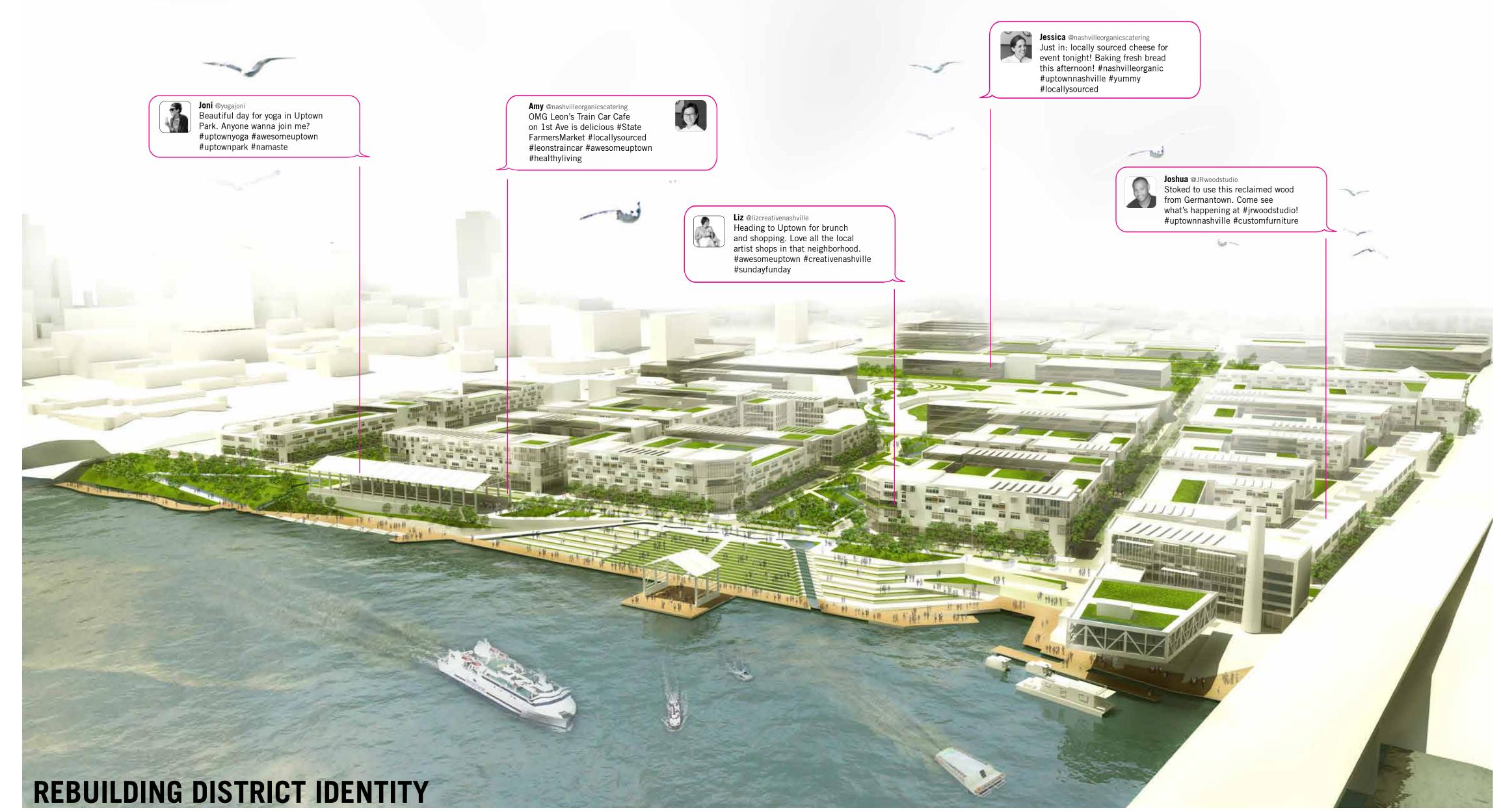
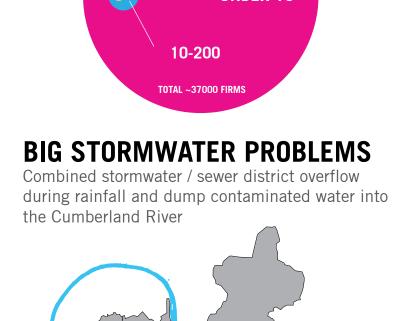
# UPTOWN NASHVILLE THE NEW SULPHUR DELL DISTRICT

