

1401 Church

21 October 2022

Case No. 2022SP-060-001

**CCB NASHVILLE DEVELOPMENTS 1,
LIMITED PARTNERSHIP**

HASTINGS





Site Context + SP Purpose

The 1401 Church Street Site is located on the edge of Midtown fronting the interstate across from Downtown Nashville. The site is bounded by some of Downtown Nashville's most important thoroughfares: I-65 and I-40 to the East, Church Street to the North, 15th Ave N to the West, and Grundy Street to the South.

The site is currently zoned as MUI-A, which supports a variety of uses. The current use as a dairy plant ceased operation earlier in 2022. The redevelopment of this property would allow it to become a vibrant hub that serves to link the Downtown Core and West Nashville with the active, mixed-use, urban neighborhood envisioned within Midtown.

The Midtown Study within the Green Hills Midtown Community Plan identifies the property as being within two different Special Policy subdistricts: (10-MT-T5-MU-01) and (10-MT-T5-MU-02). "T5 Center Mixed Use Neighborhood (T5 MU) is intended to maintain, enhance, and create high intensity urban mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses."

The Community Character Manual states that "T5 MU areas are intended to be among the most intense areas in Davidson County." The property at 1401 Church Street has the potential to realize the Community Character Manual's vision for Midtown by creating an activated, mixed-use, urban neighborhood.

The purpose of this SP is to provide for a vibrant, mixed-use development with appropriate residential density as called for within the Community Character Manual and Midtown Study. Adding a greater mix and intensity of uses to this site adds density to the core of the city, encouraging walkability and alleviate pressure from surrounding neighborhoods. This SP seeks to meet these goals.

Site Information + Standards

Acreage	1401 Church St.	2.6 acres
	132 15th Ave. N.	0.25 acres
	128 15th Ave. N..	0.13 acres
	124 15th Ave. N.	0.28 acres
	120 15th Ave. N.	0.16 acres
	118 15th Ave. N.	0.14 acres
	116 15th Ave. N.	0.1 acres
	112 15th Ave. N.	0.19 acres
	3.85 acres	

Council District 19; Councilmember: Freddie O'Connell

Fallback Zoning MUI-A

Site Uses Up to 1,350 multi-family residential units or 1,150 multi-family residential units and 250 hotel keys

Up to 75,000 SF of additional non-residential uses

Non-residential uses shall be all uses permitted by MUI-A with the addition of a Microbrewery; Tasting room; Manufacturing, Artisan; Artisan Distillery.

Short term rentals are prohibited.

Maximum FAR No Max. FAR

Maximum ISR 1.00 *PER MUI-A*

Build-To Zone 0' - 15'

Programmed activation zones (activated dining spaces, public loggia, programmed green spaces) can expand the Build-to-Zone up to 30' where programmed activation exists.

Step-back none required

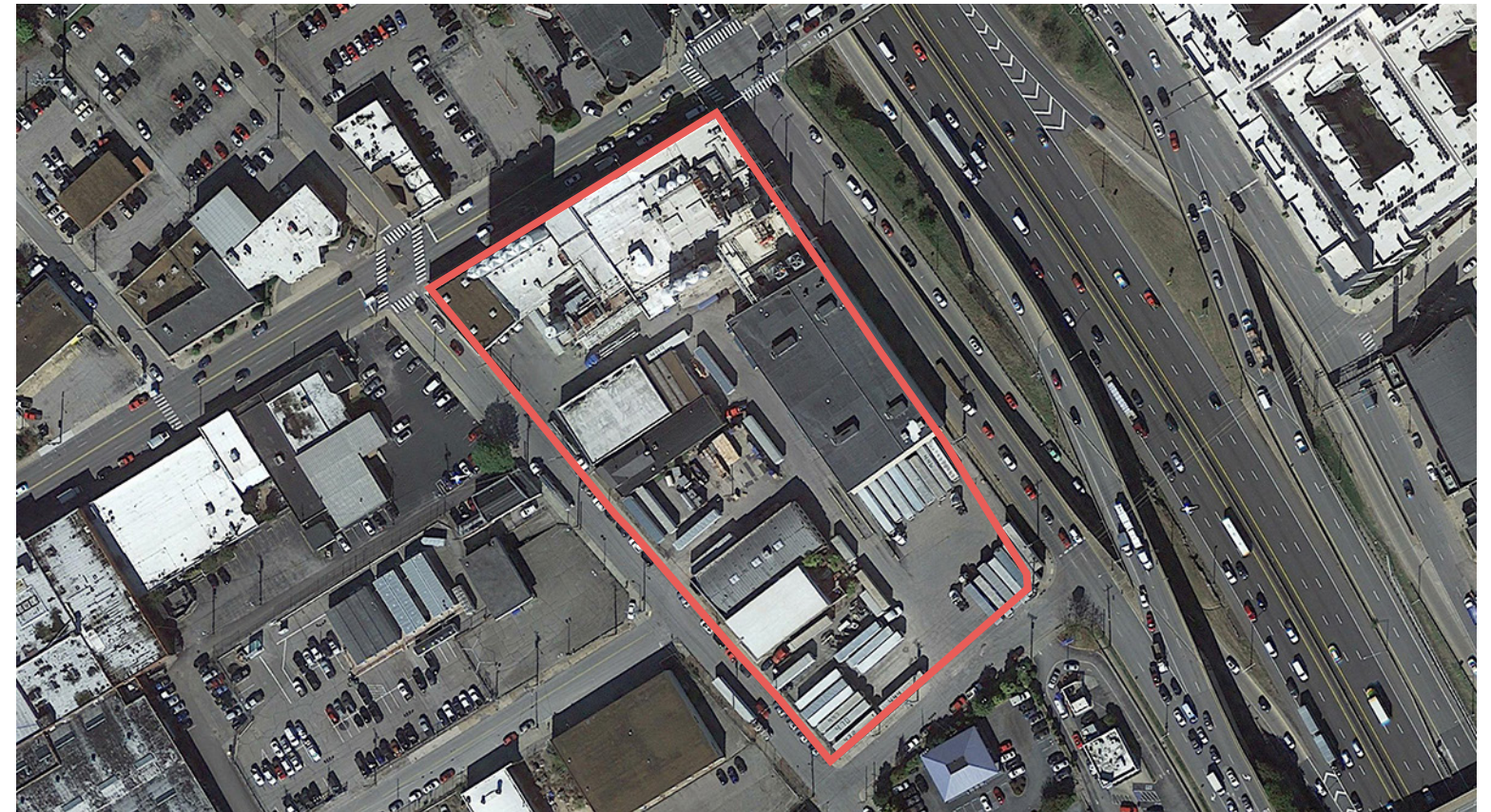
MCSP Designations SEE **FIGURE 02** FOR RIGHT-OF-WAY DEDICATIONS

Street Activation In order to provide for an pedestrian experience along each frontage, each street has a minimum active ground floor use requirement:

- A minimum of 70% of frontage along Church Street must be occupied by an Active Use
- A minimum of 70% of frontage along 15th Avenue must be occupied by an Active Use
- A minimum of 40% of frontage along Grundy Street must be occupied by an Active Use
- Due to the significant grade change across the 14th Avenue North frontage, a minimum of 40% of must be occupied by an Active Use

Active Uses Active uses are those programmed spaces that generate pedestrian street activity and interaction. An active ground floor use requirement shall mean a habitable space occupied by retail, office, institutional, amenity, or lobby uses. Pedestrian Access Points and publicly accessible open space may also be considered active ground floor uses.

Residential units and hotel units are also specifically excluded on the ground floor of all public streets.



SITE LOCATION



EXISTING SITE CONDITIONS

**All existing structures on site to be removed*

Site Context + Development

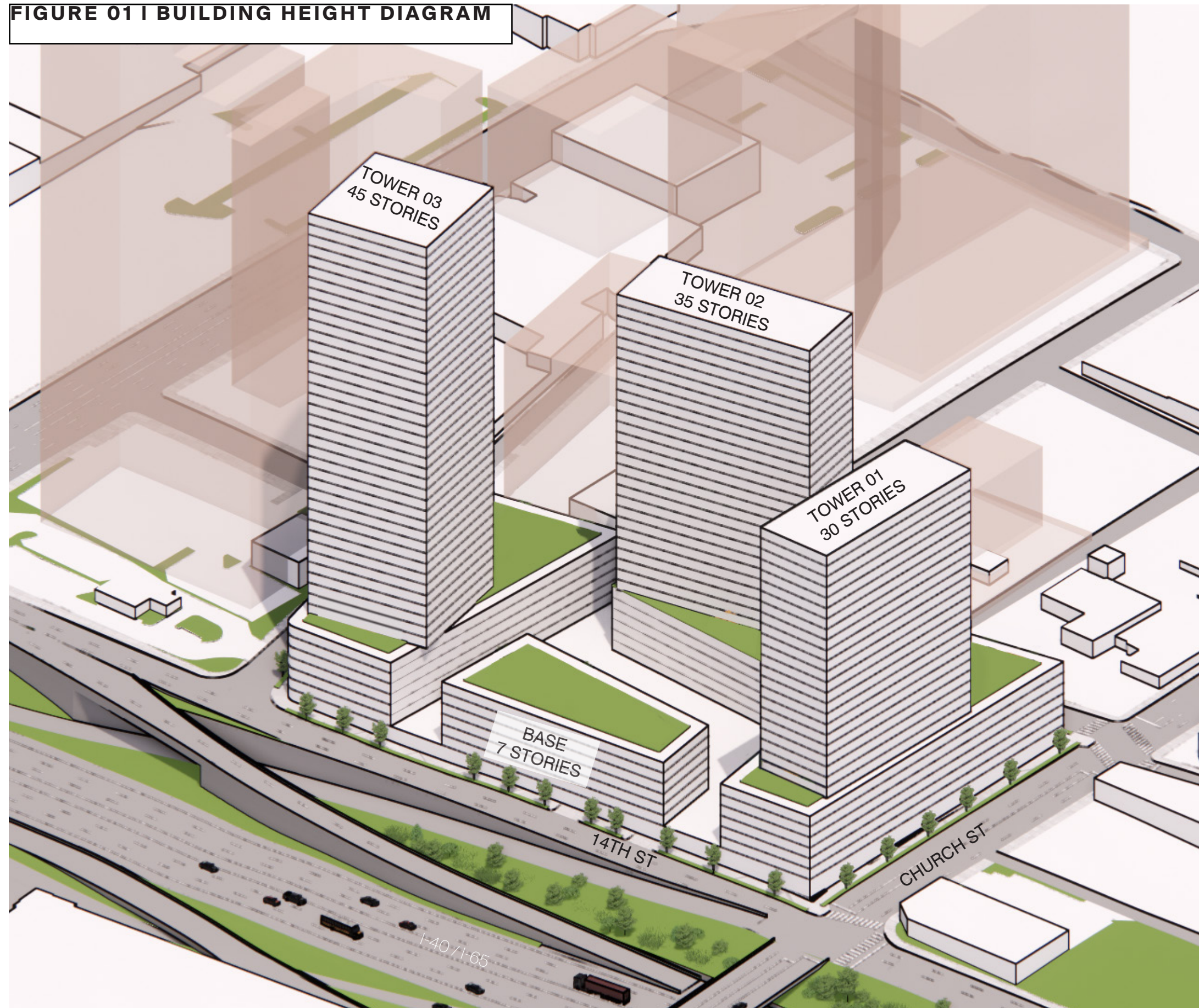
1401 Church is located within a rapidly developing neighborhood, which has the opportunity to support the Downtown core and provide much needed connectivity to Midtown.

