



ENVIRONMENTAL
+ ARCHITECTURE

Preliminary Site Assessment Sheriff's Administrative Headquarters

November 1, 2016

Prepared For:
Metro General Services

Prepared By:
GHP Environmental + Architecture
217 Fifth Avenue North
Nashville, TN 37219

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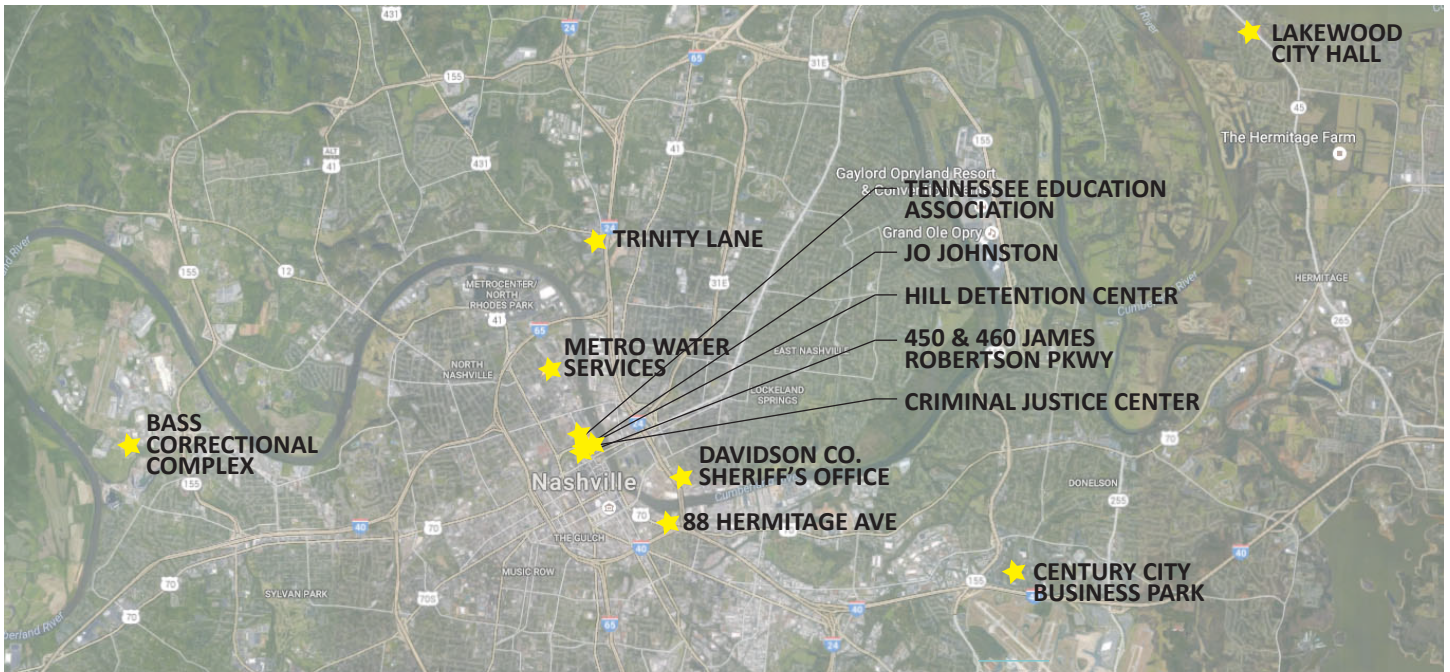
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Site Summaries & Locations | Nashville, TN

Parcel ID	Parcel Address	Parcel Zipcode	Owner	Acreage
1 - DAVIDSON CO. SHERIFF'S OFFICE				
09304007600	750 S 5TH ST	37206	METRO GOV'T	8.68
8.68				
2 - METRO WATER SERVICES PROPERTY				
08205011800	1601 3RD AVE N	37208	METRO GOV'T	1.78
1.78				
3 - HILL DETENTION CENTER				
09302005200	500 2ND AVE N	37201	METRO GOV'T	0.94
08214002200	600 2ND AVE N	37201	METRO GOV'T	0.73
08214003400	506 2ND AVE N	37201	METRO GOV'T	1.5
3.17				
4 - BASS CORRECTIONAL COMPLEX				
09000000700	7177 COCKRILL BEND BLVD	37209	STATE OF TENN PRISON	119
119				
5 - 88 HERMITAGE AVENUE & MDHA ADJACENT PROPERTY				
09311024100	88 HERMITAGE AVE	37210	STATE OF TENNESSEE	2.59
09311024700	0 MIDDLETON ST	37210	M. D. H. A.	1.8
4.39				
6 - TENNESSEE EDUCATION ASSOCIATION PROPERTY				
08214002000	801 2ND AVE N	37201	TENNESSEE EDUCATION ASSC	2.59
2.59				
7 - 450 & 460 JAMES ROBERTSON PKWY				
09302000400	460 JAMES ROBERTSON PKW\	37219	STATE OF TENNESSEE	1.17
09302000500	450 JAMES ROBERTSON PKW\	37219	STATE OF TENNESSEE	0.94
2.11				
08 - CRIMINAL JUSTICE CENTER				
09302002100	415 2ND AVE N	37201	METRO GOV'T	3.53
3.53				
9 - CENTURY CITY BUSINESS PARK				
10700018300	16 CENTURY BLVD	37214	16 CENTURY PARTNERS, LLC	7.81
10703001600	715 ERMAC DR	37214	16 CENTURY PARTNERS, LLC	0.42
10703001700	717 ERMAC DR	37214	16 CENTURY PARTNERS, LLC	0.41
10703001800	725 ERMAC DR	37214	16 CENTURY PARTNERS, LLC	0.43
9.07				
10 - W. TRINITY LANE				
07106007200	230 W TRINITY LN	37207	W. TRINITY, GP	8.26
8.26				
11 - JO JOHNSTON AVENUE				
08214003300	205 JO JOHNSTON AVE	37201	R. H. BOYD COMPANY, THE	0.46
0.46				
12 - LAKEWOOD CITY HALL PROPERTY				
05312021300	3401 FERRELL DR	37138	METRO GOV'T	1.02
05312027100	3411 FERRELL DR	37138	METRO GOV'T	0.86
1.88				



Executive Summary

GHP Environmental + Architecture (GHP) assisted Metro General Services in providing site assessments for twelve potential sites for the future location of the Davidson County Sheriff's Office (DCSO) Administrative Headquarters. GHP utilized the bridging documents developed by Wakefield Beasley & Associates (WB&A) in 2015, as a reference when reviewing the potential sites.

WB&A's documents describe a two buildings; an Administrative Building and a Training Center.

The Administrative Building is a two story facility with a footprint (refer to documentation included in this set) of +/- 40,000 SF on the first floor and +/- 18,000 SF on the second floor. The first floor is subdivided into three zones; Operations, Administrative, and Public.

The Operations zone is a 24/7 support function to maintaining all of the DCSO facilities across Nashville. There is a transportation component including bus loading and unloading; a dispatch component which includes workstations and drop in stations for the drivers; an equipment component that includes storage as well as a staging area for equipment that that needs to be moved from one facility to another; and part of the warrants division where seventy officers are constantly coming and going and serving warrants.

The Administrative zone is essentially office space for DCSO employees. This includes enclosed offices, workstations and conference rooms.

The Public zone is necessary for the public to apply for a job, for lawyers or employers to obtain records, for the public to pick up civil warrants, and for volunteers to check in.

The Training Center is approximately 15,000 SF and is designed to train DCSO officers routinely for use of firearms. This includes a large classroom, offices and ranges.

The proposed site, in the WB&A plan, provides vehicular accessibility from all sides. The public would park on the front of the building and access the building in the public lobby in the middle of the site. There are 85 spaces that are dedicated to public parking. A service entrance is provided along one side of the building and would be adjacent to utility points of entry and a mechanical yard. This area is required to be heavily screened and will tie into the operations zone of the building and provide 24/7 support. The rear of the building is parking for employees reporting to the Administration Building and the Training Center and includes +/- 165 spaces for cars and oversized vehicles with direct and secure employee access to both buildings.

GHP considered these factors in describing advantages and disadvantages for each of the twelve sites noting advantages for sites with good vehicular accessibility, sites that could accommodate the 2015 WB&A plan or a slight variation, sites that are Metro owned, among other advantages noted herein. Disadvantages included properties that required acquisition, sites that were unable to accommodate the 2015 plan and would require full redesign, sites that were unable to accommodate all of the parking required, and sites that were not located within two miles of the new CJC, among other site specific disadvantages.

During our research three sites emerged as primary sites worthy of additional research and site analysis. GHP reviewed the three sites and indicated vehicular and pedestrian accessibility, bus stop proximity for DCSO employees, approximate number of parking spaces, and stories required to accommodate the program.

Executive Summary (cont.)

The DCSO, Jerry Newson Property, located on South 5th, adjacent to the interstate, is a large parcel that is currently Metro owned and occupied by DCSO. The property is large enough to meet the program needs and is located within two miles of the new CJC. Accessibility to the building from three sides is provided and the new building will activate the South 5th corridor and provide a positive impact on the surrounding community. While the 2015 plan will not fit exactly, minor modifications can be provided to reflect the unique characteristics of the site while maintaining the three zones of the Administration Building and accessibility to the Training Center. 260 parking spaces will be required and may include interior parking for the Operations zone to fulfill the requirement.

The existing buildings located on the current Jerry Newson Property are in fair to poor condition and demolition would be required to accommodate the new Administration and Training program. A rear portion of the site (the parking lot behind Public Works) is part of the floodplain overlay district and is indicated as 500 year floodplain. It is our understanding that the site did not flood in 2010.

