

Canopy / Homewood The Gulch Nashville, TN



ODA
overcash demmitt architects

2010 south tryon st. suite 1a
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office.704.332.1615
www.oda.us.com

SEAL:

**NOT FOR
CONSTRUCTION**

CONSULTANT:

Canopy / Homewood The Gulch

The Gulch

ODA Project No. 183270

Nashville DTC Design Review 11.05.2019

REVISIONS

No.	Description	Date

Project Description and Development Notes:

Located in the South Gulch subdistrict, the proposed project is an 11 story, 334 dual-brand hotel sited at the corner of Division St and Overton St at the former Yazoo Brewery location. The project is anchored at the street corner and along Overton St by Hilton's Canopy brand with 181 guest rooms and suites along with private terraces for some rooms. A new Homewood Suites by Hilton will be connected and include 153 suites on the east side of the site.

The main lobby of the Hilton Canopy is at street level. There is a hotel café facing Division on the western side of the site, and a hotel bar sits at the corner; both will provide outdoor seating and pedestrian entry facing Division. A repurposed brewery grain silo will be displayed as public art outside of the bar, recalling the industrial past of the Gulch and specifically the former Brewery that operated on this site and was an early catalyst in the revitalization and redevelopment of the Gulch neighborhood.

Initial guest arrival for both hotels occurs along Overton with a separate vehicular entry and drop off for the Canopy Hotel running parallel to Overton that is partially tucked under the building. A second vehicular entry and shared exit is sited further down Overton providing drop off for the Homewood Suites under the building with a small lobby at the Northeast corner of the site. The main lobby of the Homewood Suites is at the 11th floor. A small retail space approximately 2,500sf fronts Division below the Homewood Suites.

There is a small, elevated court at the second level between the two hotels which also opens up to Division St. with direct pedestrian access.

Parking will be 100% valet serviced at the two drop off locations. Valet parking occurs below grade and is accessed via the existing alley on the north side of the site. Loading and delivery will also occur at the alley access point.

Frontage

- Primary Street – Division St. (0'-10')
 - The project generally meets the 0'-10' street frontage requirement along Division varying from less than 1' to 10' as Division curves away from the building.
 - Modification – in a few locations the building frontage is more than 10' to provide outdoor seating where the street curves away from the building, and to accommodate a safe working distance around existing overhead power lines that run along Division St.
- Tertiary Street – Overton St. (0'-10')
 - Modification – Along Overton the frontage is increased to approximately 13'-10" to accommodate a safe working distance around existing overhead power lines that cross Overton from the Southwest to a pole mid-block on the site and then run North along Overton. The building envelope is approximately 13'-10" near the corner of Overton and Division. The building envelope continues at this distance for the length of the block, but steps in at street level to accommodate a vehicular drop off and sidewalk at the hotel lobby.
- Façade Width Primary Street – Division St. (80%)
 - The project meets the façade width requirement providing 85% building frontage with the remainder opening into the elevated court.
- Tertiary Street – Overton St. (60%)
 - The project meets the façade width requirement providing 79% building frontage with the remainder providing pedestrian access and vehicular access.
- Min Building Depth (15')
 - The project meets the 15' building depth requirement
- Canopies/awnings
 - There are no canopies or awnings encroaching into the right of way

Height

- Max. – 10 Stories
 - Modification – the project is 11 stories under the Bonus Height Program (see this section below)
- Step-back between 4th and 6th stories
 - The Hilton Canopy side of the project steps back at the 6th floor
 - The Homewood Suites side of the project steps back at the 7th floor
- Min step-back depth – 15'
 - Modification – Along Overton, the building steps back 10' because the building frontage has been increased to accommodate existing overhead powerlines.
 - Modification – Along Division, the building steps back a total of 15', but a lower step back of 7' occurs at the 2nd story and the remaining 8' occurs at the 7th story to accommodate existing overhead powerlines.

Sidewalk and planting

- A minimum 14' sidewalk and planting area is provided along Division St with small understory trees provided to accommodate existing overhead power lines
- A minimum 8' sidewalk is provided along Overton St.

Parking and Access

- Parking is provided below grade with parking access provided from the Alley

Mechanical Service and Loading

- Mechanical service and loading is provided at the parking level with access from the Alley