The neighboring Reed District has approved modifications allowing heights up to 39 stories. Just across Broadway, the Beaman Automotive-Midtown UDO has been submitted, seeking heights of up to 35 stories.

With limited tower footprint sizes and residential uses, the proposed redevelopment of 1401 Church Street aligns with and enhances the existing and future surrounding context.



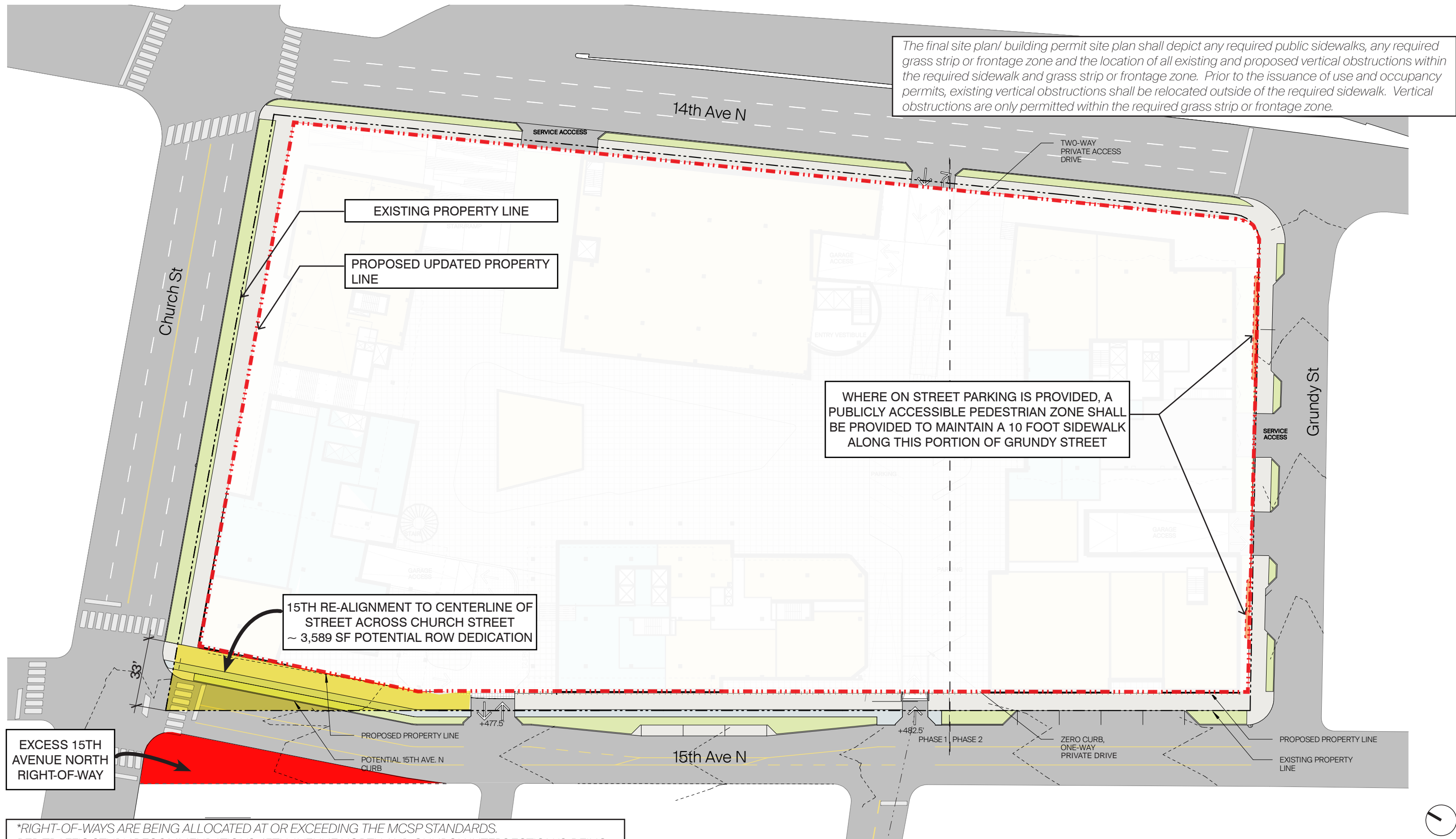
FIGURE 01 | BUILDING HEIGHT DIAGRAM



*All trees and grading shown for illustrative purposes only - see Landscape and Civil Plans for preliminary locations

Building Height + Size

Tower 01	Maximum overall height of 30 stories Maximum floor plate size of 15,000 sf above the 7th story
Tower 02	Maximum overall height of 35 stories Maximum floor plate size of 15,000 sf above the 7th story
Tower 03	Maximum overall height of 45 stories Maximum floor plate size of 15,000 sf above the 7th story
Base	Maximum overall height of 7 stories Full build out of base is not permitted. A minimum of 20% of the site coverage at plaza level shall consist of active plaza or landscaping open to the sky above. Additionally, in order to break down the scale of the block, publicly accessible pedestrian access through and across the site shall be provided at approximated locations illustrated in FIGURE 04 . Configuration of plaza and pedestrian access to be confirmed at Final SP submission. <i>*SEE FIGURE 04 FOR REQUIRED PEDESTRIAN AND SITE POROSITY</i>
Minimum Tower Separation	<i>SEE FIGURE 06</i> Tower separation shall be measured between the exterior faces of residential unit walls, not between balcony edges or projecting facade elements.
Measurement of Height	Unless otherwise specified herein, the height of buildings shall be measured in stories. <ul style="list-style-type: none"> The maximum height for the Base shall be 7 stories limited to 105 feet. Maximum tower height includes the 7 stories within the base. The first floor shall have a minimum height of 14 feet from finished floor to finished floor above Amenity and penthouse levels may be up to 26 feet from finished floor to finished floor, individual residential stories shall not exceed 13 feet from finished floor to finished floor above the seventh story. Basements are not considered stories for the purposes of determining building height. Building height shall be measured from each buildings' Primary Street Frontage. For the purposes of this SP, enclosed mechanical spaces shall not be counted as stories.



The final site plan/ building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

WHERE ON STREET PARKING IS PROVIDED, A PUBLICLY ACCESSIBLE PEDESTRIAN ZONE SHALL BE PROVIDED TO MAINTAIN A 10 FOOT SIDEWALK ALONG THIS PORTION OF GRUNDY STREET

15TH RE-ALIGNMENT TO CENTERLINE OF STREET ACROSS CHURCH STREET
~ 3,589 SF POTENTIAL ROW DEDICATION

EXCESS 15TH AVENUE NORTH RIGHT-OF-WAY

*RIGHT-OF-WAYS ARE BEING ALLOCATED AT OR EXCEEDING THE MCSP STANDARDS. PER TRAFFIC STUDY RECOMMENDATIONS, 15TH AVENUE NORTH AND CHURCH INTERSECTION IS BEING UPDATED TO INCLUDE A RIGHT TURN LANE.
SEE CIVIL DRAWINGS FOR STREET DIMENSIONS AND ADDITIONAL DETAILS.

