



April 2, 2020

Mr. Eric Hammer
Planning Department - City of Nashville, TN

Re: Proposed 1117 Church Street Residences
1117 Church Street
Nashville, Tennessee

Mr. Hammer,

We write to you today in regards to a proposed apartment development located at 1117 Church Street. Given the nature of this rapidly changing portion of the city, the design team is excited for the potential of additional residential living with smart urban design as a hallmark. There are a few modifications we would like for the Planning to consider to allow for the project to best serve the community.

The newly proposed apartment tower will provide 380 units with a variety of Studio, 1-Bedroom, and 2-Bedroom units. The total square footage of the project is approximately 700,000 sf including non-conditioned spaces such as outdoor spaces and parking garages. Located within the DTC: Gulch South subdistrict between Church Street and Grundy Street at the 12th Ave N and Corners Alley block, this project is uniquely located in the City with two city street access points along one edge of the property. The design is committed to having the project's primary frontage along Church Street to continue activating this developing neighborhood.

(A) **Regulation D; max height from Church street:** In addition to the modifications outlined below, the design team would like Planning to formally clarify our understanding that the 15-story height allowance begins at the height of Church Street (the street designated as "Primary" in the DTC) and not Lower Church Street. At this block, Church Street sits approximately 28'-0" above Lower Church Street.

The project is seeking modifications to the Downtown Code. Our requests for the proposed apartment project are as follows:

1. **Regulation E; step-back between:** A modification is requested for the step back to occur at the 2nd floor in lieu of between the 4th and 8th floors for the portion along Church Street. Due to the elevation drop from the viaduct and Church Street this modification would allow for the podium to step back at the same elevation as along 12th Ave (the 6th floor along that frontage).
2. **Sidewalk + Planting; planting on an elevated bridge @ Church street:** A modification is requested to eliminate the planting requirement for the portion fronting Church Street. Since the street is elevated at this location, the team does not feel that it is practical to accommodate a planting strip, however a wider sidewalk will be provided to maintain the same right-of-way distance from the road. While the Major & Collector Street Plan does not require planting on the Church Street Viaduct, an interpretation can be made for Street Character on page 65 of the Downtown Code. The project's intent is to have some planting at the step-back level facing Church Street to suffice for the Street Character but offer no planting at the sidewalk level.
3. **Sidewalk + Planting; planting @ 12th Ave N beneath existing parking structure:** A modification is requested to eliminate the planting requirement for the portion fronting along 12th Ave N.

Since this portion of the street is beneath an elevated deck, the team does not feel that it is practical to accommodate a planting strip, however a wider sidewalk will be provided to maintain the same right-of-way distance from the road.

4. **Sidewalk + Planting;** *planting on an elevated bridge @ Lower Church Street below elevated deck* Similarly, Lower Church Street would not accommodate a planting strip due to lack of sunlight exposure under the viaduct. The design shall provide the right-of-way improvements as required elsewhere.

In regards to the Bonus Height Program, this project seeks to take advantage of the additional height allowed for the Gulch South subdistrict (6 floors):

- **Underground Parking** (*3-stories available; 2-stories requested plus an additional 7,000 sf of a 3rd story*): The project has approximately 48,000 sf of underground parking. The 16th and 17th floors account for a total of approximately 41,000 sf. The 7,000 sf difference can begin to accommodate additional square footage on a 3rd floor.
- **Public Parking** (*2-stories available; 2-stories requested*): The project has approximately 48,000 sf of public parking which will be written into the deed. The 18th and 19th floors account for a total of approximately 41,000 sf.
- **Pervious Surface** (*2-stories available; 2-stories requested*): The project intends to utilize pervious surface and green roof space on top of the podium totaling the square footage of one of the bonus floors. At a 2-to-1 ratio, approximately 17,000 sf of pervious surface would be needed to accommodate floors 20 and 21. (17,000 sf of pervious surface = 34,000 sf of Bonus Height development + 7,000 sf of Underground Parking delta to total 41,000 sf of Bonus Height Development; equivalent to 2 floors for the project).

We welcome the opportunity to speak on the project in further detail. The design team is excited about the potential this project brings to a rapidly developing part of our city. Please do not hesitate to contact me at (615) 760-6720 or Jim Murphy at (615) 252-2303.

EARL SWENSSON ASSOCIATES, INC.



Lee S. Davis, AIA, LEED AP BD+C

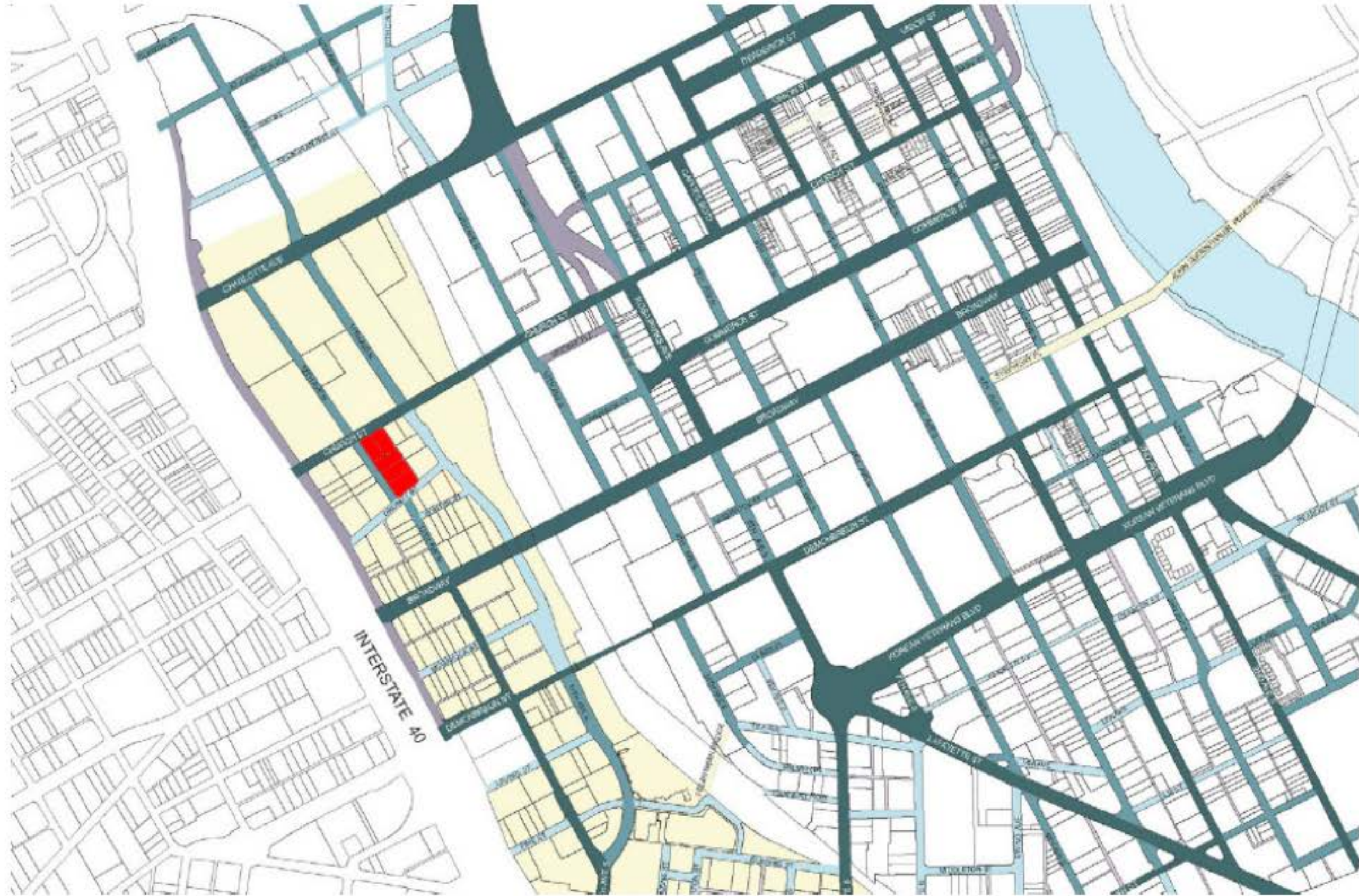
Senior Design Manager

1117 CHURCH STREET RESIDENCES - REQUEST FOR MODIFICATIONS

Location: 1117 Church St., block boardered by 12th Ave, Grundy St, and Comers Alley .

PROJECT DESCRIPTION:

New construction of a 21-story mixed-use residence with parking and commercial/restaurant space. Residence to include approximately 380 units.



1117 CHURCH STREET RESIDENCES - SITE AERIAL



1117 CHURCH STREET RESIDENCES - REQUEST FOR MODIFICATIONS

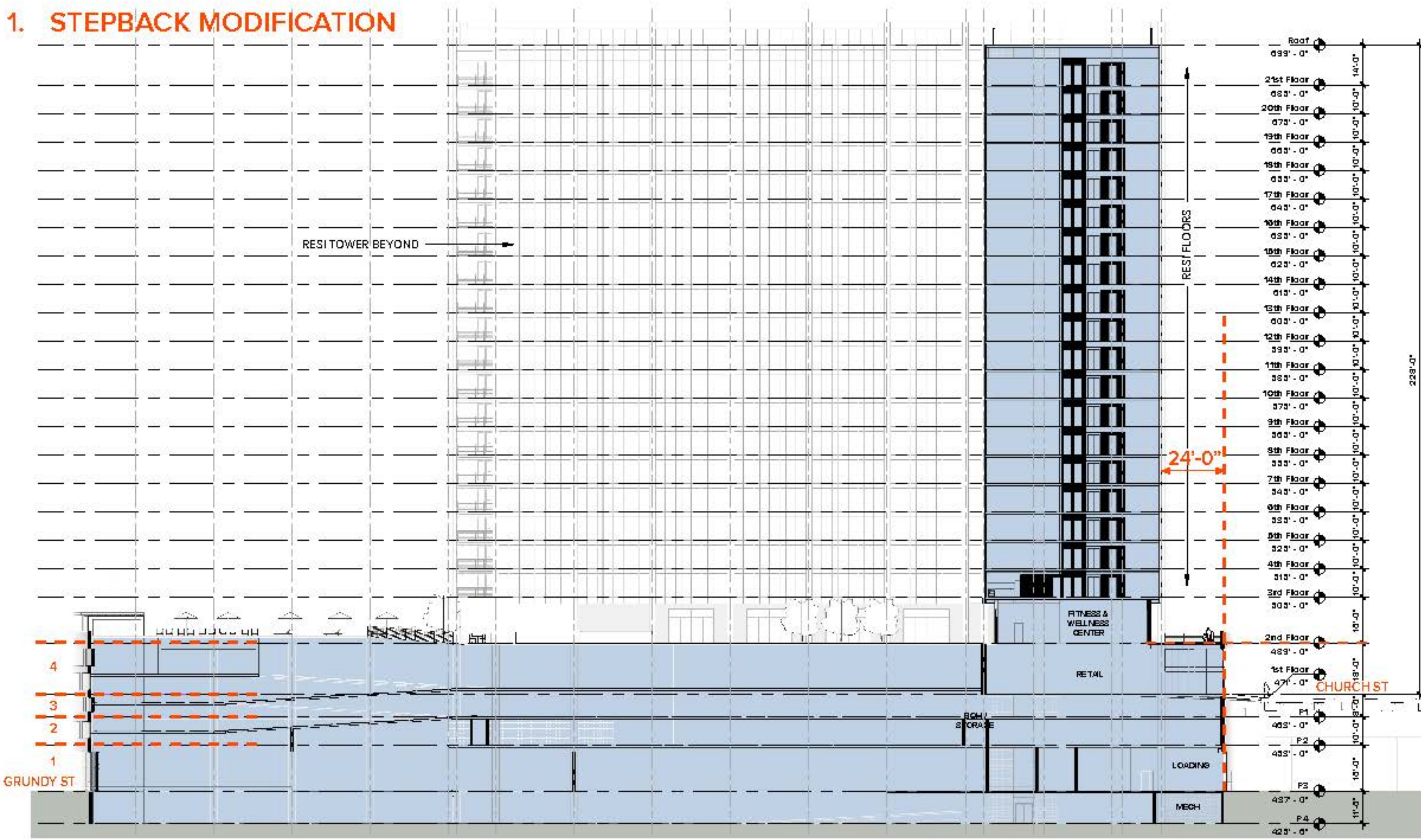
Location: 1117 Church St., block bordered by 12th Ave, Grundy St, and Comers Alley .

