



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, September 25, 2014

4:00 PM

City Hall Training Room

Joint Workshop

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, September 25, 2014 at 4:00pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant/staff presentation, and*
- 2. BOMA and FMPC comments.*

CALL TO ORDER

PUD DEVELOPMENT PLANS/ZONING TEXT AMENDMENTS

1. [14-429](#) (4:05 pm – 4:25 pm) Review and Discuss the Annexation, Rezoning, and Proposed Development Plan for October Park PUD Subdivision, consisting of 19 single family lots on approximately 11.88 acres, located along Murfreesboro Road, east of Interstate 65.

Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [OCTOBER PARK Presentation 9.5.2014](#)
2. [14-430](#) (4:25 pm – 4:45 pm) Review and Discuss the Rezoning and Proposed Development Plan for the Branch Creek Crossing (Franklin Road Multi-Use) project, consisting of 48 attached condominium residential units and approximately 36,000 square feet of office, on 16.5 acres, located at 574 & 580 Franklin Road.

Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [Branch Creek Crossing Presentation](#)

3. [14-431](#) (4:45 pm – 5:00 pm) Review and Discuss a text amendment to Section 2.4.2 of the Franklin Zoning Ordinance regarding amendments or revisions to approved development plans.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Amendments or Revisions to an Approved PUD Development Plan - from ZO - §](#)
[Amendments or Revisions to PUD - Updated - \(4\) - 9-15-14](#)

4. [14-440](#) (5:00 pm - 5:15 pm) Review and Discuss Consideration of Parkland Dedication Ordinance Amendment.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Parkland Dedication - Workshop Memo 9-25-14](#)
[Harpeth Sq. Parcel Numbers](#)
[Harpeth Square Assessed Land Valuation](#)
[Parkland Dedication Analysis - LAO - 8.29.14](#)
[Quadrant map](#)

5. [14-432](#) (5:15 pm – 6:45 pm) Review and Discuss the Rezoning and Proposed Development Plan for Harpeth Square project, consisting of 165 multifamily apartments, a hotel with 80 rooms, and approximately 40,000 square feet of retail, on approximately 4.6 acres, located on the block defined by 1st Avenue North, Main Street, 2nd Avenue North, and Bridge Street.

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [Harpeth Square Presentation 9-16-14](#)

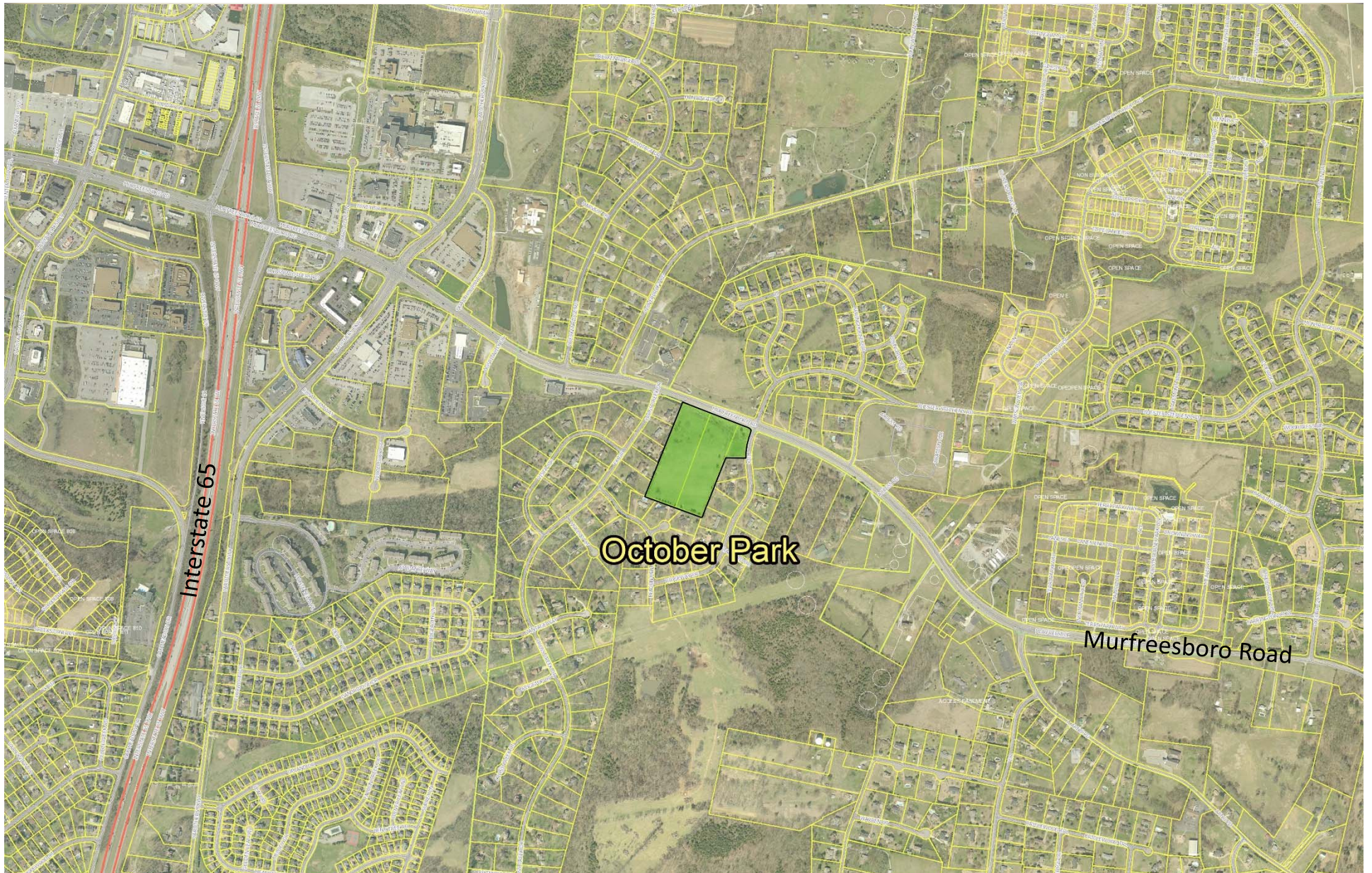
ADJOURN

OCTOBER PARK

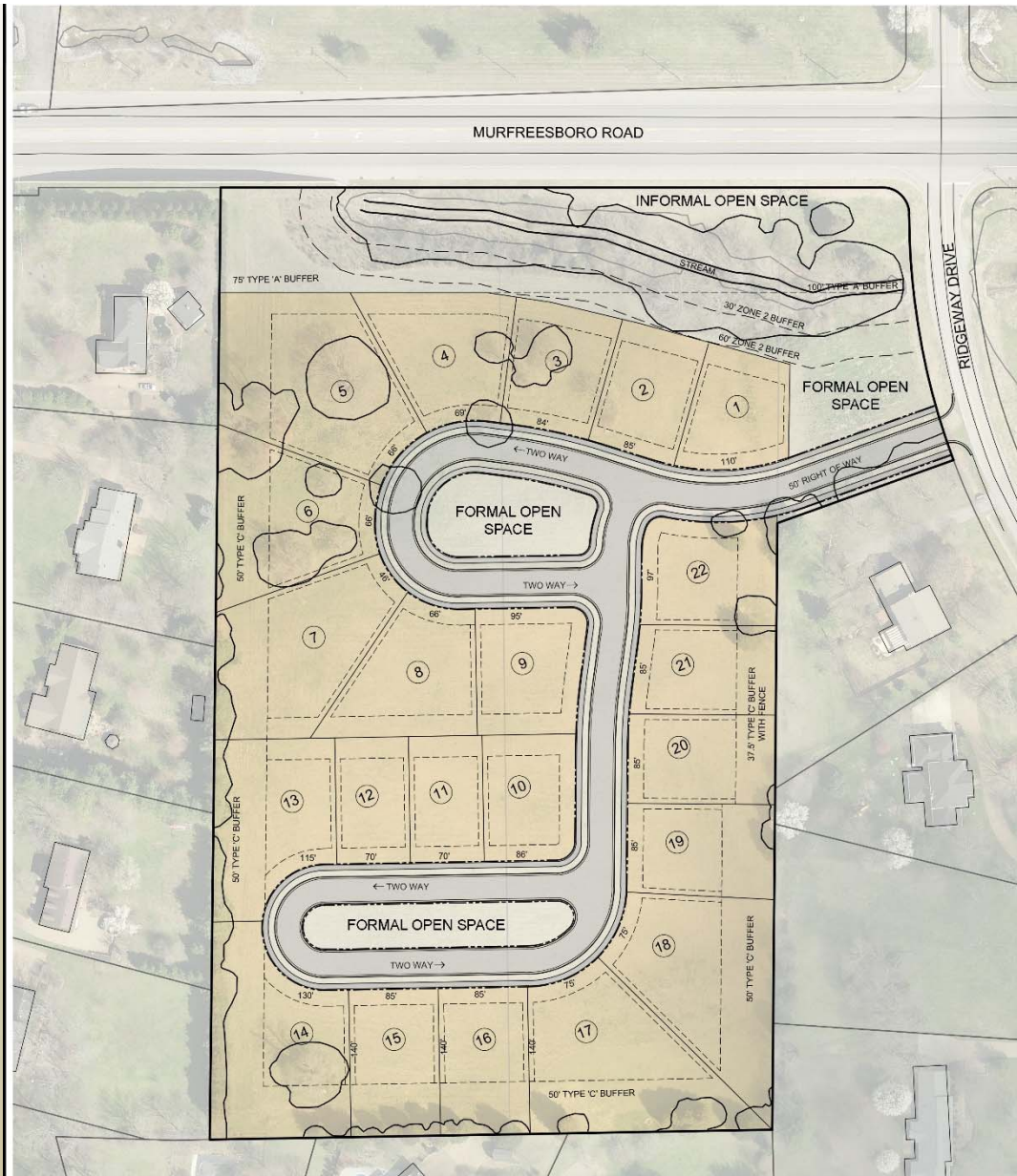
FRANKLIN, TENNESSEE

BOMA Work Session

August 26, 2014



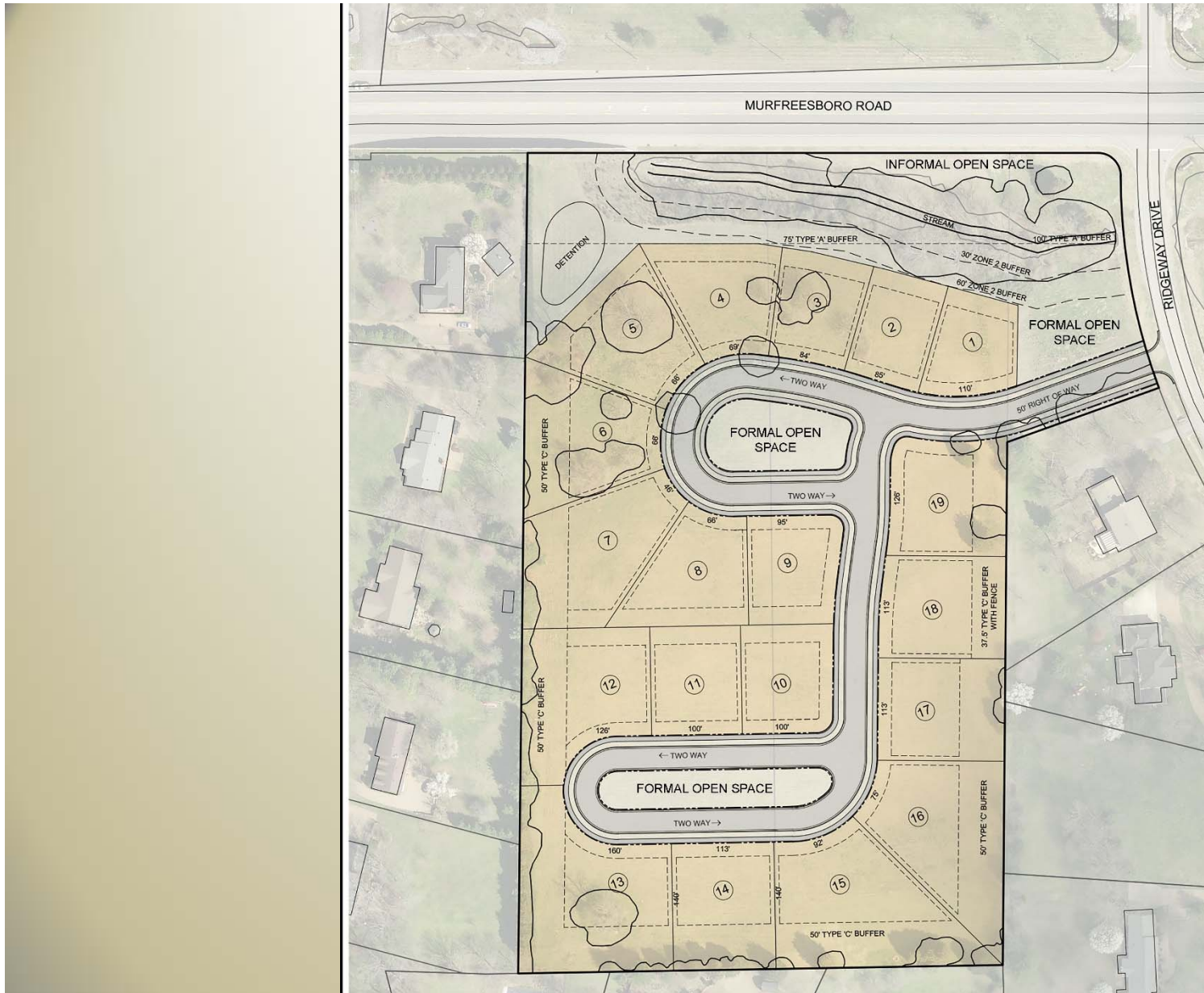
Location



Planning

- 22 residential lots
- 1.9 units per acre
- 2.6 acres of open space
- Average lot size of 14,300 square feet
- 50' landscape buffers
- Entry Road from Ridgeway Drive

