

February 6, 2020
Barge File No. 36837-07

Metropolitan Nashville Planning Department
800 Second Avenue South
Nashville, Tennessee 37210

Re: 900 Church Street Modification Requests

Dear Mr. Hammer,

We request modifications to the Major and Collector Street Plan (MCSP) and the build-to zone for aerial encroachments for 900 Church Street. This is an exciting project, providing the opportunity to deliver 356 housing units near the employment-heavy Nashville Yards, strengthening downtown as a place to live, work and play without the need for a personal automobile. The proposal will create a zone of activity in a part of the downtown core that has been underutilized until now, fully realizing the intent of the Core Subdistrict:

The Core is the heart of the Downtown business district, the economic engine of the Middle Tennessee region, and a significant economic force in the Southeast. It is the densest neighborhood in Downtown and has the greatest height allowances. Pedestrian comfort and safety should be prioritized with an interesting sidewalk realm, activity on the ground level of buildings, and controlled vehicular access. (p.20 of the Downtown Code.)

The site is bounded on three sides by streets classified as “constrained” by the MCSP and this site is both constrained and irregularly shaped, being only 56.53 feet wide along the Church Street frontage, and approximately 190 feet along both the 9th Avenue and YMCA Way frontages. The section of 9th Avenue this property fronts is similar in design to an interstate exit ramp, something this project proposes to rectify along its frontage by removing the guard rail and replacing with building frontage and wider sidewalk. The proposed project strikes a balance by providing a far superior pedestrian environment than exists today and still meets the intention of what the MCSP is seeking to achieve, if not the exact dimensions. Additionally, the build-to zone modifications for aerial encroachments are also due to the constrained and irregular shape of the lot and are needed to create an interesting and viable floor plate for the building and provide architectural design that is new to the downtown skyline.

The modifications requested are:

1. 9th Avenue MCSP (T6-M-AB3). Please see the Site Plan/Landscaping Plan and Sections for more information.

Required Elements:

- Standard ROW: 69' (34.5' from centerline)
- Bikeway Buffer: 2'
- Bikeway Width: 6'
- Planting Strip 6'
- Sidewalk Width: 8'

Provided Elements:

- 26.5'+/- from centerline (varies by location along frontage)
- Sidewalk Width: varies from 5' 7" to 13'. Street tree plantings are provided in locations where sidewalk is wider to accommodate a clear path of travel.

Comment: Due to the design of the 9th Avenue being a bridge over Rosa Parks Boulevard, the possibility that the ultimate MCSP right-of-way could be achieved in this location is highly unlikely. The addition of bike lanes could happen within the existing curb-to-curb by converting a vehicular travel lane to bike lanes. 900 Church proposes to keep the curb where it currently exists and widen the sidewalk wherever possible. Due to the irregularity of the 9th Avenue frontage, the sidewalk dimension varies, with a pinch point of 5' 7" in one location and is 13' at its widest sections.

2. Church Street MCSP (T6-M-AB4) Please see the Site Plan/Landscaping Plan and Sections for more information.

Required Elements:

- Standard ROW: 84' (42' from centerline)
- Bikeway Buffer: 2'
- Bikeway Width: 6'
- Planting Strip 4'
- Sidewalk Width: 10'

Provided Elements:

- 39' from centerline
- Sidewalk width of 14', including Street tree plantings

Comment: 900 Church is dedicating 5'7" of right-of-way to provide a 14' wide sidewalk from the existing curb. The land immediately behind the right-of-way dedication is required for stairs that cannot be located with the right-of-way. There is currently a bike lane project associated with Nashville Yards, that has been approved within the current curb to curb width of Church Street. 900 Church will enhance the bike project by providing street trees and a wider sidewalk than currently exists today. The wider sidewalk, stairs, landscape planters and plaza provide comfort for the pedestrian entering the main entrance on Church Street than could be provided if the curb were pulled back for an additional 3' along this 56.53-foot frontage.

3. YMCA Way MCSP (T6-M-AB3) Please see the Site Plan/Landscaping Plan and Sections for more information.

Required Elements:

- Standard ROW: 52' (26' from centerline)
- Planting Strip 4'
- Sidewalk Width: 8'

Provided Elements:

- 26'-28'9" from centerline
- The project is compliant with the MCSP except where the layby lane is proposed. The proposed sidewalk is 6' 11" in this location to accommodate the layby lane, though still providing 26' or more of right-of-way dedication from the centerline.

