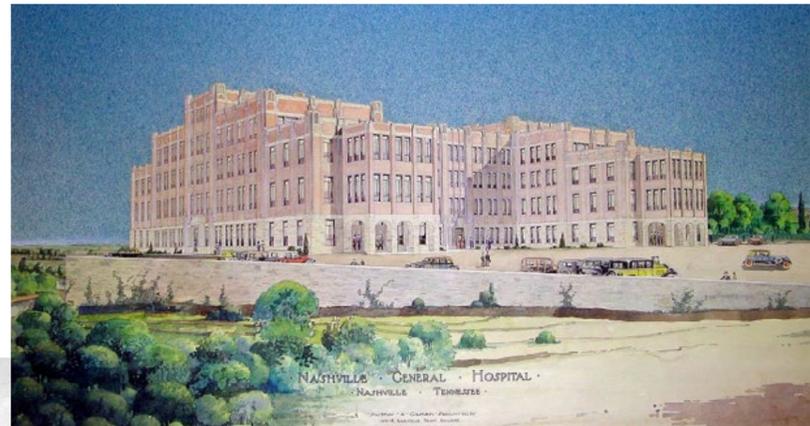


# AERIAL

VIEW FROM NORTHEAST



# NASHVILLE CONTEXT



*Rutledge Hill*





# MATERIAL PALETTE

GLASS



LIGHT BEIGE BRICK MASONRY



GRASS AND GREENERY



GLASS



DARK METAL PANEL



DARK GRAY BRICK MASONRY

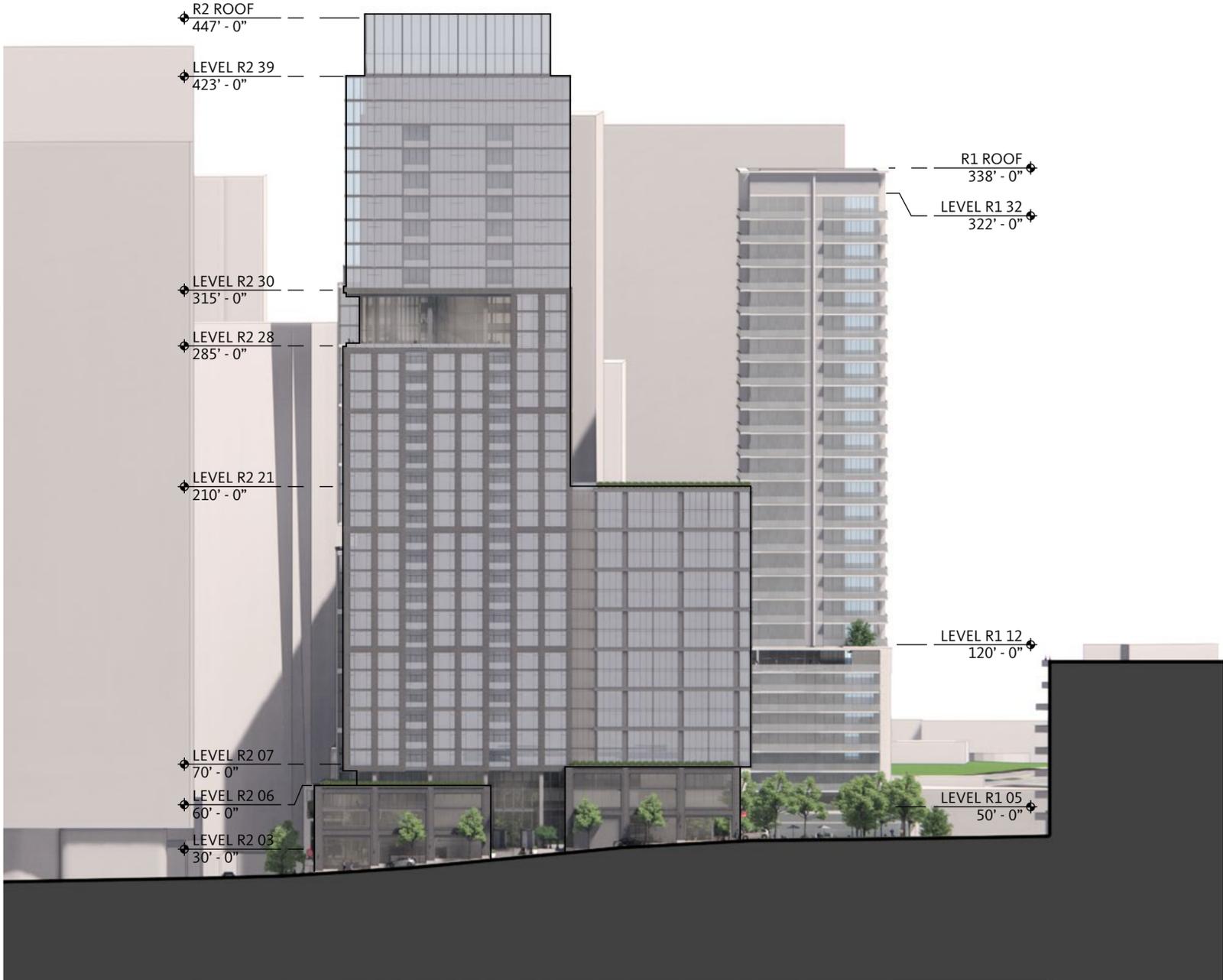


EXTERIOR APPROPRIATE WOOD



# ELEVATIONS

## SOUTH



# ELEVATIONS

## NORTH



# ELEVATIONS

## EAST



# ELEVATIONS

## WEST



# 2ND AVENUE RESIDENTIAL

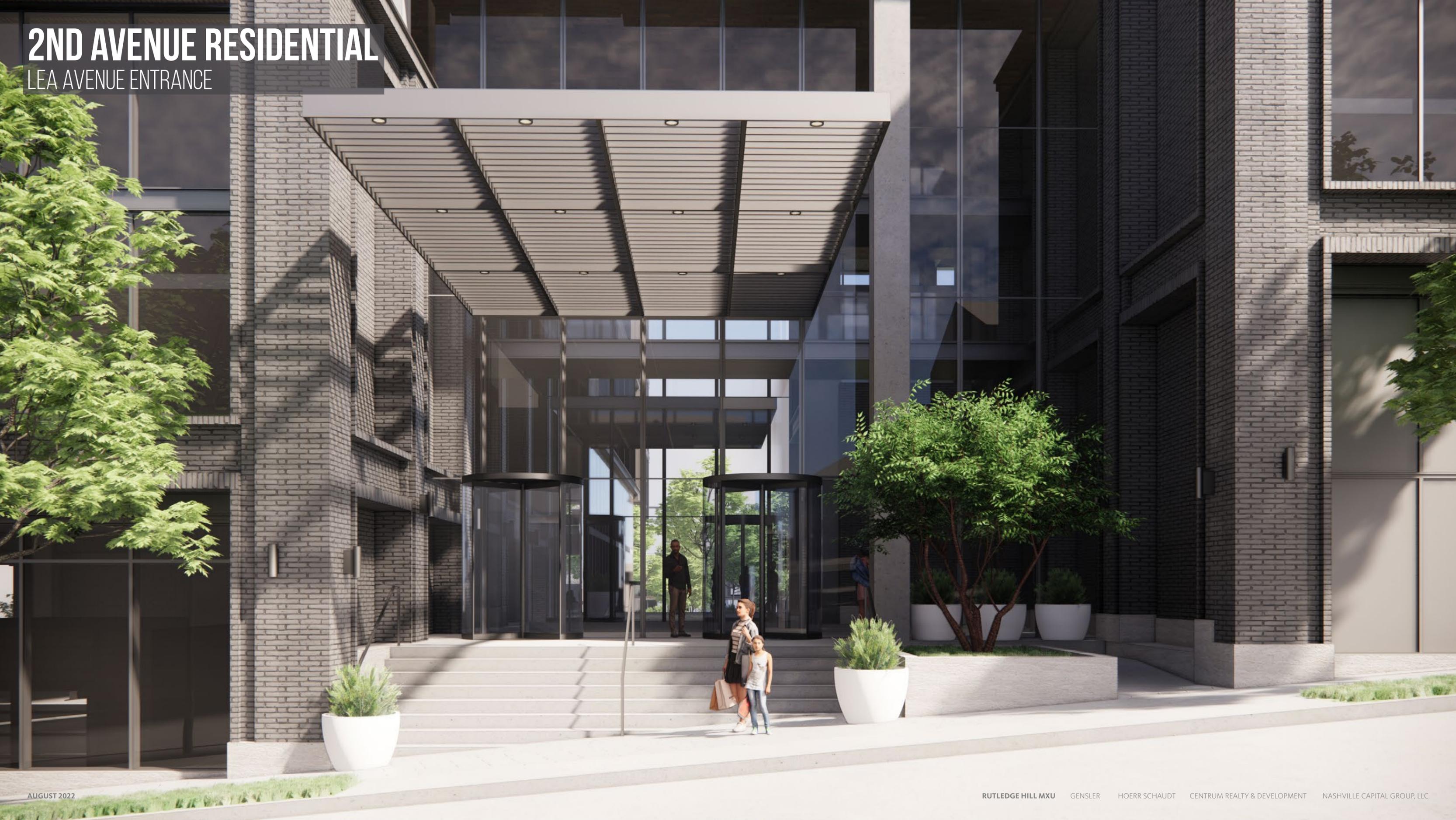
LEA AVENUE PARK ENTRANCE





# 2ND AVENUE RESIDENTIAL

LEA AVENUE 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



