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**MEMORANDUM**

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**TO:** PLANNING COMMISSIONERS  
**FROM:** ERIC HAMMER, METRO NASHVILLE PLANNING DEPARTMENT  
**SUBJECT:** CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC  
**DATE:** FEBRUARY 25, 2021

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|------------------------|---|
| <b>PROJECT NAME</b>    | <b>1111 CHURCH STREET RESIDENCES</b>  |
| <b>DTC SUBDISTRICT</b> | GULCH SOUTH   |
| <b>Parcel(s)</b>       | 09305012500, 09305012600, 09309008200,<br>09309008100, 09309008000                              |
| <b>Requested by</b>    | Lee Davis, ESa, applicant; Jon Kully, 1117 Church<br>Street Property Owner, 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 21-story mixed-use building located at 1117 & 0 Church Street & 130, 134, 138 12th Avenue North and within the Gulch South Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. Underground Parking
2. Public Parking
3. Pervious Surface Area

The Gulch South Subdistrict permits 15 stories by-right for properties that front Church Street and up to 21 stories for these properties that utilize 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:

Underground Parking

- The number of square feet of Bonus Height shall be equal to the number of square feet in Underground Parking. Bonuses are specific to each Subdistrict, and the Gulch South Subdistrict allows up to 3 additional stories for Underground Parking and Upper Level Garage Liners.

Public Parking

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

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.

The project has demonstrated compliance with the DTC Bonus Height Program to attain six stories beyond the by-right allocation for this property.

Two stories will be fully attained (and one story partially attained) through 48,632 SF of underground parking. The 16<sup>th</sup> and 17<sup>th</sup> stories have a proposed floor area of 19,521 SF each, utilizing 39,042 of this earned bonus. The remaining 9,590 SF will be applied to the 21<sup>st</sup> story, as up to 3 stories may be earned at this location through the Underground Parking bonus.

An additional two stories will be achieved through 48,632 SF of public parking. Each square foot of public parking yields 2 square feet of Bonus Height, yielding 97,264 SF total. This will be applied to the 18<sup>th</sup> and 19<sup>th</sup> stories, which have a proposed floor area of 19,521 SF each, utilizing a total of 39,042 of Bonus Height. As the subdistrict maximum for this bonus is 2 stories and 2 stories are used at this site, the remaining SF is non-transferrable.

Finally, the last two stories will be achieved through 14,726 SF of pervious surfaces. Each square foot of pervious surfaces yields 2 square feet of Bonus Height, yielding 29,452 SF total. This will be applied to the 20<sup>th</sup> story has a floor area of 19,521 SF, with the remaining 9,931 SF applied to the 21<sup>st</sup> story. This remaining 9,931 SF is combined with the previously noted Underground Parking bonus of 9,590 to achieve the 21<sup>st</sup> story, which has a floor area of 19,521 SF.

As all bonuses earned through this application are used by this project, there is no remaining SF available for future transfers to another site.

**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**