Comment: 900 Church is providing an element necessary to supporting the building, a layby lane. The layby lane will serve both rideshare and deliveries associated with supporting urban living without a personal automobile. The sidewalk width is more than ample to provide a clear path of travel and is adjacent to stairs and landscaping with views into lobby, providing visitors with a visual connection between the inside and the outside of the building.

4. Aerial Encroachments/Build-to- Zone (Please see the Site Plan/Landscaping Plan and Sections for more information.

- 9th Avenue North – a small area of building (107 square feet) protrudes over the sidewalk at 32 feet in the air. This is due to the irregular shape of the lot, where 9th Avenue curves.
- YMCA Way – In discussions with Metro Planning and Metro Public Works, 900 Church has been requested to dedicate sidewalks as public right-of-way and not provide as pedestrian easements. This dedication creates the aerial encroachments, which are 719 square feet in area and 24 feet above the sidewalk.

Comment: The architect was challenged by Giarratana to create a design that was unique to Nashville. Taking inspiration from the new Amazon Headquarters and the opportunity that this location will be attractive to Amazon employees for housing, the architect envisioned the building as a series of eight stacked blocks, with multistory terraces slicing through the block sections to provide outdoor amenity terraces for residents. The movement within the block structure creates the need for the aerial encroachments and creates a more visually stimulating design than could be achieved otherwise.

We respectfully request your support in these modifications that will provide a unique and exciting design to the Nashville skyline, and implementing the Core Subdistrict as the heart of the Downtown. Much care has gone into architectural design, the pedestrian and vehicular arrival to the site and circulation around it, and the interaction between the building and the surrounding streetscape to turn this constrained and irregularly shaped parcel of land into a sought after residential address in the middle of the heart of downtown.