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

1. A modification is requested for the step back to occur at the 2nd floor in lieu of between the 4th and 8th floors for the portion along Church Street. Due to the elevation drop from the viaduct and Church Street this modification would allow for the podium to step back at the same elevation as along 12th Ave (the 6th floor along that frontage).
2. A modification is requested to eliminate the planting requirement for the portion fronting Church Street. Since the street is elevated at this location, the team does not feel that it is practical to accommodate a planting strip, however a wider sidewalk will be provided to maintain the same right-of-way distance from the road. While the Major & Collector Street Plan does not require planting on the Church Street Viaduct, an interpretation can be made for Street Character on page 65 of the Downtown Code. The project's intent is to have some planting at the step-back level facing Church Street to suffice for the Street Character but offer no planting at the sidewalk level.
3. A modification is requested to eliminate the planting requirement for the portion fronting along 12th Ave N. Since this portion of the street is beneath an elevated deck, the team does not feel that it is practical to accommodate a planting strip, however a wider sidewalk will be provided to maintain the same right-of-way distance from the road.
4. Similarly, Lower Church Street would not accommodate a planting strip due to lack of sunlight exposure under the viaduct. The design shall provide the right-of-way improvements as required elsewhere.



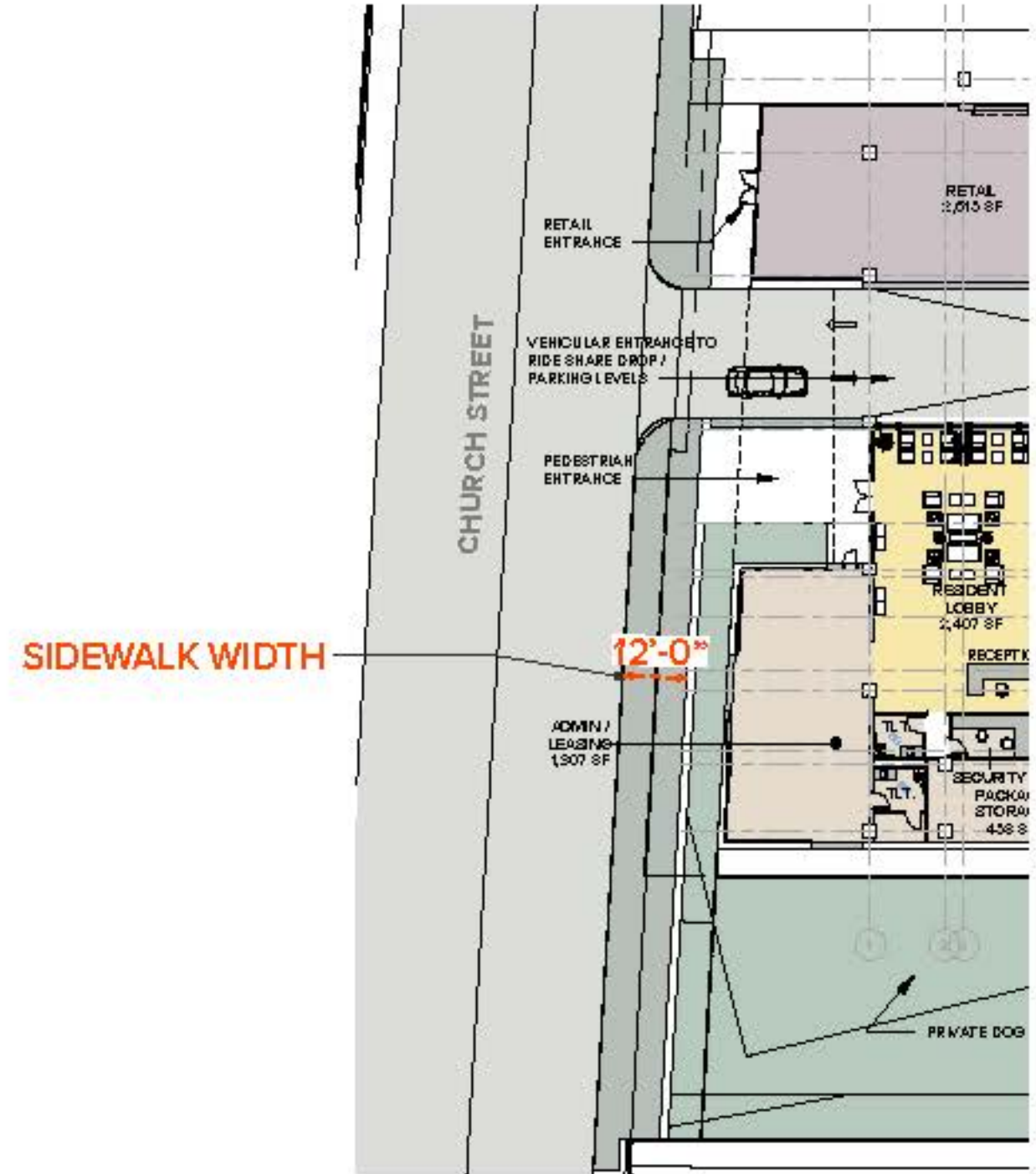
1. STEPBACK MODIFICATION



2. STREET TREE MODIFICATION CHURCH STREET



ELEVATED CHURCH STREET



SIDEWALK WIDTH

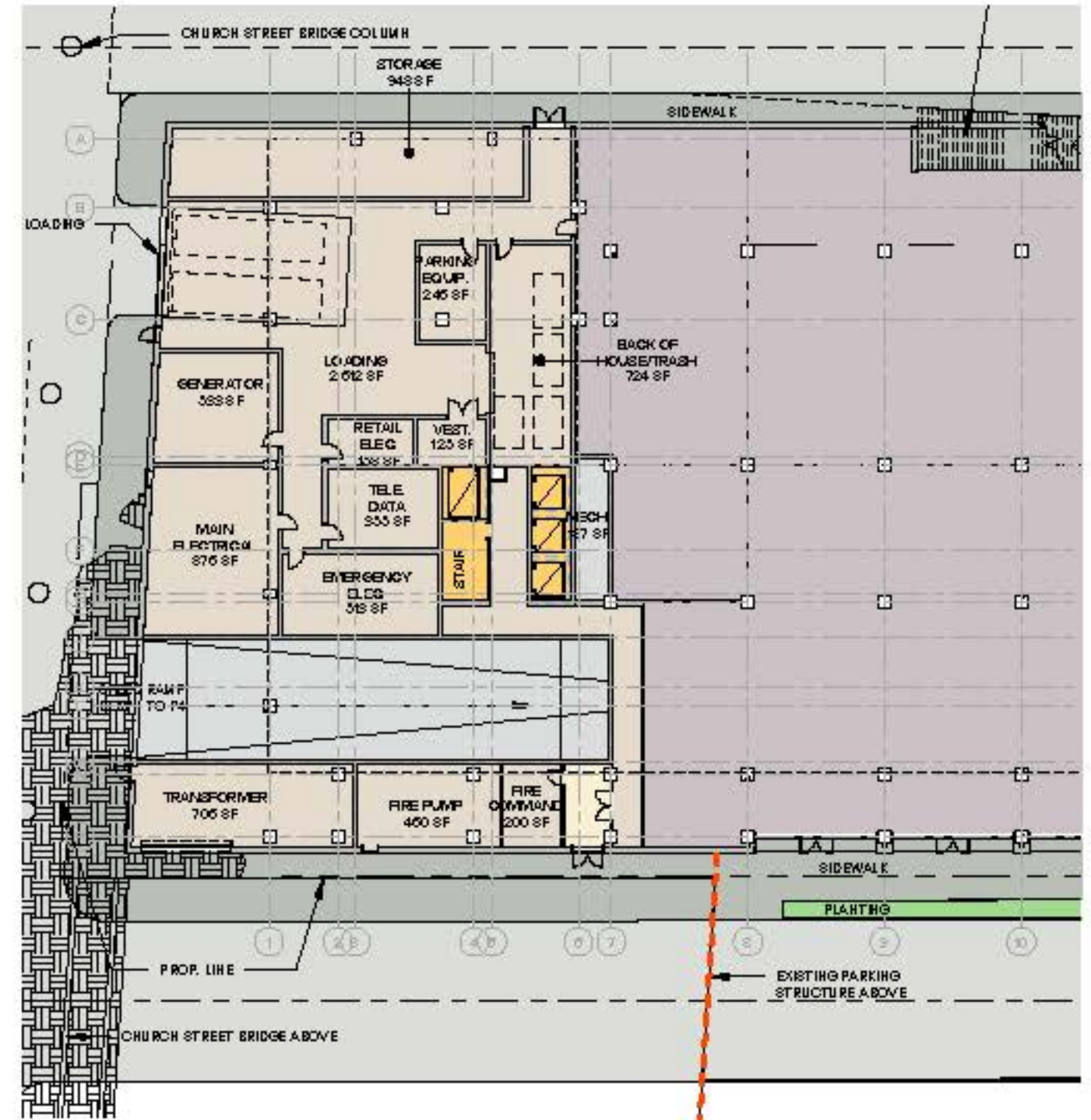
12'-0"

Upper Church St. Plan
1" = 30'-0"

