

June 14, 2021

To: Marquette Companies and Metro Planning Commission

From: Southside New Hope Neighbors Association and Edgehill Village Neighborhood Association

Subject: 2021SP-023-001

The Southside New Hope Neighbors Association and Edgehill Village Neighborhood Association are providing the following feedback to Marquette Companies and the Metro Planning Council in the spirit of community input as it relates to 2021SP-023-001.

After multiple discussions, (some productive, some less so) and based on the most recent community meeting on June 3, 2021, our collective Neighbor Association's believe the development of the Beaman Properties has the potential to deliver a net positive impact to our community, so long as our concerns stated below are addressed. Short of that, we feel this project belongs on the other side of the highway in the Gulch, not in our neighborhoods. Although the potential addition of green space, a neighborhood grocery store, and low-income housing would enhance our already vibrant community, there is nothing binding in the current SP application to address those issues.

Our concerns regarding proposals to date continue to focus on a common set of characteristics as presented by Marquette Companies.

They are:

- A clear and accurate depiction of the site plan
- Unprecedented density
- Disconnected from the Nashville Community Character Manual
- Traffic and Parking Impact on our community

Rendering/Site Plan

- The current site plan and renderings (as presented) do not provide enough information to fully understand the proposal. For example, the site plan does not indicate which buildings are office, hotel, or multifamily and intentionally conceals certain areas of the structure.

Solution - Provide a detailed site plan that presents a clear depiction of which buildings are office, hotel, multifamily, etc.

- The renderings submitted show clouds for the upper floors in an animated fashion and are very misleading. The unclear depiction has confused many community members as to the true height requested and their impact on the neighborhood. What is the actual

height of each building (stories and feet)? How will this present against the background of the downtown/Gulch area?

Solution - Provide clear rendering of building appearance in the final state.

Unprecedented Density Requested

- This SP asks for unprecedented height and density for our neighborhood. Marquette is asking for 118 dwelling units/acre (excluding the 195,000SF of office/retail requested). Considering a dwelling unit to be 1,000 SF the office/retail component adds another 200 units bringing Marquette's full request to 147 units/acre.
- After extensive neighborhood feedback, the Novel Edgehill site adjacent to this project achieved 95 units/acre in 4-5 stories. This SP is asking for a 24% increase in density before even considering the nearly 200,000 SF office building. Including the office building, the effective increase is 55% in the established precedent density.
- The 8th & Bass SP nearly adjacent to this site achieved even less density of 80 units/acre. Marquette is asking for 47.5% more density (excluding the office/retail space), 84% with office building. This is nearly double the density approved at 8th Ave and Bass, which is one lot over from this site and fronts an arterial boulevard rather than a small side street.
- Our community has made it clear that we are not the Gulch and have no desire to be the Gulch. The Marquette position is that they are providing a "transition" from more intensive development in the Gulch to less intensive use in our neighborhood. The amount of density requested is simply not consistent with that assertion. There is no transition, the project as contemplated belongs in the Gulch not in the Historic Edgehill neighborhood. The Aspire Gulch project directly across the interstate in the DTC/T6 transect achieved 153 units/acre. That project is in the heart of the Gulch. Marquette is asking for essentially the same density in our neighborhood. That is not a transition, that is extending the Gulch across the interstate.
- 10 stories at 12th Ave and more importantly 7-8 stories mid-block is not supported by precedent or by the intent of the current community character policy (T4-MU).
- The community spent a lot of time establishing appropriate height with the Novel Edgehill project SP process. Novel achieved 5 stories at 12th Ave and 4 stories mid-block. 7-8 stories mid-block is not appropriate for a neighborhood filled with 2-3 story single-family homes.
- The Aspire Gulch project currently under construction across the interstate in the heart of the Gulch is only 10 stories tall. A 10-story structure, in our neighborhood, is not appropriate.

- Planning staff in their analysis of 2021SP-018-001 from the June 10, 2021, Planning Commission meeting states:

“**The T4 MU Policy guidance for built form and site design** identifies a moderate to high lot coverage, orienting large buildings to frame the corridor, placing the building near the sidewalk, providing pedestrian entrances along street frontages, **and up to five stories in height.**”

Solution - Please be specific on the height requested and accurately depict as such - Is it 8,7,6? Please provide detail on how this project will “transition from” versus “extend” the Gulch and Downtown Nashville.

Traffic/Parking

- Hawkins is a minor side street with no signals or even stop signs. It was not designed to handle the number of daily trips created by 600 dwelling units and 200,000 SF of office/retail. The SP as presented shows no improvements of any kind to Hawkins Street to deal with the increased traffic.

Solution - Please provide a traffic study to demonstrate how increased traffic on Hawkins will be safely routed to major arterials (8th and 12th), while not directly impacting Southside Ave and 9th (SNHNA) as overflow arteries.

- The SP site plan only shows a minor curb cut from the project onto 12th Ave and does not appear to drive traffic to 12th. They provide no left turn lane or signal to access the curb cut they show on 12th Ave. The traffic exiting the Gulch heading south on 12th Ave will be diminished to one lane with at least one turn lane added.

Solution - Please provide a plan to show how traffic will be routed from the curb cut onto 12th with no light or turn lane. This plan should include details on safe access for pedestrians or cyclist, of which there are many today and will increase dramatically with higher density.

- The project will have the same problem on Hawkins St at 12th Ave. The SP makes no mention of a signal at Hawkins and 12th. A dramatic increase in daily trips turn left on to 12th Ave from Hawkins or left from 12th on to Hawkins.
- Understanding Metro Planning is considering SP-023-001 at this time, we request the commission consider 1) the addition of 252 units of housing soon to commence at the far end of South St with the 8th & Bass SP 2) approximately 300 units of housing that will exit on to South St at the Wood Partners/Rochelle site. South St, Southside Ave, and 9th St S. will become the main alternative cut-through street for a total of 1,152 new units of housing plus 200,000 SF of office/retail with just these three projects alone as contemplated. There are additional projects soon to be proposed.

Solution - A traffic study considering the total impact of all three (and future) projects coming online at once which provides clear visibility to this additional density.

- The SP is silent on the amount of parking to be provided. No parking is shown on the rendering at street level. Will it be underground? Multiple floors above ground? The SP is silent on parking entirely.

Solution - Please provide specifics on parking capacity – number of spaces, percent underground, access to these areas, the distinction between hotel, grocery, office, and residential users.

Community Character Policy

- The amount of density and height requested by Marquette is unprecedented and not appropriate in the T4-MU community character transect. This SP should not be allowed to proceed in its current form without a major community character plan amendment. What is the purpose of having a community character policy if it is not used for a zoning request of this scope and scale? This would allow for a more thoughtful, less rushed, and meaningful conversation with the community rather than the current disjointed conversation to date. The density and height requested are not appropriate to be handled with a simple SP rezoning at this location.

Thank you for your consideration of our concerns. We look forward to the development of this property in a manner that will have a positive impact on our community.

We look forward to discussing further at our next community engagement meeting (June 15, Metro Nashville Midtown Precinct, 6-8 PM) and Metro Planning Commission Meeting on June 24.

Regards

The Boards of Southside New Hope Neighbors Association & Edgehill Village Neighborhood Association