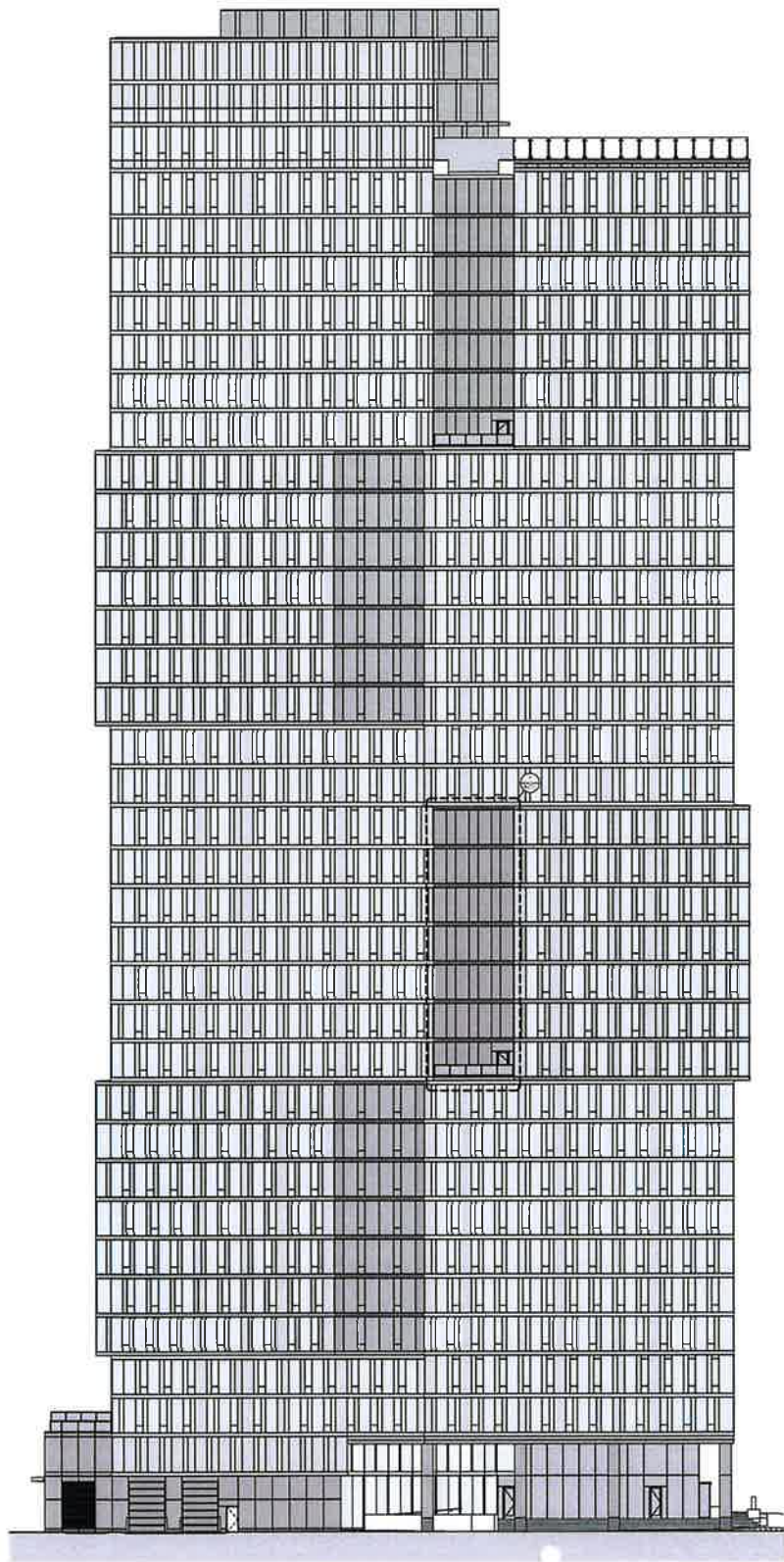
Sincerely,



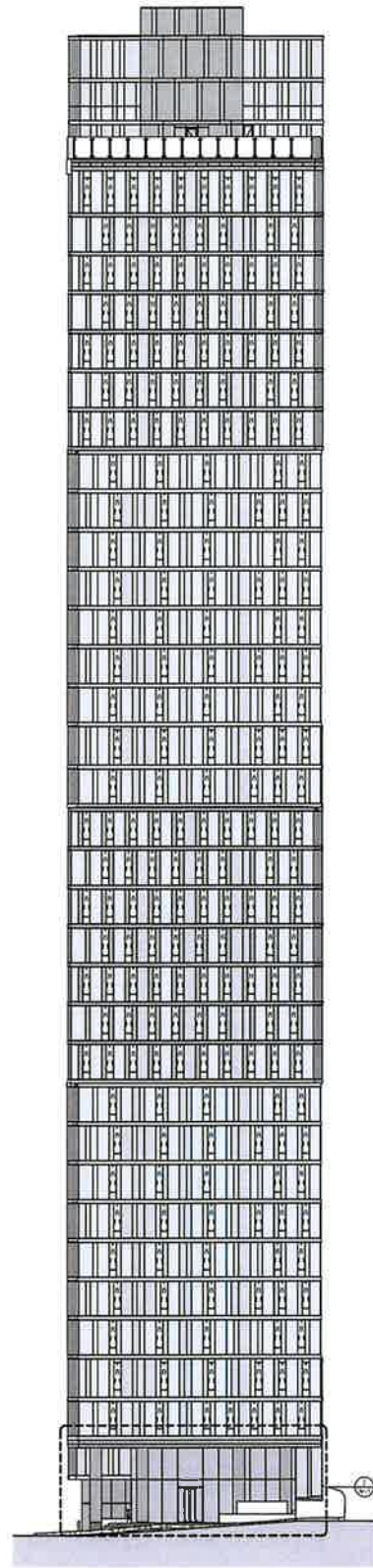
Kathryn Withers