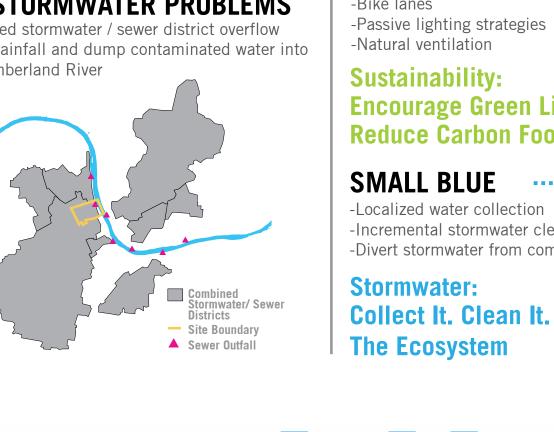


### **DEFINING UPTOWN NASHVILLE**

## LARGE % FIRMS UNDER 10

are more affordable





-Green energy

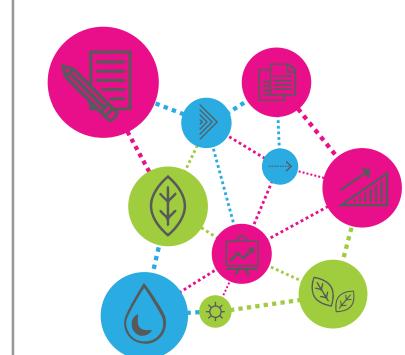
REDIRECTING STORMWATER TO THE RIVER

-Incremental stormwater cleansing

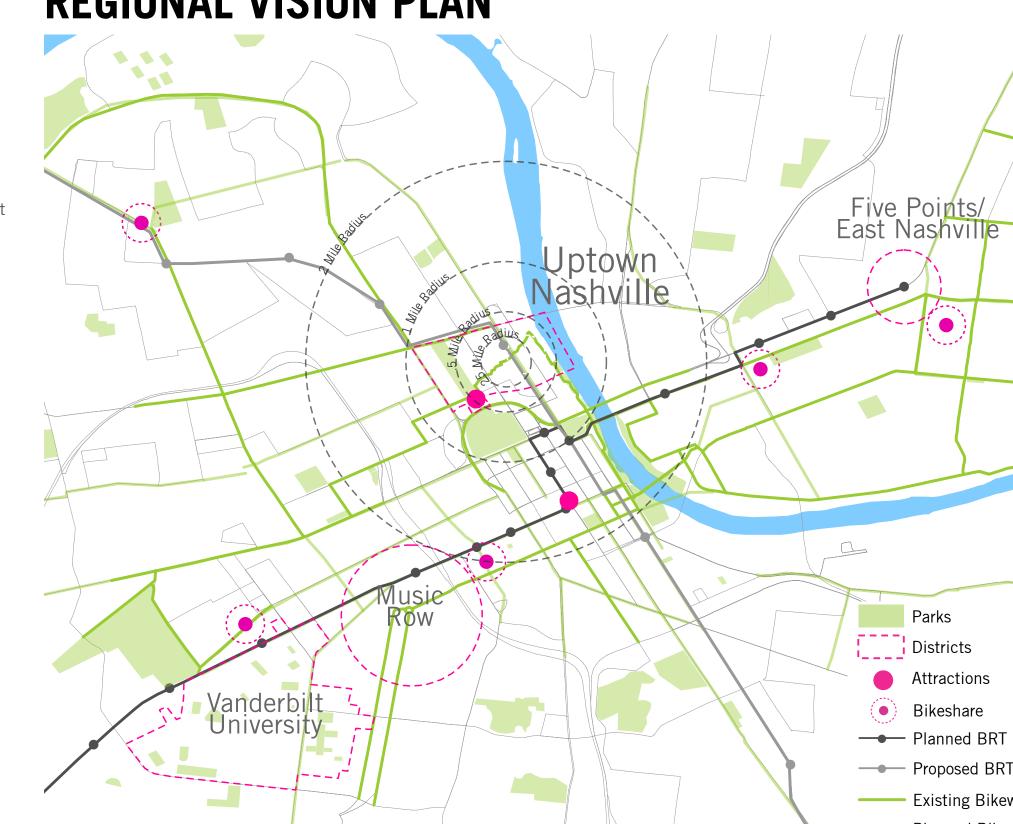
### SMALL INTERVENTIONS | BIG IMPACT

SMALL SPACES -Allowing for both small living and working spaces and making small sustainable interventions can create a healthy and resilient Nashville. -Living space -Live-Work space PLACES with numerous local businesses and varied -Creative space -Affordable space types of businesses are more economically resilient -Startup space **PEOPLE** with the means to improve their economic **Small Office Space. Creates** 

status are more likely to live healthier lives. PLACES that collect, handle and clean stormwater naturally, on-site promote a healthier local and PLACES that employ sustainable building, transportation and energy practices encourage healthier behaviors in their residents.



