



Request
Project Name
Council District
Requested by

Modifications to DTC Standards
Hyatt Regency – Nashville Yards Parcel 1
19 – O’Connell
Ragan-Smith Associates, Inc., applicant; Uptown Property Holdings, LLC, owner

Staff Reviewer
Staff Recommendation

Collins
Approve with Conditions

APPLICANT REQUEST

Modifications to the Downtown Code

A request to approve modifications for property located at 1001 Church Street and 1000 Broadway, located at the northwest corner of Broadway and 10th Avenue North, within the Upper Broadway and Core Subdistricts of the DTC.

The proposed project consists of a 24 story hotel development on approximately 1.55 acres. It’s located on Parcel 1 of the larger planned Nashville Yards development that includes the old Lifeway headquarters. The proposed project consists of ground floor lobby and retail/ restaurant space and three levels of below grade parking. Ballrooms, meeting rooms, and an amenity deck comprise the remainder of the five story building podium, with an L-shaped 591 key hotel tower atop. Vehicular access is proposed off of 10th Avenue North, including a porte-cochere drop-off. Along the western boundary adjacent to the CSX rail line, a publicly accessible boardwalk/greenway is proposed to create an active frontage that would eventually connect through to Church Street.

The project is within two Subdistricts of the DTC: the Upper Broadway Subdistrict to a depth of approx. 200’ along Broadway, and the Core Subdistrict from the remainder of the property. In such instances, the DTC allows a project to use the standards of either subdistrict, via a minor modification.

Requested Modifications to the DTC Standards:

1. Minor Modification to allow use of the Core Subdistrict standards for the project.
2. Facade Width (80% min. required) along 10th Avenue South to allow the inclusion of a porte-cochere drop-off.
3. Upper floor height (10’ required), proposed at 9’-8”.
4. Street tree requirement along the Broadway frontage.

ANALYSIS

The DTC permits a property that is within more than one subdistrict to utilize the standards of either subdistrict via minor modification. The proposed hotel has frontage within the Upper Broadway Subdistrict which permits building height up to 100’ along Broadway, and the Core Subdistrict which permits up to 30 stories plus unlimited Bonus Height. The proposed hotel design has a five story podium along Broadway at approx. 74’ in height. The hotel room tower is then stepped-back 30’ from the Broadway podium façade, before continuing up to 24 stories. This is consistent with the vision of the DTC, to maintain a height of 100’ or less along Broadway (the Upper Broadway Subdistrict), and still allow for additional height off of Broadway (the Core Subdistrict permits 30 stories by-right). In addition, the Planning Department worked with the applicant team on the inclusion of the Broadway step-back, and is in full support of this request.



