

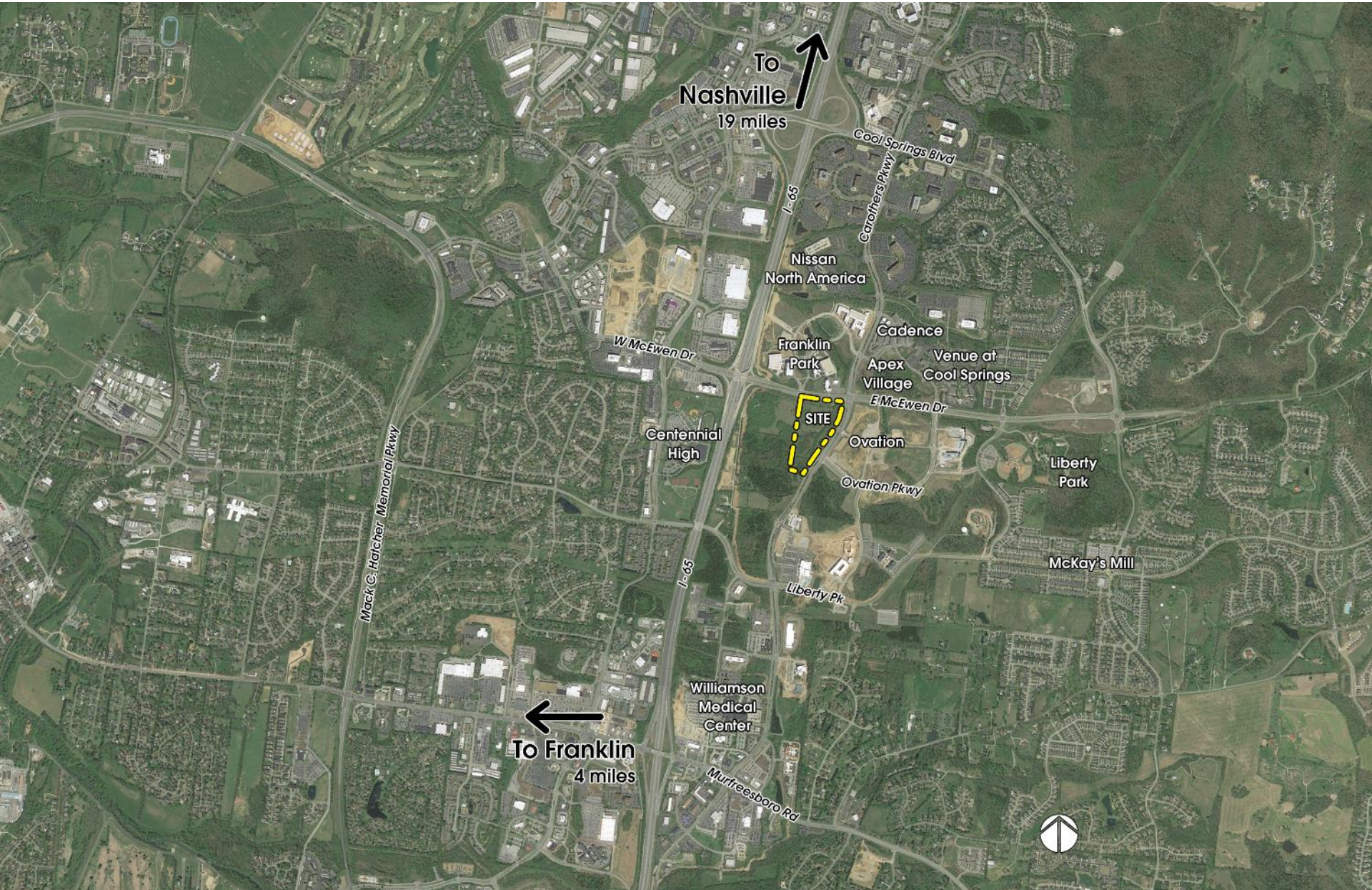
Aureum

Joint Conceptual Workshop

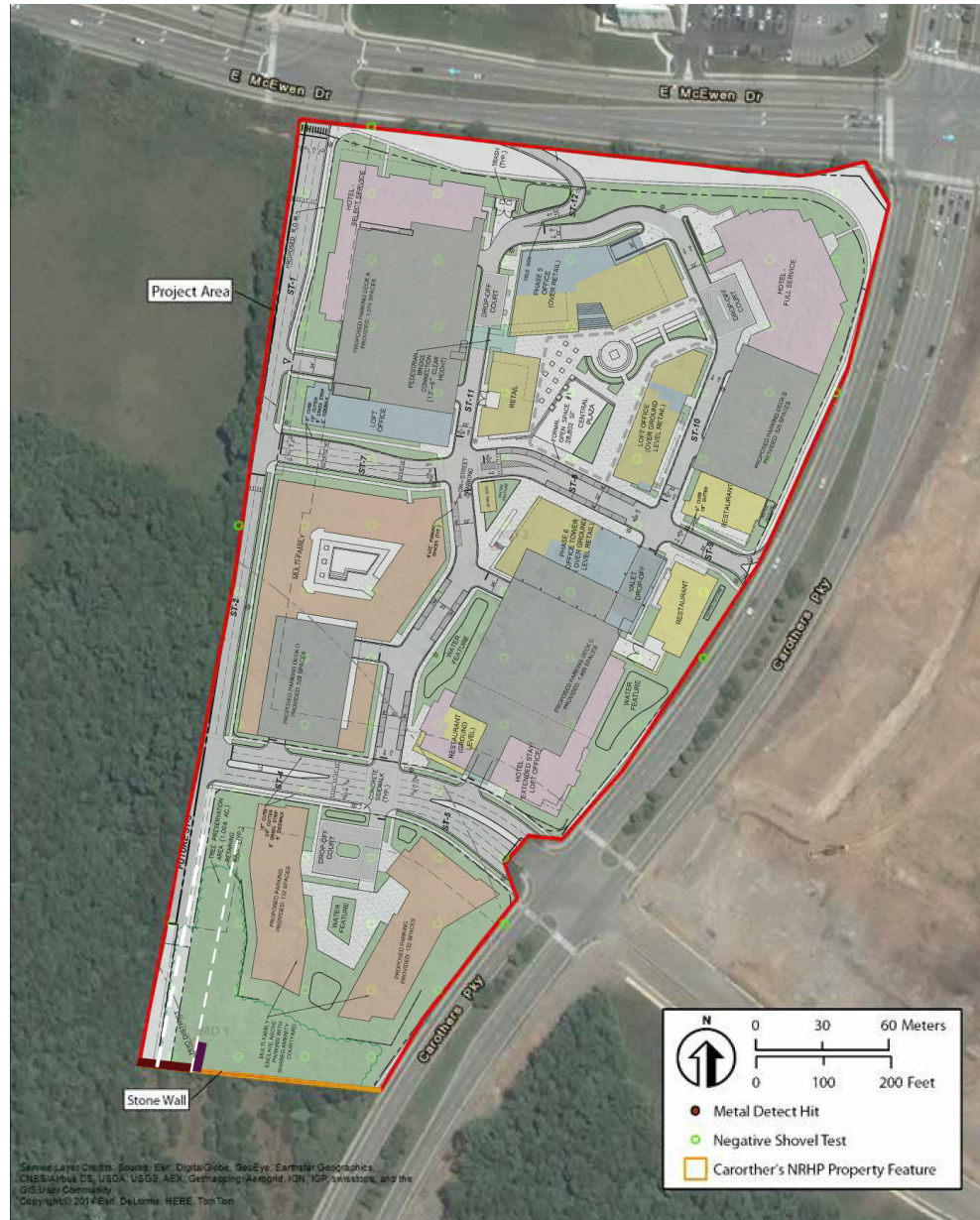
February 11, 2019



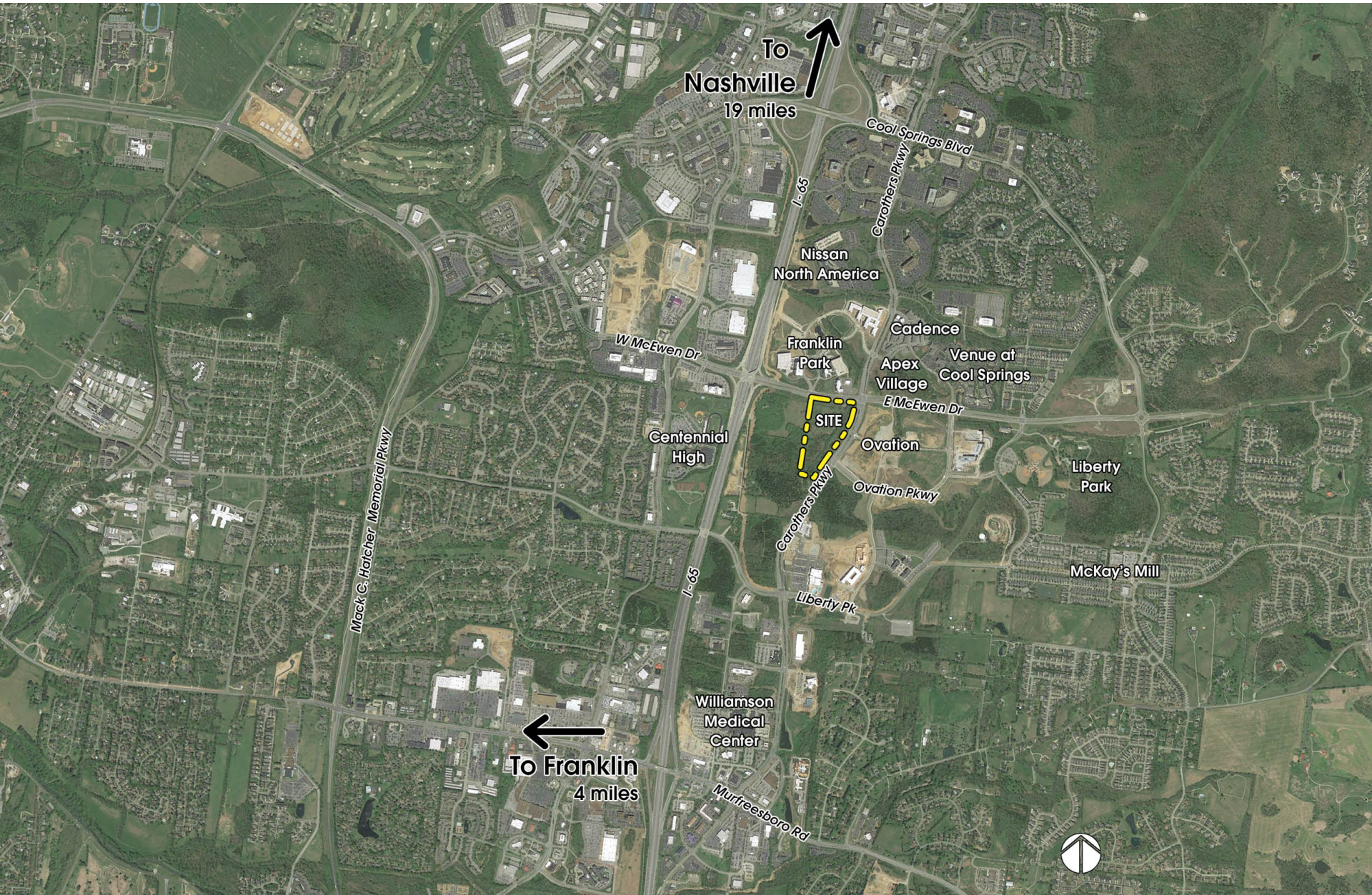
Vicinity Map/Project Attributes



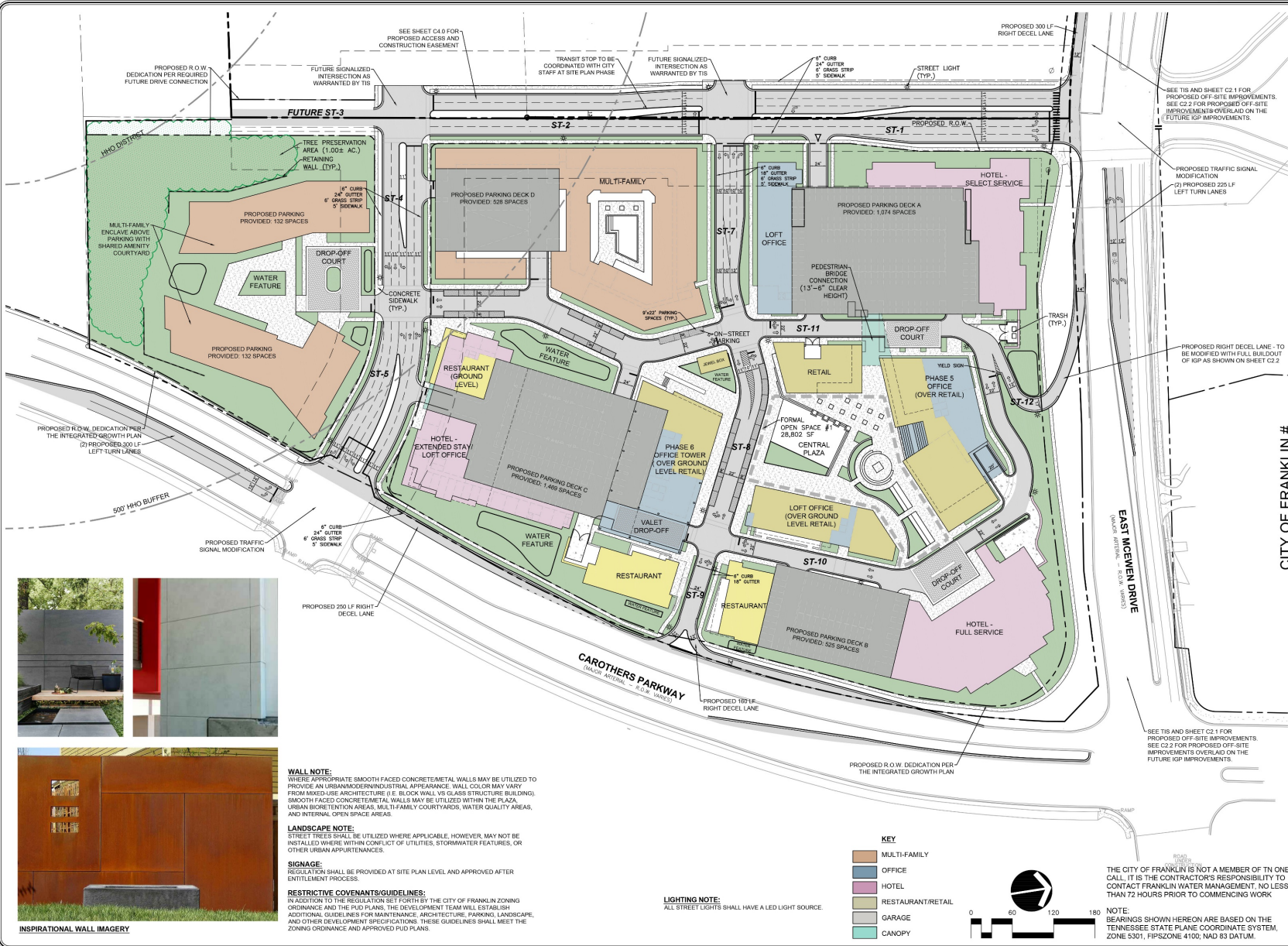
Physical Features Map



Project Map



Open Space/Parkland



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CITY OF FRANKLIN #
AUREUM
FOR
SS-CH FRANKLIN, LLC

NO.	DATE	DESCRIPTION
18-106	12/21	W/H
		DESIGNED
		DRAWN
		ZDS
		SCALE
		1"=40'
		DATE
		FEBRUARY 11, 2019
		REV

ENLARGED DEVELOPMENT PLAN

C2.1

Open Space/Parkland

ACREAGE (SQUARE FOOTAGE) OF SITE:	22.04 AC. (960,191± SF)
