

# Downtown Code Design Review Committee

## Meeting Minutes

July 11, 2019

*Members Present:* Casella, Dickson, Hanan, Hastings, Porter

*Staff Present:* Hammer, Priest, Wallace

*Others Present:* David Berry, Lee Davis, Jim Murphy (1100 Porter);

*Location:* 800 2<sup>nd</sup> Avenue South, Metro Planning Dept. – Davidson Room

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### 1. APPROVAL OF THE 6/6/2019 DTC DRC MINUTES

Hastings moved and Casella seconded the motion to approve the June 6<sup>th</sup>, 2019 meeting minutes (5-0).

### 2. CASES FOR REVIEW

1100 Porter Hotel

2019DTC-020-001

1100 Porter Avenue

Staff Reviewer: Justin Wallace

Request for modifications to the build-to zone, bonus height program use, and stepback standards of the Downtown Code as well as modifications to the MCSP.

Staff Recommendation: Approve with conditions and defer without all conditions.

#### **APPLICANT REQUEST**

A request to modify various standards of the DTC for property located at 1100 Porter Street, unnumbered, 1101 Grundy Street, and 1007 Grundy Street, (0.77 acres), between Grundy and Porter Streets, and within the Gulch South Subdistrict of the DTC.

#### **DTC MODIFICATION REQUEST SUMMARY**

##### 1. Bonus Height Program Interpretation

- Required: Bonus Height Program permits 16 stories maximum.
- Proposed: The applicant is requesting to redistribute earned bonus height square footage up to the 16 story maximum.

##### 2. Major and Collector Street Plan

Porter Street

- Required: 8 foot clear sidewalk and 4 foot planting strip.
- Proposed: Valet/drop off area, plus 8 foot clear sidewalk and 4 foot planting strip

##### 3. Build-to Zone

- Required: The building must be built within 0-10 feet of the property line.
- Proposed: The building is setback over 10 feet along a segment of frontage at the corner of 11<sup>th</sup> Avenue North and Grundy Street.

##### 4. Stepback

- Required: For buildings 8 stories or greater along public streets, the building must step back 15 feet minimum between the 4<sup>th</sup> and 8<sup>th</sup> stories.
- Proposed: A portion of the building encroaches into the 15 foot stepback along Grundy Street.

## **BACKGROUND**

An associated project under the address 1101 Grundy was previously reviewed by the DTC DRC on 12/06/2018. The project sought DTC modifications, including an Overall Height Modification, and was subsequently approved by the DTC DRC and Planning Commission. Since that approval, adjacent properties have been acquired and incorporated into the site. The scope and program of the project have been expanded significantly and additional modifications requested.

## **PROJECT OVERVIEW**

The project proposes a 16-story mixed-use hotel consisting of 281 guest rooms, a concert hall for music performances, 3,000 square feet of street level restaurant, 7,000 square feet of space for a Market and Food Hall with multiple vendors, 4,000 square feet of meeting and ballroom space, pool/amenity area, and a rooftop bar. The project proposes no parking on-site.

## **PLAN DETAILS**

The general bounds of the property include Grundy Street to the north, Porter Street to the south, 11<sup>th</sup> Avenue North to the east, and 114 12<sup>th</sup> Avenue (12<sup>th</sup> and Porter) to the west. The site contains three street frontages. 11<sup>th</sup> Avenue North forms the central commercial spine through the Gulch South Subdistrict. Porter Street, along the southern frontage, is a small segment of right-of-way that connects 11<sup>th</sup> and 12<sup>th</sup> Avenues North. Grundy Street, along the northern frontage, is a longer segment of right-of-way that links 11<sup>th</sup> Avenue North with George L. Davis Boulevard.

Service loading is accessed from Grundy Street and a valet/drop-off area serving 4 car lengths is proposed along Porter Street.