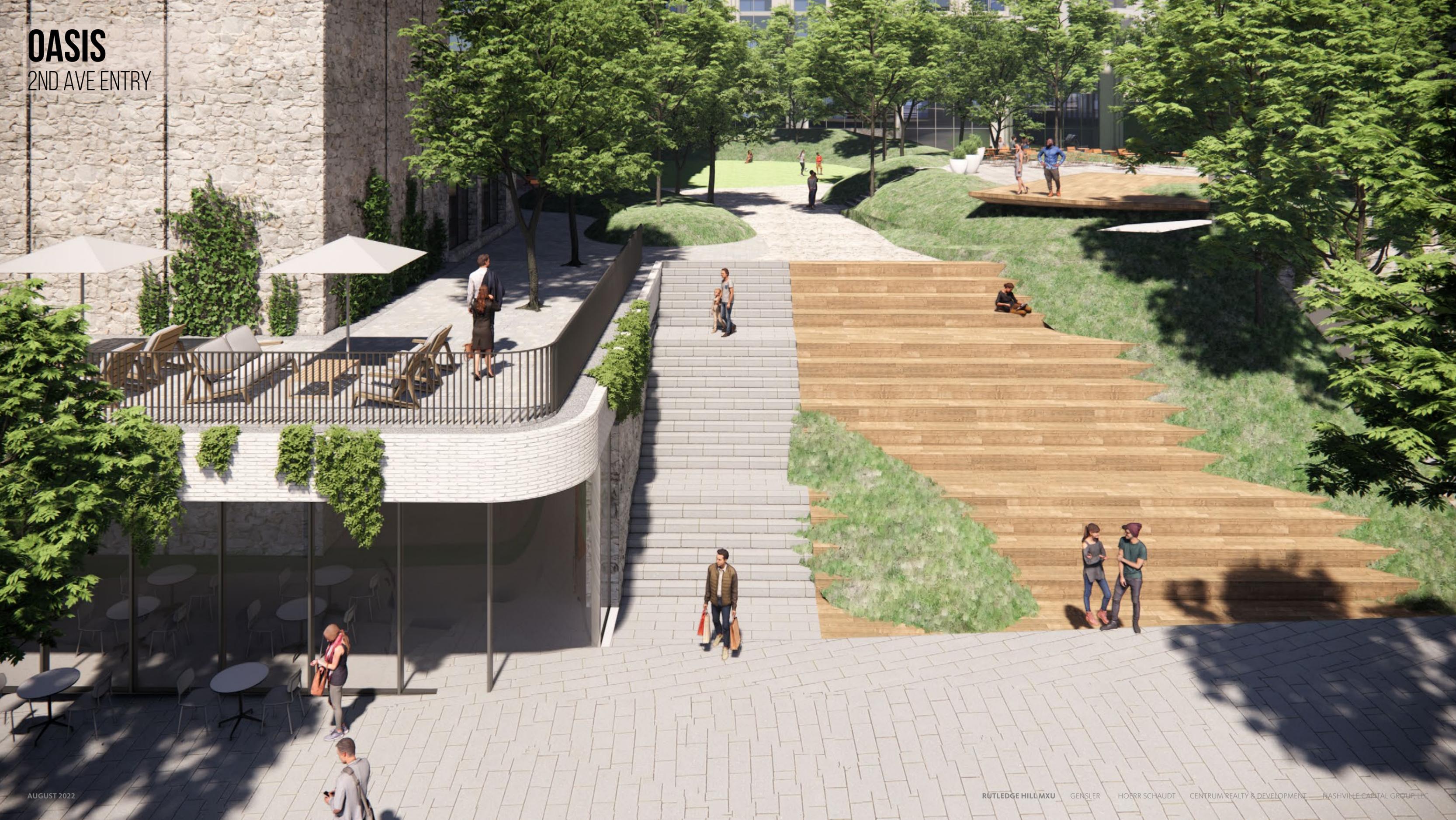
# 2ND AVENUE RESIDENTIAL

2ND AVENUE ENTRY



# OASIS

2ND AVE ENTRY



# PEABODY HOTEL

VIEW FROM NORTH - MAIN ENTRY AND DROP OFF



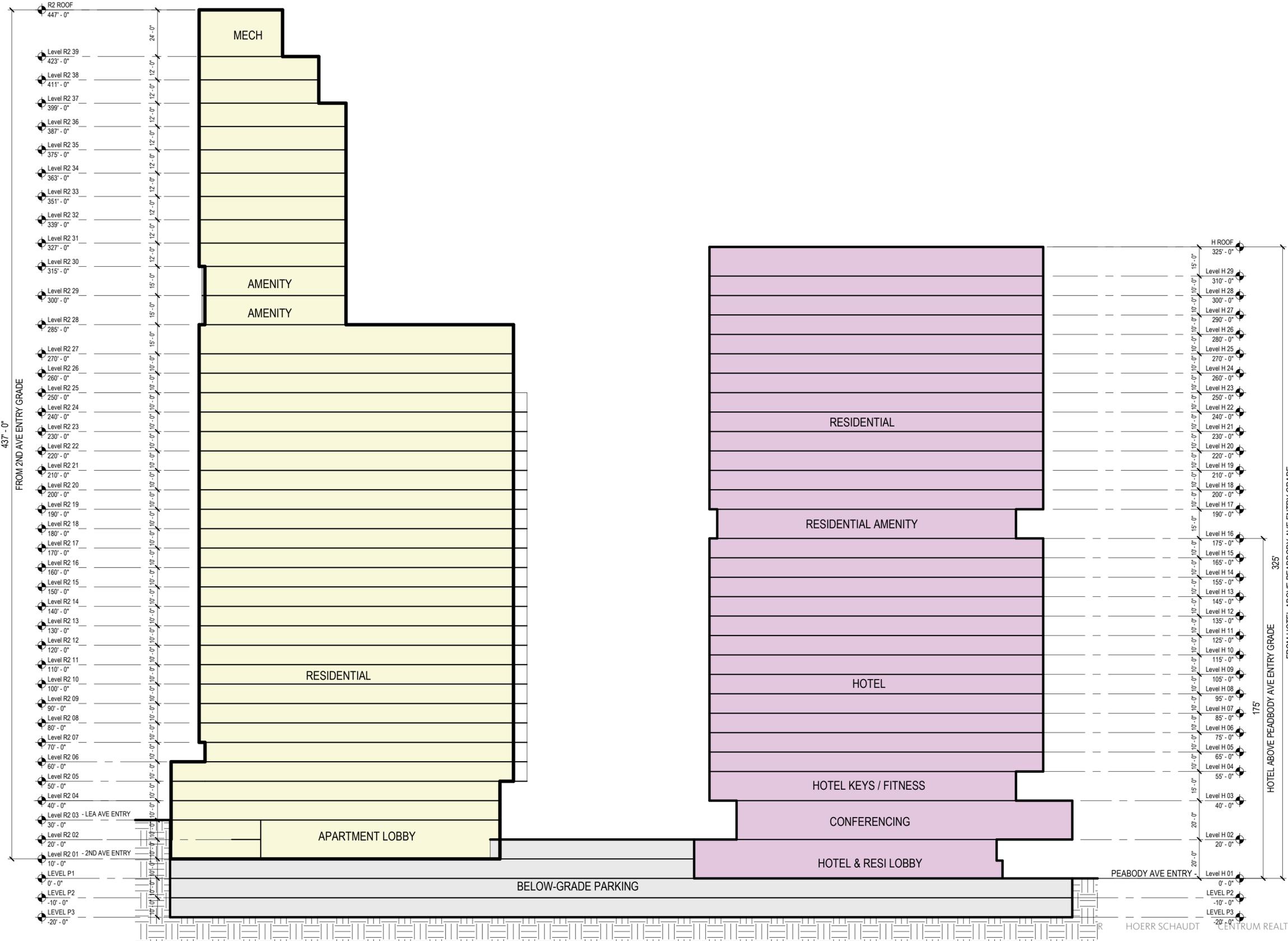
# OASIS

PEABODY ST ENTRY

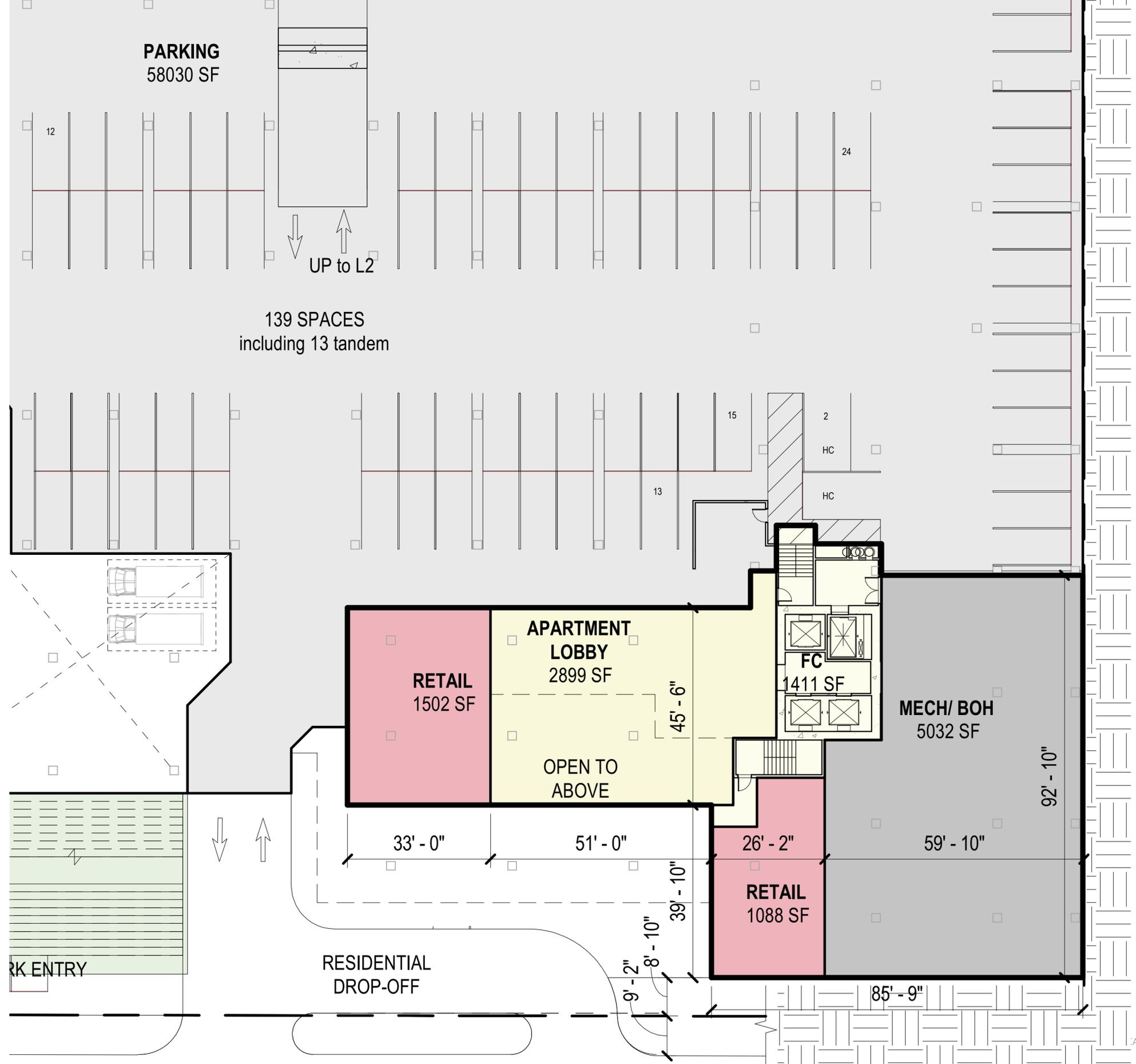


# R2: 2ND & LEA

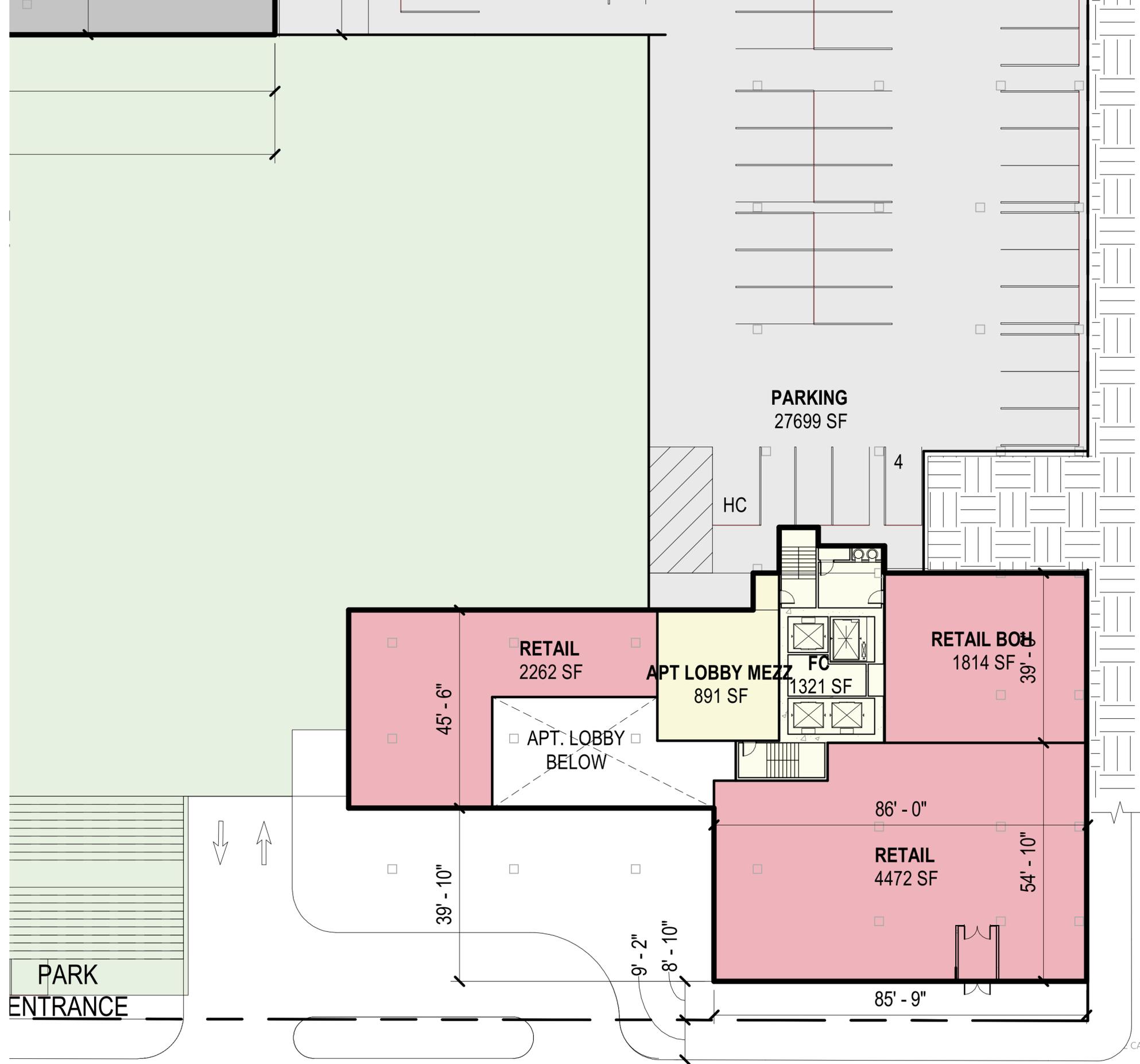
# NORTH-SOUTH SECTION @ TOWER R2 AND HOTEL



# TOWER LEVEL - LEVEL 01 @R2



# TOWER LEVEL - LEVEL 02 @R2

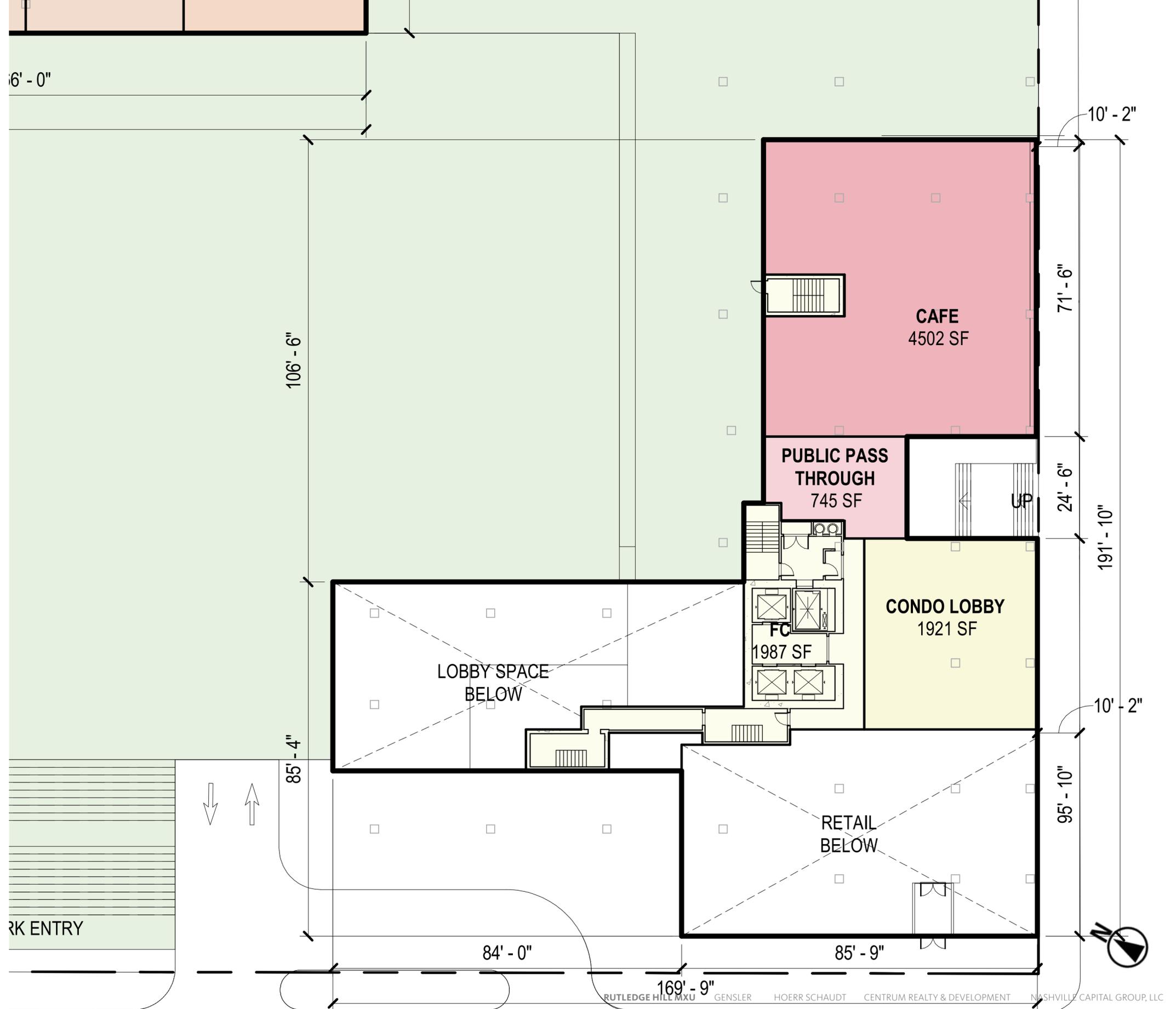


AUGUST 2022

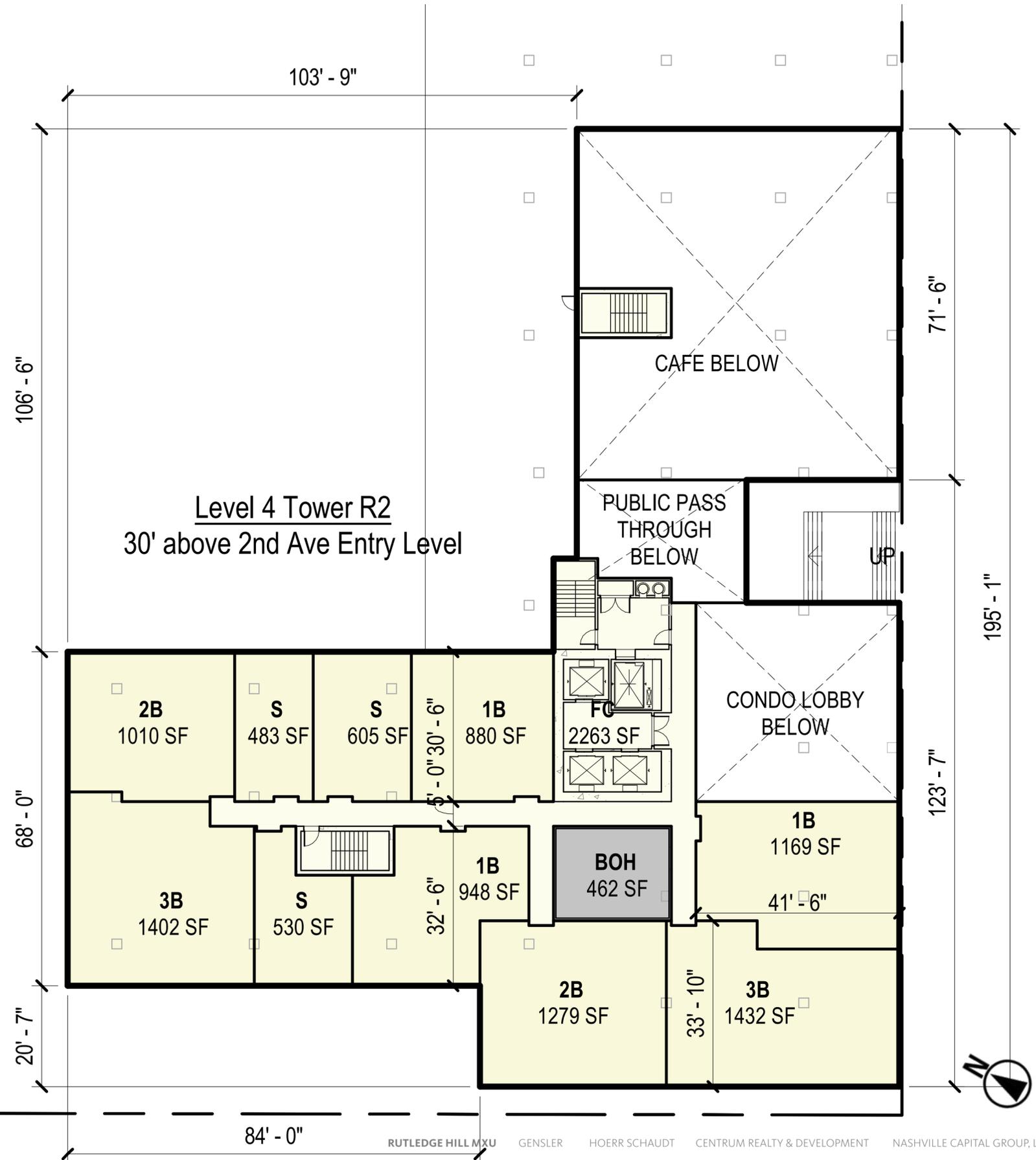


CAPITAL GROUP, LLC

# TOWER LEVEL - LEVEL 03 @R2

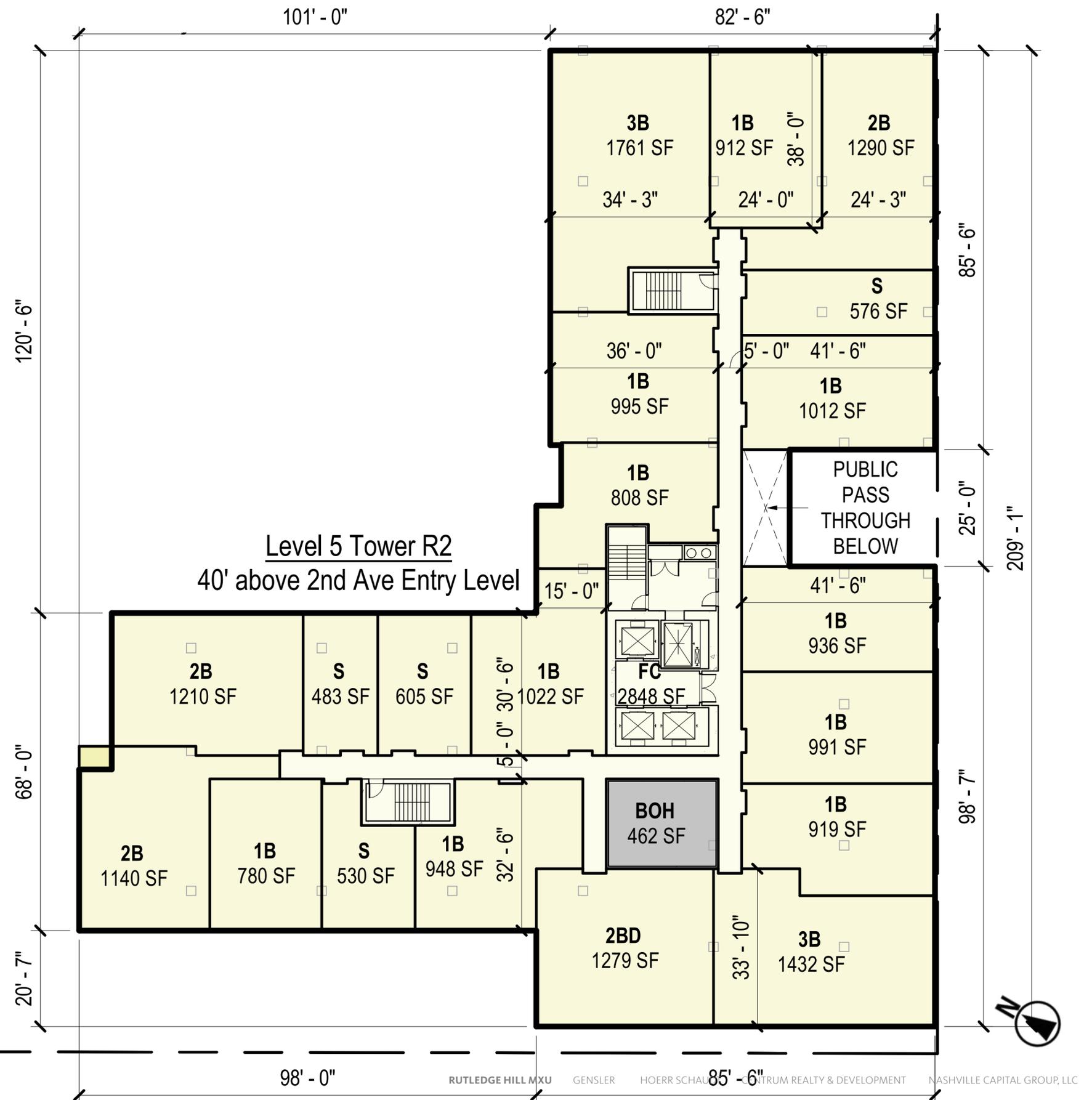