EXISTING ZONING:	GC (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING:	SD-X, SPECIFIC DEVELOPMENT-VARIETY DISTRICT

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:

OFFICE:	750,000 SF
RETAIL/RESTAURANT:	100,000 SF
HOTEL KEYS (SF):	700 KEYS (525,000 SF)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)

ATTACHED RESIDENTIAL UNITS:	480 MULTIFAMILY UNITS (525,000 SF)
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OVERALL DENSITY:	21.77 [480 UNITS / 22.04 AC]
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NET DENSITY (MINUS R.O.W.):	25.71 [480 UNITS/ 18.54 AC]
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NET DENSITY (MINUS R.O.W. & OVERLAY):	25.76 [480 UNITS/ 18.50 AC]
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BUILDING HEIGHT:	1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)
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MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
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PROV. LANDSCAPE SURFACE RATIO (LSR):	.21 (TBD AT SITE PLAN, MUST MEET MIN. LSR)
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TREE CANOPY:

EX. TREE CANOPY % / SF / AC:	23.5% / 225,420 SF / 5.17 AC
REQ. TREE CANOPY % / SF / AC:	5.6% [.235X.24] / 54,155 SF / 1.24 AC
PROP. TREE CANOPY % / SF / AC:	5.6% [.235X.24] / 54,328 SF / 1.24 AC (EXCLUDING FUTURE R.O.W.)

