



Request

**DTC Modification &
Overall Height Modification**

Project Name

Circle South Residential

Council District

19 – O’Connell

Requested by

Parker Hawkins, Hawkins Partners

Staff Reviewer

Hammer

Staff Recommendation

Approve with conditions and defer without all conditions

APPLICANT REQUEST

A request for A.) approval of modifying the step-back and B.) recommendation for overall height modification to the Planning Commission for property located at 514 and 522 8th Avenue South and 701 Drexel Street (0.41 acres), and within the Lafayette subdistrict of the DTC.

A. DTC MODIFICATION REQUEST SUMMARY

1. Step-back

- Required: 15-foot minimum step-back is required for buildings 7 stories or greater along public streets between the 4th and 7th stories.
- Proposed: 5-foot step-back for 75 feet of Drexel Street frontage, significant step-back provided at corner of Drexel Street and 8th Avenue South.

B. OVERALL HEIGHT MODIFICATION REQUEST SUMMARY

2. Overall Height

- 8 stories – Maximum Height permitted for Lafayette subdistrict general
- 11 stories – Maximum Height with provisions made through Bonus Height Program
- 19 stories – Proposed Height as part of Overall Height Modification



Figure 1: View from Drexel & 8th Avenue



Figure 2: View of Drexel & Alley Facades



Downtown Code DRC Meeting of 8/5/2021



Figure 3: Site Plan with Program

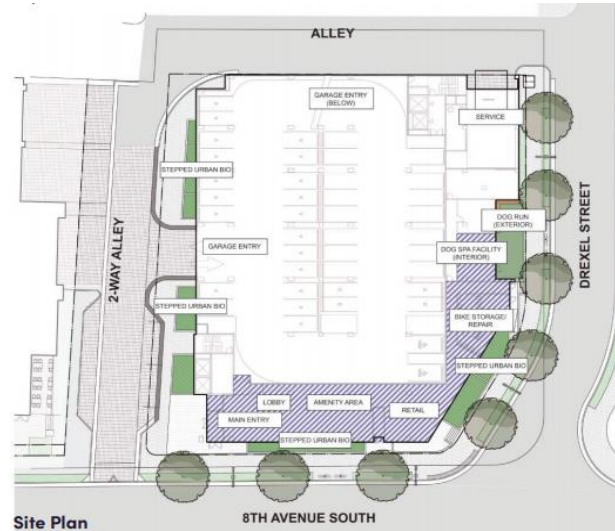


Figure 4: Landscape Plan



Figure 5: East Elevation



Figure 6: North Elevation

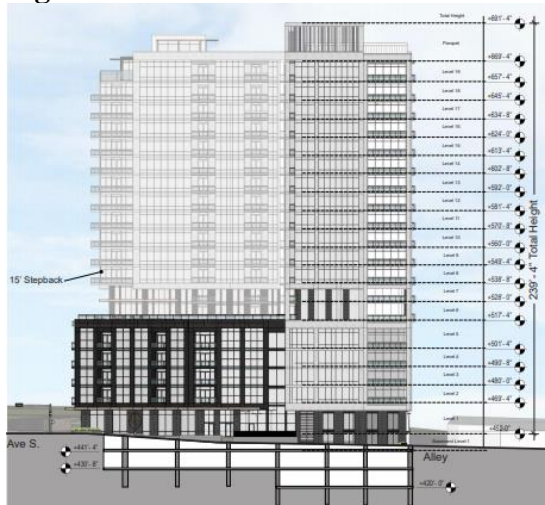


Figure 7: Drexel Street Elevation

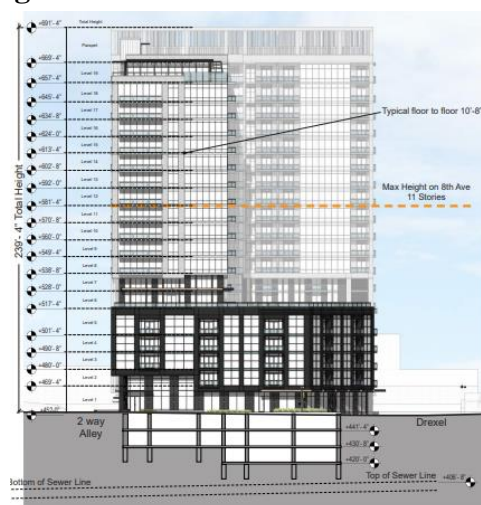


Figure 8: 8th Avenue Elevation



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PROJECT OVERVIEW

The Circle South Residential project proposes a 19-story residential building consisting of 261 units, 336 parking spaces, ground-level retail space, as well as underground and lined parking for a total of 336 parking spaces. This project is south of the approved 30-story office tower that is part of the overall Circle South development site.

PLAN DETAILS

Circle South Residential is located northeast of the intersection of 8th Avenue South (primary street) and Drexel Street (tertiary street). Primary vehicular access is taken from Alley 86 and Alley 139. Alley 139 has been proposed as being a two-way enhanced alley with sidewalks by both this project and the Circle South office project. Pedestrian access to the lobby and ground floor retail is primarily from 8th Avenue frontage. Drexel Street frontage, as a tertiary street, includes bicycle storage and repair as well as a dog run. Service and loading will occur from the alleys.