Planning Manager

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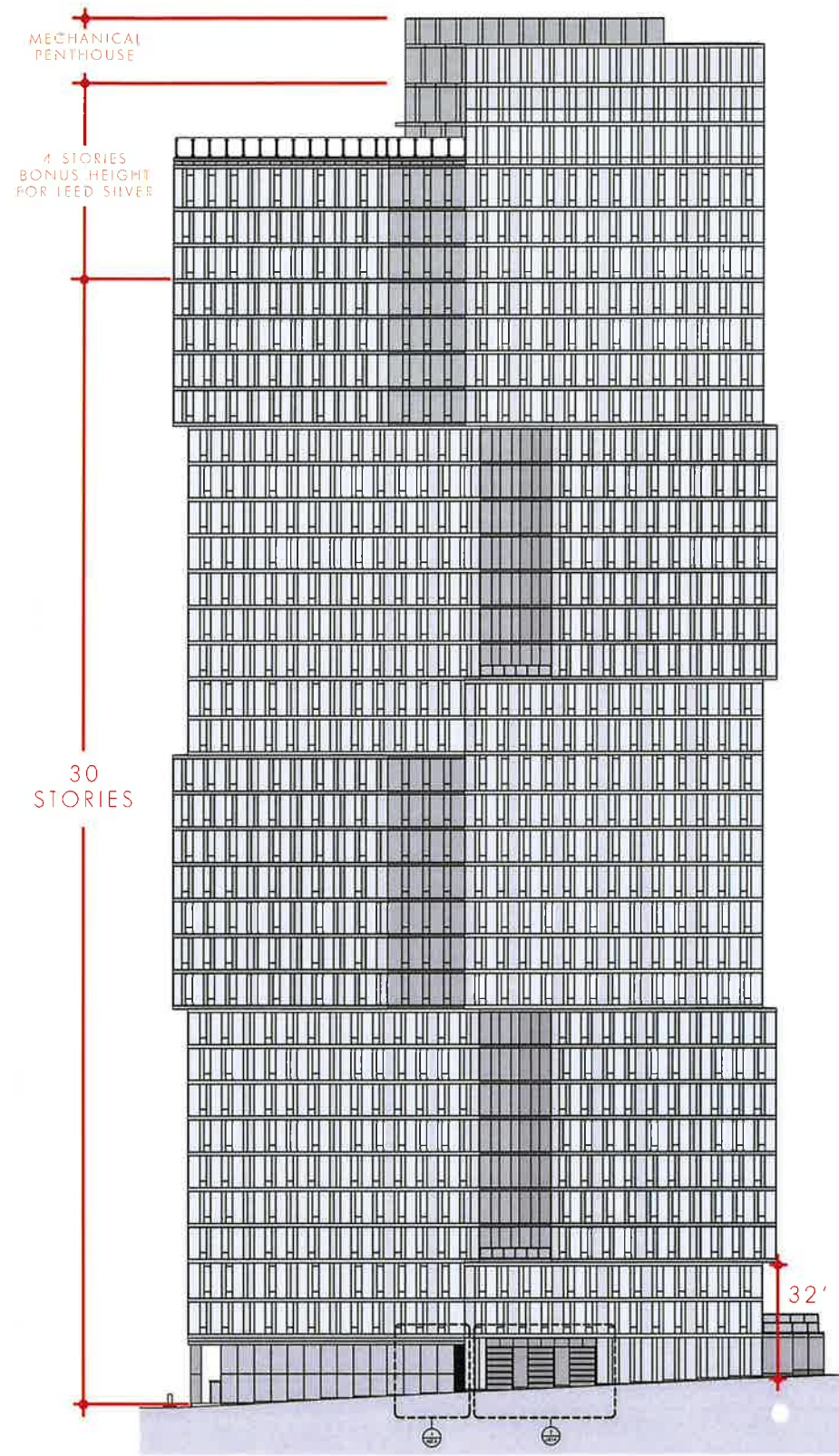