EXISTING SPECIMEN TREE DBH:	744 DBH
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SPECIMEN TREE DBH TO REMAIN:	48 DBH
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SPECIMEN TREE DBH REMOVAL:	696 DBH
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EXEMPTION WITHIN R.O.W.:	(382 DBH)
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ADJUSTED DBH REPLACEMENT:	314 DBH (696-382)
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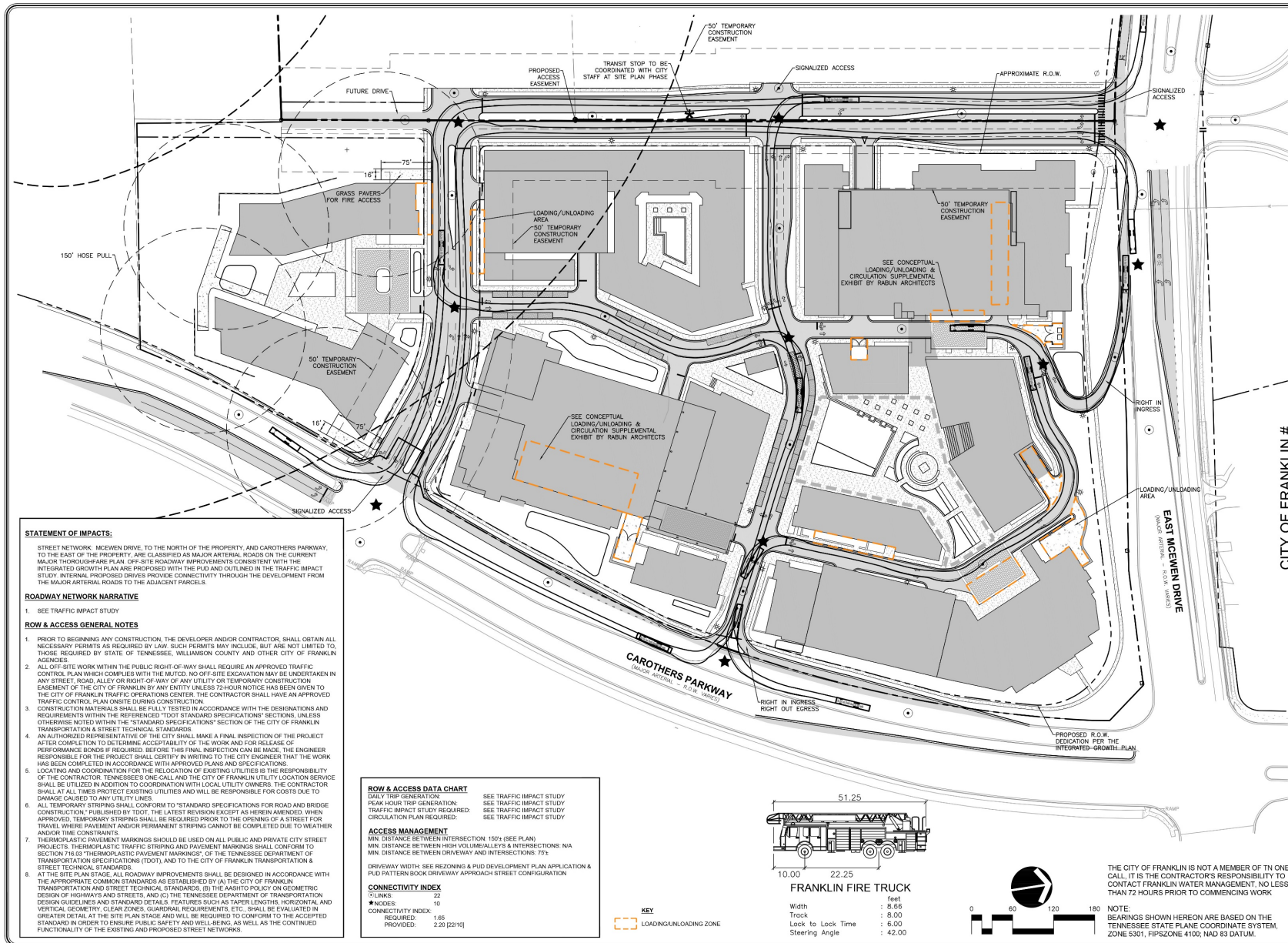
SPECIMEN TREE DBH REPLACEMENT:	628 DBH (314 X 2)
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OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C1.0)
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FORMAL REQ/PROVIDED:	0.67 AC. (3%)
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INFORMAL REQ. PROVIDED:	0 AC. - N/A
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Circulation System