3. STREET TREE MODIFICATION LOWER 12TH AVE N



LOWER 12TH AVE N

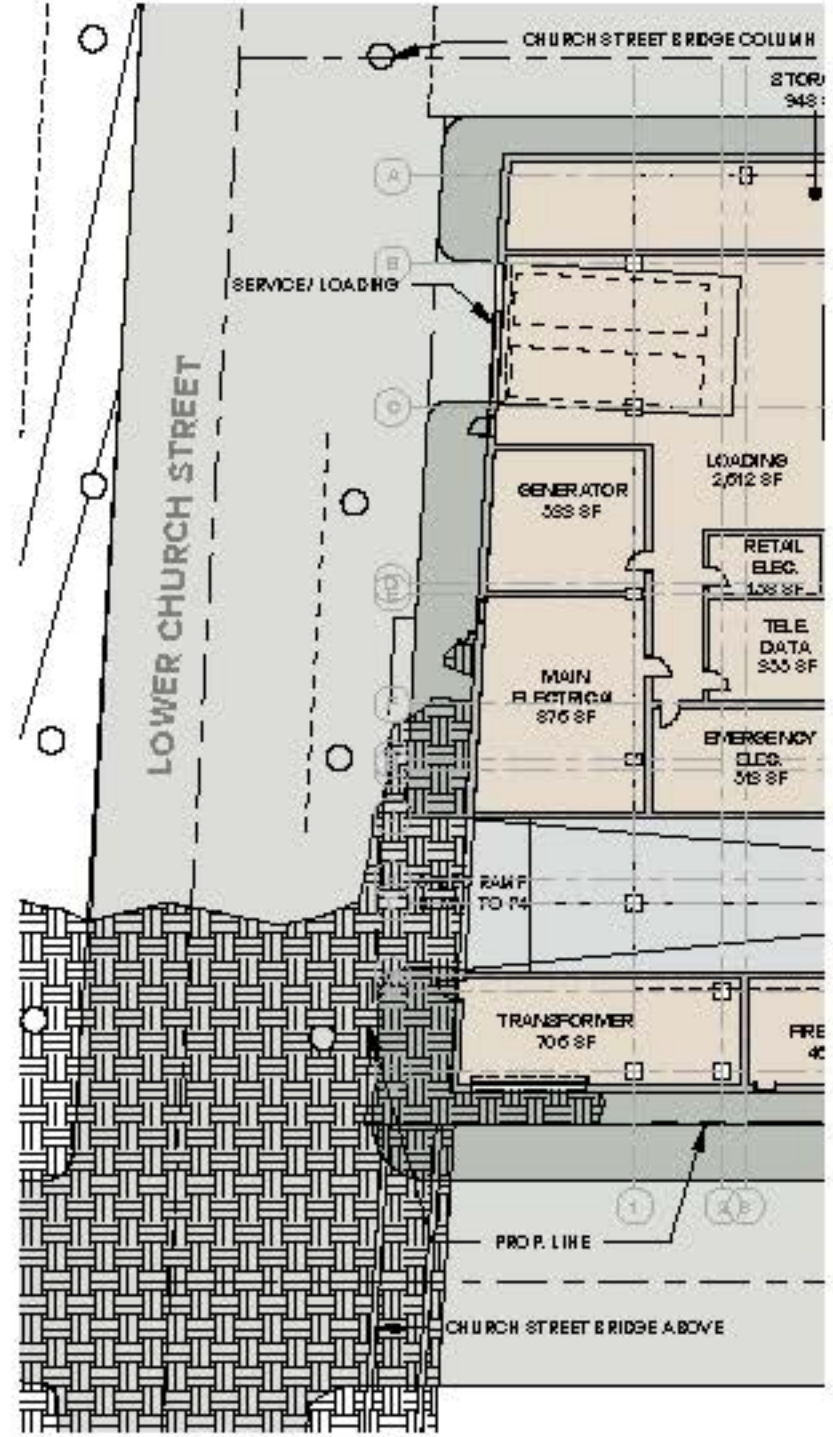


Lower 12th Ave N. Plan
1" = 30'-0"

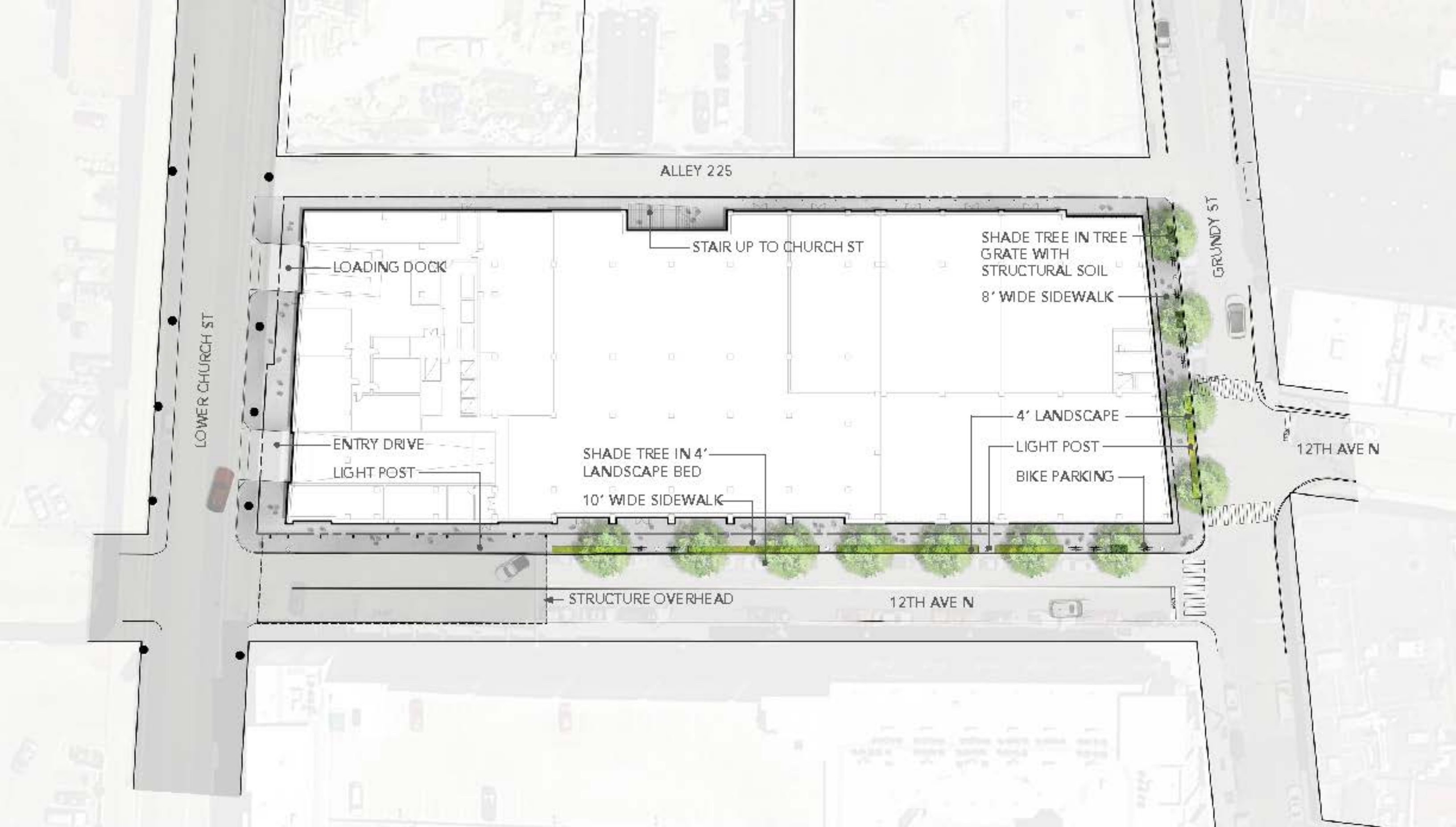
4. STREET TREE MODIFICATION LOWER CHURCH STREET



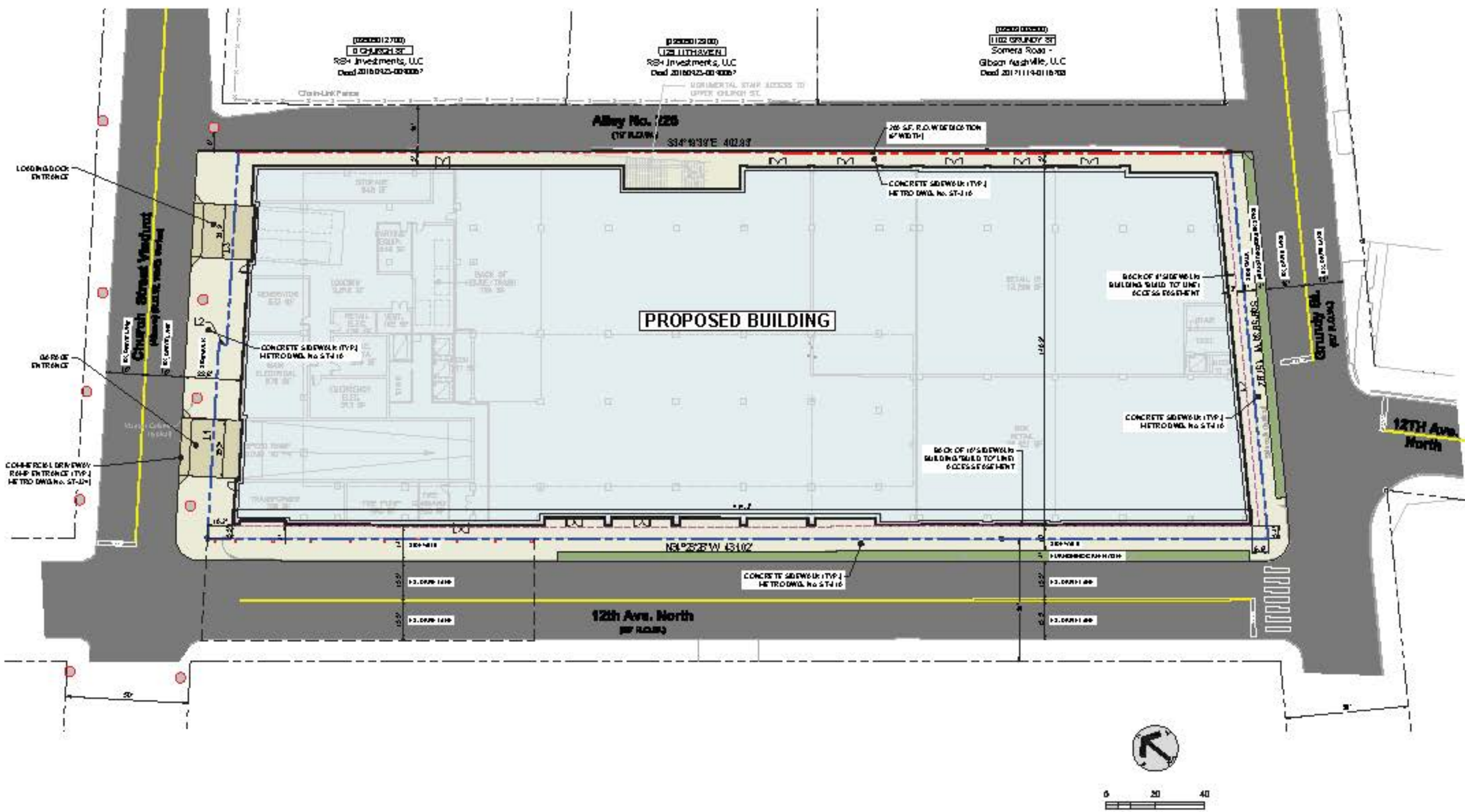
LOWER CHURCH STREET



Lower Church St. Plan
1" = 30'-0"