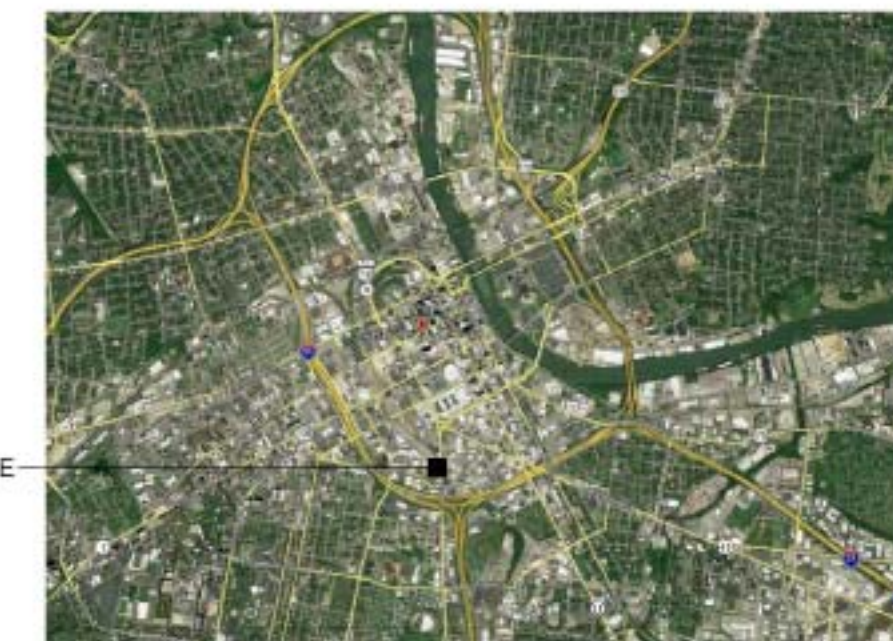
Bonus Height – underground parking – equal to the area of underground parking and 2 stories allowed

- 26,335 sf of underground parking provided
- Building increased 1 story to 11 stories providing 19,477sf at the 11th story



SITE

EXISTING BUILDING - TO BE DEMOLISHED



PROJECT SITE

AERIAL OF NASHVILLE



AERIAL OF SITE

Vicinity Map

scale: 12" = 1'-0"