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Nashville 615-244-8091
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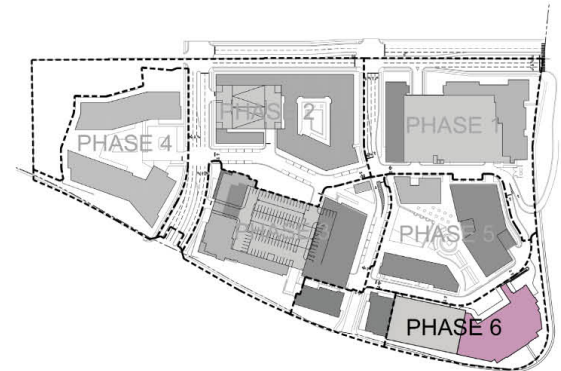
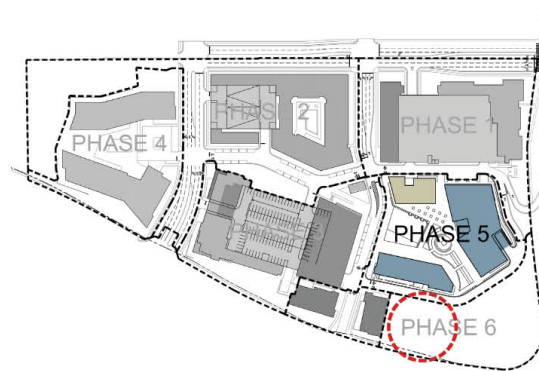
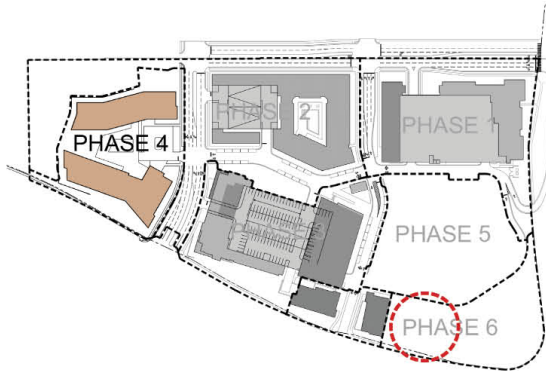
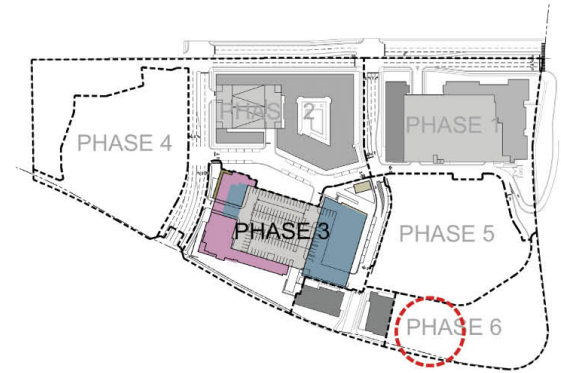
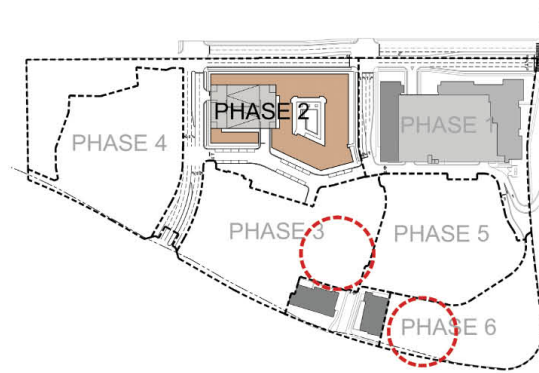
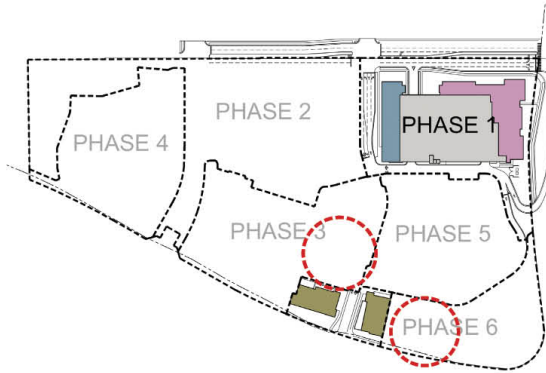
AUREUM
FOR
SS-CH FRANKLIN, LLC

JOB NO.	WK. ORDER	DATE	DESCRIPTION
18-106	1221		
DESIGNED	W.H.		
DRAWN	ZDS		
SCALE	1"=50'		
		REV.	DATE
			FEBRUARY 11, 2019