# TOWER LEVEL - LEVEL 04 @R2



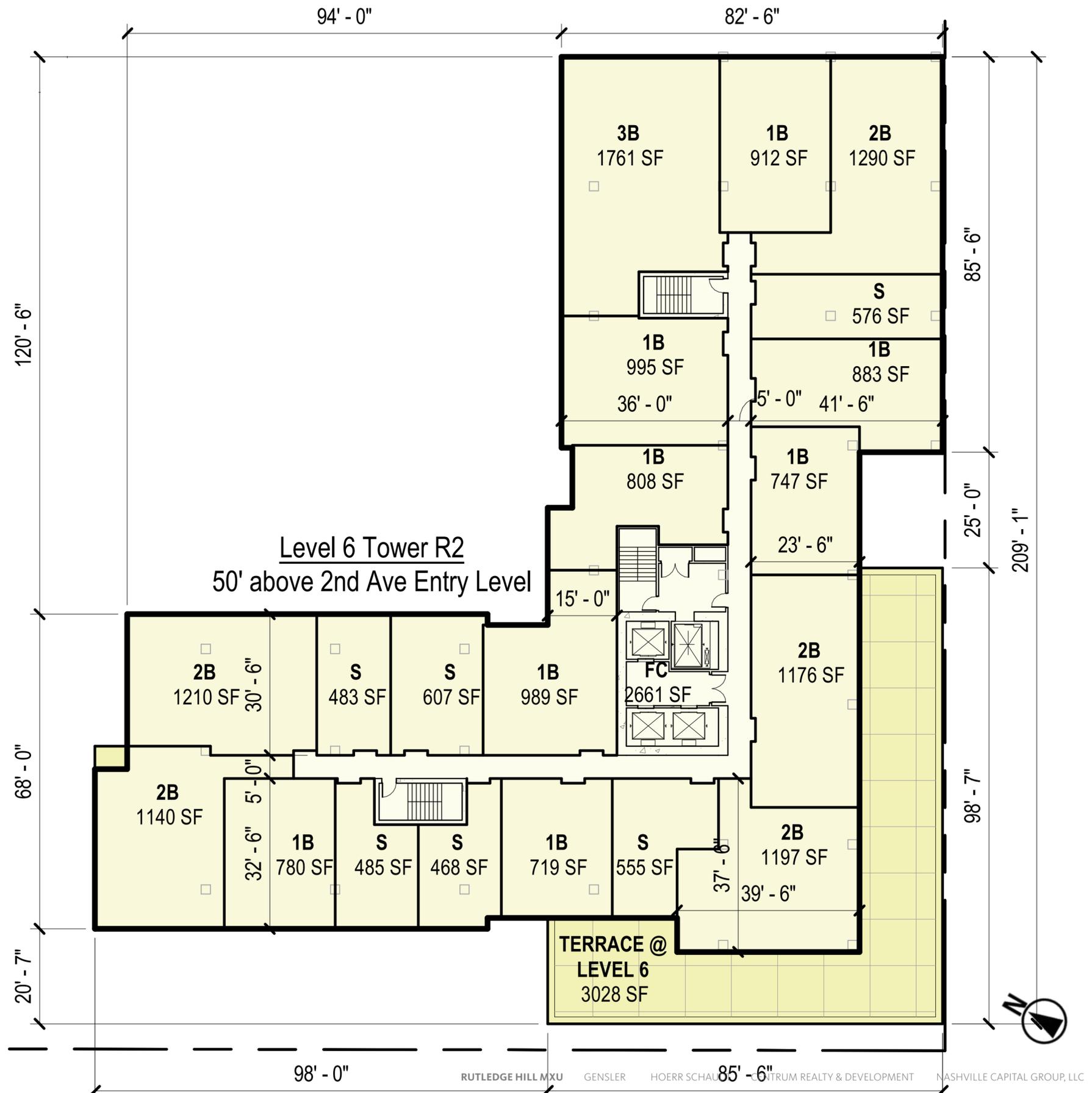
AUGUST 2022

# TOWER LEVEL - LEVEL 05 @R2



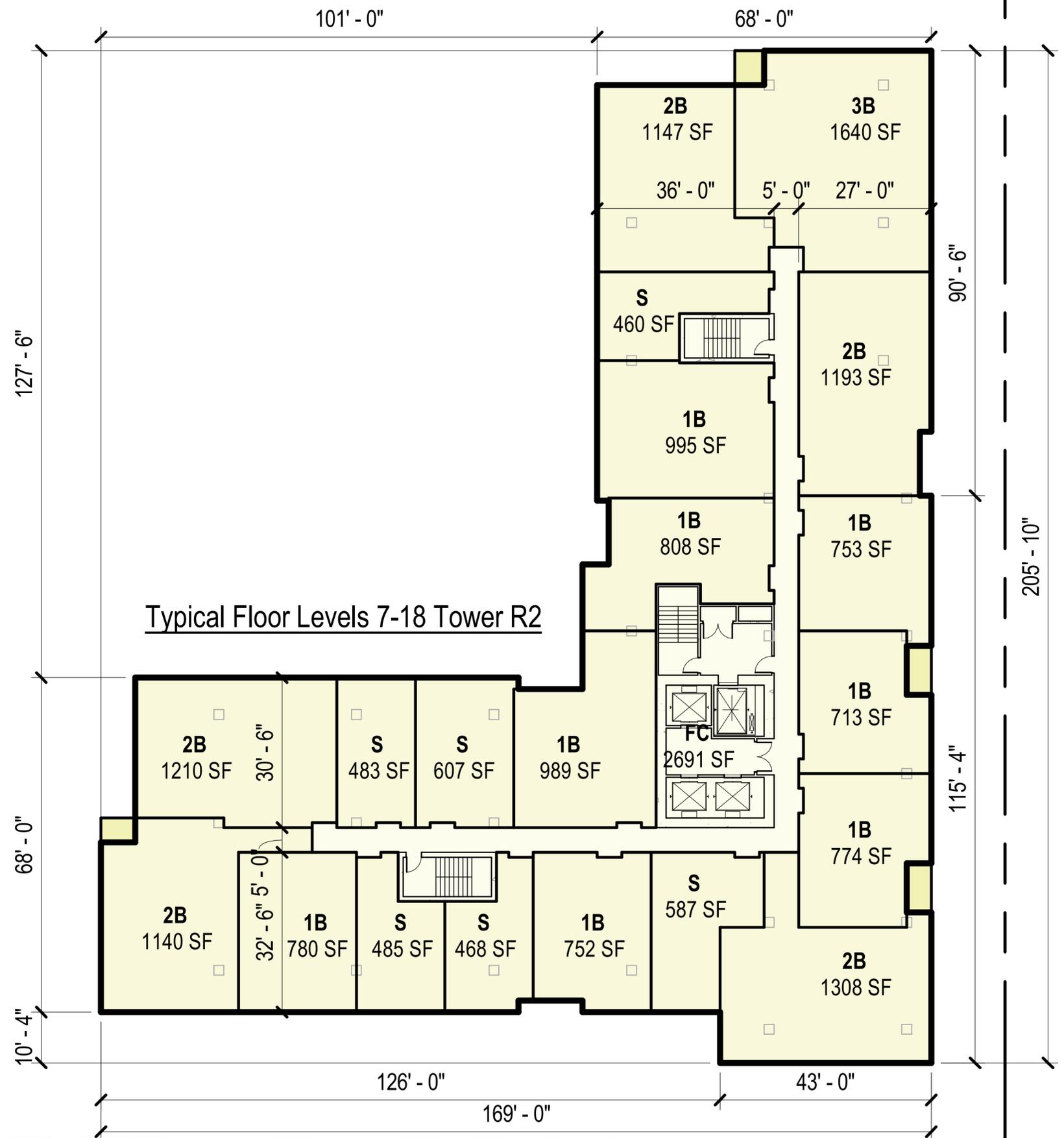
AUGUST 2022

# TOWER LEVEL - LEVEL 06 @R2

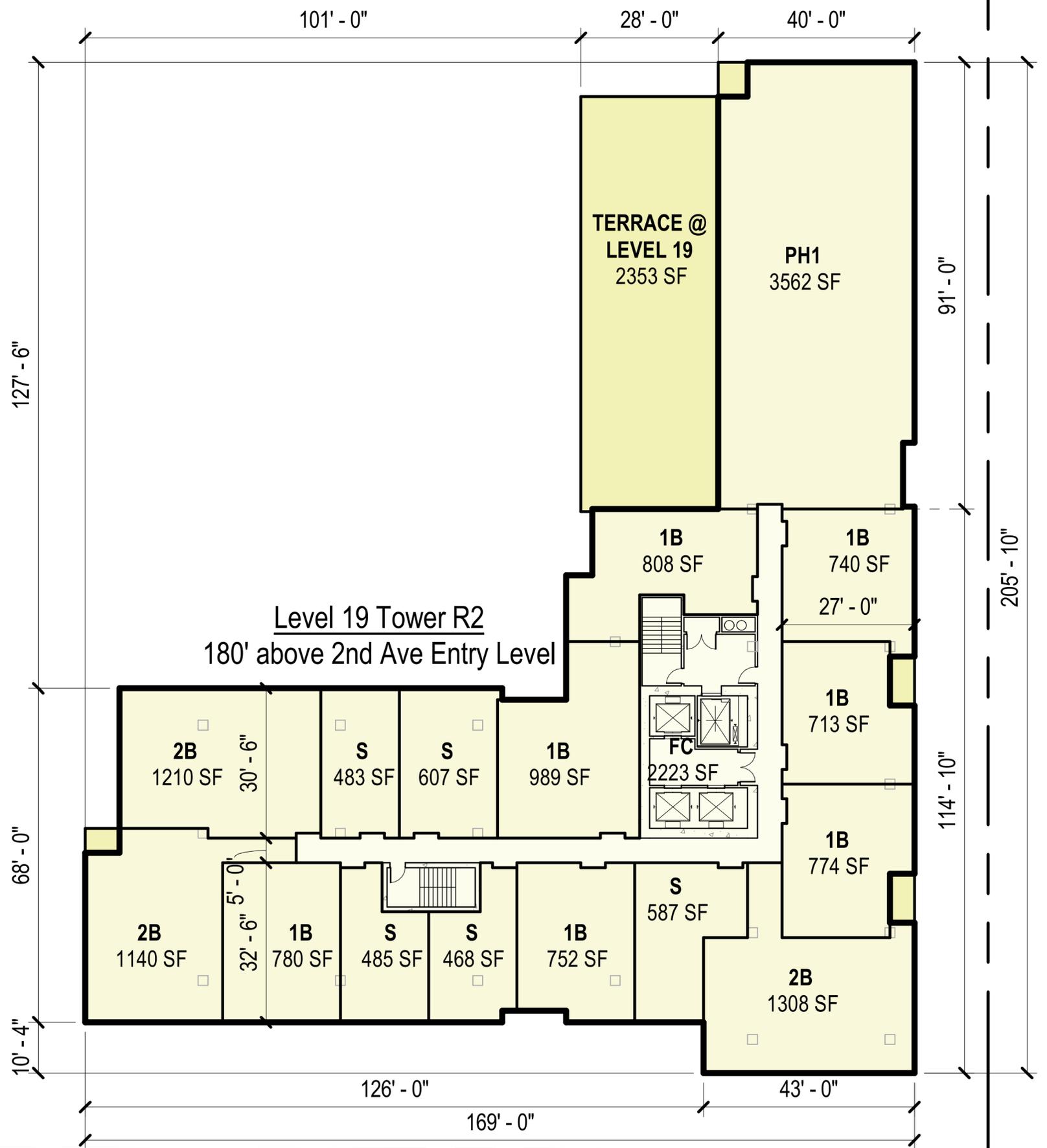


AUGUST 2022

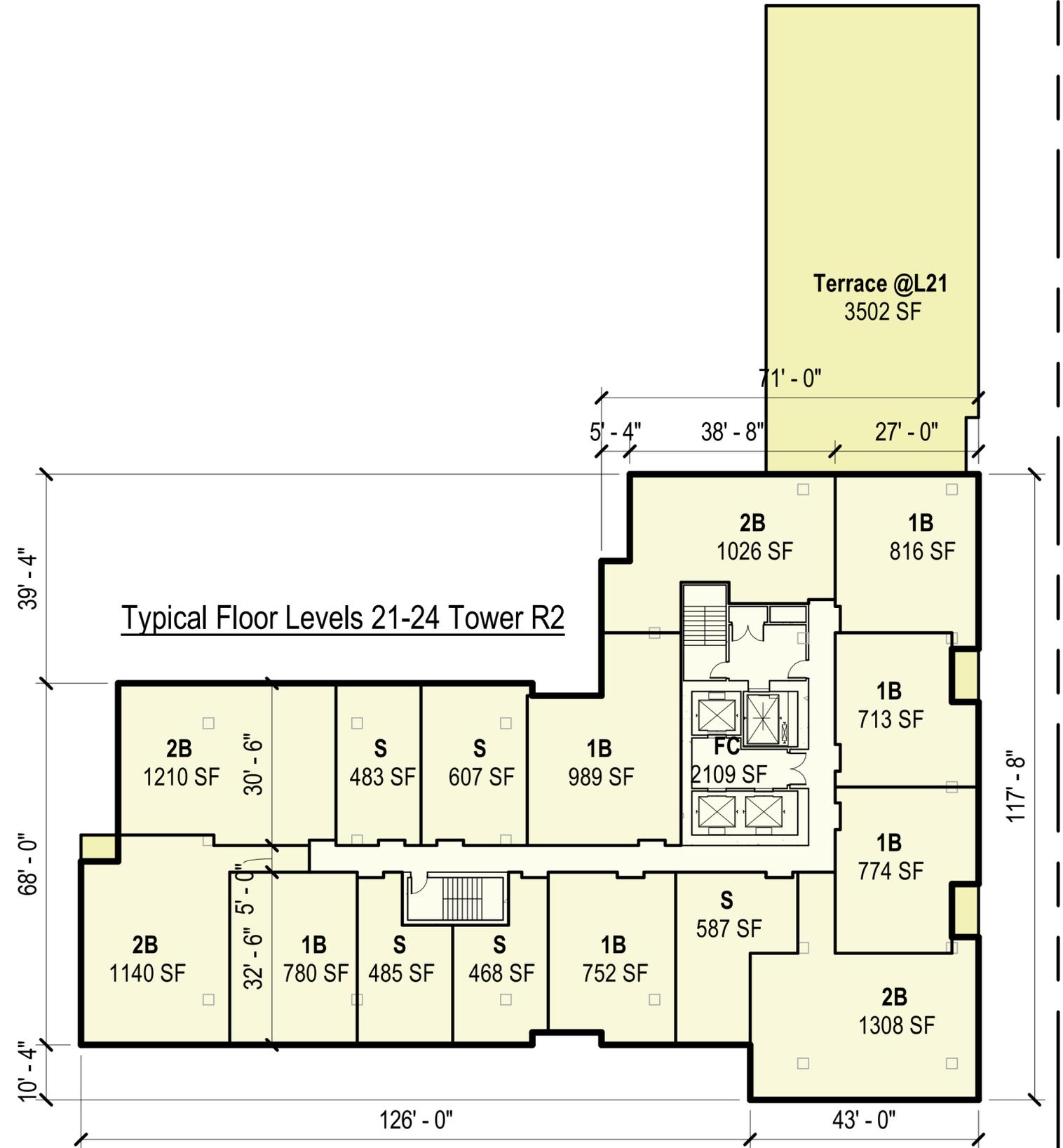
# TOWER LEVEL - LEVELS 07-18 @R2



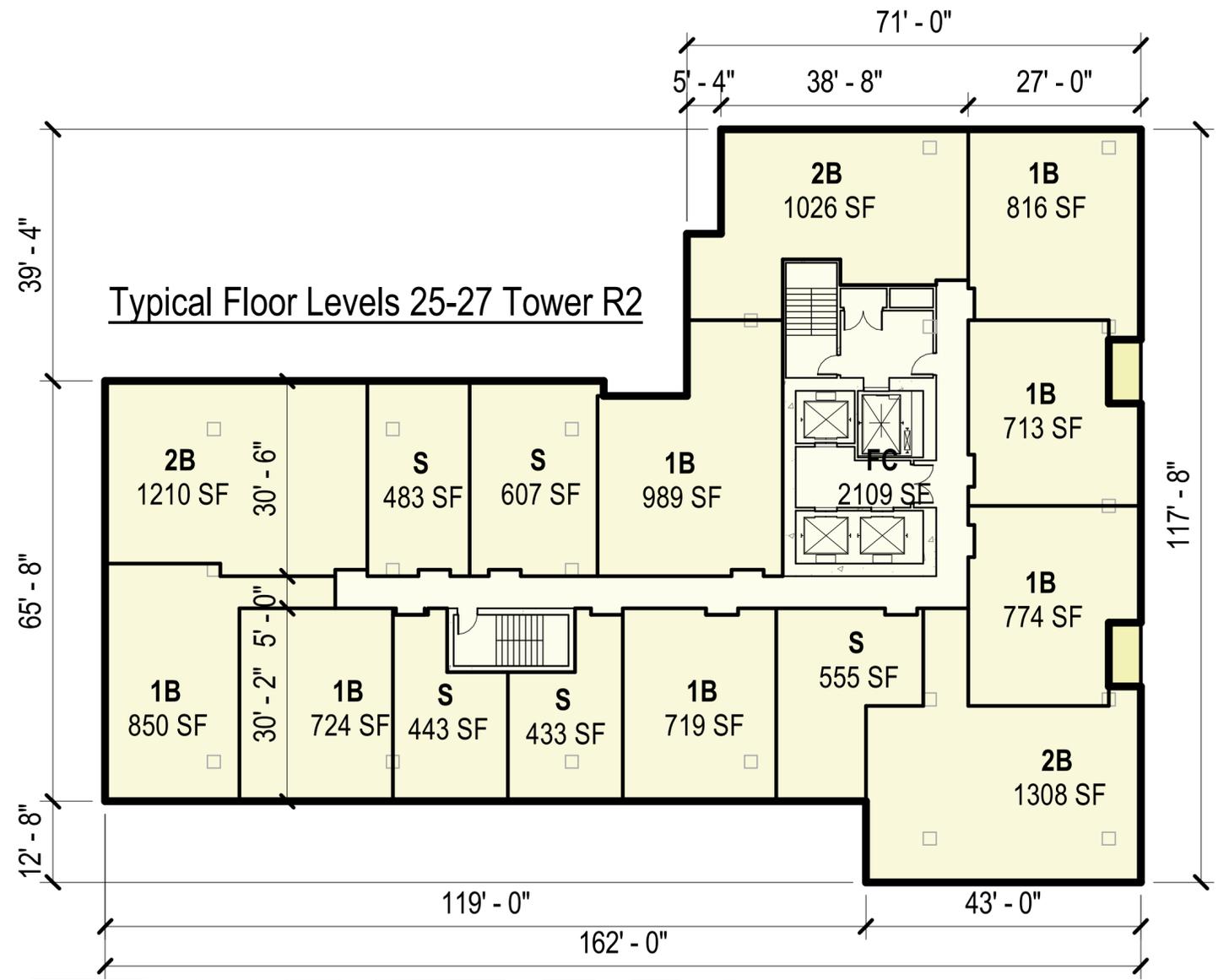
# TOWER LEVEL - LEVELS 19 @R2



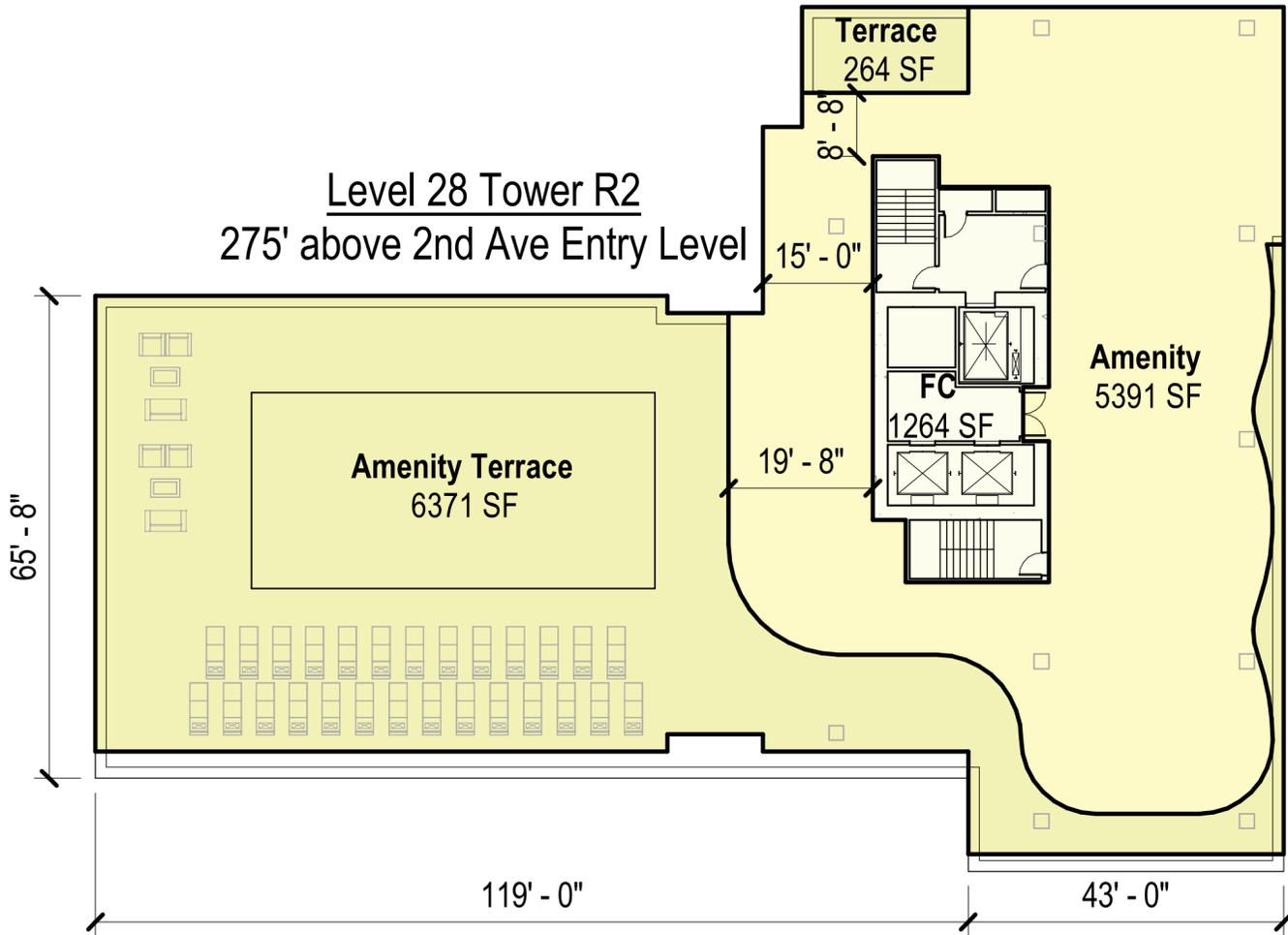
# TOWER LEVEL - LEVELS 21-24 @R2



# TOWER LEVEL - LEVELS 25-27 @R2



# TOWER LEVEL - LEVEL 28 @R2

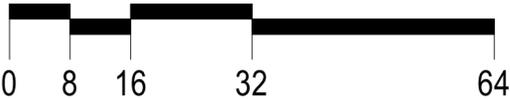
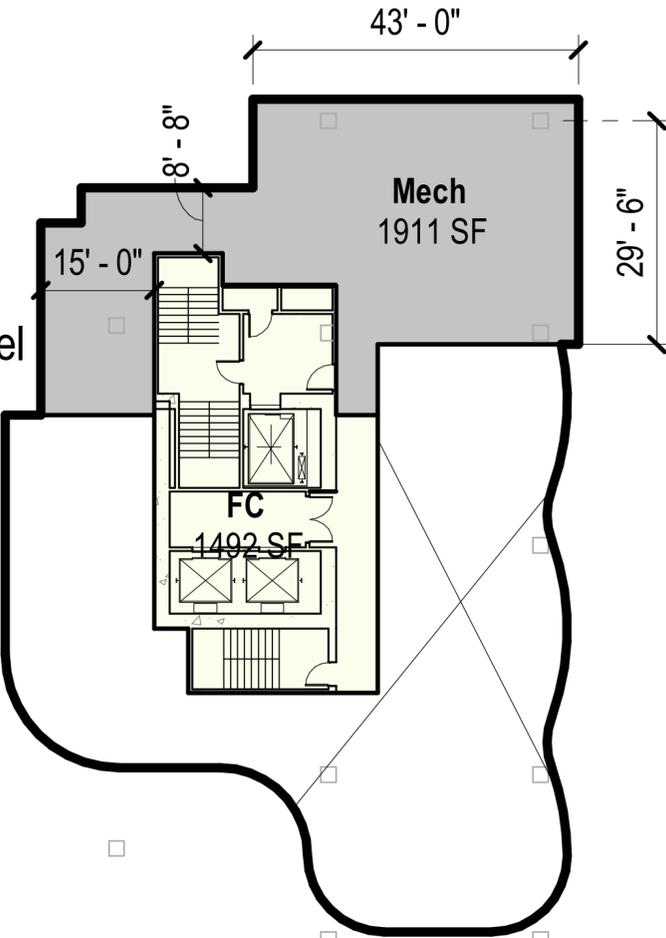