COVER SHEET

Z-000

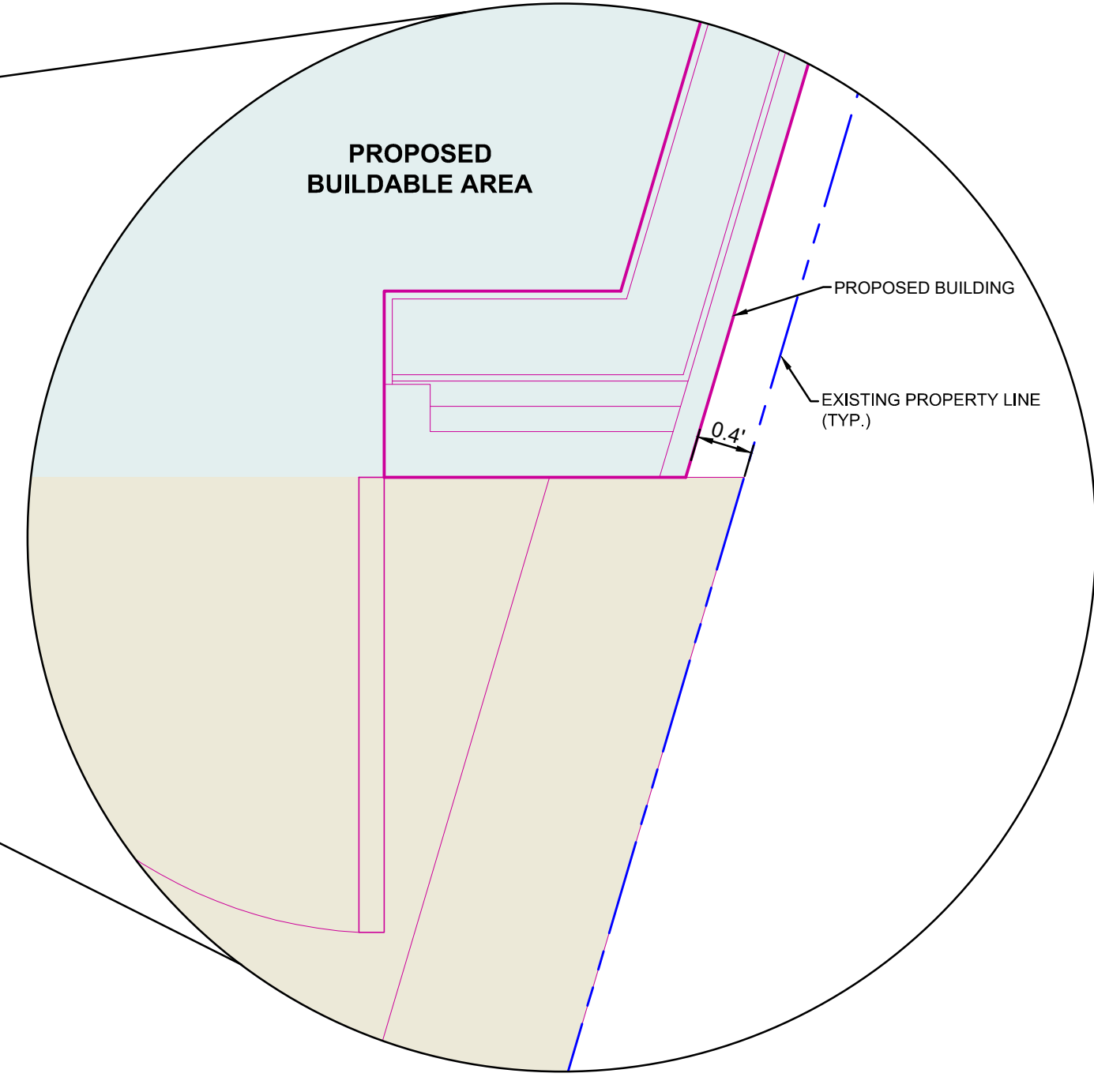
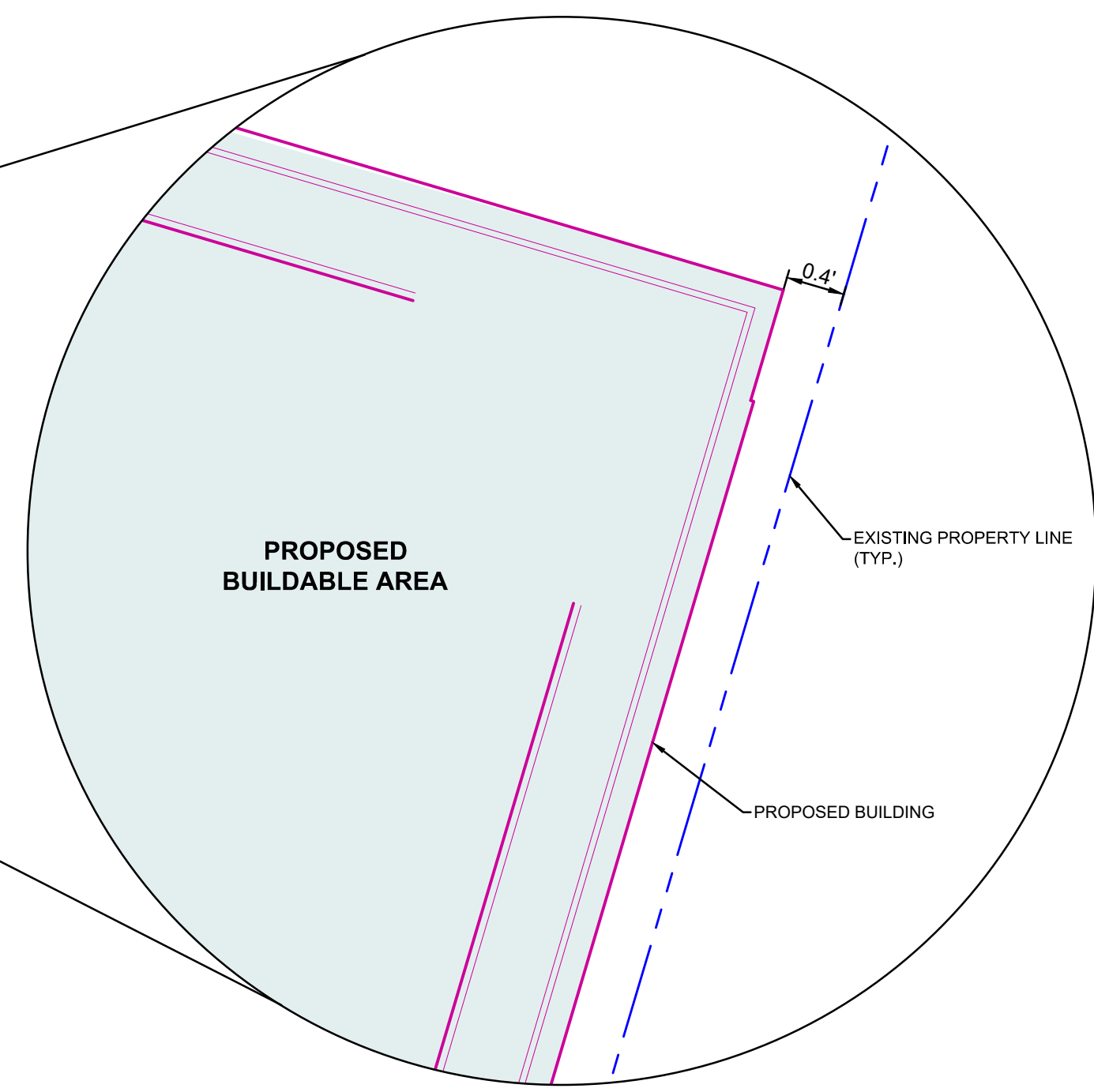
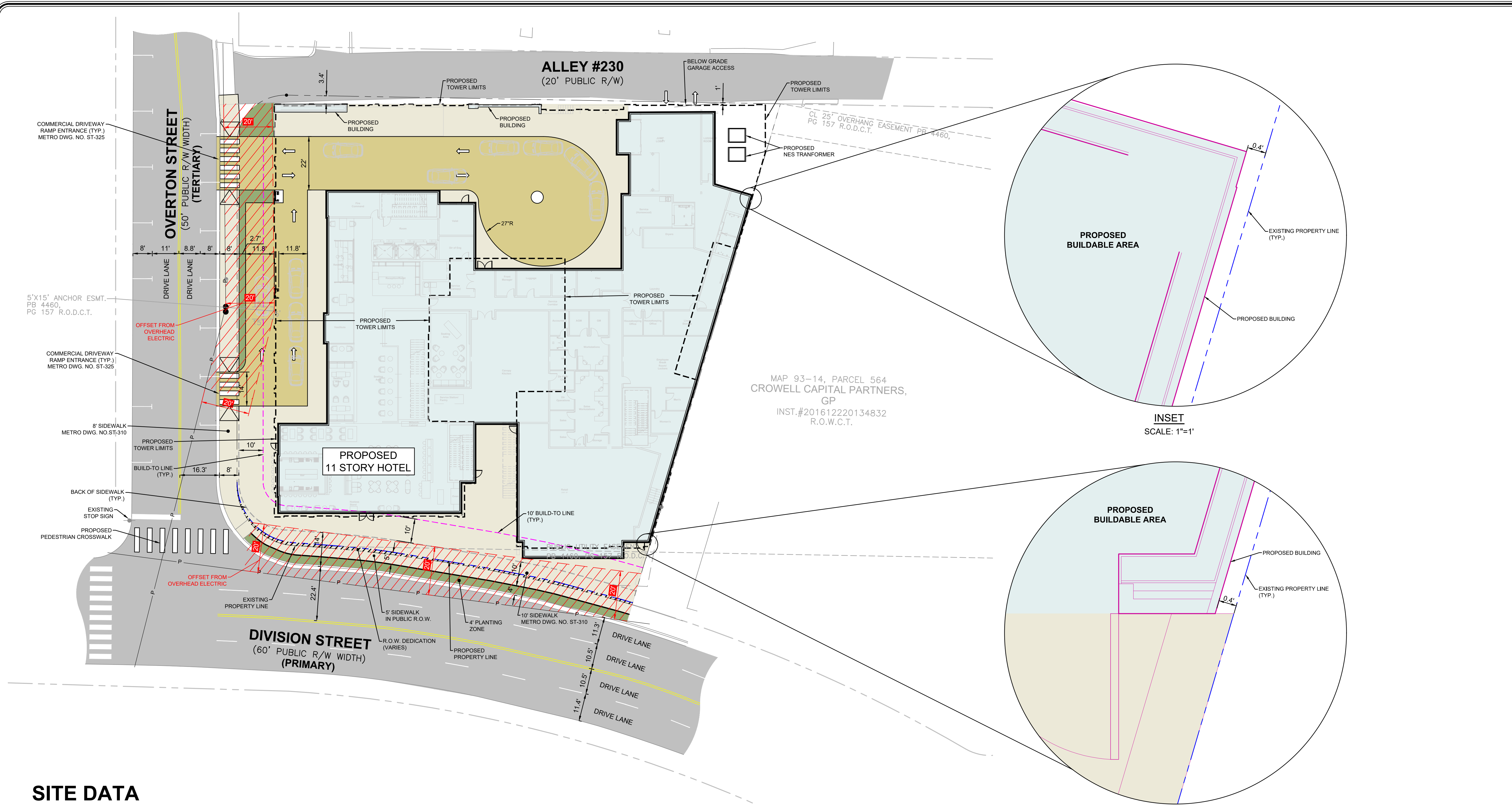
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NASHVILLE CANOPY
 FOR
TARA OF THE GULCH
 910 DIVISION STREET, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DESCRIPTION
18025	1327	E. FOSTER	B. PATTERSON	AS NOTED	NOVEMBER 07, 2019		

