



Downtown Code DRC Meeting of 6/3/22

Request	DTC Concept Plan and Modification
Project Name	125 7th Ave N. (Nashville Marriott)
Council District	19 – O’Connell
Requested by	Matt Segrest, Alamo Manhattan Properties
Staff Reviewer	Brooks
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

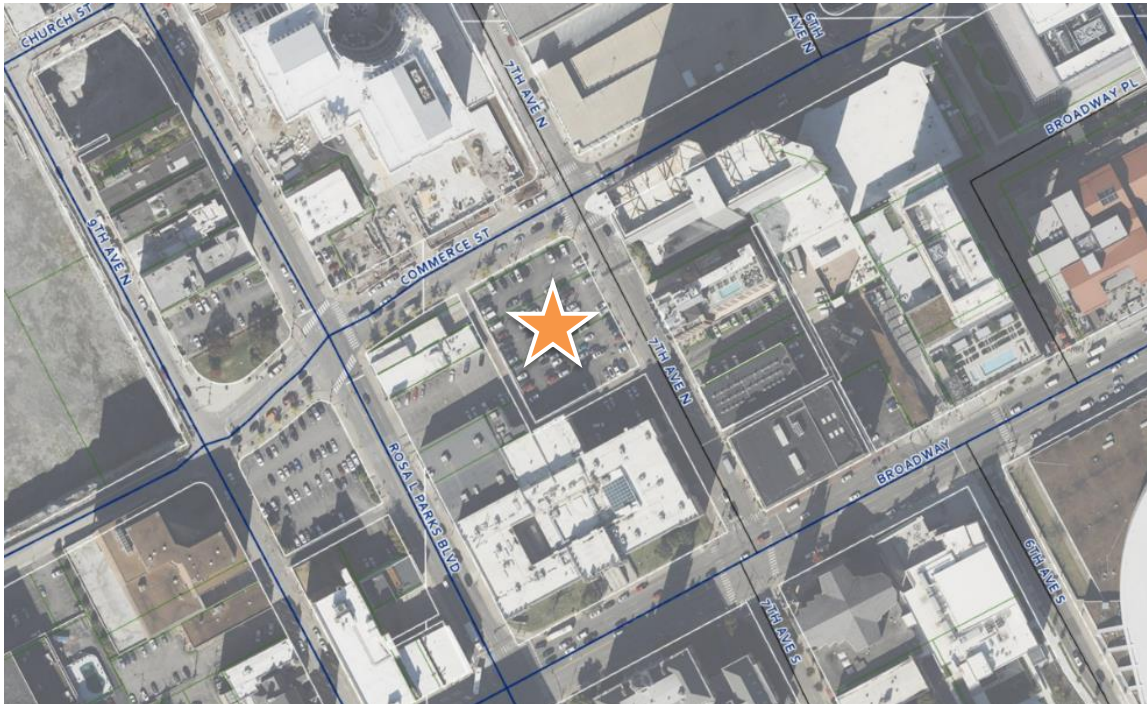
A request for concept plan review, and to modify the standards for upper-level floor height of the DTC for property located at 125 7th Ave. N., west of 7th Avenue North, south of Commerce Street and within the Core Subdistrict of the DTC.

DTC MODIFICATION REQUEST SUMMARY

1. Upper Level Floor-to-Floor Height – Fourth Level
 - Required: The maximum floor-to-floor height above the second story is 18 feet.
 - Proposed: The floor-to-floor height of Level 4 is 20 feet.

PROJECT OVERVIEW

The project proposes a 21-story hotel consisting of 426 guest rooms and three levels of below-grade parking (287 spaces).



PLAN DETAILS

The general bounds of the property include Commerce Street to the north, 7th Avenue North to the east, and alleys to the west and south. The site shares access to these alleys with historic Hume-Fogg High School, its neighbor to the south and southwest.



