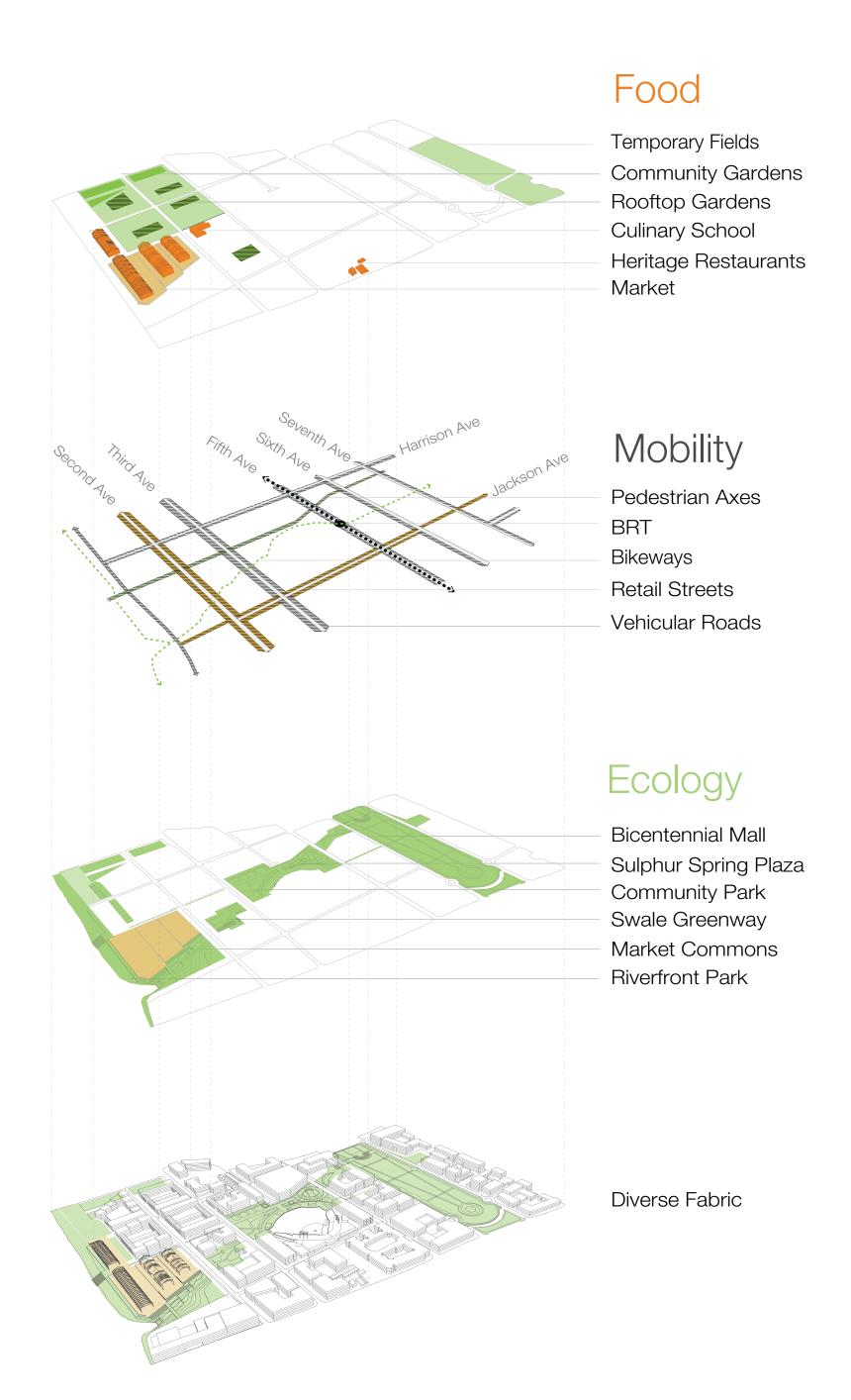


## CONCEPTUAL FRAMEWORK

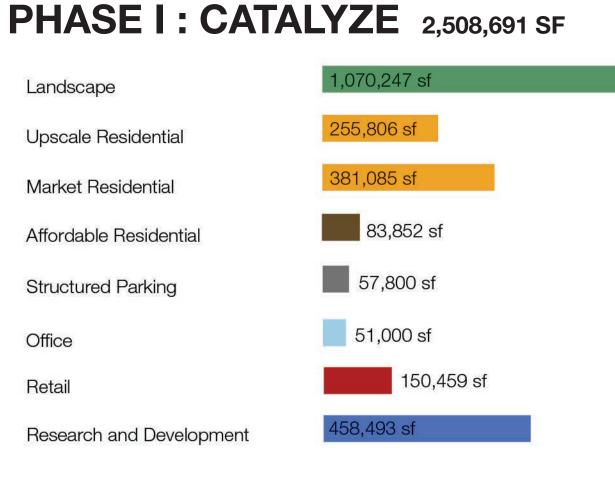


#### Street Hierarchy Existing Surface Parking Flood Resilience Consolidate Parking 500 Year Floodplain Downtown Lower Broadway, Church Street, Gulch 100 Year Floodplain 2 8th Avenue North Major Attractions Sulphur Dell Market District, Joint Venture Institutions Germantown, Jefferson Street, and **BRT** Route Charlotte Avenue Proposed BRT Reroute 3 Midtown Music City Bikeway West End Avenue, Vanderbilt University, Music Row, Church Street west of I-65, 2 Hillsboro Village 8 Edgehill & 12th Avenue 8th Avenue South, 12 South District, Edgehill, Meharry Medical College Fisk University 5 Nolensville Road Thompson Lane, Woodbine, Berry Hill, 100 Oaks 6 Airport/Opryland Murfreesboro Road, Opryland Hotel & Opry Mills area, Donelson East Nashville Five Points, Gallatin Road, Shelby Bottoms, Main Street North Nashville Vanderbilt University Jefferson Street west of 28th Avenue, Fisk Medical School University, Charlotte Avenue, Metrocenter, 5 Clarksville Highway, Bordeaux Medical Center Green Hills and West Nashville Sylvan Park, White Bridge, Bellevue, Belle Meade, Belmont, Lipscomb

