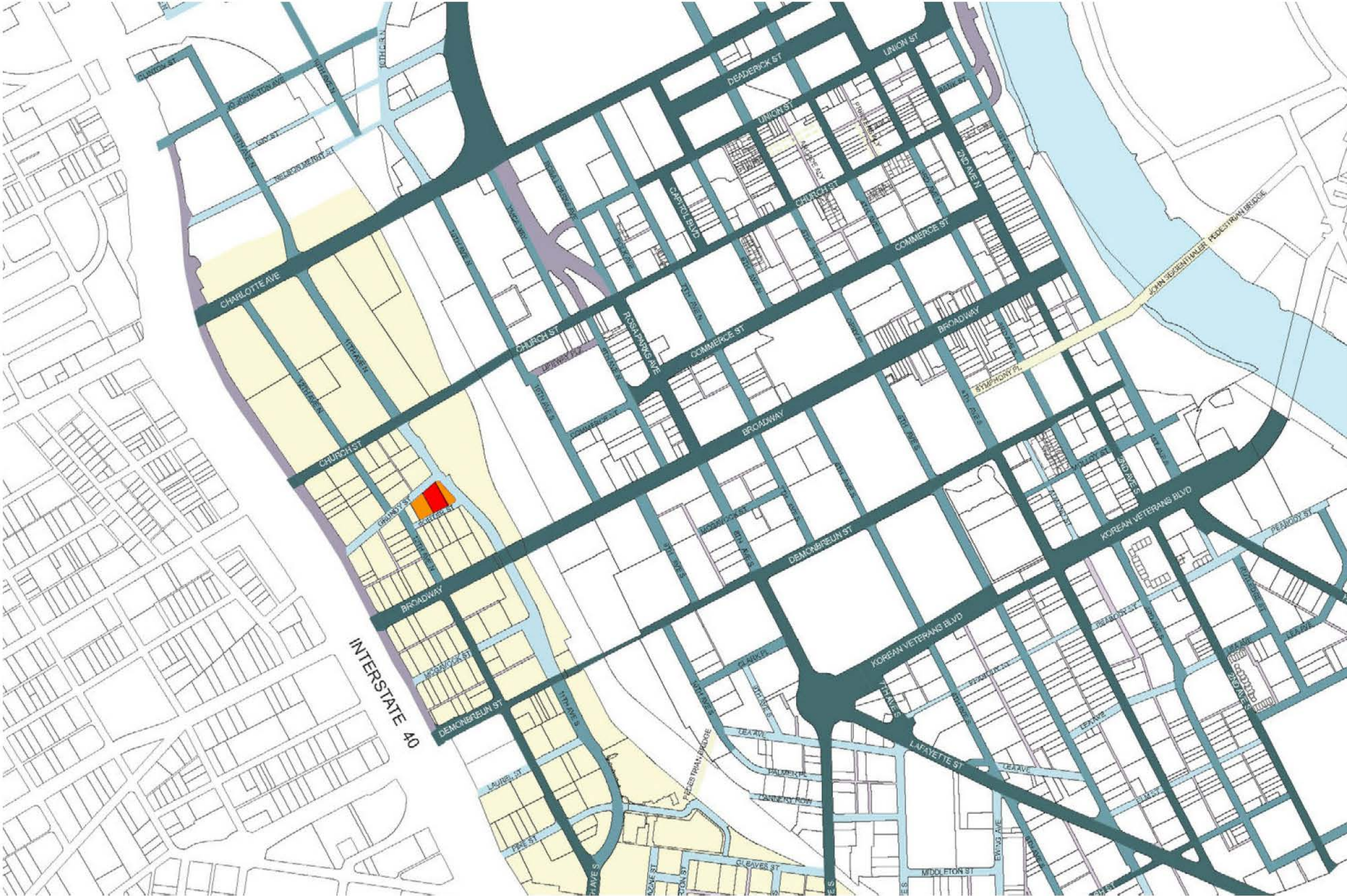


# 1100 PORTER HOTEL - REQUEST FOR MODIFICATIONS

Location: 1100 Porter St., northwest corner 11th and Porter intersection.

