



April 17, 2023

Mr. Logan Elliott, AICP  
Metro Nashville Planning Department  
800 President Ronald Reagan Way  
P.O. Box 196300  
Nashville, Tennessee 37219-6300

**Re: 516 Foster Street SP  
2020SP-021-003  
BCA No. 2984-01**

Dear Mr. Elliott:

We have received your comments dated April 12, 2023, on the above-referenced project. We have addressed the comments contained in the letter to the best of our ability and offer the following responses in **RED**:

Planning Comments

Returned for Corrections

1. Please note that the UZO parking requirement now includes parking count maximums and that this development will be reviewed under this framework. **Acknowledged. Exact tenant mixes and unit counts are still being finalized through the SP, but we acknowledge the new parking maximums will need to be addressed at Final SP stage.**
2. Revise the approved conditions to be maintained with this amendment to reflect Amendment 1 to BL2020-446. **Bill conditions have been added to sheet A3.0**
3. Please note: The additional or corrected information requested in these initial comments is intended to facilitate Planning's ongoing evaluation and review of this application. No final determinations regarding the consistency of this proposal with land use policy have been made at this time. **Acknowledged.**

Historic Zoning Comments

Approve with Corrections

Recommend Phase 1 archaeological testing. **Acknowledged. The project architect has reached out and discussed this with Mr. Fracchia.**

Contact Adam Fracchia, [adam.fracchia@nashville.gov](mailto:adam.fracchia@nashville.gov) , with questions.

Fire Marshal Comments

Comments pending **Acknowledged.**

Contact Joe Almon, [joseph.almon@nashville.gov](mailto:joseph.almon@nashville.gov) to discuss

NDOT Comments

Returned for Corrections

See NDOT traffic comments **Acknowledged.**

Contact Chris Herr, [chris.herr@nashville.gov](mailto:chris.herr@nashville.gov)

Traffic & Parking Comments

Returned for Corrections

1. Coordinate with NDOT on the new density and providing a revised Scoping Form A that shows new trips. A new traffic study may be required. **A trip generation memo was submitted to NDOT with this SP Submittal comparing vehicle trips between the previous and current uses.**
2. Coordinate with NDOT on improving the existing pedestrian bridge over the CSX railroad. **The team has had several meetings with NDOT to discuss the structural ramifications to widening the existing pedestrian bridge. We understand that NDOT has requested funding from the State to assist in the project.**

Contact Melisa Hancock, [melisa.hancock@nashville.gov](mailto:melisa.hancock@nashville.gov)

Stormwater Comments

Returned for Corrections

Applicant to request pre-application meeting with [MWS.CSEP@nashville.gov](mailto:MWS.CSEP@nashville.gov) prior to further review. **A CSEP meeting was held several years ago, and the grading permit is currently under review.**

Contact Logan Bowman, [logan.bowman@nashville.gov](mailto:logan.bowman@nashville.gov)

Water Services Comments

Comments pending **Acknowledged**

Contact Shane Sloan, [shane.sloan@nashville.gov](mailto:shane.sloan@nashville.gov)

If you have any questions regarding this matter, please do not hesitate to call me at (615) 356-9911.

Sincerely,



John R. Gore, P.E.  
Principal

Enclosures

hmb

Modified Foster St. Land Use	Back up Zoning
Key: P-Permitted PC-Permitted w/ conditions SE-Special Exception A-Accessory O-Overlay	MUI
<b>Residential Uses:</b>	
Single-family	P
Two-family	P
Elderly Housing	P
Multifamily	P
Mobile home dwelling	
Accessory apartment	
Accessory dwelling, detached	
Boarding house	P
Consignment sale	P
Domesticated hens	
Garage sale	A
Historic bed and breakfast homestay	O
Historic home events	P
Home occupation	A
Rural bed and breakfast homestay	
Security residence	
Short-term Rental Property Owner Occupied	A
<b>Institutional Uses:</b>	
Correctional facility	
Cultural center	P
Day care center (Up to 75)	PC
Day care center (Over 75)	PC
Day care home	PC
Day care—Parent's day out	A
Day care centers (over 75) as special	
School day care	A
Monastery or convent	P
Orphanage	P
Religious institution	P
<b>Educational Uses:</b>	
Business school	P
College or university	P
Community education	P
Dormitory	P
Fraternity/sorority house	P
Personal instruction	P
Vocational school	P
<b>Office Uses:</b>	
Alternative Financial Services	PC
Financial institution	P
General office	P
Leasing/sales office	P
<b>Medical Uses:</b>	
Animal hospital	P
Assisted-care living	P
Hospice	P
Hospital	P

Medical appliance sales	P
Medical office	P
Medical or scientific lab	P
Nonresidential drug treatment facility	
Nursing home	P
Outpatient clinic	P
Rehabilitation services	P
Residence for handicapped, more than eight individuals	P
Veterinarian	PC
<b>Commercial Uses:</b>	
Animal boarding facility	
ATM	P
Auction house	P
Automobile convenience	PC
Automobile parking	P
Automobile repair	P
Automobile sales, new	
Automobile sales, used	
Automobile service	P
Bar or nightclub	P
Bed and breakfast inn	P
Beer and cigarette market	P
Boat storage	
Business service	P
Carpet cleaning	PC
Car wash	P
Community gardening (commercial)	P
Community gardening (noncommercial)	P
Custom assembly	PC
Donation center, drop-off	PC
Flea market	P
Funeral home	P
Furniture store	P
Grocery store	P
Home improvement sales	P
Hotel/motel	P
Inventory stock	A
kennel/stable	P
Laundry plants	P
Liquor sales	P
Major appliance repair	P
Mobile storage unit	PC
Mobile vendor	P
Nano brewery	PC
Personal care services	P
Restaurant, fast-food	P
Restaurant, full-service	P
Restaurant, take-out	P
Retail	P
Self-service storage	P
Short term rental property-Not owner occupied	PC
Vehicular rental/leasing	