SITE LAYOUT EXHIBIT

A

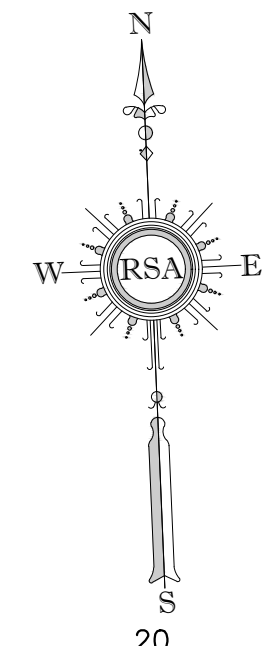


SITE DATA

PROPERTY INFORMATION	ZONING INFORMATION
STREET ADDRESS: 910 DIVISION STREET NASHVILLE, TN 37203	ZONING CLASSIFICATION: DTC (Downtown Code)**
PROPERTY OWNER: TARA OF THE GULCH, LLC 8832 BLAKENEY PROFESSIONAL DR, SUITE 202 CHARLOTTE, NC 28277-6724	ZONING OVERLAY DISTRICT: OV-ADE COMM. CHARACTER POLICY: T6-DN (Downtown Neighborhood) NEIGHBORHOOD: GS (Gulch South)
PARCEL ACREAGE: 0.86 AC PARCEL ID: 09314056500 COUNCIL DISTRICT NUMBER: 19 DISTRICT COUNCIL MEMBER: FREDDIE O'CONNELL	FRONTAGE / BUILD-TO ZONE: 0'-10' measured from back of sidewalk or frontage zone (along both Division & Overton)
PROJECT INFORMATION	FACADE WITHIN BUILD-TO ZONE: 80% required along Division (59% provided)** 60% required along Overton (00% provided)** ** DRB Minor Modification needed
PROPOSED USE: Hotel (334 keys) Retail (2,510 sf) Restaurant (10,843 sf) (7,160 indoor + 3,683 outdoor)	MIN. BUILDING DEPTH: 15' from building facade (see Architectural plans)
TOTAL BUILDING COVERAGE: 30,420 sf (0.70 ac)	BUILDING HEIGHT: 10 Stories Max. (11 Stories requested)‡
PARKING REQUIRED: None	‡ BONUS HEIGHT PROGRAM Up to two (2) additional stories allowed at 1:1 ratio with proposed underground parking • Underground parking: 26,335 sf • 11th Story: 19,477 sf
PARKING PROVIDED: 124 (Underground Garage)	
REQUIRED BICYCLE STATEMENT: <i>based on Metro Requirements [BL2014-714]</i> 1 per 5,000 sf of Retail = 1 space 4 per establishment (Restaurant) = 4 spaces 5 spaces provided total	

LEGEND

- CONCRETE SIDEWALK
- HARDSCAPE TRAFFIC AREAS (SEE LANDSCAPE ARCH.)
- PLANTING ZONE
- R.O.W. DEDICATION



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 PLOTTED BY: BIANCA PATTERSON ON 11/07/2019 10:58:15 AM. LAYER: PLOT02
 11/07/2019 10:58:15 AM



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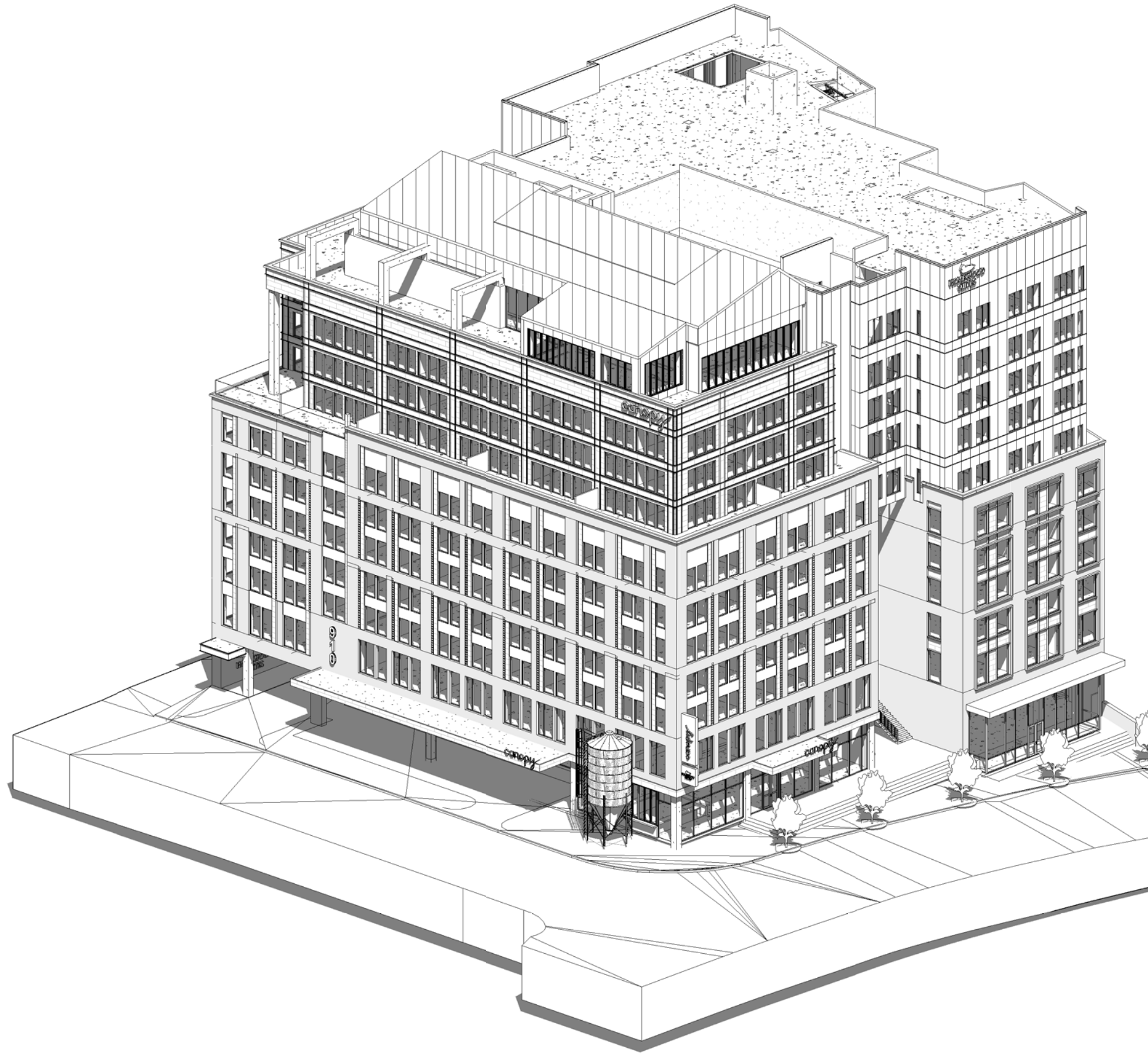
**MASSING AND
 STREET CHARACTER**
Z-001