## PROJECT DESCRIPTION:

New construction of a 16-story mixed-use hotel with commercial/restaurant space. Hotel to include approximately 281 guestrooms.





# 1100 PORTER HOTEL - SITE AERIAL





84,542 SF

ABOVE 10TH FLOOR

20 STORY TOWER  
250 GUEST ROOMS  
1 PARCEL (15,588 SF)  
LEED  
PERVIOUS SURFACE  
UNDERGROUND PARKING  
RESTAURANT, RETAIL

16 STORY TOWER  
281 GUESTROOMS  
3 PARCELS (35,287 SF)  
LEED  
PERVIOUS SURFACE  
NO PARKING  
RESTAURANT, MARKET HALL, CONCERT VENUE

63,239 SF

ABOVE 10TH FLOOR





# 1100 PORTER HOTEL - REQUEST FOR MODIFICATIONS

Location: 1100 Porter St., northwest corner 11th and Porter intersection.

## **MODIFICATION REQUEST (the proposed plan does *not* comply with the following standard):**

1. A request to approve a height modification to 16 stories. The DTC allows for 10 stories with an additional 6 stories through the Bonus Height Program. However site and programmatic constraints prevent the applicant from being able to receive all 6 stories through the Bonus Height Program.

# 1. OVERALL HEIGHT MODIFICATION

Development to 10 stories by right + 2 stories for LEED + 4 stories for pervious surfaces + **exceptional architecture**

- 10th Story – by development right
- 11th Story – by LEED (7,894 SF)
- 12th Story – by LEED (11,864 SF)
- 13th Story – by pervious surface (4,600 SF) + exceptional architecture (**7,264 SF**)
- 14th Story – by exceptional architecture (**11,864 SF**)
- 15th Story – by exceptional architecture (**11,864 SF**)
- 16th Story – by exceptional architecture (**7,889 SF**)

63,239 SF above 10th story.

The proposed building will have approximately 4,600 SF of pervious surface.

