
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: ERIC HAMMER, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: MAY 13, 2021

PROJECT NAME	645 DIVISION STREET
DTC SUBDISTRICT	GULCH SOUTH
Parcel(s)	09314058600
Requested by	John Gore, Barge Cauthen and Associates, applicant; Jason Koehn, Albion in the Gulch, LLC, property owner

BACKGROUND

The Downtown Code requires Planning Commission certification of compliance with the provisions of the Bonus Height Program (when those provisions are utilized for a development), before building permits can be issued.

APPLICANT REQUEST

Certification of compliance with the Downtown Code (DTC) Bonus Height Program (BHP) for a 20-story residential building located at 645B Division Street and within the Gulch South Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. Underground Parking and Upper Level Garage Liner
2. LEED Silver
3. Pervious Surfaces
4. Public Parking

The Gulch South Subdistrict generally permits 10 stories by-right for properties and up to 16 stories by-right for these properties with use of the Bonus Height Program. On June 25, 2020, the Planning Commission reviewed and approved a DTC Overall Height Modification (2020DTC-038-001) to allow 20 stories. As part of the Overall Height Modification application, this project demonstrated use of the Bonus Height Program beyond the cap of 16 stories within the Downtown Code.

ANALYSIS

The DTC Bonus Height Program allows bonus height if provisions for certain public benefits are met. The public benefits in exchange for bonus height are outlined as such:

Underground Parking and Upper Level Garage Liner

- The number of square feet of Bonus Height shall be equal to the number of square feet in Underground Parking. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.
- The number of square feet of Bonus Height shall be twice that of the number of square feet in Garage Liners. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.

LEED Silver

- Bonuses for individual buildings are given upon precertification of LEED silver, gold and platinum. The bonuses are specific to each Subdistrict. See the BHP Chart for details.

Pervious Surfaces

- The number of square feet of Bonus Height shall be twice that of the number of square feet of Pervious Surface. Bonuses are specific to each Subdistrict and the Gulch South Subdistrict allows 2 additional stories for Pervious Surfaces.

Public Parking

- The number of square feet of Bonus Height shall be twice that of the number of square feet in Public Parking. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.
- Public Parking shall be clearly marked as public, and shall be accessible to the public, at all hours that the garage is open, for the lifetime of the building.

The project has demonstrated compliance with the DTC Bonus Height Program within the parameters outlined by the Overall Height Modification submittal, which details commitments through the bonus height program above and beyond the typical limitations of the BHP Chart.

The project has demonstrated via the DTC final site plan for the property that 89,976 SF of underground parking is being provided which yields a bonus height area of 89,976 SF and that 9,515 SF of retail liner is being provided which yields a bonus height of 19,030 SF. A precertification of LEED Silver from USGBC has been received for the project, which yields two stories of bonus height. The project has also demonstrated that 25,094 of pervious surface are being provided, which yields 50,188 SF of bonus height. Pervious surfaces used to attain the pervious surface bonus are not used in the LEED Silver precertification. The project has also demonstrated that 19,797 SF of public parking are being provided via a recorded restrictive covenant, which yields 39,594 SF of bonus area.

The bonus amounts are part of the commitments made to the Planning Commission as part of the Overall Height Modification and are deemed to be used at this site. No bonus height is eligible for transfer to another site within the DTC.

STAFF RECOMMENDATION

Approve Certification of Compliance. Staff has reviewed the project's utilization of the DTC's Bonus Height Program provisions and finds it to be compliant with the DTC and Overall Height Modification 2020DTC-038-001.

Parcel Map