Downtown Code DRC Meeting of 12/07/2017

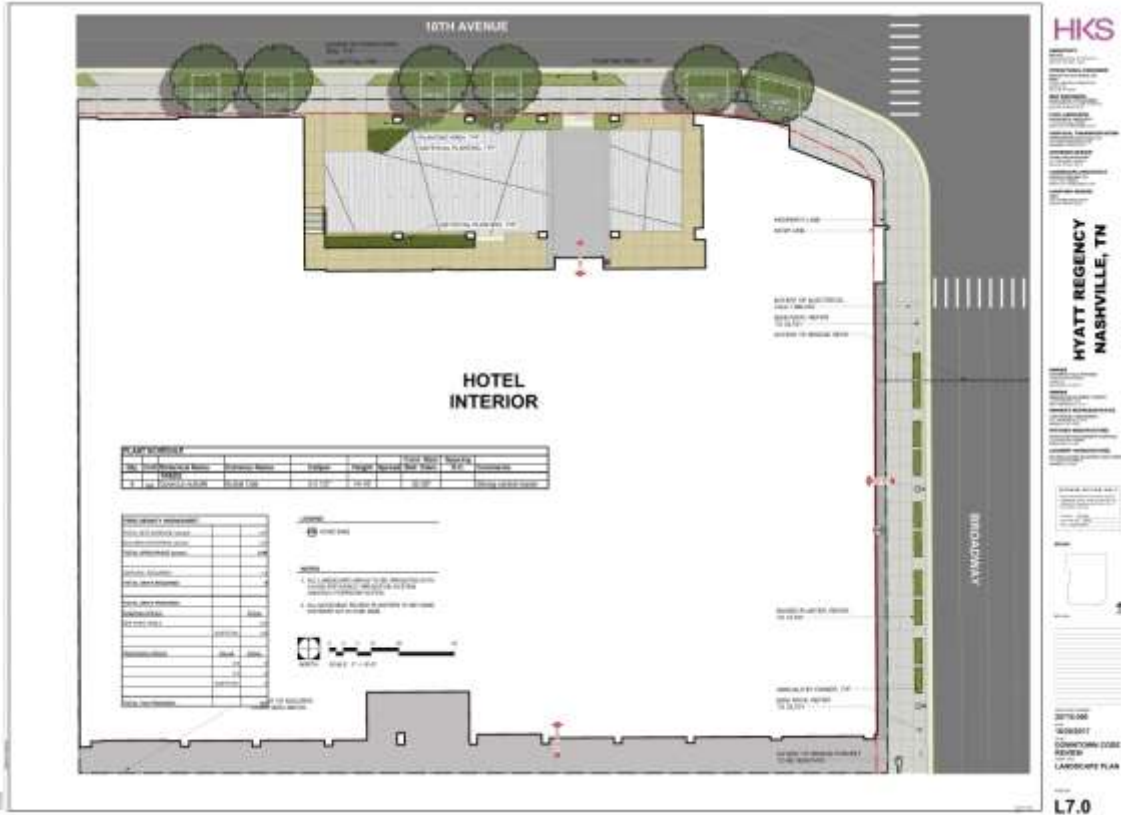


An 80% minimum facade width with active use is required along the 10th Avenue South ground floor. The project proposes a porte-cochere drop-off that cuts into this frontage to allow for safe vehicular drop-off of hotel guests. The building continues above the porte-cochere and the upper stories of the podium are within the build-to zone, maintaining an upper level facade width over 80%. The drop-off zone will provide an element of liveliness to that frontage as people arrive at the front entry to the building. Given the scale of the hotel, such an off-street drop-off zone will be less disruptive to street and pedestrian traffic than an on-street solution. That said, there are still blank areas of the ground level facade along the sidewalk that should be further articulated to add more variety to the pedestrian realm along 10th Avenue.