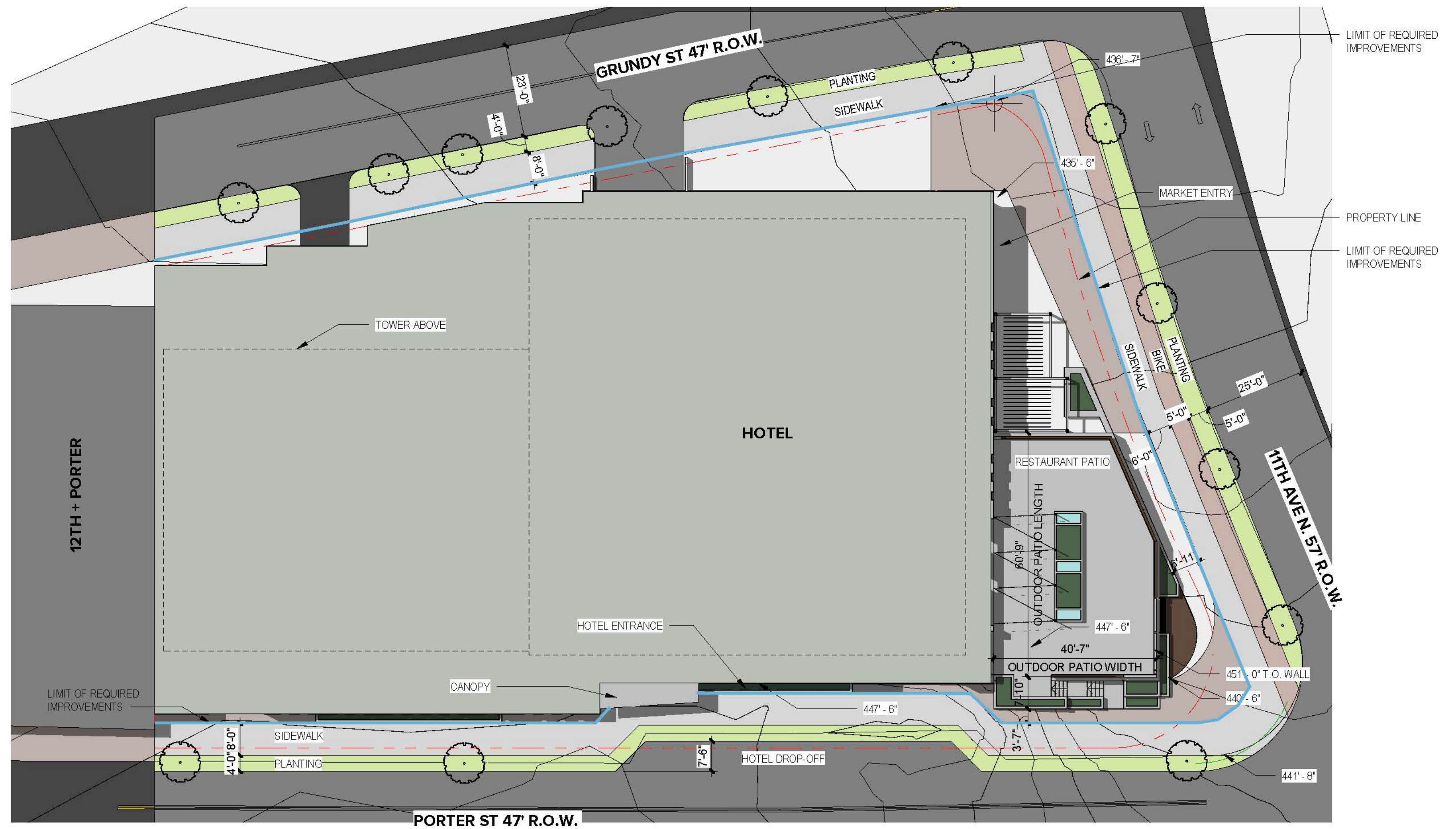
**38,881 SF** - top 4 proposed floors needing Overall Height modification (Exceptional Architecture)

# 1. OVERALL HEIGHT MODIFICATION

Additional Bonus Height Program offerings unavailable to this site:

- LEED ND - this site falls outside of the Gulch LEED ND
- Historic Building Preservation - no historic buildings on site
- Open Space - tight site dimensions prevent open space from meeting required 1/4 acre minimum
- Inclusionary Housing - Inclusionary housing footprint does not match that of a hotel
- Civil Support Space - Inappropriate program for hotel
- Upper Garage Liner and Underground Parking - site dimensions are inefficient for a parking garage but additionally, a prominent garage frontage is an inappropriate facade frontage for 11th Ave. Soils report and building adjacency deem digging unsuitable. Responsible urban design prioritizes the pedestrian by minimizing hostile curb cuts.
- Public Parking - See above comment for Upper Garage Liner and Underground Parking