OVERALL R.O.W. &
ACCESS PLAN

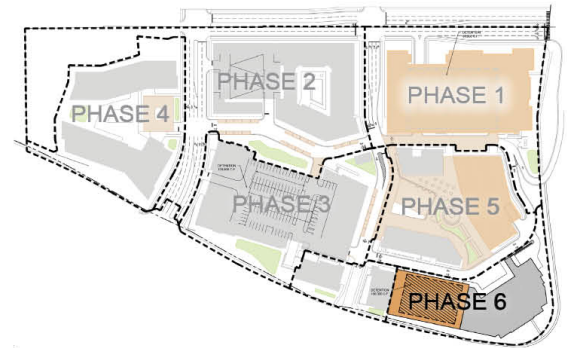
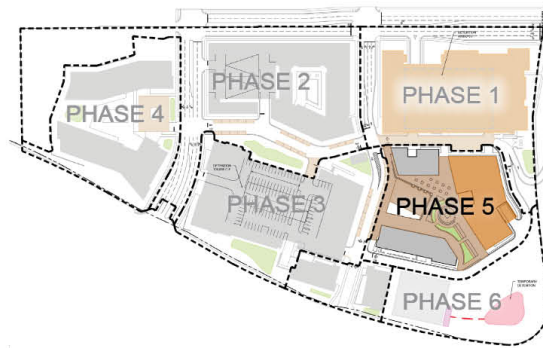
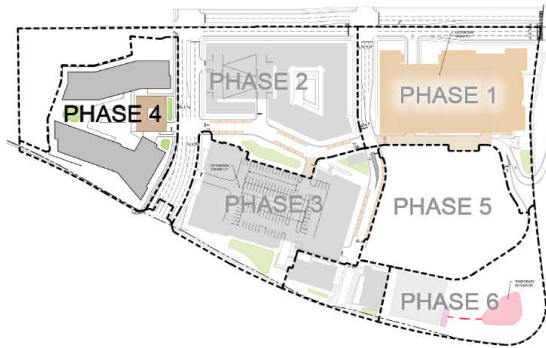
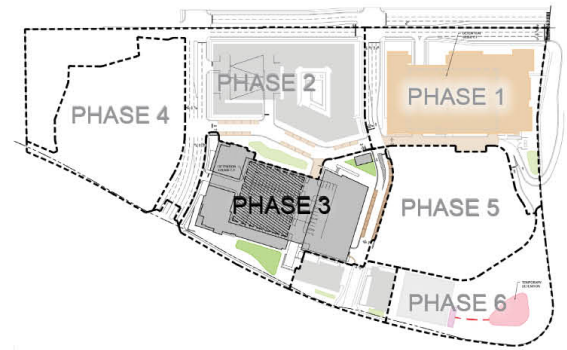
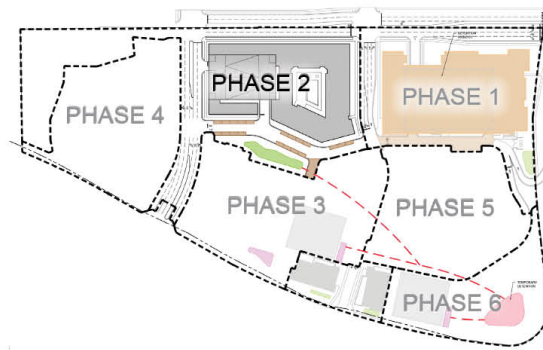
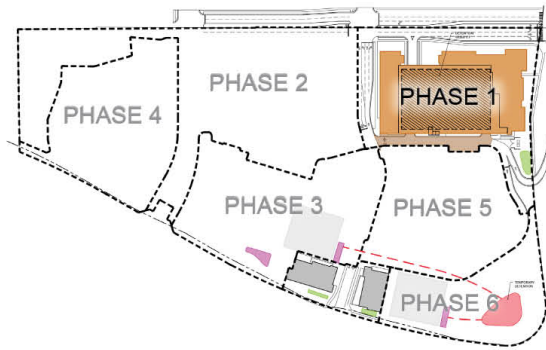
C4.0

Phasing/Infrastructure



 Temporary Surface Parking - Temporary surface parking to be allowed during overall development build out. Temporary surface parking to be screened per section 5.4.5(3)(a)(b)(ii) of the Zoning Ordinance.

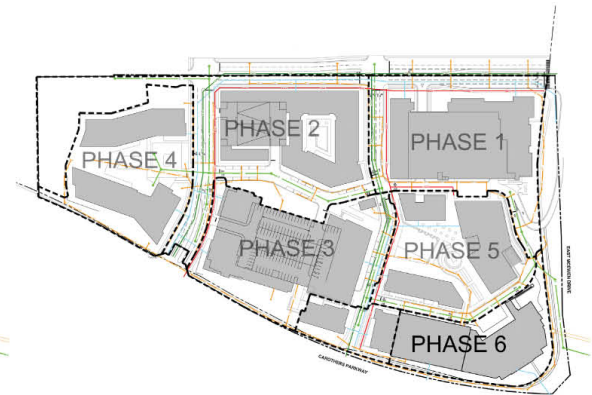
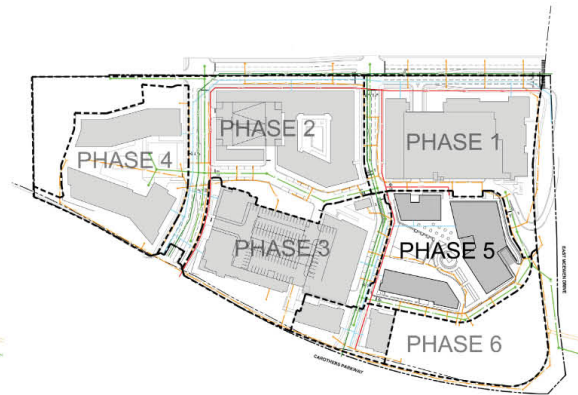
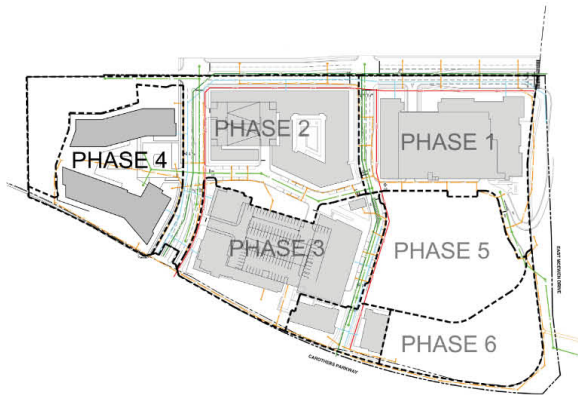
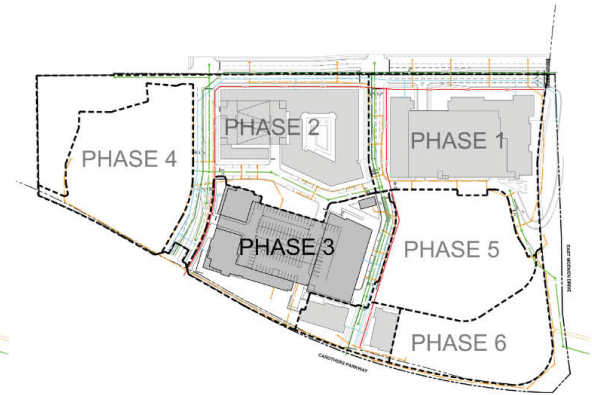
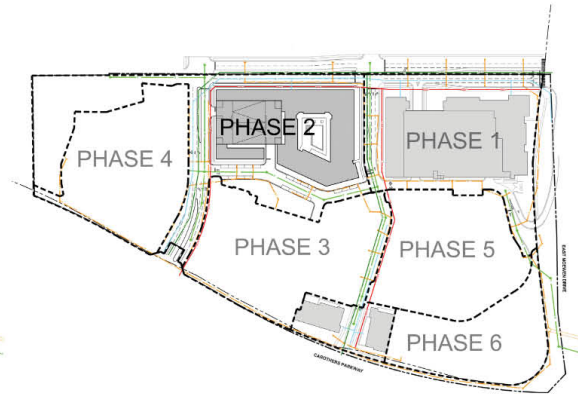
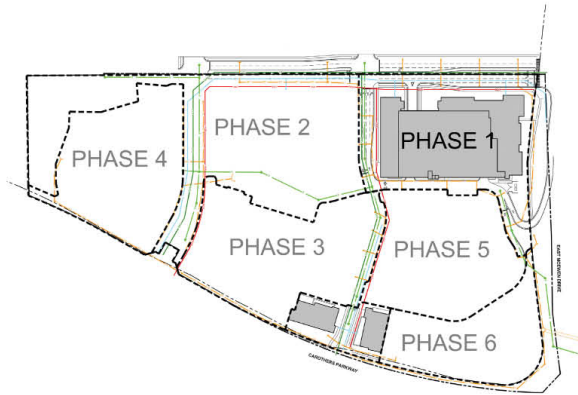
Phasing/Infrastructure