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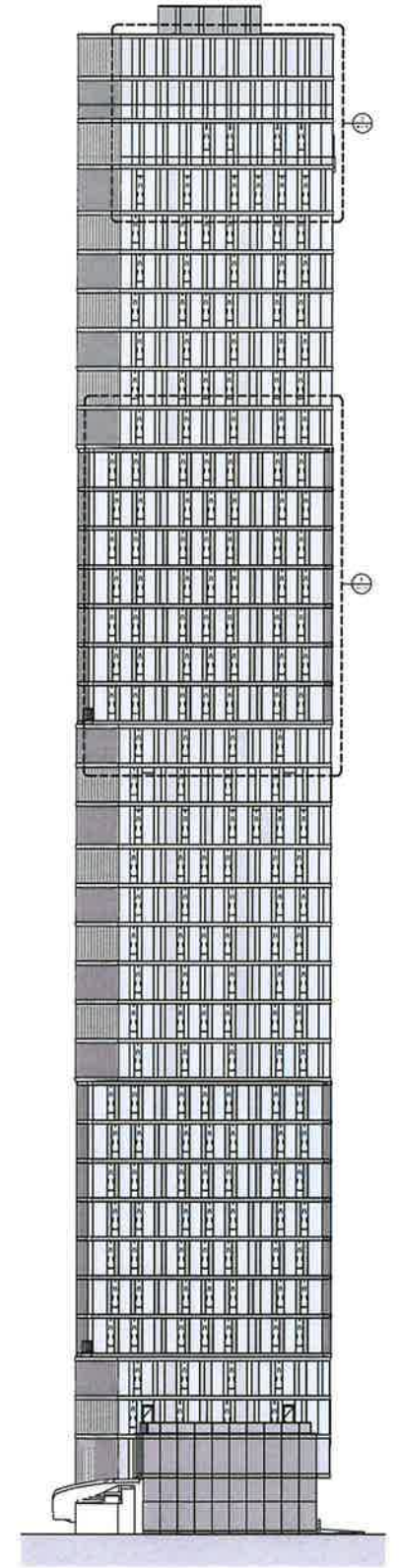
WEST



