
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: ERIC HAMMER, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: MAY 27, 2021

PROJECT NAME 501 3RD AVENUE SOUTH
DTC SUBDISTRICT LAFAYETTE
Parcel(s) 09310045800
Requested by Bryan Callahan, Ratio, applicant; Suraj Patel, 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 11-story hotel located at 501 3rd Avenue South and within the Lafayette Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. LEED
2. Public Parking

The Lafayette Subdistrict generally permits 8 stories by-right for properties and up to 11 stories for this property with use of the Bonus Height Program. This project has demonstrated use of the Bonus Height Program to earn 3 additional stories for a total height of 11 stories.

ANALYSIS

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

LEED

- 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.

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. 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 20,700 SF of public parking are being provided via a recorded restrictive covenant, which yields 41,400 SF of bonus area. The 11th story of this project is 13,840 SF and the earned public parking bonus is applied to this story.

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.

Parcel Map