First Master Plan



Planning

- 19 residential lots
- 1.6 units per acre
- 2.6 acres of open space
- Average lot size of 16,600 square feet
- 50' landscape buffers
- Entry Road from Ridgeway Drive

Revised Master Plan



Homes

- 3,600 to 4,600 sf
- 4 - 5 bedrooms
- 2 and 3 garage options
- All side loaded garages



Architecture



Homes

- Classic American Style
- Brick, Painted Brick, Stone, Siding

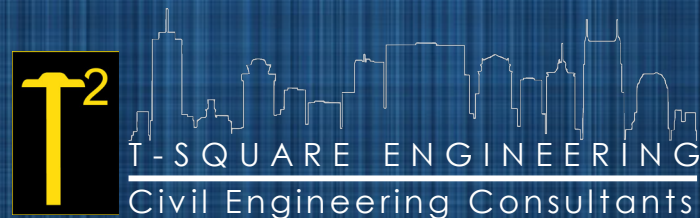
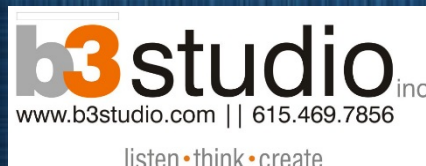


Architecture

BRANCH CREEK CROSSING DEVELOPMENT



HISTORIC
FRANKLIN
TENNESSEE



LOCATION MAP

16.53 ACRES

EXISTING ZONING: R-1

PROPOSED ZONING: MN

CHARACTER AREA OVERLAY

DISTRICT: BERRY'S CHAPEL

HILL/HILLCREST OVERLAY

100 YEAR FLOOD PLAIN

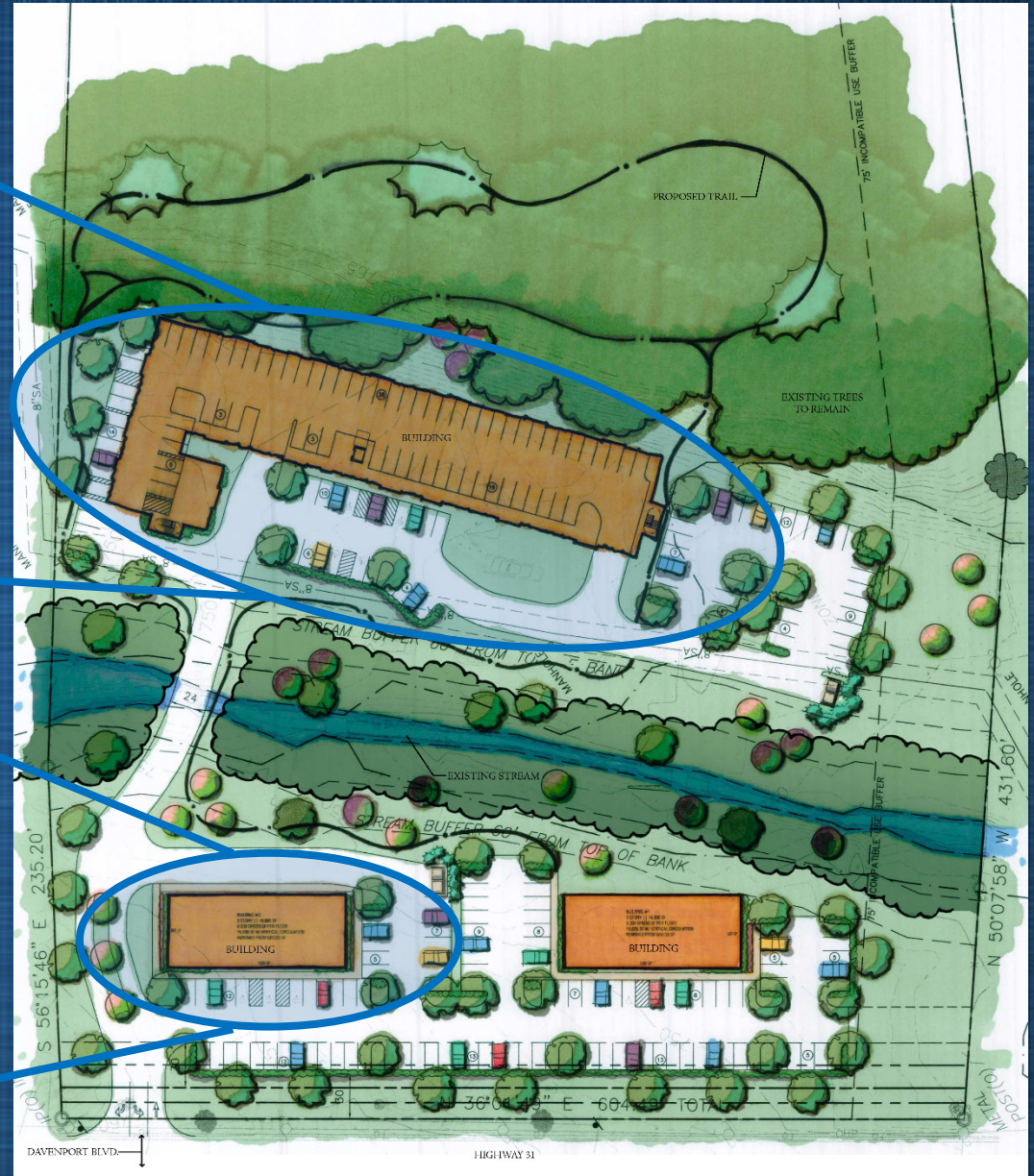
48 CONDOMINIUM UNITS

36,000 SQUARE FEET OF OFFICE

- 2 BUILDINGS AT 18,000 SQUARE FEET EACH



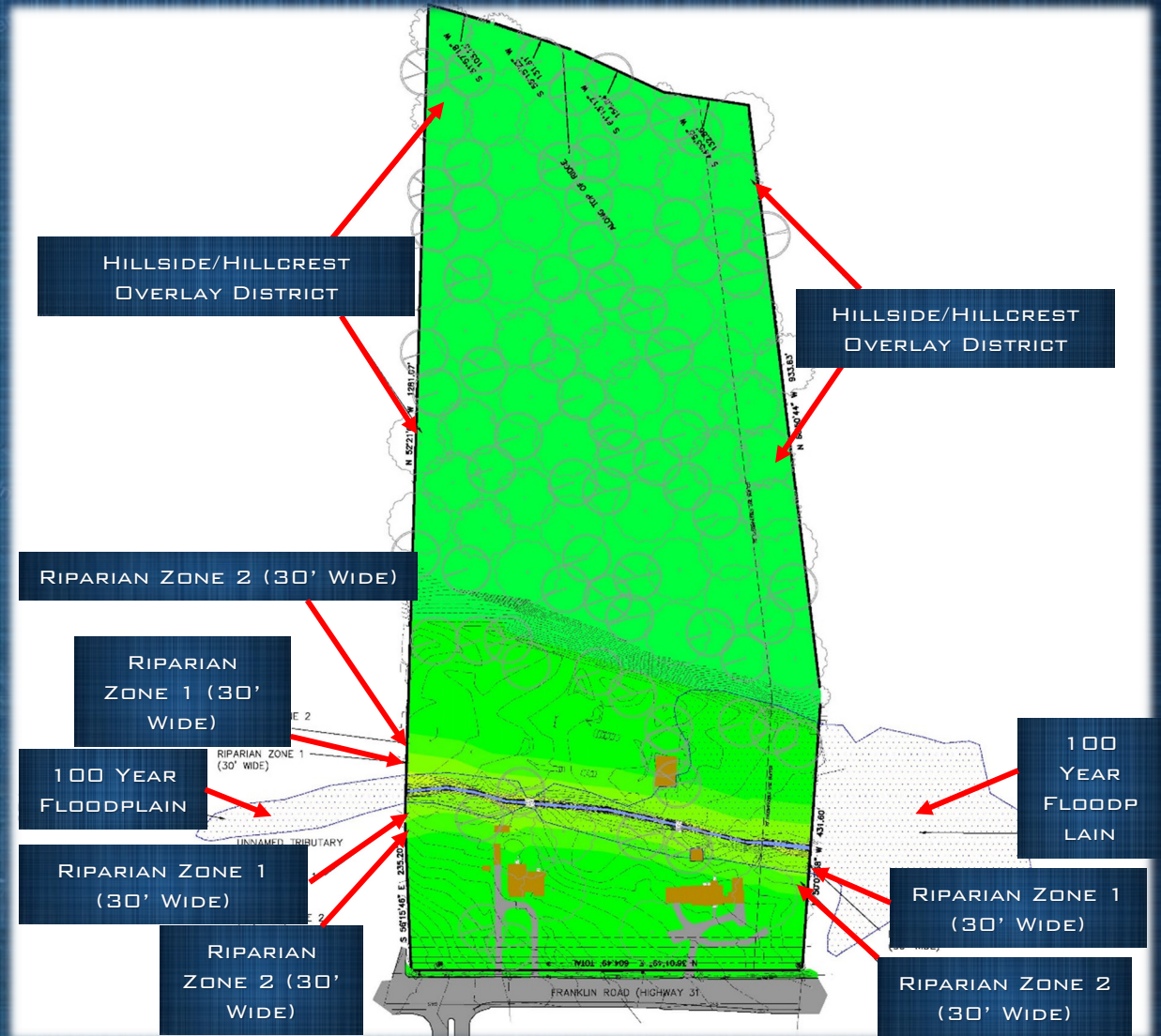
PROJECT MAP



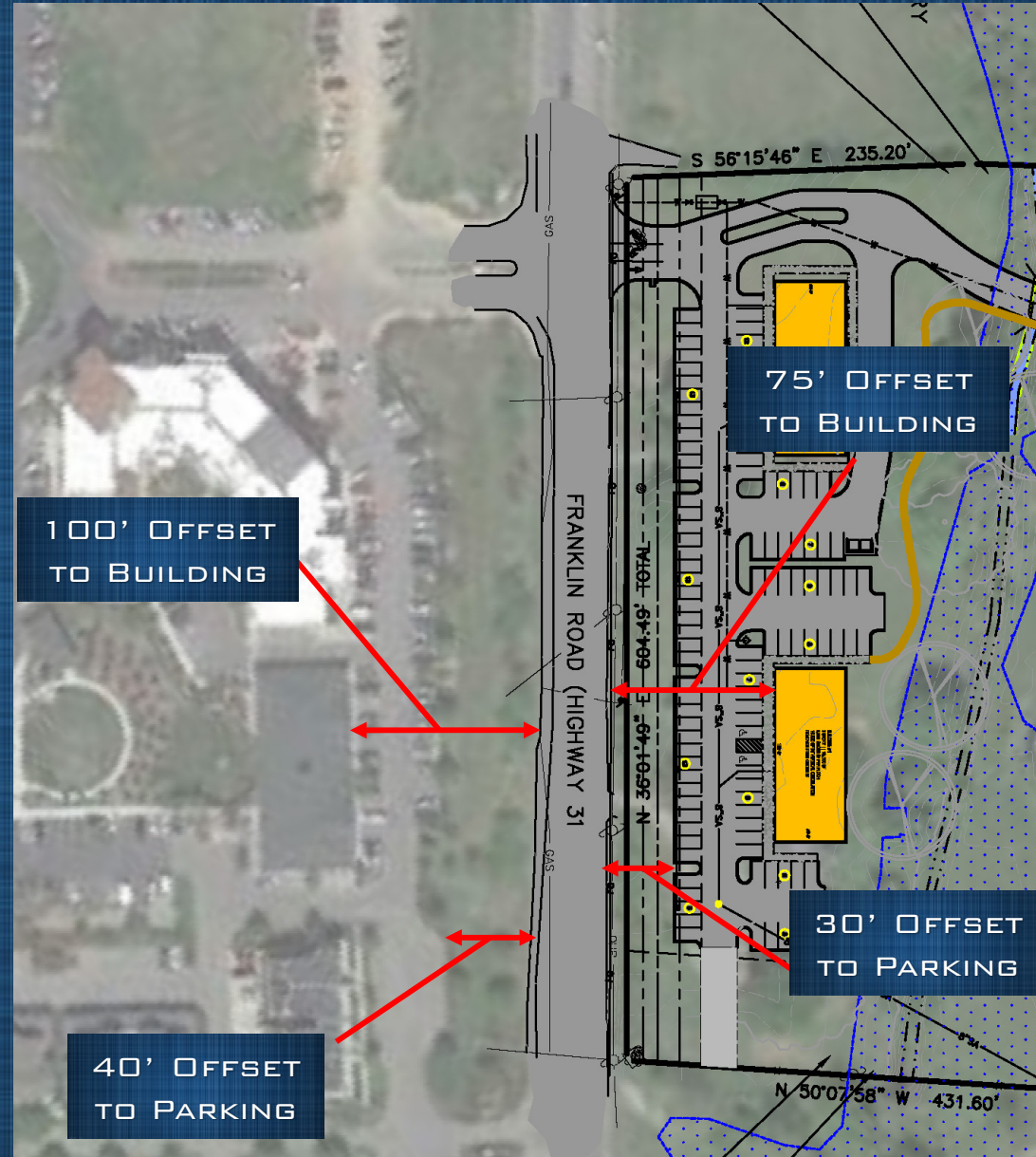
PROJECT MAP



VICINITY AND PHYSICAL FEATURES MAPS



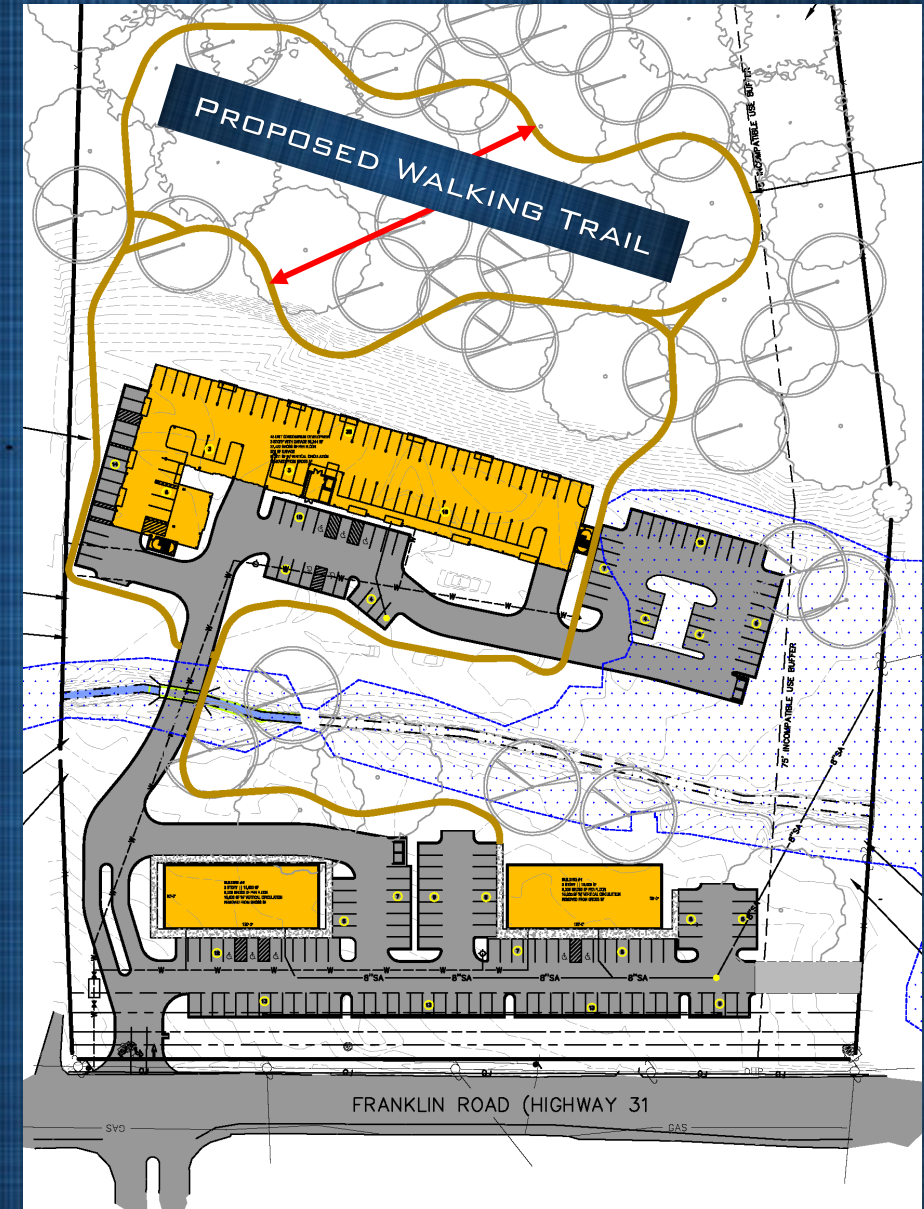
EXISTING CONDITIONS



CIRCULATION MAP

APPROXIMATELY:

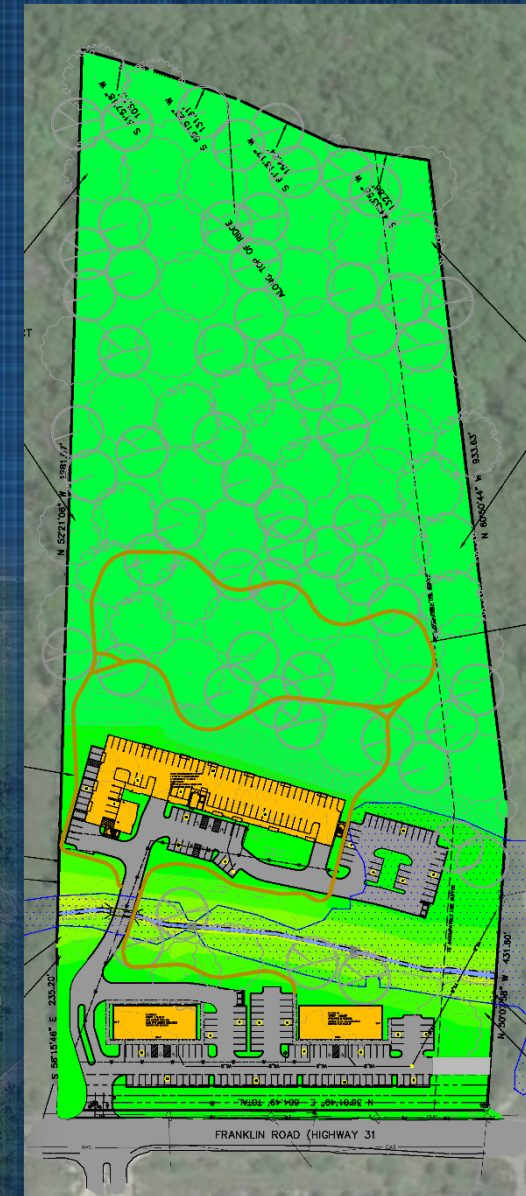
- 135 RESIDENTIAL PARKING SPACES
- 105 BUSINESS PARKING SPACES
- 1 STREAM CROSSING
- 1 ACCESS ON FRANKLIN ROAD (TRAFFIC STUDY UNDERWAY)
- 1 ACCESS TO SOUTHERN PROPERTY (FOR FUTURE DEVELOPMENT CONNECTION)
- PROPOSED 2,750 LINEAR FEET OF WALKING TRAILS (PENDING APPROVAL)



OPEN SPACE/PARKLAND

THE BRANCH CREEK CROSSING
DEVELOPMENT WILL EITHER:

- REFURBISH THE EXISTING PARK IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MOORES LANE AND FRANKLIN ROAD; OR
- PAY-IN-LIEU OF 1.143 ACRES AT AN APPRAISAL PRICE WITHIN 365 DAYS.



PHASING/INFRASTRUCTURE

FRANKLIN ROAD ACCESS
IMPROVEMENTS (DETERMINED
FROM TRAFFIC STUDY).

ALL PRIMARY ACCESS AND
CONDOMINIUM
INFRASTRUCTURE:
DRIVEWAYS, SIDEWALKS,
WALKING TRAILS, BRIDGES,
STORM WATER, SEWER,
UTILITIES, AND LANDSCAPES.

PHASE 1

CONDOMINIUM BUILDING AND
105 PARKING SPACES.

ANY AND ALL
PARKLANDS/OPEN SPACE
DEDICATIONS,
ENHANCEMENTS, OR PAY-IN-
LIEU OF.

PHASING/INFRASTRUCTURE

NORTHERN OFFICE
INFRASTRUCTURE: DRIVEWAYS,
SIDEWALKS, STORM WATER,
SEWER, UTILITIES, AND
LANDSCAPES.

PHASE 2

NORTHERN OFFICE COMPLEX
AND 52 PARKING SPACES.

SOUTHERN OFFICE
INFRASTRUCTURE:
DRIVEWAYS, SIDEWALKS,
STORM WATER, SEWER,
UTILITIES, AND LANDSCAPES.

PHASE 3

SOUTHERN OFFICE COMPLEX
AND 53 PARKING SPACES.

ACCESS TO THE ADJACENT
PROPERTY ON THE
SOUTHERN BORDER FOR
FUTURE DEVELOPMENT
CONNECTION.

PREAPPLICATION CONFERENCE

- PERFORM DEDICATION OF PUBLIC LAND CALCULATIONS BASED ON NUMBER OF UNITS. – PARKS AND RECREATION (1.143 ACRES)
- WILL THERE BE A LEFT TURN LANE ON FRANKLIN ROAD? – FRANKLIN POLICE (A TRAFFIC STUDY IS ONGOING AND WILL PROVIDE FRANKLIN ROAD ACCESS RECOMMENDATIONS)
- WHAT IS THE PLAN FOR PARKING WITHIN THE FLOODPLAIN? (PERVIOUS PAVERS)
- SHOW ALL WALL ELEVATIONS.
- ALL BUFFERS SHALL BE 60 FEET EXCLUDING THE 75 FOOT INCOMPATIBLE USE BUFFER ON THE SOUTHERN BORDER.
- PARKING IS NOT ALLOWED ALONG FRANKLIN ROAD AND WILL NEED TO SUBMIT FOR A MODIFICATION OF STANDARD.
- SHOW EXISTING CONDITIONS MAP WITH DIMENSIONS OF GATEWAY'S PARKING AND BUILDINGS.
- FOLLOW TRADITIONAL BUILDING STANDARDS – ARCHITECTURE
- ONLY ONE STREAM CROSSING WILL BE ALLOWED ON-SITE – ENGINEERING
- FLOW TEST WITHIN SIX (6) MONTHS OF COMPLETION.
- WILL NEED TO PERFORM AUTOTURN TEMPLATE THROUGHOUT SITE.

CURRENT ZONING ORDINANCE

(1) Amendments or Revisions to an Approved PUD Development Plan, Concept Plan or PUD Regulating Plan

The following subsections provide the framework for revisions or amendments to Concept Plans, Regulating Plans, or Development Plans. For those Concept Plans approved prior to July 1, 2008, Subsection 2.4.2(11)(a) shall be the governing review process, as they were originally approved by BOMA, with review from the FMPC. For Concept Plans or Regulating Plans approved between July 1, 2008 and January 10, 2012, either subsection 2.4.2(11)(a) or 2.4.2(11)(b) shall apply, depending on the elements of the development proposed for revision (for example, Subsection 2.4.2(11)(a) would be the governing review process for an increase to the overall entitlements, while Subsection 2.4.2(11)(b) would be the governing review process for a change in the overall block-structure of a development).

(a) Franklin Municipal Planning Commission and BOMA Review