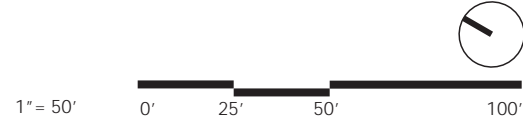


FIGURE 02 | RIGHT OF WAY ALLOCATION DIAGRAM

*See Landscape and for preliminary planting

LEGEND

- BOH
- RESTAURANT / RETAIL
- LOADING
- RESIDENTIAL LOBBY/ AMENITY

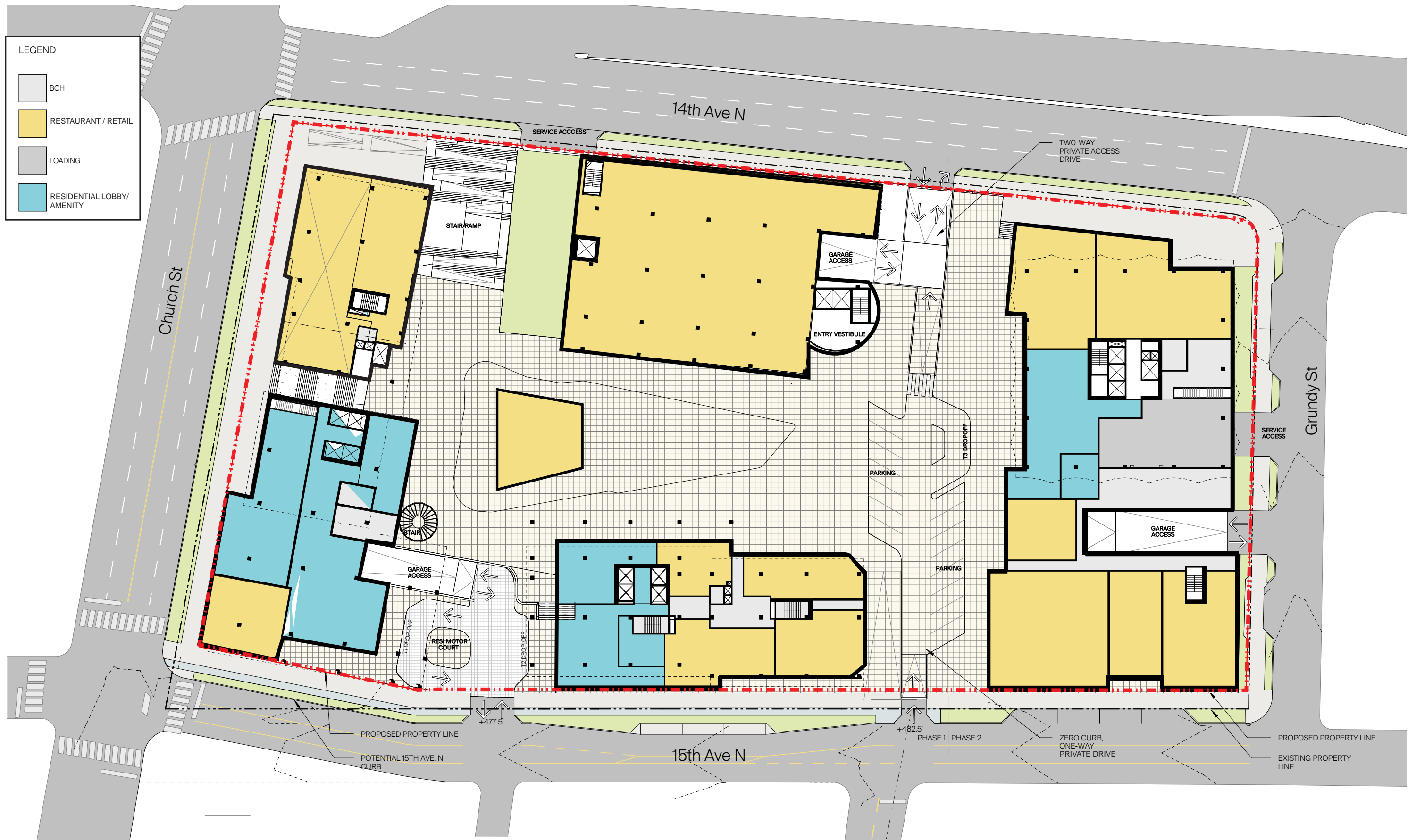


FIGURE 03 | PLAZA LEVEL FLOOR PLAN

*See Landscape and for preliminary planting



*PUBLICLY ACCESSIBLE PEDESTRIAN ACCESS POINTS SHALL BE PROVIDED AT APPROXIMATED ILLUSTRATED LOCATIONS. ADDITIONALLY, A MINIMUM OF 20% OF THE SITE COVERAGE AT PLAZA LEVEL SHALL CONSIST OF ACTIVE PLAZA OR LANDSCAPING. CONFIGURATION OF PLAZA TO BE CONFIRMED AT FINAL SP SUBMISSION.

*See Landscape and for preliminary planting

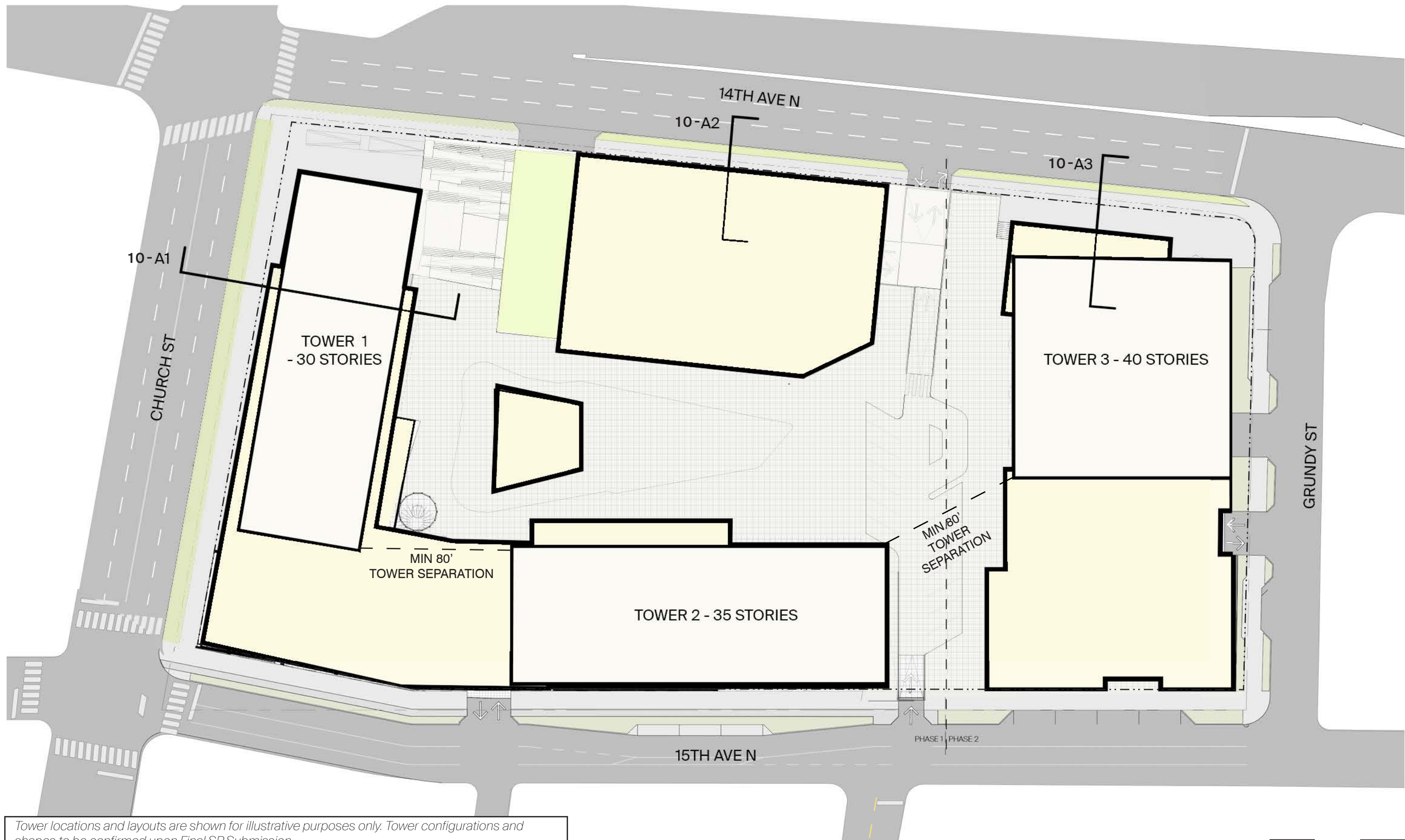
FIGURE 04 | PEDESTRIAN ACCESS DIAGRAM



KEY:
 ▲ - VEHICULAR ACCESS POINT
 ▲ - LOADING + SERVICE ACCESS POINT

FIGURE 05 | VEHICULAR ACCESS DIAGRAM

*See Landscape and for preliminary planting



Tower locations and layouts are shown for illustrative purposes only. Tower configurations and shapes to be confirmed upon Final SP Submission.

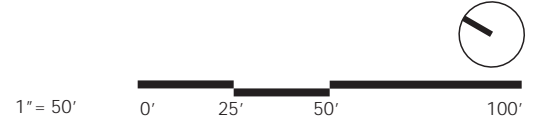


FIGURE 06 | TOWER LOCATION DIAGRAM

*See Landscape and for preliminary planting



Note: A vehicular connection between Phase I and Phase II garages will be made upon completion of Phase II.

FIGURE 07 I GARAGE LEVEL FLOOR PLAN

*See Landscape and for preliminary planting



FIGURE 08 | STREET FACADE DIAGRAM

Building Standards	<p>The following standards shall apply to the location of a building and its associated parking:</p> <ul style="list-style-type: none"> • A primary entrance to the building shall be located along the building facade along a public right-of-way. Phase I of 14th Avenue is exempted. Ⓒ • Glazing on the first floor of any public street frontage shall be a minimum of forty percent. A portion of the 14th Avenue frontage is exempted from this requirement. See FIGURE 10-B and Garage Requirements and Screening. Ⓓ • Glazing on the upper floors of any public street frontage shall be a minimum of twenty-five percent. • Glazing on the tower floors shall be a maximum of ninety-five percent total for any tower facade. <p>Design of building skin, articulation, and form to be determined during Final SP submission.</p>
17.24.230 Landscape Buffer-yard Requirements	None required
17.32.120 On-premises signs	No changes
Building Materials	Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, cast-in-place and precast concrete, metal panel, composite wood or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
Vehicular Access	<p>SEE FIGURE 05 FOR VEHICULAR ACCESS POINT LOCATIONS</p> <p>Vehicular access points may occur along the following locations:</p> <ul style="list-style-type: none"> • 14th Ave N. • 15th Ave N. • Grundy Street <p>No more than 30 percent of any site frontage and/or 60 feet, whichever is greater, can be dedicated to a vehicular garage entry or loading entry on any street.</p>
Parking	<p>Parking may be shared across the site and any future property lines, regardless of ownership.</p> <p>Shared parking may be allowed according to the provisions of 17.20.100 of the zoning code.</p>
Sustainability Standards	Towers are required to meet LEED Silver Certification or higher levels of LEED Certification

