
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: JARED ISLAS, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: SEPTEMBER 22, 2022

PROJECT NAME	MODERA SOBRO
DTC SUBDISTRICT	LAFAYETTE
PARCEL(S)	09314047900
REQUESTED BY	SOBRO Apartments LLC, applicant; CPC-8 TO 5, L.P., 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 an 11-story mixed-use building located at 825 6th Avenue South within the Lafayette Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. Underground Parking
2. LEED or equivalent

The Lafayette Subdistrict permits 8 stories by-right at this location, and up to 11 stories for developments that utilize the Bonus Height Program. On July 19, 2022, a DTC Final Site Plan was reviewed and approved (2022DTC-021-001).

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

- The number of square feet of bonus height shall be equal to the number of square feet in Underground Parking. Bonuses are specific to each Subdistrict, and the Lafayette Subdistrict allows 2 additional stories for Underground Parking.

LEED or equivalent

- Bonuses for individual buildings are given upon precertification of LEED silver, gold, and platinum (or an equivalent, nationally recognized, third-party system overseeing green building and/or sustainable development practices). Bonuses are specific to each Subdistrict, and the Lafayette Subdistrict allows 2 additional stories for LEED or equivalent.

The project has demonstrated compliance with the DTC Bonus Height Program and an approved Final Site Plan application to attain 3 stories beyond the by-right allocation for this property:

- 74,350 SF of underground parking was provided and yields 74,350 SF of bonus height. The project is utilizing the bonus height to go 2 stories above the by-right height.
- Silver status NGBS Green certification is being provided. This yields 2 stories of bonus height. The project is utilizing the bonus height to go 1 story above the by-right height.

As these bonus amounts match the commitments made to the Planning Commission as part of the Final Site Plan, they are deemed to be used at this site. No bonus height is eligible for transfer to another site within the DTC.

Upon fulfilling any remaining requirements prior to issuance of building permits, the proposed development project shall be allowed to build the approved Final Site Plan request.

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 and approved Final Site Plan 2021DTC-021-001.

PARCEL MAP