The items below, in each case, are considered deviations from a Development Plan or Concept Plan of record and require approval of a revised Development Plan by the FMPC and the BOMA, according to the procedure described in Subsection 2.4.2(6), above. These items relate to the overall entitlements for a development. These items are:

- (i) The total gross amount of open space is decreased by more than 10%. However, all plans shall provide, at a minimum, the amount of open space required by the Franklin Zoning Ordinance.
- (ii) The number of external access points, the street network, or streets identified in the Major Thoroughfare Plan are substantially changed and impacts the project, as approved.
- (iii) The revised plan must be submitted if there is a change to a BOMA condition that impacts the physical character of the development. For example, a change to a specific condition regarding placement/materials of an aspect of the construction. If the condition does not address a construction related condition for example a condition for monetary set-aside, only the request need be considered.
- (iv) Any revision that requires a Modification of Standards or that requires a change to a Modification of Standards previously approved for the development. However, Design Modifications, as described in Section 5.3.11 of the Franklin Zoning Ordinance, may be granted by the FMPC as part of the Development Plan or Site Plan review process.

(b) Franklin Municipal Planning Commission Review

The items below, in each case, are considered deviations from a Development Plan, Concept Plan, or Regulating Plan of record and require approval of a revised Development Plan by the FMPC. These items relate to the conceptual layout of a development. A Development Plan shall not be submitted in conjunction with a site plan. These items are:

- (i) Any increase in density or intensity of more than 10%, or the number of stories is changed within a particular phase of the development and such revision impacts a particular aspect of the project established by the Development Plan.
- (ii) Any removal of specimen trees shown as preserved on the Concept Plan/Regulating Plan; the removal of trees that establish a desired buffer for particular resources, such as historic resources, water bodies or adjacent properties. Removal of trees shall in any event require replacement trees according to Section 5.2.5(7) of the Franklin Zoning Ordinance.
- (iii) A reduction of more than 10% in open space within a section of development that alters the character of the development in that section. For example, a reduction in the overall number of pocket parks in one of the residential sections of a development.
- (iv) Any impact to existing historic structures or sites.
- (v) Any revisions to drainage, streets, or other engineering design changes that alter items approved in the Concept Plan, including significant changes in traffic circulation.
- (vi) Any change that could potentially create adverse impacts on stormwater quality or quantity management.
- (vii) Changes to the internal street network or block layout, such as the elimination of streets or connection points.

Any revision or amendment that meets any of the items in Subsection 2.4.2(11)(b)(i-viii), above, shall follow the following review and approval procedure:

Step 1 – Department of Planning and Sustainability Review and Recommendation on the Development Plan

- (1) The applicant shall meet with the Department of Planning and Sustainability and other departments, as appropriate, for a preapplication conference unless waived in accordance with Subsection 2.3.6, Waiver of Required Meetings.
- (2) The Department of Planning and Sustainability shall organize and conduct a meeting of the DRT to review the Development Plan pursuant to the deadlines described in the Administrative Manual.
- (3) The applicant shall submit an application in accordance with Section 2.3, Common Development Review Requirements.
- (4) If the applicant fails to submit an application within 120 days of the preapplication conference, the applicant shall be required to begin the review procedure again from the Step 1 (1), above.

(5) The Department of Planning and Sustainability shall make available, in writing via checklist, checkprint or memo, all comments and recommendations from the DRT to the applicant.

(6) From the date of receipt of the DRT comments, the applicant shall have until the deadline established in the Administrative Manual to address the comments and submit a revised Development Plan.

