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**MEMORANDUM**

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**TO:** PLANNING COMMISSIONERS  
**FROM:** ERIC HAMMER, METRO NASHVILLE PLANNING DEPARTMENT  
**SUBJECT:** CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC  
**DATE:** JULY 28, 2022

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<b>PROJECT NAME</b>	<b>NASHVILLE YARDS 3A</b>
<b>DTC SUBDISTRICT</b>	CORE
<b>Parcel(s)</b>	093050B00300CO
<b>Requested by</b>	Adam Stowe, Gresham Smith, applicant; Southwest Venture Partners, owner.

**BACKGROUND**

**The Downtown Code requires Planning Commission certification of compliance with the provisions of the Bonus Height Program (when those provisions are utilized for a development), before building permits can be issued.**

**APPLICANT REQUEST**

Certification of compliance with the Downtown Code (DTC) Bonus Height Program (BHP) for a 35-story residential building located at 500 Platform Way S and within the Core Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. Underground Parking and Upper-Level Garage Liner

The Gulch South Subdistrict generally permits 30 stories by-right for properties and unlimited stories by-right for these properties with use of the Bonus Height Program. This project has demonstrated use of the Bonus Height Program to earn five (5) additional stories for a total height of 35 stories.

**ANALYSIS**

The DTC Bonus Height Program allows bonus height if provisions for certain public benefits are met. The public benefits in exchange for bonus height are outlined as such:

Underground Parking and Upper Level Garage Liner

- The number of square feet of Bonus Height shall be equal to the number of square feet in Underground Parking. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.
- The number of square feet of Bonus Height shall be twice that of the number of square feet in Garage Liners. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.

The project has demonstrated compliance with the DTC Bonus Height Program to attain five (5) stories beyond the by-right allocation for this property.

The project has demonstrated via submitted exhibits that 238,438 SF of underground parking is being provided on levels B3 (62,684 SF), B4 (87,877 SF), and B5(87,877 SF) of the project which yields a bonus height area of 238,438 SF.

The BHP Chart specifies that only 8 stories may be earned with this bonus, so the earned bonus height is applied to the top five (5) stories:

- 31<sup>st</sup> Story: 26,103 SF
- 32<sup>nd</sup> Story: 25,883 SF
- 33<sup>rd</sup> Story: 25,656 SF
- 34<sup>th</sup> Story: 25,421 SF
- 35<sup>th</sup> Story: 22,646 SF

The total bonus height used is 125,709 SF and the total earned square footage for this bonus is 238,438 SF, meaning that 112,729 SF in Underground Parking bonus height remains available for future use on the site or transferred as outlined within the Downtown Code.

### STAFF RECOMMENDATION

*Approve Certification of Compliance.* Staff has reviewed the project's utilization of the DTC's Bonus Height Program provisions and finds it to be compliant with the DTC.

Parcel Map