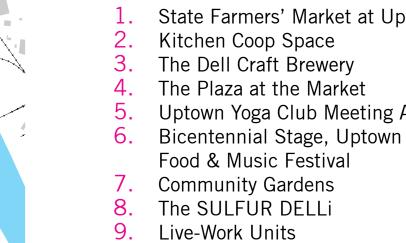
### **REGIONAL VISION PLAN**



### REORGANIZING FOR CONTEMPORARY LIVING

# **CLEAN ENVIRONMENT** LEVERAGE EXISTING AMENITIES

### **NEIGHBORHOOD HOTSPOTS**



### 1. 2-Way Bike Path . Music City Bikeway Sulfur Springs Park

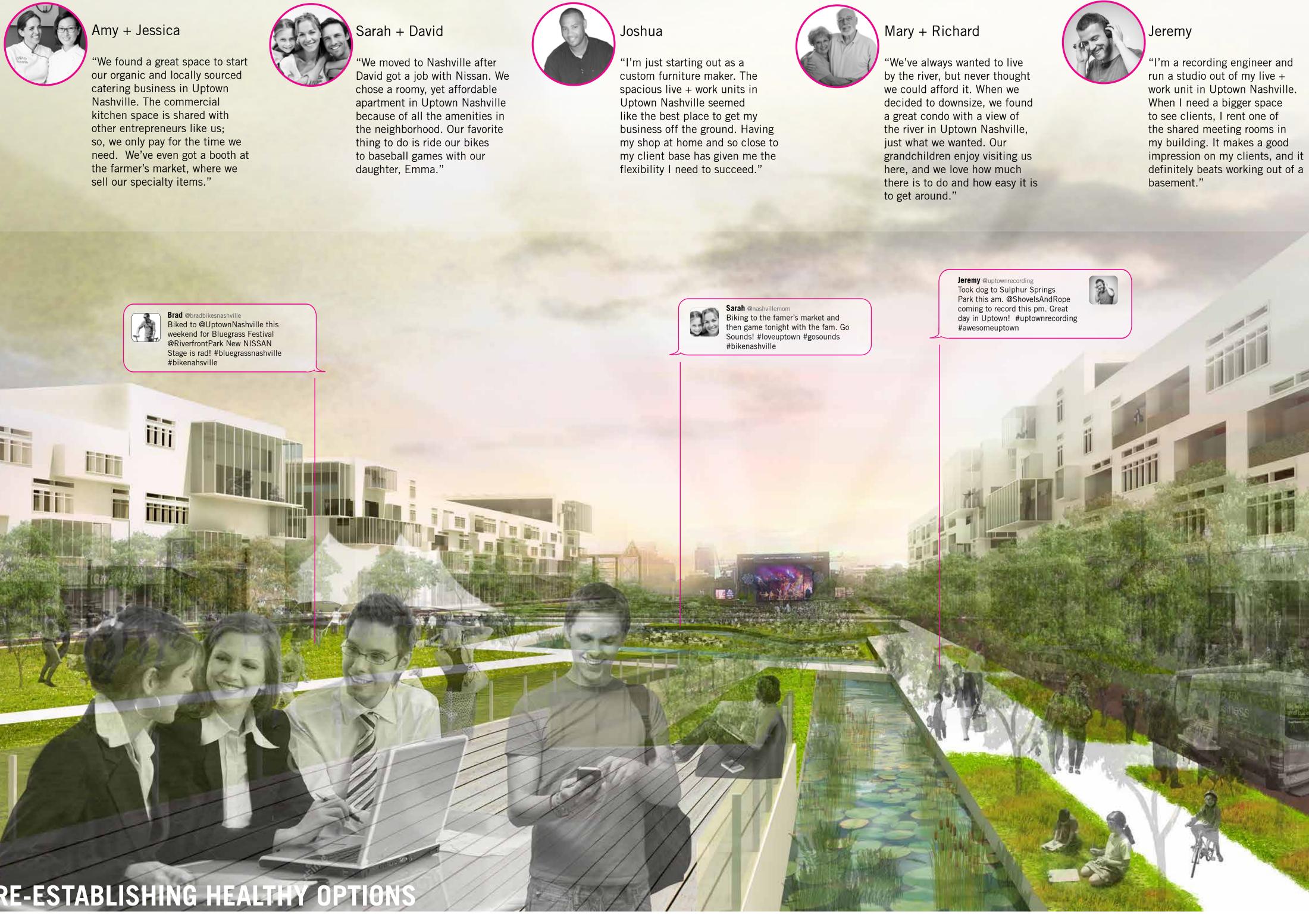
18. Boundless Playground

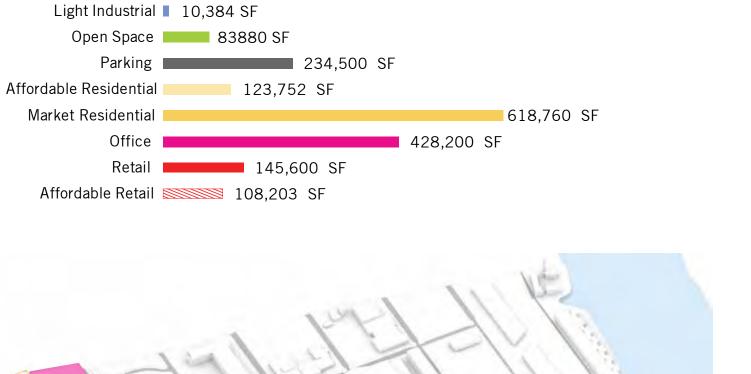
#### . Flexible and Movable Train Car Food Truck Plaza Public Bocci Course . Affordable Light Industrial Space Floating Path