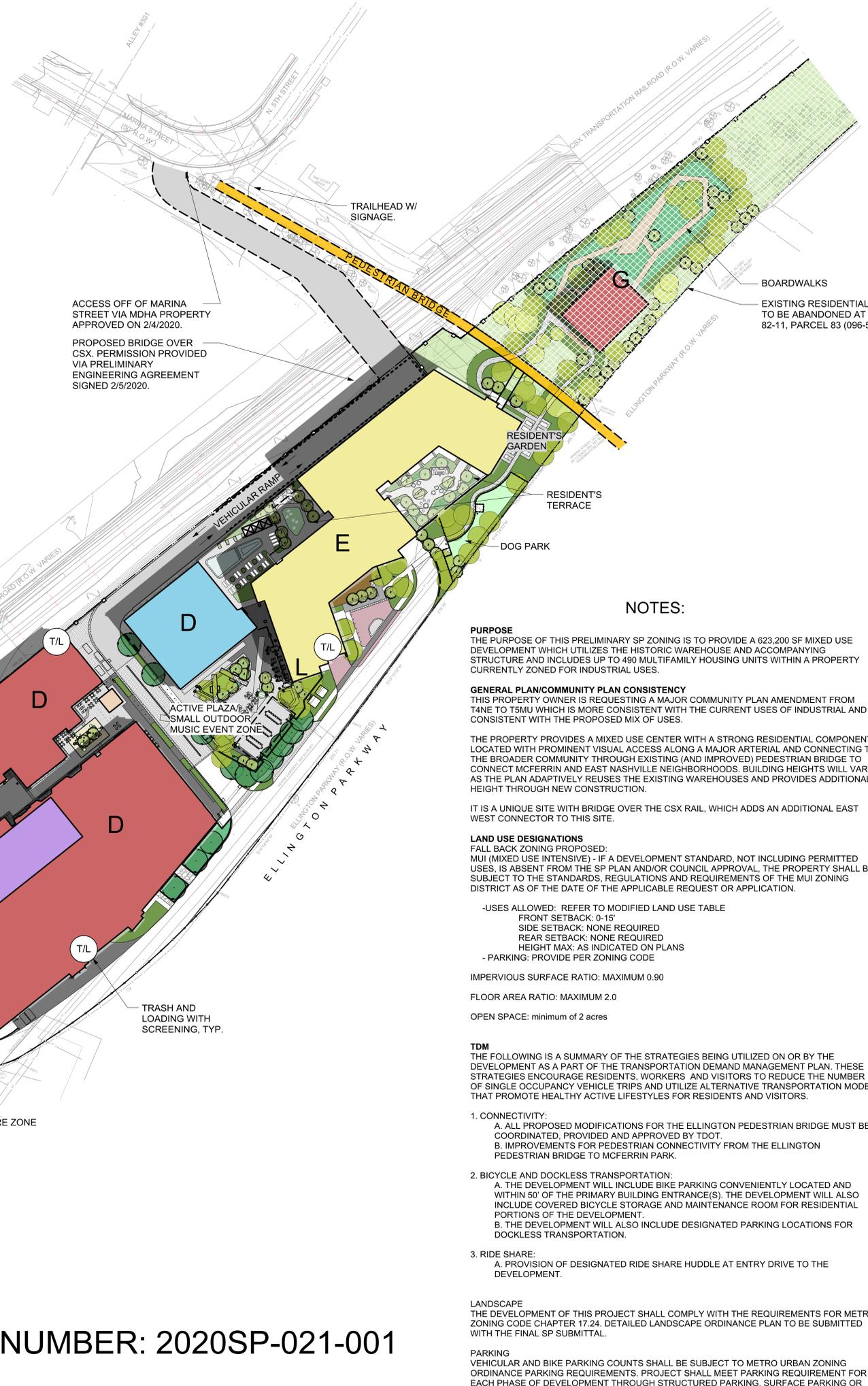
Vehicular sales and service, limited	
Wrecker service	
<b>Communication Uses:</b>	
Amateur radio antenna	P
Audio/video tape transfer	P
Communications hut	PC
Multi-media production	P
Printing and publishing	P
Radio/TV studio	P
Satellite dish	P
Telecommunications Facility	PC
<b>Industrial Uses:</b>	
Artisan distillery	P
Asphalt plant	
Building contractor supply	
Compressor Station	
Concrete Plant	
Distributive business/wholesale	PC-P
Fuel storage	A
Heavy equipment, sales and service	
Hazardous operation	
Manufacturing, heavy	P
Manufacturing, medium	P
Manufacturing, light	P
Microbrewery	P
Research service	P
Scrap operation	
Tank farm	
Tasting room	P
Warehouse	PC
<b>Transportation Uses:</b>	
Airport/heliport	
Boatdock (commercial)	P
Bus station/landport	SE
Bus transfer station	P
Commuter rail	P
Helistop	SE
Motor freight	
Park and ride lot	P
Railroad station	SE
Railroad yard	
Water taxi station	P
<b>Utility Uses:</b>	
Power/gas substation	PC
Power plant	A
Reservoir/water tank	PC
Safety services	
Waste water treatment	SE
Water/sewer pump station	P
Water treatment plant	SE
Wind energy facility (small)	PC
Wind energy facility (utility)	
<b>Waste Management Uses:</b>	
Collection center	

Construction/demolition landfill	SE
Construction/demolition waste processing (project specific)	PC
Medical waste	A
Recycling collection center	A
Recycling facility	
Sanitary landfill	
Waste transfer	
<b>Recreation and Entertainment Uses:</b>	
Adult entertainment	O
After hours establishment	
Camp	
Club	P
Commercial amusement (inside)	P
Commercial amusement (outside)	P
Country club	P
Drive-in movie	P
Driving range	PC
Fairground	P
Golf course	P
Greenway	P
Park	P
Racetrack	SE
Recreation center	P
Rehearsal hall	P
Sex Club	
Small outdoor music event	PC
Stadium arena/convention center	P
Temporary festival	SE
Theater	P
Zoo	
<b>Other Uses:</b>	
Agricultural activity	
Cemetery	PC
Domestic animals/wildlife	
Mineral extraction	
On-site agricultural sales	
Pond/lake	P

\* CONDITION #6 IN SECTION 17.16.120D OF THE METRO ZONING ORDINANCE RELATED TO COLLECTOR STREETS DOES NOT APPLY TO THIS SP.

LEGEND: Relating to MUI standard land use designations  
 Unchanged  
 Added  
 Deleted

POTENTIAL OFF-SITE PARKING



ACCESS OFF OF MARINA STREET VIA MDHA PROPERTY APPROVED ON 2/4/2020.  
 PROPOSED BRIDGE OVER CSX. PERMISSION PROVIDED VIA PRELIMINARY ENGINEERING AGREEMENT SIGNED 2/5/2020.

EXISTING RESIDENTIAL PUD TO BE ABANDONED AT MAP 82-11, PARCEL 83 (096-555)

**NOTES:**

**PURPOSE**  
 THE PURPOSE OF THIS PRELIMINARY SP ZONING IS TO PROVIDE A 623,200 SF MIXED USE DEVELOPMENT WHICH UTILIZES THE HISTORIC WAREHOUSE AND ACCOMPANYING STRUCTURE AND INCLUDES UP TO 490 MULTIFAMILY HOUSING UNITS WITHIN A PROPERTY CURRENTLY ZONED FOR INDUSTRIAL USES.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**  
 THIS PROPERTY OWNER IS REQUESTING A MAJOR COMMUNITY PLAN AMENDMENT FROM T4NE TO T5MU WHICH IS MORE CONSISTENT WITH THE CURRENT USES OF INDUSTRIAL AND CONSISTENT WITH THE PROPOSED MIX OF USES.

THE PROPERTY PROVIDES A MIXED USE CENTER WITH A STRONG RESIDENTIAL COMPONENT LOCATED WITH PROMINENT VISUAL ACCESS ALONG A MAJOR ARTERIAL AND CONNECTING TO THE BROADER COMMUNITY THROUGH EXISTING (AND IMPROVED) PEDESTRIAN BRIDGE TO CONNECT MCFERRIN AND EAST NASHVILLE NEIGHBORHOODS. BUILDING HEIGHTS WILL VARY AS THE PLAN ADAPTIVELY REUSES THE EXISTING WAREHOUSES AND PROVIDES ADDITIONAL HEIGHT THROUGH NEW CONSTRUCTION.