AUGUST 2022



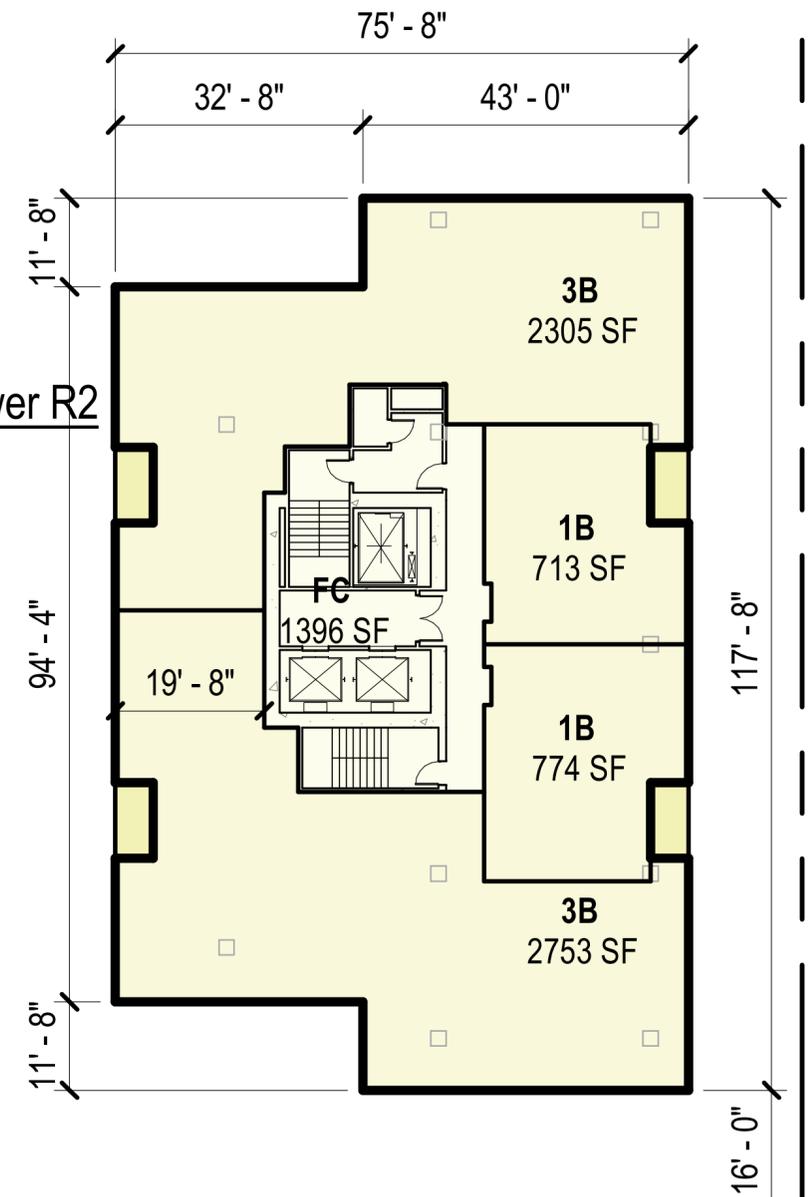
# TOWER LEVEL - LEVEL 29 @R2

Level 29 Tower R2  
290' above 2nd Ave Entry Level



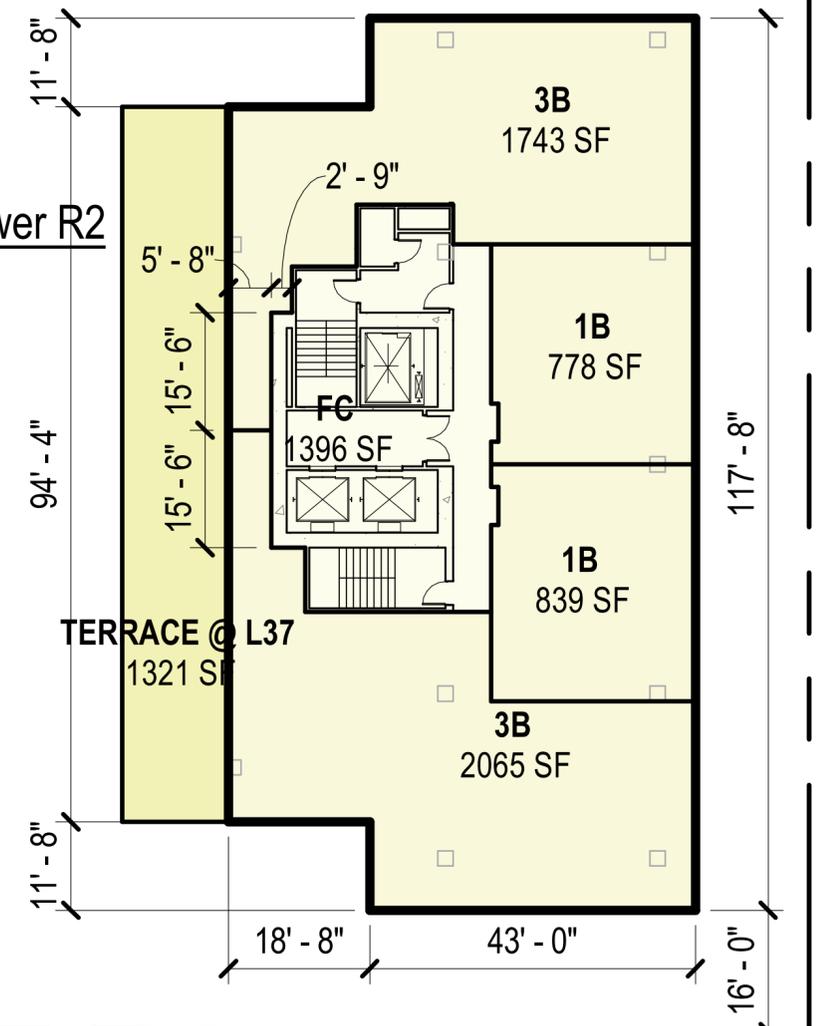
# TOWER LEVEL - LEVELS 30-36 @R2

Typical Floor Levels 30-36 Tower R2



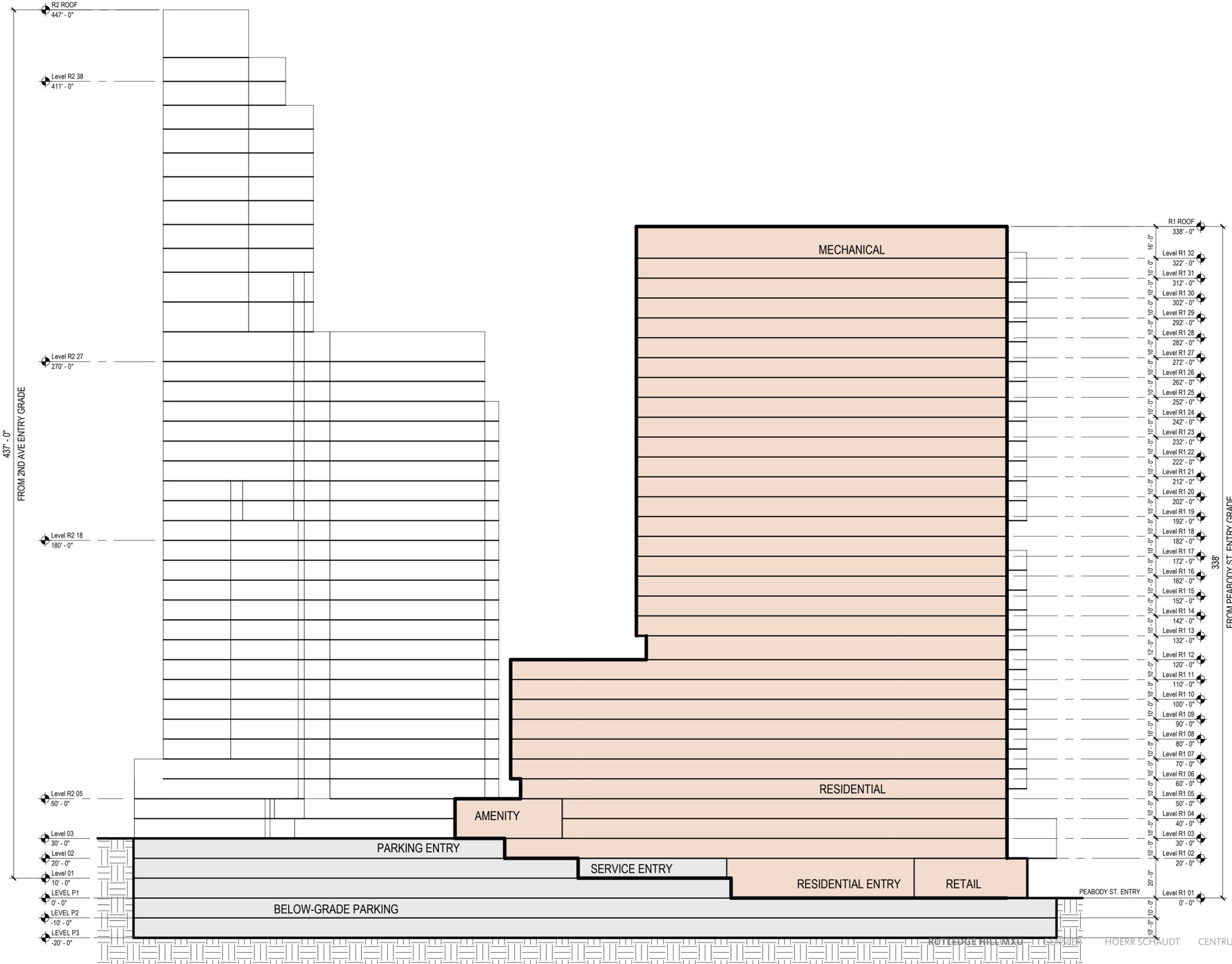
# TOWER LEVEL - LEVELS 37-38 @R2

Typical Floor Levels 37-38 Tower R2



# R1: RUTLEDGE & PEABODY

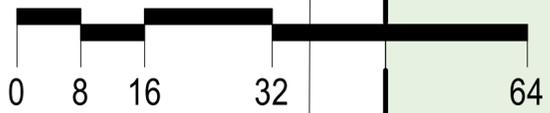
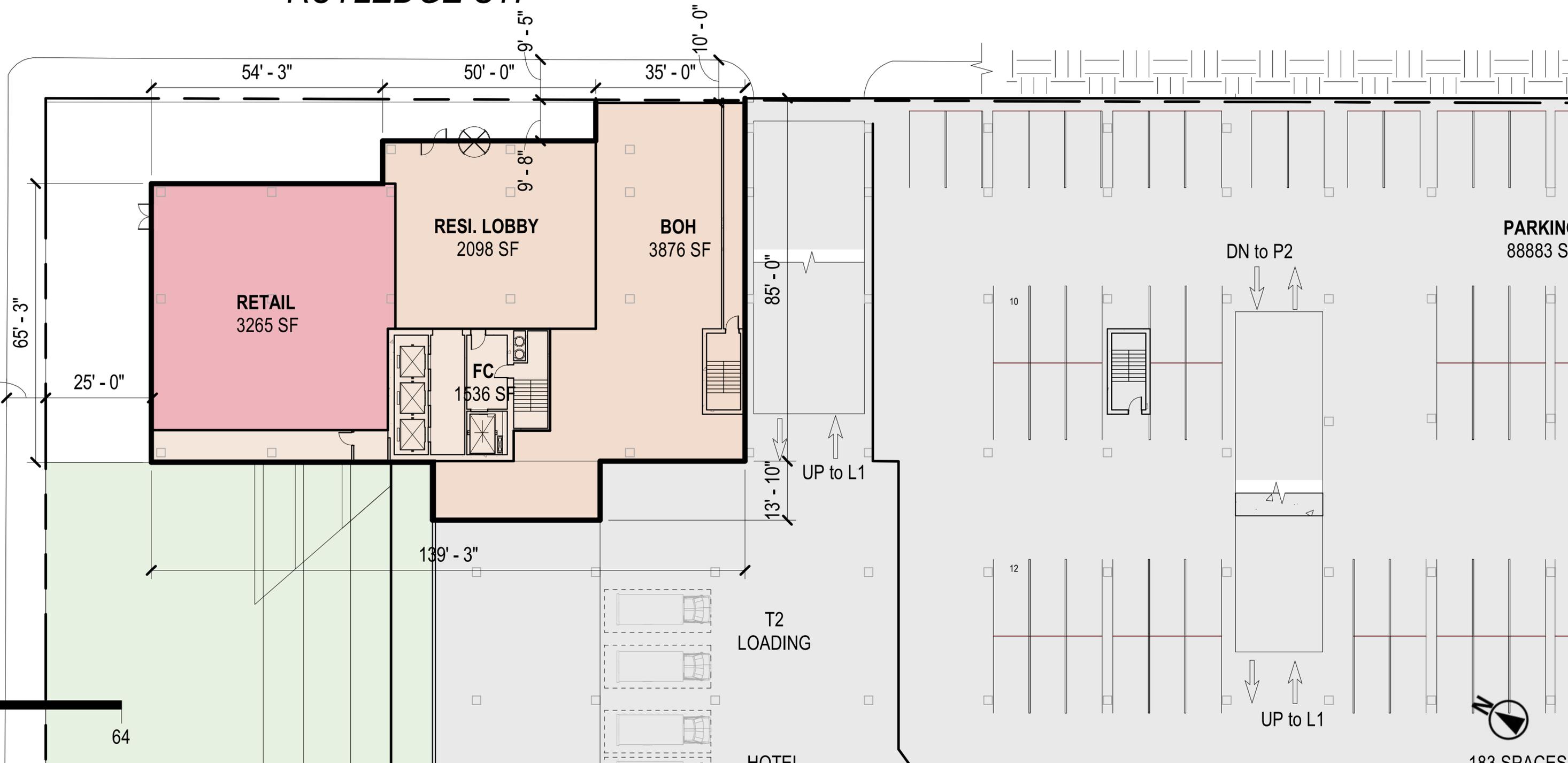
# NORTH-SOUTH SECTION @ TOWER R1



# TOWER LEVEL - LEVEL 01 @R1

RUTLEDGE ST.