FIGURE 09I BUILDING FORM DIAGRAM



Building Articulation

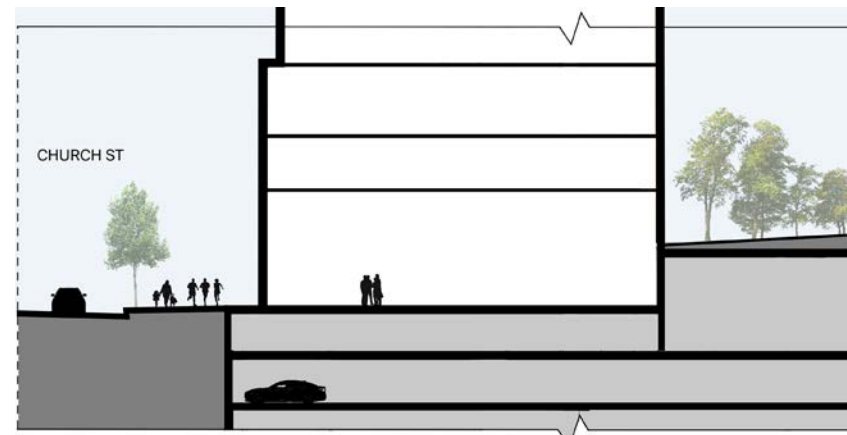
Tower Balcony Percentages At least 30% of residential tower units shall have a balcony or balconet

Base Articulation Any street-facing facades within the Base longer than 200 feet shall be articulated by a minimum of one of the below strategies:

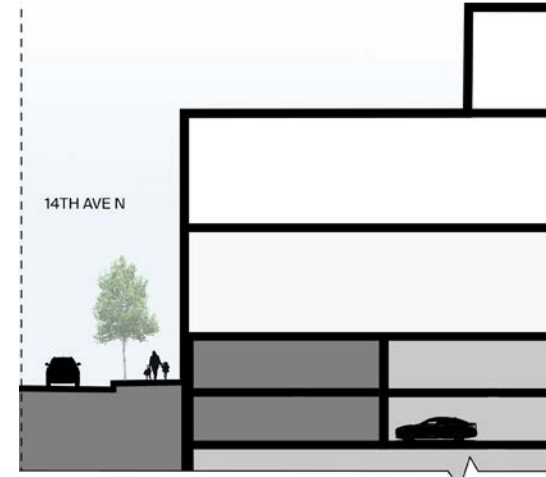
- Massing Shifts
- Multiple Facade Systems
- Volumetric Facade Articulation
- Building Structure Articulation
- Facade Depth Changes
- Fins and Shade Elements

*All trees and grading shown for illustrative purposes only - see Landscape and Civil Plans for preliminary locations

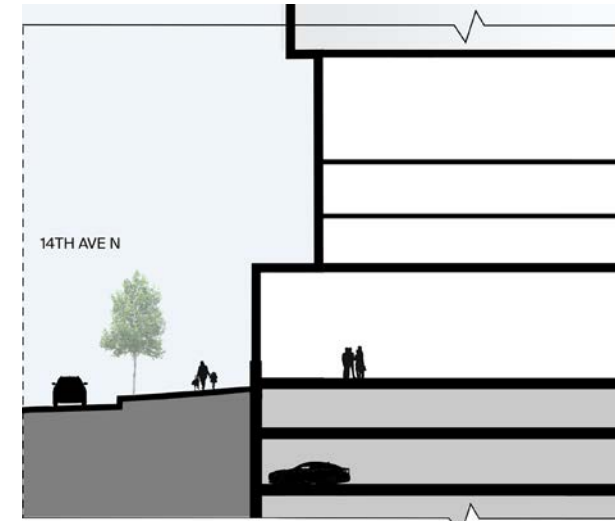
FIGURE 10I STREETScape SECTIONS



10-A1_CHURCH STREET SECTION DIAGRAM



10-A2_14TH AVENUE SECTION DIAGRAM



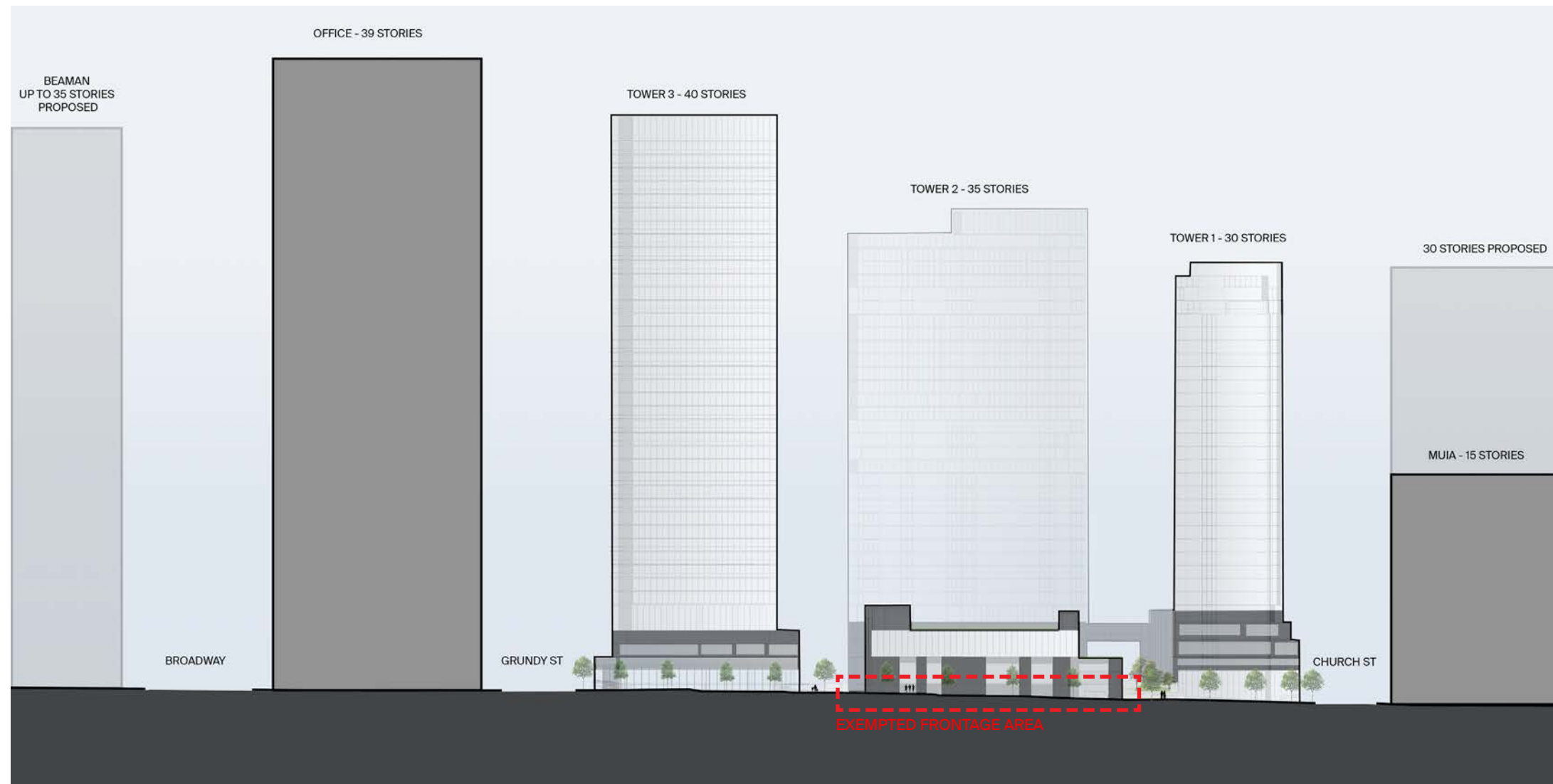
10-A3_14TH AVENUE SECTION DIAGRAM

Garage Requirements and Screening

Parking shall be below grade as measured from the Plaza Level with the exception of 14th Street, where there will be 1 level of above grade parking as indicated in **FIGURE 10-B**.

Due to the significant grade change along the street, 280 linear feet of 14th Avenue North street-level frontage [see 'Exempted Frontage Area' in **FIGURE 10-B**] shall be exempted from active liner, active use, and minimum glazing requirements.

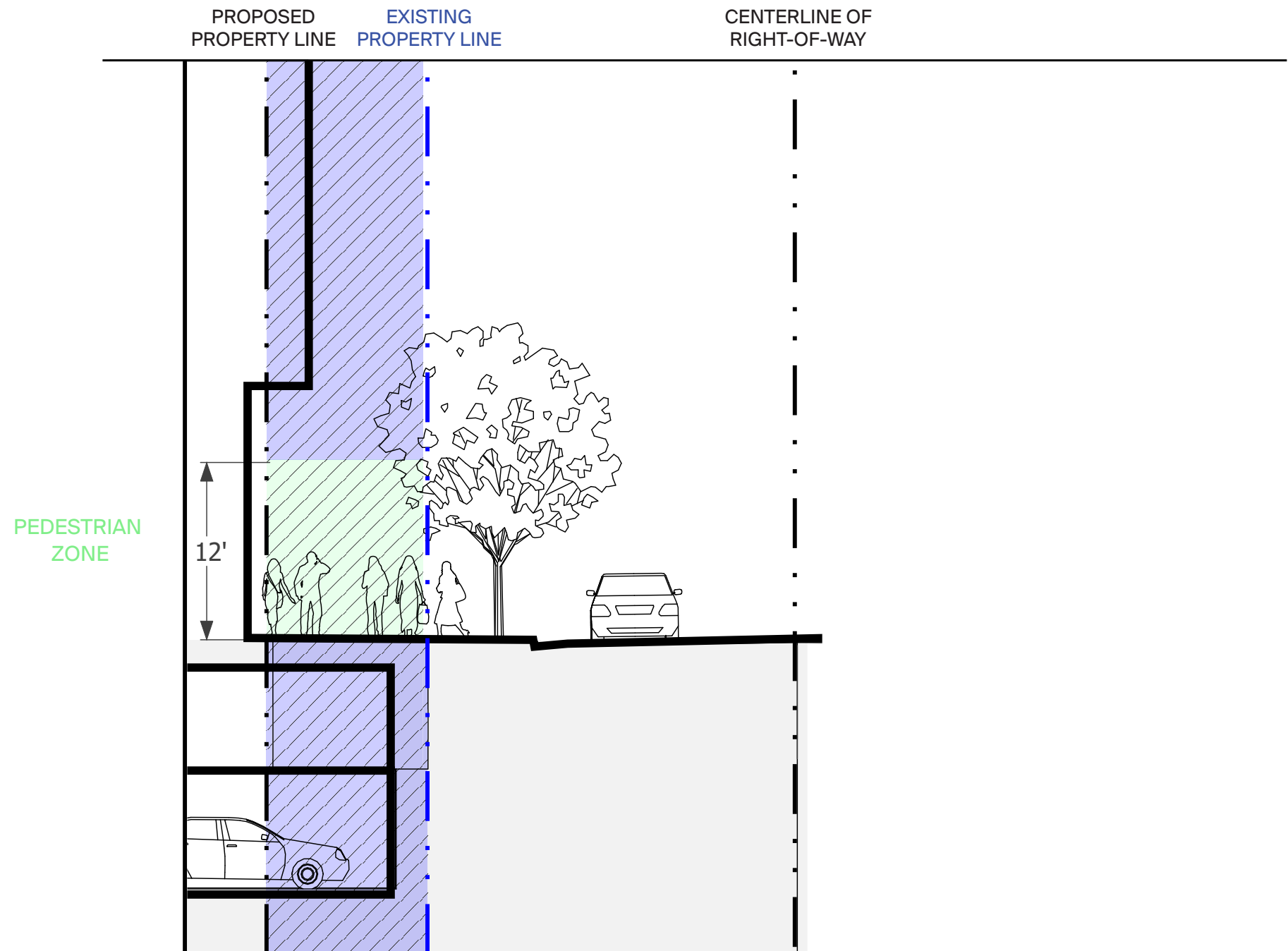
All parking structures visible from public streets shall include base articulation and materiality that complements the remainder of the building.