IT IS A UNIQUE SITE WITH BRIDGE OVER THE CSX RAIL, WHICH ADDS AN ADDITIONAL EAST WEST CONNECTOR TO THIS SITE.

**LAND USE DESIGNATIONS**  
 FALL BACK ZONING PROPOSED:  
 MUI (MIXED USE INTENSIVE) - IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE MUI ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.

- USES ALLOWED: REFER TO MODIFIED LAND USE TABLE
- FRONT SETBACK: 0-15'
- SIDE SETBACK: NONE REQUIRED
- REAR SETBACK: NONE REQUIRED
- HEIGHT MAX: AS INDICATED ON PLANS
- PARKING: PROVIDE PER ZONING CODE

IMPERVIOUS SURFACE RATIO: MAXIMUM 0.90

FLOOR AREA RATIO: MAXIMUM 2.0

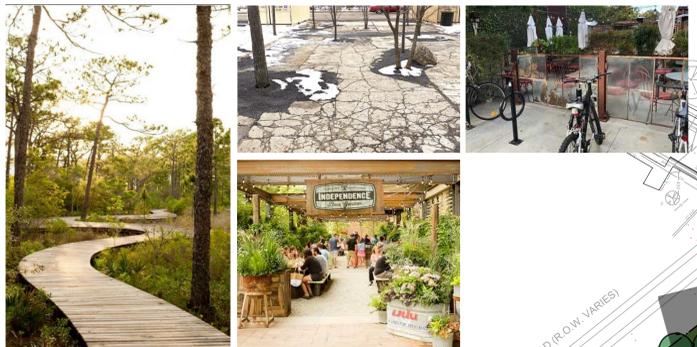
OPEN SPACE: minimum of 2 acres

**TDM**  
 THE FOLLOWING IS A SUMMARY OF THE STRATEGIES BEING UTILIZED ON OR BY THE DEVELOPMENT AS A PART OF THE TRANSPORTATION DEMAND MANAGEMENT PLAN. THESE STRATEGIES ENCOURAGE RESIDENTS, WORKERS AND VISITORS TO REDUCE THE NUMBER OF SINGLE OCCUPANCY VEHICLE TRIPS AND UTILIZE ALTERNATIVE TRANSPORTATION MODES THAT PROMOTE HEALTHY ACTIVE LIFESTYLES FOR RESIDENTS AND VISITORS.

- CONNECTIVITY:**
  - ALL PROPOSED MODIFICATIONS FOR THE ELLINGTON PEDESTRIAN BRIDGE MUST BE COORDINATED, PROVIDED AND APPROVED BY TDOT.
  - IMPROVEMENTS FOR PEDESTRIAN CONNECTIVITY FROM THE ELLINGTON PEDESTRIAN BRIDGE TO MCFERRIN PARK.
- BICYCLE AND DOCKLESS TRANSPORTATION:**
  - THE DEVELOPMENT WILL INCLUDE BIKE PARKING CONVENIENTLY LOCATED AND WITHIN 50' OF THE PRIMARY BUILDING ENTRANCE(S). THE DEVELOPMENT WILL ALSO INCLUDE COVERED BICYCLE STORAGE AND MAINTENANCE ROOM FOR RESIDENTIAL PORTIONS OF THE DEVELOPMENT.
  - THE DEVELOPMENT WILL ALSO INCLUDE DESIGNATED PARKING LOCATIONS FOR DOCKLESS TRANSPORTATION.
- RIDE SHARE:**
  - PROVISION OF DESIGNATED RIDE SHARE HUDDLE AT ENTRY DRIVE TO THE DEVELOPMENT.

**LANDSCAPE**  
 THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS FOR METRO ZONING CODE CHAPTER 17.24. DETAILED LANDSCAPE ORDINANCE PLAN TO BE SUBMITTED WITH THE FINAL SP SUBMITTAL.

**PARKING**  
 VEHICULAR AND BIKE PARKING COUNTS SHALL BE SUBJECT TO METRO URBAN ZONING ORDINANCE PARKING REQUIREMENTS. PROJECT SHALL MEET PARKING REQUIREMENT FOR EACH PHASE OF DEVELOPMENT THROUGH STRUCTURED PARKING, SURFACE PARKING OR OFF-SITE PARKING IN INTERMITTENT PHASES.



PRECEDENT IMAGERY

RESIDENTS TERRACE

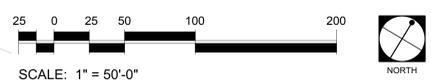
RESIDENTS POOL

ACTIVE PLAZA WITH CODE REQUIRED BIKE PARKING

ACTIVE PLAZA

RIDESHARE ZONE

TRASH AND LOADING WITH SCREENING, TYP.