Alley No. 225
(17' R.O.W.) 334°N33'E 402.93'

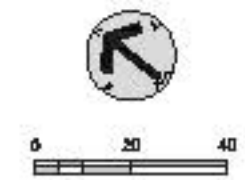
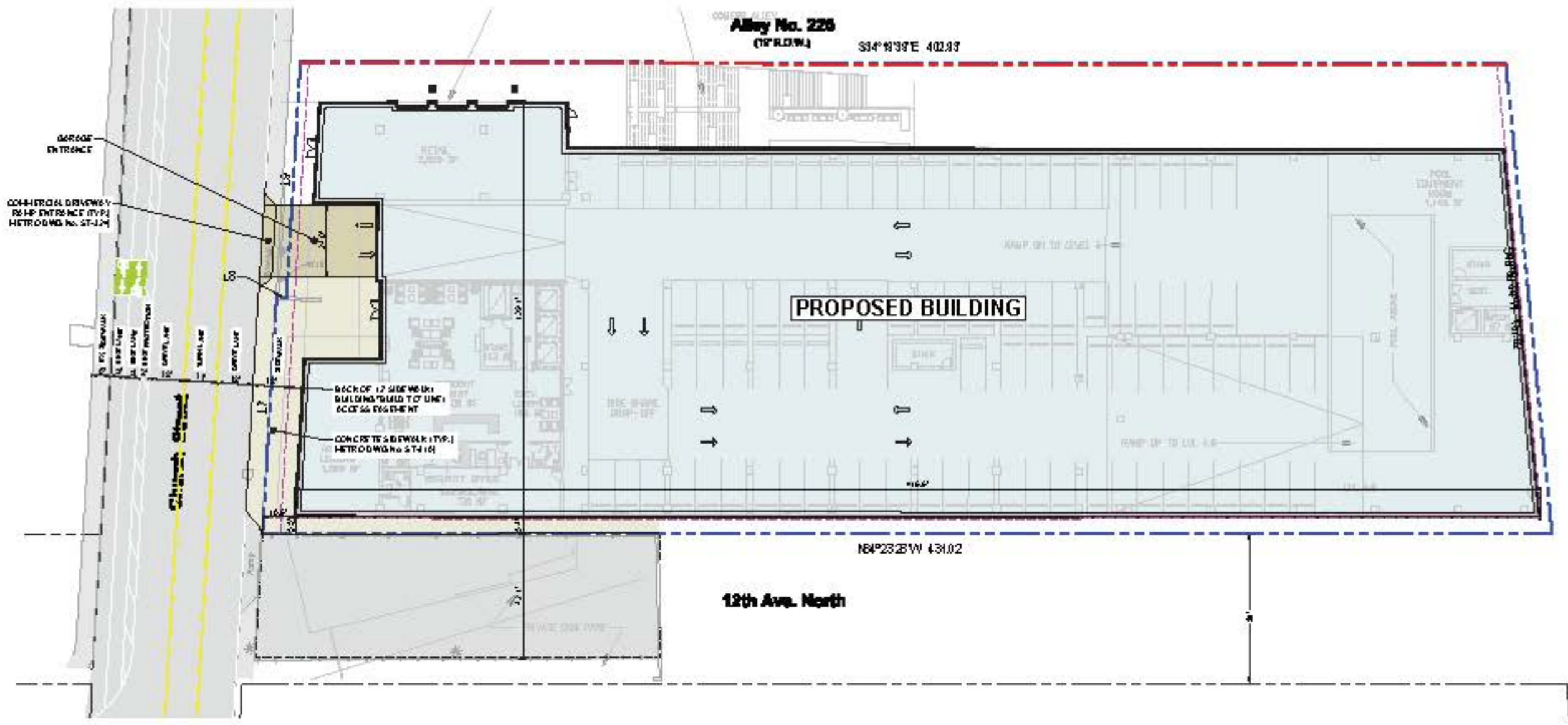
PROPOSED BUILDING

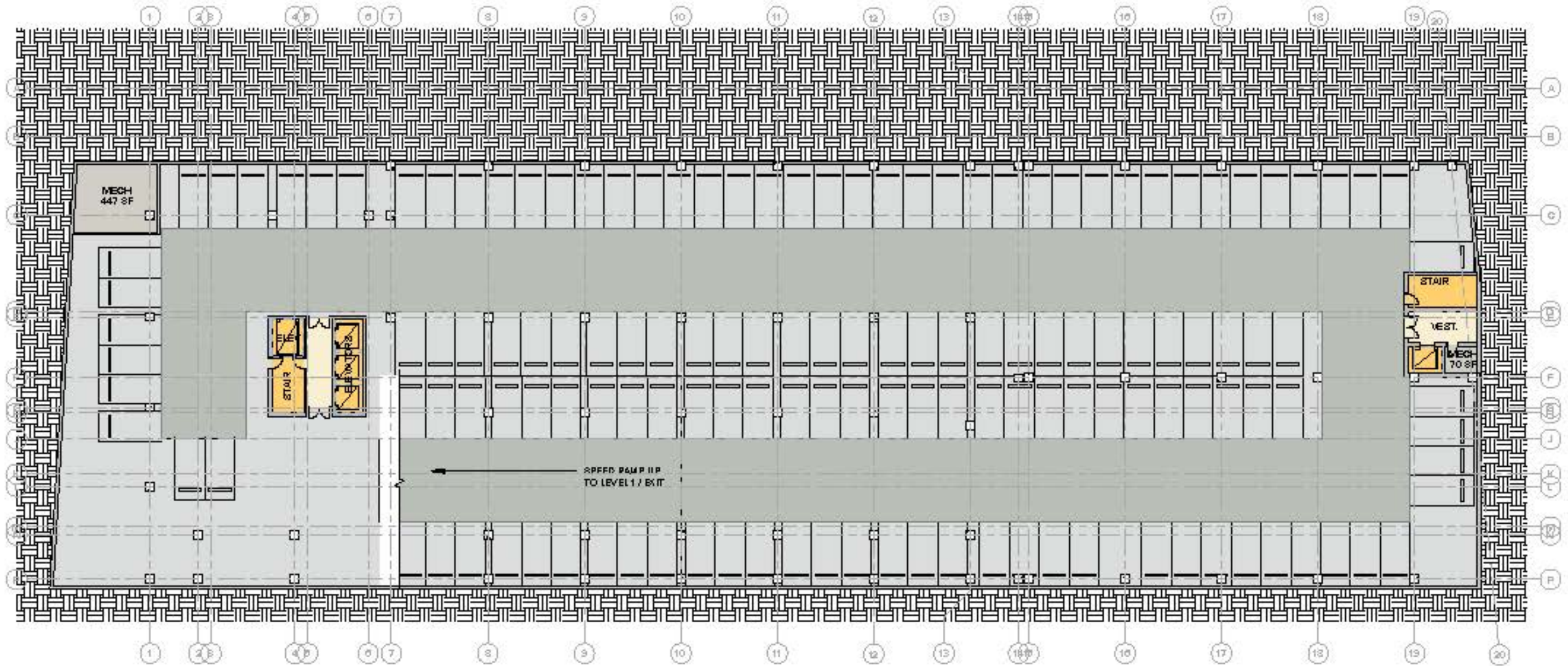
12th Ave. North

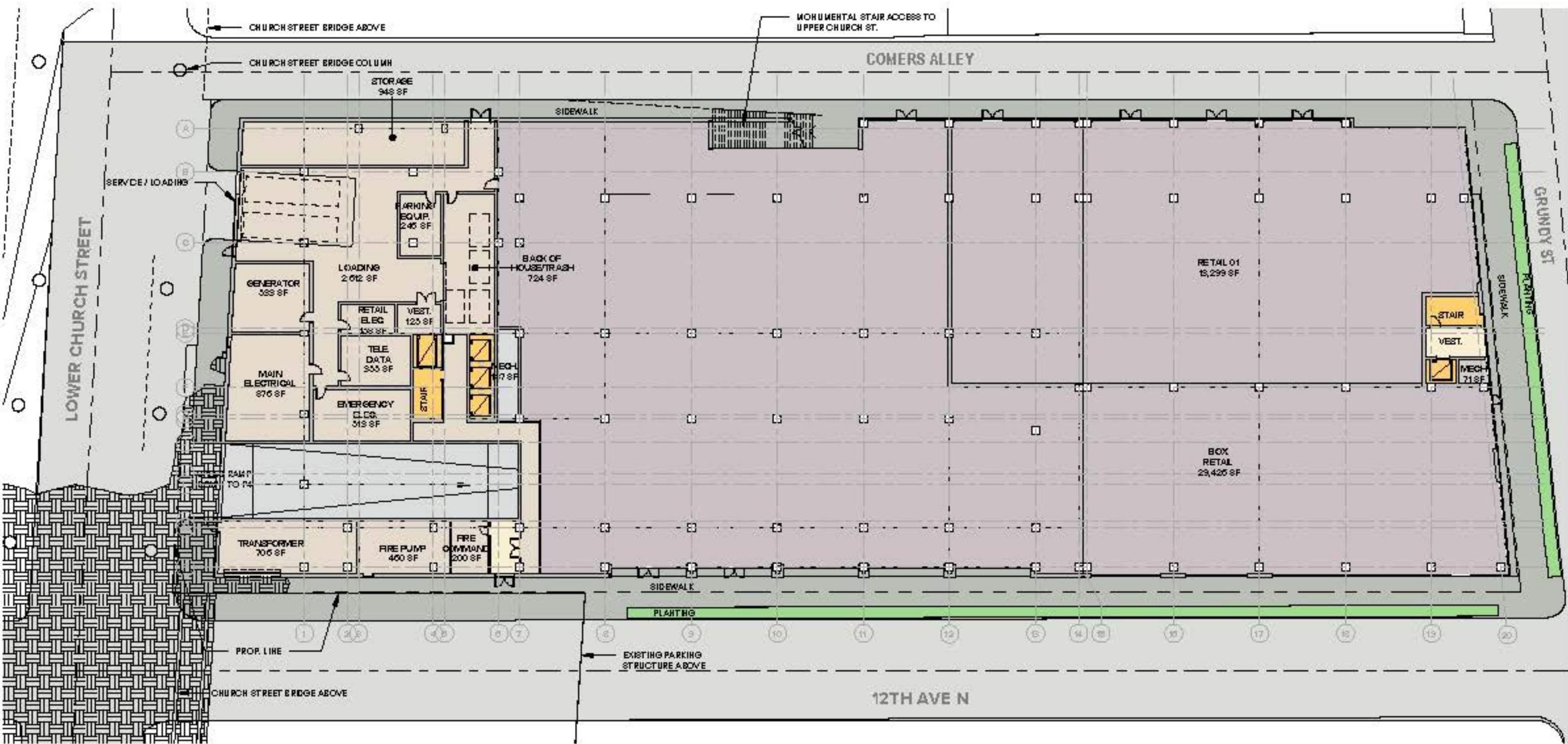
N64°23'21"W 431.02'