STORMWATER MANAGEMENT AND PEDESTRIAN / TRANSIT-ORIENTED STRATEGIES

**NEIGHBORHOOD CONTEXT** 





Unlevered IRR 13% **24%** Levered IRR

\$178,730,209 **Project NPV** 



PHASE II: CONSOLIDATE 1,680,368SF

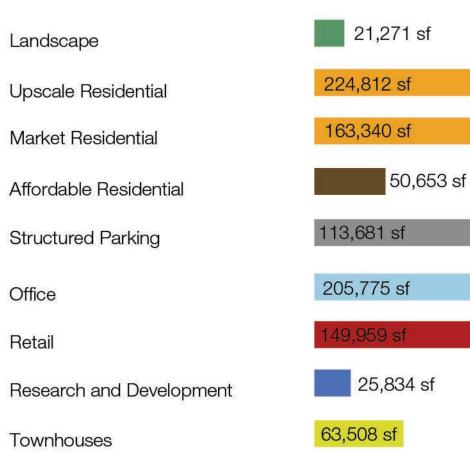


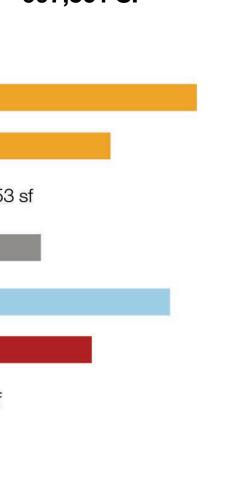
144,195 sf

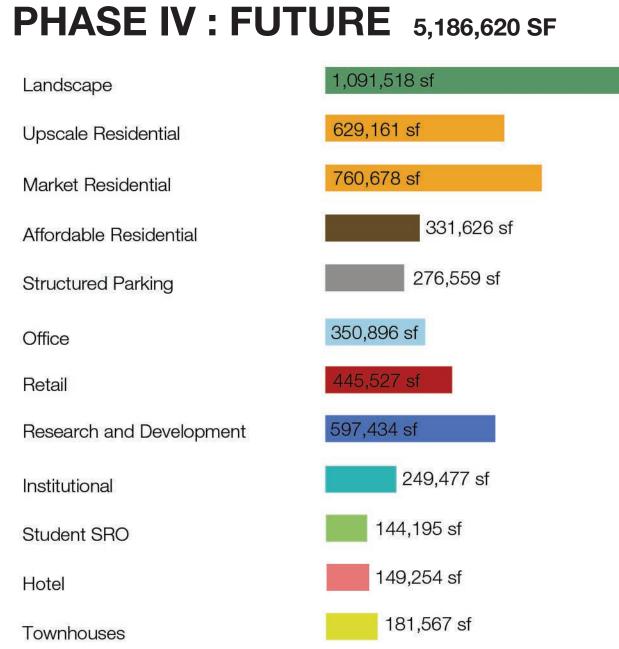