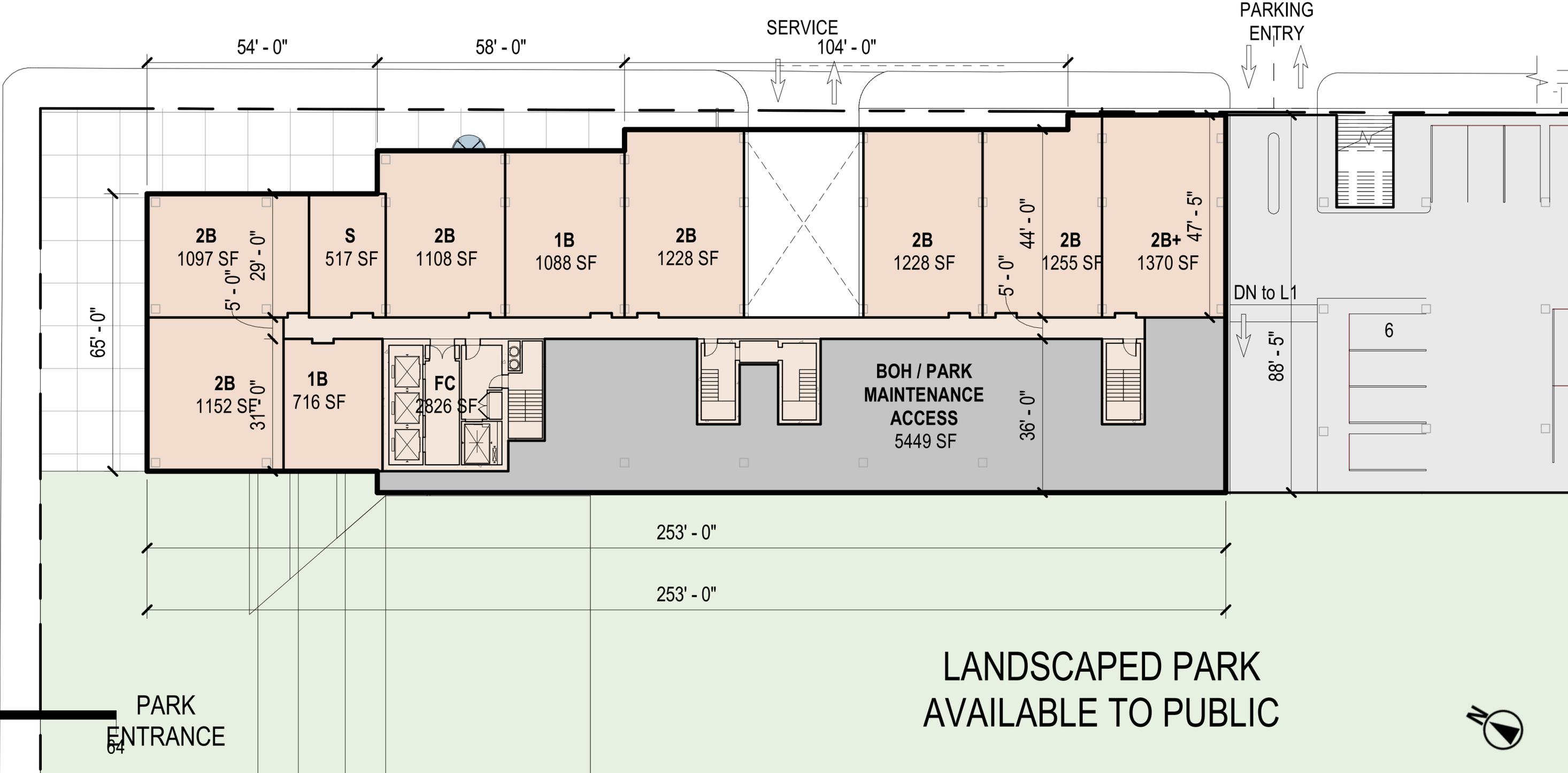
PEABODY ST.



# TOWER LEVEL - LEVEL 02 @R1

RUTLEDGE ST.

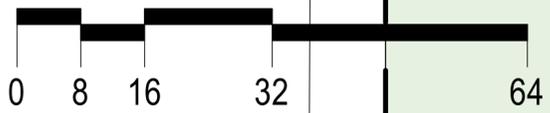
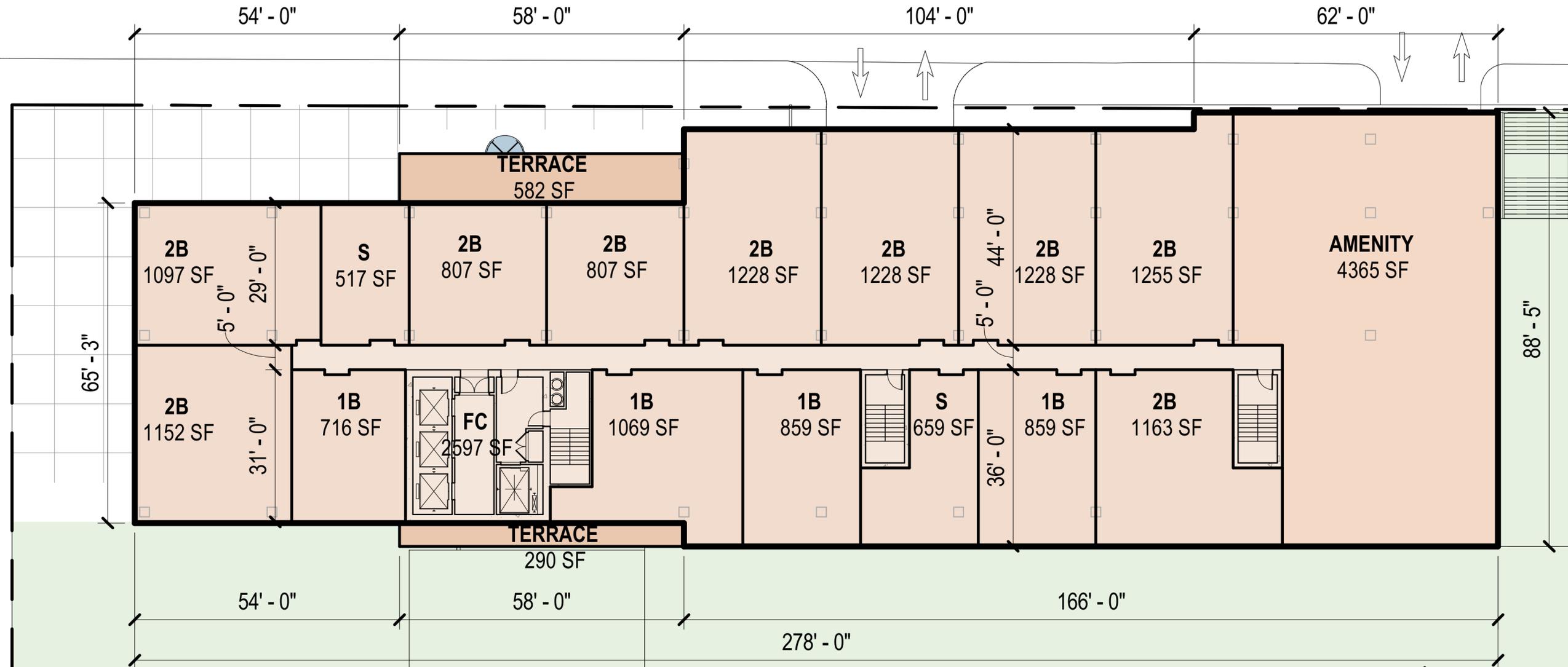
PEABODY ST.



# TOWER LEVEL - LEVEL 03 @R1

RUTLEDGE ST.

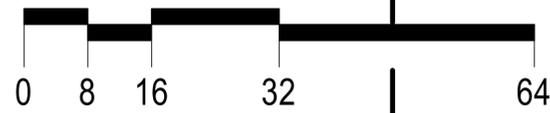
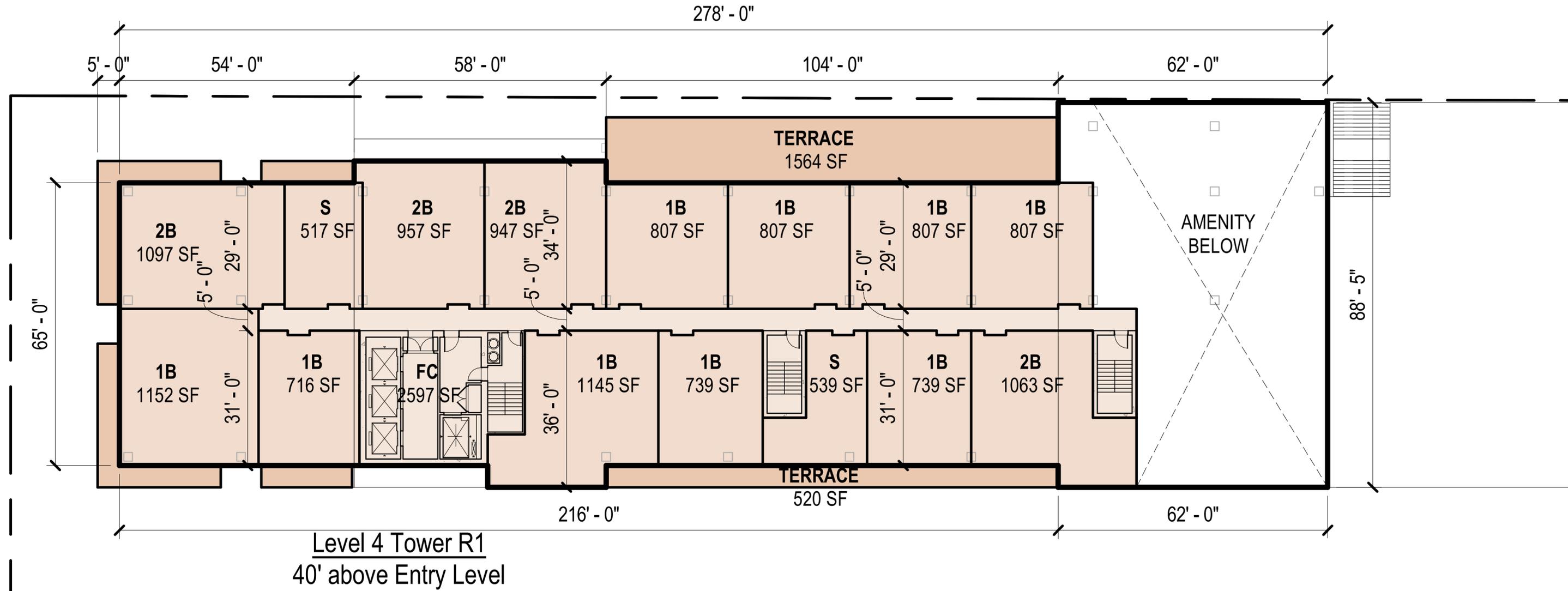
PEABODY ST.



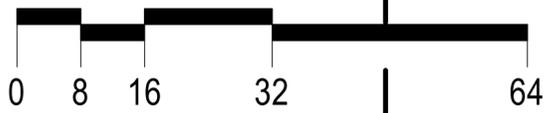
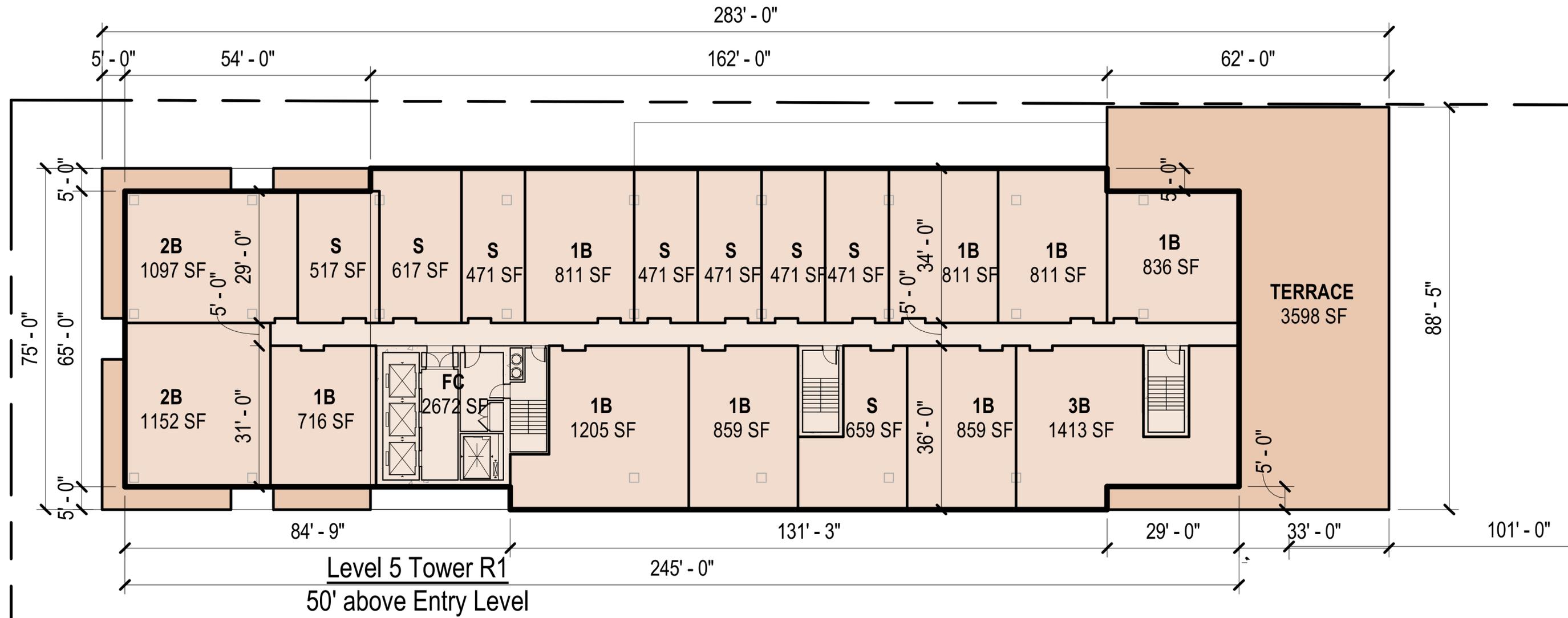
# TOWER LEVEL - LEVEL 04 @R1

RUTLEDGE ST.

PEABODY ST.