(7) Upon submittal of a revised Development Plan, the Department of Planning and Sustainability shall prepare a final review of the Development Plan by the deadline established in the Administrative Manual, and recommend to the FMPC the approval, approval with modifications, or disapproval of the Development Plan application. The Department of Planning and Sustainability may also recommend the continuance of the matter to allow for further review.

Step 2 – FMPC Review and Decision on the Development Plan

(1) The FMPC shall hold a public meeting by the date established in the FMPC Bylaws and the Administrative Manual.

(2) The FMPC shall review, hear, and make the final decision on all applications for a Development Plan application in accordance with this ordinance, state law, and the FMPC Bylaws.

(3) The FMPC shall make a decision on the Development Plan in accordance with this ordinance and state law.

(4) Upon approval of the Development Plan by the FMPC, site plan review shall be required, in accordance with Subsection 2.4.3, Site Plan Review.

PROPOSED ZONING ORDINANCE

11) Amendments or Revisions to an Approved Planned Unit Development (PUD), Concept Plan or Regulating Plan

The following subsections provide the framework for revisions or amendments to Concept Plans, Regulating Plans, or Development Plan. The review process, which applies to the proposed revision, depends upon the elements of the plan proposed for revision. The below sections define the process and the reviewing entity for different types of revisions.

A. Board of Mayor and Aldermen (BOMA) and Franklin Municipal Planning Commission (FMPC) Review

The items below are considered deviations from the Development Plan, Concept Plan or Regulating Plan and require approval of a revised Development Plan by the FMPC and the BOMA, according to the procedure described in 2.4.2(6). The Development Plan shall be approved before the Site Plan is accepted for review.

- I. Any Increase in entitlements, including the number of dwelling units for residential projects and square footage for non-residential or either for mixed use projects.
- II. Changes or increase from detached to attached dwelling unit(s).
- III. Changes in non-residential square footage related to the institutional and/or industrial use.
- IV. A change in the number and/or location of external access points on streets classified as collector or arterial roadways.
- V. Revisions to the widths or lengths of provided buffers (historic, incompatible use, incompatible lot size, stormwater, etc.).
- VI. Any revision to a condition required by the BOMA.
- VII. Any revision that requires a Modification of Standards (MOS) or that requires a change to an MOS previously approved.

B. FMPC Review

The items below are considered deviations from the Development Plan, Concept Plan or Regulating Plan and require approval of a revised Development Plan by the FMPC. The Development Plan shall be approved before the Site Plan is accepted for review.

- I. Changes to setbacks approved as part of the Development Plan, which change the character of the project.
- II. Major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development.
- III. Reduction in approved open space within a section of the plan, which impacts the plan.
- IV. Changes in building heights, or number of stories, which impact the visual character or transitional features of the section or plan.
- V. Significant changes to the internal street network, block layout, and/or intersection configuration, such as the elimination of streets or connection points. Any reduction to the connectivity index.
- VI. Any impact to existing historic sites or structures, other than impacts previously approved.
- VII. Major changes to parking layout, which adversely alters parking convenience or changes the character of the plan.
- VIII. Substantial revision to drainage, streets, stormwater quality or quantity or other engineering design changes that alter those items as approved in the Development Plan, including significant changes in traffic circulation.

C. Staff Review

Items not meeting the criteria of Subsections 2.4.2 (11) (a) and (b) may be addressed according to the provisions of this subsection related to staff review. These items are considered minor in nature and have minimal impact upon the project. For staff review, the revised Development Plan is to be submitted simultaneously with a revised Site Plan for staff approval.

The Planning Director or his/her designee may at his/her discretion choose to forward any revised Development Plan to the BOMA, the FMPC or the Department Review Team (DRT) for review, comment and approval.

Should the Planning Director or his/her designee require the revised Development Plan be considered by FMPC and/or the BOMA, the submittal requirements for those entities shall apply.

To: Board of Mayor and Alderman
Franklin Municipal Planning Commission

From: Eric Stuckey, City Administrator
Vernon Gerth, ACA-Community & Economic Development
Lisa Clayton, Parks Department Director
Kevin Lindsey, Facilities Superintendent

Date: September 25, 2014

Subject: Consideration of Parkland Dedication Ordinance Amendment

Purpose

The purpose of this memorandum is to discuss the unintended consequences associated with the City of Franklin's Parkland Dedication Ordinance and to recommend a temporary amendment until such time the Comprehensive Master Parks Plan and Needs Assessment has been considered in 2015.

Background

On July 1, 2008 the City's current Zoning Ordinance became effective. Section 5.5.4 discusses the Procedure for Dedication of Public Land for Parks and Greenways/Blueways. Essentially the formula for determining the amount of land to be dedicated for public parks is:

- 1200 square feet per dwelling unit for the first 35 dwellings; and
- 600 square feet per dwelling unit for each additional dwelling unit beyond the first 35 units.

The ordinance provides applicants the option of paying fees-in-lieu of dedicating land based on the currently appraised value of the land. The City uses these funds for acquisition of parkland and related capital improvements associated with expanding the City's park system.

Since the adoption of the current Zoning Ordinance in 2008 there have been six (6) developments that have contributed parkland fees. The name and location of the developments, number of residential units, amount of parkland to be dedicated, and the paid fees-in-lieu of dedicating parkland are listed on the attached "Fees In Lieu of Parkland Dedication – Summary". Please pay particular attention to the Appraised Value of an Acre of Land and be advised all of these developments were "greenfield" development projects.

Financial Impact

Following this discussion on parkland dedication, representatives from the proposed Harpeth Square multi-use project will share their plans. The project includes a boutique hotel, retail space, and 159 multi-family residential units. Staff met recently with Harpeth Square representatives and discussed the financial impact of the City's parkland dedication ordinance on this type of infill re-development. Because the majority of the property to be re-developed was previously improved with buildings the

value of the property is much higher than that of vacant, undeveloped land. Attached is a list of the properties included in the Harpeth Square development area including the assessed value of the land and total improved value. Please pay particular attention to the Calculated per Acre Land Value in the far right column.

Last fall Lisa Clayton, Kevin Lindsey, and I shared several potential problems associated with our current, generic Parkland Dedication Ordinance. One of the problems we discussed was the disparity associated with land values in Franklin. Subsequently, we performed an analysis that broke the City into quadrants and calculated the average per acre land value. This value was based on vacant, undeveloped land. The attached exhibit highlights the average value of an acre of land within each of the quadrants.

Based on the discrepancy between the average land value in the four quadrants to the average land value of the proposed Harpeth Square development, staff recommends guidance to draft an amendment to Section 5.5.4 of the Zoning Ordinance. The purpose of this amendment would be to temporarily “cap” the land value at the average per acre value as noted in each quadrant. It is expected this average land value will be adjusted after the Comprehensive Master Parks Plan is completed and considered by the BOMA next year. Equally important, none of the six developments land value that have already contributed parkland fees, exceed the proposed recommendation of the quadrant based per acre average.

The following Parkland Dedication calculations and comparison is for illustrative purposes only:

Current Zoning Ordinance:

159 residential units:
35 units x 1200 sq. ft. = 42,000 sq. ft. of parkland
124 units x 600 sq. ft. = 74,400 sq. ft. of parkland

Total parkland dedication 116,400 sq. ft. or 2.67 Acres x \$ 1,111,353 (this is the average assessed value not the appraised value as required by the Zoning Ordinance)

Total Parkland Fees-in-Lieu ~ \$ 2,967,313 or \$ 18,662 per unit.

Proposed Amendment as Recommended by Staff

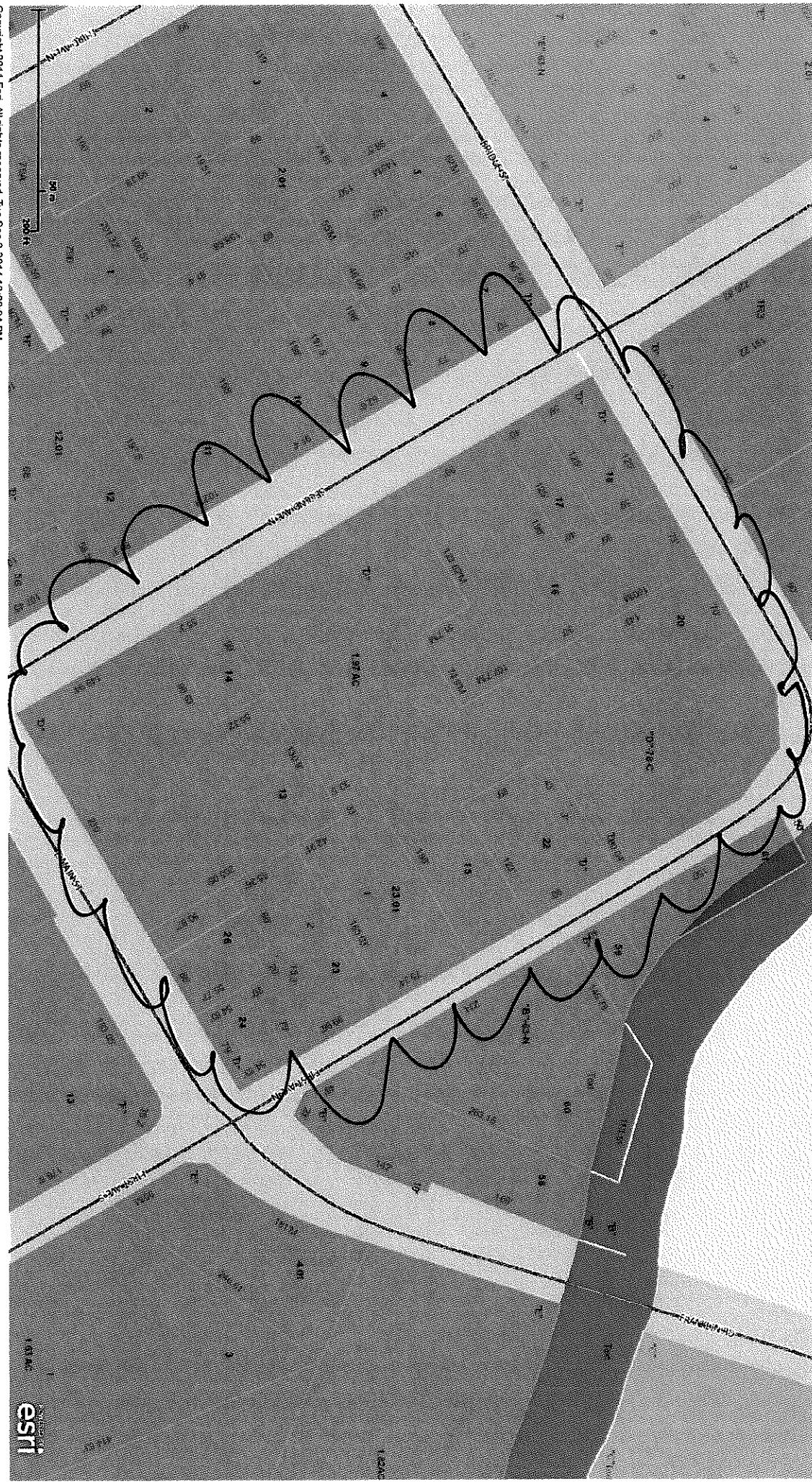
Total parkland dedication 116,400 sq. ft. or 2.67 Acres x \$ 200,000 (this is the average assessed value for Quadrant 4 where the Harpeth Square development is located)

Total Parkland Fees-in-Lieu ~ \$ 534,000 or \$ 3,358 per unit.

Recommendation

To avoid negatively impacting infill, re-development or development projects where land value exceeds the average value in the immediate area, staff requests authorization to proceed with drafting a Zoning Ordinance Amendment for consideration by the FMPC and BOMA.

Harpeth Square Area



Harpeth Square Area Properties - 2014 Assessed Valuation*

Property bordered by E Main St - Second Ave N - Bridge St - First Ave N

[illegible]

