



Update on 701 Porter

Dear Friends of 701 Porter,

I hope this email finds you well. As you may have seen --- either in person or in one of the attached articles --- things are starting to take shape at 701 Porter (the old Cornelia House). In mid-March, Metro Codes released all of our building permits for Phase One, and Baron + Dowdle Construction has been hard at work ever since. In fact, the interior spaces in the retail portion of Phase One should be completed within the next two weeks! Through July, we will continue to make facade renovations based on the attached design concept, and we are hoping to have a launch party for our Phase One retail tenants when the facade is finished later this summer. Meanwhile, we are working to finish the Phase One apartments by October 1st. Once we have brought the residential interior to closer to completion, we will begin hosting open house events to show people some of the design features and assistive technologies we are building into each apartment.

Some other good news:

---We leased the remaining commercial spaces in the building. In March, we added a new clothing boutique, Made, to the retail mix. And after months of searching for the right tenant, we have just leased the cafe/restaurant space! The new bar/restaurant is called Cooper's on Porter and is just what the neighborhood needs: a new, original restaurant with a great menu and a laid-back atmosphere. A sample of the menu is attached here.

---After a concerted campaign involving several East Nashville neighborhood groups and Councilmen Erik Cole and Mike Jameson, Metro Public Works installed an all-way stop for the intersection at Porter Road and Eastland Avenue. This is a major achievement and would not have been possible but for our concerned neighbors, our committed council members, and a responsive Department of Public Works. We are grateful for the hard work that resulted in this new intersection, which greatly improves pedestrian and driver safety and neighborhood connectivity.

---Thanks to neighborhood letters of support and to endorsements from Councilmen Cole and Jameson, the Board of Zoning Appeals approved our setback variance request to build a 1,000 SF deck on the property (concept rendering attached). Especially with the all-way stop, we think this will greatly enhance the appearance of the Porter/Eastland intersection.

We will continue to keep you updated on the project as we reach new

milestones, including our launch party later this summer (details TBA).

Have a safe and happy Memorial Day weekend.

Thanks,

Brent Elrod
Urban Housing Solutions
(615) 636-9489

Have a passion for history? Below is a more complete summary of our project milestones to date:

June 2008 -- The Metro Board of Zoning Appeals granted a continued non-conforming use to the Cornelia House property to be converted into a mixed-use (residential/commercial) development.

July 2008 -- Aubrey and Forrest Preston executed a Deed of Gift transferring the Cornelia House to Urban Housing Solutions (UHS).

September 2008 -- UHS hired John TeSelle, AIA, LEED AP, to serve as the lead architect for the 701 Porter project, and hired additional design input from John Dickinson, a deaf architect and the director of the Special Needs Design Studio at Winter & Company in Boulder, CO, and Mahesh Neelakantan and Parvathi Nampoothiri of Atelier2.

October 2008 -- UHS received a CHDO grant commitment (\$150,000) from the Metropolitan Development and Housing Agency to develop the residential portion of 701 Porter.

November 2008 -- UHS received a grant commitment (\$348,417) from the Tennessee Housing Development Agency Housing Trust Fund to develop the residential portion of 701 Porter.

December 2008 -- UHS developed a website and installed a leasing sign at 701 Porter to begin marketing the project.

April 2009 -- UHS convened a well-attended focus group of deaf and hard of hearing adults to help advise and provide feedback about the residential plans for 701 Porter. John TeSelle finished the architectural plans for 701 Porter Phase 1.

May 2009 -- John TeSelle and UHS finished the construction documents for 701 Porter Phase 1 and Montessori East signed a lease to open a new daycare program at the property.

June 2009 -- UHS officially opened the request-for-bid process for 701 Porter Phase 1 and separately contracted with Advanced Construction to convert the Montessori East space. UHS secured leases from several Phase 1 retail tenants: a salon, a special-events bakery, a custom furniture store, and a florist.

July 2009 -- Advanced Construction finished the Montessori East space, and UHS began negotiations with Baron+Dowdle Construction LLC to build the rest of Phase 1. UHS secured two additional retail tenants: a custom guitar repair and sales store, and an art studio.

August 2009 -- Montessori East officially opened its doors for business.

September 2009 -- UHS secured a \$1,035,000 construction loan from The Housing Fund to build Phase 1. This loan will subsequently convert to permanent financing at 3 percent.

October 2009 -- UHS signed a design-build contract with Baron+Dowdle, and B+D began demolition at 701 Porter. UHS donated virtually all of the remaining hospital beds, medical devices, wheel chairs, and various other hospital-related equipment and fixtures in the Cornelia House to Project C.U.R.E. (www.projectcure.org), a non-profit that ships donated medical supplies to clinics and hospitals in the developing world, and to The Shalom Foundation (www.theshalomfoundation.org), a faith-based non-profit, to help them equip a clinic they are building in Guatemala.

November 2009 -- UHS received a grant from the Federal Home Loan Bank of Cincinnati (\$396,417) to develop the residential portion of 701 Porter Phase One.

December 2009 -- Baron+Dowdle finished all demolition and environmental abatement at 701 Porter.

January 2010 -- Baron+Dowdle submitted all final engineering plans to Metro Codes for permit approvals. The Metro Traffic & Parking Commission approved an appeal by Councilman Erik Cole and a coalition of East Nashville neighborhood groups and UHS to install a new all-way stop for the intersection of Porter and Eastland. The new intersection will include pedestrian crosswalks and will improve both vehicular and pedestrian safety as well as pedestrian access between 701 Porter and nearby businesses.

March 2010 -- Metro Codes released all building permits for 701 Porter Phase One and Baron+Dowdle authorized all subcontractors to begin reconstruction at 701 Porter. UHS secured the final retail tenant for Phase One, a boutique gift store.

April 2010 -- UHS applied to the Board of Zoning Appeals for a setback variance to allow the construction of an outdoor deck.

May 2010 -- After soliciting additional input from the neighborhood, the Department of Public Works installed three stop signs and a pedestrian crossing at the intersection of Porter Road and Eastland Avenue. Thanks to letters of support from neighborhood residents and endorsements from Councilmembers Cole and Jameson, the Board of Zoning Appeals granted a setback variance for the outdoor deck at 701 Porter. UHS secured the cafe/restaurant tenant, Cooper's on Porter.

5 attachments



701 Porter - Front View.jpg
1189K

Smile
on my mac



Deck view.jpg
86K



Nashville Business Journal Article - March 22, 2010.pdf

32K



NBJ - Biz Bits - April 2, 2010.pdf

179K



Cooper's - Sample Menu.pdf

28K



Smile
on my mac





Cooper's

Eat. Drink. Gather.

Apps

Hand Cut Fries-4

Charred Tuna Sashimi-8

Flatbread Pizza du Jour-7.5

Black Angus Sliders-8.5 (3)

Shrimp Corn Dogs-7

Homemade Soft Pretzels-5 (2)

Deviled Eggs-4

Spicy "Popcorn" Crawfish Tails-6

Potato Chips & Dip-5

Pick two: bleu cheese, spinach artichoke, ranch,
smoked gouda bock, Tabasco aioli

House Salad-4.5

Soup du Jour-3.5

Sandwiches

Chips or Fries and a pickle spear

Cooper's Burger- 10oz patty on a brioche bun with smoked gouda cheese, bacon, lettuce, tomato, red onion marmalade and Tabasco aioli-11.5

Reuben-Thick cut corned beef brisket on grilled pumpernickel with gruyere, homemade sauerkraut and Russian dressing-10.5

Pork BBQ Hoagie- Pulled pork on a grilled hoagie with sweet & spicy bbq sauce and slaw-9.5

Grilled Chicken-Balsamic chicken on grilled ciabatta with feta, olive tapenade and pepperonata- 9

Specialties

Rotisserie Style Chicken-with garden vegetable succotash-16

Polenta Crusted Catfish Filets-with sweet corn pudding, slaw and malt vinegar reduction-15

Grilled Bistro Steak-with hand cut fries and truffle butter-19

Shrimp Lasagna-layered with shrimp, spinach and roasted garlic cream. Topped with fontina-16.5

Wild Mushroom Buckwheat Crepes-green tomato chutney and goat cheese-15.5

Grilled Rack of Lamb-with citrus compote and barley salad-20

Seasonal & Sustainable "Catch of the Day"-17

Dessert

White Chocolate Key Lime Tiramisu-with fresh candied lime and whipped cream-5

Banana Fritters-with tangerine caramel dipping sauce-5

Chocolate & Peanut Butter-chocolate torte topped with peanut butter mousse-5

Funnel Cake Trio-5