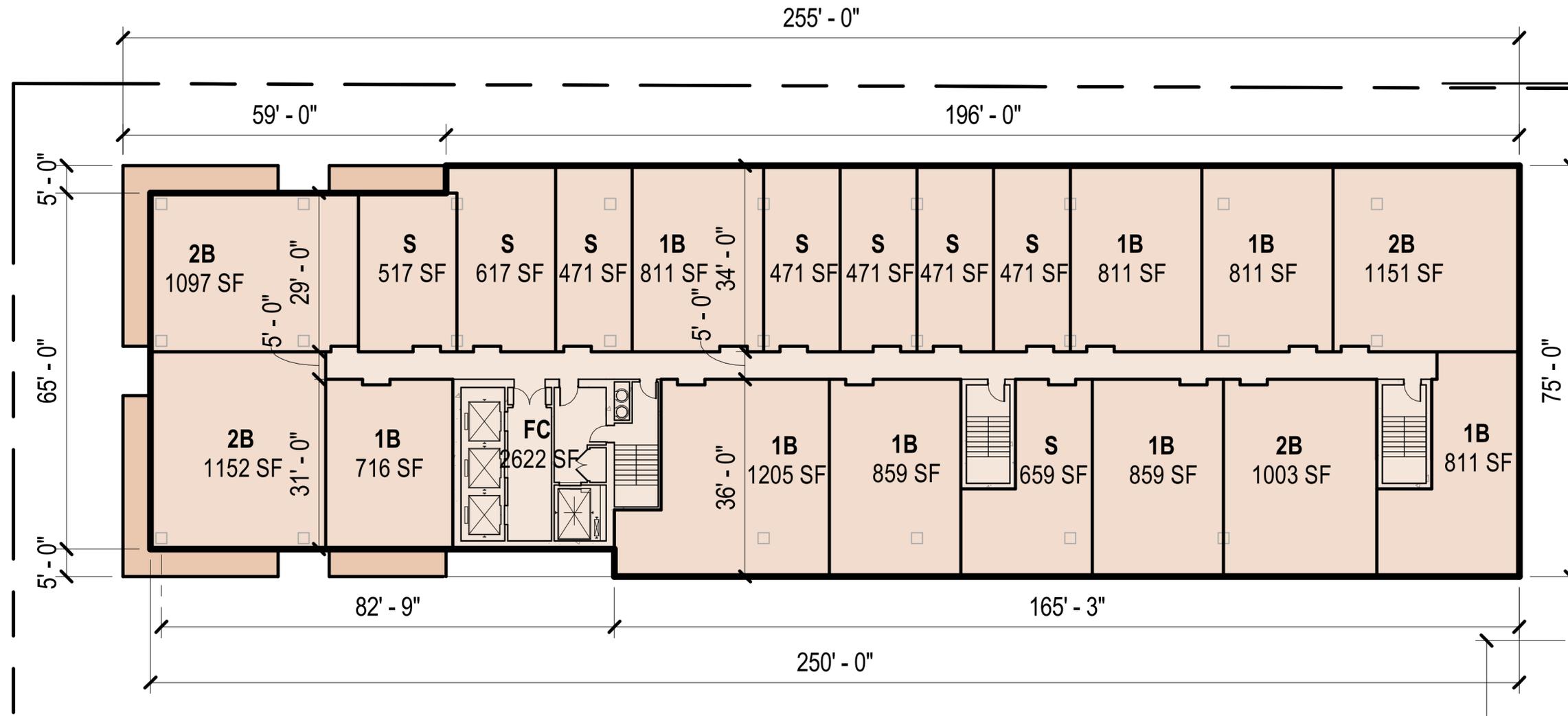
# TOWER LEVEL - LEVEL 05 @R1



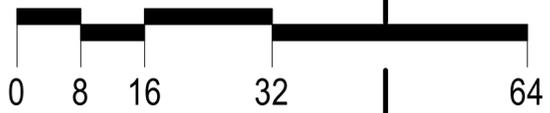
# TOWER LEVEL - LEVELS 06-11 @R1

RUTLEDGE ST.

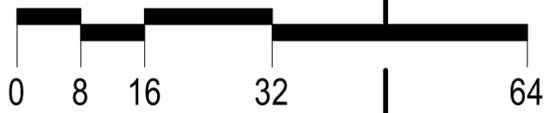
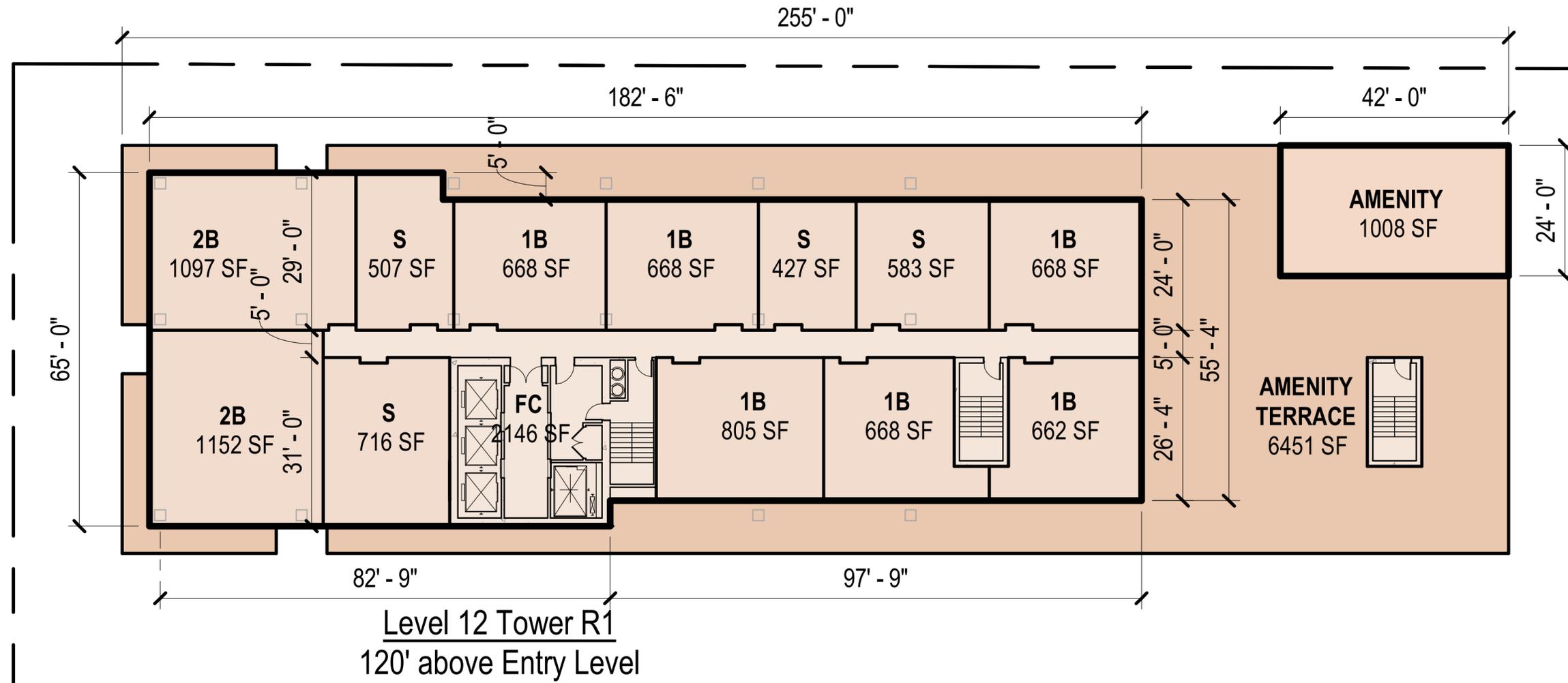
PEABODY ST.



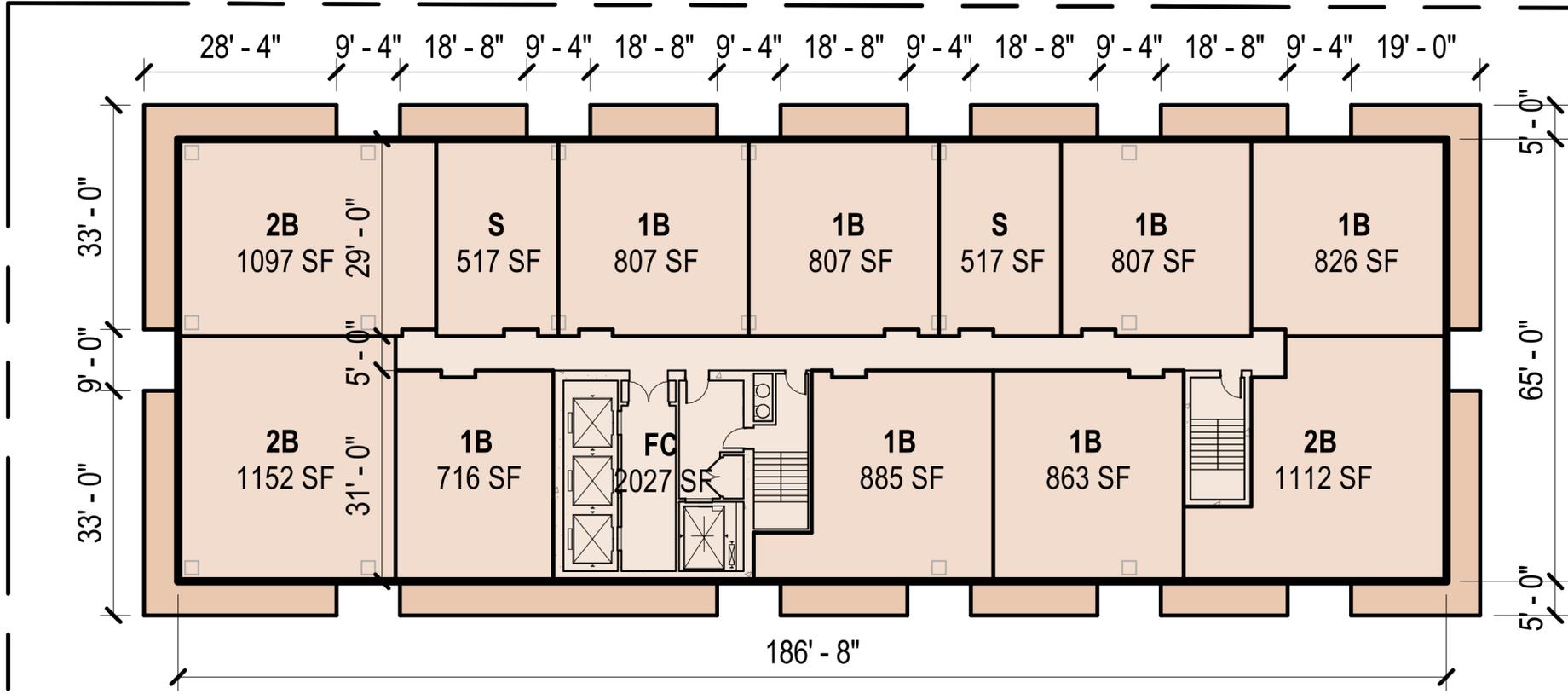
Typical Floor Levels 6-11 R1



# TOWER LEVEL - LEVEL 12 @R1



# TOWER LEVEL - LEVELS 13-31 @R1

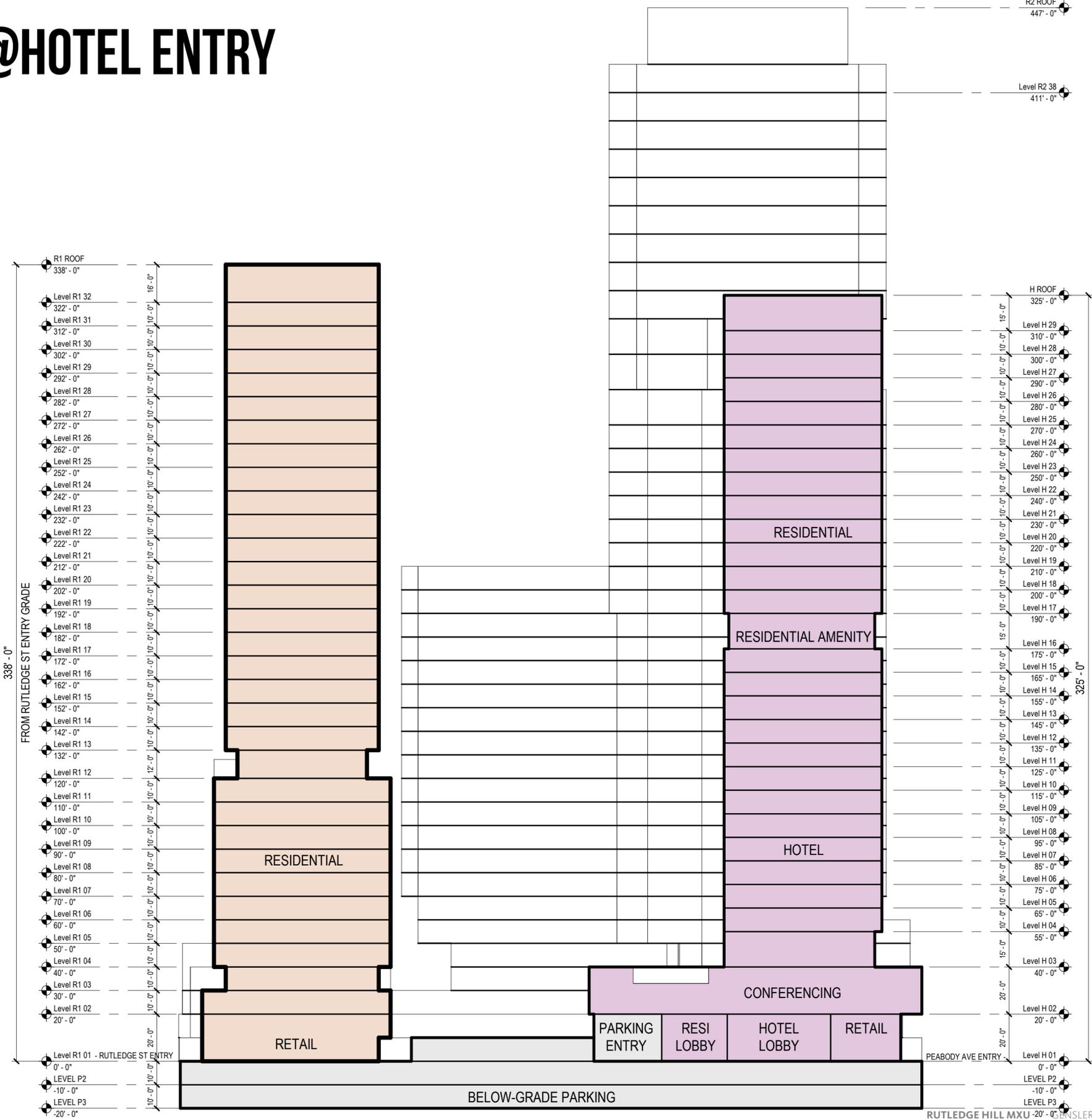


Typical Floors Levels 13-31 R1

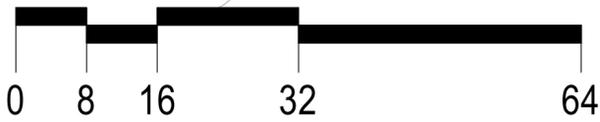
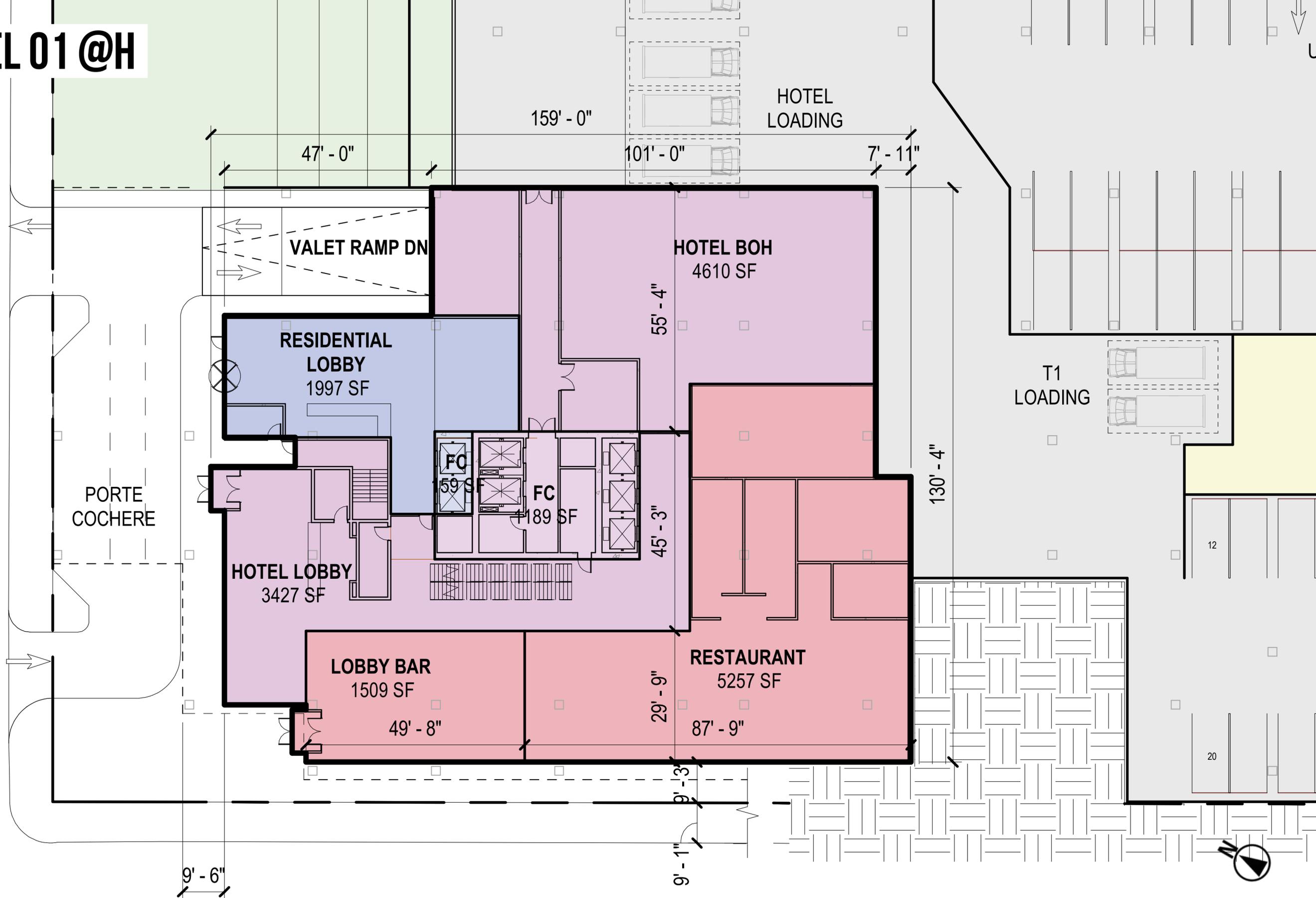