SOUTH



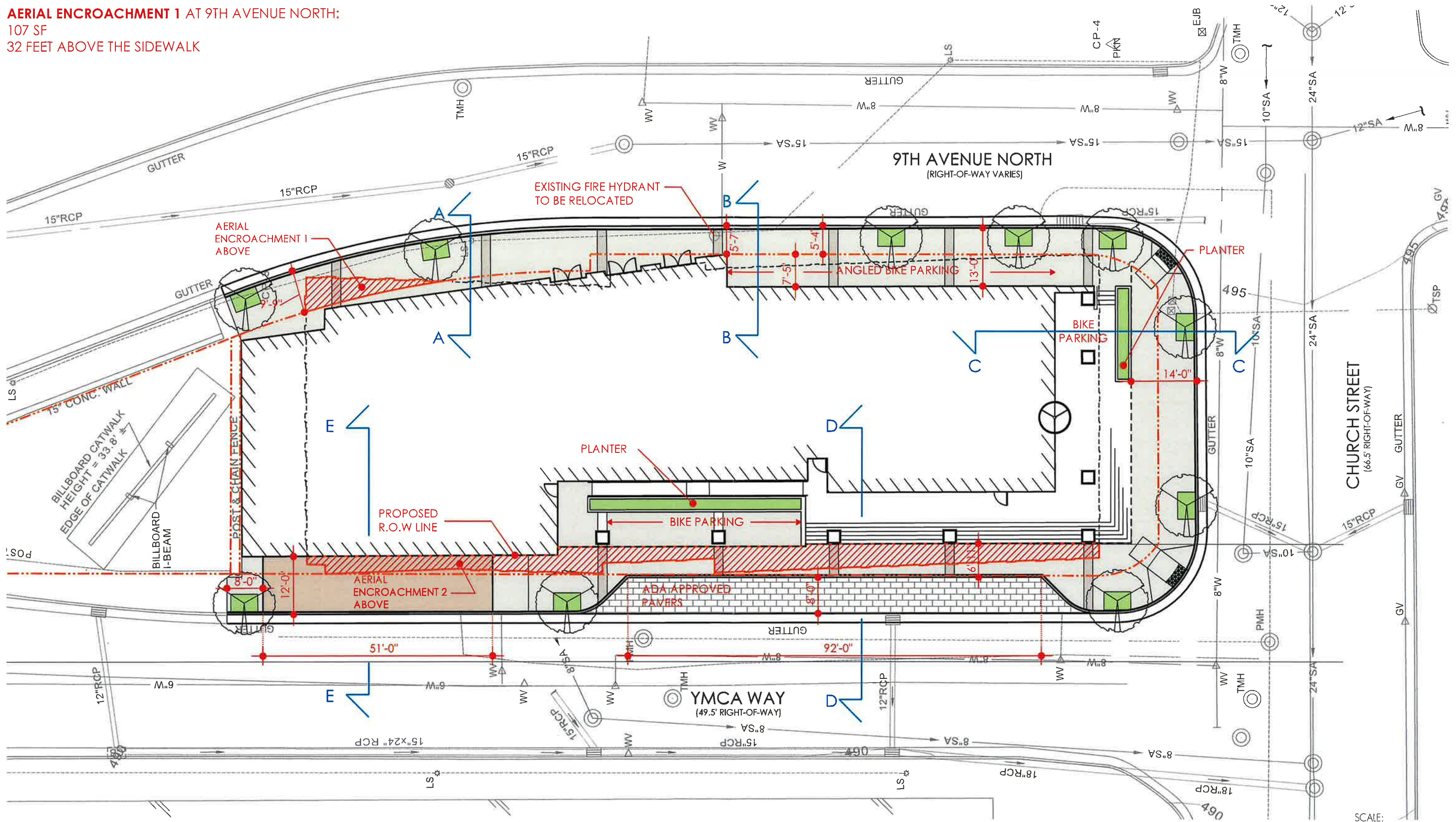
EAST



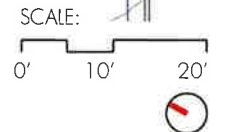
NORTH

SCALE: 0' 25' 50'

