CHORDS

Everyone strikes their own chord during their everyday routine. An indicator of a healthy neighborhood is the diversity and range of chords; the chance encounters of intertwining of paths are indicative of a diversity of lifestyles.

The Chords at Sulphur Dell are what make a strong community. Listen to the Sulphur Dell harmony resonate.

CHORDS

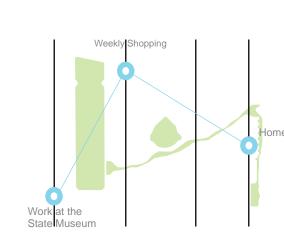


Henry & Michelle

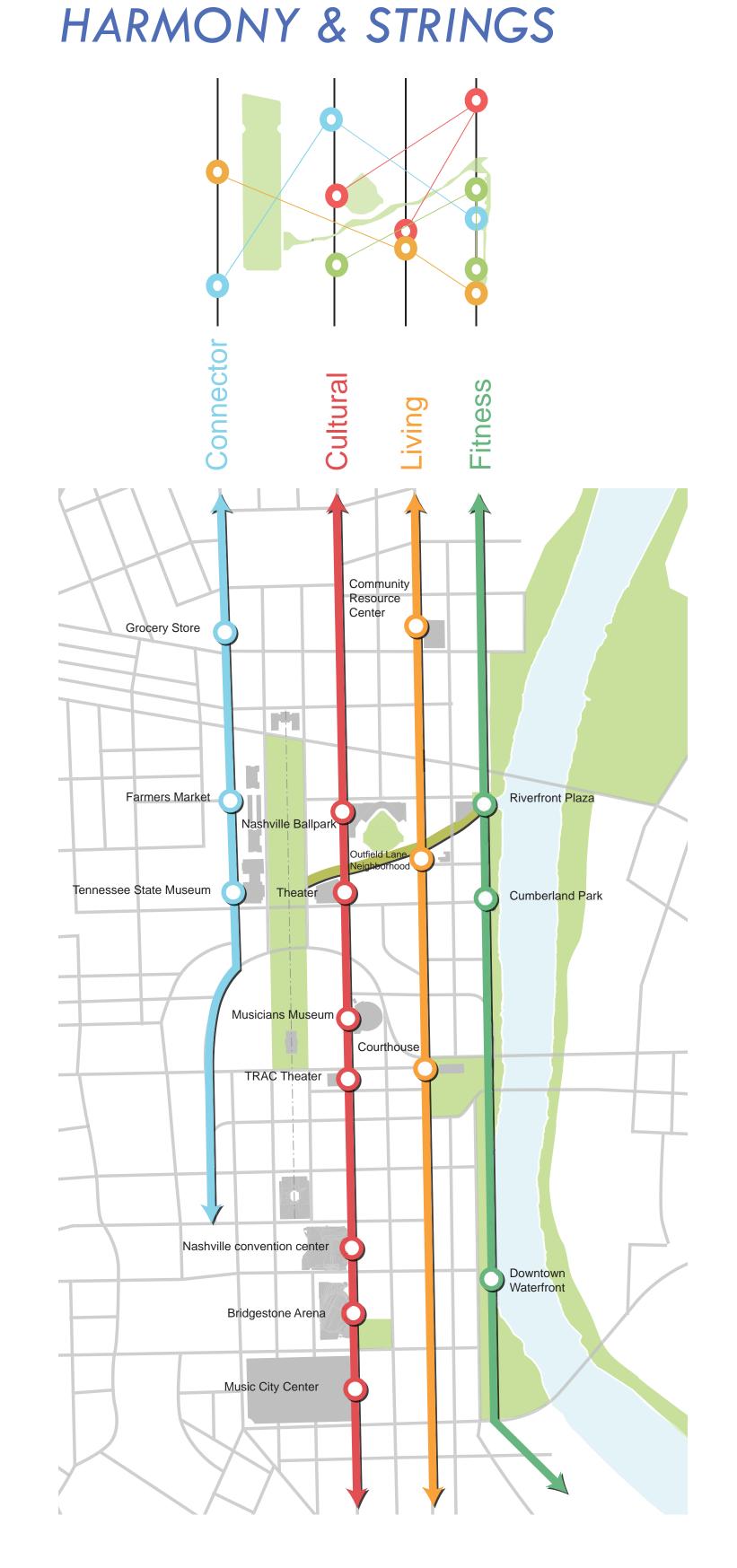








- Live in Germantown Retired professional baseball player
- Walk daily on Dell Stroke for exercise
- Newlyweds; first apartment together
- Work at the State Museum as Historians
- to work
- Owen takes the bus to work at the Courthouse
- Live in a townhouse Family spends
- Sunday cheering for the Titans
- Recent graduate of Vanderbilt University Lives in a loft apartment next to "The Dump"
- His band performs a local restaurants





AERIAL OVER JEFFERSON BRIDGE

HEALTHY LIVING



letworks Link existing layers of infrastructure to connect neighborhoods throughout the

141856



Encourage authentic and unique development by understanding and interpreting Nashville's history and tradition.