CASE NUMBER: 2020SP-021-001



**ARCHITECTURAL PRECEDENT IMAGERY**



**GARAGE SCREENING PRECEDENT IMAGERY**

ARCHITECTURAL SCREENING PROVIDED TO COMPLEMENT BUILDING DESIGN AT PARKING LEVELS BELOW PODIUM TYPICAL

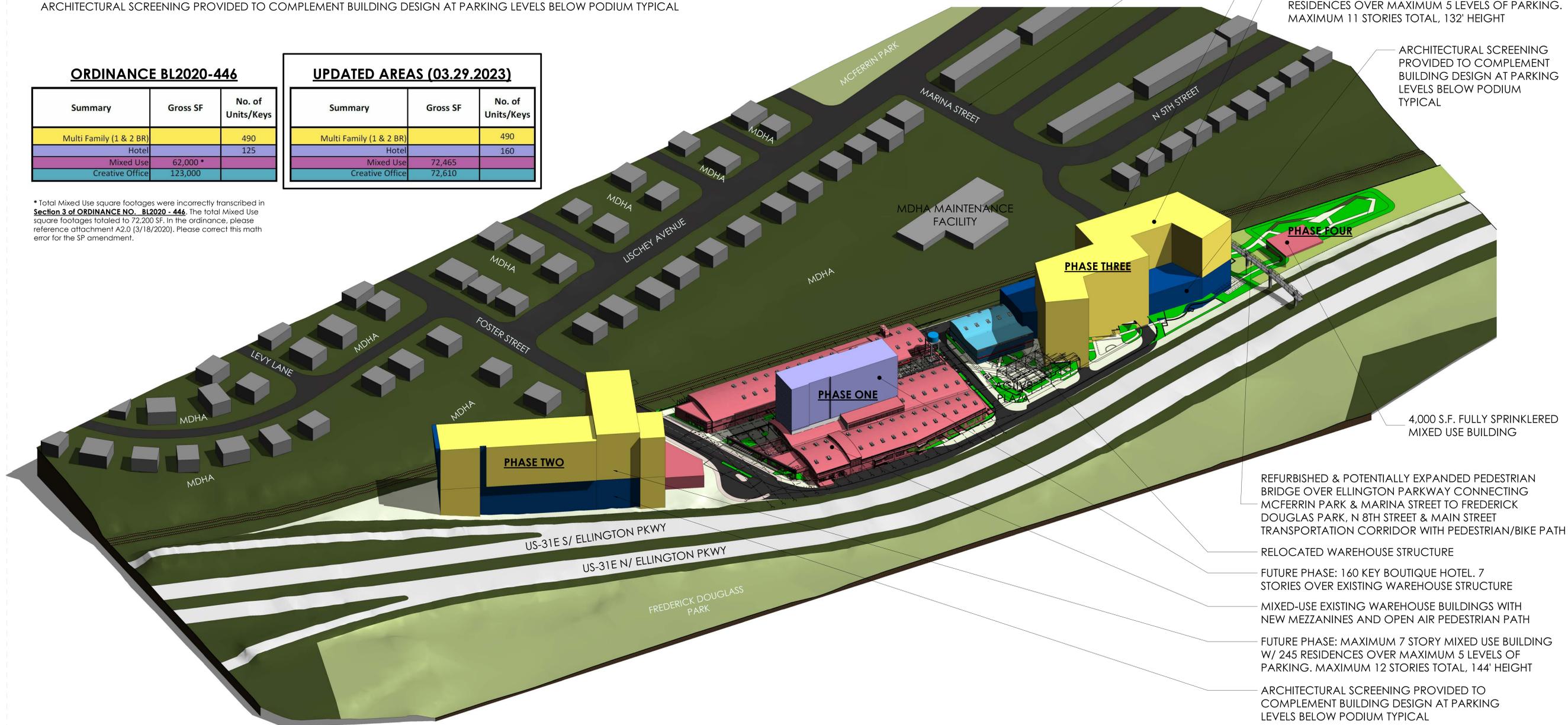
**ORDINANCE BL2020-446**

Summary	Gross SF	No. of Units/Keys
Multi Family (1 & 2 BR)		490
Hotel		125
Mixed Use	62,000 *	
Creative Office	123,000	

**UPDATED AREAS (03.29.2023)**

Summary	Gross SF	No. of Units/Keys
Multi Family (1 & 2 BR)		490
Hotel		160
Mixed Use	72,465	
Creative Office	72,610	

\* Total Mixed Use square footages were incorrectly transcribed in Section 3 of ORDINANCE NO. BL2020 - 446. The total Mixed Use square footages totaled to 72,200 SF. In the ordinance, please reference attachment A2.0 (3/18/2020). Please correct this math error for the SP amendment.



IMPROVED MARINA STREET CONNECTOR TO MCFERRIN PARK

NEW BRIDGE OVER CSX TRAIN TRACKS CONNECTING MARINA STREET TO PARKING DECK AND BACK TO FOSTER STREET

MAXIMUM 6 STORY MULTI-FAMILY BUILDING W/ 245 RESIDENCES OVER MAXIMUM 5 LEVELS OF PARKING. MAXIMUM 11 STORIES TOTAL, 132' HEIGHT

ARCHITECTURAL SCREENING PROVIDED TO COMPLEMENT BUILDING DESIGN AT PARKING LEVELS BELOW PODIUM TYPICAL

4,000 S.F. FULLY SPRINKLERED MIXED USE BUILDING

REFURBISHED & POTENTIALLY EXPANDED PEDESTRIAN BRIDGE OVER ELLINGTON PARKWAY CONNECTING MCFERRIN PARK & MARINA STREET TO FREDERICK DOUGLASS PARK, N 8TH STREET & MAIN STREET TRANSPORTATION CORRIDOR WITH PEDESTRIAN/BIKE PATH