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PERSPECTIVE VIEW AT CORNER OF OVERTON AND ALLEY

scale: NTS



1 MASSING DIAGRAM

scale:



PERSPECTIVE VIEW AT CORNER OF DIVISION AND OVERTON

scale: NTS

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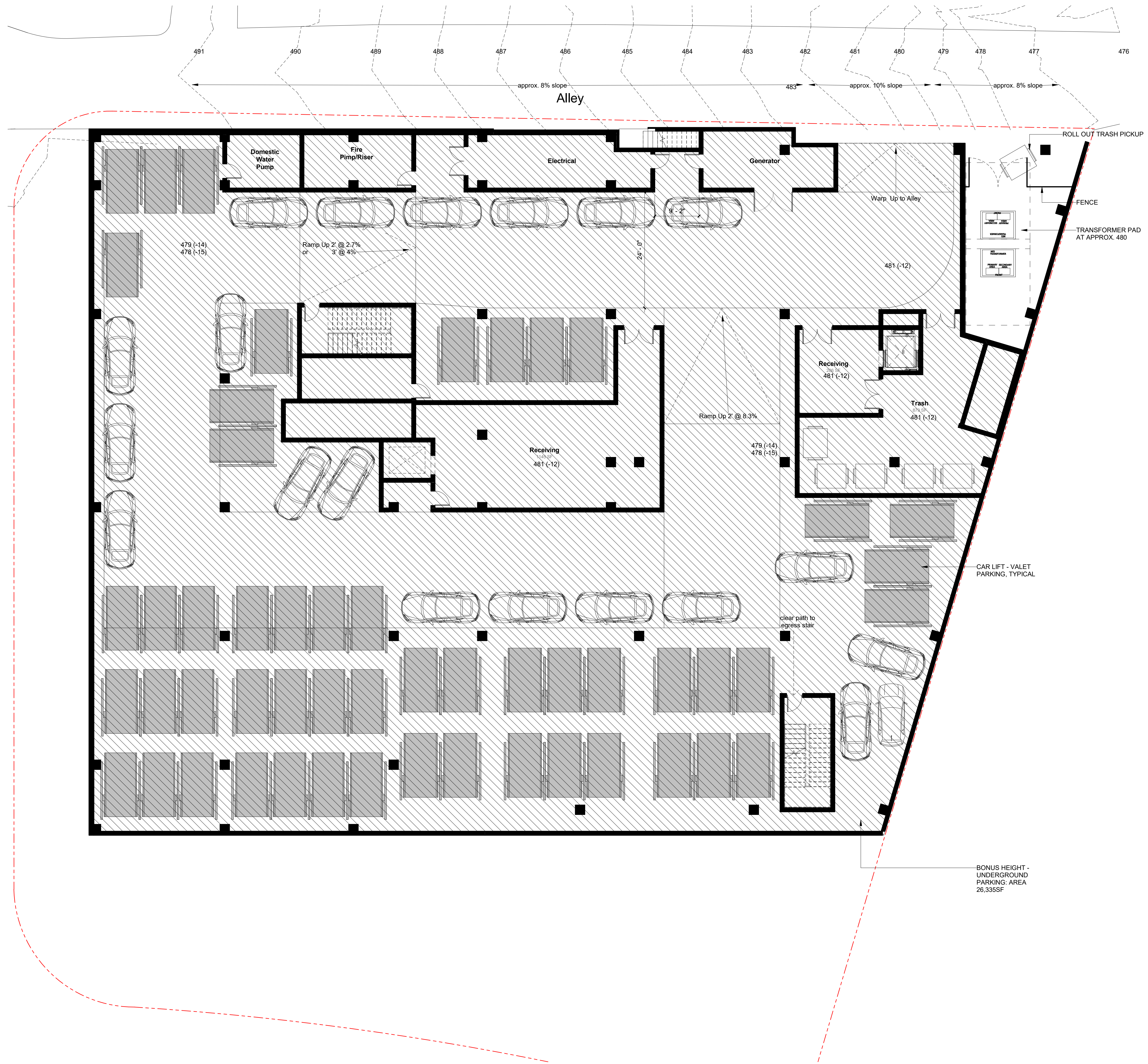
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No.	Description	Date