KEY

- BIORETENTION
- PAVERS
- GREEN ROOF
- TEMPORARY DETENTION
- DETENTION/UNDERGROUND DETENTION
- TEMPORARY BIORETENTION

Phasing/Infrastructure

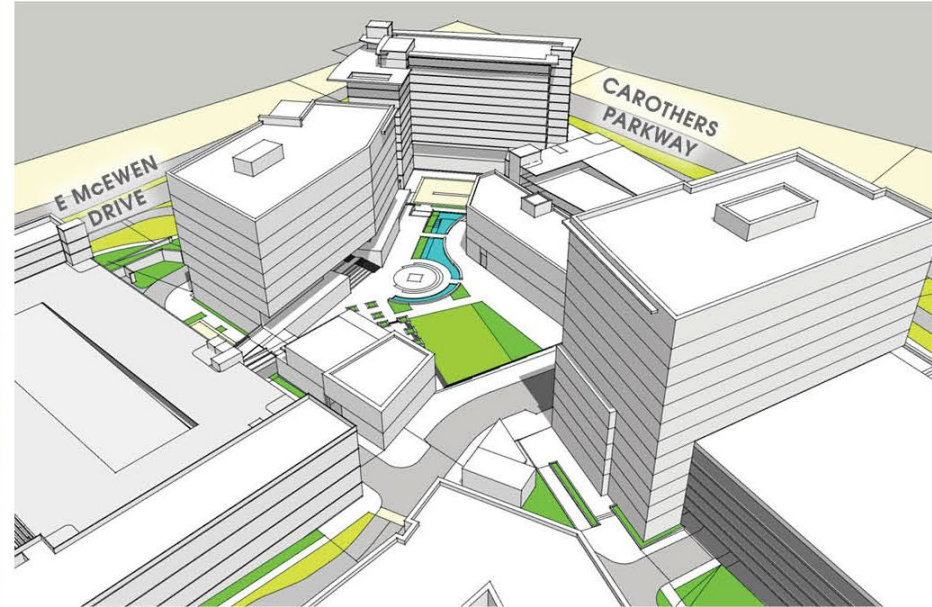


Utility Note:
Utility phasing & locations shown are conceptual.
Specific alignment & phasing to be coordinated
and approved with the utility providers.