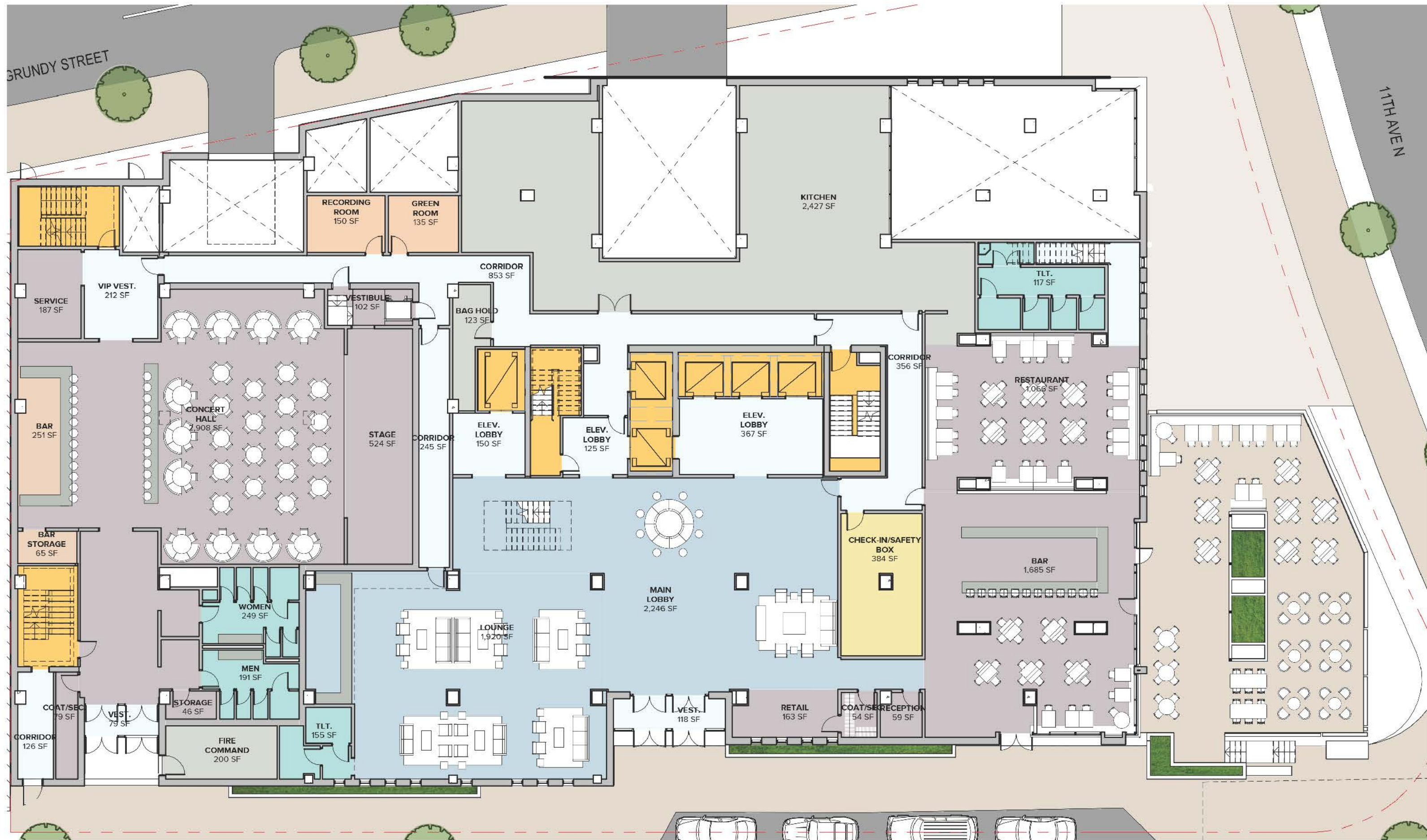