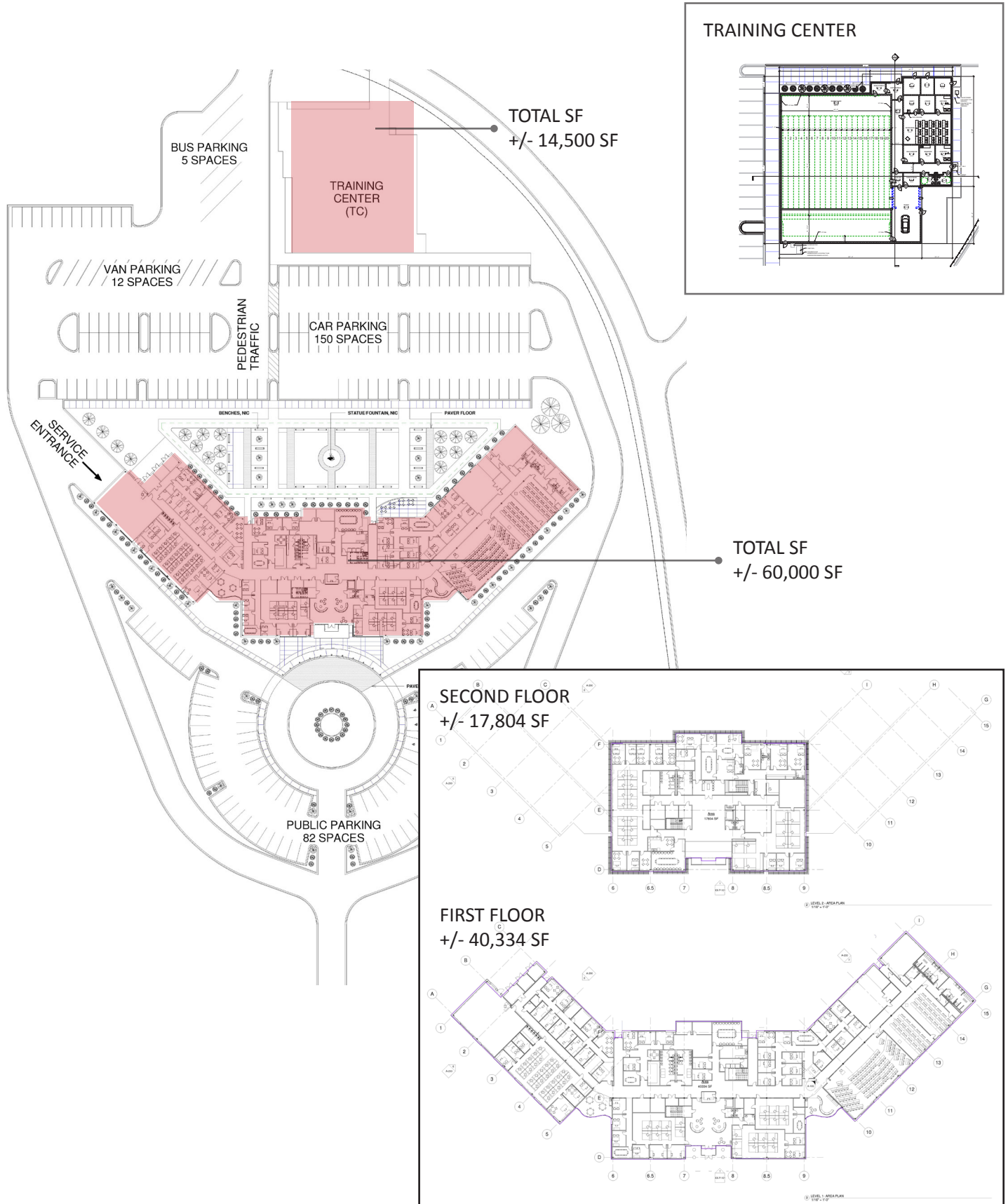
Metro Water Services property on Third Avenue is Metro-Owned and is located within two miles of the CJC. The advantages are good vehicular and pedestrian access. The disadvantage to the site is that structured or off-site parking would be required to meet the needs of the DCSO, along with a redesign, required to provide three stories instead of two.

The Hill Detention Center (where portions of the existing administration program is located) is also Metro owned and occupied by DCSO. As part of the DCSO masterplan, the Hill Detention Center will not be an essential building upon completion of the new Criminal Justice Center (CJC). In addition, as part of the Metro Fire Department masterplan, Fire Station 2 is scheduled for relocation. This provides a large parcel adjacent to the new CJC for development available for redevelopment. The property is large enough to fit the 2015 plan with minor modifications and would also provide good vehicular, pedestrian and service accessibility.

In Summary, GHP visited and analyzed twelve sites for the development of the Sheriff's Administrative Headquarters and after an in depth review recommends the Jerry Newson Property for consideration. This site offers opportunities to improve the built environment for the DCSO and enable the occupants of the Administration Building to continue to provide excellent service to the City of Nashville.

2015 Sheriff's Administrative Headquarters

Prepared by Wakefield Beasley & Associates



Davidson Co. Sheriff's Office, Jerry Newson Property

750 South 5th Street
Nashville, TN 37213

parcel #: 09304007600
site acreage: 8.68 acres
(includes public works in acreage calculations)
owner: METRO GOV'T



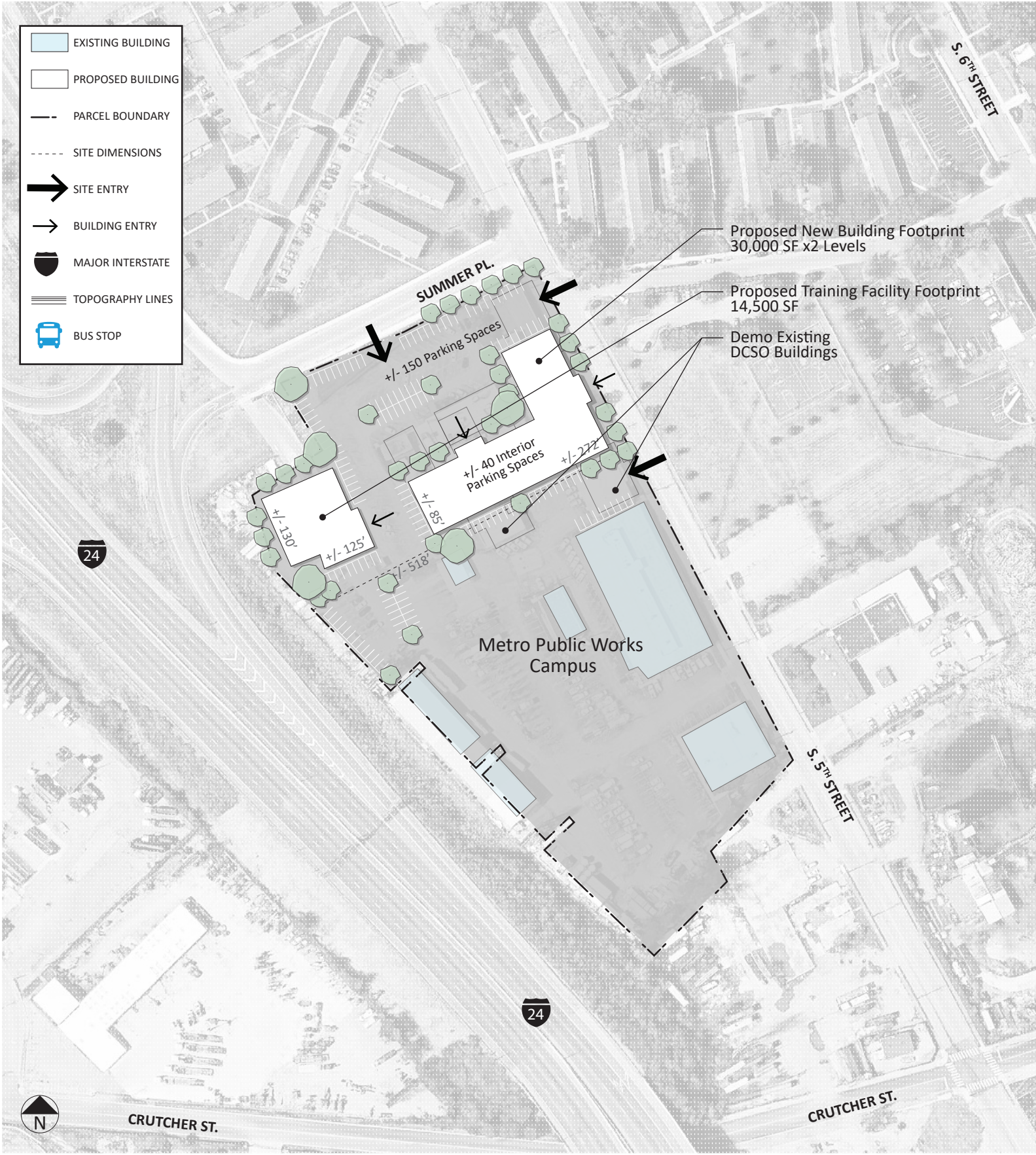
Advantages:

- Property is less than two (2) miles from CJC site
- Good vehicular and pedestrian site access, reduces congestion
- Metro owned property
- 2015 plan and program requires minor redesign, most of design criteria can be reused, saves in design costs and time
- Positive impact to adjacent buildings and community
- Good accessibility to interstate

Disadvantages:

- Existing structures on site, added cost of demolition

note: historic status of building to be investigated, rear portion of site in 500 year floodplain



