

**DTC-DRC Modification Request  
Permanent Supportive Housing & Service Center  
March 5, 2020**

The Mayor's Office has proposed creating as many residential units as possible of permanent supportive housing for the chronic homeless at 505 2<sup>nd</sup> Avenue North. The design and construction of the project will be managed through Metro General Services, and upon completion of the project, MDHA will manage the building.

The project site is located at the corner of 2<sup>nd</sup> and Gay Street, and faces the loading dock at the back of the Criminal Justice Center on Gay Street, and the Nashville Fire Department Station on 2<sup>nd</sup> Avenue.

Modification Request: The James Robertson district requires a minimum 15' step-back between the 4<sup>th</sup> and 8<sup>th</sup> stories. Our request is to waive the step-back requirement for this proposed 10 story building.

Reason for Modification:

The highest point of the site is at elevation 448'. The overall height of the building is limited to 112', per the requirement that the overall height of the building not exceed a height of 560' above sea level to preserve the views to the capitol building. As such, the proposed building is limited to 10 stories.

The building will contain residential units, with 1-1/2 to 2 floors of support for the building located on the lower floors. The parcel is narrow, approximately 60' x 127', and resulting in an inefficient layout of residential units on the step-backed floors 8-10 (refer to attached floor plan diagrams). Additionally, the residential units located adjacent to the neighboring parcel to the north, per the fire separation distance requirements of the International Building Code, are required to be located 10'-0" away from the property line in order to provide windows in the units, which further narrows the available building footprint.

The Mayor's Office's intent is that the building house as many units as possible for the homeless. There is a need to provide shelter for more than 2,000 citizens in Nashville and Davidson County. The number of units that can be provided on this site is limited by the height restriction to preserve the views to the capitol building and the narrowness of the site. The building, if designed to the standards of this subdistrict, will result in approximately 92 units. If the modification request is granted, it is possible that a total of 110 units can be provided for the homeless.

Compliance with the Intent of the DTC:

We understand that an intent of the DTC, as noted on page 7, is to "create active, attractive streets and streetscapes". The project will be designed to meet the requirements of the MCSP; however, the proposed building fronts the back of the Criminal Justice Center, which does not contribute to the urban fabric and pedestrian experience. The request to add additional square footage to the step-back, will not negatively impact the pedestrians and the surrounding buildings.

The James Robertson subdistrict requires either storefront or stoop frontage at this site. The building will be designed to comply with the requirements of storefront frontage.

The building will be designed to achieve LEED Silver certification. The Bonus Height Program of the DTC provides height bonuses for new construction that meets this standard. Because the project is on this particular site, limited to not exceed 560' above sea level, we are not able to utilize this bonus in the truest sense, we are requesting that the bonus be allocated to floors 8, 9, and 10 in the 15' step-back area.

Summary: The intent of requesting this modification is to provide as many residential units as possible for the homeless. Thank you for your consideration of this request, so that our city can provide shelter for the chronically homeless of our community.