**PARKING LEVEL
PLAN**

Z-100

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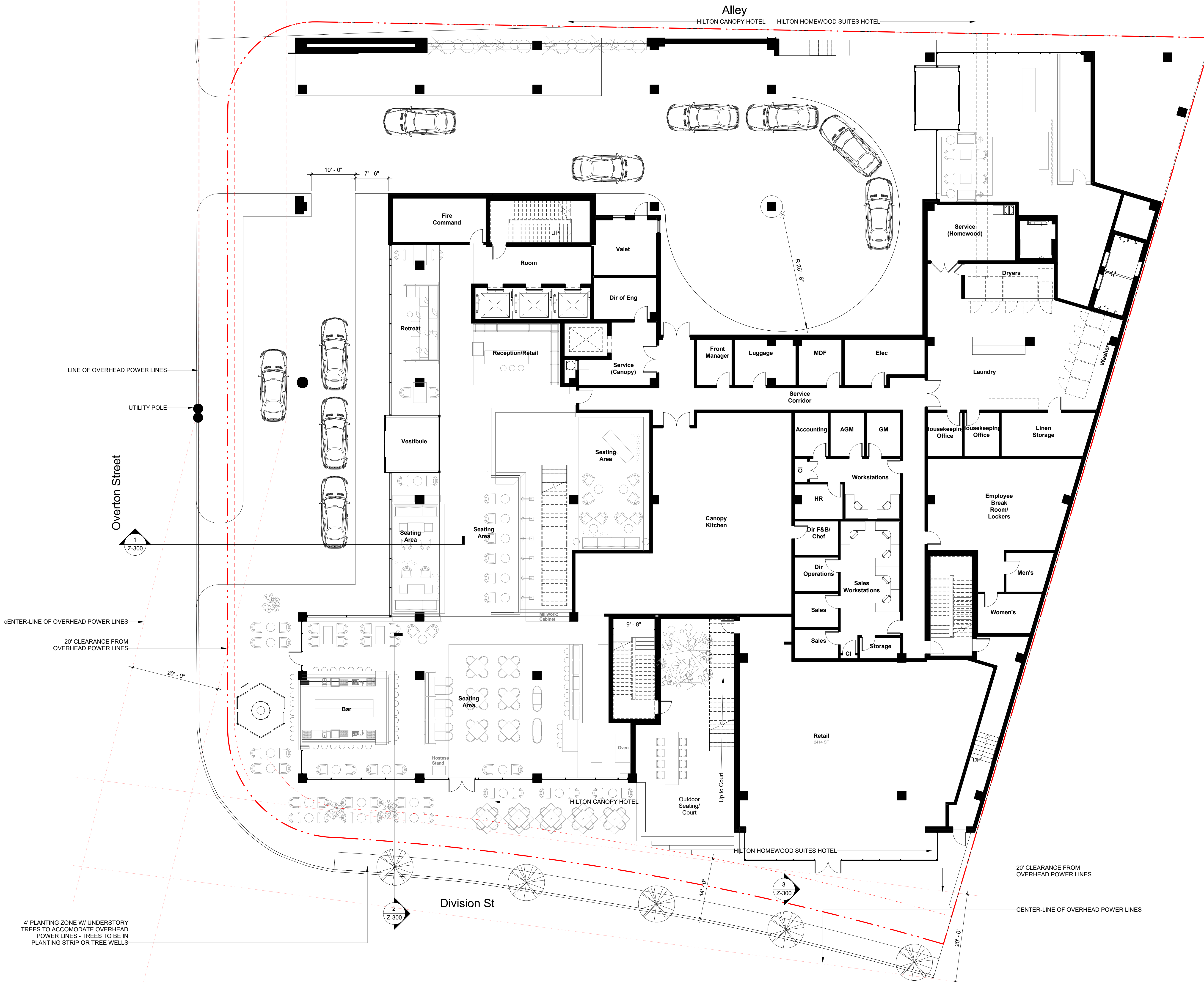
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FIRST FLOOR PLAN

