



Request	DTC Modification
Project Name	306 Gay St
Case Number	2018DTC-003-001
Council District	19 – O’Connell
Requested by	DLR Group, applicant. Nashville PropCo, LLC, owner.
Staff Reviewer	Buechler
Staff Recommendation	<i>Approve</i>

Applicant Request

A request to approve modifications for property located at 306 Gay St, at the corner of Gay Street, 3rd Avenue North and 4th Avenue North, within the James Robertson subdistrict of the DTC.

Modification Request to the Downtown Code:

1. 14 foot minimum ground floor height. The applicant is proposing a 10 foot ground floor height along 4th Avenue North and a portion of 3rd Avenue North.
2. 30 percent minimum ground floor glazing along minor frontages measured from grade to a height of 14 feet. The applicant is proposing 27.5 percent along 4th Avenue North.

Project Overview

The project proposes a hotel development on approximately 0.94 acres. The hotel is proposed to be six stories along Gay Street and seven stories along 4th Avenue North, due to a grade change of approximately 10 feet from Gay Street to 4th Avenue North. The project consists of ground floor lobby and retail space, 174 keys and a rooftop bar. A 34 space surface parking lot is proposed with access off of Gay Street and 4th Avenue North.

Analysis

The applicant is requesting a major modification to the ground floor height standard along 4th Avenue North and a portion of 3rd Avenue North and a minor modification to the ground floor glazing standard along 4th Avenue North. Minor modifications are deviations of 20 percent or less of the standard and major modifications are deviations of more than 20 percent.

Ground Floor Height

The DTC requires 14 foot minimum ground floor height and the applicant is proposing 10 feet along 4th Avenue North and a portion of 3rd Avenue North. 3rd Avenue North is a Secondary street and 4th Avenue North is a Tertiary street and both are considered minor frontages. Though an active use is not required along Tertiary streets, the applicant is proposing to activate the street with hotel rooms. The intent of the 14 foot ground floor height standard is to accommodate retail, restaurant and lobby uses, but would not be necessary for the proposed hotel room use. Along Gay Street, which is the primary frontage with the lobby and retail use, the building is meeting the 14 minimum ground floor height standard.

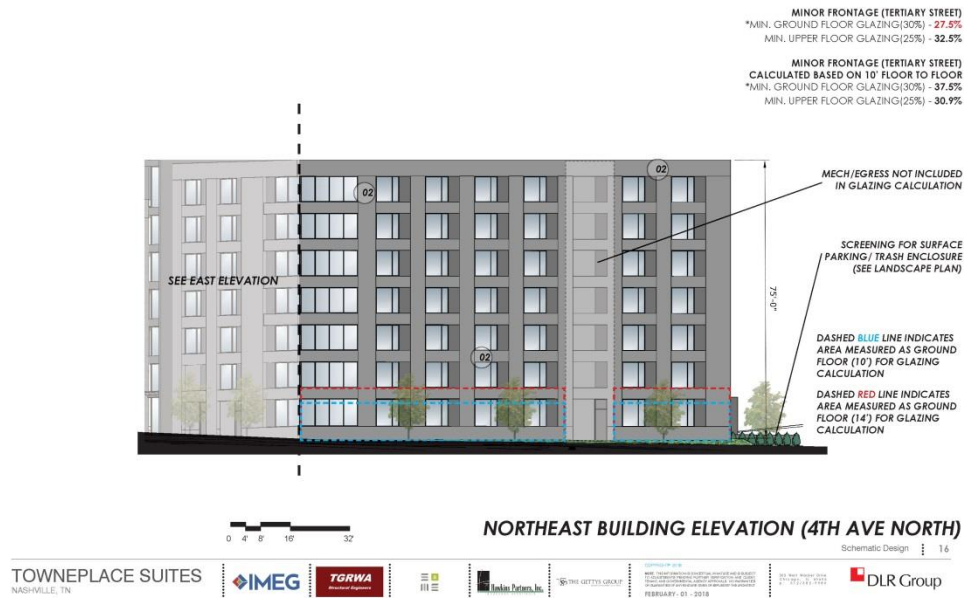


Downtown Code DRC Meeting of 3/1/2018

Ground Floor Glazing

The DTC requires a minimum 30 percent ground floor glazing along minor frontages measured from grade to a height of 14 feet. Due to the proposed 10 foot ground floor height, the applicant is requesting a minor modification to the ground floor glazing standard along 4th Avenue North. The applicant is proposing 27.5 percent glazing measured at 14 feet above grade. If the glazing were measured at the proposed 10 foot ground floor height it would be exceeding the glazing standard.

Proposed Drawings



4th Avenue North Elevation



3rd Avenue North Elevation



Downtown Code DRC Meeting of 3/1/2018

PRINCIPLE FRONTAGE (SECONDARY STREET)
*MIN. GROUND FLOOR GLAZING(40%) - 68.7%
MIN. UPPER FLOOR GLAZING(25%) - 34.6%



SOUTH BUILDING ELEVATION (GAY STREET)

Schematic Design : 14

TOWNEPLACE SUITES
NASHVILLE, TN



DATE: 02/01/18
BY: [Name]
PROJECT: [Name]
SHEET: [Number]
FEBRUARY - 01 - 2018



Gay Street Elevation



-VIEW FROM GAY STREET



-VIEW FROM CORNER OF GAY STREET/3RD AVE NORTH

CONCEPTUAL RENDERINGS

Schematic Design : 2

TOWNEPLACE SUITES
NASHVILLE, TN



DATE: 02/01/18
BY: [Name]
PROJECT: [Name]
SHEET: [Number]
FEBRUARY - 01 - 2018



Perspectives



Downtown Code DRC Meeting of 3/1/2018

Staff Recommendation

The proposed modifications are relatively minor in nature. The reduced floor heights occur only along portions of the minor street frontages to accommodate shorter hotel rooms' floor heights. Given the proposed reduced floor heights, the project is also meeting the intent of the ground floor glazing standard. Planning staff recommends approval of the modifications to the ground floor height and ground floor glazing standards.