# PERMANENT SUPPORTIVE HOUSING & SERVICE CENTER

MARCH 5, 2020

DTC-DRC MODIFICATION SUBMISSION



MOODY•NOLAN



# Site Plan



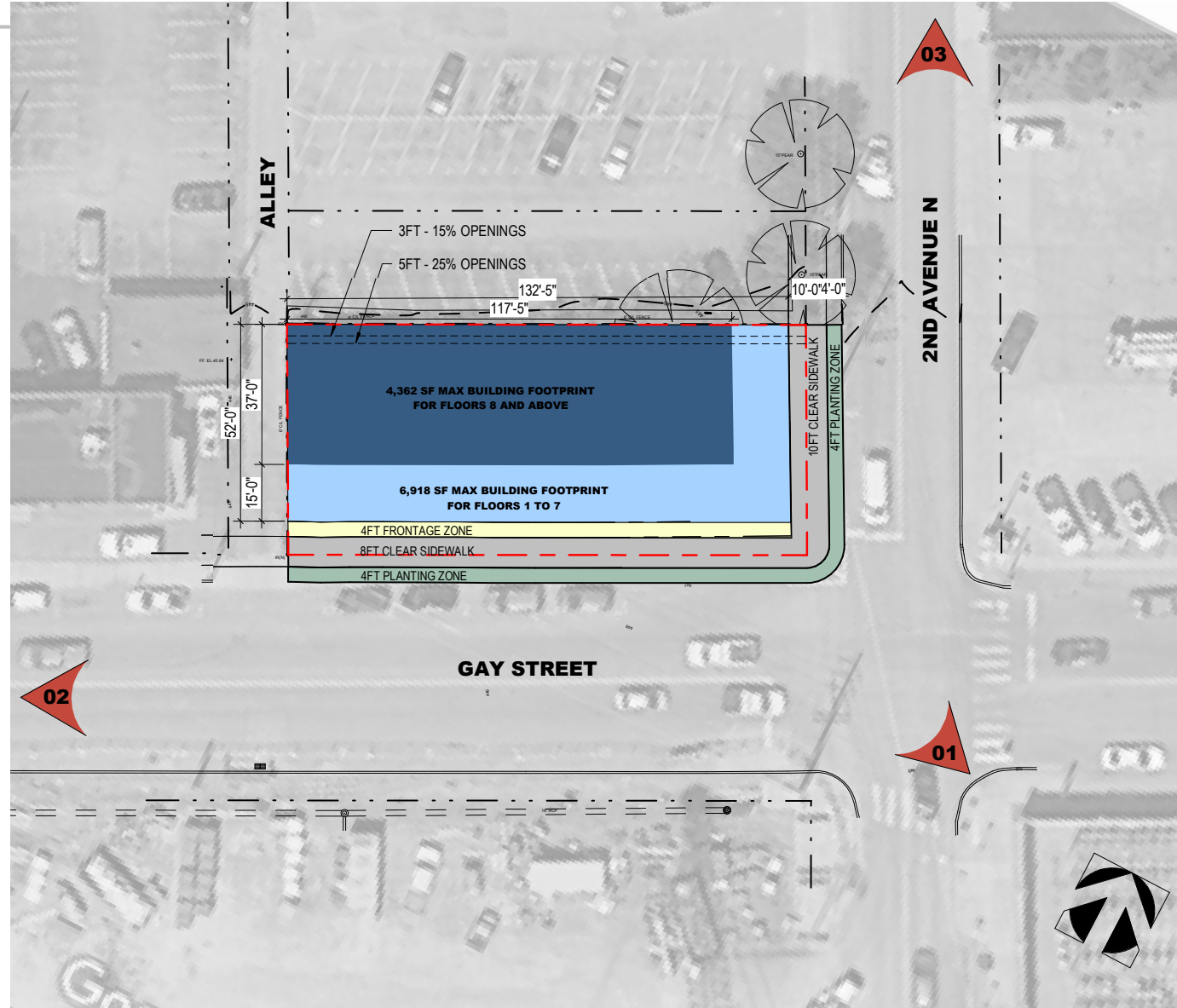
VIEW 01



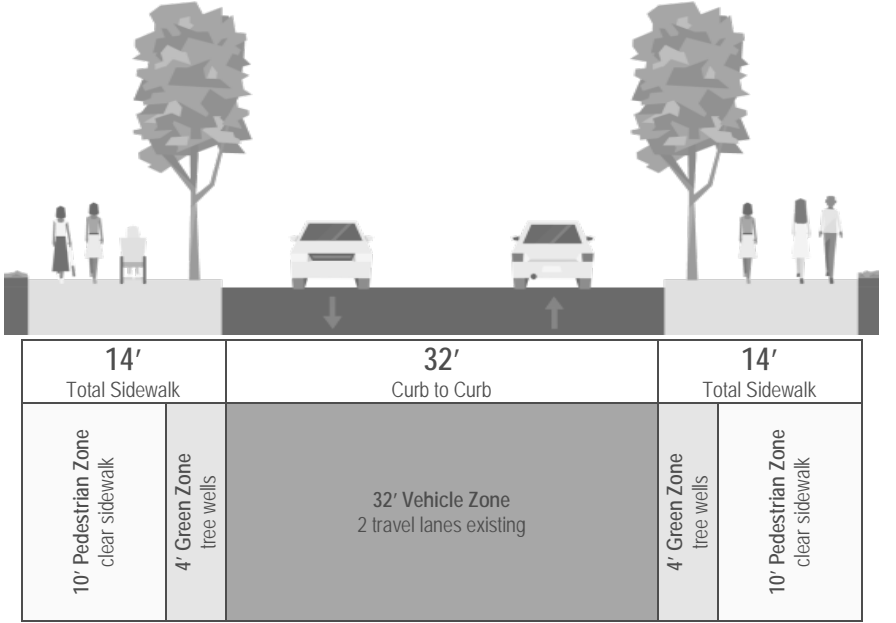
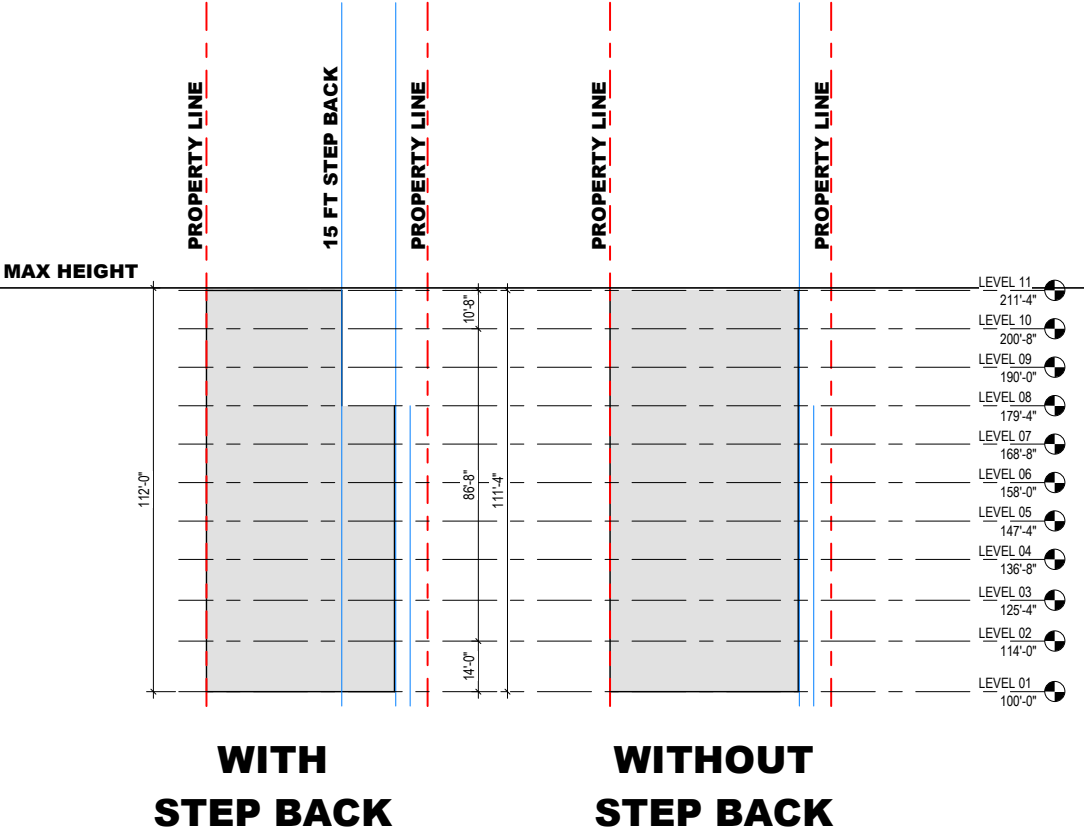
VIEW 02