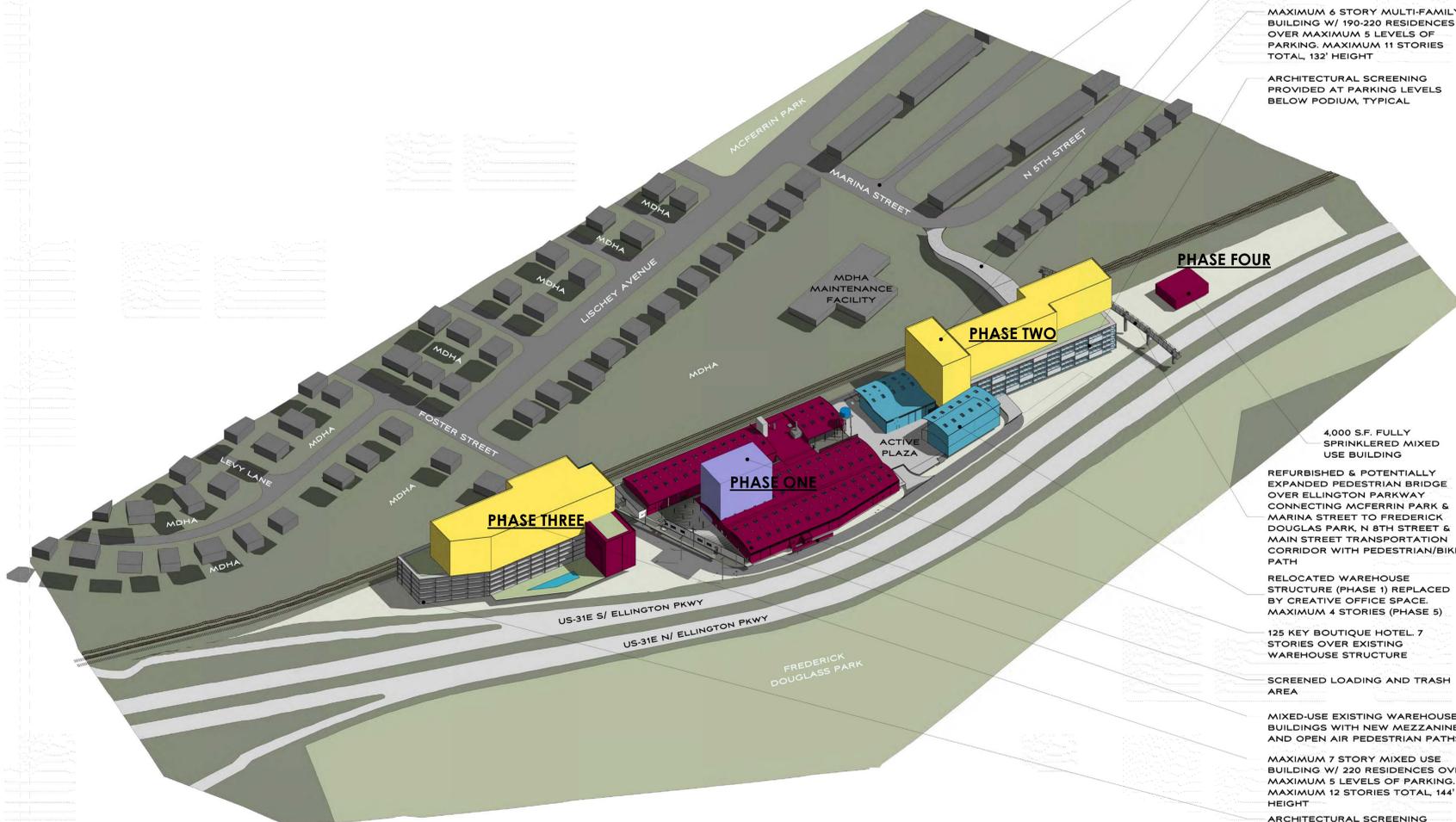
RELOCATED WAREHOUSE STRUCTURE

FUTURE PHASE: 160 KEY BOUTIQUE HOTEL, 7 STORIES OVER EXISTING WAREHOUSE STRUCTURE

MIXED-USE EXISTING WAREHOUSE BUILDINGS WITH NEW MEZZANINES AND OPEN AIR PEDESTRIAN PATH

FUTURE PHASE: MAXIMUM 7 STORY MIXED USE BUILDING W/ 245 RESIDENCES OVER MAXIMUM 5 LEVELS OF PARKING. MAXIMUM 12 STORIES TOTAL, 144' HEIGHT

ARCHITECTURAL SCREENING PROVIDED TO COMPLEMENT BUILDING DESIGN AT PARKING LEVELS BELOW PODIUM TYPICAL



**10-20-2020- MASSING PER ORDINANCE BL2020-446**

- IMPROVED MARINA STREET CONNECTOR TO MCFERRIN PARK
- NEW BRIDGE OVER CSX TRAIN TRACKS CONNECTING MARINA STREET TO PARKING DECK AND BACK TO FOSTER STREET
- MAXIMUM 6 STORY MULTI-FAMILY BUILDING W/ 190-220 RESIDENCES OVER MAXIMUM 5 LEVELS OF PARKING. MAXIMUM 11 STORIES TOTAL, 132' HEIGHT
- ARCHITECTURAL SCREENING PROVIDED AT PARKING LEVELS BELOW PODIUM, TYPICAL

ORDINANCE BL2020-446				UPDATED AREAS (03-29-2023)			
Summary	Gross SF		No. of Units/Keys	Summary	Gross SF		No. of Units/Keys
Multi Family (1 & 2 BR)	369,000		490	Multi Family (1 & 2 BR)	497,200		490
Commercial/Retail	13,000			Commercial/Retail	8,362		
Food & Beverage	33,200			Food & Beverage	48,795		
Event Space	8,000		800	Event Space	11,308		600
Hotel	70,000		125	Hotel	103,000		160
Mixed Use	18,000			Mixed Use	4,000		
Creative Office	112,000			Creative Office	72,610		
<b>Total</b>	<b>623,200</b>			<b>Total</b>	<b>745,275</b>		

\* Total Mixed Use square footages were incorrectly transcribed in Section 3 of ORDINANCE NO. BL2020-446. The total Mixed Use square footages totaled to 72,200 SF. In the ordinance, please reference attachment A2.0 (3/18/2020). Please correct this math error for the SP amendment.

**MAX FLOOR AREA RATIO = 2.0**  
 FAR = 2 X 414,255 SF = 828,510 SF

- 4,000 S.F. FULLY SPRINKLERED MIXED USE BUILDING
- REFURBISHED & POTENTIALLY EXPANDED PEDESTRIAN BRIDGE OVER ELLINGTON PARKWAY CONNECTING MCFERRIN PARK & MARINA STREET TO FREDERICK DOUGLAS PARK, N 8TH STREET & MAIN STREET TRANSPORTATION CORRIDOR WITH PEDESTRIAN/BIKE PATH
- RELOCATED WAREHOUSE STRUCTURE (PHASE 1) REPLACED BY CREATIVE OFFICE SPACE. MAXIMUM 4 STORIES (PHASE 5)
- 125 KEY BOUTIQUE HOTEL. 7 STORIES OVER EXISTING WAREHOUSE STRUCTURE
- SCREENED LOADING AND TRASH AREA
- MIXED-USE EXISTING WAREHOUSE BUILDINGS WITH NEW MEZZANINES AND OPEN AIR PEDESTRIAN PATHS
- MAXIMUM 7 STORY MIXED USE BUILDING W/ 220 RESIDENCES OVER MAXIMUM 5 LEVELS OF PARKING. MAXIMUM 12 STORIES TOTAL, 144' HEIGHT
- ARCHITECTURAL SCREENING PROVIDED AT PARKING LEVELS BELOW PODIUM, TYPICAL



- IMPROVED MARINA STREET CONNECTOR TO MCFERRIN PARK
- NEW BRIDGE OVER CSX TRAIN TRACKS CONNECTING MARINA STREET TO PARKING DECK AND BACK TO FOSTER STREET
- MAXIMUM 6 STORY MULTI-FAMILY BUILDING W/ 245 RESIDENCES OVER MAXIMUM 5 LEVELS OF PARKING. MAXIMUM 11 STORIES TOTAL, 132' HEIGHT
- ARCHITECTURAL SCREENING PROVIDED TO COMPLEMENT BUILDING DESIGN AT PARKING LEVELS BELOW PODIUM TYPICAL
- 4,000 S.F. FULLY SPRINKLERED MIXED USE BUILDING

- REFURBISHED & POTENTIALLY EXPANDED PEDESTRIAN BRIDGE OVER ELLINGTON PARKWAY CONNECTING MCFERRIN PARK & MARINA STREET TO FREDERICK DOUGLAS PARK, N 8TH STREET & MAIN STREET TRANSPORTATION CORRIDOR WITH PEDESTRIAN/BIKE PATH
- RELOCATED WAREHOUSE STRUCTURE
- FUTURE PHASE: 160 KEY BOUTIQUE HOTEL. 7 STORIES OVER EXISTING WAREHOUSE STRUCTURE
- MIXED-USE EXISTING WAREHOUSE BUILDINGS WITH NEW MEZZANINES AND OPEN AIR PEDESTRIAN PATH
- FUTURE PHASE: MAXIMUM 7 STORY MIXED USE BUILDING W/ 245 RESIDENCES OVER MAXIMUM 5 LEVELS OF PARKING. MAXIMUM 12 STORIES TOTAL, 144' HEIGHT
- ARCHITECTURAL SCREENING PROVIDED TO COMPLEMENT BUILDING DESIGN AT PARKING LEVELS BELOW PODIUM TYPICAL