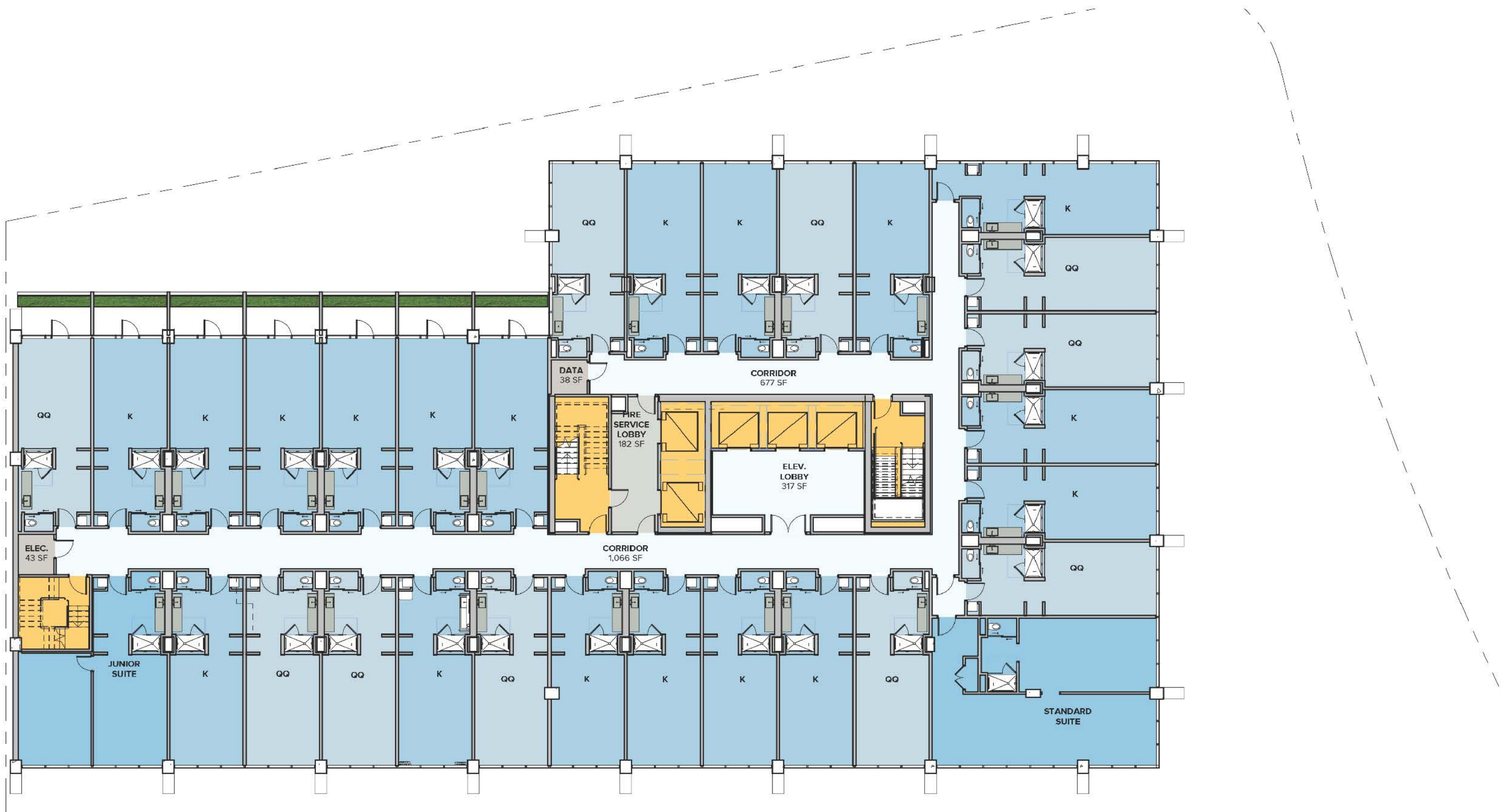








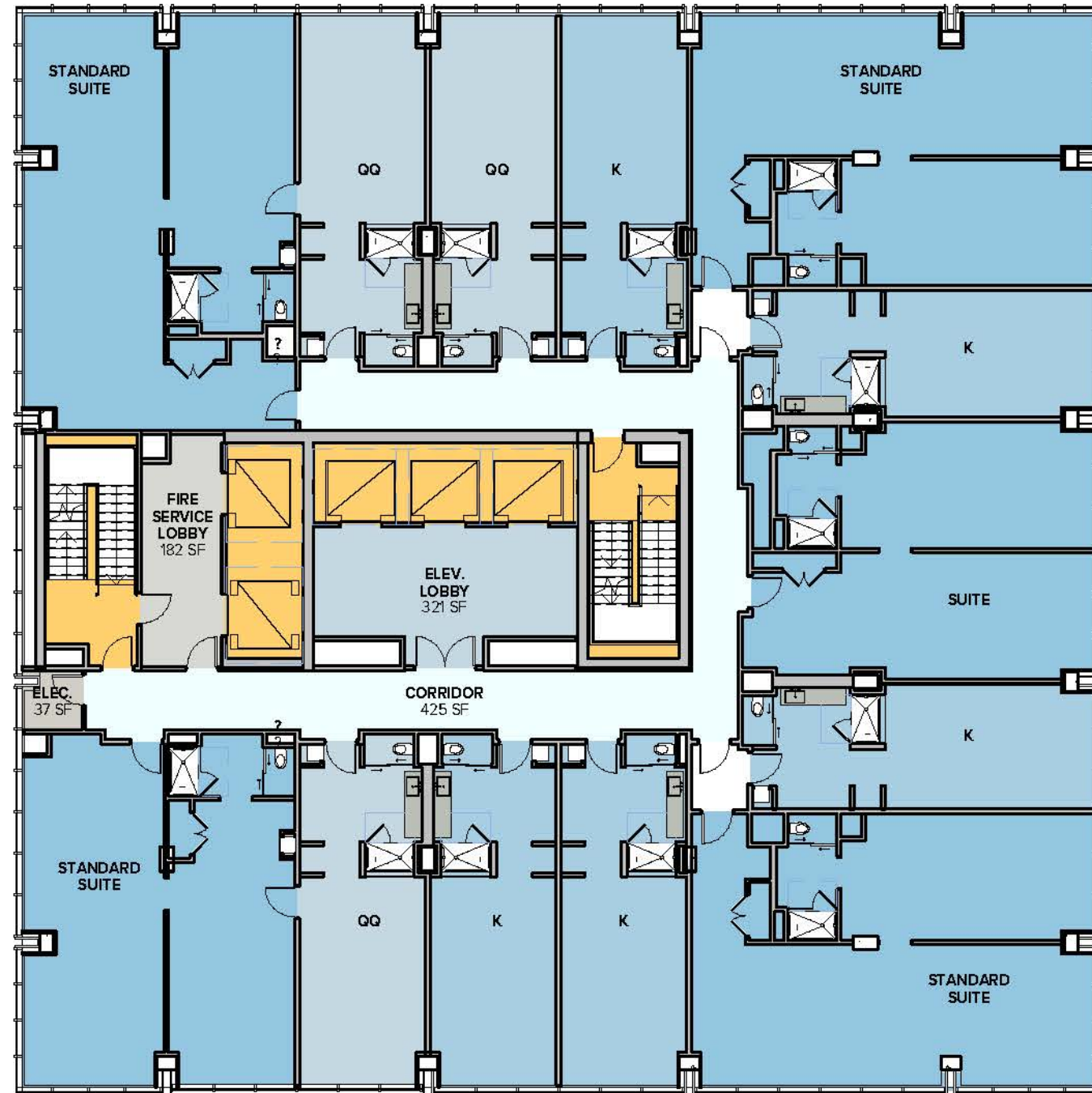


















**NORTH ELEVATION / GRUNDY ST.**

3/64" = 1'