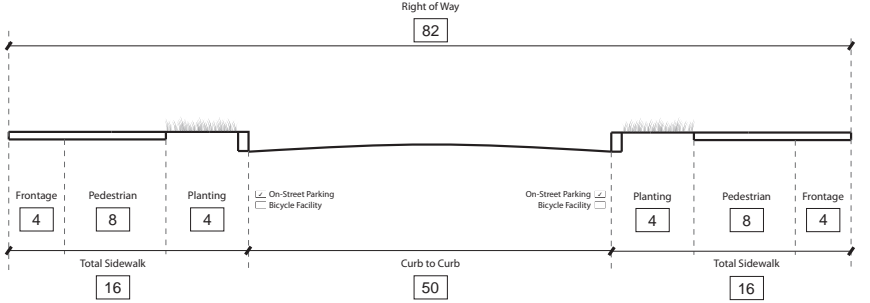
VIEW 03



# Sections

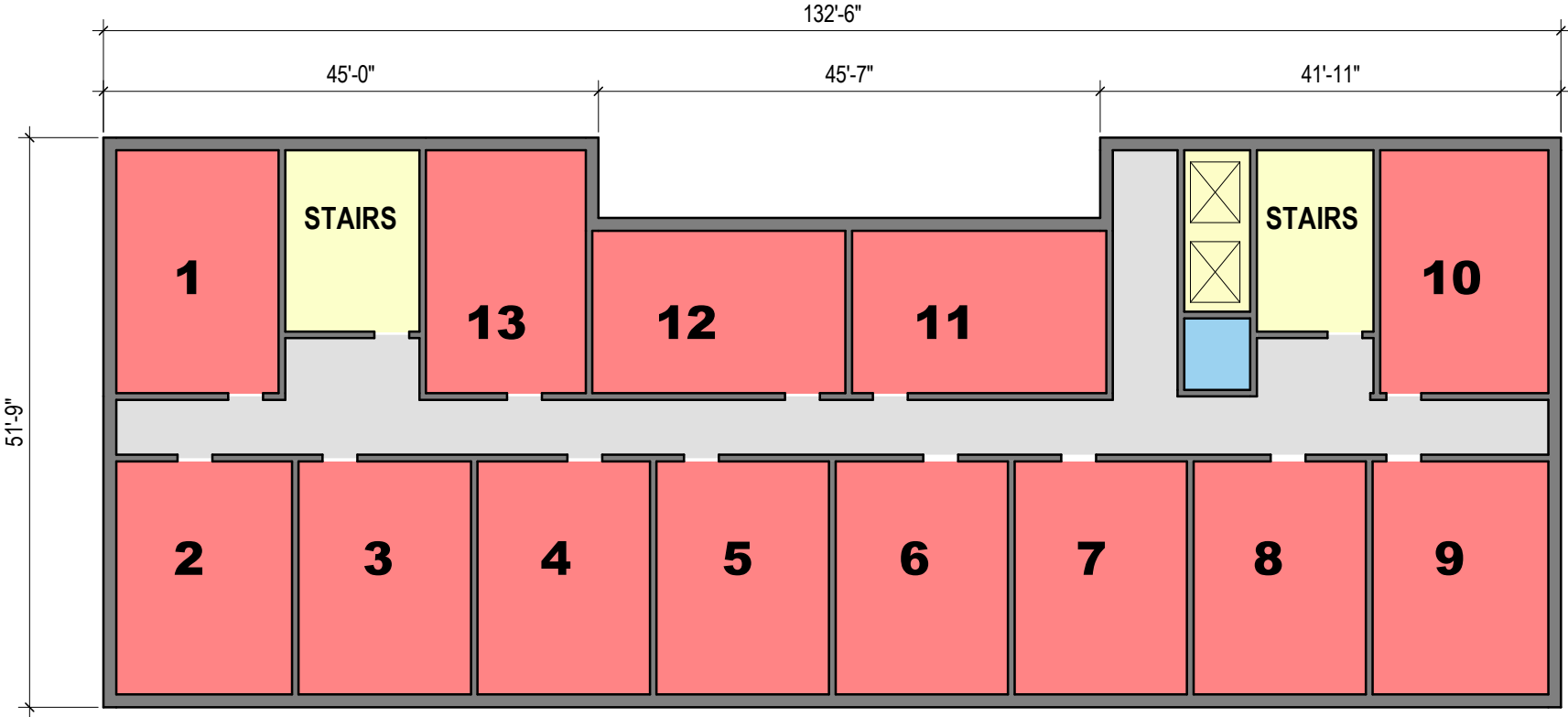


**2ND AVENUE**



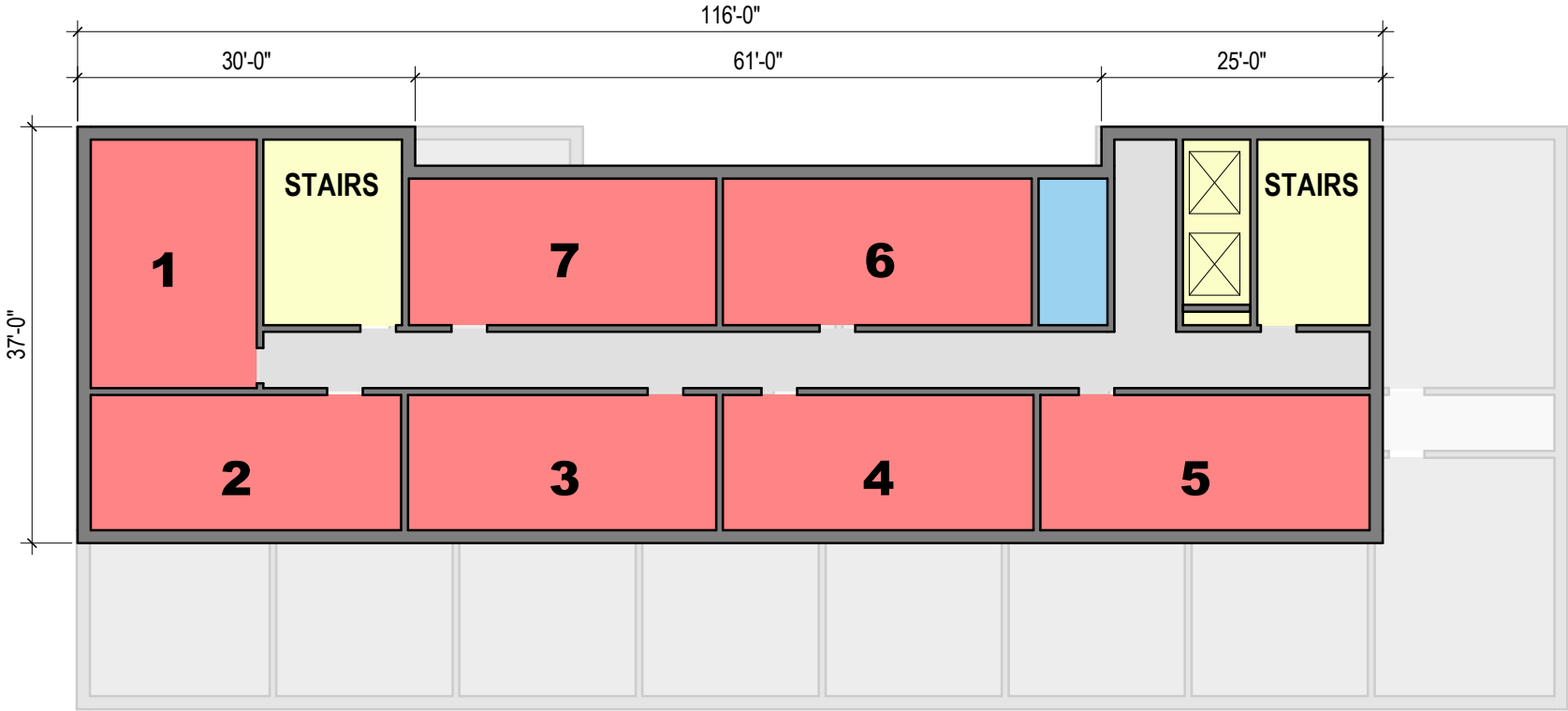