AERIAL ENCROACHMENT 1 AT 9TH AVENUE NORTH:
 107 SF
 32 FEET ABOVE THE SIDEWALK



AERIAL ENCROACHMENT 2 AT YMCA WAY:
 719 SF
 24 FEET ABOVE THE SIDEWALK



SITE PLAN / LANDSCAPING PLAN

900 CHURCH STREET / NASHVILLE, TN / GIARRATANA, LLC / 02.06.2020



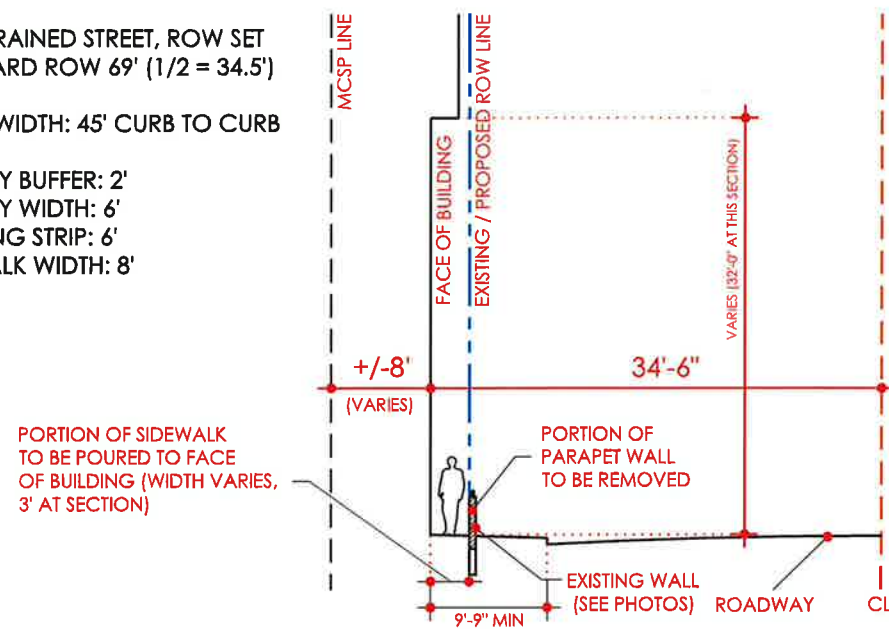
9TH AVE NORTH MCSP

T6-M-AB3

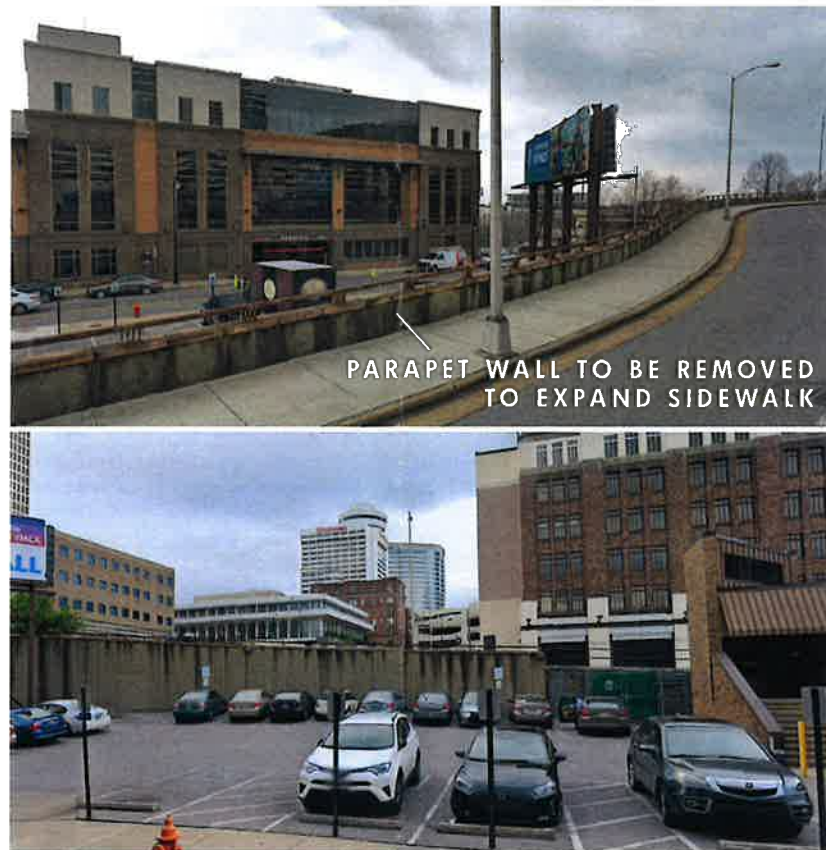
CONSTRAINED STREET, ROW SET
STANDARD ROW 69' (1/2 = 34.5')

STREET WIDTH: 45' CURB TO CURB

BIKEWAY BUFFER: 2'
BIKEWAY WIDTH: 6'
PLANTING STRIP: 6'
SIDEWALK WIDTH: 8'



9TH AVENUE SECTION A (NTS)



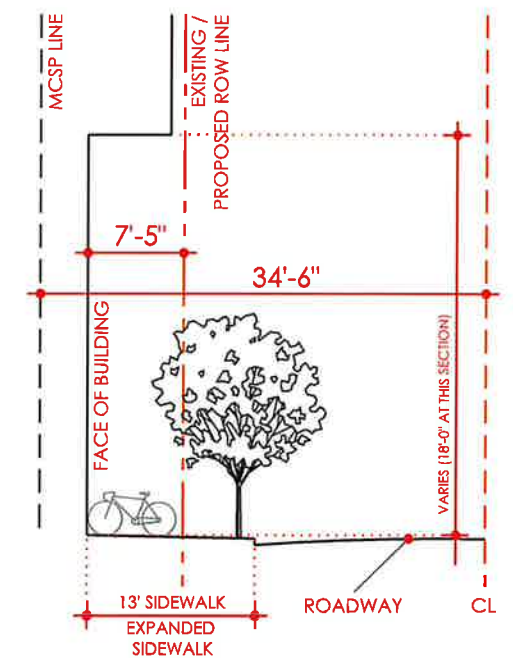
9TH AVE NORTH MCSP

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9TH AVENUE SECTION B (NTS)

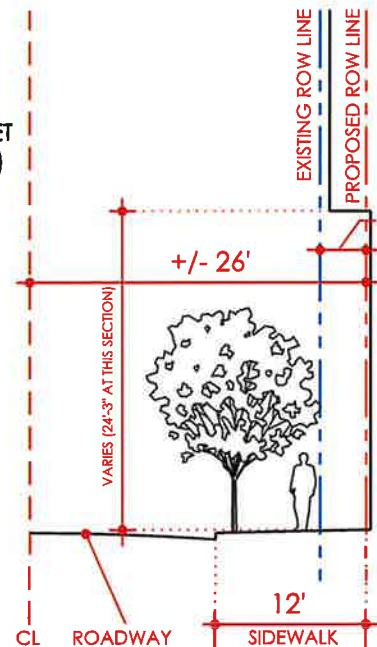
YMCA WAY MCSP

T6-M-AB3

CONSTRAINED STREET, ROW SET
STANDARD ROW 52' (1/2 = 26')