**03-29-2023 - UPDATED MASSING**

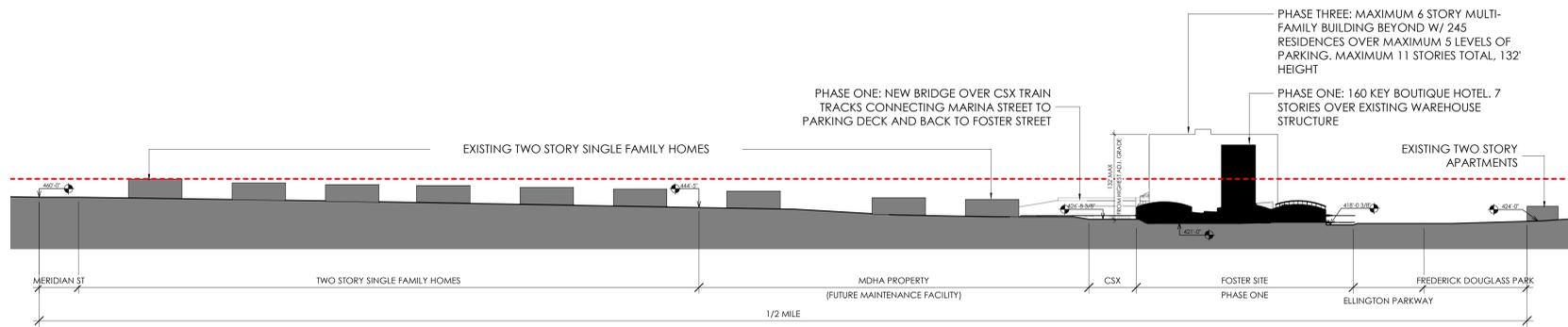
REVISIONS  
 2020.5.13 - MPC RESUBMITTAL  
 2023.03.29 - PRELIM. SP AMENDMENT

THIS DRAWING IS THE PROPERTY OF MANUEL ZEITLIN ARCHITECTS (MZA). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF MZA IS PROHIBITED.

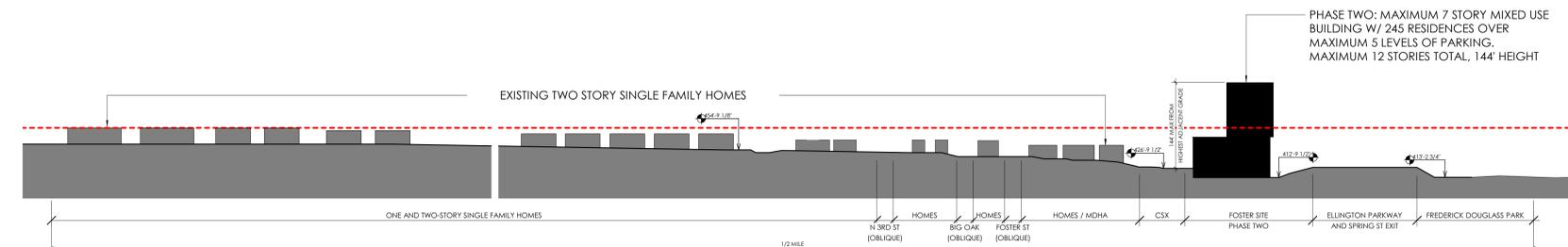
SHEET TITLE  
**MASSING - ORDINANCE VS REVISED**

CONSTRUCTION DOCUMENTS  
 DATE: 03.18.2020  
 DRAWN BY: AG  
 PROJECT NO.: 2143

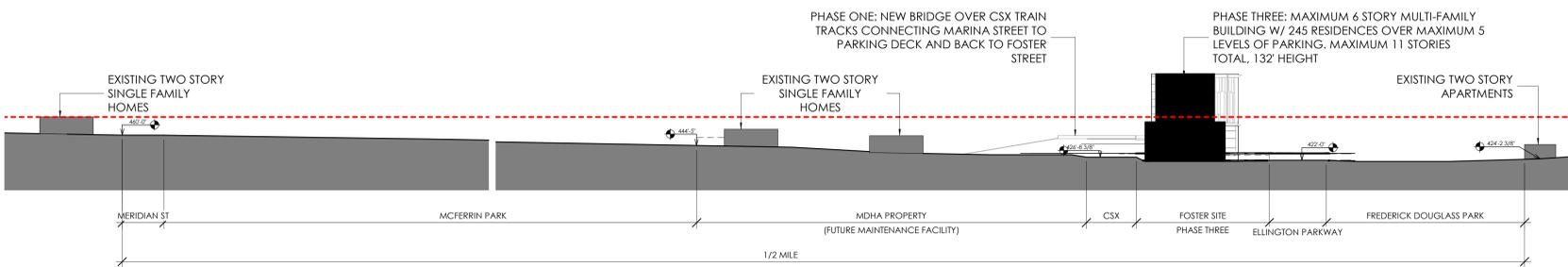
SHEET NO.



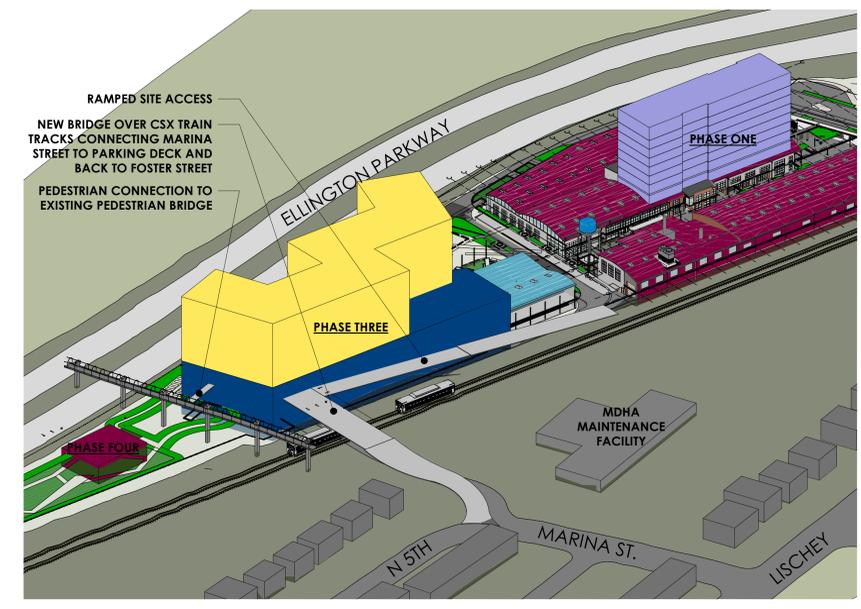
1 PHASE ONE - SITE SECTION @ EXISTING WAREHOUSES & HOTEL  
1" = 100'-0"



