

· Village East · Architectural Inspiration



- *Craftsman style doors* give beauty to each home and pay respect to Historic East Nashville.
- Every townhome will have a *garage* that will keep cars from crowding our neighborhood.
- *Energy Efficient Windows* with exterior finishes that reflect East Nashville's architectural history.

· Village East · Community Inspiration



- *The Portland Brew community* on Eastland Avenue is the inspiration for Village East's coffee house & townhouse community.
- *Sweet 16th - A Bakery* represents the Architectural style and the type of boutiques that we want to see at Village East.

Dear Neighbors,

You may be curious about what is being constructed at 1505 & 1507 Porter Road, and we at Woodland Development Group would like to let you know. Great things are happening in this neighborhood! New restaurants and townhouses are being built and historic homes are being renovated in all areas of East Nashville. With the help and leadership of our members on the Metro Council, our neighborhood is becoming one of the most respected in Nashville.

I, myself, live in East Nashville. Soon after graduating from college, I purchased and renovated a house in East Nashville. Then, I moved to a house I built on Cahal Avenue. I've also lived on Porter Road and currently call Tammany Drive home. Our office is at 4803 Gallatin Pike in Inglewood. Needless to say, I love East Nashville! I walk to and enjoy the Pied Piper quite often, rollerblade at Shelby Bottoms, and think that Mitchell's Deli has the best lunch in town. I live, work, and play in East Nashville!

There is an important zoning request that will allow for a coffee house and townhouse style community very similar to the "Portland Brew" community on Eastland Avenue. A large part of the land that we are redeveloping is the old Porter Road parking lot of the Riverside Church of Christ. Our goal is to have a few boutique shops and a coffee house or restaurant facing the Save-a-Trip gas station & laundromat at 1520 Porter Road. As you walk past the coffee house into the new neighborhood, you'll start seeing the Vintage-style townhouses that will complete the community.

Our company has a proven track record of creative, innovative new construction and renovations in Nashville. We pride ourselves in being able to provide uniquely designed homes that are affordable. We believe that being known for quality is the best reputation to have. Since I am your neighbor, I have a vested interest in how this development, which will be called Village East, will positively affect our community.

Village East will consist of 20 Vintage-style townhomes in addition to the coffee house or restaurant and will have boutique space directly across the street from Save-a-Trip. Our goal is to add fun establishments that we can all enjoy while out walking. There will also be plenty of on-site parking. We are going above and beyond to make sure that we have more parking places than the Codes department requires. The last thing we want is a great place to eat with no parking.

Since we are in Historic East Nashville, we will be using high quality products such as Hardie-siding, brick, split-face-block, and Craftsman-style windows. We will not be using vinyl siding. Every townhome will have a garage that will keep cars from crowding our neighborhood.

Each townhome will have approximately 1,275 square feet of living space with 2 or 3 bedrooms. The bathrooms will have beautiful, custom tile floors and shower surrounds. The main living area will feature hardwood floors throughout; while the kitchen will boast custom cabinets with granite counters. With these finishes, the townhomes will have exceptional quality and value with an affordable price of around \$250,000.

Please see the included pictures of the buildings that have inspired this project. You'll recognize several of the East Nashville buildings. i.e. Portland Brew, Eastwood Village on Cahal Avenue & Sweet 16th – A Bakery.

Woodland Development Group is excited to have the opportunity to bring this creative and innovative lifestyle to East Nashville. We would welcome any suggestions or input that you might have for this endeavor. Please feel free to contact us anytime at (615) 712-8455. If you'd like to talk to us in person, our office is at 4803 Gallatin Pike in Inglewood, or better yet, we would enjoy sitting down with you at Ugly Mugs Coffee & Tea to get your advice and input on this project.

Come help us make Village East a fun, walkable neighborhood!

Sincerely,



Chris Choate
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(615) 712-8455

Don't miss our Community Support Meeting on Monday, August 5th at 6:00 pm at 1505 Porter Road. We'll have free pizza for everyone and it will be a great time to meet your fellow neighbors.