Human Wellbeing Reinforce diversity with places for exercise,

healthy living, and social gathering.



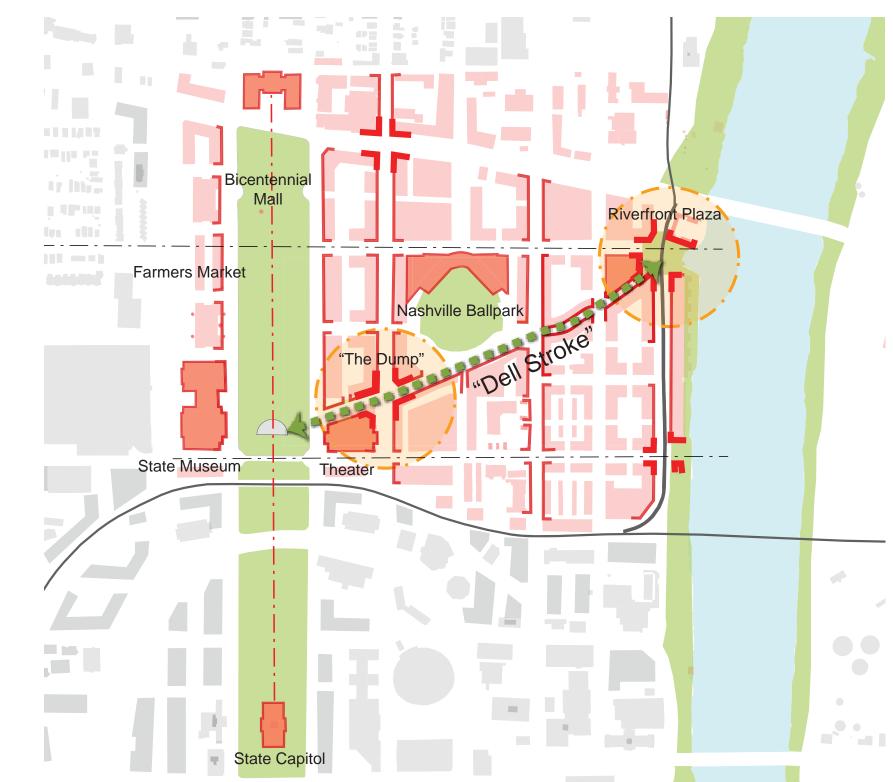
nvironmental Interweave the natural landscape at all scales to enhance the community and improve the environment.





REGIONAL CONNECTIONS







"Chords" enhances the rich character of Nashville, connects disparate parts of the city, and creates a memorable district. "The Dump" creates an entrance way into the Nashville Ballpark. The "Dell Stroke" traces the path of the historic inlet, The French Lick, and creates a pedestrian friendly, winding path to the waterfront of the

Cumberland River.



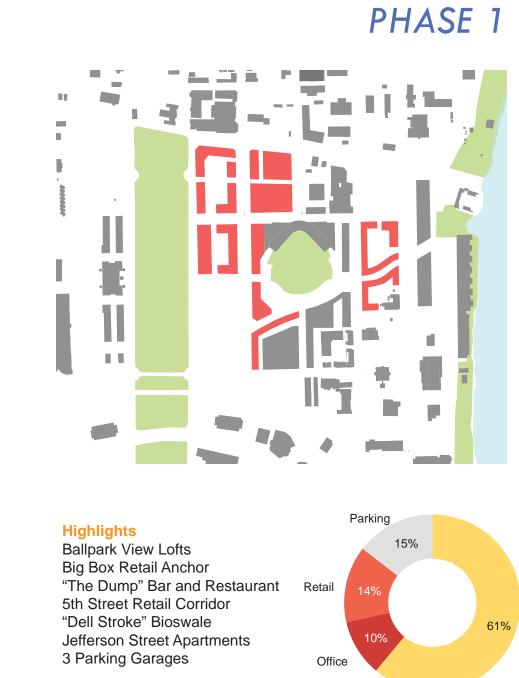
ESTABLISHING PLACE

allows for the the river to become an amenity; biking, canoeing, kayaking, hiking, and a ferry activate the waterfront