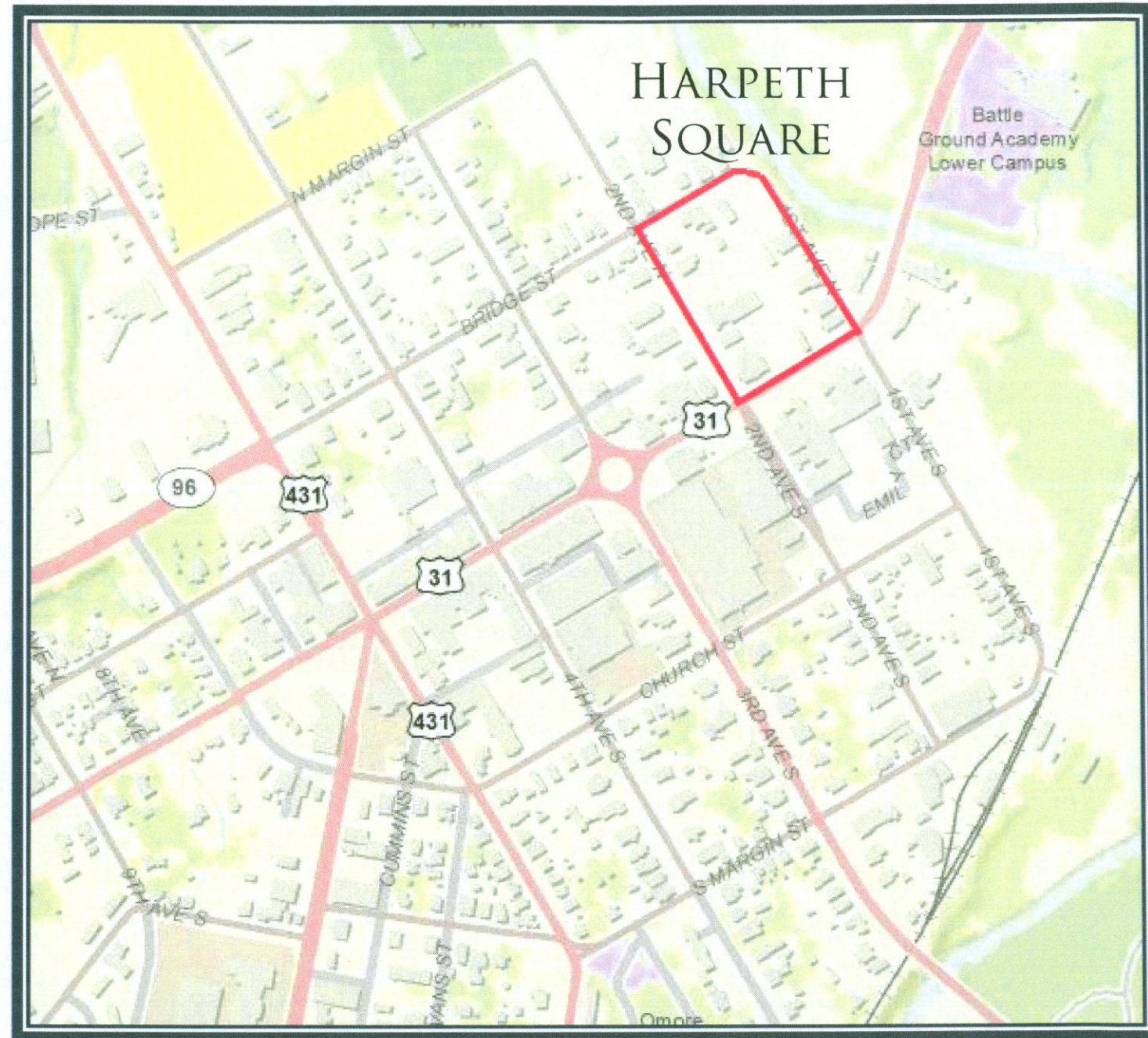
FEES IN LIEU OF PARKLAND DEDICATION - Summary										
prepared by Lynn Osland - 9.3.2014										
Development	Class	Address of Development	Unit Count	Sq Footage Calculation = 1200 sf / dwelling X 1st 35 units, then 600 sf / dwelling X remaining units	Conversion to ACRES (43,560 sq ft = 1 acre)	Appraised Value per ACRE	Price per sq ft of Land	\$ Per Unit	Amount Collected (based on sq footage calculation & appraised valuation of land)	Map Quadrant
Ralston Row	Residential - Detached & Attached	Ralston lane 121&123	13 sgl fam units	15,600sf	0.3581	\$138,961	\$3.19	\$3828/ unit	\$49,762	1
Resource PUD Subdivision-Circle at Resource Cent. Apt	Multi-Family - Apartments	Carothers Pky	252 multi-family units	172,200sf	3.9532	\$249,597	\$5.73	\$3916/ unit	\$986,706	1
Artessa	Multi-Family - Apartments	1034-1035 Windcross Court	250 multi-family units	171,000sf	3.9256	\$266,968	\$6.13	\$4192/ unit	\$1,048,008	1
Fountains of Franklin	Residential - Detached & Attached	4100 Murfreesboro Rd	30 attached units - Institutional	36,000sf	0.8264	\$91,045	\$2.09	\$2508/ unit	\$75,240	2
Amelia Park section 1	Residential - Detached & Attached	4121 Clovercroft Rd	58 sgl fam units	55,800sf	1.2810	\$40,075	\$0.92	\$885/ unit	\$51,336	2
Vandalia Cottages	Residential - Detached & Attached	New Hwy 96 across from the fire station	17 unit cottages - "attached dwellings"	20,400sf	0.4643	\$147,485	\$3.39	\$4063/ unit	\$69,067	4
Totals/ Averages	All Housing Types		Total 620 units	Total 471,000sf	Total 10.81 acres	Avg \$210,927/ acre	Avg \$4.84/ sq ft	Avg \$3678/ unit	Total \$2,280,119	

HARPETH SQUARE

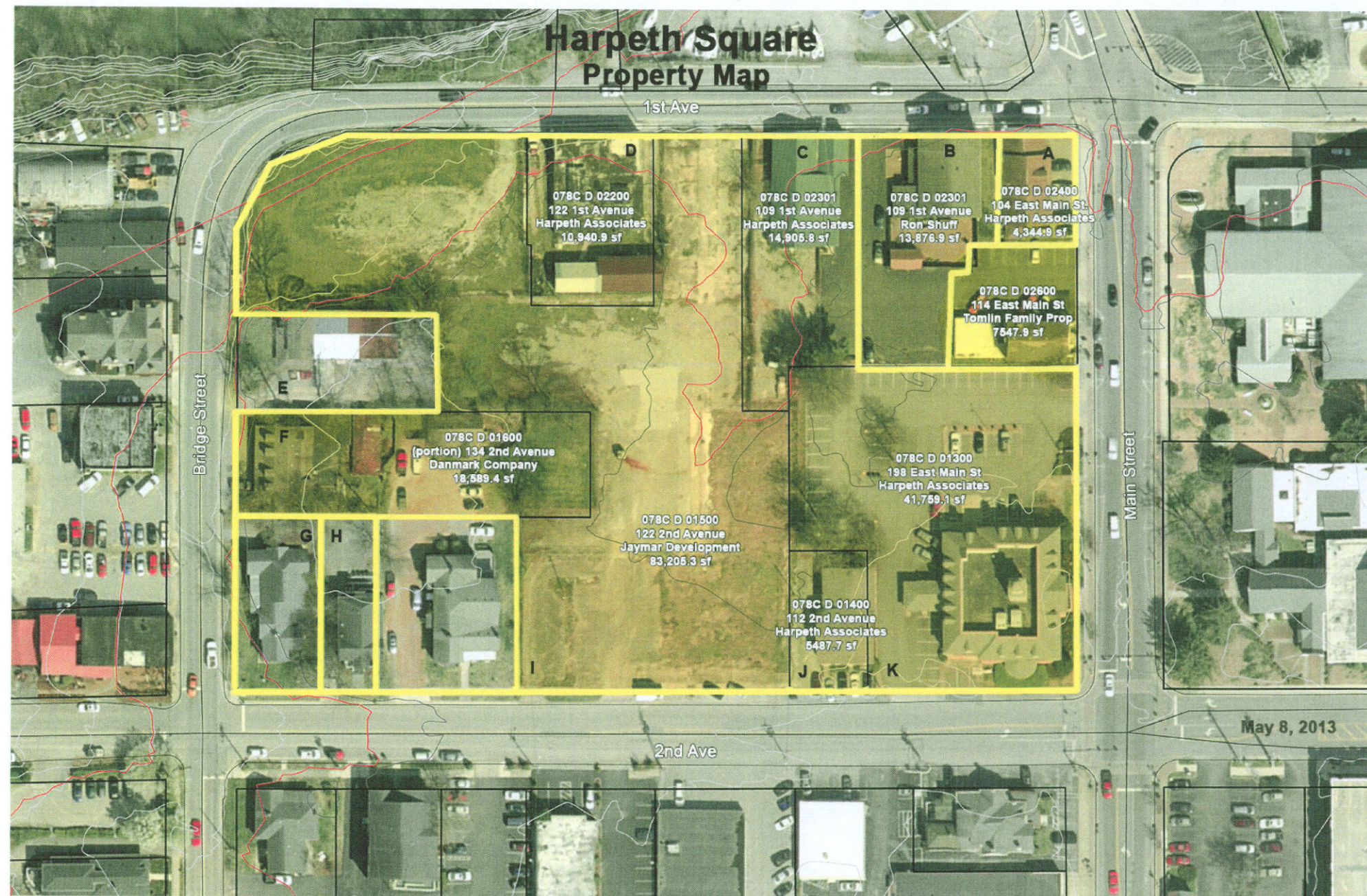
HISTORIC DOWNTOWN FRANKLIN, TN



- A vision plan for Harpeth square re-development, complimenting the history,
 - lifestyle, and spirit of historic downtown Franklin.

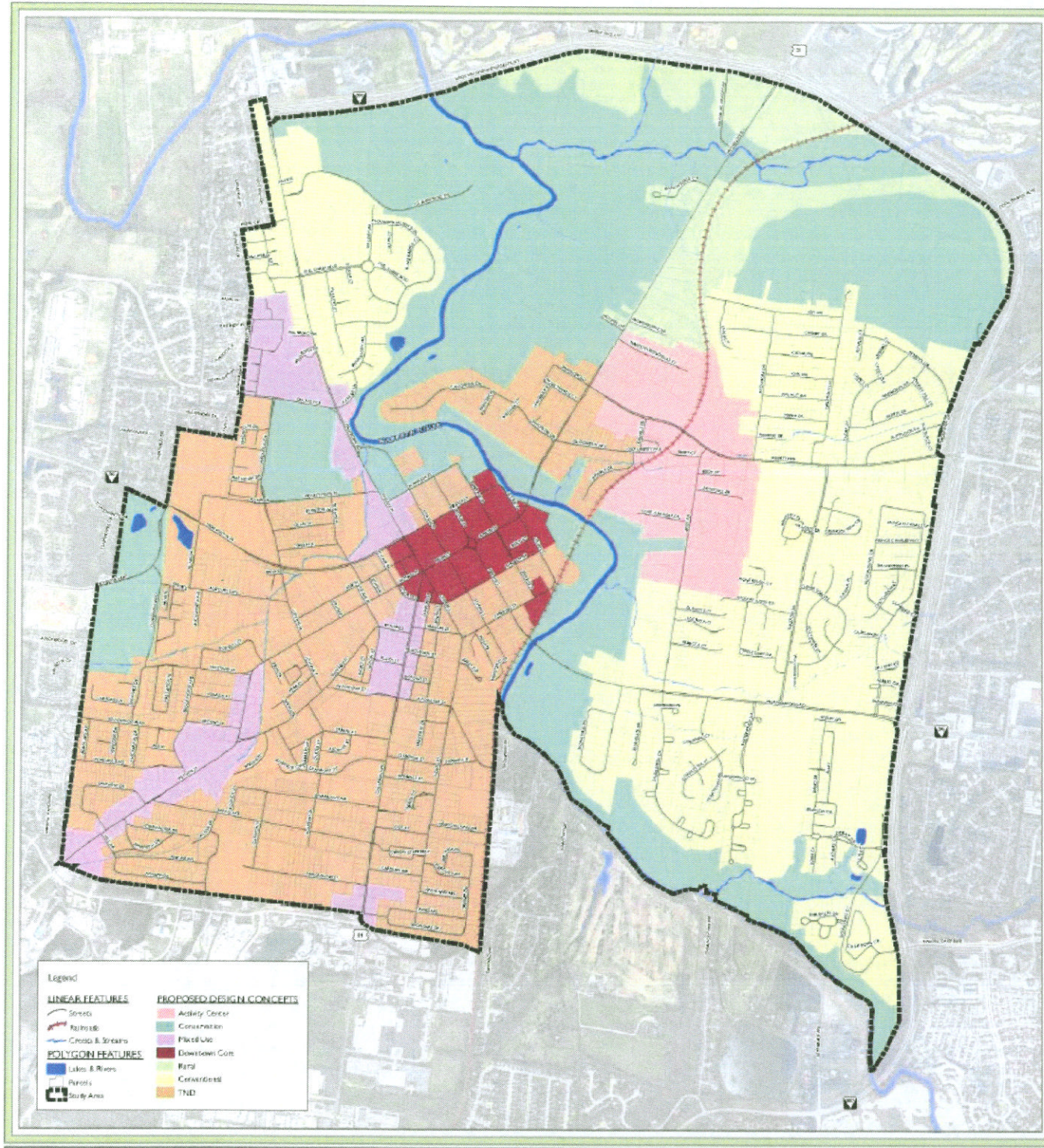


HISTORIC DOWNTOWN FRANKLIN



TOTAL AREA:
4.5 ACRES

HARPETH SQUARE PROPERTY MAP



LAND USE AREA: CENTRAL FRANKLIN AREA PLAN (CFCO 1)