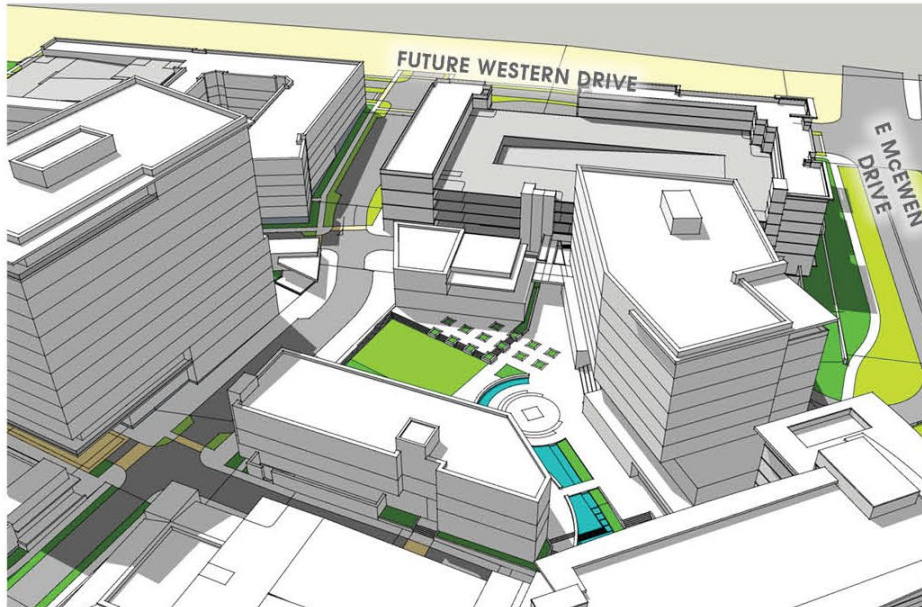
Elevations of All Proposed Buildings



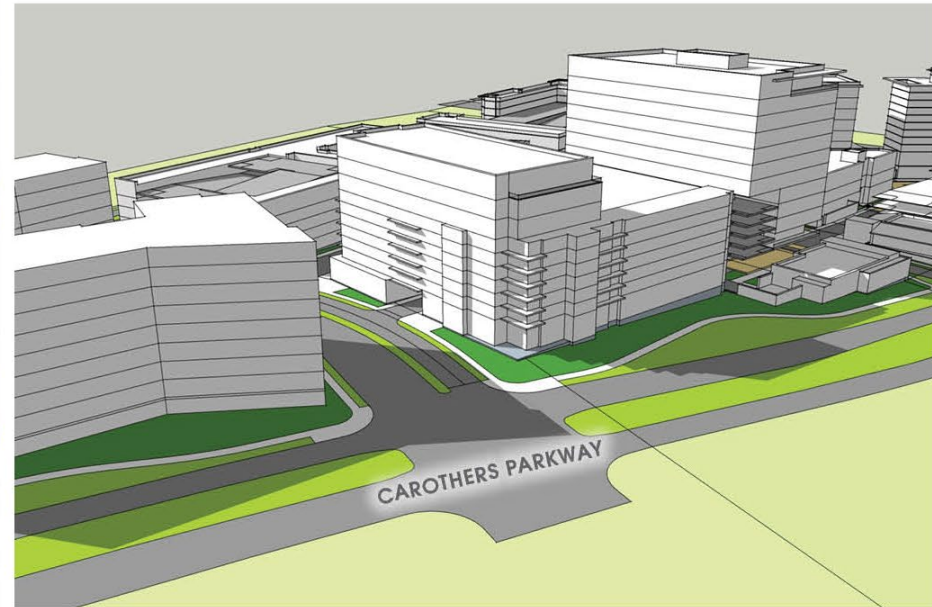
BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHEAST TOWARDS CAROTHERS PARKWAY AND E MCEWEN DRIVE INTERSECTION



BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHWEST INTO THE SITE FROM CAROTHERS PARKWAY

Modifications of Standards Requests

1. **MOS 5.3.5(1)(e)(i)(A&B) Foundations-** Eliminate 18" and 24" FFE requirement per minimum setback. Urban development needs maximum flexibility for grade change/accessibility along the streetscape. Due to the site's topography and constructability of multi-family development, some units need flexibility to be less than above than, or within the 18-24" FFE requirement.
2. **MOS 5.3.5(1)(h) Materials-** Amend to allow aluminum composite panels, wood, smooth-faced poured in place concrete facades. Aluminum composite panels, wood, masonry products (stone/brick/split-face block, concrete, etc.) may be necessary to achieve an urban/traditional feel.
3. **MOS 5.3.5(3)(e) Roof Forms-** Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.
4. **MOS 5.3.6(6)(d)(viii) Facade Variation (Balconies)-** Eliminate minimum of 6' width and depth to allow 4' minimum depth for all non-residential uses. This modification shall also eliminate the minimum 6' width and depth on multi-family structures with Type III or Type V construction. This requires cantilever construction rather than a post mounted/suburban look. 4'-0" is approaching the limit to cantilever in a structurally efficient manner; 6'-0" is prohibitive in typical Type III or Type V construction. 4'-0" is a usable depth that allows room for small chair and table. Regardless of use, the balconies shall be allowed to partially or fully cantilever over the ROW line or the minimum building setback line at the street emphasizing and urban feel to the streetscape.
5. **MOS 5.6.4 (Table 5-8)(Subnote 3) Fences and Wall Height-** Amend subnote 3 to allow a maximum of 20' via (2) 10' tall walls separated by 6' linear feet. Due to existing topography and/or tree canopy retention requirements, taller walls are necessary to keep the urban core walkable/accessible while protecting existing features. This modification is intended in the Southern area of the development around the multi-family buildings and future roadway connections to the south. Additionally, an increased wall height is appropriate and shall be allowed when attached to a building as an extension of the building facade. When attached to a building elevation, a maximum wall height shall be applicable. This detail is intended for the screening/retaining walls connected to a building facade (i.e. grade change from service area of full-service hotel to E. McEwen Drive).
6. **MOS 5.6.9(1)&(2) Retaining Walls-** Amend to allow cast-in-place concrete and eliminate requirement to match principal structure color. Where appropriate smooth faced concrete walls may be utilized to provide an urban/modern/industrial appearances. Wall color may vary from mixed-use architecture (i.e. block wall vs. glass structure building). This modification shall be allowed adjacent to the multi-family uses to the south and the southern roadway connection to the south where tree canopy retention is being provided. This modification is necessary to minimize the impact of grading on the existing canopy. Smooth faced concrete/metal walls may be utilized within the plaza, urban bioretention areas, multi-family courtyards, water quality areas, and internal open space area.
7. **MOS 5.2.4(a)(Table 5-2) Tree Canopy Retention-** Amend to allow reduction of tree canopy requirement due to a southern public R.O.W./connectivity required by the city. Approximately 0.43± acres of additional tree canopy to be removed for required public R.O.W. connection.

Preapplication Conference