Financial Summary3,413,248Total SF Developed26.74%Unleveraged IRR34.45%Leveraged IRR\$45,720,000Current Site Value\$858,551,728Projected Site Value\$257,472,813Projected NPV at 10% Development Summary 1,853,948Residential SF1,677Residential Units429,800Office SF227,000Retail SF2,153Structured Parking Spaces144Hotel Rooms90,000Fitness Center SF500Theater Capacity Breakdown by Unit Types

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 Total Buildout:
 1,368,000 SF

 Residential
 834,000

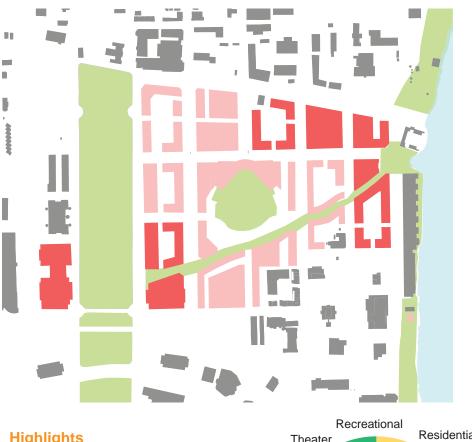
 Office
 142,400

 Retail
 192,200

 Parking Garage
 198,600

48 LOFTS 100 TOWNHOMES 106 CONDOS APARTMENTS 436





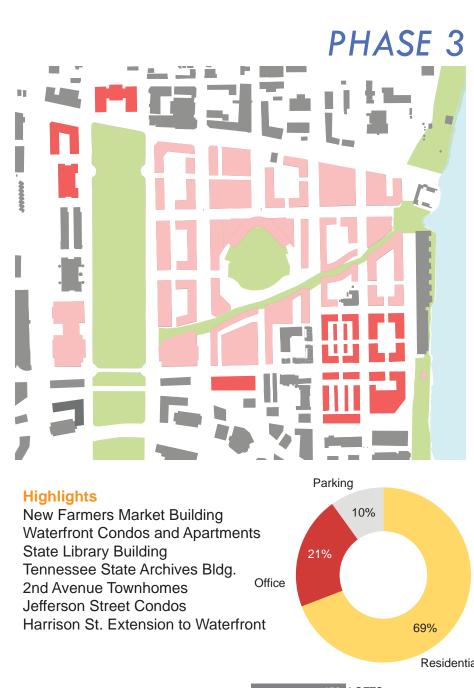
Barge Eco-Walk Waterfrom Full- Service Hotel Community Fitness Center Tennessee State Museum 5th Avenue Theater

Total Buildout: 1,351,500 SF

Residential 449,100

Office 142,400 Retail 34,800 Parking Garage 432,000 Hotel 63,200 Entertainment 60,000 Recreational 80,000

Museum Retail 3% 258 APARTMEN



Office 145,000 king Garage 69.000



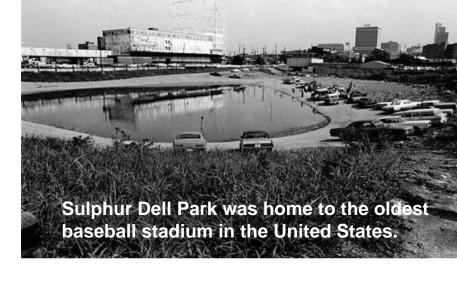
VIEW OF THE NEW "DUMP"



HISTORIC CONTEXT









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PROPOSED SITE PERFORMANCE: 50% NITROGEN REDUCTION 37% PHOSPHORUS REDUCTION During a 1 year storm



