



**REQUEST
PROJECT**

Concept Review and Modification Review
Society Nashville

**Council District
Requested by**

19 – O’Connell
Brendan Boles, Kimley Horn, applicant; 915 Division,
LLC, owner.

Staff Reviewer

Hammer

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan and a modification to façade materials and parking garage screening for property located at 915 Division Street, zoned DTC (1.44 acres), and within the Gulch South Subdistrict of the DTC.

Project Overview

The project proposes a 16-story residential building with 8,230 SF ground floor retail along Division Street and 485 structured and underground parking spaces.

A previous version of this project was submitted for Final Site Plan review in 2021, prior to the passage of BL2021-868 and BL2021-869 and was approved as consistent with the DTC at that time. These two council bills made significant updates to the Downtown Code, including requiring a concept plan review from the DTC DRC, regulating building materials, and requiring higher-quality cladding for structured parking. Neither the previously approved plan nor the currently proposed concept plan fully comply with the current Downtown Code.

The changes from the previously approved plan are generally:

1. One level of structured parking was moved underground,
2. Allowing that level to be replaced by an additional level of residential units, holding the height at 16 stories.

Plan Details

The general bounds of the property include Division Street to the north and the interstate to the south. The ground floor includes retail uses and pedestrian access to the residential lobby, as well as a vehicular access point at the eastern property line. This vehicular access point also services refuse collection services.

The building’s façades are primarily comprised of white and grey EIFS, with dark grey metal panels on the ground floor adjacent to the street, and window wall glazing systems. The plan proposes building to the side property lines and these facades generally consist of concrete block structural elements and EIFS. Upper levels have a mix of individual and continuous balconies. The interstate-facing façade is comprised of EIFS, mechanical louvers and a metal garage screening element where artwork is intended.



Downtown Code DRC Meeting of 7/14/2022

The project has proposed to take advantage of the Bonus Height Program (LEED ND, Upper Level Garage Liner / Underground Parking, and Public Parking) to earn six stories on top of the ten allowed by-right.

MODIFICATION REVIEW

1. Façade Materials Standards

- Required: All façade materials, exclusive of clear fenestration, shall be high quality and selected from the following list: masonry, masonry panels, textured metal, metal paneling, precast concrete, precast concrete panel, fiber cement panel, fiber cement siding, spandrel glass (on upper stories only), or materials substantially similar in form and function. This requirement applies to any façade visible from a public street, open space, or interstate in all subdistricts.
- Request: Allow EIFS as a building material on all four facades.
- Analysis: EIFS is not a building material allowed within DTC for several reasons, including empirical evidence that it weathers poorly in Nashville's climate. While staff is generally not in favor of this material as the primary material on all facades, this project is unique in that it was previously approved in a similar form under prior zoning rules. The revisions to the project, including moving a floor of parking below grade, improve the overall design. In order for staff to be supportive of EIFS in this unique circumstance, staff has included conditions of approval related to the proposed building material.

2. Parking Garage Screening Standard

- Required: Upper-level facade treatments / cladding is required on all public street frontages, including any facades visible from the Interstates. Facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the facade design. Landscape buffering may be considered as an alternative at appropriate locations, such as Interstate frontages.
- Request: Screen parking with metal architectural element with printed artwork.
- Analysis: The DTC calls for cladding along interstates that complements the architectural characteristics of the habitable portions of the building. The proposed structured parking is proposed to be naturally ventilated at the rear of the site with a metal material screen between the openings and interstate. As noted in the previous modification, this aspect of the project was approved in a similar form previously prior to changes to the DTC. The current version of the project moves the project closer to conformance by decreasing the number of structured parking levels on the interstate frontage. The applicant has also offered to increase the size of the material screen to cover the full width of the interstate frontage.



Downtown Code DRC Meeting of 7/14/2022

STAFF RECOMMENDATION

The project aligns with the goals and objectives of the Downtown Code, given that the plan is substantially similar to the previous plan that was approved prior to the DTC being amended by BL2021-868 and BL2021-869. Staff recommends approval with the following conditions and deferral without all conditions:

1. The applicant shall comply with NDOT's recommendations and with any proposed traffic improvements that result from the project TIS.
2. The exterior EIFS cladding shall include a two-pass smooth finish and a hydrophobic additive in order to improve the long-term aesthetics and viability of the material.
3. No EIFS shall be allowed on the ground floor along the public street.
4. Prior to building permit approval, final screening design of the parking structure adjacent to the interstate shall be reviewed by Planning staff. Planning staff may require DRC review of the final screening design if deemed necessary.
5. The proposed residential units shall not be converted to a short-term rental use, memorialized by a deed restriction or covenant, as reviewed by Metro Legal.