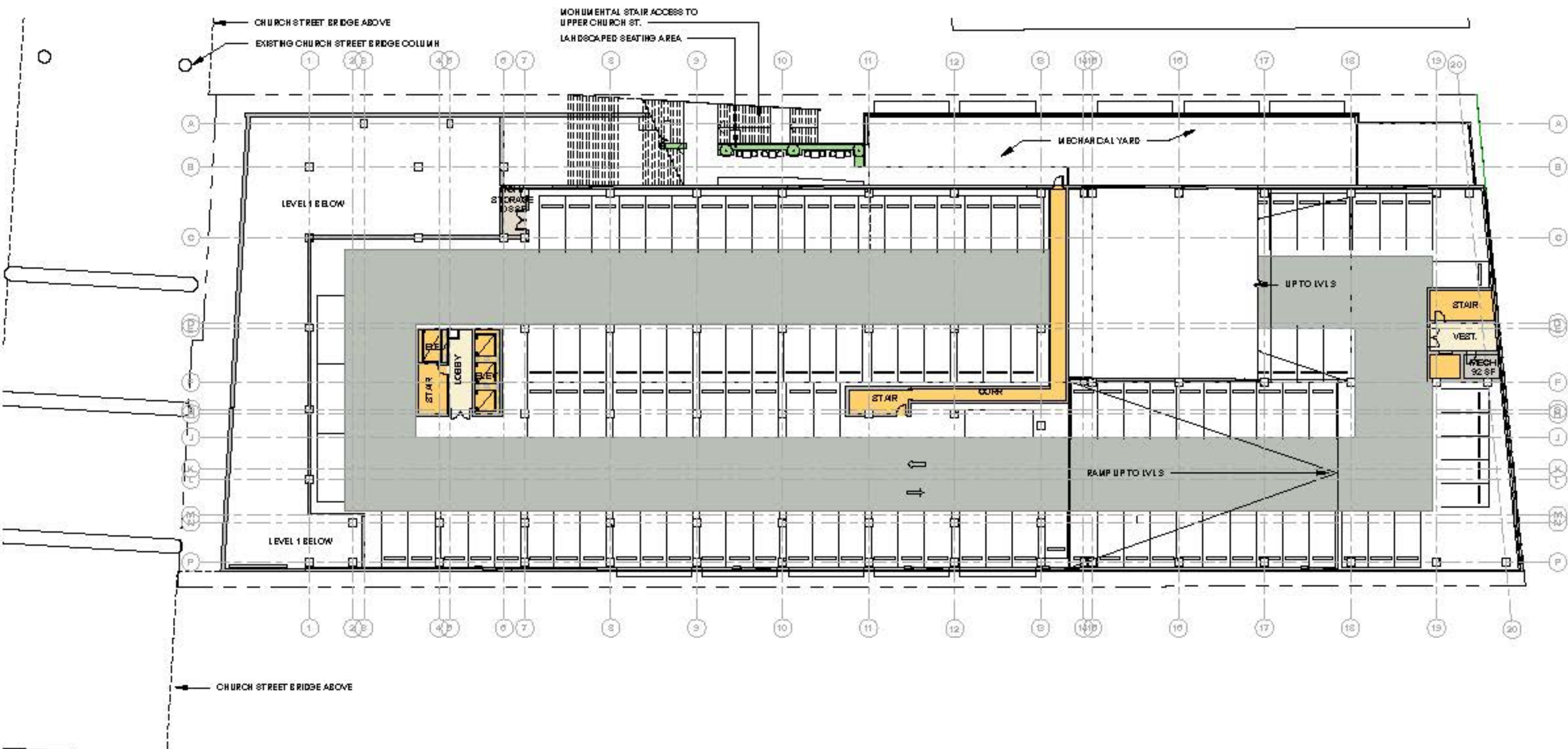
Grandy St.
80' R.O.W.