10-B_14TH ST. ELEVATION DIAGRAM

*All trees and grading shown for illustrative purposes only - see Landscape and Civil Plans for preliminary locations

FIGURE 11 | STREETSCAPE DIAGRAM



Encroachment As illustrated in Figure 10, structures may cantilever over or be built under right-of-way that is dedicated in this SP. However, a clear zone of 12' in height must be provided above sidewalks. Configuration subject to approval of Mandatory Referral and Fire Marshal access requirements

Final right-of-way configuration to be determined at time of final SP.

See Civil for right-of-way dedications.

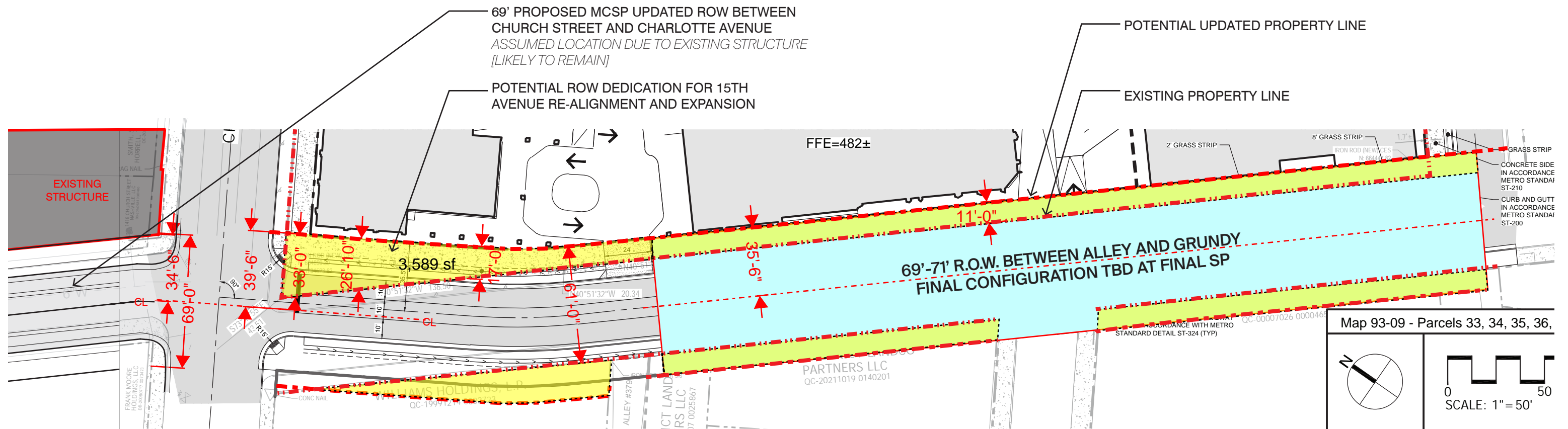


Diagram is intended to show right-of-way dedications and sizes. Final configurations and shapes of street crossings and intersections to be confirmed upon Final SP Submission.

15TH AVENUE RIGHT-OF-WAY DIAGRAM

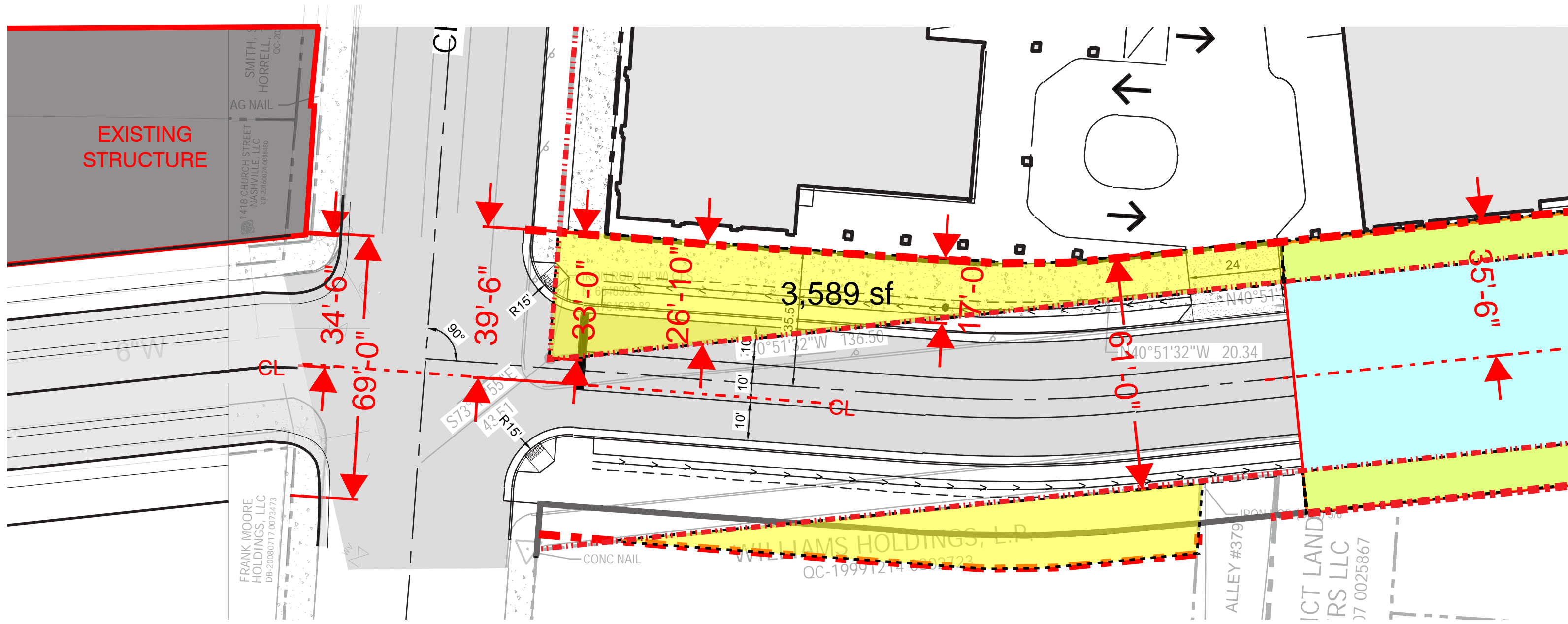


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15TH AVENUE RIGHT-OF-WAY DIAGRAM