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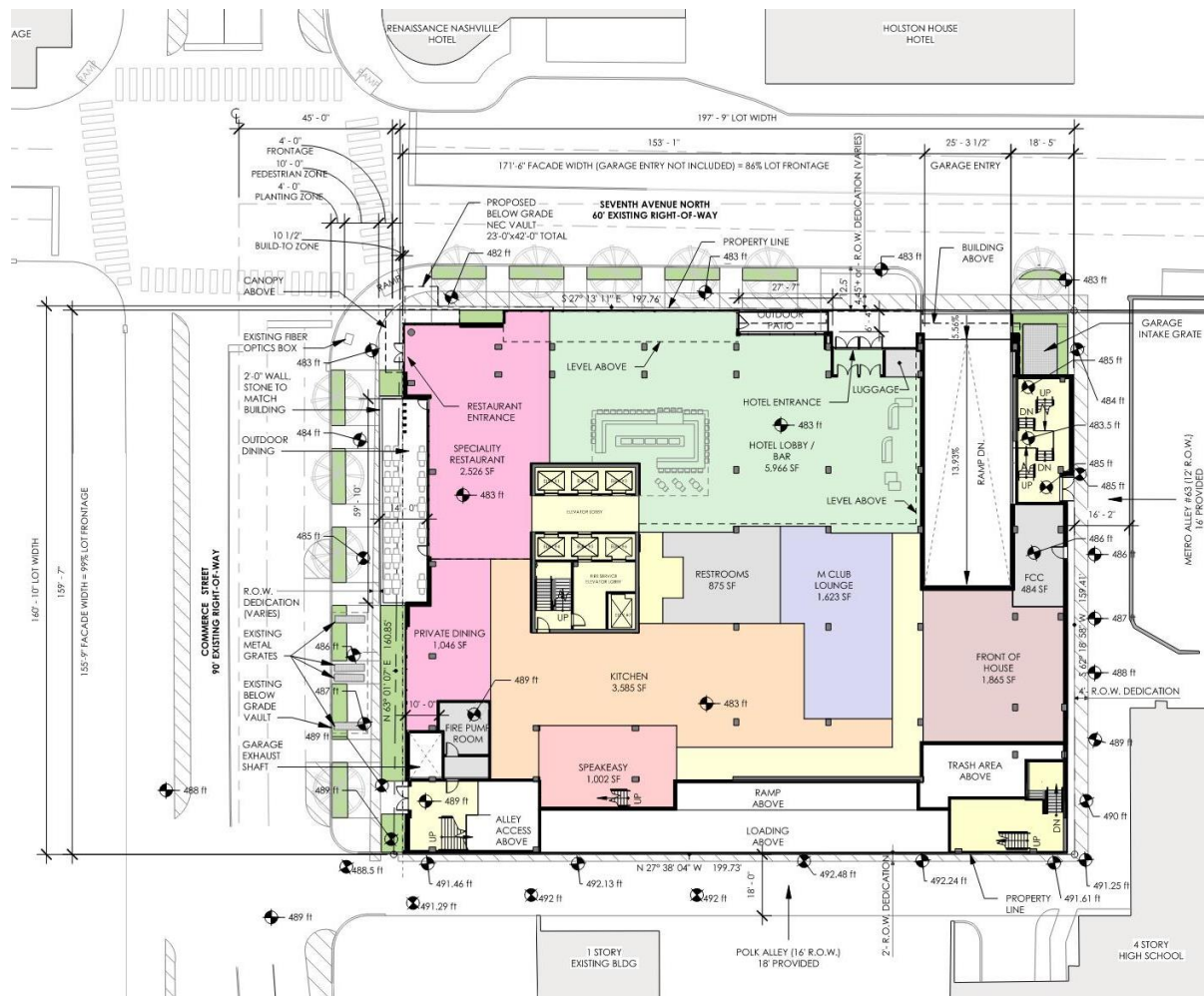


Figure 1: Level 1 Site Plan

The site contains two street frontages. The Commerce Street frontage serves as the pedestrian entrance to a restaurant and includes an outdoor dining space. The Seventh Avenue North frontage is characterized by the hotel entrance and lobby, as well as the garage entry.

Along Commerce Street, four remnant parcels owned by MDHA (7 ft deep) are situated between the proposed site and public right-of-way. The applicant is working with MDHA to obtain an easement for right-of-way dedication, outdoor dining, planting beds, and pedestrian space on the MDHA-owned property.

Loading and other back-of-house uses are proposed for the west façade, along Polk Alley.

CONCEPT REVIEW

- Is the project successfully responding to the context of neighboring historic structures, including Hume-Fogg High School?



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ANALYSIS

Upper-level floor-to-floor height – Fourth Level

The required maximum floor-to-floor height above the second level is 18 ft. This project proposes a double-height ballroom space on the fourth floor, making the floor-to-floor height 20 ft on that level, a modification of 2 feet from the requirement.

This modification enables the intended program for the building and does not adversely affect the composition of the façade or the liveliness and activity of the public street. The proposed floor-to-floor height of the fourth level meets the intent of the DTC.

STAFF RECOMMENDATION

The project generally aligns with the goals and objectives of the Downtown Code to create active, attractive streets and streetscapes. Staff recommends approval with the following conditions:

1. The applicant shall provide documentation of their agreement with MDHA for an easement enabling sidewalk improvements on its property.
2. The applicant shall work the NDOT to complete a Traffic Impact Study prior to Final Site Plan Approval.