EXISTING ZONING: CENTRAL COMMERCIAL DISTRICT- CC

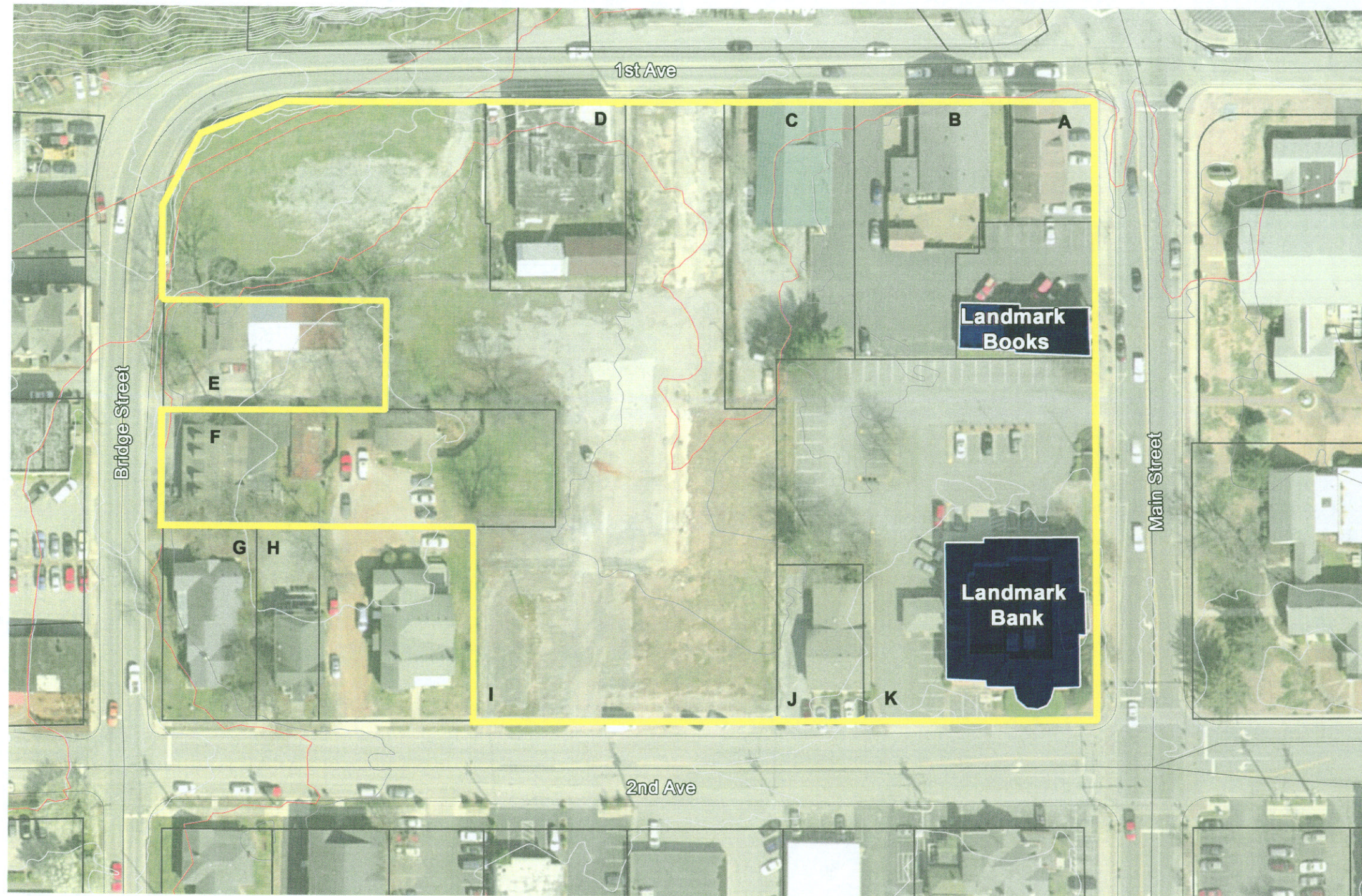
TOTAL AREA: 4.8 AC

DEVELOPMENT FORM

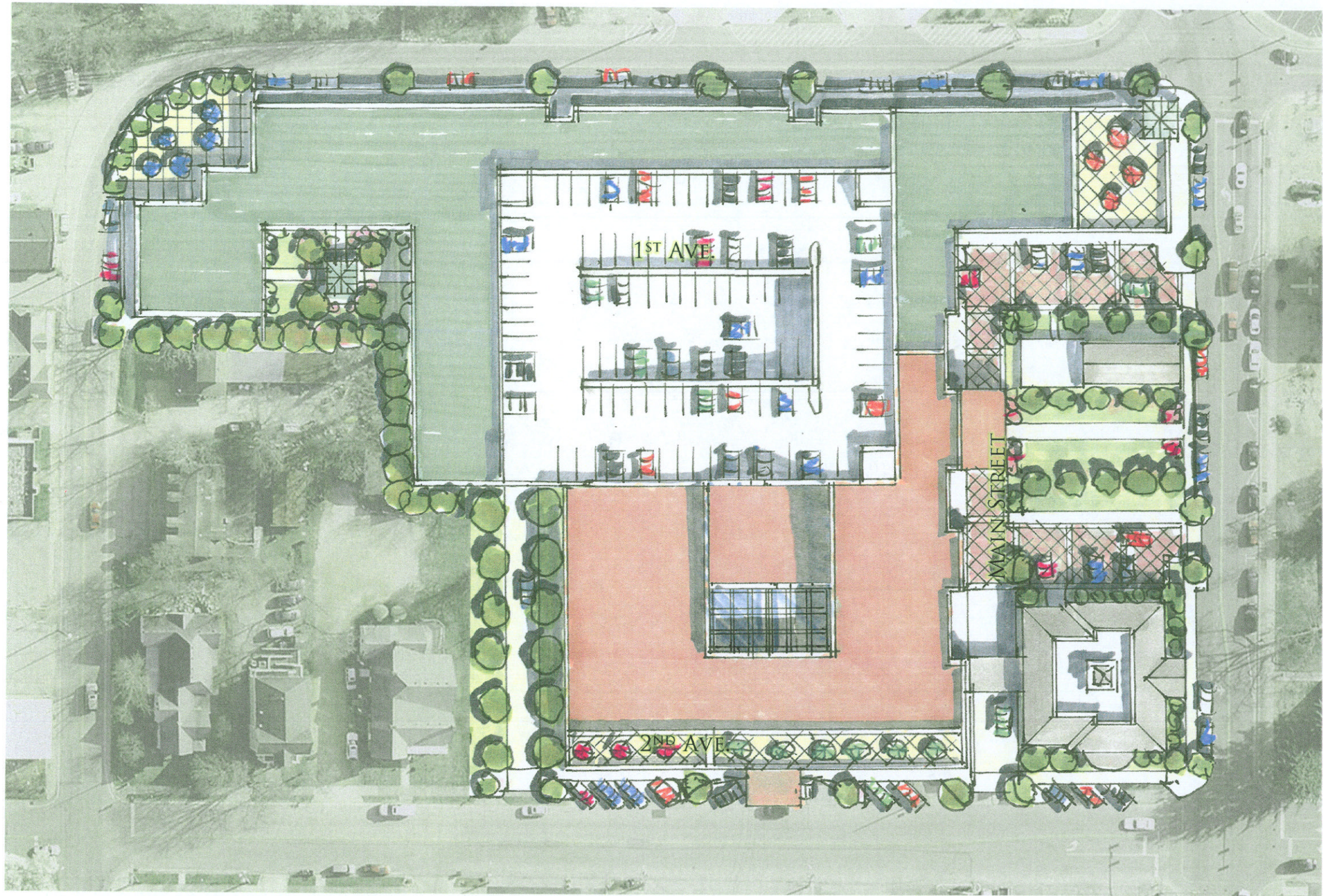
1. FOLLOW TRADITIONAL STANDARDS
2. BUILDINGS MAY BE UP TO 4 STORIES IN A PUD IN CERTAIN CIRCUMSTANCES
3. PARKING SHALL BE TO THE SIDE OR REAR OF BUILDINGS