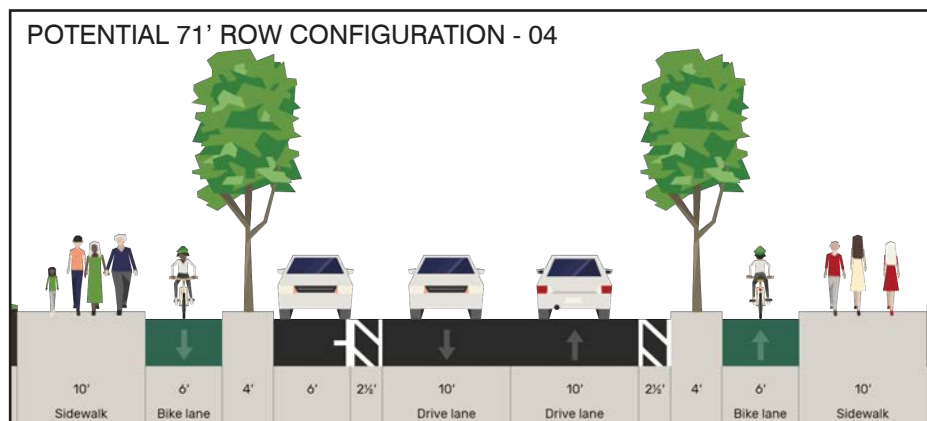
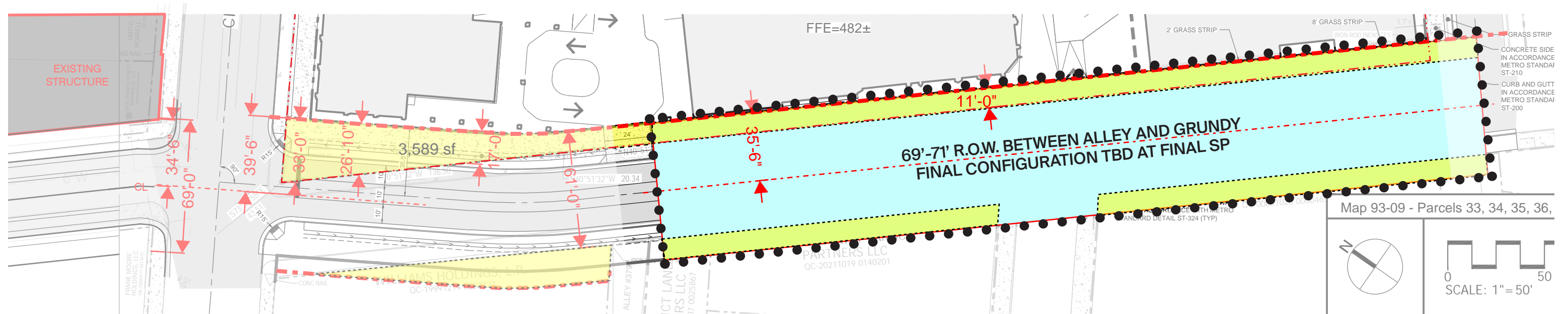
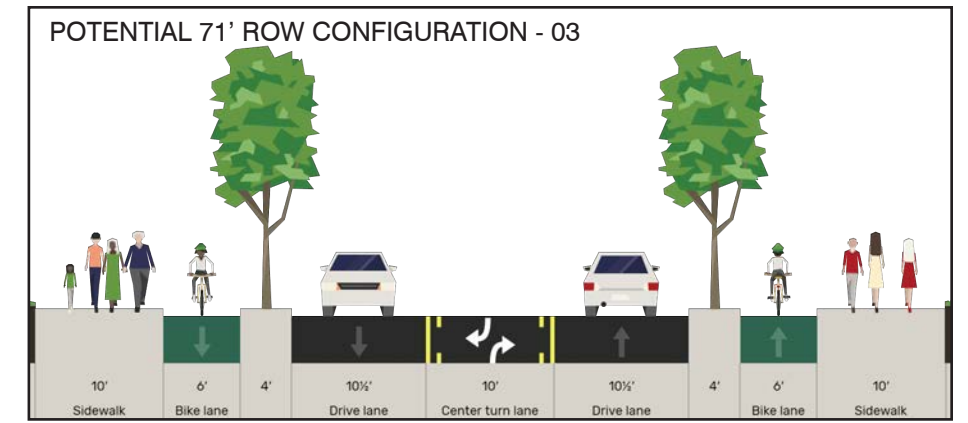
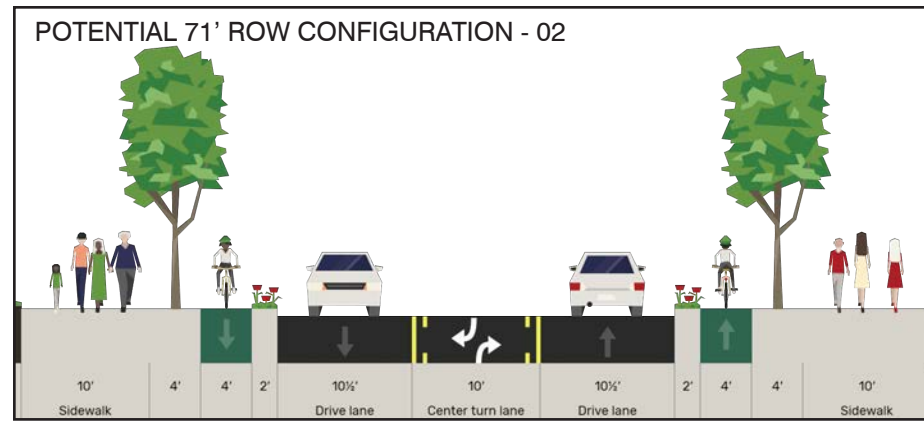
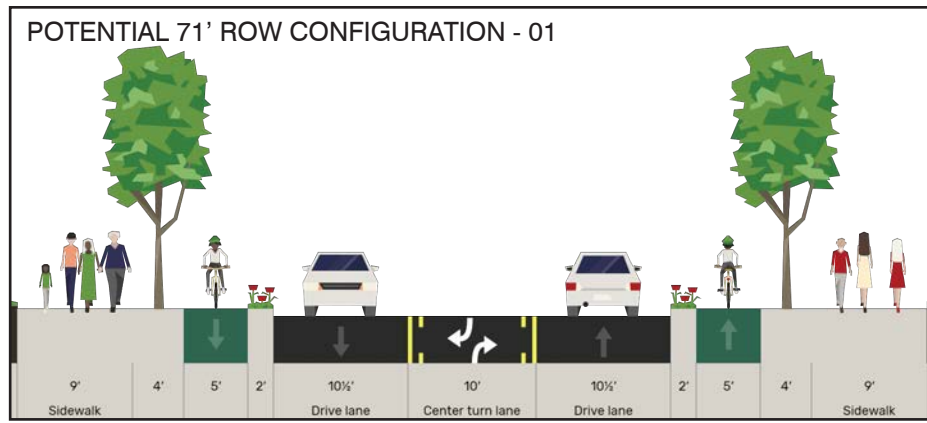


Diagram is intended to show right-of-way dedications and sizes. Final configurations and shapes of street crossings and intersections to be confirmed upon Final SP Submission.

15TH AVENUE 71' SEGMENT RIGHT-OF-WAY DIAGRAM



FIGURE 12 | 14TH AVENUE ACCESS POINT DIAGRAM

*Renderings for illustrative purposes only



*Renderings for illustrative purposes only



*Renderings for illustrative purposes only



FIGURE 16 | AERIAL VIEW DIAGRAM

*Renderings for illustrative purposes only

HASTINGS



FIGURE 16 | VIEW DIAGRAM FROM EAST

**Renderings for illustrative purposes only*

HASTINGS



FIGURE 17I 15TH AVENUE VIEW DIAGRAM

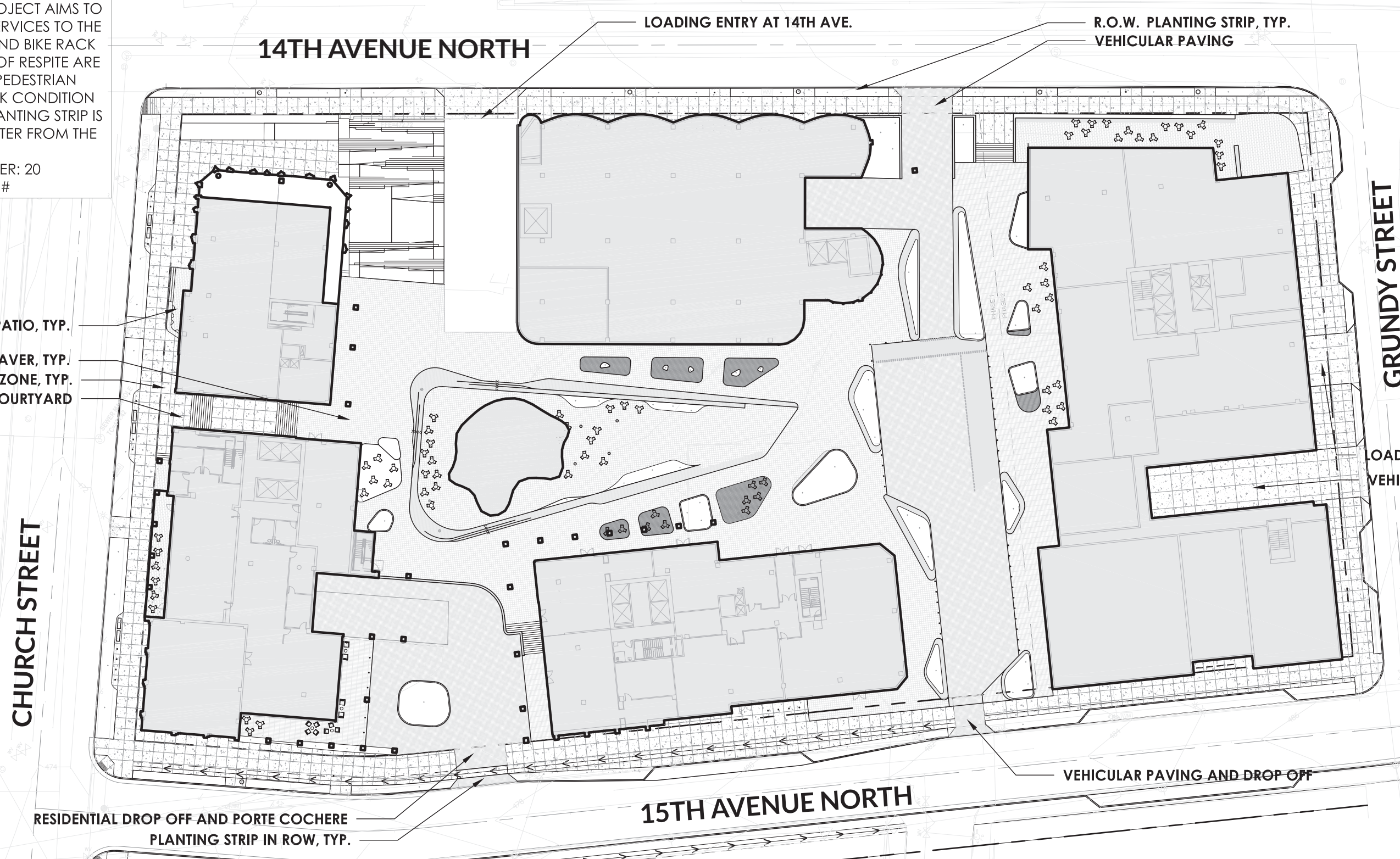
**Renderings for illustrative purposes only*
CCB NASHVILLE DEVELOPMENTS 1,
LIMITED PARTNERSHIP

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NOTE:
 CHURCH STREET IS DESIGNATED IN THE MAJOR COLLECTOR STREET PLAN AS A T5 CENTER TRANSECT DUE TO ITS MIXED USE AND HIGH TRAFFIC NATURE. WHILE MAINTAINING THE DESIGNATED ROW SIDEWALK SECTION, THIS PROJECT AIMS TO ADD AREAS OF REST AND SERVICES TO THE PEDESTRIAN VIA BENCHES AND BIKE RACK LOCATIONS. THESE PLACES OF RESPIRE ARE INTENDED TO PROVIDE THE PEDESTRIAN WITH A GENEROUS SIDEWALK CONDITION AND BE SITUATED SO THE PLANTING STRIP IS PROVIDING SUFFICIENT SHELTER FROM THE HEAVY TRAFFIC CORRIDOR.
 BIKE RACKS ON SITE PERIMETER: 20
 PERIMETER BENCH SEATING: #

NOTE:
 LANDSCAPE DESIGN INTERNAL TO SITE IS FOR ILLUSTRATIVE PURPOSES. DETAILED STREET AND EXTERNAL LANDSCAPE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.