Davidson Co. Sheriff's Office

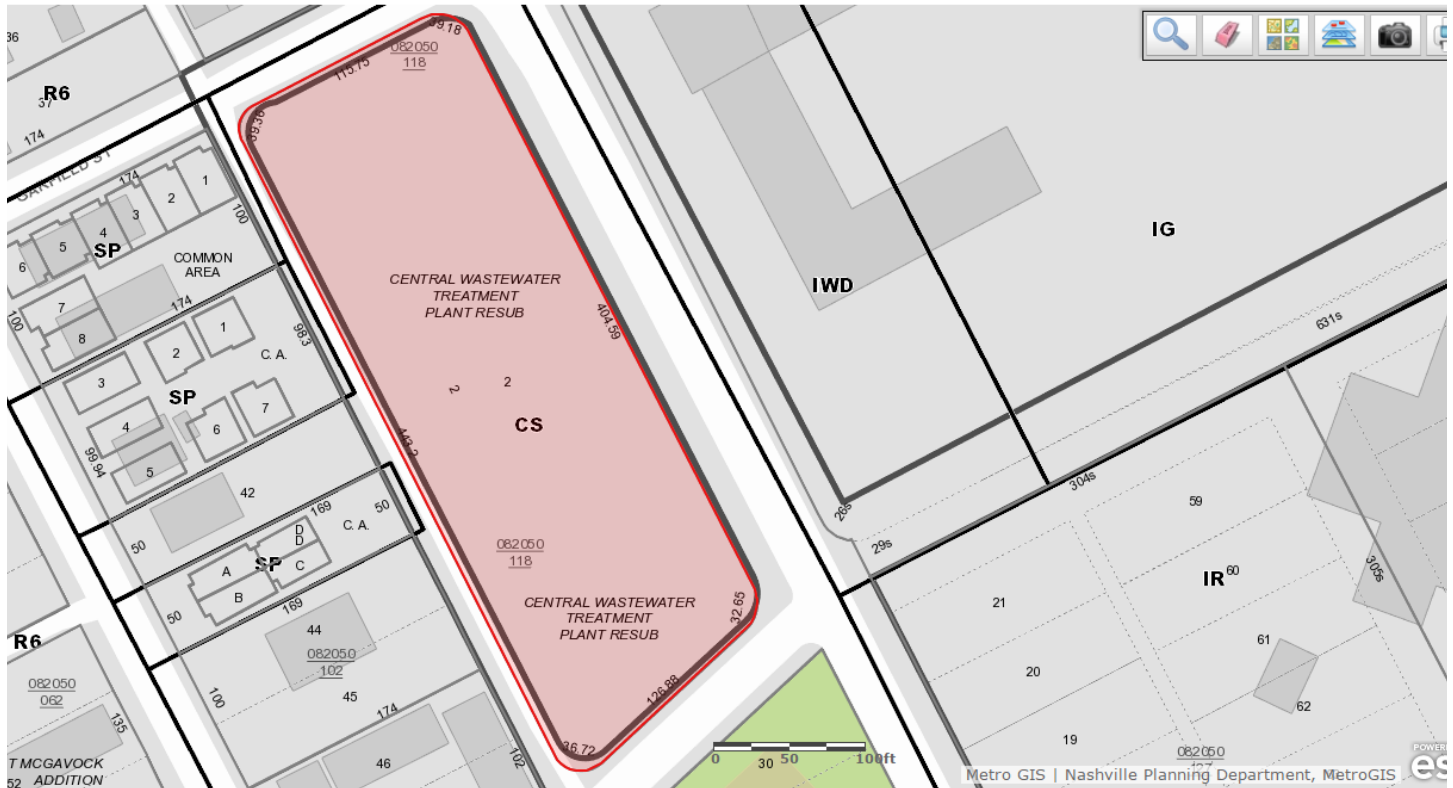
Conceptual Site Plan // August 2016

*all dimensions are approximate

Metro Water Services Property

2601 3rd Avenue North
Nashville, TN 37208

parcel #: 08205011800
site acreage: 1.78
owner: METRO GOV'T












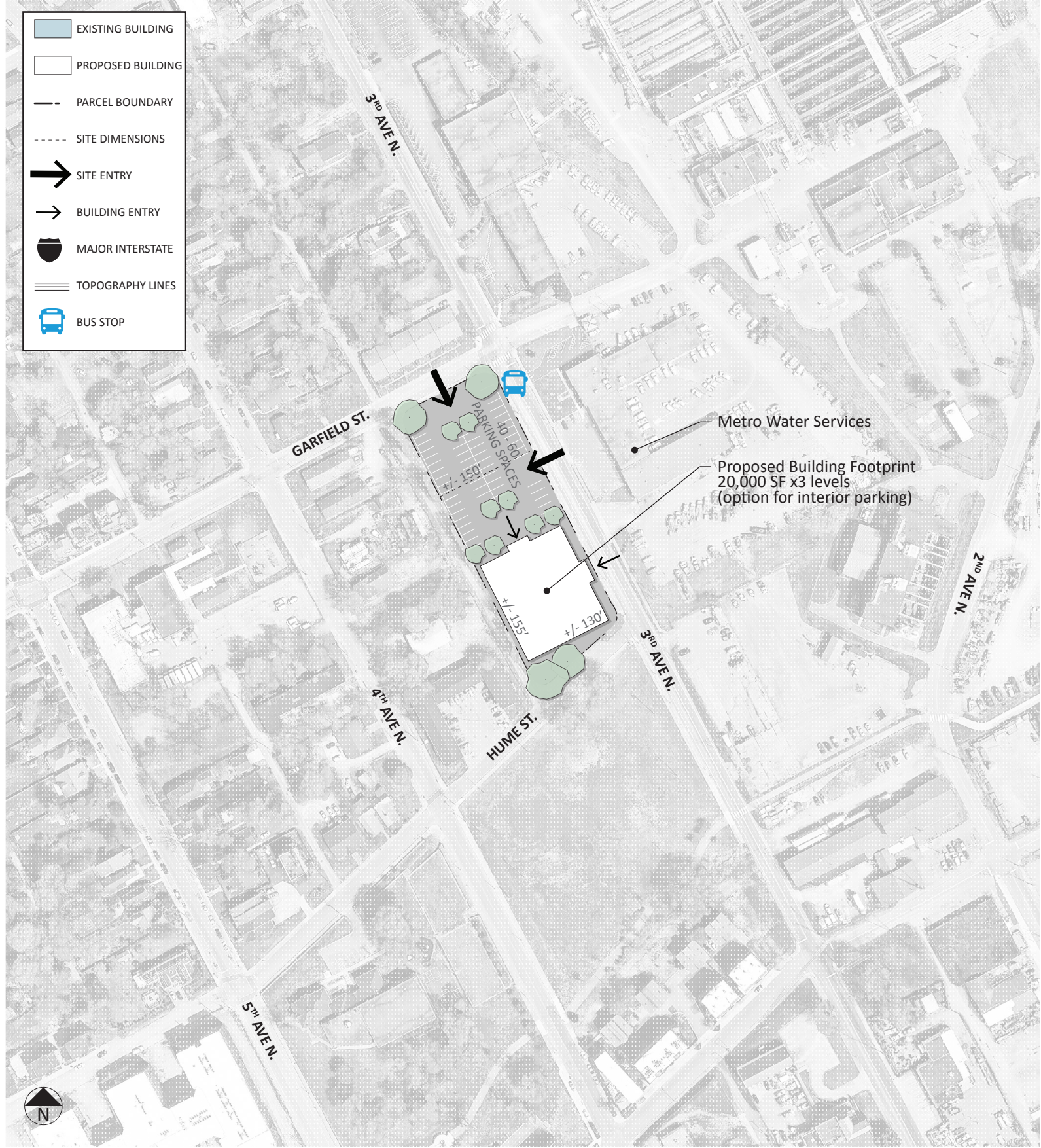
Advantages:

- Metro owned property
- Property is less than two (2) miles from CJC site
- Good vehicular and pedestrian site access, reduces congestion

Disadvantages:

- Site does not fit adequate parking, additional garage structure or off site parking is required to meet needs
- Additional design cost to convert previous plans to a smaller footprint

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  PARCEL BOUNDARY
-  SITE DIMENSIONS
-  SITE ENTRY
-  BUILDING ENTRY
-  MAJOR INTERSTATE
-  TOPOGRAPHY LINES
-  BUS STOP