PLANTING STRIP: 4'
SIDEWALK WIDTH: 8'

(MCSP COMPLIANT)



YMCA WAY SECTION E (NTS)

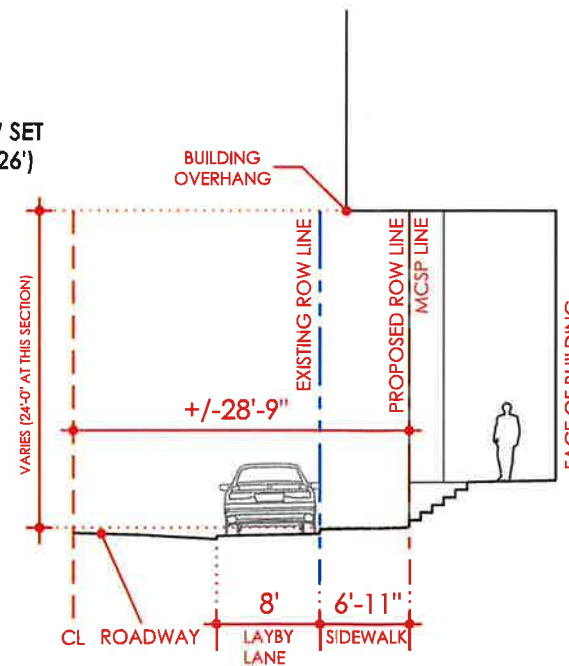
YMCA WAY MCSP

T6-M-AB3

CONSTRAINED STREET, ROW SET
STANDARD ROW 52' (1/2 = 26')

PLANTING STRIP: 4'
SIDEWALK WIDTH: 8'

(MCSP COMPLIANT)



YMCA WAY SECTION D (NTS)

CHURCH STREET MCSP

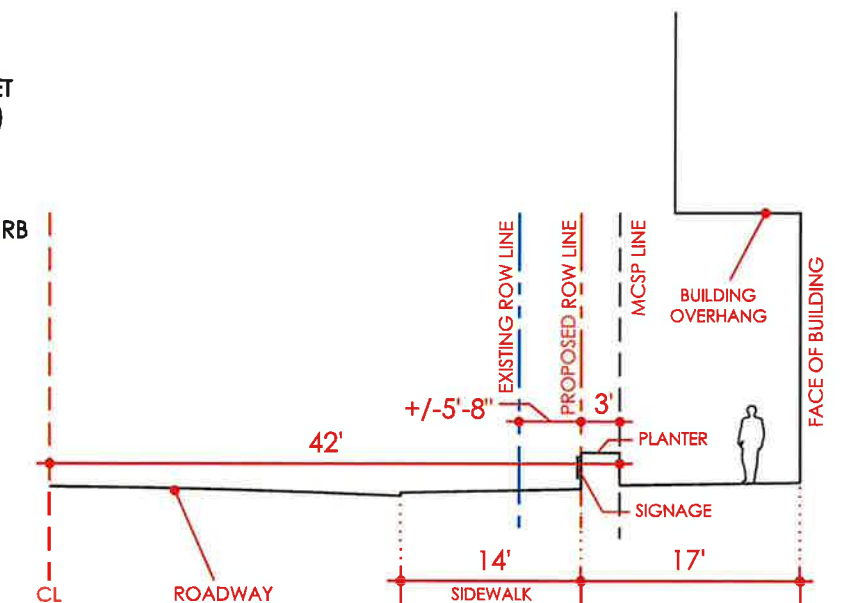
T6-M-AB4

CONSTRAINED STREET, ROW SET
STANDARD ROW 84' (1/2 = 42')

EXISTING BIKEWAY IN STREET

STREET WIDTH: 60' CURB TO CURB

BIKEWAY BUFFER: 2'
BIKEWAY WIDTH: 6'
PLANTING STRIP: 4'
SIDEWALK WIDTH: 10'



CHURCH STREET SECTION C (NTS)

SECTIONS



2020 DTC-011-001
NASHVILLE & DAVIDSON COUNTY

FEB 06 2020

METROPOLITAN PLANNING DEPARTMENT

PERSPECTIVE VIEW

900 CHURCH STREET / NASHVILLE, TN / GIARRATANA, LLC 02.06.2020

Gp