



Request	Modifications to DTC Standards
Project Name	Nashville First Baptist Church
Council District	19 – O’Connell
Requested by	Earl Swensson Associates, applicant; First Baptist Nashville, owner
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

A request to approve modifications to various standards for property located at 601 Broadway and 600 MacGavock Street, within the Upper Broadway and SoBro subdistricts of the Downtown Code (DTC). The property is located south of the intersection of Broadway and 6th Street.

BACKGROUND

The proposed structure is a new three-story building which will house supporting activities of the Nashville First Baptist Church, directly to the west. There is an existing building being used for ancillary church functions on the site, as well as surface parking. The building would be demolished as part of the project.

PROJECT PROPOSAL

The proposed building is three stories in height and would replace the existing building with three stories along the 6th Avenue South frontage and two stories along a portion of the Broadway frontage. The proposed building would be oriented to address the corner of Broadway and 6th Avenue South and is proposed to have a coffee shop on the ground floor facing Broadway. The remainder of the building is proposed to consist of administrative offices, worship space, and educational classrooms.

The proposed building is being reviewed as a civic building. Per the DTC, civic buildings are designed and constructed for community use or benefit by governmental, cultural, educational, public welfare, or religious organizations. Civic buildings require review via modification, per the DTC.

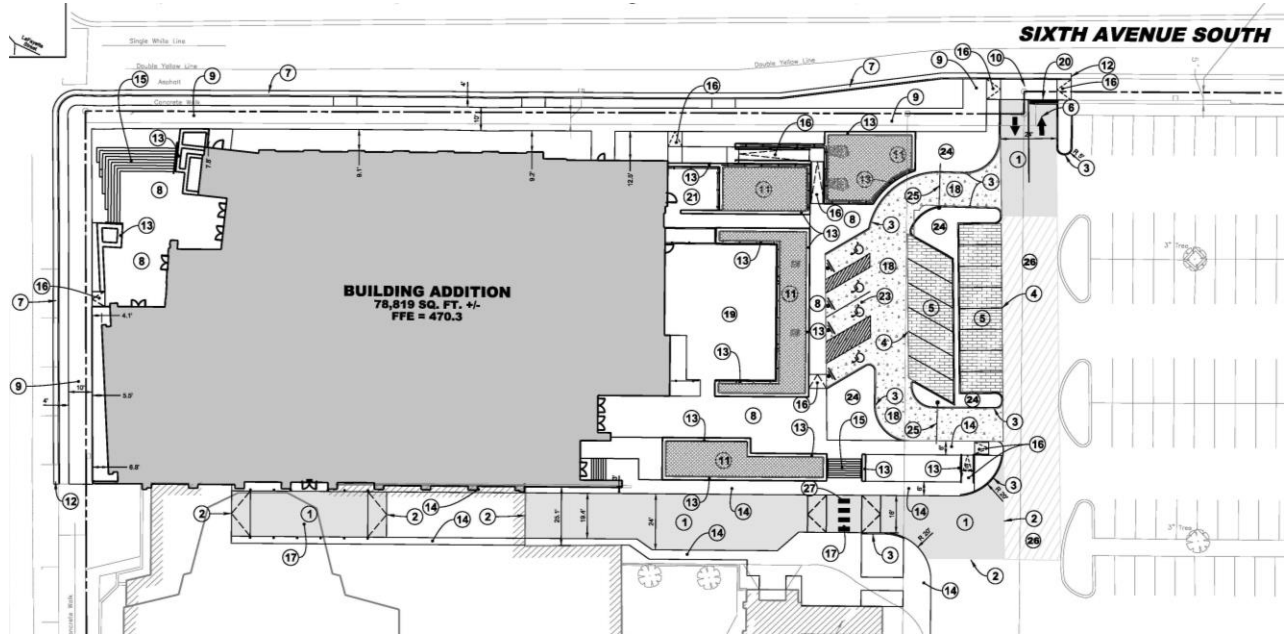
MODIFICATION REQUEST DETAILS

Requested modification to the DTC standards (proposal does not comply with the following standards):

1. Determination of applicable DTC subdistrict.
2. Review of frontages for civic buildings.
3. Allowance of frontages that do not meet build-to zone.
4. Allowance of walls that do not meet DTC standards.