Metro Water Services Property

Conceptual Site Plan // August 2016

*all dimensions are approximate

Hill Detention Center

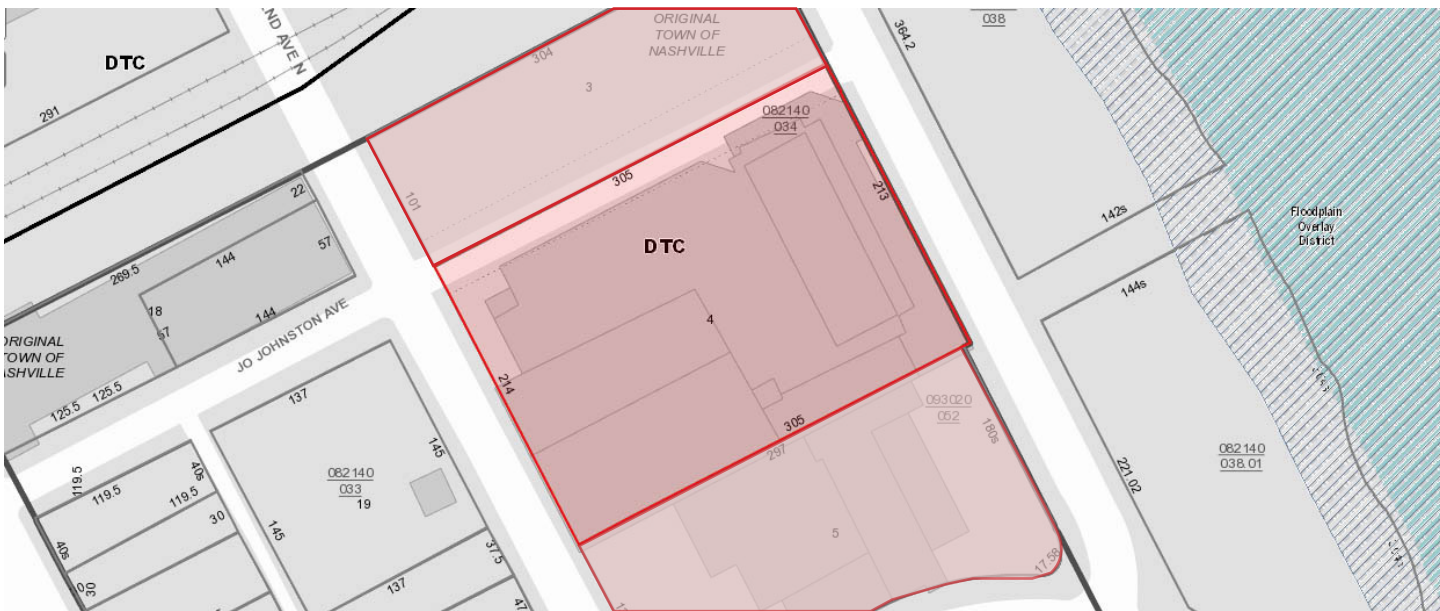
506 2nd Ave North
Nashville, TN 37210

parcel #: 08214003400, 08214002200, & 09302005200

total site acreage: 3.17

(includes fire station in calculations)

owner: METRO GOV'T












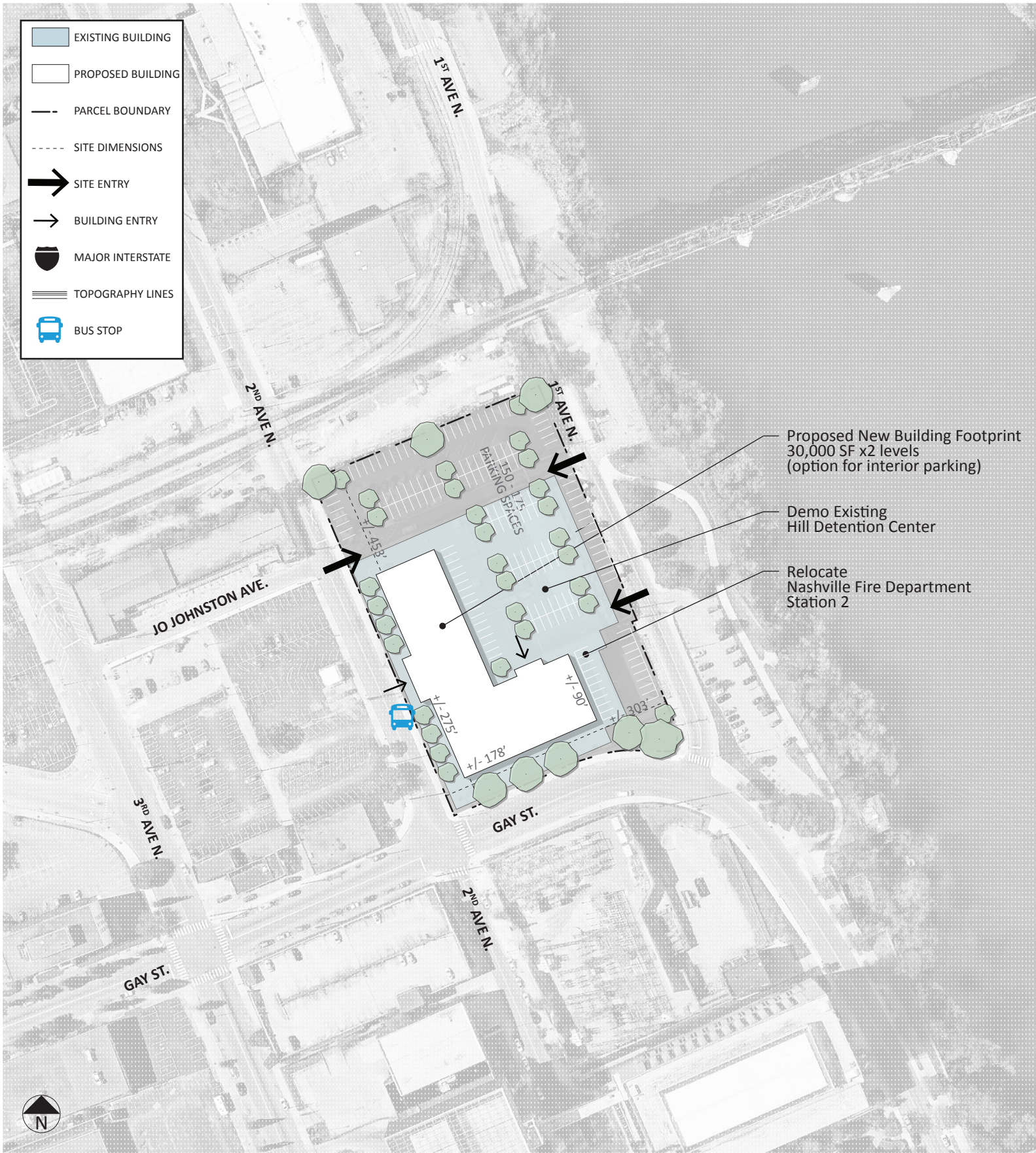
Advantages:

- Property is less than two (2) miles from CJC site
- Metro owned property
- Good vehicular and pedestrian site access, reduces congestion
- 2015 plan and program requires minor redesign, most of design criteria can be reused, saves in design costs

Disadvantages:

- Site does not fit adequate parking, additional garage structure or off site parking is required to meet needs
- Existing structures on site, added cost of demolition
- Requires relocation of Fire Station
- Schedule dependent on relocation of fire station and completion of CJC

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  PARCEL BOUNDARY
-  SITE DIMENSIONS
-  SITE ENTRY
-  BUILDING ENTRY
-  MAJOR INTERSTATE
-  TOPOGRAPHY LINES
-  BUS STOP



Proposed New Building Footprint
30,000 SF x2 levels
(option for interior parking)

Demo Existing
Hill Detention Center

Relocate
Nashville Fire Department
Station 2

Hill Detention Center

Conceptual Site Plan // August 2016

*all dimensions are approximate

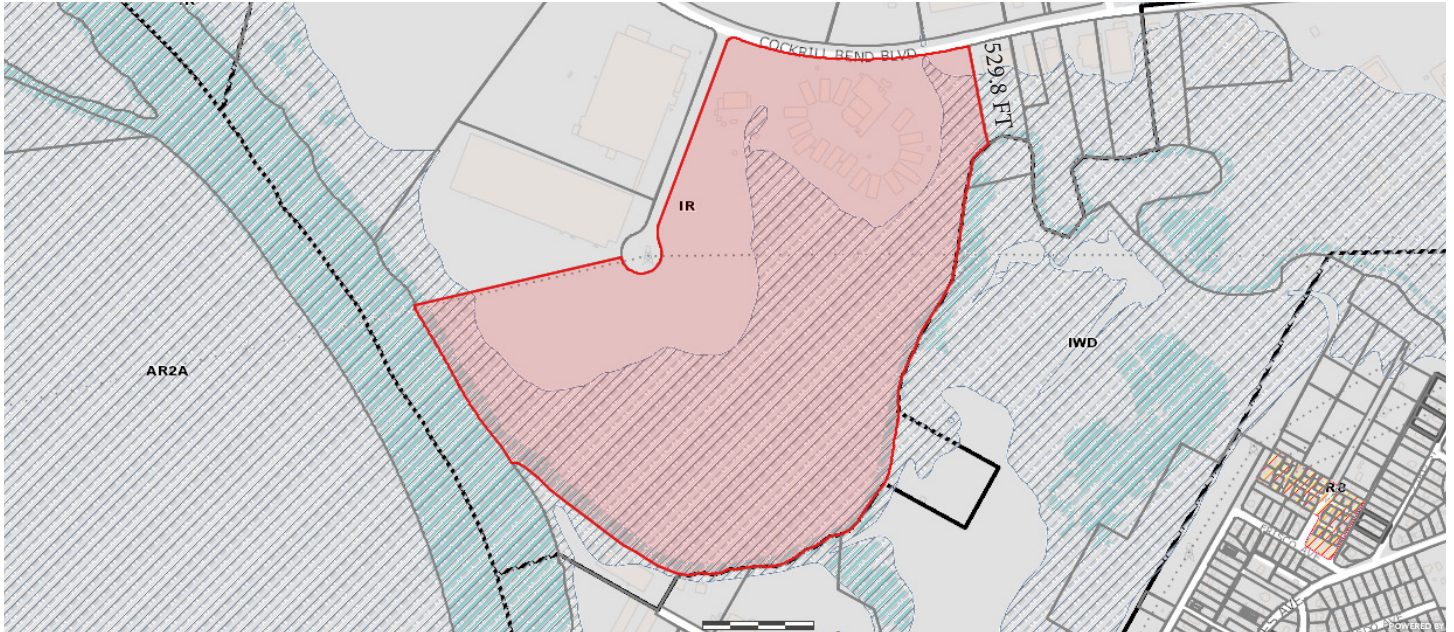
Bass Correctional Complex

Cockrill Bend Boulevard
Nashville, TN 37209

parcel#: 09000000700

site acreage: 119

owner: State of TN Prison



Advantages:

- Adequate parking available
- 2015 plan and program fits completely on site, saves in design cost
- Large site, options for expansion

Disadvantages:

- Existing structures on site, added cost of demolition
- Property is not Metro owned, added cost of land acquisition
- Property is over two (2) miles from CJC site, (+/- 8 miles)



88 Hermitage Avenue & MDHA Adjacent Property

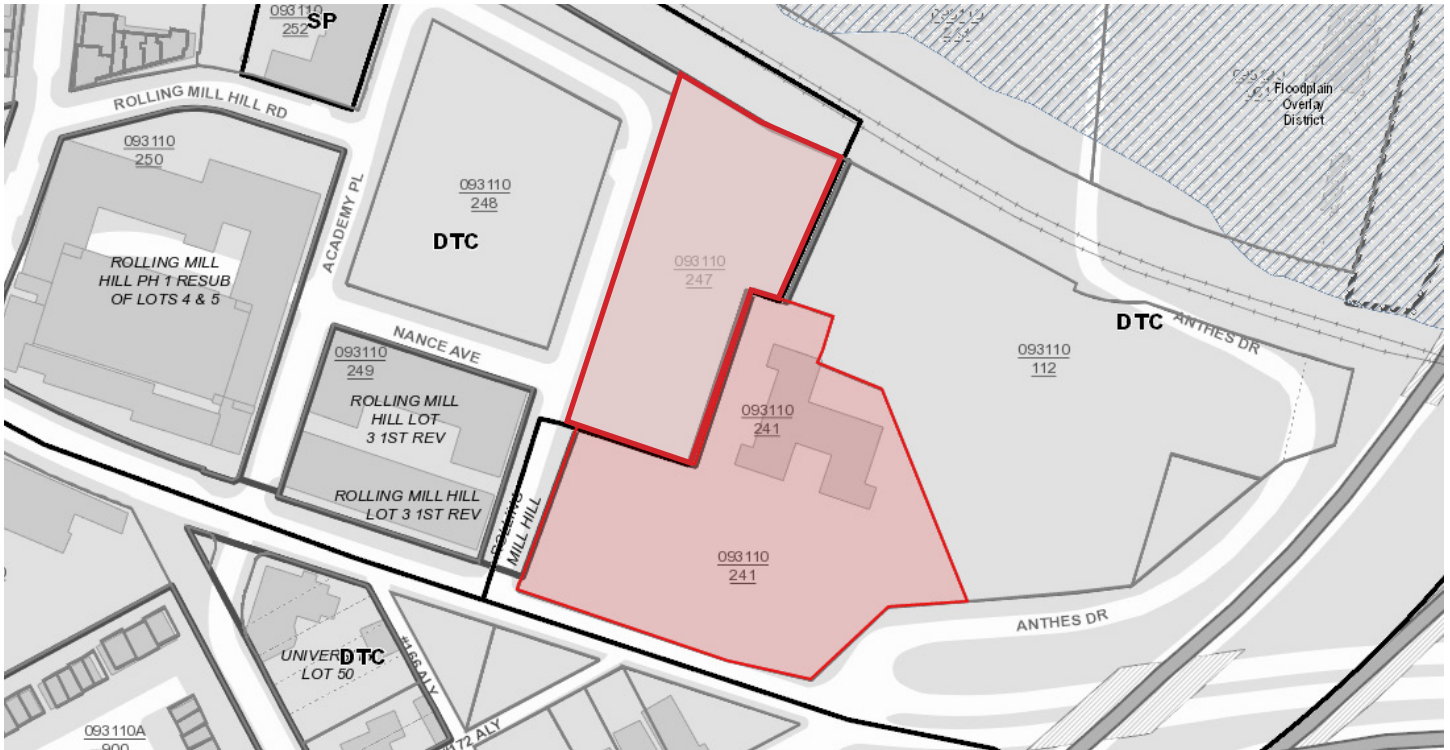
88 Hermitage Avenue
Nashville, TN 37210

0 Middleton Street
Nashville, TN 37210

parcel#: 09311024700 & 09311024100

total site acreage: 4.39 acres

owner: State of TN/ MDHA



Advantages:

- Property is less than two (2) miles from CJC site
- Fits two (2) story building that meets 2015 planning and saves in design cost
- Adequate parking available

Disadvantages:

- Existing structures on site, added cost of demolition
- Property is not Metro owned, added cost of land acquisition
- Site boundaries do not allow for appropriate set backs and program flexibility



CONSULTANTS:

PROJECT TITLE:
METRO
NASHVILL
SHERIFF
SITE OPT

SITE DRAFT
REVISIONS:

PROJECT
NO. 1
DATE:
DRAWN BY:
SHEET TITLE:
88 Hermitage
Property
DRAWING NUMBER:

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

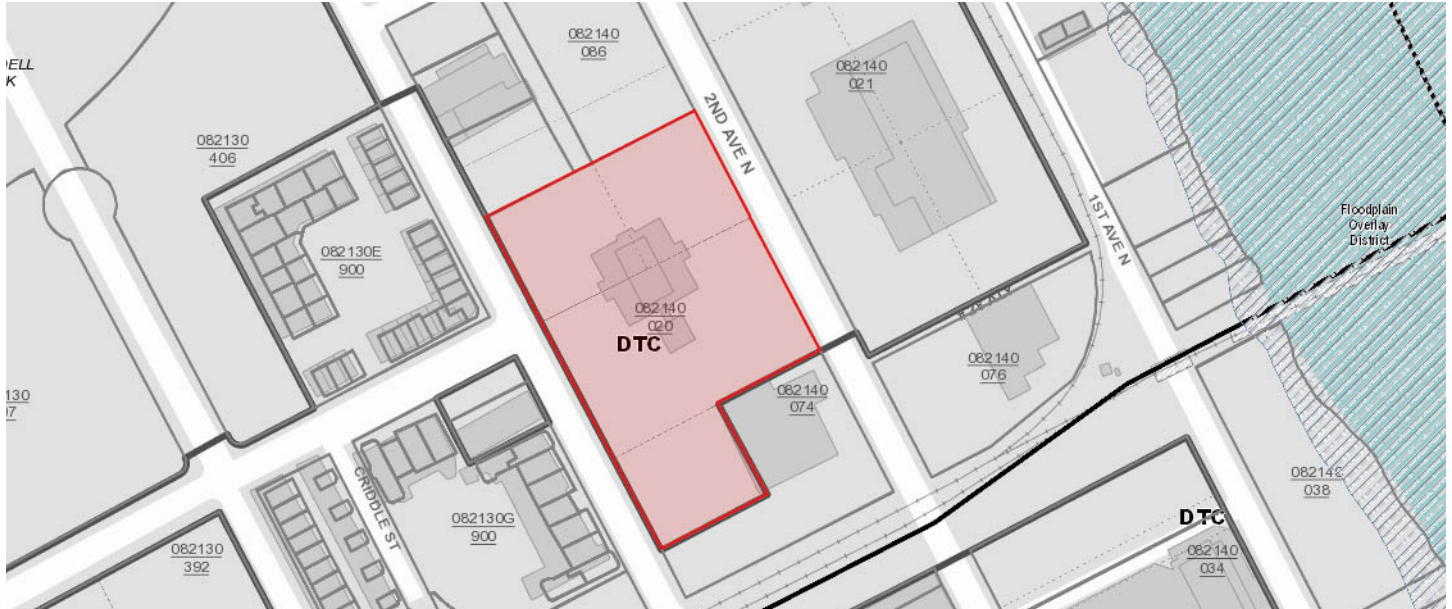
Tennessee Education Association Property