Pedestrian access is received primarily from Porter Street and 11<sup>th</sup> Avenue North. Three pedestrian entrances are provided along Porter, including a main lobby entrance to the hotel, storefront and patio entry to the restaurant and bar, and a separate entrance to the concert hall. Two pedestrian entrances to the Market and Food Hall are accessed from 11<sup>th</sup> Avenue North. Two emergency exits are provided along Grundy and Porter Streets.

## **DTC MODIFICATIONS ANALYSIS**

### Bonus Height Program Interpretation

The DTC permits up to 10 stories by-right and allows an additional 6 stories, for a total of 16 stories maximum, through use of the Bonus Height Program.

The applicant intends to earn height using the following Bonus Height Programs:

- LEED – Buildings demonstrating LEED certification may earn up to 2 stories. In square feet, the earned area of the project equates to 50,530 SF.
- Pervious Surface – The number of earned square feet of Bonus Height equals to twice that of the number of square feet of Pervious Surface provided, for up to 2 stories. The project proposes 6,988 square feet of pervious surface, which equates to 12,988 SF.

The total amount of earned square footage equates to 63,516 SF and the applicant would like to aggregate the earned area to a portion of the site for up to 16 stories.

The applicant has demonstrated earned bonus height and intends to apply the earned volume within the 16 story maximum height cap in a way that improves the project's relationship to the context of the site and results in a more expressive building form. The proposed tower element

after 10 stories offers a dynamic use of architecture versus a flatter building. The tower reinforces a distinguishable orientation towards 11<sup>th</sup> Avenue North.

#### Major and Collector Street Plan

The Major and Collector Street Plan identifies Porter Street as a constrained right-of-way. The standard cross section dimension calls for an 8 foot clear sidewalk and 4 foot furnishing zone at the back of curb.

Planning staff, along with Public Works, coordinated with the applicant to arrive at a workable solution that accommodates a drop-off area along Porter Street with the least amount of disruption to the sidewalk corridor. The design scenario above illustrates a pull-off lane within the Porter Street right-of-way versus an internalized driveway that would otherwise disrupt the sidewalk with two curb cuts. While the pull-off lane does disrupt the furnishing zone, the pedestrian travel way remains continuous and the resulting design of the pull-off lane generates a space that is pedestrian-centric.

Note, a pending corridor study undertaken by Public Works indicates that improvements to Grundy Street and 11<sup>th</sup> Avenue North will likely be necessary as redevelopment occurs over time. The site plan may accommodate the spatial dimensions for a turn lane on Grundy Street and an additional travel along 11<sup>th</sup> Avenue North. The applicant has stated they will work with Planning and Public Works to show the future right-of-way on an alternate site plan. As a condition of approval, if the future right-of-way significantly impacts the proposed massing and design of the building, then the project will return and be reviewed by the Downtown Code Design Review Committee.

#### Build-to-Zone

Buildings with storefront frontage along tertiary streets are required to have a 0-10' build-to-zone. The area in red illustrates frontage not built to the required build-to line.

#### Building Stepback

The DTC requires buildings greater than 8 stories to have a 15 foot stepback occur at some point between the 4<sup>th</sup> and 8<sup>th</sup> story. The proposed project does not meet this stepback requirement for a small portion of the building, shown in orange below.

The building is not in compliance with the required build-to zone along a portion of frontage at the corner of Grundy Street and 11<sup>th</sup> Avenue North.

The proposed open space is intentional in that it relates to open space provided on property across the street and responds to this segment of 11<sup>th</sup> Avenue North, where it forms a curve along the length of the street. The remaining area, where the building does not occupy the build-to zone, is intended to be used as outdoor seating with pervious surface.

The building is not in compliance with the required stepback for a small segment of frontage along Grundy Street. The remainder of the building frontage is either in compliance with the stepback, or significantly exceeds the required stepback. In lieu of the minor stepback encroachment, the building offers additional stepbacks along 11<sup>th</sup> Avenue North.