# H: 2ND & PEABODY

# EAST-WEST SECTION @HOTEL ENTRY

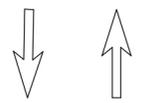
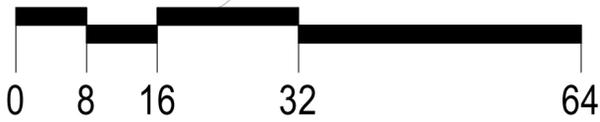
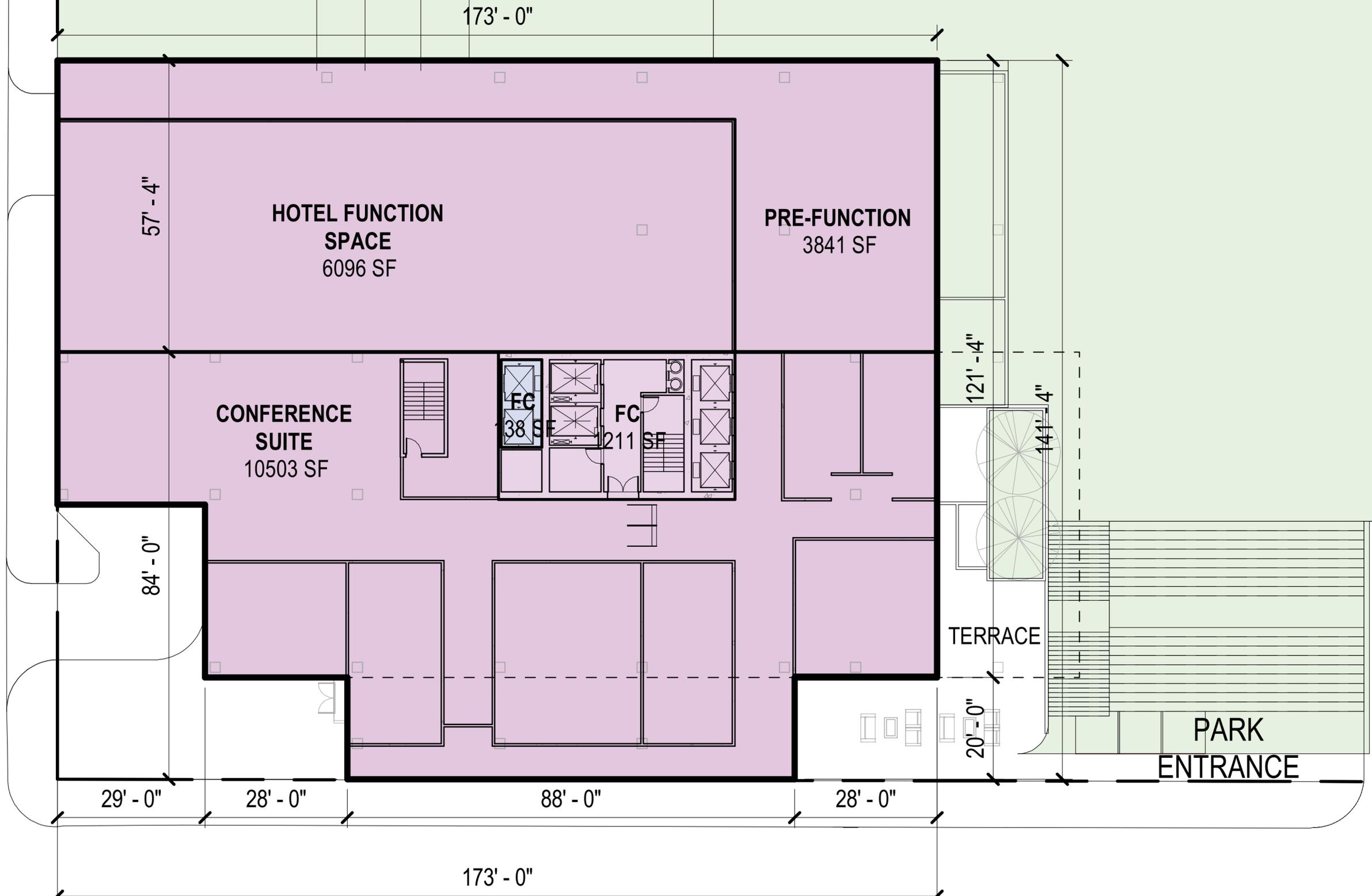


# TOWER LEVEL - LEVEL 01 @H



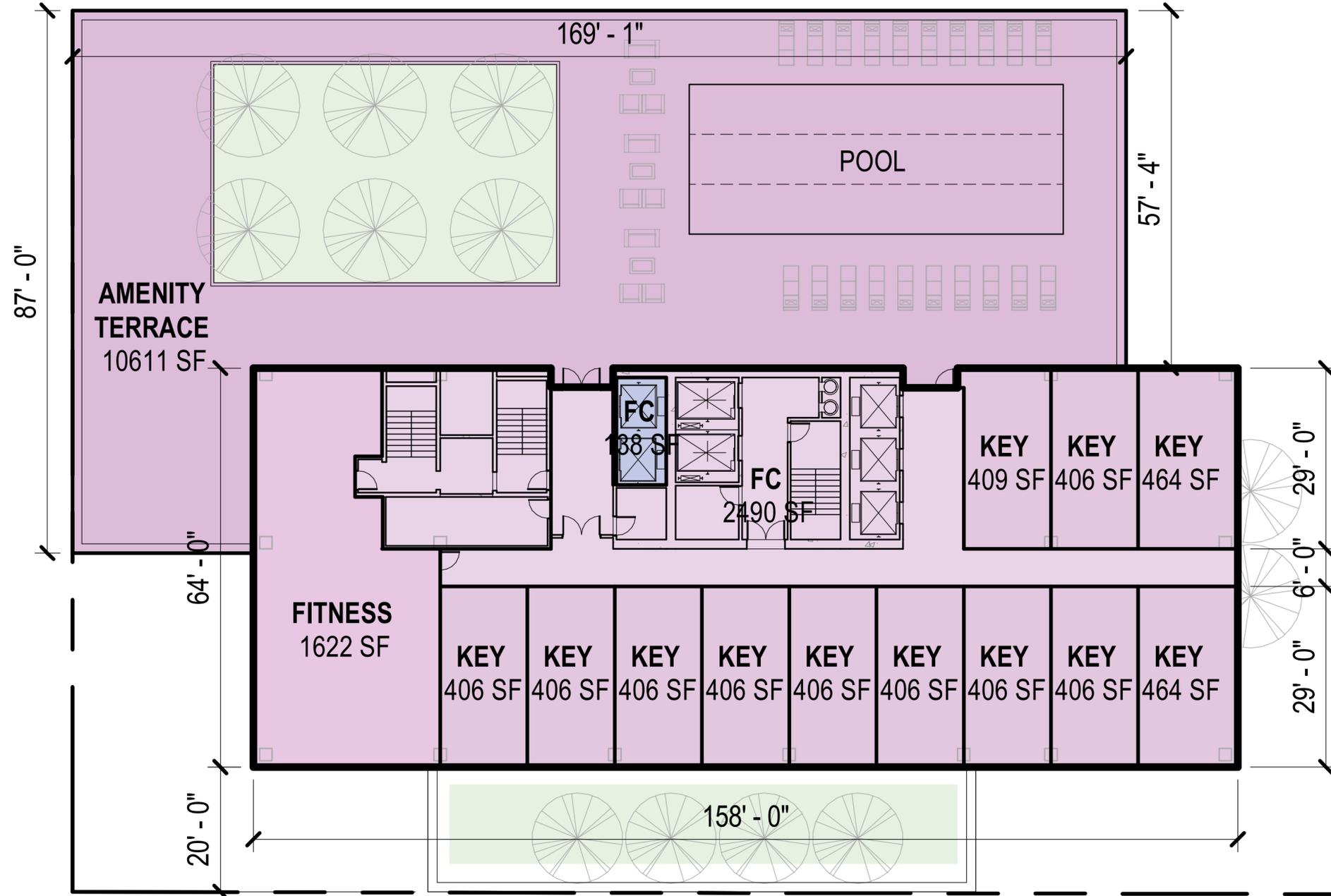
# TOWER LEVEL - LEVEL 02 @H

PARK  
ENTRANCE



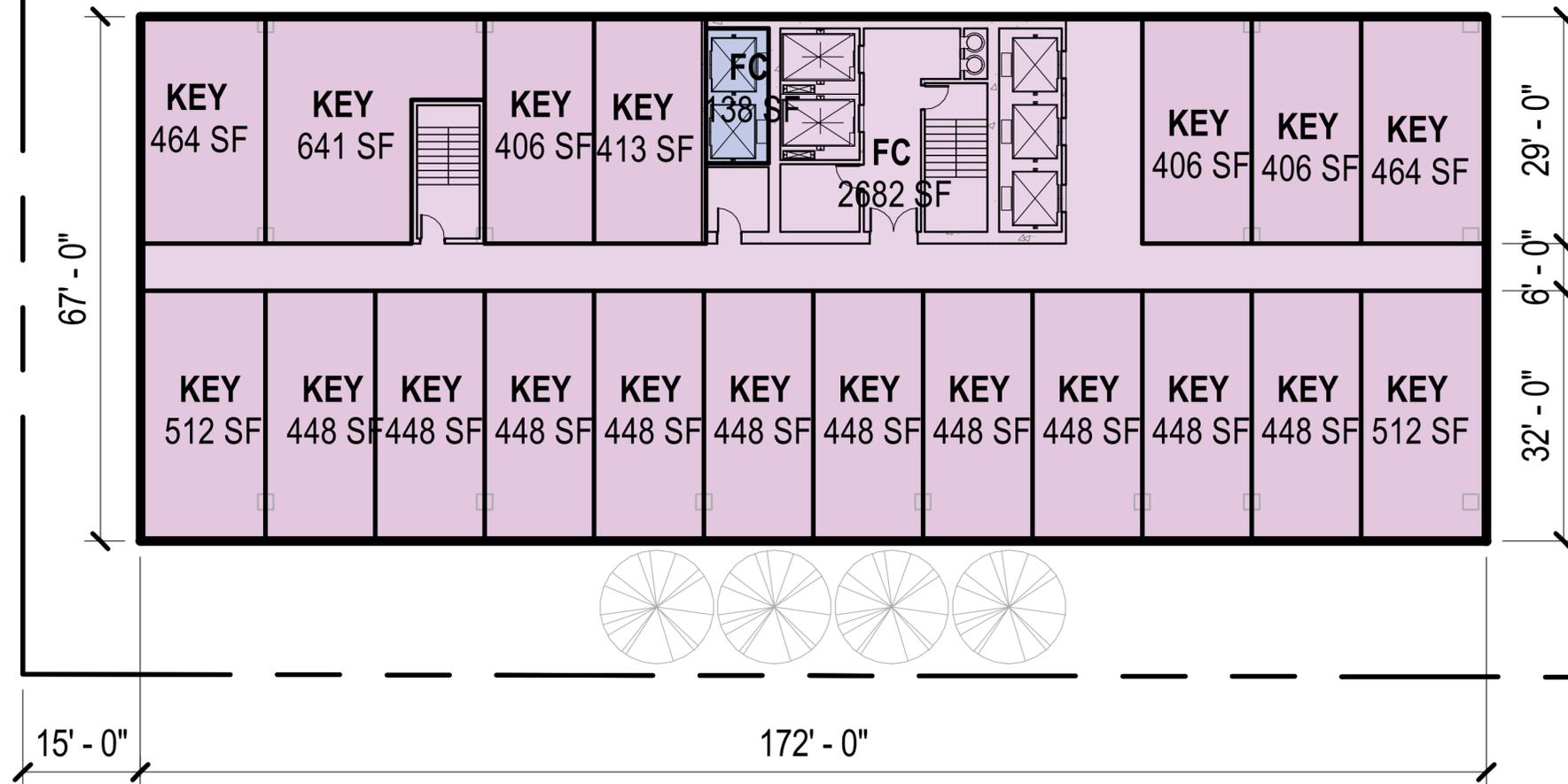
# TOWER LEVEL - LEVEL 03 @H

## Level 3 Hotel 40' above Entry Level

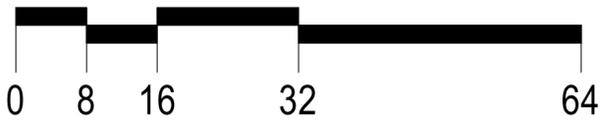
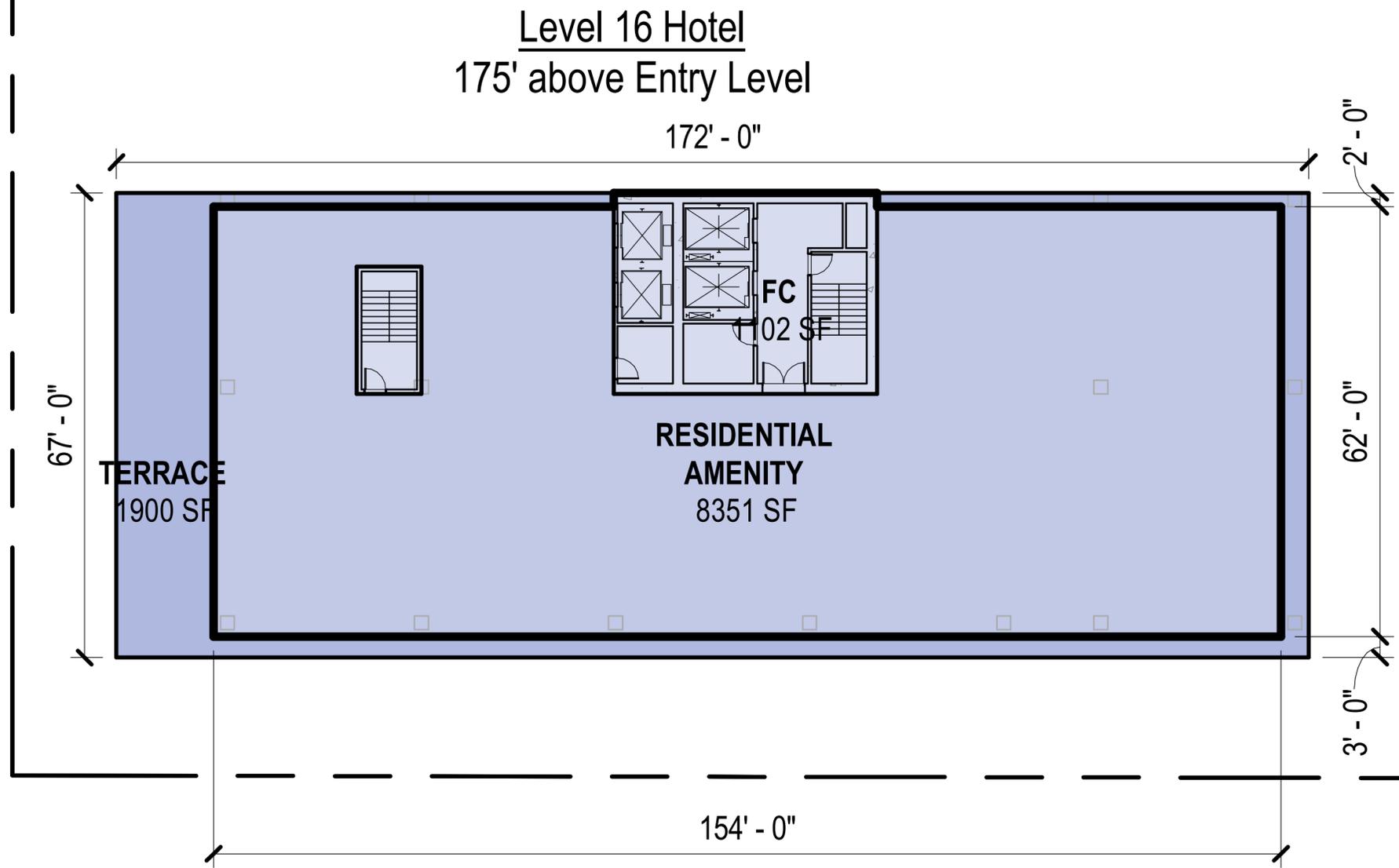


# TOWER LEVEL - LEVELS 04-15@H

Typical Floors Levels 4-15 Tower H

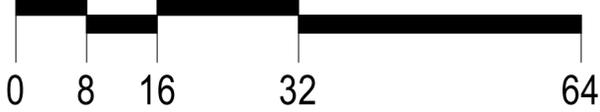
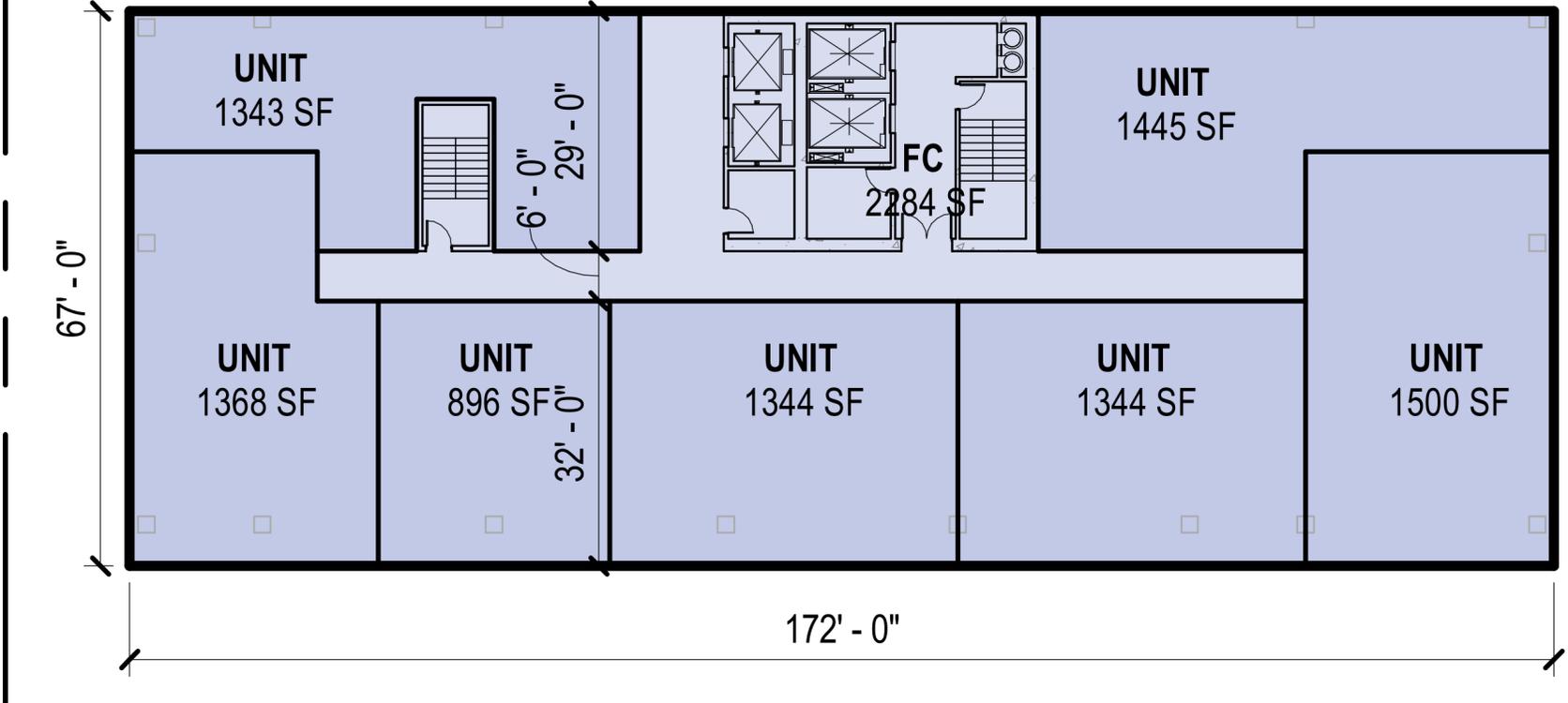