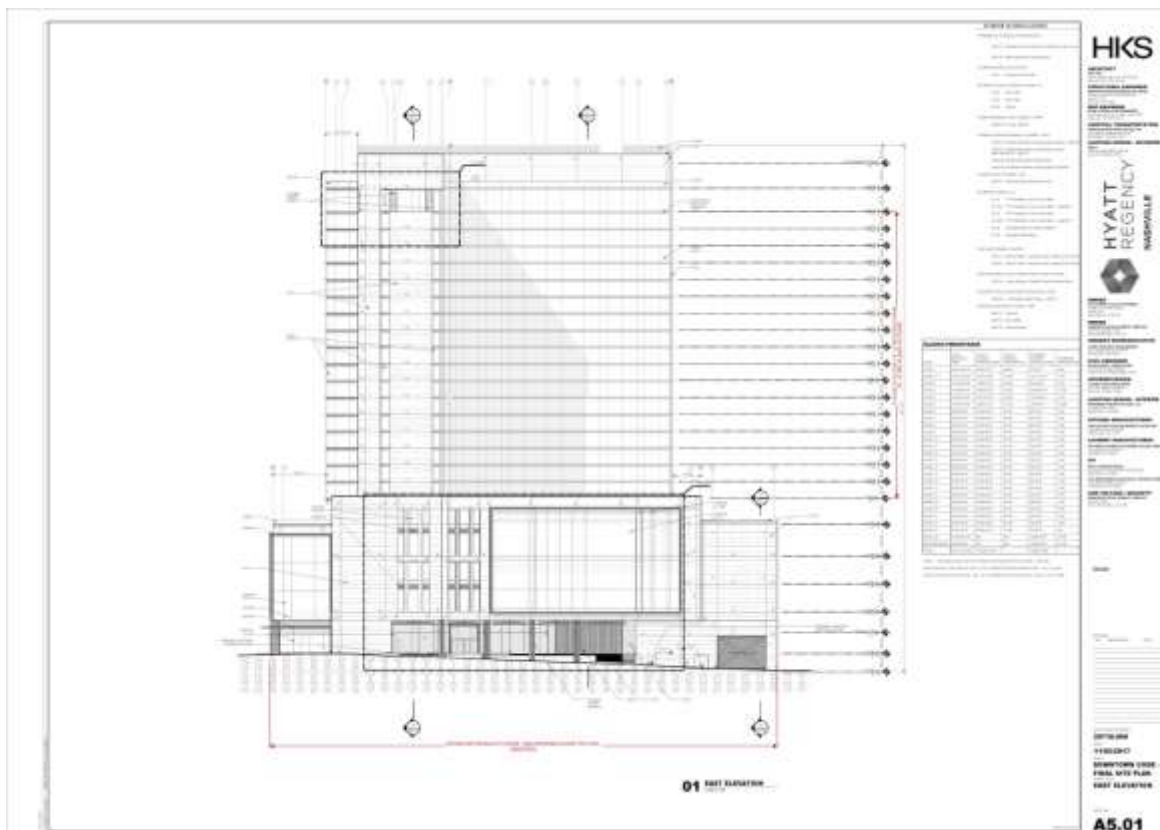
The hotel project is proposing floors 6 through 22 of the hotel tower to have a 9'-8" floor to floor height, where 10' is the DTC minimum height. Floors 23 and 24 are over 13' and 14' in height respectively. The difference of 4" over 16 floors is relatively minor, and only results in an over 5' reduction to the height of the overall building. The 10' upper floor height requirement is intended to prevent short and squatty buildings, and for the possible transition of commercial buildings to multiple potential users over time. Hotel and residential uses however are adequate with 9'-8" floor to floor heights. Previous hotels in fact have been approved in the DTC with 9'-4" floors heights.



Downtown Code DRC Meeting of 12/07/2017



Site Plan



10th Avenue Elevation



Downtown Code DRC Meeting of 12/07/2017

Along Broadway, the applicant is proposing to meet or exceed the full streetscape dimension ranging from 19' for the majority of the frontage, with a narrow pinpoint of 11.9' towards the corner of 10th Avenue. However, due to the Broadway bridge deck over the adjacent CSX railway and the proposed placement of transformers, no street trees are proposed along this frontage. Instead, 2.5' x 9' planters with perennials are proposed (street trees are provided along 10th Avenue as required). Given the physical constraints, the inclusion of street trees along the Broadway frontage may be unfeasible. A bikeway connection should be considered curbside in lieu of the planters, in order to connect planned 10th Avenue bike facilities to this project's boardwalk/greenway (along the CSX rail property line), through to Church Street. Such a connection will need further coordination and study by our Transportation Division and Metro Public Works, in conjunction with the applicant team.

STAFF RECOMMENDATION

Staff recommends approval with conditions. The proposed project is consistent with the DTC's vision for scale sensitive development along Broadway (with 100' max. height at the street, and greater height stepped-back from the street), active street frontages, and wider sidewalks.

1. Add articulation to the facade areas along the ground level of 10th Avenue North, to further add interest to the pedestrian realm, staff to review prior to final site plan approval.
2. Applicant to continue to work with the Transportation Division and Metro Public Works on a bikeway connection between 10th Avenue North and their proposed boardwalk/greenway through to Church Street. This may include bike facilities on the Broadway, 10th Avenue North, and/or their proposed boardwalk/greenway, staff to review prior to final site plan approval.