Hotel

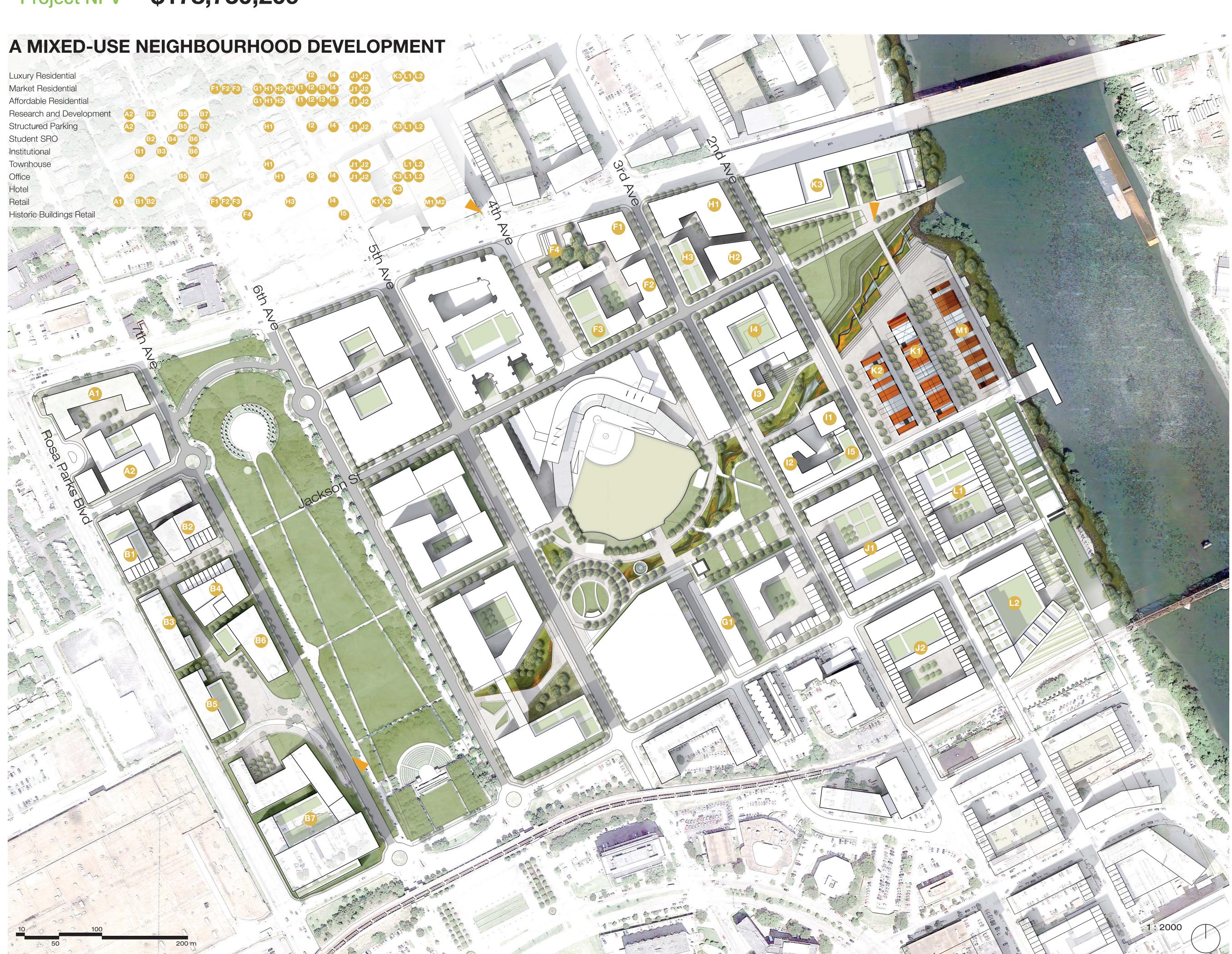
Townhouses

PHASE III: CAPITALIZE 997,561 SF









# **HEALTHY LIFESTYLE NETWORK**



Student

Student Housing and Services Medical Campus and Clinical Education Jackson Street Nightlife and Historical Sites Vanderbilt University via BRT and Bikeway