CONTEXTUAL MASTER PLAN

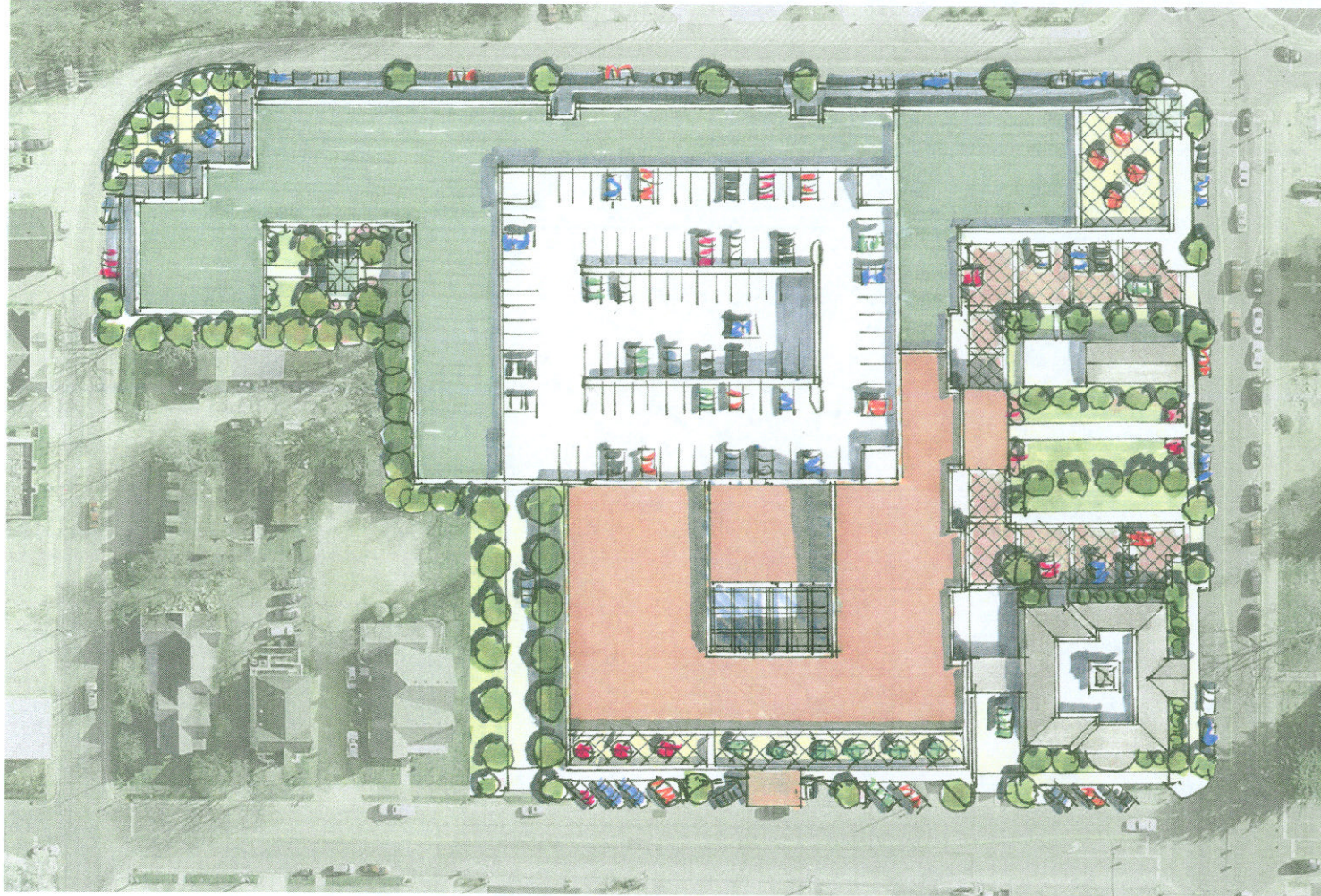
1. BUILDING HEIGHT
2. BUILDING SETBACKS
3. HISTORIC TOWN CENTER



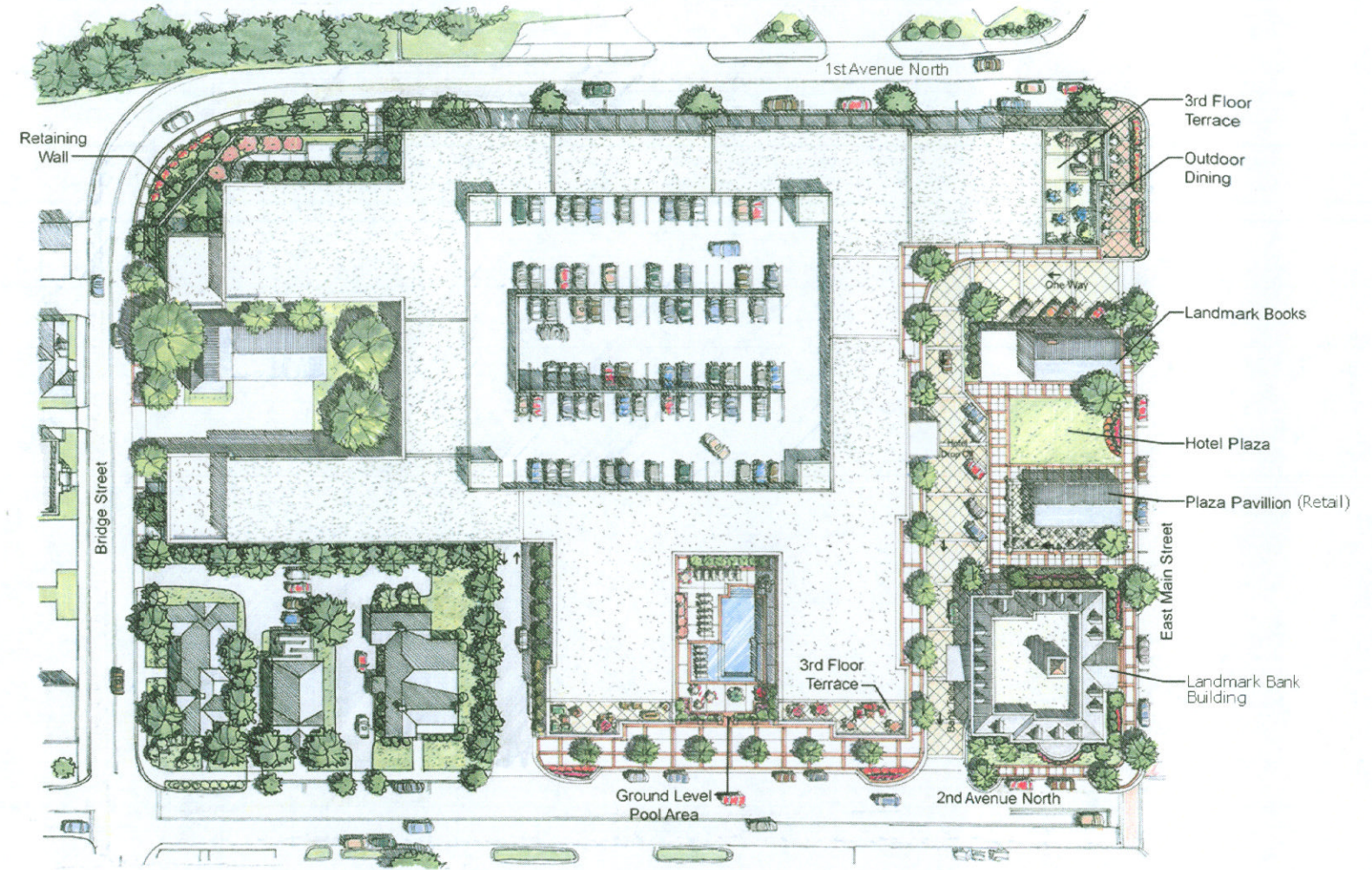
PROPOSED HARPETH SQUARE SITE
BUILDINGS HIGHLIGHTED ARE TO REMAIN



PREVIOUS CONCEPT

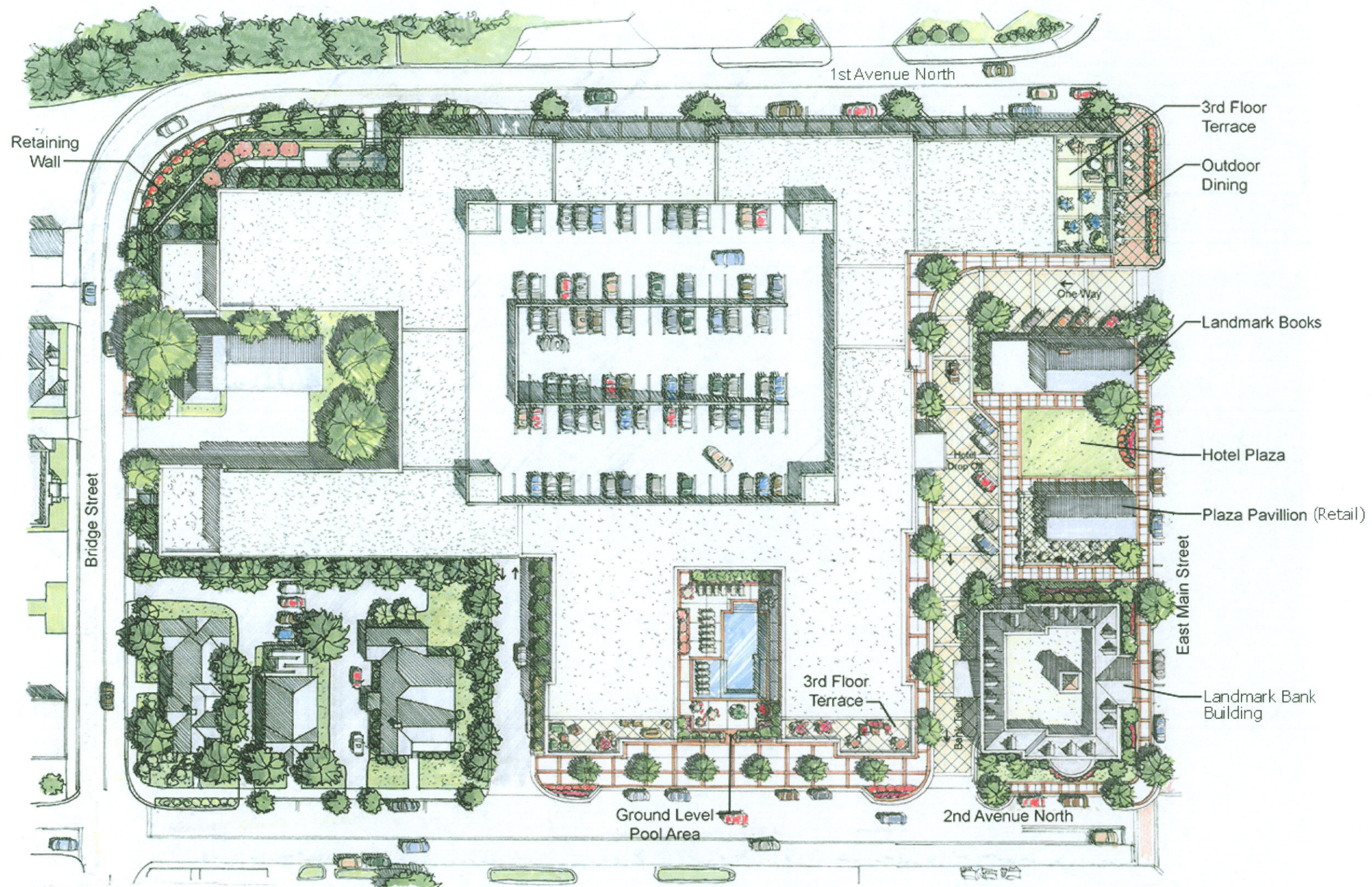


HOTEL: 120 KEYS
 APARTMENT: 200 UNITS
 RETAIL: 30,000 SF

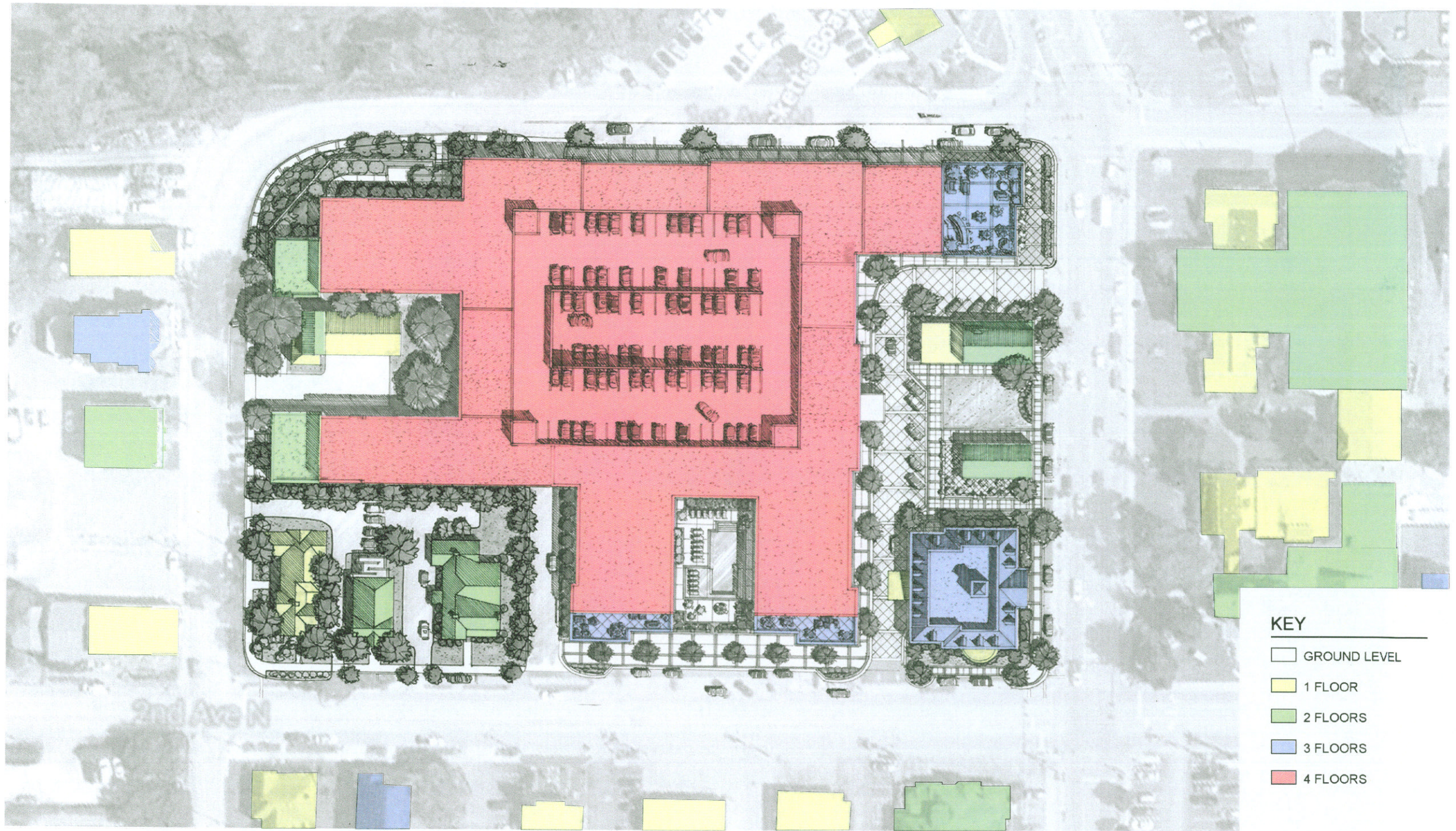


HOTEL: 100 KEYS
 APARTMENT: 170 UNITS
 RETAIL: 25,000 SF

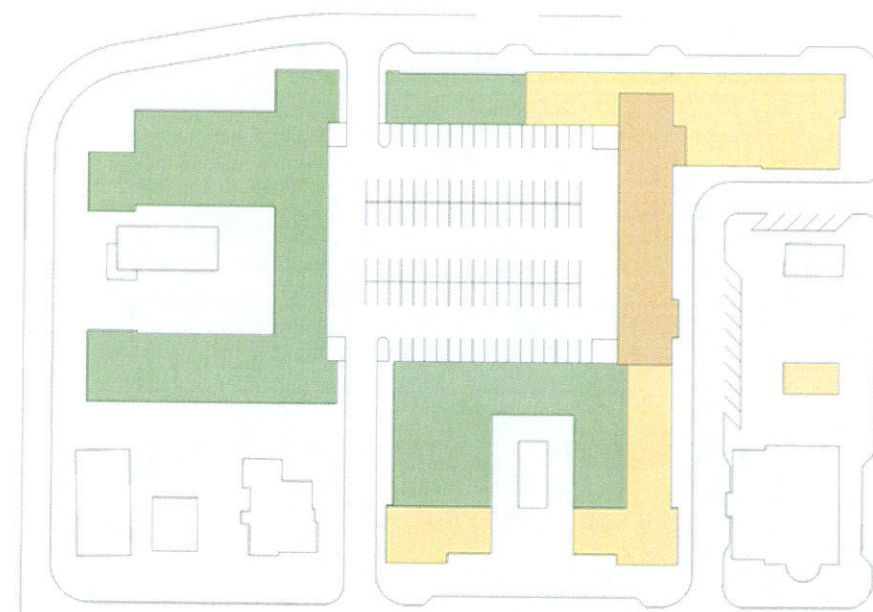
CONCEPT IMPROVEMENTS



HARPETH SQUARE MASTER PLAN

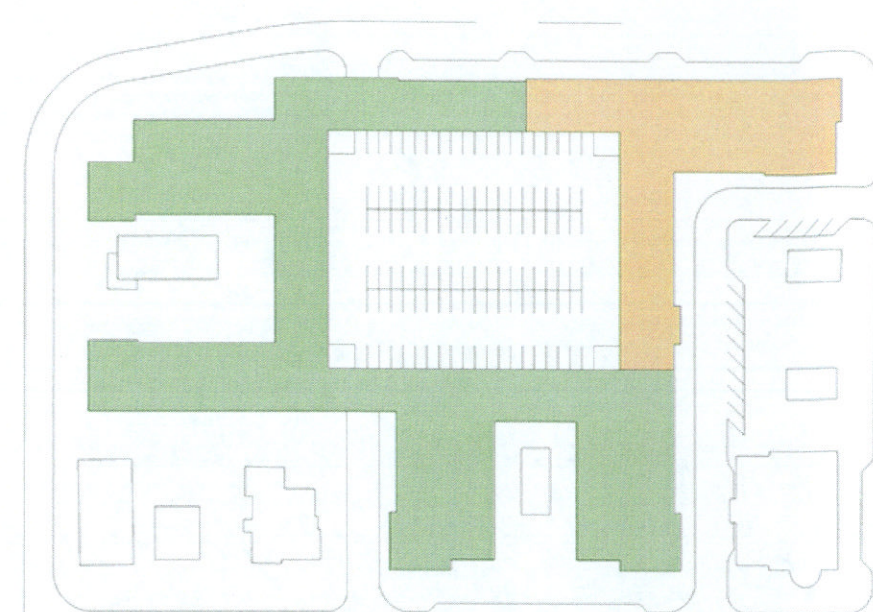


PROPOSED HARPETH SQUARE SITE
BUILDING HEIGHT MAP

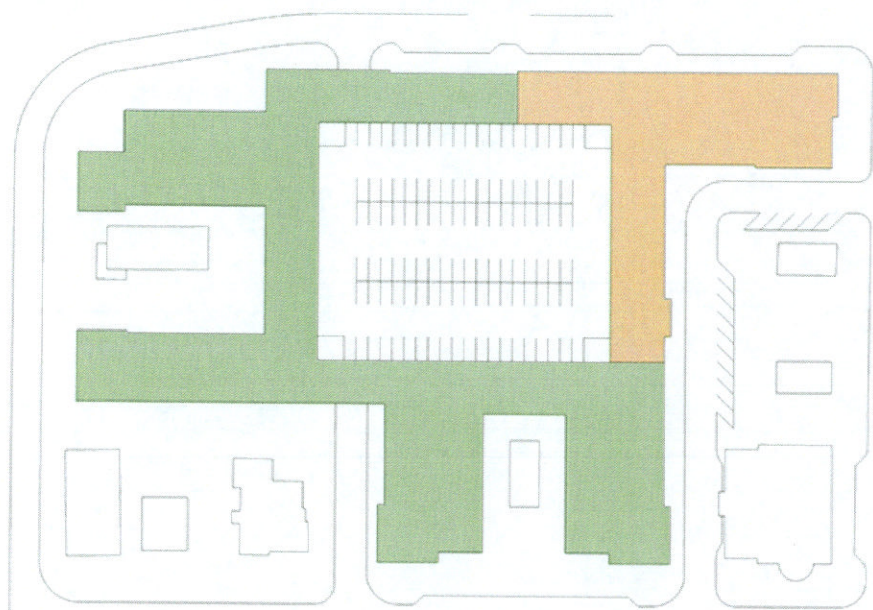


1st Level

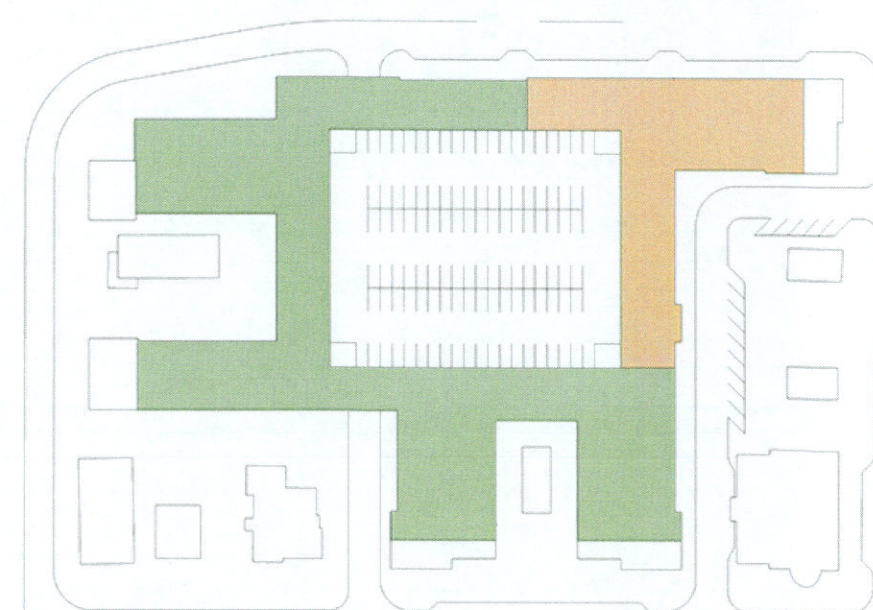
RETAIL/ RESTAURANT		24,622
APARTMENTS		170 UNITS
HOTEL		100 KEYS
TOTAL		309,703 SF



