



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES

BILL HASLAM
GOVERNOR

ROBERT E. OGLESBY, AIA
COMMISSIONER

November 5, 2013

Many-Bears Grinder, Commissioner
State of Tennessee
Department of Veterans Affairs
Tennessee Tower - 13th Floor
312 Rosa L. Parks Avenue
Nashville, TN 37243

**Re: Review of Proposed Site
TN Veterans Home – Cleveland
1960 Westland Drive, Bradley County**

Commissioner Grinder:

STREAM has performed a preliminary review of the information as submitted by Bradley County. The result of that review is that STREAM has some concerns about developing the proposed site for the use of a State Veterans Home. The designer has also expressed his concerns on the suitability of the site for the proposed use.

Some items of concern as it relates to this particular site are:

- Possible unconsolidated fill within the most suitable building site
- Development costs of the site, including secondary access and utility infrastructure
- Presence or self-advertising quality of the site
- Site Size/proportions/grades/geometry

The issues above are explained further below in our letter.

Unconsolidated Fill

The area most likely to be utilized as part of the development has been filled with material that is likely to result in differential settling. The solution is either the removal and replacement of the material, or specially designed footings that address the situation, both of which come with an added expense.



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Development Costs

To provide for additional life safety, as well as to resolve some issues with neighboring land owners, it was requested to review the feasibility of obtaining secondary access to the site, as well as well as extending Kile Lane further into the site. This would result in the site no longer being labeled a 'flag lot'. The proposed secondary access cost as provided by Bradley County is approximately \$1.5M. Additionally, the extension of Kile Lane would result in an expenditure of approximately \$225,000. Other costs to be borne for the sake of the project include extensions of water, gas and sewer utilities further back into the site. One added item of concern is the validity of access through a secondary access over private property. The long-term effects of this arrangement would need to be further studied and clarified for risks and costs.

Site Size, Proportion & Grades

The proposed site, at 28.34 acres, is larger than required. However, based upon layout and terrain finding a suitable use for the remaining tract of land may be difficult. Additionally, based upon its dimensions there may be some conflicts with the proposed programming of the project, resulting in longer corridors and other items not ideal for the proposed building use. The designer had the following comments on the suitability of the site.

"Site Proportions – the main portion of the site is under 600 feet wide and over 2,000 feet long. As I understand it, the intention was to try and move away from the linear design facility to avoid excessively long corridors. This will be made more difficult with a linear site. The Clarksville plan has a footprint that is approximately 254 feet wide by 614 feet long. When you consider grading, parking, and access points, the site proportions tend towards the Clarksville configuration."

Also

"Site Grades – the topographic information indicates a significant grade change even in the flattest portion of the site. The first 800 feet or so has a vertical rise of 28 feet (E. 924' to 952') and the next 500 feet has a vertical rise of 72' (El. 952' to 1024'). While a 3.5% slope on the front portion is not significant on most projects, it is significant on a single-story project of this size where level changes are undesirable."



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Visibility

The proposed site lacks a self-advertising quality, defined as the ability to convey its presence to passers-by and potential residents without undue burden. The significant grade changes that will be required at the front of the site may be a visual barrier that could block the view of the facility from the road. Being located on a flag lot behind existing foliage and buildings results in a location that will not be readily visible from the roadway.

Appraisal

The site appraisal submitted by the County listed the "highest and best use" of the proposed property as Residential Subdivision.

It is our recommendation that an alternate site be considered.

Sincerely
Real Estate Asset Management

A handwritten signature in blue ink, appearing to read "Cleve Salmon".

Cleve Salmon
Architect/Agency Manager