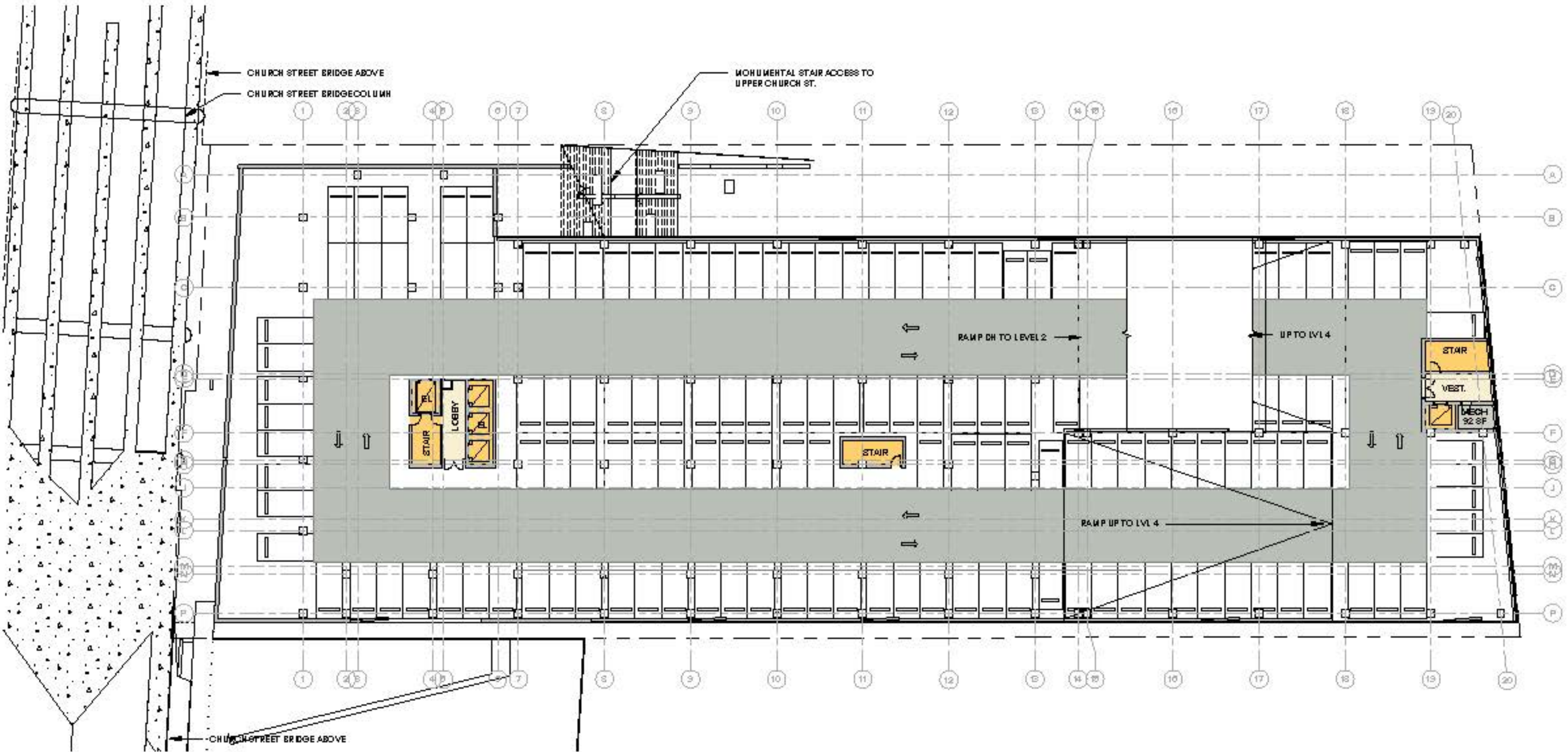
12TH Ave.
North

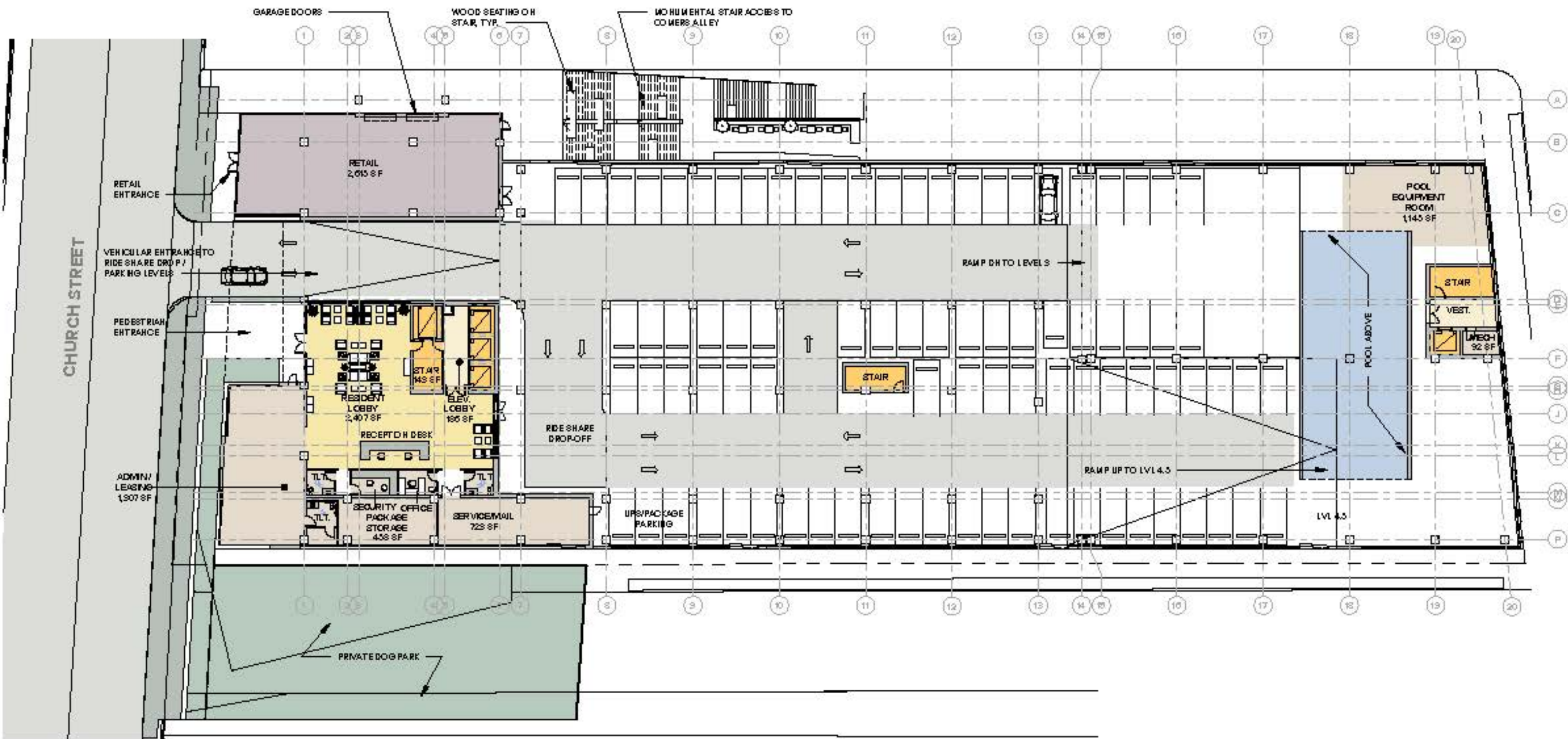


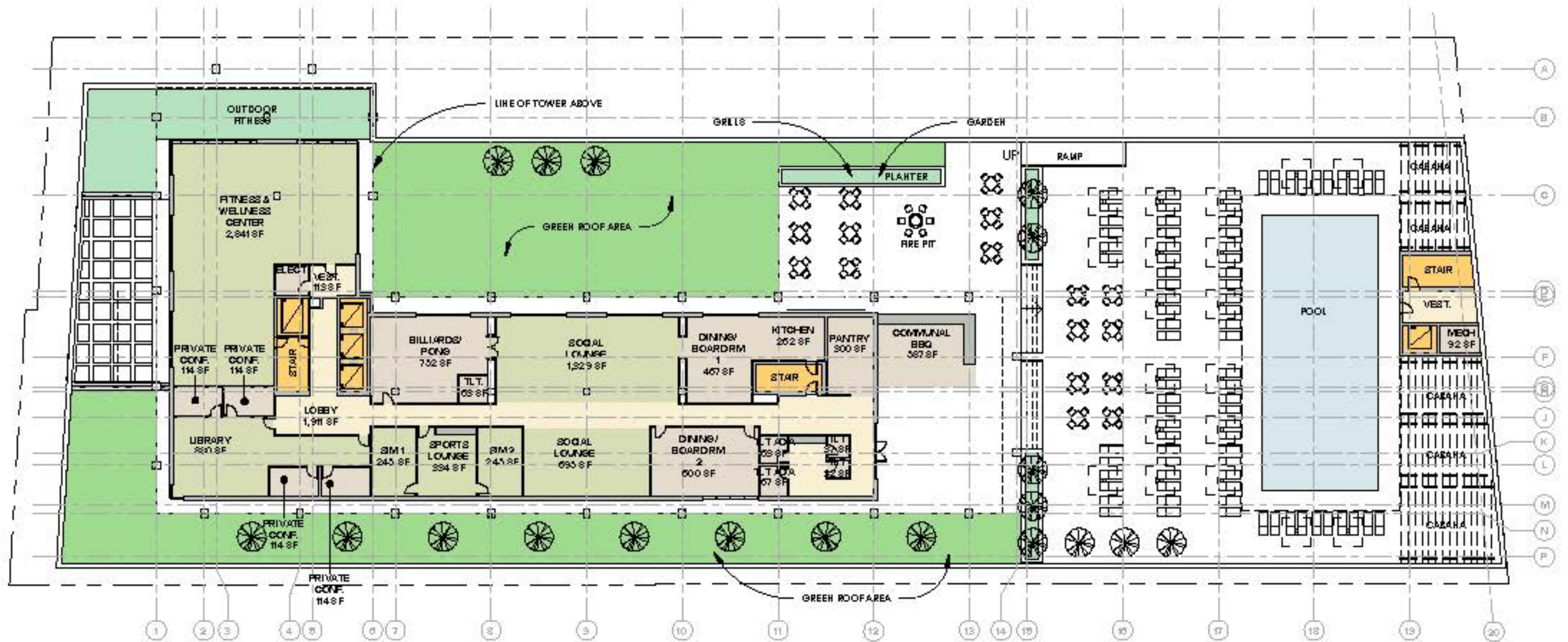








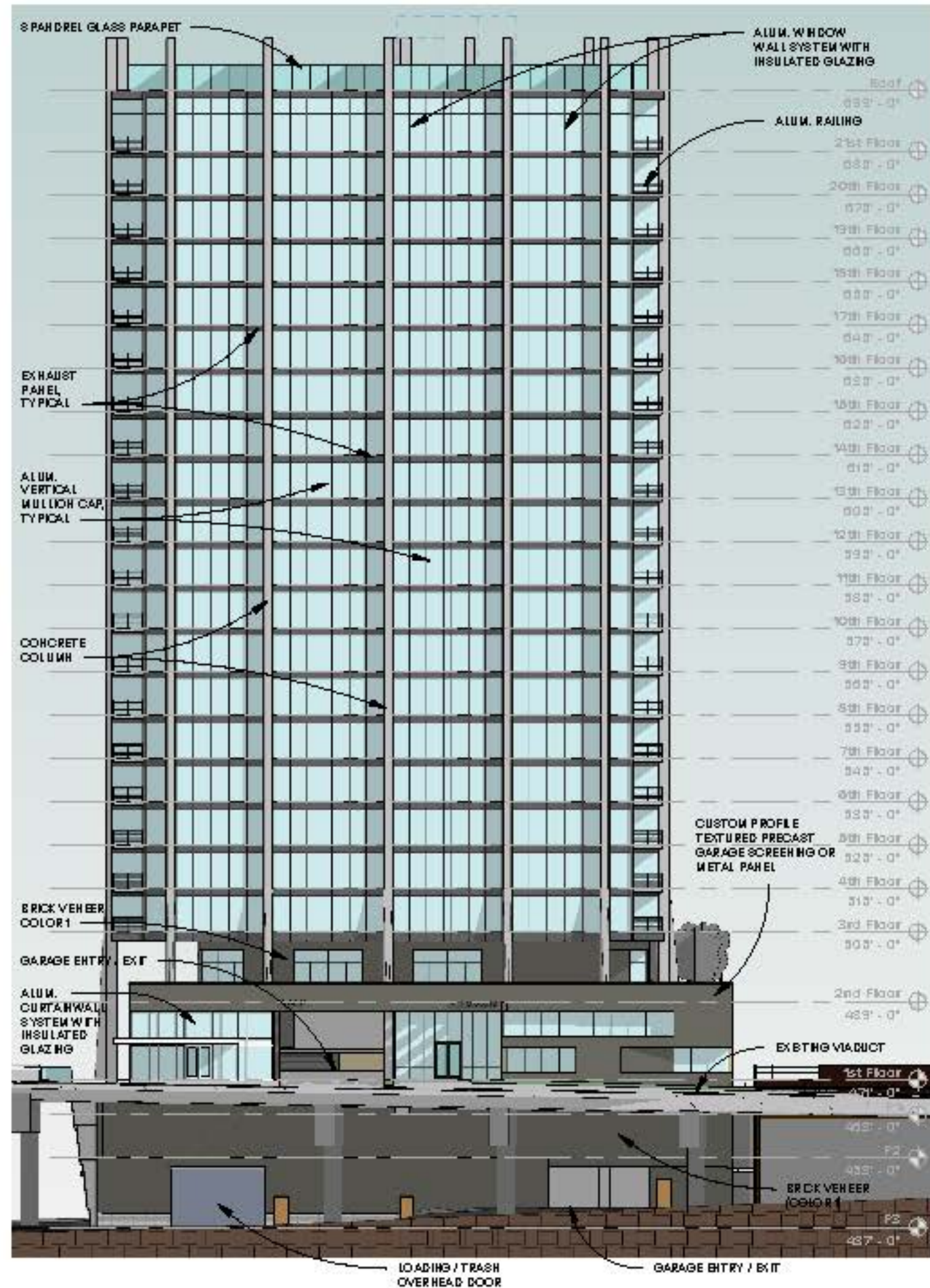






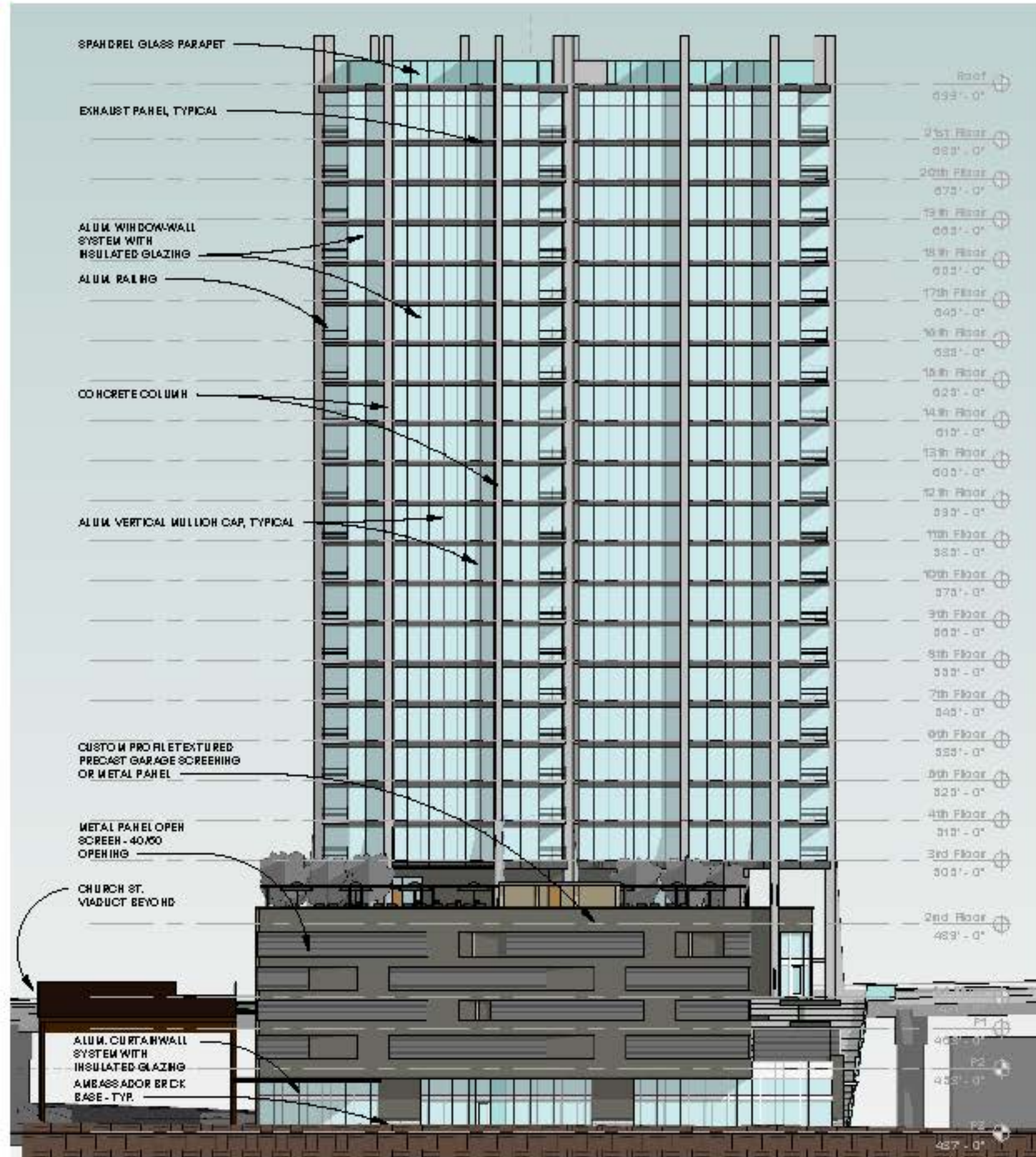
NORTH ELEVATION / CHURCH ST.