TENANT PATIO, TYP.
 PLAZA PAVER, TYP.
 PUBLIC SIDEWALK ZONE, TYP.
 STAIR ACCESS TO COURTYARD

R.O.W. PLANTING STRIP, TYP.
 VEHICULAR PAVING

CHURCH STREET

GRUNDY STREET

LOADING ENTRY AT 14TH AVE.
 VEHICULAR GARAGE ENTRY

VEHICULAR PAVING AND DROP OFF

RESIDENTIAL DROP OFF AND PORTE COCHERE
 PLANTING STRIP IN ROW, TYP.

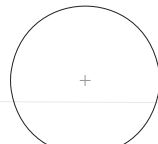


15TH AVENUE NORTH

14TH AVENUE NORTH

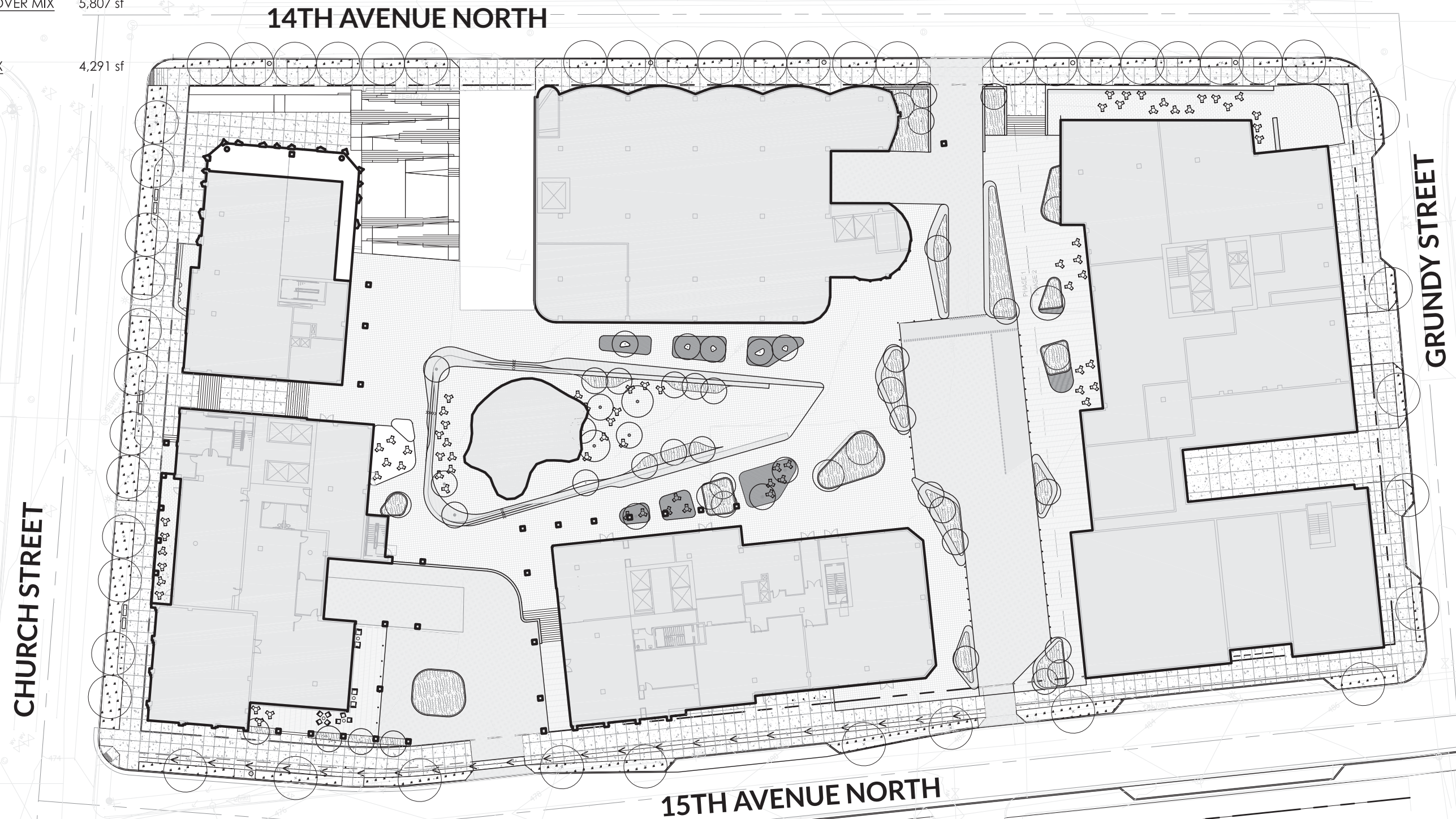
1" = 50' 0' 25' 50' 100'

LANDSCAPE 01I PLAZA LEVEL FLOOR PLAN

CONCEPT PLANT SCHEDULE

	STREET TREE	48
	GROUNDCOVER MIX	5,807 sf
	PLANTER MIX	4,291 sf

NOTE:
LANDSCAPE DESIGN INTERNAL TO SITE IS FOR ILLUSTRATIVE PURPOSES. DETAILED STREET AND EXTERNAL LANDSCAPE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.



15TH AVENUE NORTH

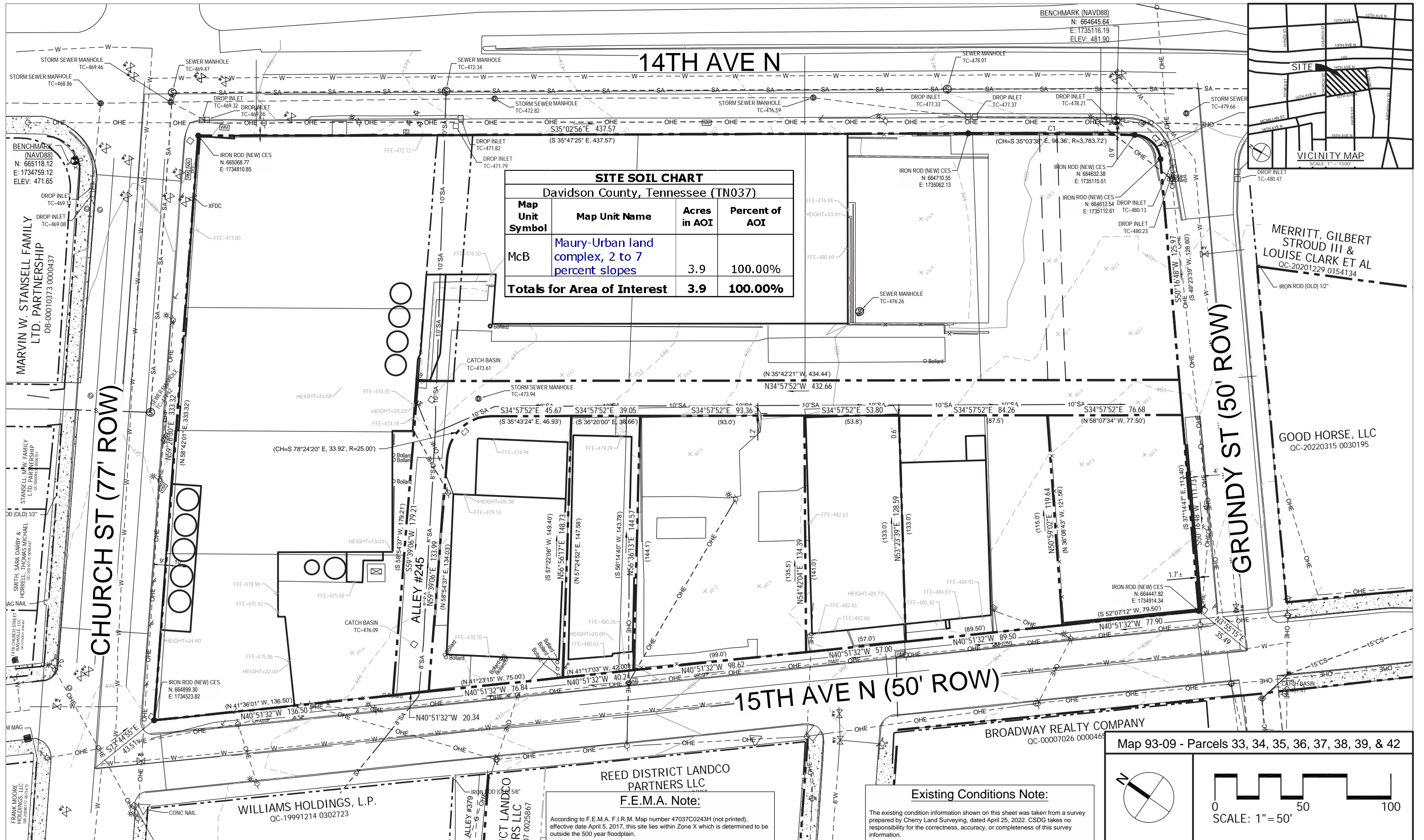
CHURCH STREET

GRUNDY STREET

14TH AVENUE NORTH

LANDSCAPE 02 | PLAZA LEVEL PRELIMINARY PLANTING PLAN

1" = 50' 0' 25' 50' 100'



SITE SOIL CHART
Davidson County, Tennessee (TN037)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
McB	Maury-Urban land complex, 2 to 7 percent slopes	3.9	100.00%
Totals for Area of Interest		3.9	100.00%

MERRITT, GILBERT STROUD III & LOUISE CLARK ET AL
QC-20201229 0154134

GOOD HORSE, LLC
QC-20220315 0030195

BROADWAY REALTY COMPANY
QC-00007026 0000466

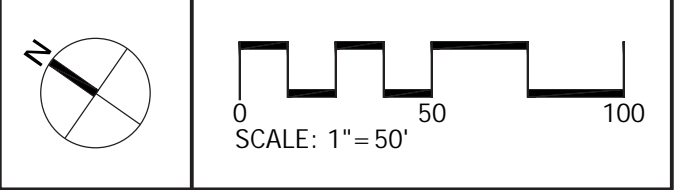
REED DISTRICT LANDCO PARTNERS LLC
F.E.M.A. Note:

According to F.E.M.A. F.I.R.M. Map number 47037C0243H (not printed), effective date April 5, 2017, this site lies within Zone X which is determined to be outside the 500 year floodplain.

