

Items 24 and 25: Downtown Code

From: O'Connell, Freddie (Council Member) <Freddie.O'Connell@nashville.gov>

Sent: Thursday, June 25, 2020 1:13 PM

To: Planning Commissioners <Planning.Commissioners@nashville.gov>

Cc: Planning Staff <planningstaff@nashville.gov>

Subject: Height in the Downtown Code: Support 2020DTC-038-001 and 2020DTC-031-001

Commissioners,

I want to bring to your attention two items on today's agenda related to height within the boundaries of the Downtown Code.

Many Planning staff (any who have worked with me on projects within the DTC) are aware that I have felt since I took office in 2015 that the DTC was a great step toward a form-based truly urban core but that it didn't anticipate (how could it, honestly?) how much capacity existed within its boundaries for more housing, a greater mix of uses, and for more commercial space.

Any architect will tell you that height begets elegance. I largely agree. Today, items 2020DTC-038-001 and 2020DTC-031-001 are both seeking height modifications.

Both of these projects have been in development for quite some time, both have worked closely with Planning staff, and Circle South in particular has worked closely with adjacent property owners.

Going forward, I think we will want to revisit how the Downtown Code incentivizes great projects where greater height is not disincentivized but rather combined goals like better form, sustainability, and affordable housing are all incentivized together.

In the meantime, I support the staff recommendations on these items and hope you will approve them.

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Freddie O'Connell

Metro Council, District 19

<http://www.readyforfreddie.com>

<http://www.facebook.com/FreddieForNashville>

<http://twitter.com/freddieoconnell>

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