1" = 30'-0"



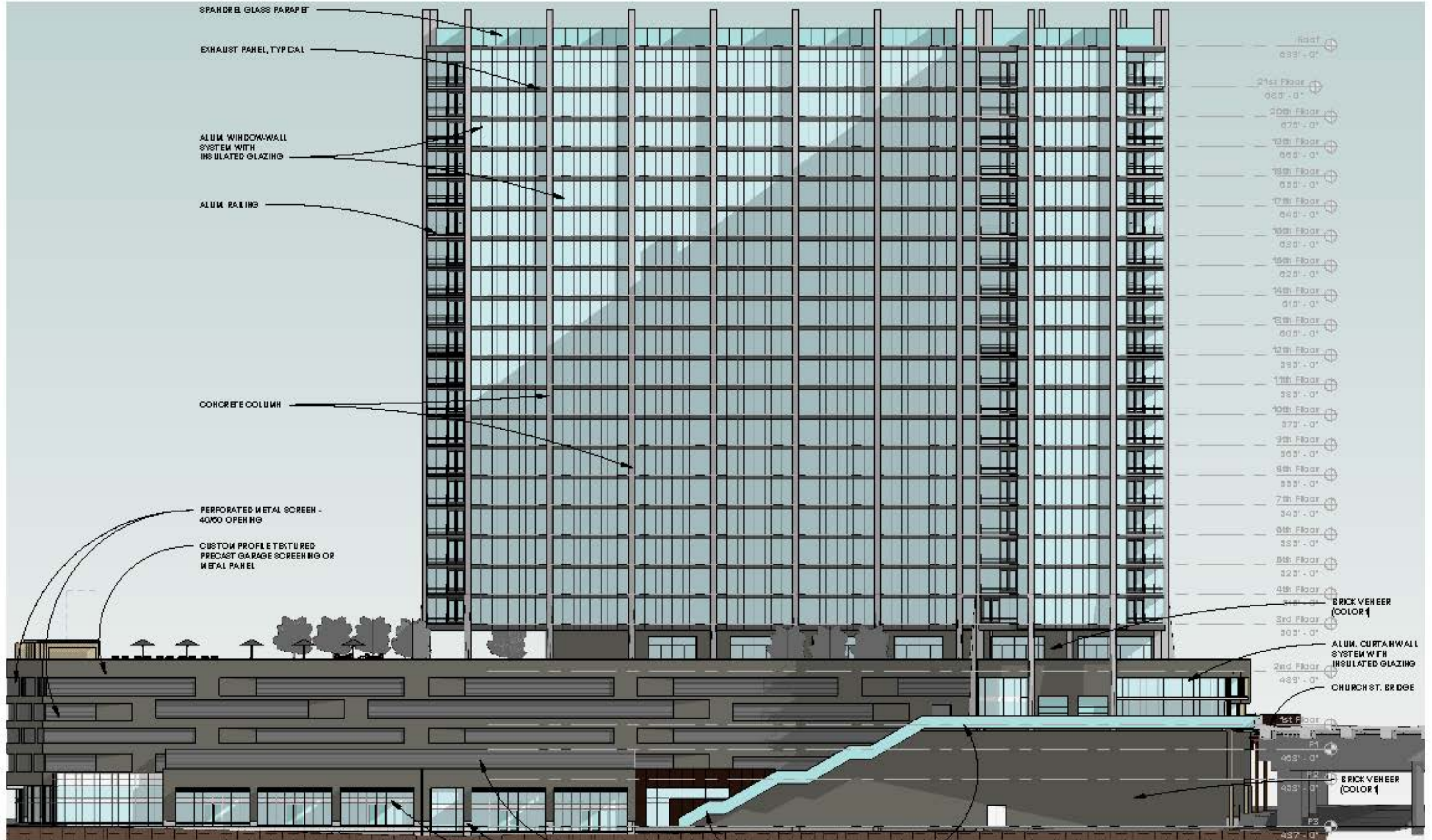
SOUTH ELEVATION / GRUNDY ST.

1" = 30'-0"



EAST ELEVATION / COMERS ALLEY

1" = 30'-0"



WEST ELEVATION / 12TH AVE N.

1" = 30'-0"





1117 CHURCH STREET RESIDENCES
REQUEST FOR MODIFICATIONS
NASHVILLE, TN - 1915.00 - 4.2.20

VIEW FROM UPPER CHURCH ST. ENTRANCE



1117 CHURCH STREET RESIDENCES
REQUEST FOR MODIFICATIONS
NASHVILLE, TN - 1915.00 - 4.2.20

VIEW FROM INTERSECTION OF GRUNDY AND 12TH AVE



1117 CHURCH STREET RESIDENCES
REQUEST FOR MODIFICATIONS
NASHVILLE, TN - 1915.00 - 4.2.20

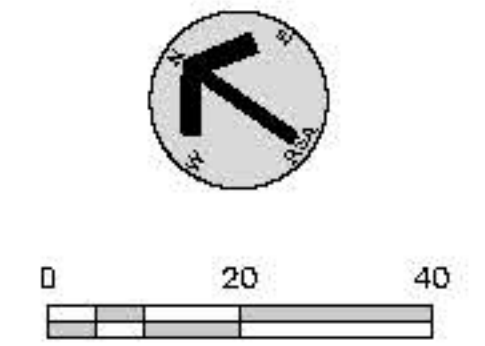
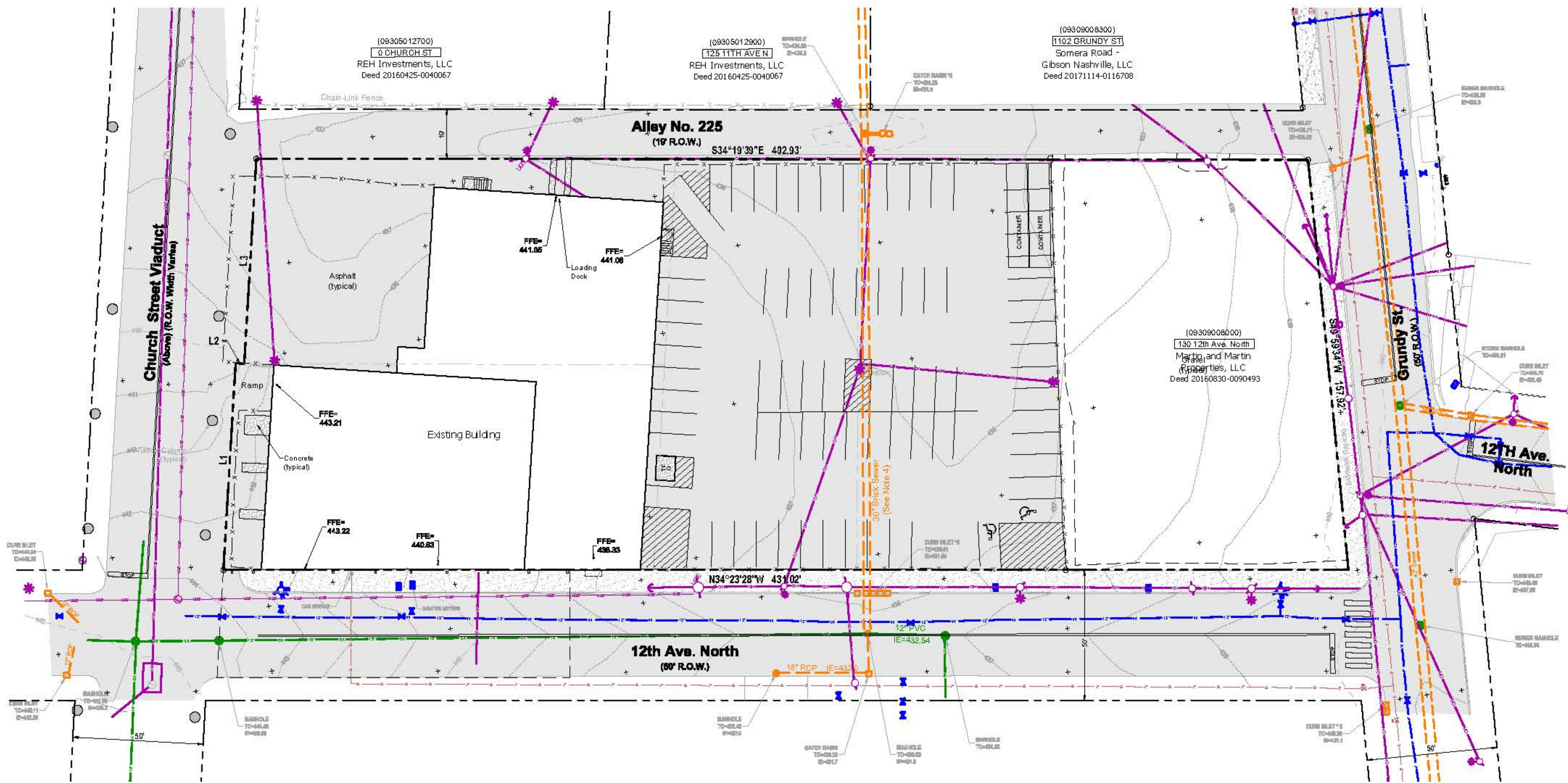
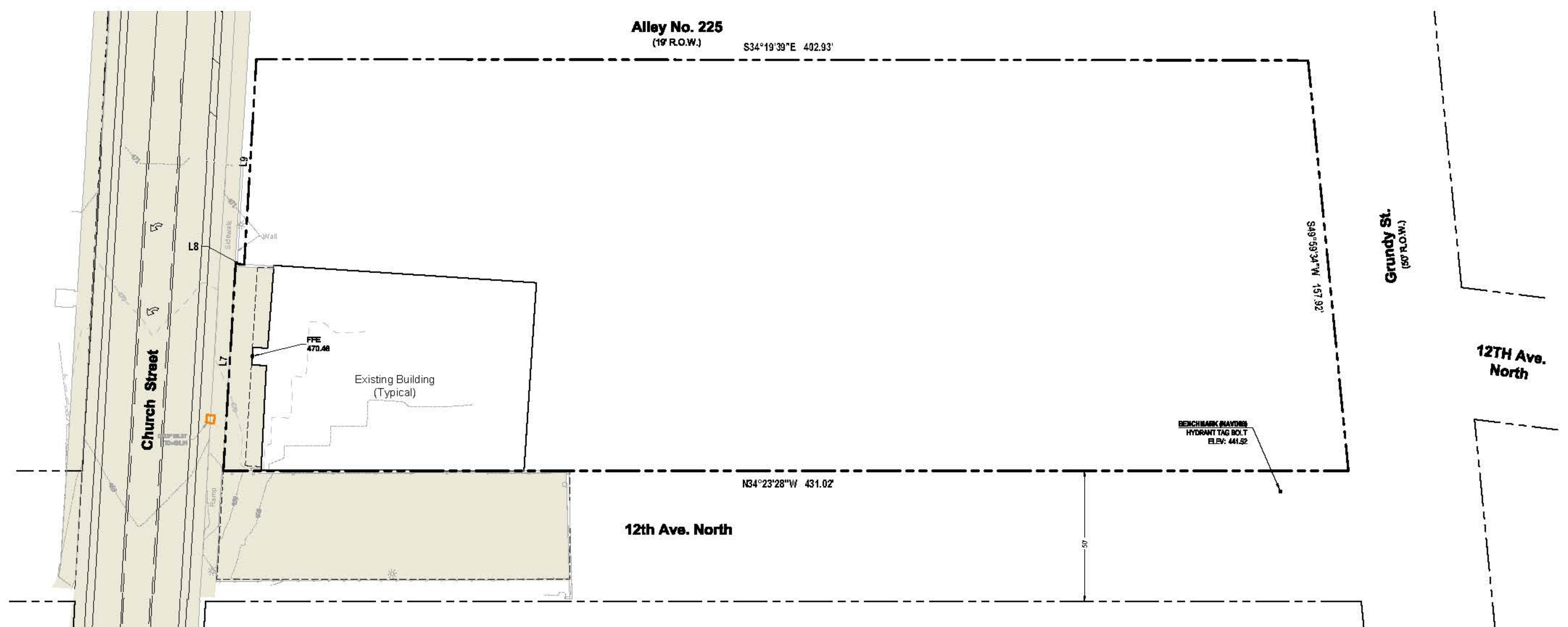
VIEW FROM INTERSECTION OF GRUNDY AND ALLEY