801 2nd Avenue North
Nashville, TN 37201

parcel #: 08214002000

site acreage: 2.59

owner: TN Education Association

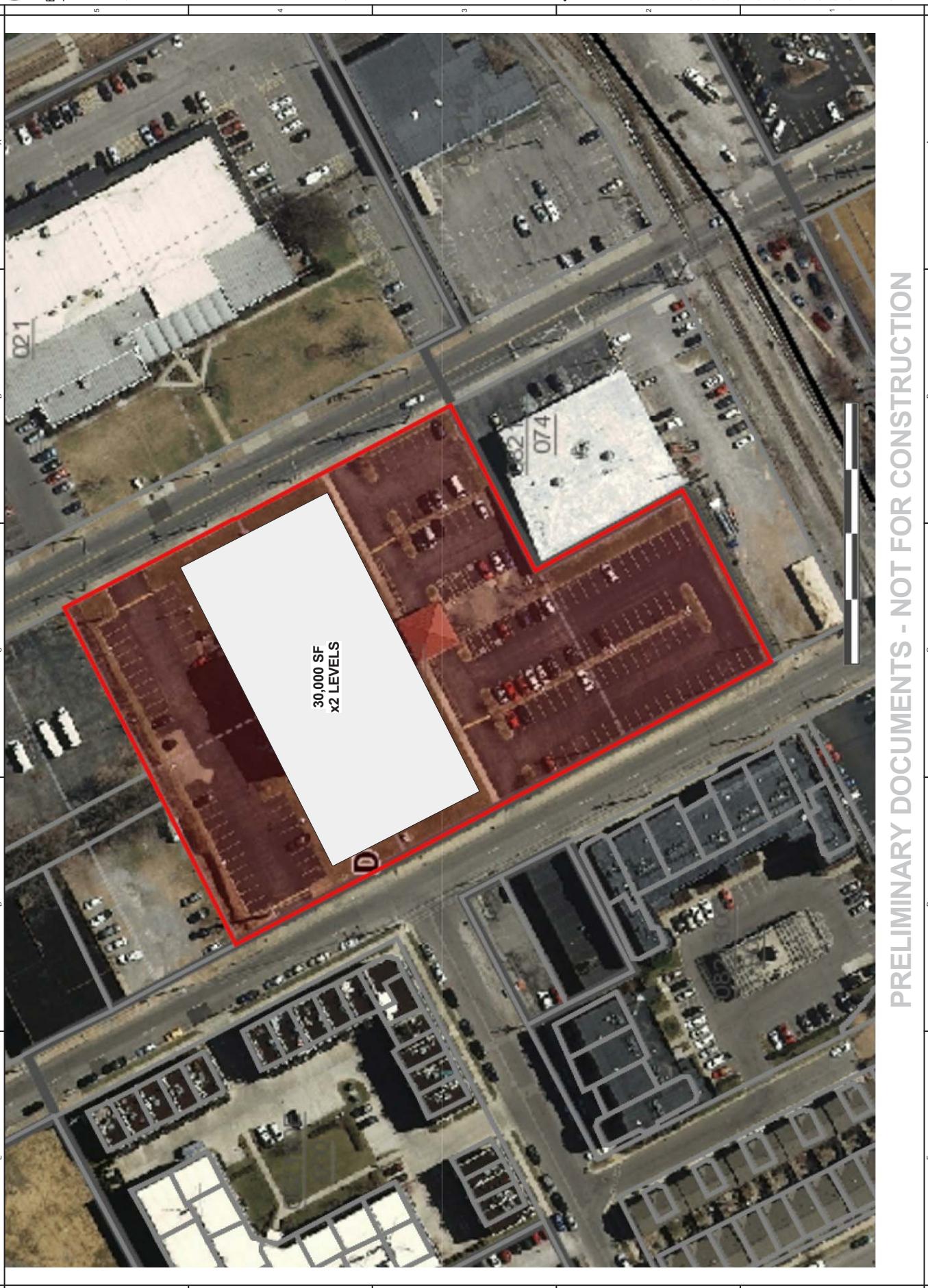


Advantages:

- Property is less than two (2) miles from CJC site
- Fits two (2) story building that meets 2015 planning and saves in design cost

Disadvantages:

- Site does not fit adequate parking, additional garage structure or off site parking is required to meet needs
- Existing structures on site, added cost of demolition
- Property is not Metro owned, added cost of land acquisition
- Downtown location, increases traffic and congestion



30,000 SF
x2 LEVELS

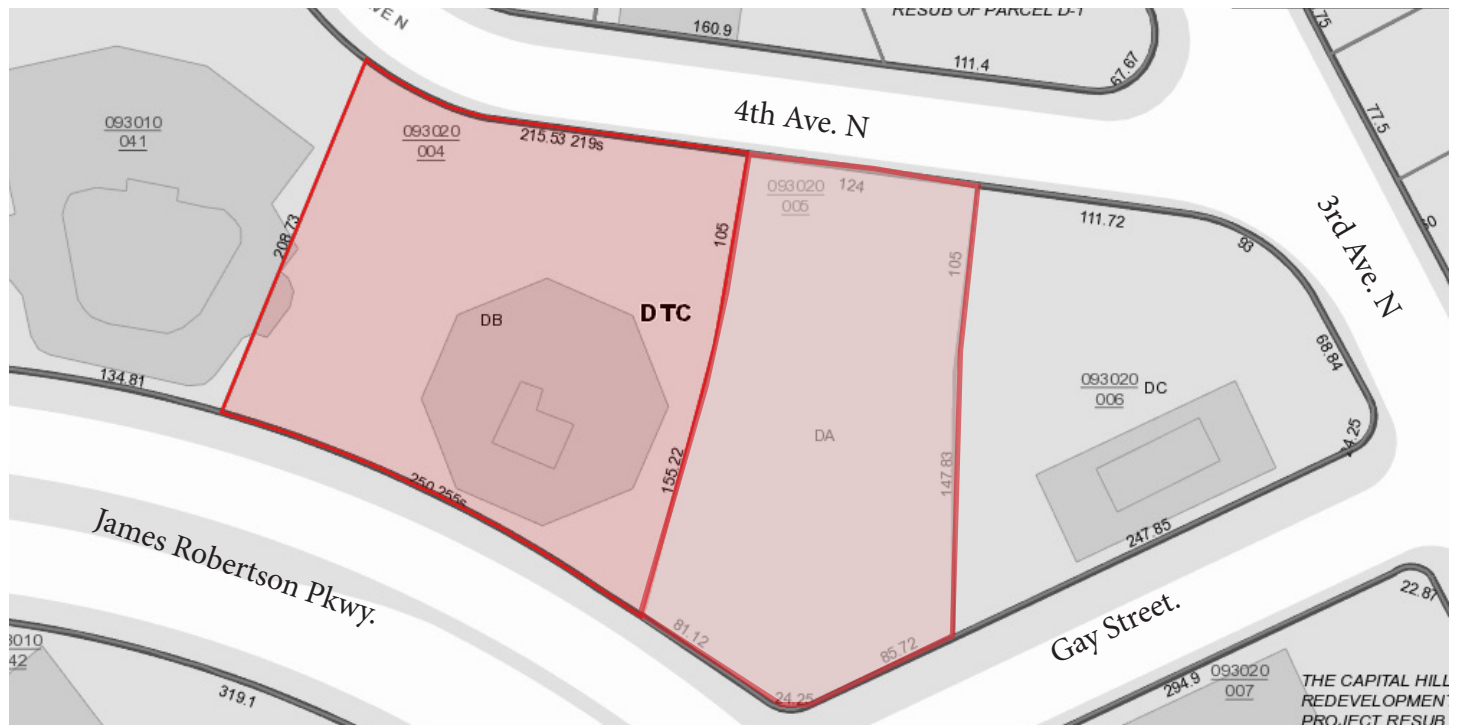
PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

CONSULTANTS
PROJECT TITLE
METRO NASHVILLE
SHERIFF SITE OFFICE
NASHVILLE, TN
SITE DRAFT REVISIONS:
PROJECT NUMBER:
DATE:
DRAWN BY:
SHEET TITLE:
Tennessee Association of Chiefs of Police
DRAWING NUMBER:

450 & 460 James Robertson Pkwy

450 & 460 James Robertson Pkwy
Nashville, TN 37219

parcel#: 09302000500 & 09302000400
site acreage: 2.11 acres
owner: State of TN

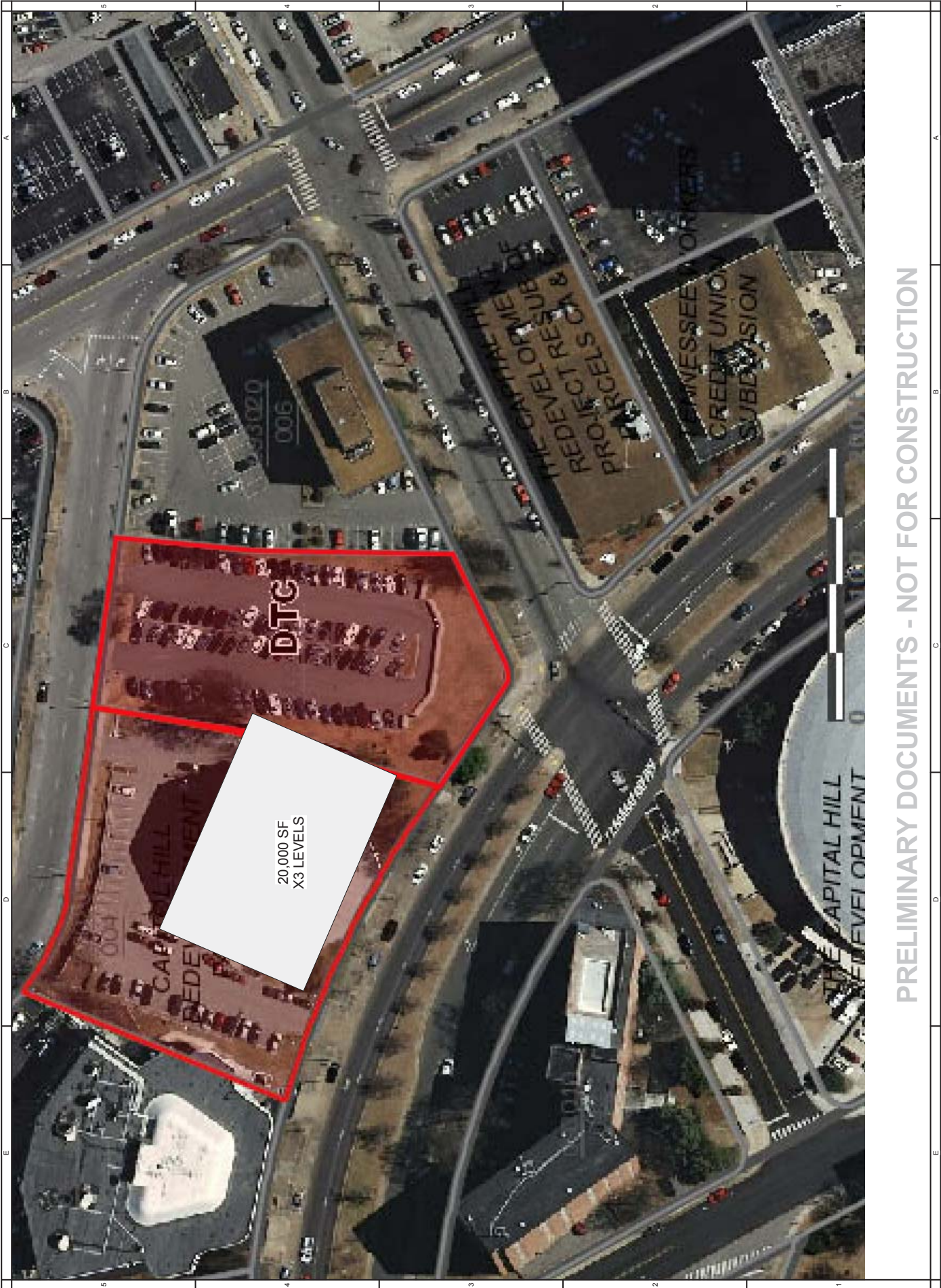


Advantages:

- Property is less than two (2) miles from CJC site
- Good vehicular and pedestrian site access, reduces congestion
- Adequate parking available

Disadvantages:

- Additional design cost to convert previous plans to a smaller footprint
- Existing structures on site, added cost of demolition
- Property is not Metro owned, added cost of land acquisition
- Downtown location, increases traffic and congestion

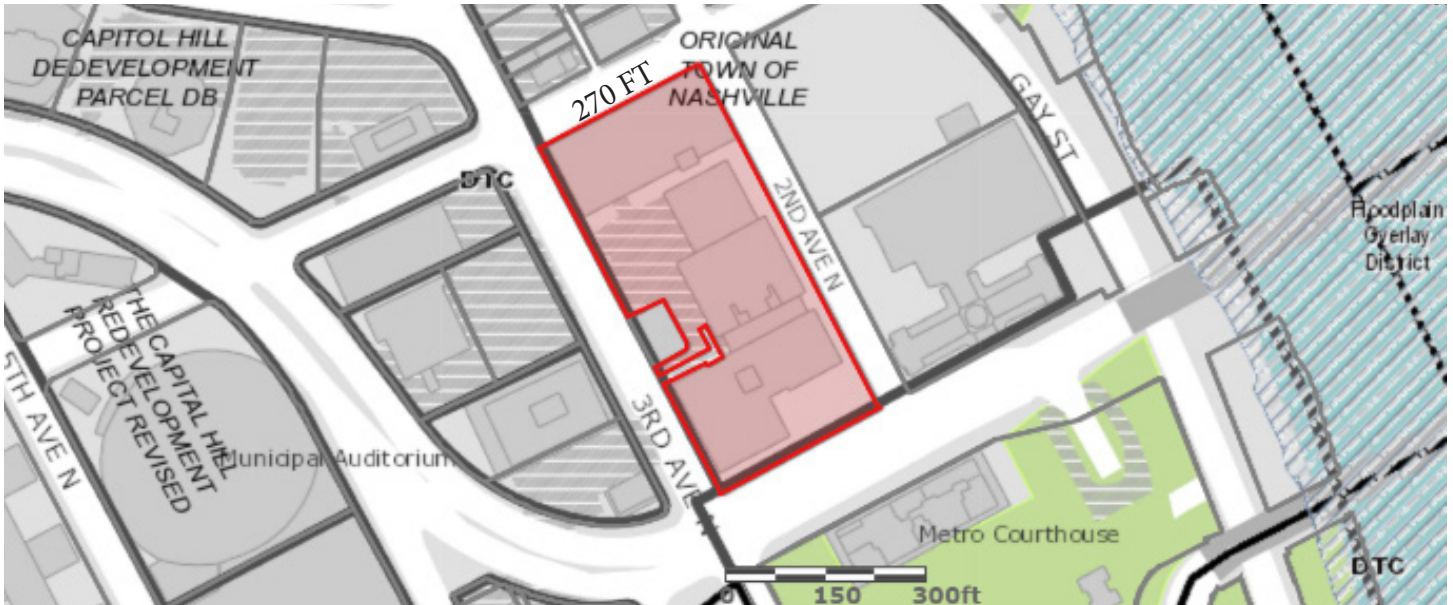


PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

Criminal Justice Center

448 2nd Ave North
Nashville, TN 37201

parcel #: 093020021
total site acreage: 3.53
owner: METRO GOVT



Advantages:

- Metro owned property
- Adjacent to new CJC site

Disadvantages:

- Downtown location, increases traffic and congestion
- Redesign of new CJC required, delay in design process



PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

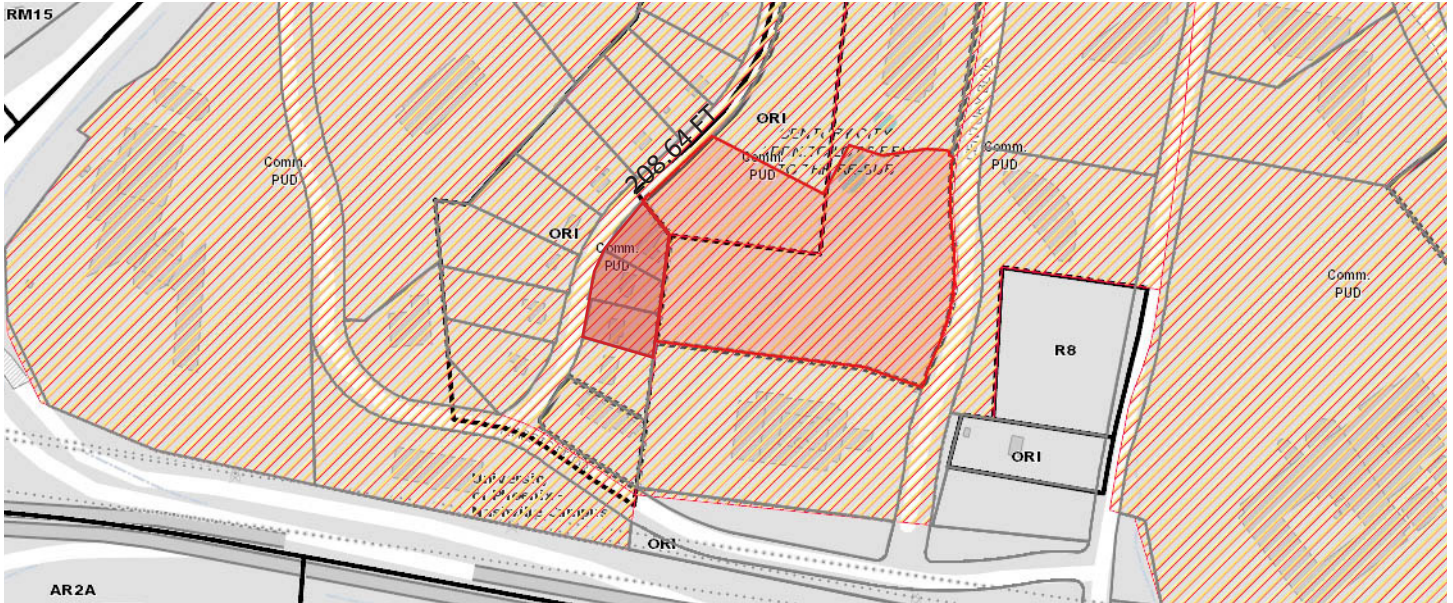
Century City Business Park

16 Century Blvd
Nashville, TN 37214

parcel #: 10700018300, 10703001600, 10703001700, 10703001800

total site acreage: 9.07

owner: 16 Century Partners



Advantages:

- Large site, options for expansion
- Fits two (2) story building that meets 2015 planning and saves in design cost
- Adequate parking available

Disadvantages:

- Property is not Metro owned, added cost of land acquisition,
- Property is over two (2) miles from CJC site, (+/- 8 miles)
- Poor vehicular and pedestrian access as well as poor loading and service access



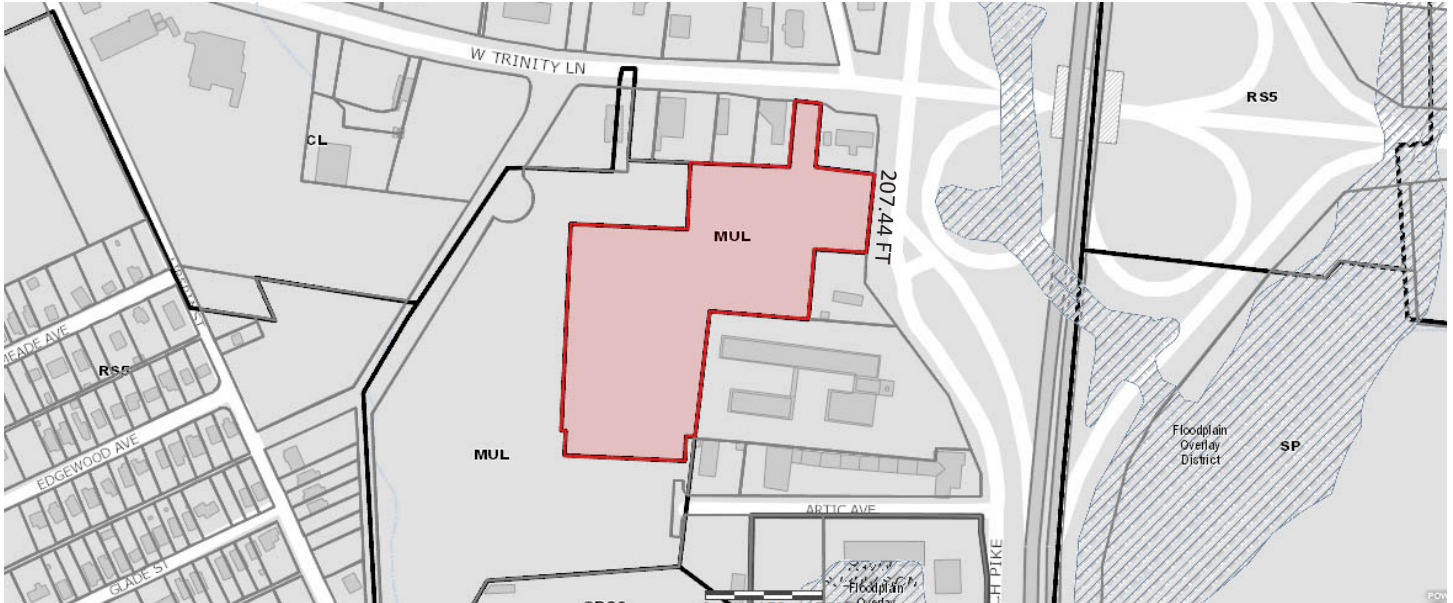
PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