Active

Riverfront Promenade

Fitness Center

Fitness Park and Bikeway Community Wellness Center Entrepreneur

Access to Downtown via BRT Live-Work Residential 'Pop-up' and Seasonal Retail at Market Plaza Vibrant, Mixed-income Demographic



Family

Fresh and Local Food at Market Plaza Quality Affoardable Healthcare at Clinic Park and Open Space Network Metro-Nashville via BRT and Bikeway



Community



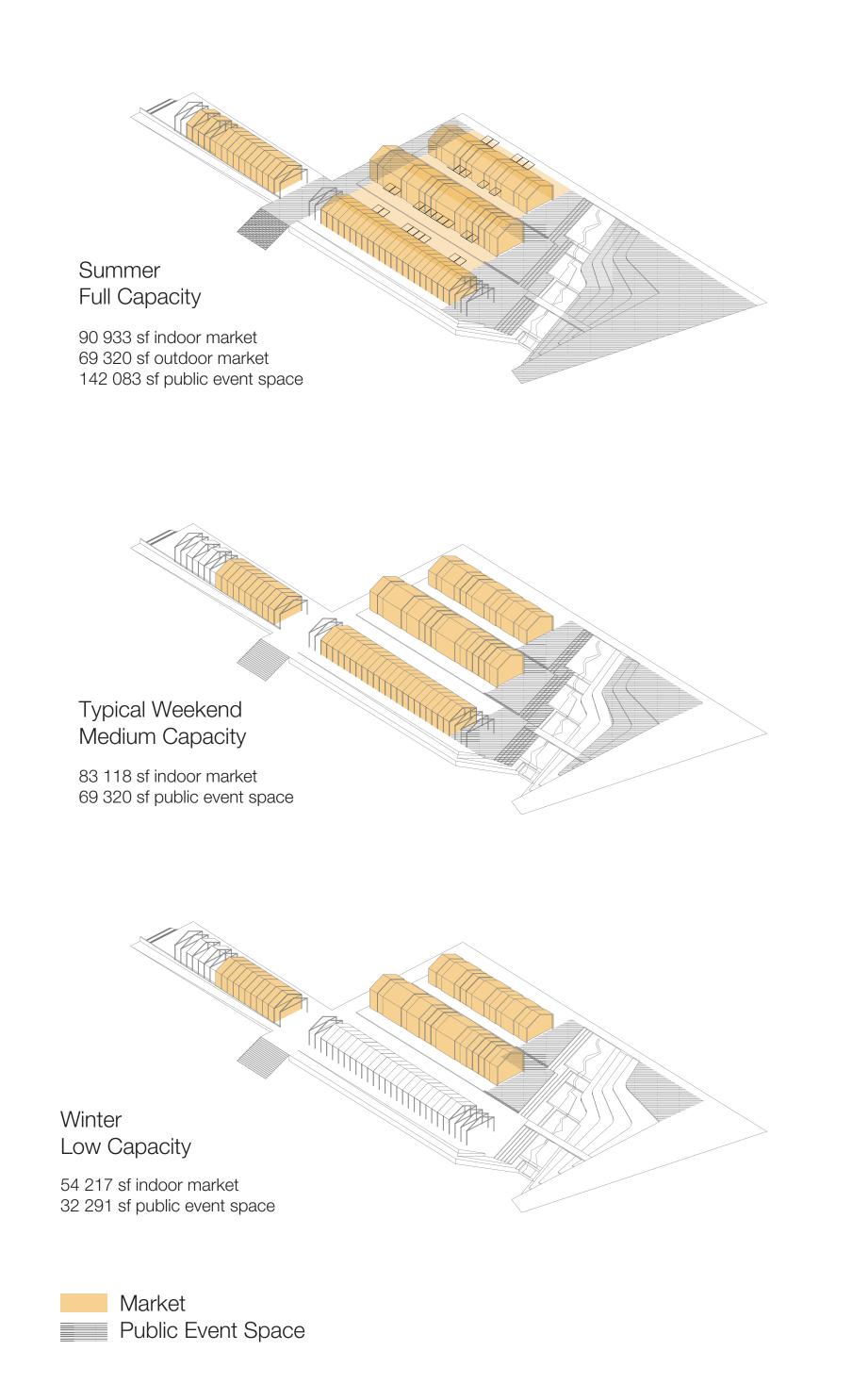
Advocate

Work-force Housing Community Gardens Festivals and Events at Market Plaza 'Aging-in-place'

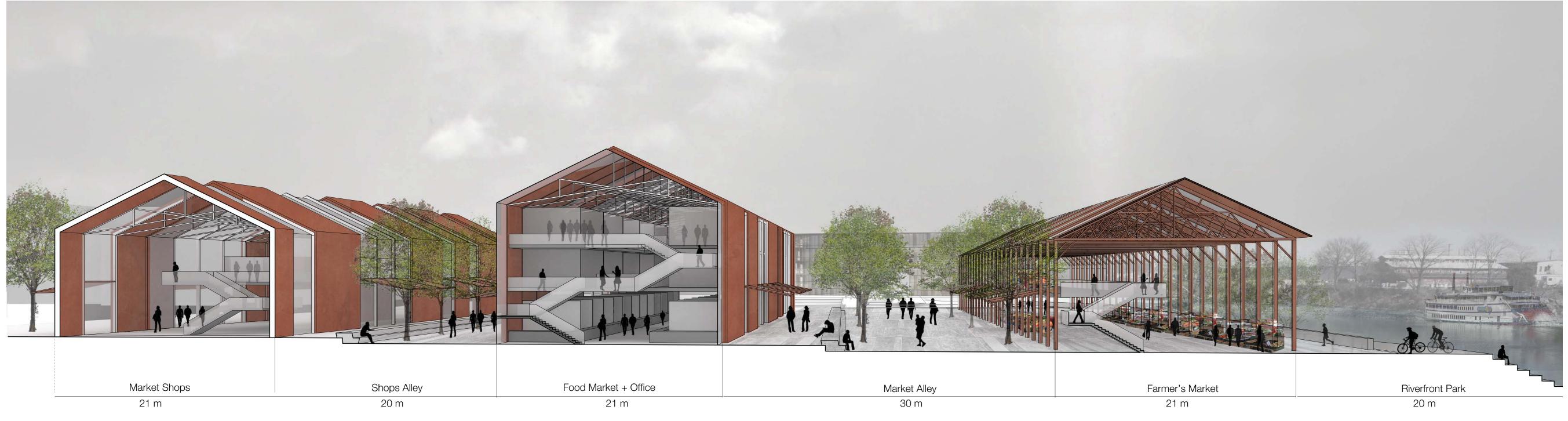
Public and Alternative Transit Access to Local / Organic Food Community Gardens Access to Capitol via BRT

### MARKET ADAPTABILITY

### MARKET COMMONS FLOOD ADAPTABILITY







## NASHVILLE FARMERS' MARKET SECTION



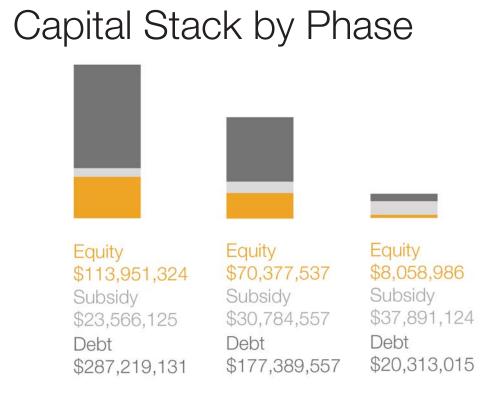


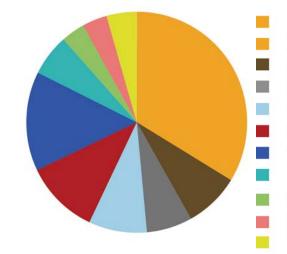
**MARKET PLAZA** 



## RESIDENTIAL BLOCK SECTION







Upscale Residential
Market Residential
Affordable Residential
Structured Parking
Office

Projected Site Value \$1,191,769,166

Retail 9%
Research and Development 12%
Institutional 5%
Student SRO 3%
Hotel 4%
Townhousees 4%