The project proposes to improve neighborhood-level mobility by realigning Drexel Street (as shown in Figure 9) with Cannery Row through the corner of the Circle South property in addition to dedicating right-of-way to meet the Major and Collector Street Plan and improve alley function. The centerlines of Drexel Street and Cannery Row are currently misaligned by approximately 80 feet.

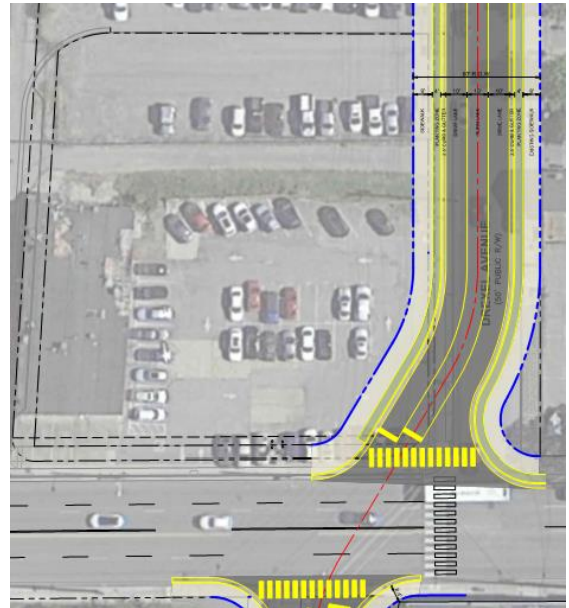


Figure 9: Drexel Realignment

A. DTC MODIFICATIONS ANALYSIS

Drexel Street Step-backs

The DTC requires buildings in the Lafayette subdistrict, that are greater than 7 stories, to have a 15-foot step-back at some point between the 4th and 7th story. The project proposes a 5-foot step-back on the 5th story for 75 feet of Drexel Street frontage and proposes the remainder of that frontage have a much larger step-back provided at corner of Drexel Street and 8th Avenue South, as shown in Figure 1.

The intent of a step-back is to allow light and air to reach the street for the benefit of pedestrians and to avoid a canyon effect. Step-backs are most important for narrow streets, as increased proximity of buildings on the other side of the right-of-way has a greater potential to create a canyon effect.

Staff recognizes that alternatives to the step-back standard that preserve the intent may be appropriate in lieu of a 15-foot step-back on street frontages. In this case, the building steps back 5 feet for 75 feet of the Drexel Street frontage, but the massing of the 5th to the 19th stories pulls back from the street to allow light and air to reach the street. This meets the general intent of the standard and staff recommends approval of this modification.



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B. OVERALL HEIGHT MODIFICATION ANALYSIS

The process for an Overall Height Modification is outlined in the DTC as follows:

1. The Executive Director of the Planning Department shall determine whether the development has made reasonable efforts to pursue all appropriate bonuses available in the Bonus Height Program.
2. The applicant shall hold a community meeting providing notices to all property owners within 300 feet.
3. The Planning Commission shall review the modification request and may grant additional height for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to surrounding properties.