#### **STAFF RECOMMENDATION**

The project aligns with the goals and objectives of the Downtown Code to create active, attractive streets and streetscapes, create a 24/7 community through a mix of uses, promote great spaces throughout Downtown for the enjoyment of citizens and visitors, and support healthy mobility in Downtown. The requested modifications do not appear to deviate from the intent of the standards of the Downtown Code, but offer unique architectural qualities and enhanced public realm. Points of concern remain with blank façade along the west elevation and the curb cut along Grundy Street and require further consideration in coordination with Public Works and Planning.

Staff recommends approval with the following conditions and deferral without all conditions:

1. A final design of the site plan shall be coordinated with Planning and Public Works and accommodate future right-of-way conditions, including a turn lane along Grundy Street and an additional travel lane along 11th Avenue North. Impacts of the revised site plan causing significant design changes to the proposed building, as determined by Planning staff, shall result in a review by the Downtown Code Design Review Committee.
2. Applicant shall continue to work with Planning staff on the design of west facing facade.

Hanan moved and Casella seconded the motion to approve the modifications request with staff conditions 1 and 2. (5-0)

**RESOLUTION**

**BE IT RESOLVED** by the Downtown Code Design Review Committee that case 1) 1100 Porter Hotel is approved. (5-0)

**Provision of Sidewalks: 531 Lafayette Street**

T2019031403

531 Lafayette Street, Nashville, TN 37203

Staff Reviewer: Eric Hammer

Request to waive the sidewalk requirement and full compliance with the MCSP widths for Lafayette Street & 6<sup>th</sup> Avenue South

Staff Recommendation: Waive requirement for work associated with this permit.

**FINDING**

The Downtown Code DRC (DTC DRC) found that due to the scope of the project and constraints of the site, a waiver to allow the existing sidewalks to remain was appropriate. The existing structure to be renovated would need to be moved or removed to achieve the full MCSP cross-section on 6<sup>th</sup> Avenue and the sidewalk along Lafayette frontage is in good repair.

**RESULT**

The Downtown Code Design Review Committee (DTC DRC) convened on 7/11/2019 and approved the request to waive the requirements of Metro Code 17.20.120 - Provision of sidewalks.

This approval is only for work associated with the activities described in building permit T2019031403 and this motion does not relieve future redevelopment from full compliance with all applicable standards.

Hastings moved and Dickson seconded the motion to approve the request as presented (5-0)

**RESOLUTION**

**BE IT RESOLVED** by the Downtown Code Design Review Committee that case Provision of Sidewalks: 531 Lafayette Street is approved.

**Provision of Sidewalks: 123 2<sup>nd</sup> Ave N.**

T2019003923

123 2<sup>nd</sup> Ave N., Nashville, TN 37203

Staff Reviewer: Eric Hammer

Request to waive the sidewalk requirement and full compliance with the MCSP widths for 2<sup>nd</sup> Ave N.

Staff Recommendation: Waive requirement for work associated with this permit.

**FINDING**

The Downtown Code DRC (DTC DRC) found that due to the scope of the project and constraints of the site, a waiver to allow the existing sidewalks to remain was appropriate. The existing structure to be renovated would need to be moved or removed to achieve the full MCSP cross-section on 2<sup>nd</sup> Avenue North.

**RESULT**

The Downtown Code Design Review Committee (DTC DRC) convened on 7/11/2019 and approved the request to waive the requirements of Metro Code 17.20.120 - Provision of sidewalks.

This approval is only for work associated with the activities described in building permit T2019003923 and this motion does not relieve future redevelopment from full compliance with all applicable standards.

Hanan moved and Hastings seconded the motion to approve the request as presented (5-0)

**RESOLUTION**

**BE IT RESOLVED** by the Downtown Code Design Review Committee that case **Provision of Sidewalks: 123 2<sup>nd</sup> Ave N.** is approved.