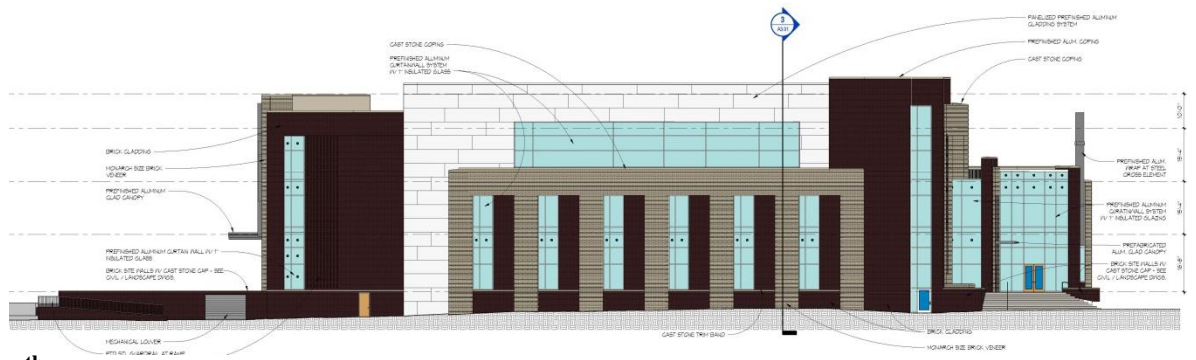
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Site Plan



Broadway Elevation



6th Street Elevation



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Perspective Rendering and Isometric View

ANALYSIS

Civic Frontage

Civic buildings are designed and constructed for community use or benefit by governmental, cultural, educational, public welfare, or religious organizations. The DTC requires civic buildings to be reviewed by modification and offers general guidance as follows:

A civic building shall be oriented to streets and public spaces and follow the intent of the particular subdistrict in which it is located with regard to pedestrian orientation, massing, and articulation.

Additionally, the Upper Broadway subdistrict offers the following guidance on the intent of the district:

The Upper Broadway area is one of the most important gateways into Downtown. Several civic and cultural buildings front this urban corridor. Maintenance and adaptive reuse of historic buildings is encouraged, and the height and scale of new buildings should be in-keeping with the existing urban pattern. When properties front more than one street, Broadway should be the Principal frontage.

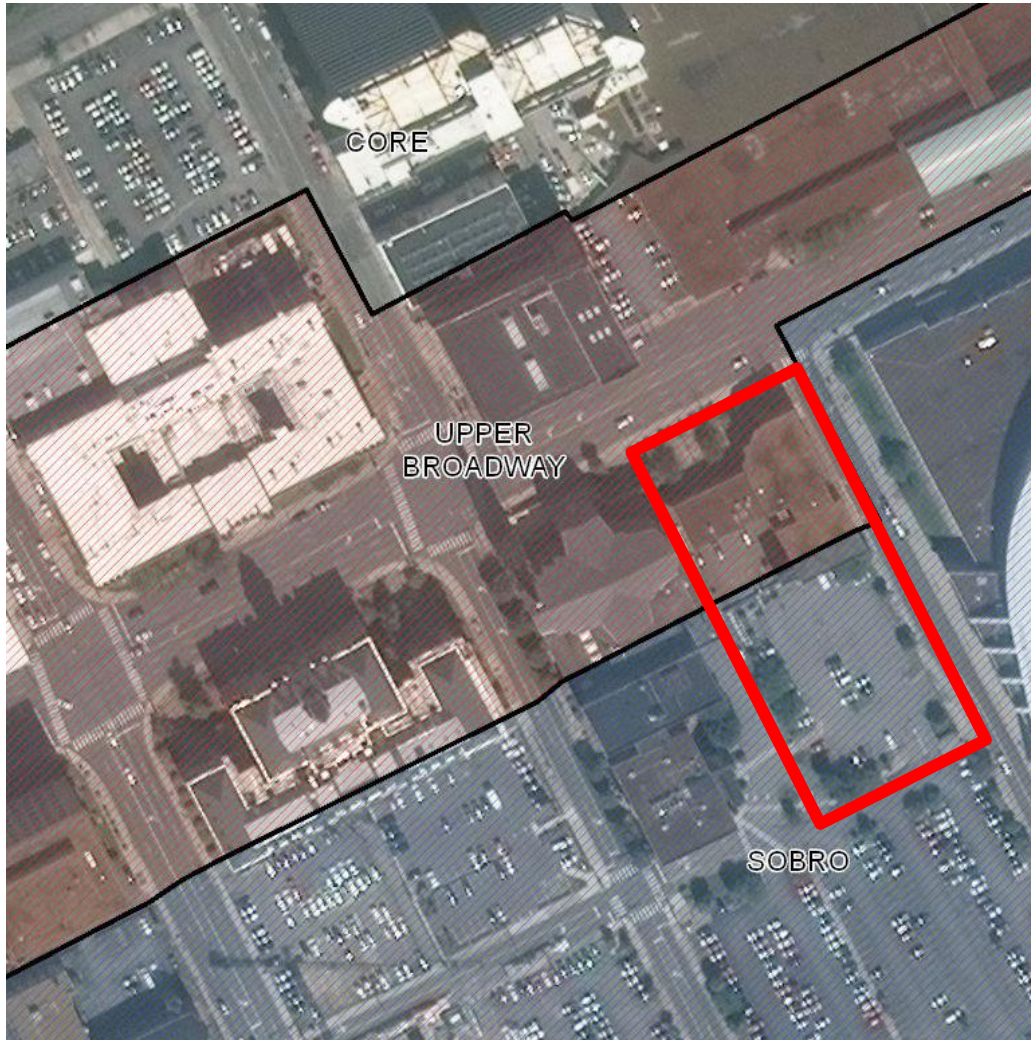
The DTC also calls for civic buildings to be designed with prominence and monumentality. In contrast to the existing building, which is significantly set back from the street and fenced off from the pedestrian realm, the proposed civic building properly addresses Broadway. The site plan indicates that this building will have a prominent entrance on Broadway with stairs addressing the corner of Broadway and 6th Avenue South. The scale and massing of the building are appropriate for the surrounding context, complementing the adjacent church.