Bonus Height Program

A Determination Letter, signed by the Executive Director of the Planning Department, is attached to this staff report and states the development has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program. The project proposes use of Pervious Surfaces, Upper-Level Garage Liners, and Underground Parking to fully utilize all appropriate bonuses.

Community Meeting

The applicant held a community meeting on Wednesday, July 21, 2021 at 6:00 PM at 424 Church St., Suite 2100 and sent notices to all property owners within 300 feet. Planning staff attended to observe the community meeting, but no members of the public came to the meeting. Several support letters have been received by staff both before and after the community meeting.

Exceptional Design

The project significantly improves the relationship of this site to surrounding properties by re-aligning Drexel Street to enhance connectivity. As the SoBro and Lafayette subdistricts continue to redevelop, connectivity improvements, and strong streetscapes are critical to ensure that Downtown continues to develop an interconnected multi-modal transportation network. The project also proposes to bury overhead utility lines on both Drexel and 8th Avenue to create a stronger streetscape that properly addresses 8th Avenue South as a significant connection through Downtown.

The project has placed all parking underground to the extent practicable, as a large sewer line runs approximately 50 feet below the surface of the earth, with the remaining parking fully lined with a residential liner on both Drexel Street and 8th Avenue South. The project has fully cladded all façades with durable materials that present high-quality façades to the pedestrian realm.



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STAFF RECOMMENDATION

The project promotes enhanced neighborhood connectivity and addresses the public realm with quality materials and site design. Staff recommends approval of the modification to the step-back and the overall height modification with the following conditions and deferral without all conditions:

1. All bonus height actions identified in this application, including any that require a deed or restrictive covenant, must be approved prior to building permit approval.
2. The applicant shall coordinate with NDOT and WeGo Transit on future mobility needs on 8th Avenue South.
3. Final design of the sidewalks adjacent to the enhanced alley shall use protective devices, such as bollards, to distinguish between pedestrian and vehicular areas at garage access points.
4. Overhead lines along this property's 8th Avenue South and Drexel Street frontages shall be buried.
5. The proposed residential use shall not be converted to a short-term rental use.
6. Approval of this overall height modification shall be reconsidered by the Planning Commission if the realignment of Drexel Street is not achieved.



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**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

June 3, 2021

Attn: Tyler Jones
Lincoln Property Company
424 Church Street, Suite 2100
Nashville, TN 37219

Re: Determination on DTC Bonus Height Program Efforts for Circle South Residential

Mr. Jones:

This letter serves as a determination to proceed with the Overall Height Modification process and does not indicate project approval or support.

The project site is within the Lafayette Subdistrict of the Downtown Code, where 8 stories are permitted by-right and up to 11 stories are permitted through use of available bonuses in the Bonus Height Program. The proposed development is a 19-story residential building and phase 2 of the overall Circle South master planned development. The proposed development has exhausted all efforts to use bonuses available in the Downtown Code's Bonus Height Program. Submitted exhibits demonstrate use of Pervious Surfaces, Upper Level Garage Liners, and Underground Parking.

The submitted exhibits detail additional neighborhood mobility enhancements, including dedication of additional right-of-way in order to align Drexel Street on the southern boundary of this property with Cannery Row on the west side of 8th Avenue South. The determination to proceed with the Overall Height Modification process specifically accounts for this alignment as implementation of the DTC's guidance regarding exceptionally strong streetscape and improvement of the project's relationship to surrounding properties. The ability to move forward with the process may be reconsidered if the applicant is unable or unwilling to meet the standards of Metro departments for realignment.

The applicant has made reasonable efforts to accomplish the intent of the Bonus Height Program and may proceed with next steps, as outlined in the Overall Height Modification process. This letter does not waive this project from requirements of other departments and agencies. Deviations from commitments made as outlined herein may result in a reconsidering of these efforts and project.

Sincerely,

Lucy Kempf
Executive Director
Metro Nashville Planning Department