1117 CHURCH STREET RESIDENCES
REQUEST FOR MODIFICATIONS
NASHVILLE, TN - 1915.00 - 4.2.20

VIEW FROM UPPER CHURCH ST.



GIBSON RESIDENCES

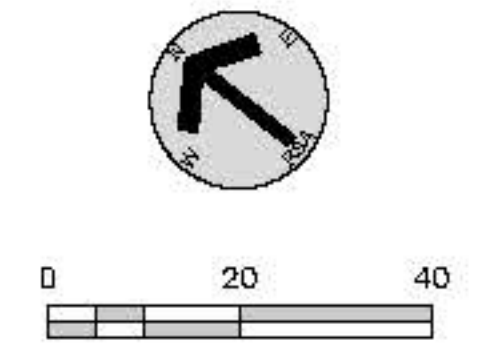
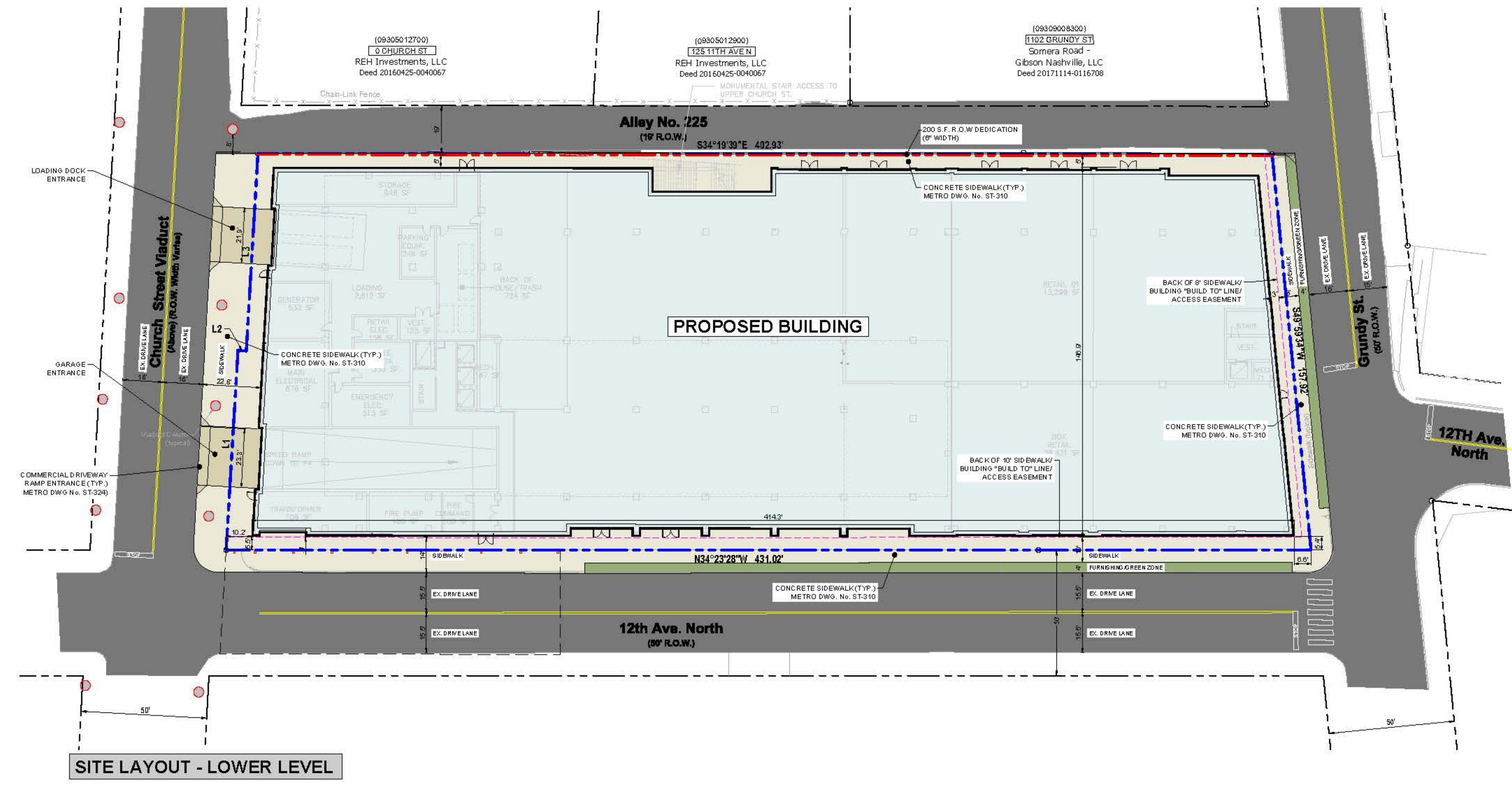
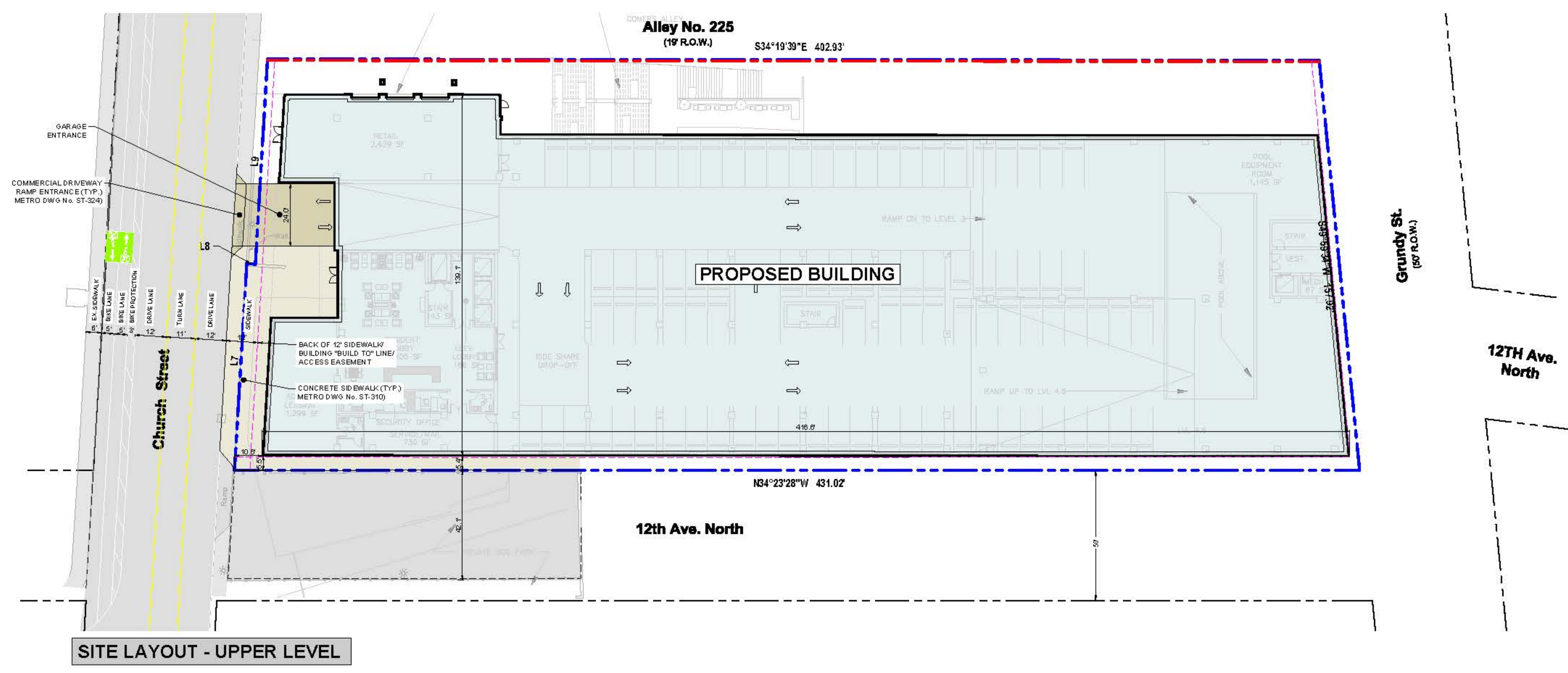
DOWNTOWN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DOCUMENT CHANGES

Describe	Date

Issue Description

Original Issue Date	APRIL 1, 2020
Project No	10100
Drawn By	JAW
Checked By	BCS
Drawing Title	



Scale

GIBSON RESIDENCES

DOWNTOWN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DOCUMENT CHANGES

Describe	Date

Issue Description

Original Issue Date: APRIL 1, 2020

Project No: 19100

Drawn By: JWH Checked By: BCS

Drawing Title