# TOWER LEVEL - LEVEL 16 @H



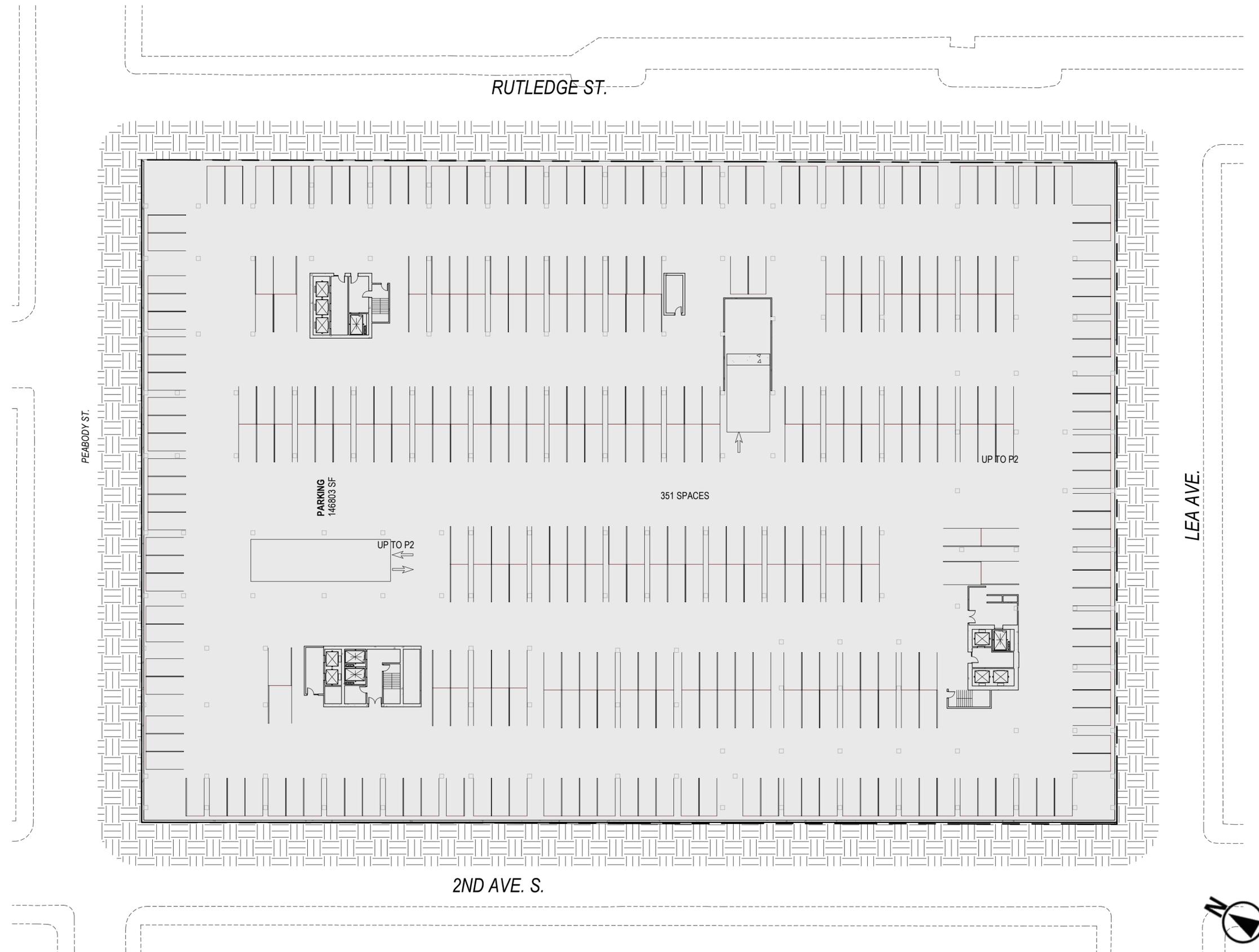
# TOWER LEVEL - LEVELS 17-28 @H

Typical Floors Levels 17-28 Tower H



# PARKING STRATEGY

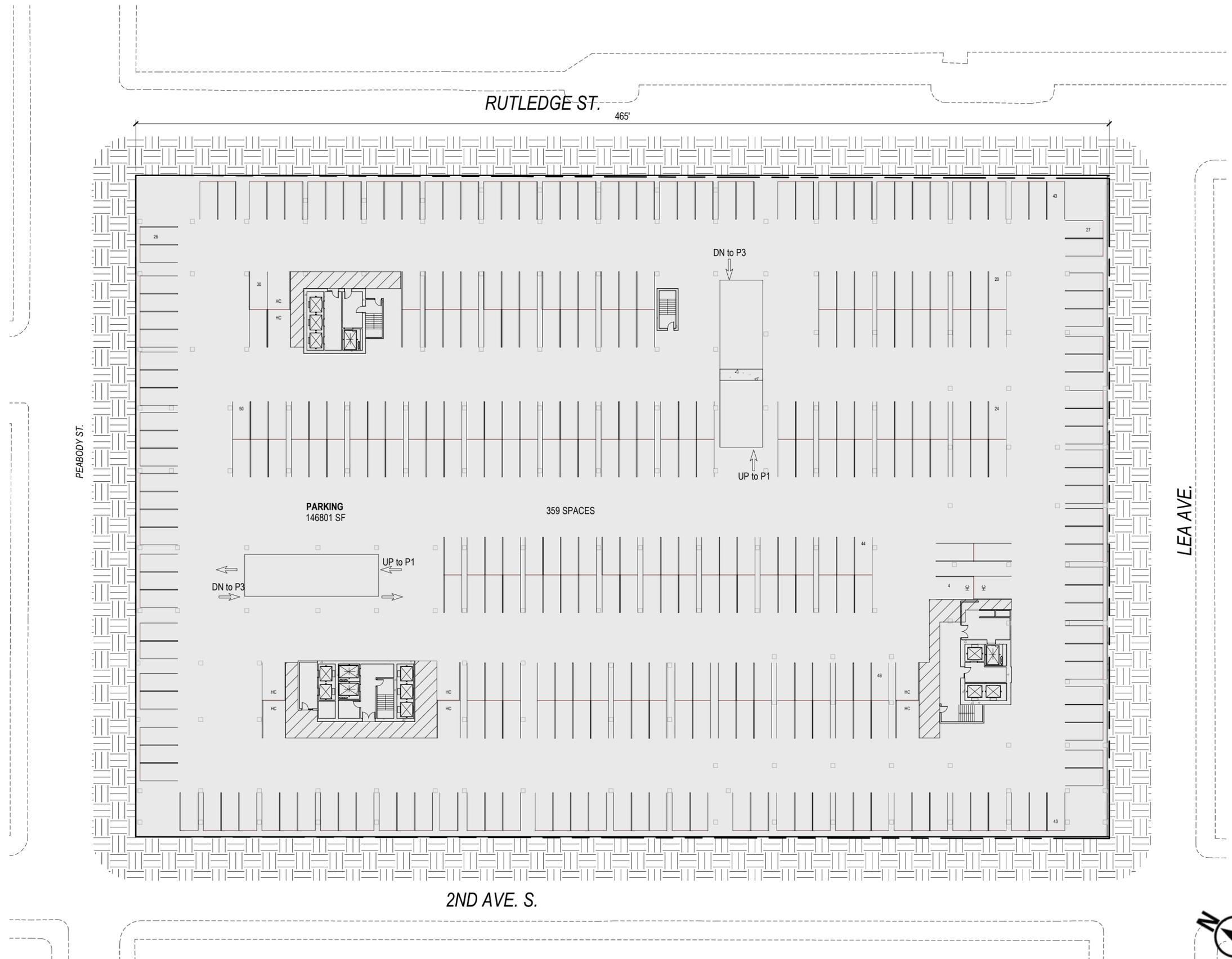
# TOWER LEVEL - LEVEL P3



AUGUST 2022



# TOWER LEVEL - LEVEL P2

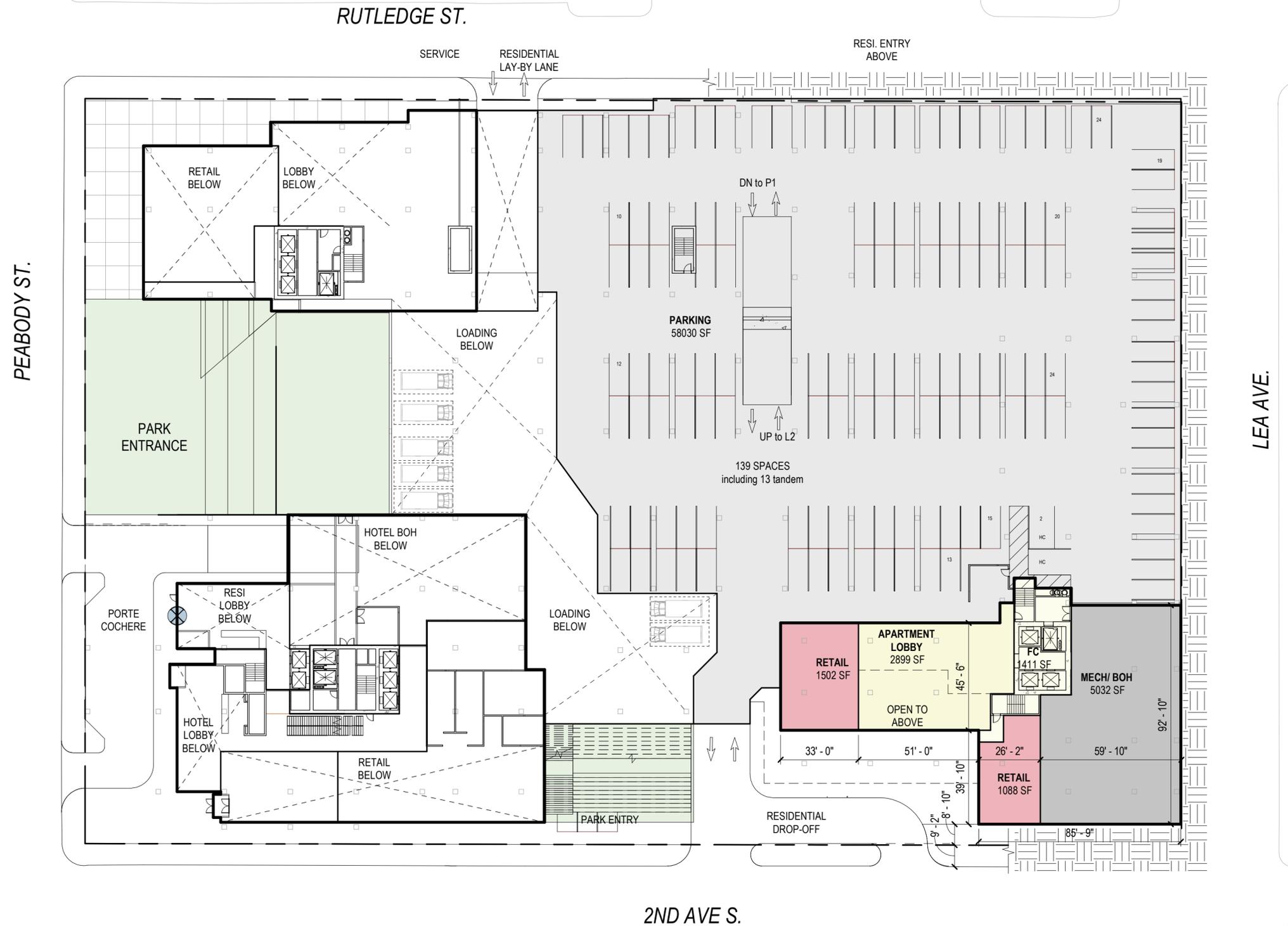


AUGUST 2022





# TOWER LEVEL - LEVEL 01 @R2



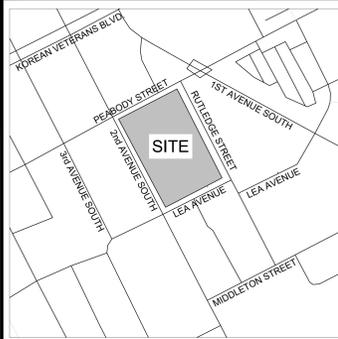
AUGUST 2022





# 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
- STROM MANHOLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- WATER METER
- DRAINAGE CATCH BASIN
- ELECTRIC BOX
- TELEPHONE MANHOLE
- GATE VALVE
- FLAG POLE
- ELCTRIC 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 Lea 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	Revision Description	Checked By:	Date Surveyed:
1			NTH	05/21/20
2				06/05/20

Drawn By: KDC  
Date Drawn: 07/15/20  
Scale: 1" = 20'  
File Name: CUSHMAN WAKEFIELD - 500 2nd Avenue South ACTA

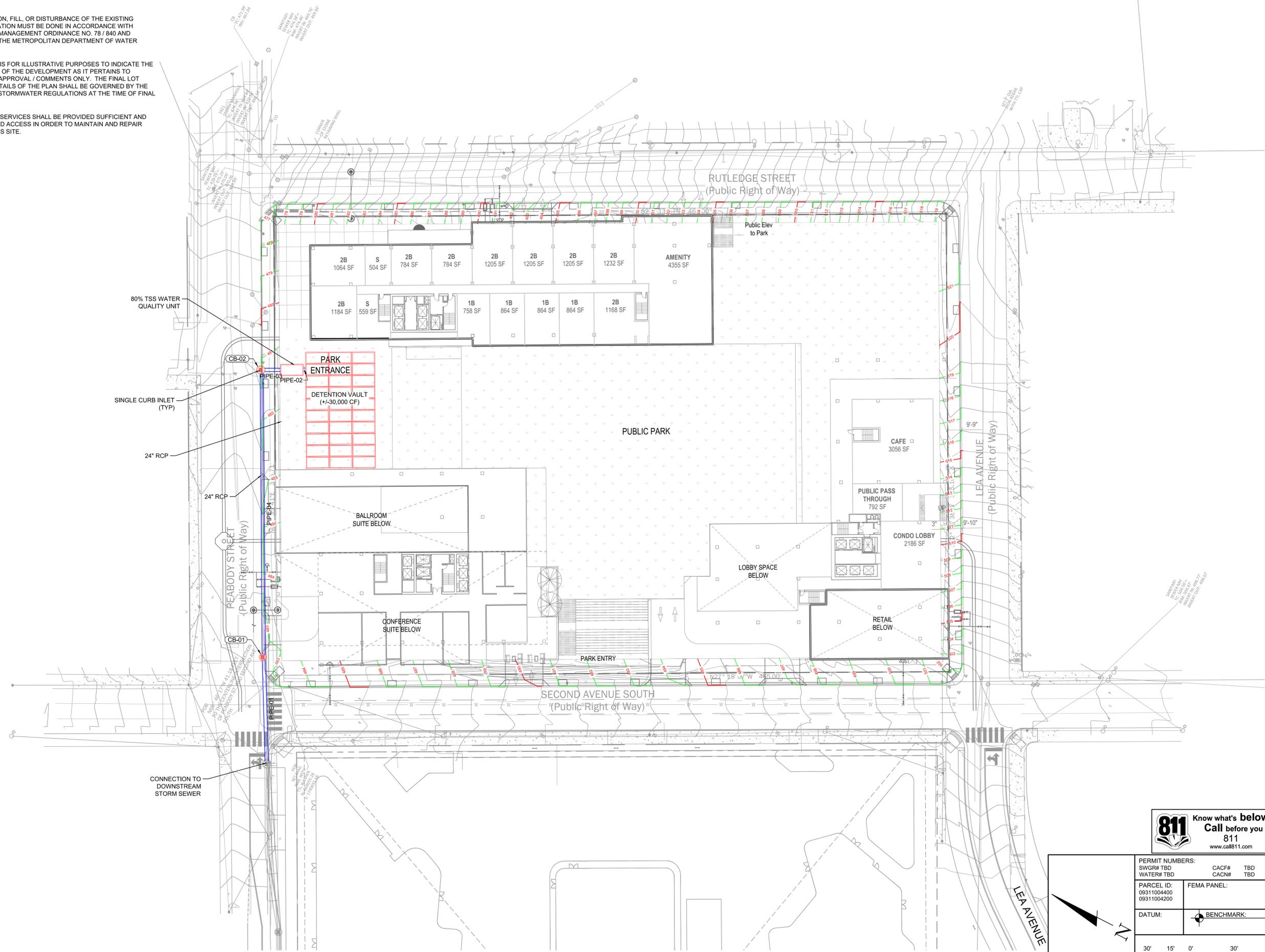
Sheet No.  
**SHEET 1**

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



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.



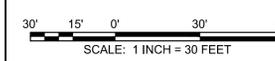
GRADING AND DRAINAGE PLAN

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	CACF# TBD
WATER# TBD	CACN# TBD
PARCEL ID:	FEMA PANEL:
09311004400	
09311004200	
DATUM:	BENCHMARK:



REV.	OR.	CHK.	DATE	DESCRIPTION

**C2.01**  
FILE NO. 37928-00