MECHANICAL SCREEN

MOVABLE PLANTERS

METAL CAP

CAST-IN-PLACE CONCRETE

ALUMINUM STOREFRONT SYSTEM

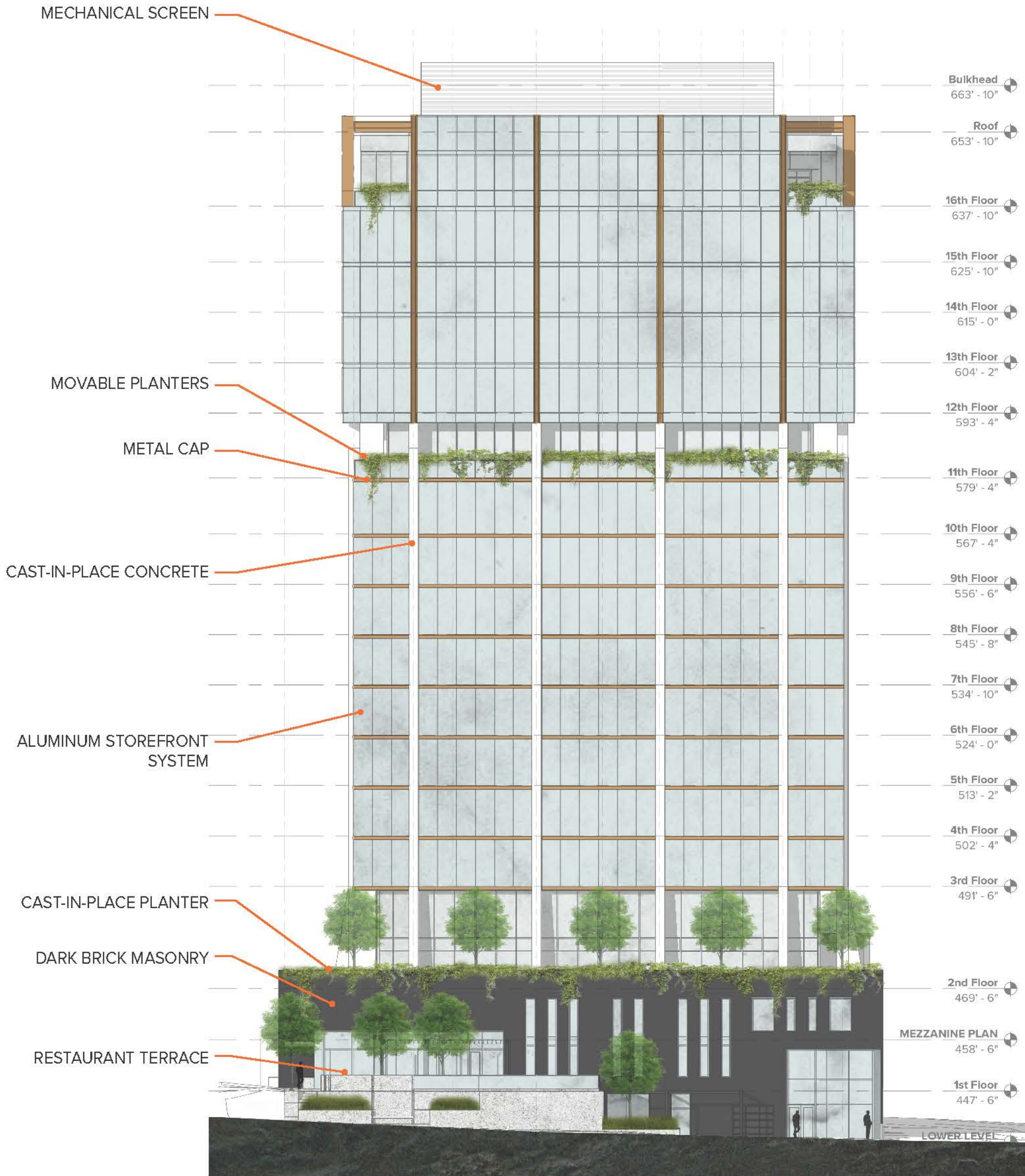
CAST-IN-PLACE PLANTER

DARK BRICK MASONRY

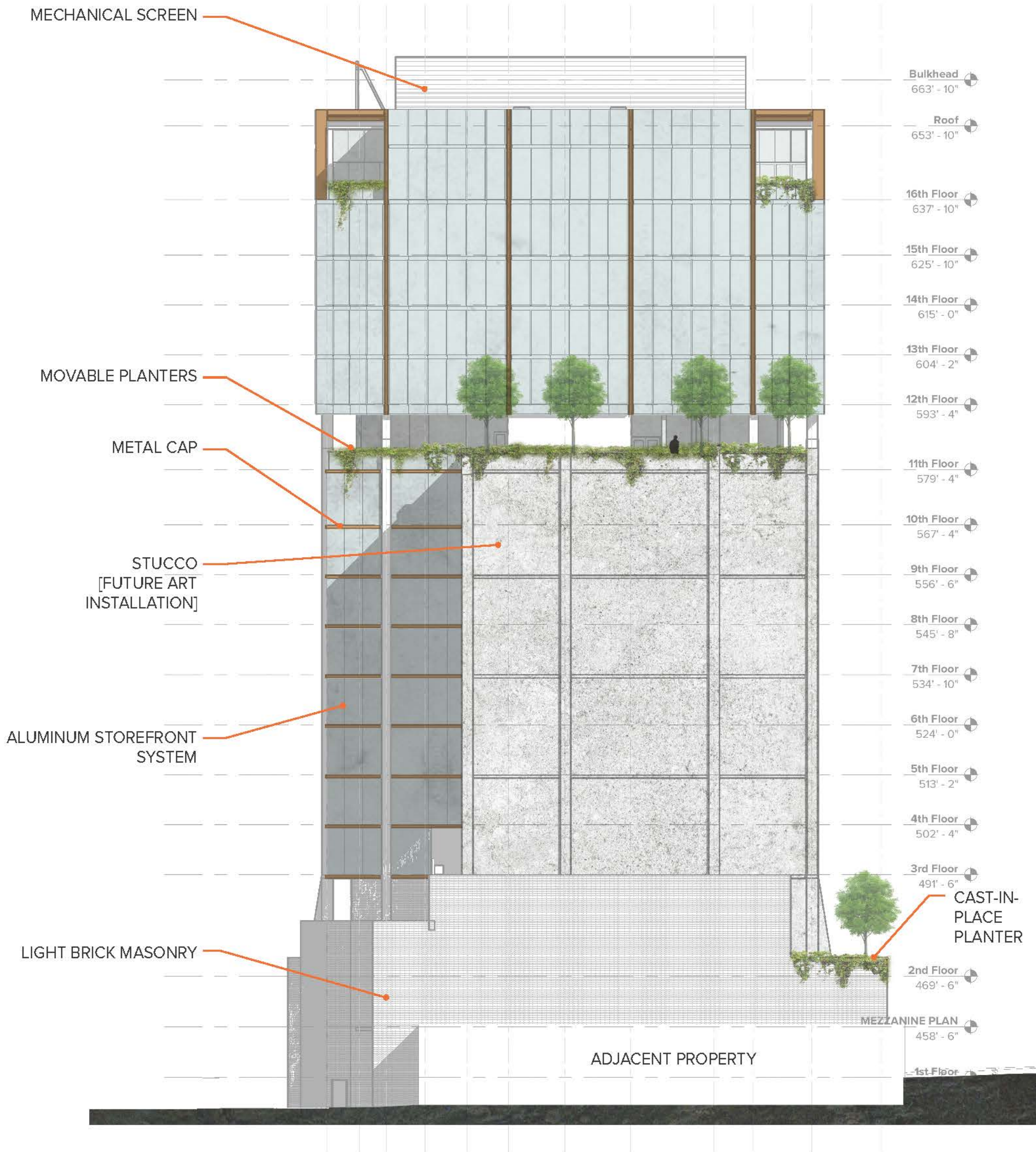
LIGHT BRICK MASONRY













**SOUTH ELEVATION / PORTER ST.**

3/64" = 1'































**1101 GRUNDY HOTEL**  
REQUEST FOR MODIFICATIONS  
Nashville, TN - 18105.01 - 12.06.18

**VIEW FROM 11TH AVE. LOOKING NORTH**