Z-101

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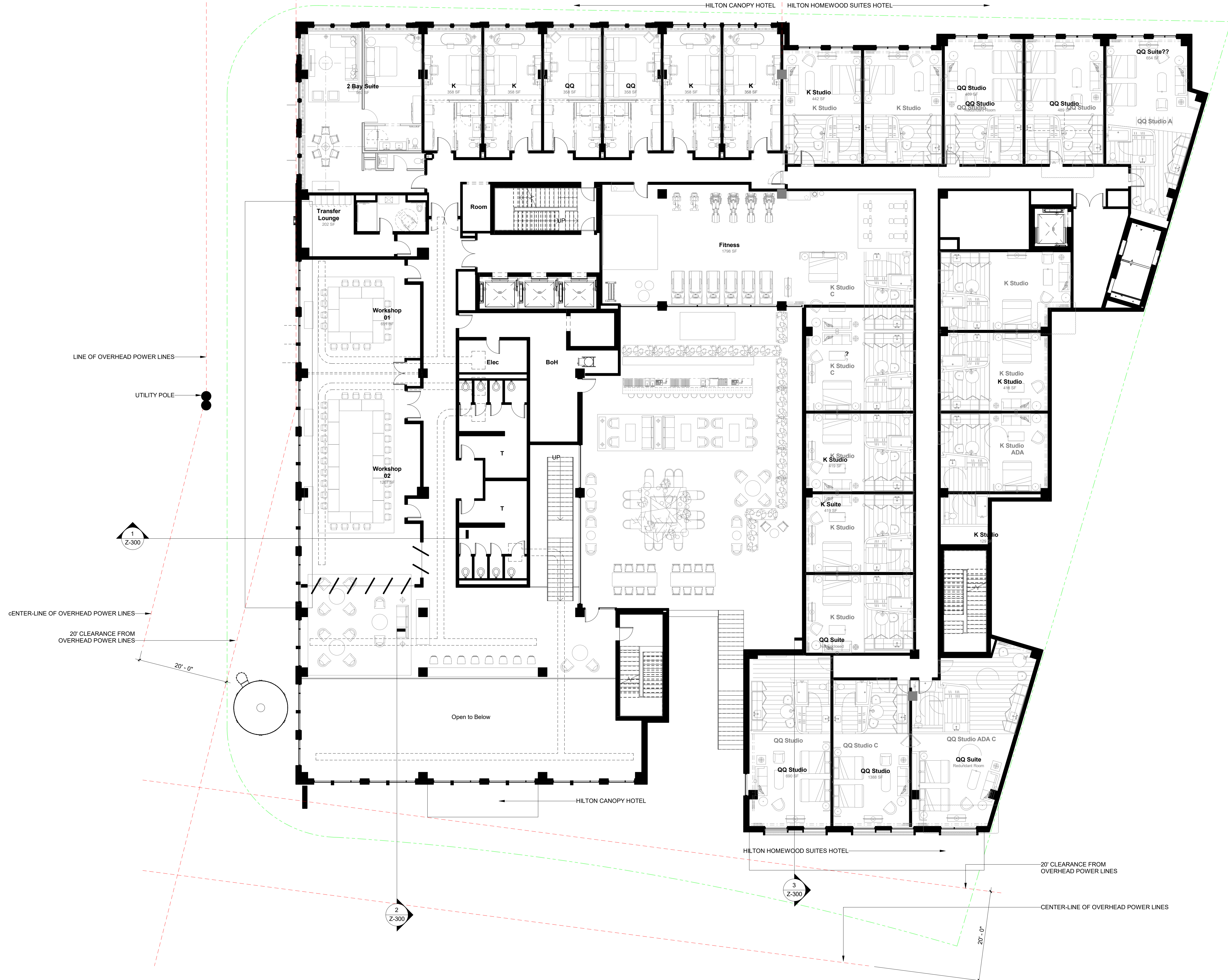
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REVISIONS		
No.	Description	Date

SECOND FLOOR
 PLAN

Z-102

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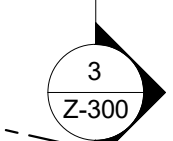
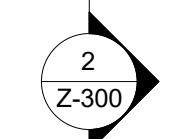
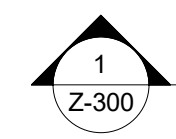
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FLOORS
 3-7 - CANOPY
 3-6 - HOMEWOOD SUITES



TYPICAL FLOOR
 PLANS

Z-103

scale: 1" = 10'-0"

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