to Nashville Riverfront (Visionary)

### PRICING INTO THE MARKET

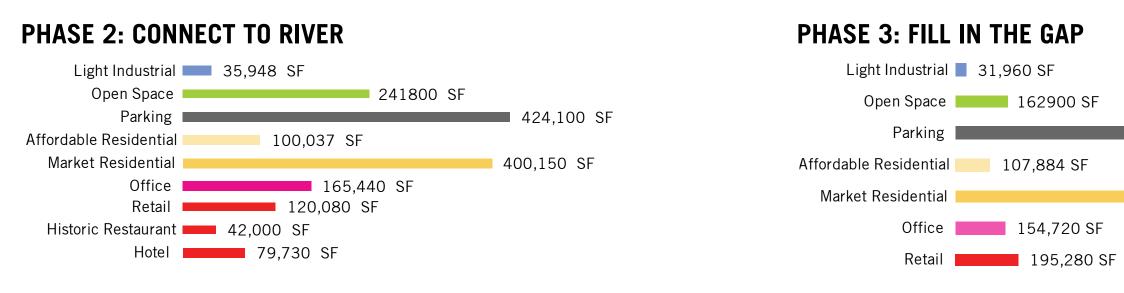
Office Rental Rate	Average Monthly Rent	Affordability	Demand
- Downtown - Sulphur Dell Uptown - Suburban \$23.00 \$18.00 \$25.00	Sulphur Dell \$1,950  - Live-Work Unit Downtown \$2,000	Only 8% of downtown residential units are low-income affordable	Downtown rental market occupancy is 98%

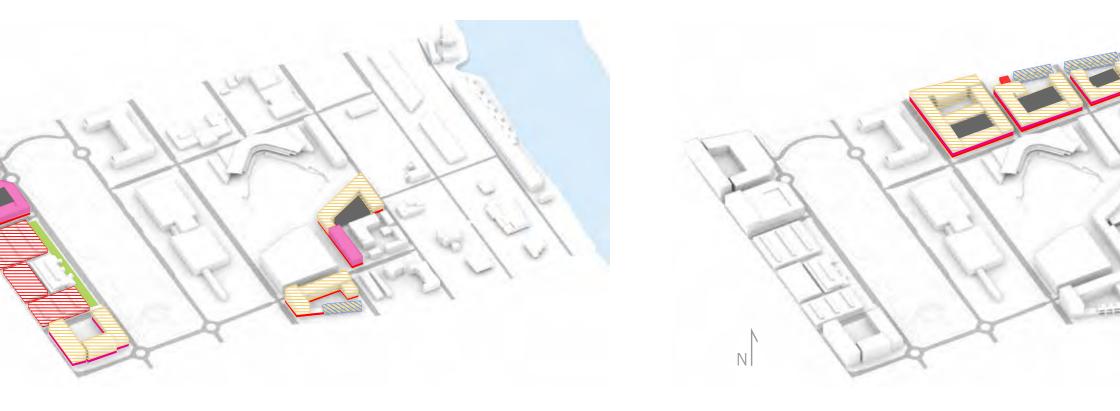






PHASE 1: LEVERAGE EXISTING AMENITIES







970,956 SF