2nd Level

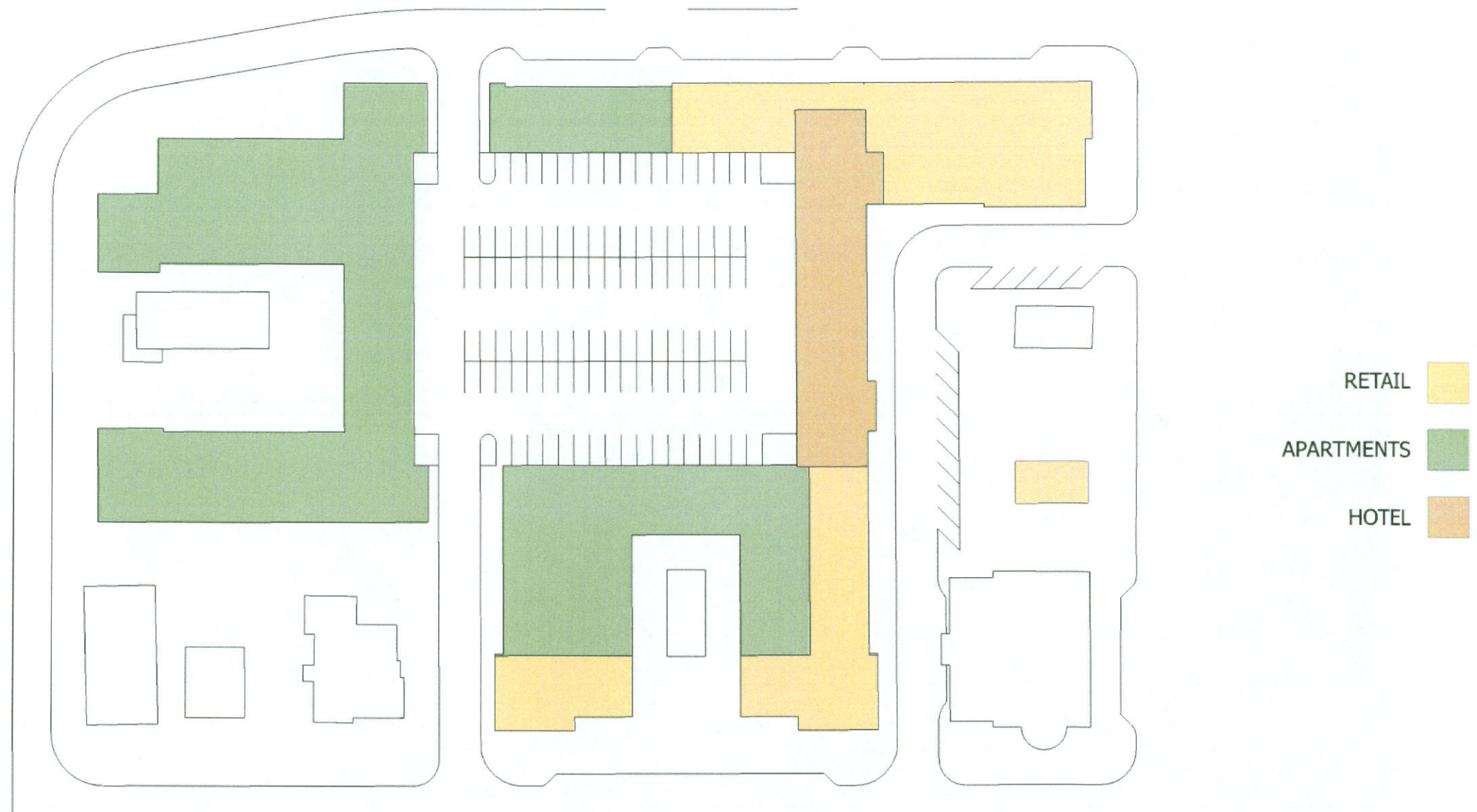


3rd Level



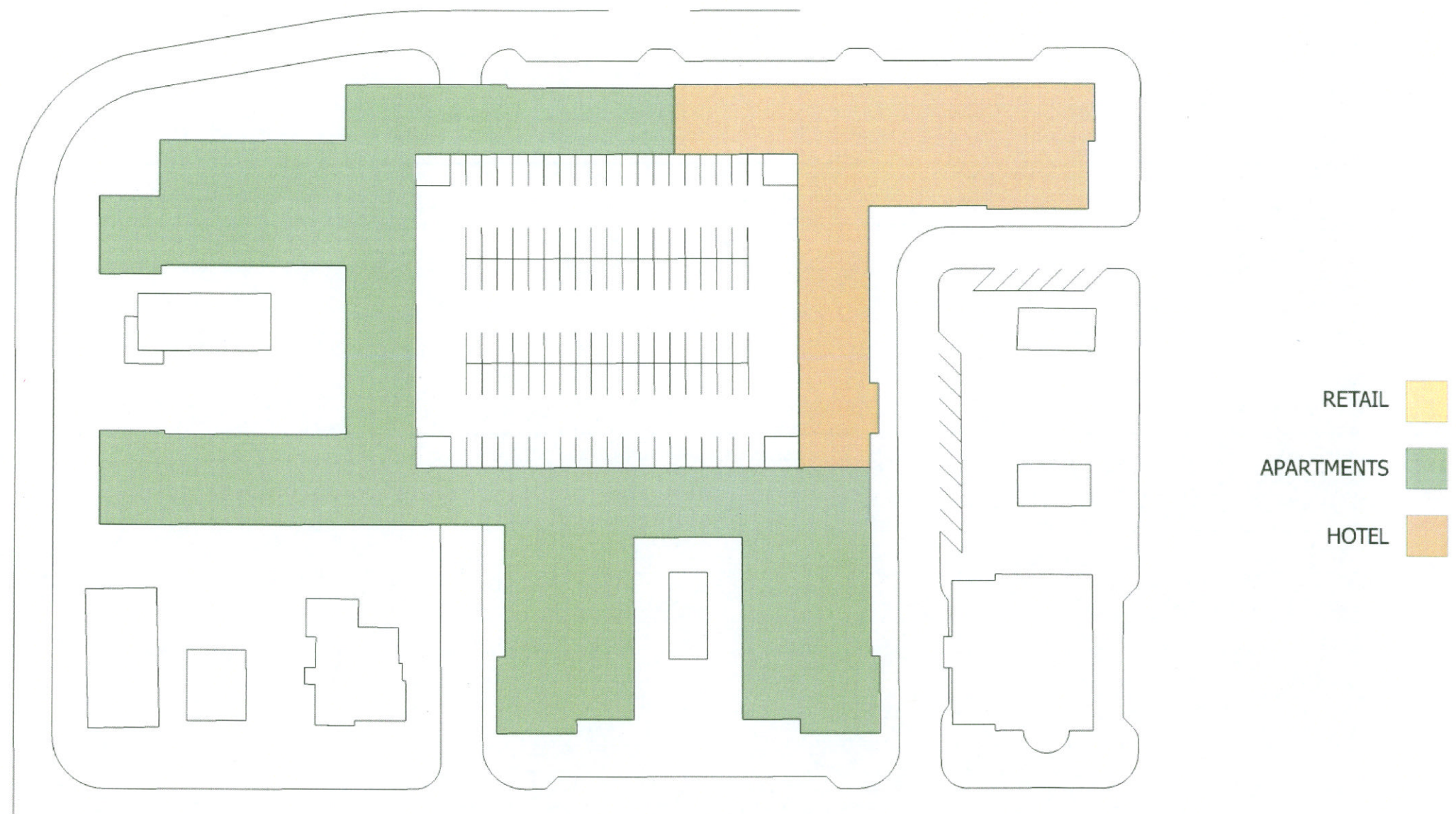
4th Level

FLOOR DIAGRAMS



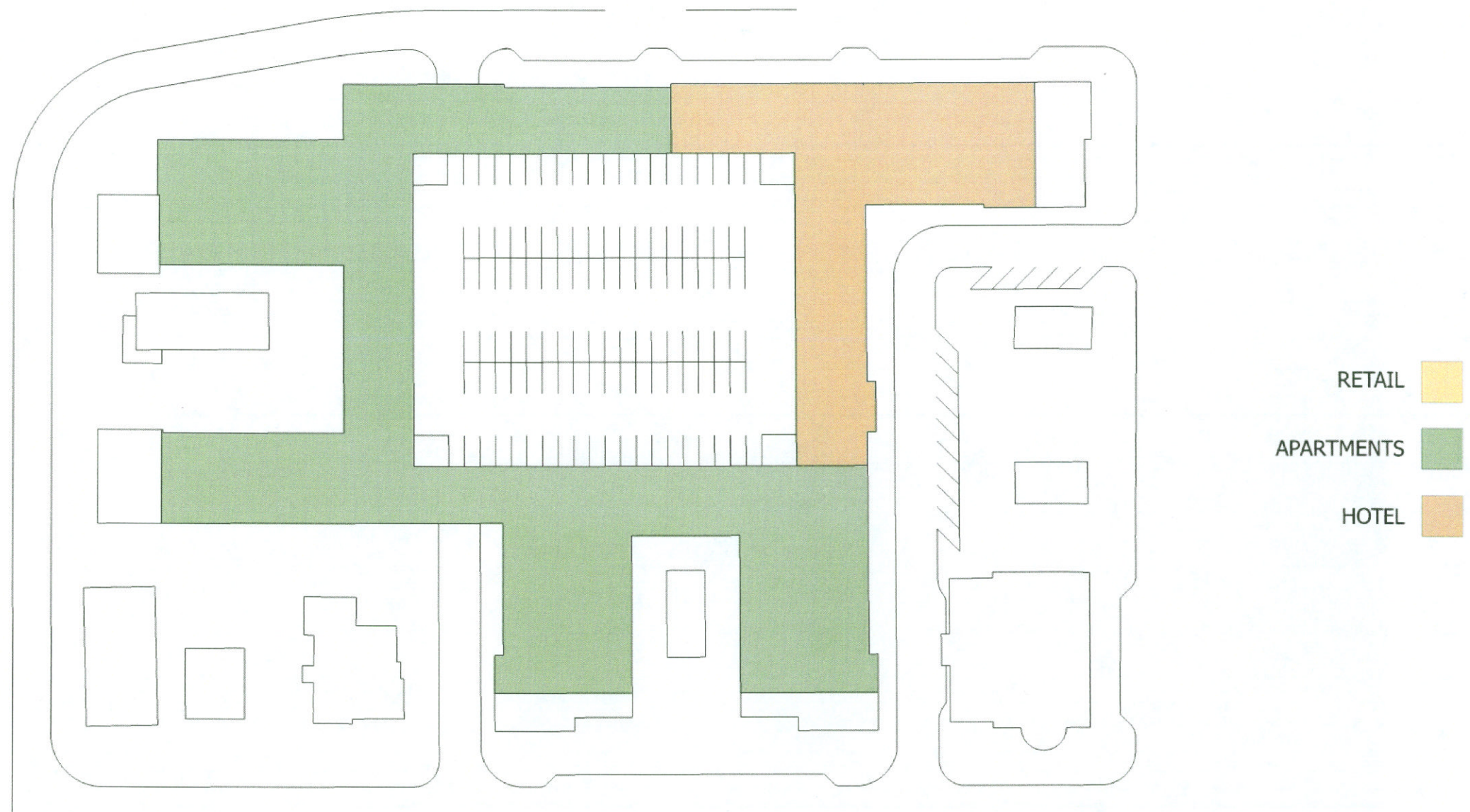
PROPOSED HARPETH SQUARE SITE

1ST FLOOR



PROPOSED HARPETH SQUARE SITE

2ND AND 3RD FLOORS



PROPOSED HARPETH SQUARE SITE

4TH FLOOR



VIEW FROM 1ST AVE. & MAIN STREET



VIEW FROM MAIN STREET



VIEW FROM 1ST AVE. & BRIDGE STREET



VIEW FROM 2ND AVE. & BRIDGE STREET