
MEMORANDUM

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

PROJECT NAME	PASEO TOWER 1
DTC SUBDISTRICT	GULCH SOUTH
Parcel(s)	09314022300, 09314022400, 09314022500
Requested by	Ryan Terrell, ESa, applicant; Jonathon Reeser, MTP Dev – 620 8 th Ave South, 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 16-story mixed-use building located at 618-620 8th Avenue South and 708 Fogg Street and within the Gulch South Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. Historic Building Preservation
2. Upper Level Garage Liner
3. Pervious Surface
4. Public Parking

The Gulch South Subdistrict permits 10 stories by-right at this location, and up to 16 stories for developments 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:

Historic Building Preservation

- The number of square feet of bonus height shall be equal to the development rights being forfeited by the preservation of the historic building. Bonuses are specific to each Subdistrict and the Gulch South Subdistrict allows 2 additional stories for Historic Building Preservation.

Upper Level Garage Liner

- The number of square feet of bonus height shall be twice that of the number of square feet in Upper Level Garage Liner. Bonuses are specific to each Subdistrict, and the Gulch South Subdistrict allows 2 additional stories for Upper Level Garage Liners.

Pervious Surface

- 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. Bonuses are specific to each Subdistrict, and the Gulch South Subdistrict allows 2 additional stories for Public Parking.

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

- 106,848 SF of historic building preservation (former antiques mall at 606 8th Avenue South) was provided. This yields 106,848 SF of bonus height. The project is only utilizing 42,220 SF of the bonus height earned for 2 stories. The remainder is anticipated to be put toward Paseo Tower 2, which will have its bonus height certified at a later date.
- 19,680 SF of upper level garage liner (office space on the second and third floors) was provided. This yields 39,360 SF of bonus height or 1.86 stories.
- 1,785 SF of pervious surfaces (vehicular and pedestrian rated pervious paver and a vegetated green roof) was provided. This yields 3,570 SF of bonus height or 0.17 stories. The project is only utilizing 2,860 SF of the bonus height earned for 0.14 stories.
- 22,145 SF of public parking, on the second and third floors, was provided. This yields 44,290 SF of bonus height or 2.09 stories. The project is utilizing 42,220 SF of the bonus height earned for 2 stories.

Per the Downtown Code, the remaining un-used bonus square footage would be eligible for the BHP transfer of development rights, upon the project receiving its final certificate of occupancy.

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