Existing Conditions Note:

The existing condition information shown on this sheet was taken from a survey prepared by Cherry Land Surveying, dated April 25, 2022. CSDG takes no responsibility for the correctness, accuracy, or completeness of this survey information.

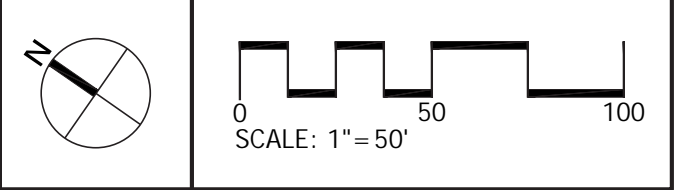
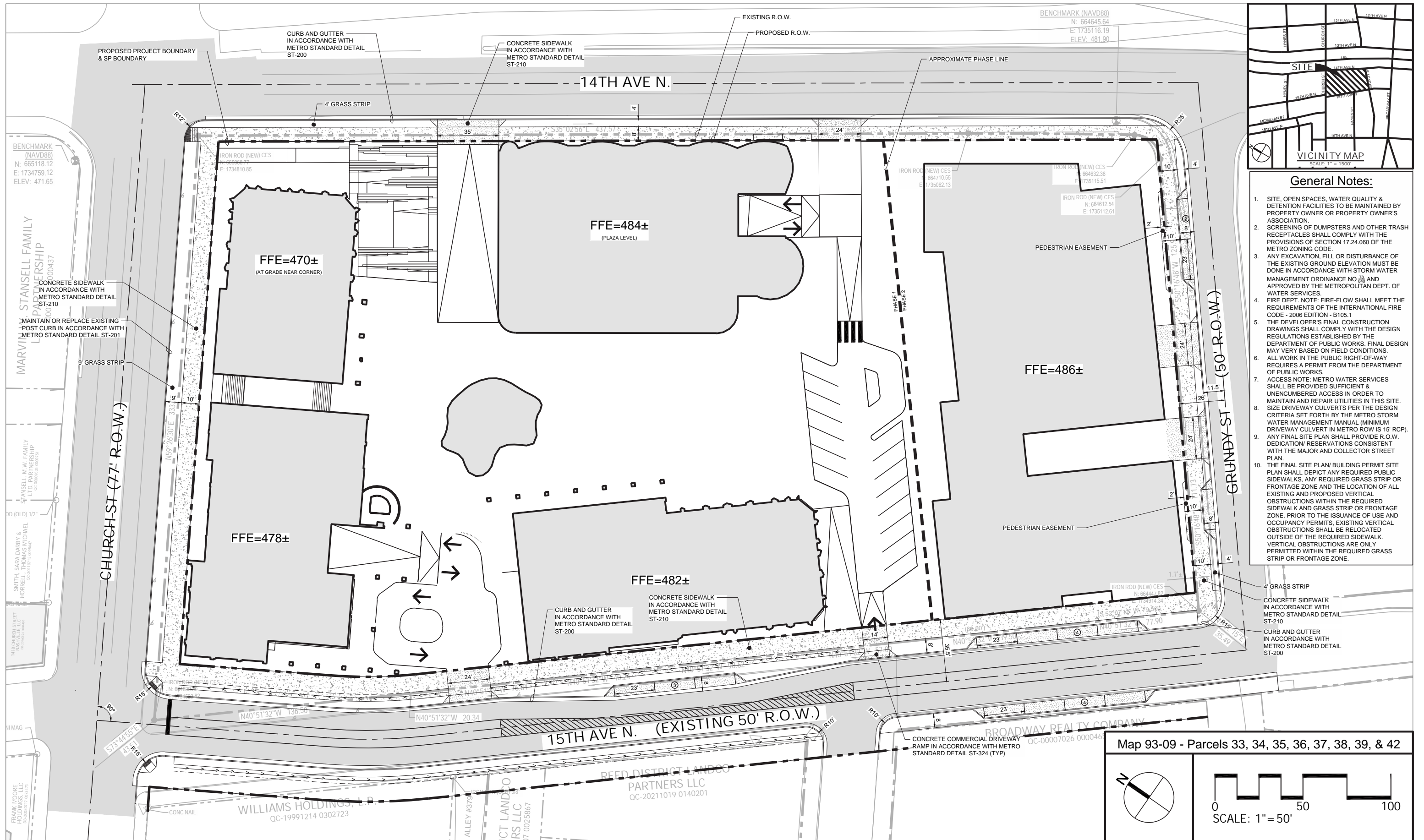
Map 93-09 - Parcels 33, 34, 35, 36, 37, 38, 39, & 42

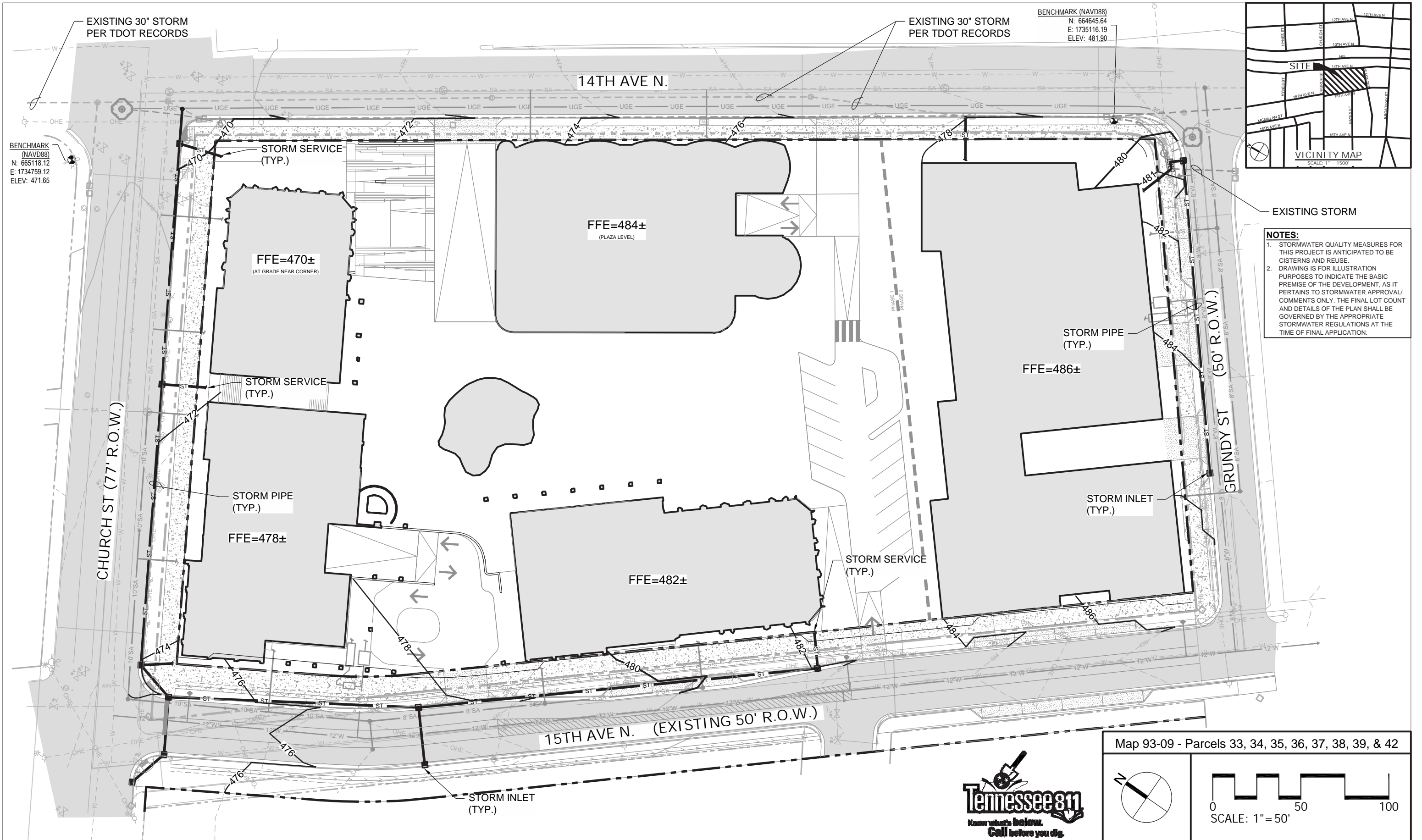


C1.00 EXISTING CONDITIONS

HASTINGS

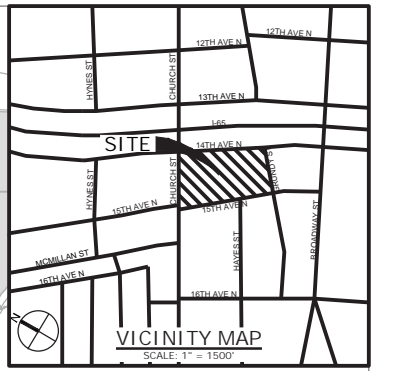






BENCHMARK (NAVD88)
 N: 664645.64
 E: 1735116.19
 ELEV: 481.90

BENCHMARK (NAVD88)
 N: 665118.12
 E: 1734759.12
 ELEV: 471.65



EXISTING STORM

- NOTES:**
1. STORMWATER QUALITY MEASURES FOR THIS PROJECT IS ANTICIPATED TO BE CISTERNS AND REUSE.
 2. DRAWING IS FOR ILLUSTRATION 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.

Map 93-09 - Parcels 33, 34, 35, 36, 37, 38, 39, & 42