**GAY STREET**

# Floor plan without step back



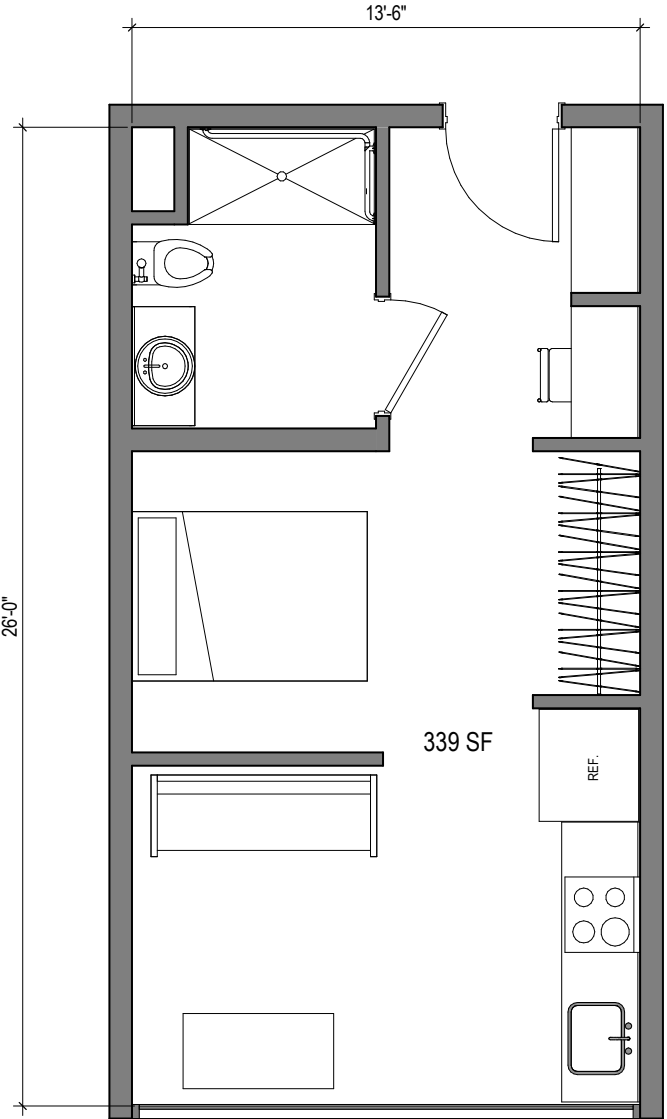
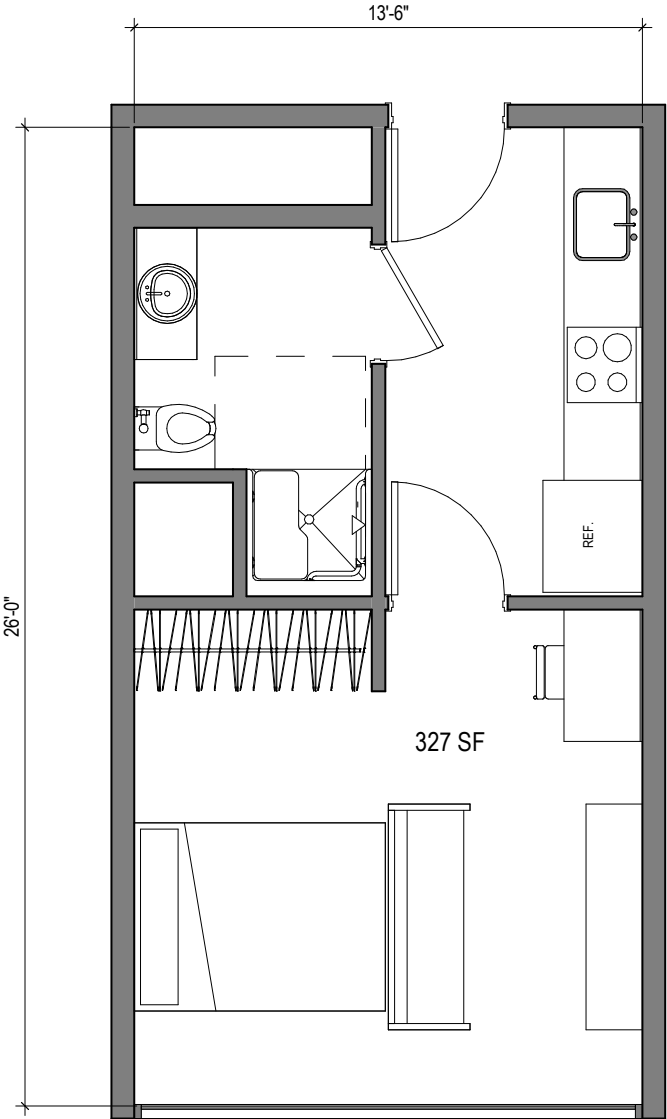
**1** **PLAN** WITHOUT STEP BACK  
1/16" = 1'-0"

# Floor plan with step back



**1** **PLAN** WITH STEP BACK  
1/16" = 1'-0"

# Unit Type 1



# Unit Type 2