Existing Building (To Be Demolished)



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Subdistrict Boundaries

DTC Subdistrict Applicability.

The subject property is within two subdistricts: the Upper Broadway subdistrict (to the north) and SoBro subdistrict (to the south). Per the DTC, for property that is within more than one subdistrict, a minor modification must be applied to use the standards of either subdistrict. Broadway is a prominent street within the downtown area and has an established pattern of height and scale. The Nashville First Baptist Church building to the west fronts Broadway as well. Due to the relationship of the site with Broadway, the Upper Broadway subdistrict standards should apply.

Build-to Zone

The Upper Broadway Subdistrict has a build-to zone of 0' to 5' for 80% of the façade width for frontages along primary and secondary streets. The remainder of that lot frontage may be used for pedestrian amenities and shall not be used for parking. Per the DTC, as the lot frontage on 6th Avenue South is greater than 200', the façade width requirement may be reduced to a minimum of 150' in length.

Neither the Broadway frontage, nor the 6th Avenue S. frontage, meets this standard: the Broadway façade meets the standard for 13% of the façade and the 6th Avenue façade meets the standard for



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0% of the facade. The building is recessed at the intersection, allowing for the building of a stairway into the main structure that defines the building's connection to the public realm. The façade is well designed and the stairway leads to a coffee shop and outdoor seating area. The 6th Avenue frontage is set back from the street, but uses vertical elements to present an aesthetically interesting view to passersby. The Upper Broadway subdistrict encourages the use of civic frontages, which by nature are meant to be unique contributions to the public realm. In this case, the proposed design does not strictly meet the build-to zone, but addresses Broadway in a manner consistent with the intent of both the subdistrict and the DTC.

Walls and Fencing

The DTC requires walls and fences within the build-to zone to not exceed four feet in height, unless they are being used to screen mechanical, loading, and refuse elements, in which case they must be a minimum of two feet taller than the element being screened. In this case, the elevation shows an 8' brick wall of at least 60' in length with no transparency along 6th Avenue South frontage, which is partially being used to contain mechanical elements, but is also being used for other purposes, including retention facilities. Staff cannot support this request as presented, as the current design of the walls does not properly interact with the public realm.

As the modification is directly related to the stormwater detention, staff has discussed this modification request with the applicant and has ascertained that a Low Impact Development (LID) Manual waiver is currently being sought from the Water Services department. If granted, the applicant will redesign the site and may not require modifications to the DTC standards. Staff is recommending approval of the other modifications, but is also recommending that the applicant return to the DRC if this request is still relevant after a decision is made regarding that waiver.

STAFF RECOMMENDATION

The proposed building strives to meet the principles of the DTC and is a positive addition to the Broadway streetscape, in contrast to the existing building, which is inimical towards the public realm. Staff recommends approval of the modifications with conditions:

1. Applicant to return to the Design Review Committee to seek modification for wall height if necessary.



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Site Location