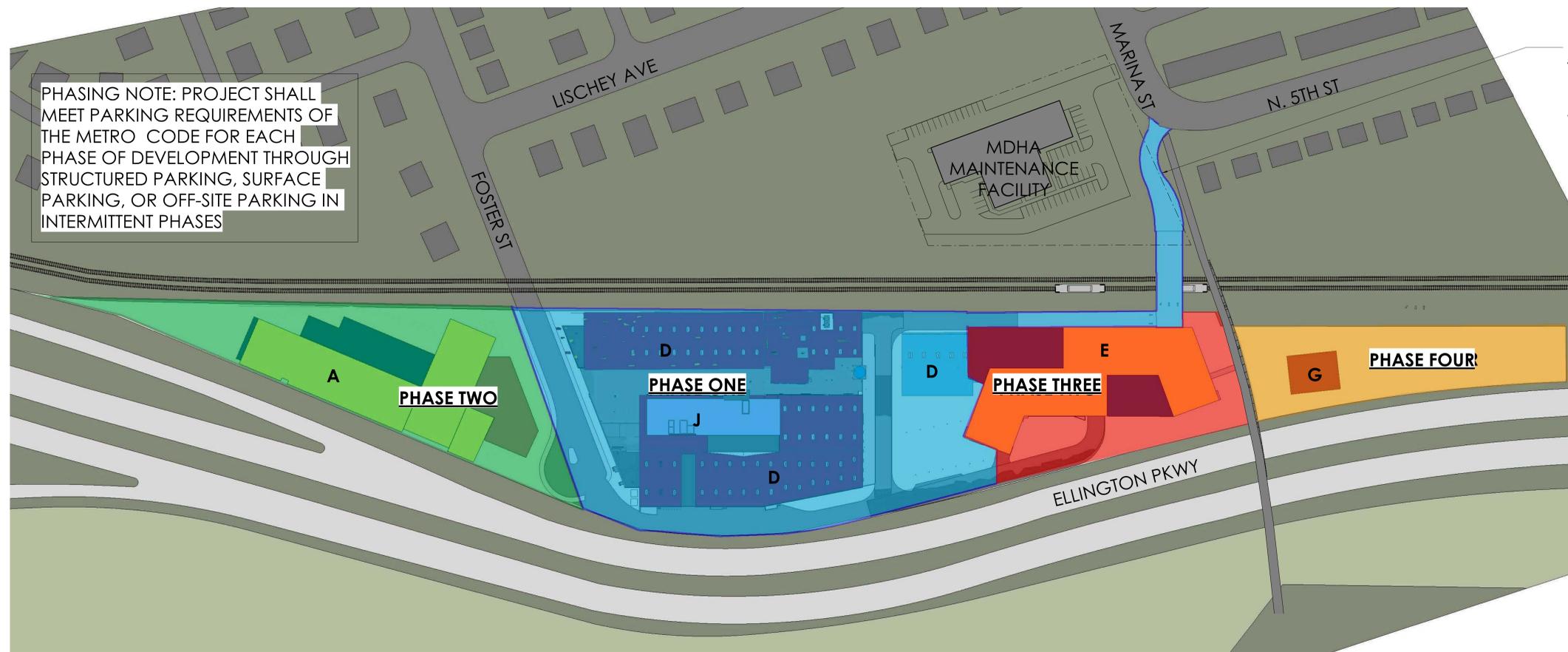
2 PHASE TWO - SITE SECTION @ MULTI-FAMILY (BUILDING A)  
1" = 100'-0"



3 PHASE THREE - SITE SECTION @ BRIDGE ACCESS & MULTI-FAMILY (BUILDING E)  
1" = 100'-0"



4 VIEW TOWARD NEW BRIDGE OVER CSX TRACKS



5 SITE PLAN PHASING DIAGRAM  
N.T.S.

REVISIONS  
2020.5.13 - MPC RESUBMITTAL  
2023.03.29 - PRELIM. SP AMENDMENT

THIS DRAWING IS THE PROPERTY OF MANUEL ZEITLIN ARCHITECTS (MZA). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF MZA IS PROHIBITED.

SHEET TITLE  
**PROGRAM PHASING, SITE SECTIONS**

CONSTRUCTION DOCUMENTS  
DATE 03.18.2020  
DRAWN BY NTB, AG  
PROJECT NO. 2143

SHEET NO.

**ALL CONDITIONS OF THE ORIGINAL PRELIMINARY SP WILL BE MET FOR THE CURRENT PROPOSED SP**

**GENERAL RECOMMENDATIONS TO BE INCLUDED PER METRO PLANNING COMMISSION CONDITIONS OF EXISTING S2020SP-021-001:**

**FIRE MARSHAL RECOMMENDATION**

Approve with conditions  
 • Limited building details provided. Any additional access or fire code issues will be addressed prior to permitting for construction.

**STORMWATER RECOMMENDATION**

Approve

**WATER SERVICES RECOMMENDATION**

Approve with conditions

• Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval. (see Permit #'s T2020009410 and T2020009414).

**PUBLIC WORKS RECOMMENDATION**

Approve with conditions

• Final construction plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.  
 • Any signed agreement with TDOT and/or RR authority on encroachment for bridge over ROW needs to be submitted to MPW for final SP approval.  
 • For final SP approval, show a turn-around at the terminus of Foster St.

**TRAFFIC AND PARKING RECOMMENDATION**

Approve with conditions

The following transportation improvements shall be constructed with the proposed development:

- Restripe the westbound approach of the intersection of Dickerson Pike at Grace Street to include one shared through / left-turn lane and one right-turn lane.
- Construct a traffic signal at the intersection of Dickerson Pike at Meridian Street with fiber interconnection to existing traffic signal at Spring Street at Dickerson Pike, including pedestrian signal infrastructure. Traffic signal may not be warranted with Phase 1, but will be required by full build-out. A signal warrant and updated capacity analysis memo shall be submitted with each phase of development until the traffic signal is installed.
- Coordinate with Metro Public Works, Metro Planning, and WeGo to restripe Meridian Street from Dickerson Street to include one travel lane in each direction, a center turn lane, on-street parking, and buffered bicycle lanes.
- Coordinate with WeGo for bus stop improvements on Meridian Street at Litchey Place and Meridian Street at Berry Street.
- Pedestrian access shall be provided for both access points, northern access point by either proposed vehicular bridge or existing pedestrian bridge.

**METRO SCHOOL BOARD REPORT**

Projected student generation existing IR district: 0 Elementary 0 Middle 0 High  
 Projected student generation proposed SP-MU district: 69 Elementary 54 Middle 49 High

The proposed SP zoning is expected to generate 172 more students than the existing MU-A zoning. Students would attend Ida B. Wells Elementary School, Jere Baxton Middle School, and Maplewood High School.

**STAFF RECOMMENDATION**

Staff recommends that the SP be approved with conditions and disapproved without all conditions if the associated plan amendment is approved and that the SP be disapproved if the associated plan amendment is not approved.

Staff recommends that the PUD cancellation be approved if the associated zone change is approved and disapproved if the associated zone change is not approved.