2015 SHERIFF COMPLEX DESIGN
40,000 SF FOOTPRINT
60,000 SF TOTAL

West Trinity Lane

230 W. Trinity Lane
Nashville, TN 37207

parcel #: 07106007200
total site acreage: 8.26
owner: W. Trinity, GP



Advantages:

- Adequate parking available
- Large site, options for expansion
- Fits two (2) story building that meets 2015 planning and saves in design cost

Disadvantages:

- Property is not Metro owned, added cost of land acquisition,
- Property is over two (2) miles from CJC site, (+/- 4 miles)
- Poor vehicular and pedestrian access as well as poor loading and service access



PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

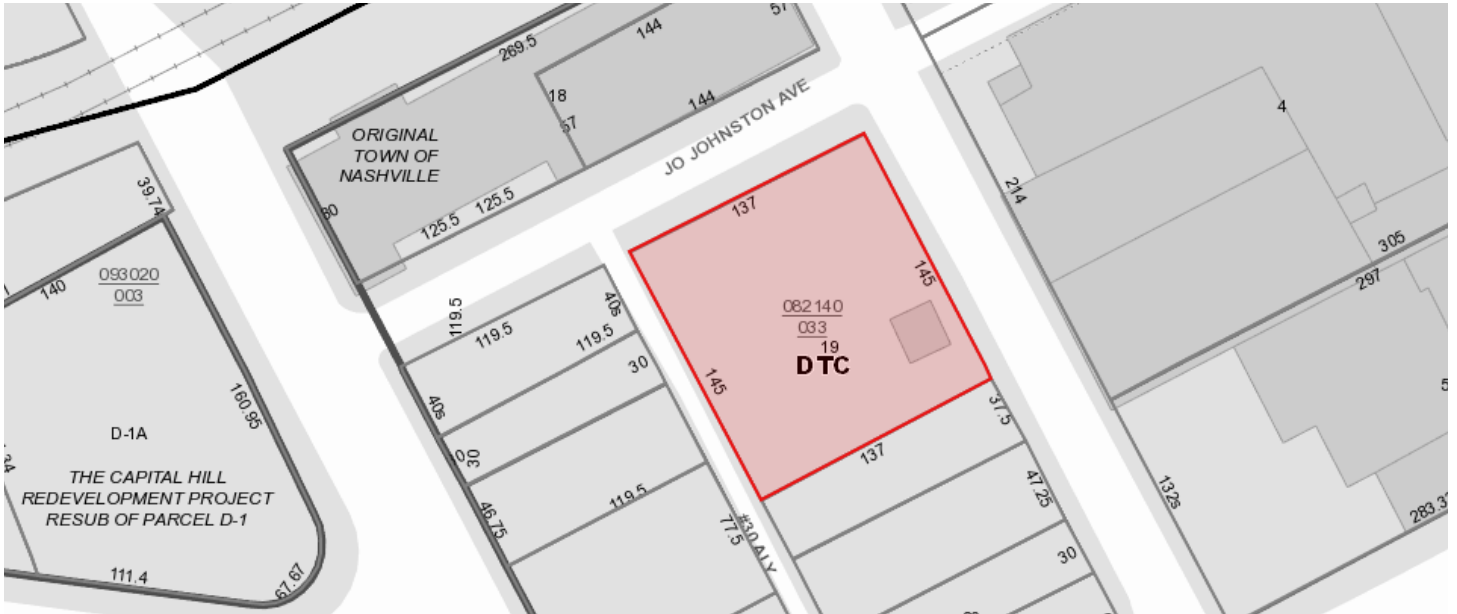
Jo Johnston Avenue

205 Jo Johnston Ave.
Nashville, TN 37201
2nd Avenue North

parcel #: 08214003300

site acreage: .46

owner: THE R. H. BOYD COMPANY



Advantages:

- Property is less than two (2) miles from CJC site

Disadvantages:

- Site does not fit adequate parking, additional garage structure or off site parking is required to meet needs
- Additional design cost to convert previous plans to a smaller footprint
- Existing structures on site, added cost of demolition
- Property is not Metro owned, added cost of land acquisition
- Downtown location, increases traffic and congestion



10,000 SF
X6 LEVELS

DTC

THE CITY OF DENVER
REDEVELOPMENT
PARCEL DB

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION

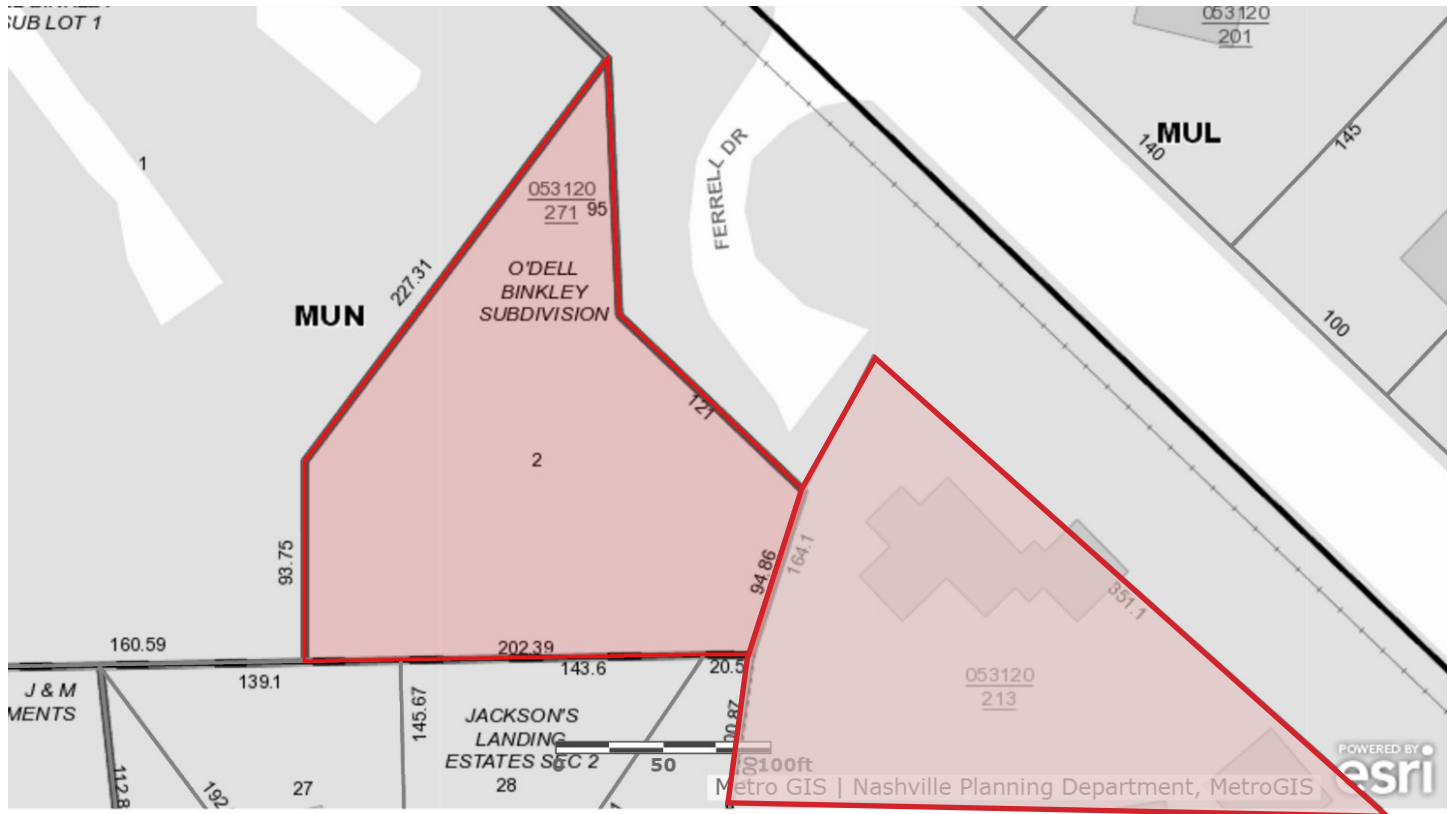
Lakewood City Hall Property

3401 Ferrell Dr
Old Hickory, TN 37138

parcel#: 05312021300 & 053120271

site acreage: 1.88 acres

owner: METRO GOV'T



Advantages:

- Metro owned property

Disadvantages:

- Additional design cost to convert previous plans to a smaller footprint
- Existing structures on site, added cost of demolition
- Site boundaries do not allow for appropriate set backs and program flexibility
- Property is over two (2) miles from CJC site, (+/- 15 miles)



20,000 SF
x3 LEVELS

PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION