



# Green Infrastructure & Stormwater Management CASE STUDY

## Pinnacle at Symphony Place

**Location:** Nashville, TN

**Client:** Barry Real Estate

**Design Firm(s):** Hawkins Partners

**Landscape architect/Project contact:** Kim  
Hawkins

**Email:** [k.hawkins@hawkinspartners.com](mailto:k.hawkins@hawkinspartners.com)

**ASLA Chapter:** Tennessee

### Project Specifications

**Project Description:** Pinnacle at Symphony Place is a new 29-story 520,000 sq/ft office building in downtown Nashville. The building includes an expansive green roof on the 7th Floor above the portion of the building that includes the parking garage. The outdoor space is comprised of 9,400sq/ft of pedestal pavers and 19,000sq/ft of vegetated areas. The green roof areas are a combination of extensive green roof (planting media depths ranging between 5-9") and semi-intensive areas (planting media depths ranging between 18"-30"). The planting includes several ornamental trees.

### Project Type:

Commercial

Part of a new development

**Design features:** Green roof

**This project was designed to meet the following specific requirements or mandates:**

Local ordinance, LEED requirement for additional Floor Area Ratio (FAR)

**Impervious area managed:** 5,000 sq/ft to 1 acre



*Photo: Green Infrastructure Digest*

**Amount of existing green space/open space conserved or preserved for managing stormwater on site:** The green roof created 19,000sq/ft of new green space in downtown Nashville. The site was originally a parking lot that was 100% paved.

**The regulatory environment and regulator was** supportive of the project.

**Did the client request that other factors be considered, such as energy savings, usable green space, or property value enhancements?** They considered the amenity provided by the roof for its tenants, increased property values, and desirability by future tenants.

## Cost & Jobs Analysis

**Estimated Cost of Stormwater Project:** \$1,000,000-\$5,000,000 (Public funding: No public dollars were used)

**Was a green vs. grey cost analysis performed?** No

**Cost impact of conserving green/open space to the overall costs of the site design/development project:** The cost of the green roof was an additional cost over and above a conventional white roof.

**Cost impact of conserving green/open space for stormwater management over traditional site design/site development approaches (grey infrastructure)?** Did not influence costs.

**Number of jobs created:** Unknown

**Job hours devoted to project:**

Planning and Design: Not available

Construction: Not available

Annual Maintenance: Not available

## Performance Measures

**Stormwater reduction performance analysis:**

Based on average depths of planting media used on the roof and previous studies researched that approximately 67% of the annual stormwater was retained on the roof.

**Community & economic benefits that have resulted from the project:** The project added additional property value to the downtown which will result in additional property taxes. In addition, the project reduces impact on the City's combined sewer infrastructure and eliminates the heat gain of the original parking lot.

## **Project Recognition**

ULI Nashville Excellence in Development Award - Urban Land Institute, 2009

## **Additional Information**

Links to images: <http://hpi-green.com/2009/11/30/new-downtown-high-rise-includes-green-roof/>



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