**CONDITIONS**

1. Permitted uses shall be limited to 490 multi-family units, 125 hotel rooms, 123,000 square feet of office space, and 62,000 square feet(\*) of mixed use commercial space. The permitted commercial and office uses for this project are identified on the plans. Short term rental property – owner occupied and short term rental property – not owner occupied shall be prohibited.
2. Applicant shall work to engage the surrounding neighborhood and District 5 Council Member to identify and install appropriate traffic calming measures in the area bounded by Cleveland Street, Dickerson Pike, Ellington Parkway, and Spring Street. The cost to the applicant to install the traffic calming measures shall not exceed \$60,000. The traffic calming measures shall be identified and reviewed by Public Works prior to the building permit process. Public Works may alter the final design of the traffic calming measures.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application.
6. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**ORDINANCE NO. BL2020 - 446**

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from IR to SP zoning for properties located at 515 and 516 Foster Street, at the eastern terminus of Foster street and partially located with a Planned Unit Development Overlay District (9.51 acres), to permit a mixed use development, (9.51 acres), all of which is described herein (Proposal No. 2020SP-021-001). NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY: Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows: By changing from IR to SP zoning for properties located at 515 and 516 Foster Street, at the eastern terminus of Foster street and partially located with a Planned Unit Development Overlay District (9.51 acres), to permit a mixed use development, being Property Parcel Nos. 083, 085 as designated on Map 082-11 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein. Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 082 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance. Section 3. Be it further enacted, that the uses of this SP shall be limited to 490 multi-family units, 125 hotel rooms, 123,000 square feet of office space, and 62,000 square feet of mixed use commercial space. The permitted commercial and office uses for this project are identified on the plans. Short term rental property – owner occupied and short term rental property – not owner occupied shall be prohibited. Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required: 1. Applicant shall work to engage the surrounding neighborhood and District 5 Council Member to identify and install appropriate traffic calming measures in the area bounded by Cleveland Street, Dickerson Pike, Ellington Parkway, and Spring Street. The cost to the applicant to install the traffic calming measures shall not exceed \$60,000. The traffic calming measures shall be identified and reviewed by Public Works prior to the building permit process. Public Works may alter the final design of the traffic calming measures. 2. The Commission urges Council to adopt conditions that, prior to final site plan approval, the applicant shall coordinate with Metro Greenways and the District Councilmember, to identify the planned greenway on the project site and identify opportunities for construction. Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application. Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance. Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it. INTRODUCED BY: Councilmember Sean Parker.

**AMENDMENT NO. 1 TO ORDINANCE BL2020-446**

Mr. President – I hereby move to amend Ordinance No. BL2020-446 as follows: I. By amending Section 4 by deleting Condition 1 in its entirety and replacing it with the following: 1. Applicant shall work to engage the surrounding neighborhood and District 5 Council Member to identify and install appropriate traffic calming measures in the area bounded by Cleveland Street, Dickerson Pike, Ellington Parkway, and Spring Street. The cost to the applicant to install the traffic calming measures shall not exceed \$60,000. The traffic calming measures shall be identified and reviewed by Public Works prior to the building permit process. The study to identify the appropriate traffic calming measures shall be initiated prior to any Final Site Plan approval and be concluded with approval from Public Works prior to the issuance of any Use & Occupancy Permit. Public Works may alter the final design of the traffic calming measures. INTRODUCED BY: Sean Parker Member of Council

**FOSTER STREET PROGRAM PHASING**

TOTAL AREAS (ORDINANCE BL2020-446)							
Phase:	Building:	Use	Gross SF	No. of Levels	Avg. GSF/unit	No. of Units/Keys	
Phase One	Building D: Existing	Creative Office	77,000	2			
		Food & Beverage	32,000	2	-	-	
		Event Space -800 Seat	8,000	1	-	800	
		Hotel	70,000	7	490	125	
		Commercial/Retail	3,000	1			
		Flex Space	4,500	1			
				194,500			
	Relocated Warehouse Structure	Creative Office	15,000	2	-	-	
		Food & Beverage	1,200	1	-	-	
				16,200			
Plaza	Multi-Use		9,500				
			9,500				
Phase Two	Building A:	Multi Family (1 & 2 BR)	191,000	7	785	220	
	Condominiums	Creative Office	20,000	2	-	-	
		Commercial/Retail	10,000	1	-	-	
			221,000				
Phase Three	Building E:	Multi Family (1 & 2 BR)	178,000	6	740	270	
	Apartments	Creative Office	11,000	2	-	-	
			189,000				
Phase Four	Building G	Mixed Use	4,000	1	-	-	
			4,000				
Phase Five	future Creative Office to Replace Phase One Structure	Creative Office	32,000	4	-	-	
			32,000				

Summary	Gross SF	No. of Units/Keys
Multi Family (1 & 2 BR)	369,000	490
Commercial/Retail	13,000	
Food & Beverage	33,200	
Event Space	8,000	800
Hotel	70,000	125
Mixed Use	18,000	
Creative Office	112,000	
<b>Total</b>	<b>623,200</b>	

TOTAL SQUARE FOOTAGE FOR ALL PROGRAM ELEMENTS AND MAY INCLUDE USES LISTED WITHIN THE MODIFIED LAND USE TABLE ON SHEET L00. THE FINAL PROGRAM DISTRIBUTION OF USES WILL ADJUST WITH FINAL SP.

**MAX FLOOR AREA RATIO = 2.0**  
 FAR = 2 X 414,255 SF = 828,510 SF

\* Total Mixed Use square footages were incorrectly transcribed in **Section 3 of ORDINANCE NO. BL2020 - 446**. The total Mixed Use square footages totaled to 72,200 SF. In the ordinance, please reference attachment A2.0 (3/18/2020). Please correct this math error for the SP amendment.

UPDATED AREAS (03.29.2023)					
Use	Updated Gross SF	Updated No. of Levels	Updated GSF/Unit	Updated Units/Keys	
Creative Office	56,000	2			
Food & Beverage	36,395	2			
Event Space -600 Seat	11,308	2		600	
Hotel	103,000	7	490	160	
Commercial/Retail	8,362	1			
Flex Space	0				
	215,065				
Creative Office	0	2			
Food & Beverage	2,400	1			
	2,400				
	0				
	0				
Multi Family (1 & 2 BR)	240,000	7	785	245	
Creative Office	0				
Food & Beverage	10,000	2			
	250,000				
Multi Family (1 & 2 BR)	257,200	6	740	245	
Creative Office	16,610				
	273,810				
Mixed Use	4,000	1			
	4,000				
	0				
	0				
Multi Family (1 & 2 BR)	497,200			490	
Commercial/Retail	8,362				
Food & Beverage	48,795				
Event Space	11,308			600	
Hotel	103,000			160	
Mixed Use	4,000				
Creative Office	72,610				
<b>Total</b>	<b>745,275</b>				

ORDINANCE BL2020-446  
 FOSTER STREET

MANUEL ZEITLIN ARCHITECTS 4 YEARS  
 516 HAGAN STREET, SUITE 100  
 NASHVILLE, TN 37203  
 (615) 266-6880

REVISIONS  
 2020.5.13 - MPC RESUBMITTAL  
 2023.03.29 - PRELIM. SP AMENDMENT

THIS DRAWING IS THE PROPERTY OF MANUEL ZEITLIN ARCHITECTS (MZA). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF MZA IS PROHIBITED.

SHEET TITLE  
**PROGRAM PHASING AND AREAS**

CONSTRUCTION DOCUMENTS  
 DATE 03.18.2020  
 DRAWN BY AG  
 PROJECT NO. 2143

SHEET NO.

**A3.0**



