
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: ERIC HAMMER, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: JUNE 25, 2020

PROJECT NAME	1222 DEMONBREUN
DTC SUBDISTRICT	GULCH SOUTH
Parcel(s)	093090E00100CO
Requested by	Jason Crist, HKS, Inc., applicant; 1222 Demonbreun LP, 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 19-story office tower located at 1222 Demonbreun and within the Gulch South Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. LEED Neighborhood Development
2. LEED Silver
3. Underground Parking

The Gulch South Subdistrict permits 15 stories by-right for properties that front Demonbreun Street and up to 21 stories by-right for these properties with use of the Bonus Height Program.

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:

LEED ND

- Bonuses for neighborhoods are given upon pre-certification of LEED ND. Every property within the LEED ND neighborhood may utilize the bonus height. Bonuses are specific to each Subdistrict and the Gulch South Subdistrict allows 2 additional stories for LEED ND.

LEED Silver

- Bonuses for individual buildings are given upon pre-certification of LEED silver, gold, and platinum. Bonuses are specific to each Subdistrict and the Gulch South Subdistrict allows 2 additional stories for LEED Silver.

Underground Parking

- 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.

Please note, this project was previously certified with only the LEED Silver and LEED ND bonuses. The developer of this project is seeking to certify the underground parking to transfer these rights to another site. The project has demonstrated compliance with the DTC Bonus Height Program. The project falls within the Gulch South LEED Neighborhood and the applicant has registered the project for LEED Silver certification (project ID 1000108304) and submitted their pre-certification report of their application.

The project has also now demonstrated that 50,130 SF of underground parking is being provided which yields a bonus height area of 50,130 SF.

Upon fulfilling remaining requirements prior to issuance of building permits, the proposed development project shall be allowed to build within the restrictions of the Subdistrict, up to the Bonus Height Maximum as established within this section.

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.

Parcel Map