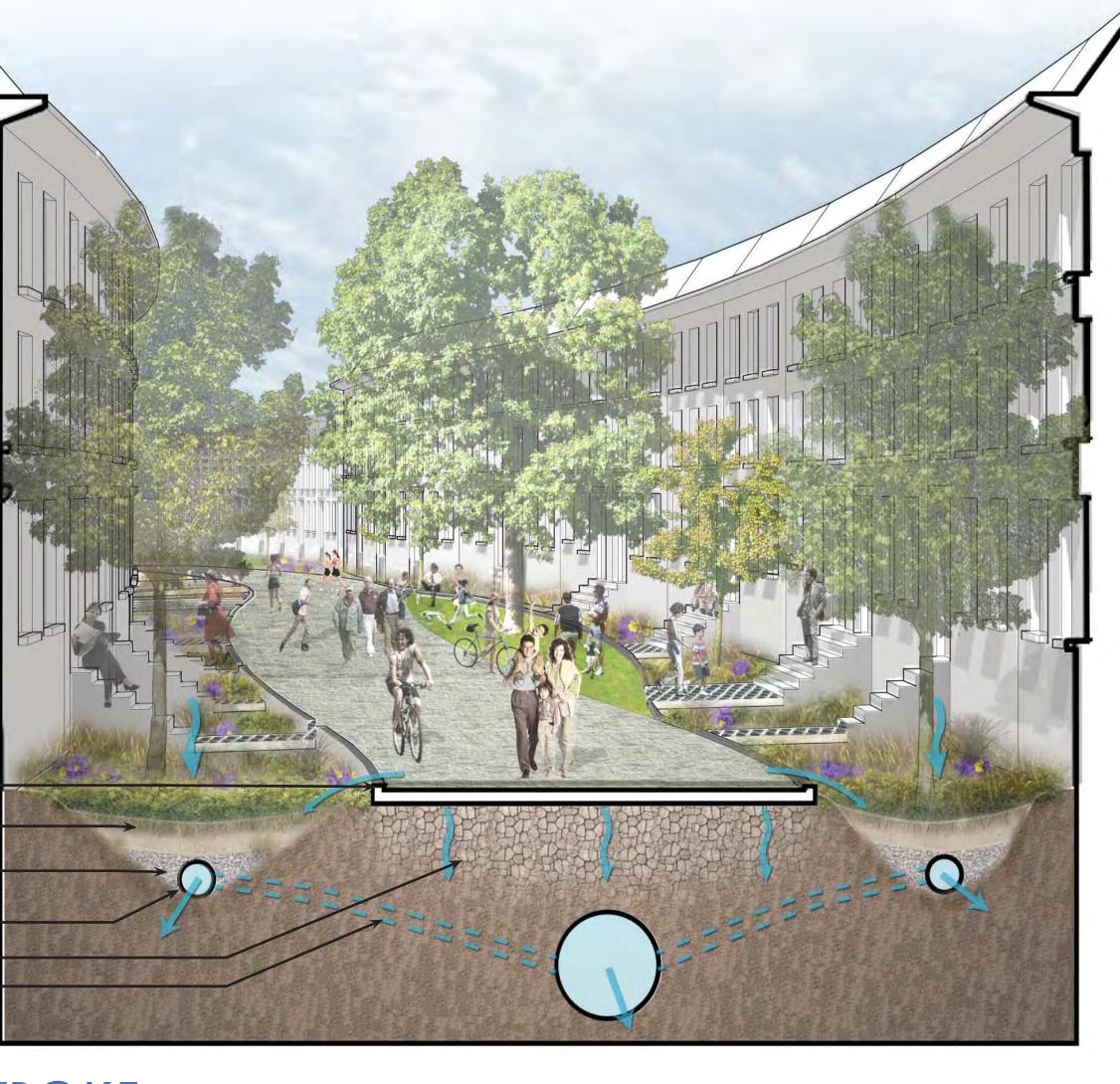
proposed green infrastructure.

A quaint residential street promoting movement and interaction within the public realm.

vdro Svsten A connective open space is designed to provide for stormwate management, flood mitigation, and a water source for irrigating the proposed Sounds Baseball Stadium.

Bioswale Plating Exfiltration Trench Perforated Pipe

Aggregate B **Connector Pipes**



DELL STROKE: A HIGH PERFORMANCE GREEN STREET

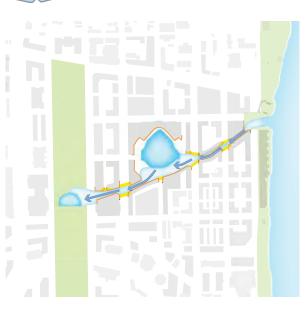




used for irrigation of Bicentennial Mall and the Ballpark.

FLOOD MITIGATION Stadium Capacity





by channelling water to Nashville Ballp and the amphitheater\retention.