

Downtown Code Design Review Committee

Meeting Minutes – December 7, 2023

Members Present: Ozlos, Lustig, Porter, Moore, Cassetty, Yearwood, Hastings
Staff Present: Williams (Planning), Hammer (Planning), Islas (Planning), Lange (Planning), Hattabaugh (NDOT), Mikkelsen (Legal)
Others Present: Taylor Pyburn (Remick Architecture)
Location: 800 2nd Avenue South, Donelson Conference Room

I. Public Comment

No members of the public spoke in support or opposition of any item on the agenda.

II. Cases for Review

1. Federales Nashville (2023DTC-033-001)

636 Division Street

Staff Reviewer: Hammer

Staff Recommendation: Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan and modifications to various DTC requirements for property located at 636 Division Street, zoned DTC (0.31 acres), and within the Gulch South Subdistrict of the DTC.

Project Overview

The project is located at the northeast corner of Division Street and 7th Avenue South, near to the Division Street Bridge connecting the Gulch to Lafayette Street. The project proposes an adaptive re-use of an existing structure and significant site improvements, including outdoor seating and landscaping. The existing building is currently set back significantly from the street with parking between the street and the sidewalk. The parking is currently secured by a non-compliant metal fence at the front property line.

Plan Details

The project proposes renovating the existing structure, adding retractable skylights to the roof and re-skinning portions of the building with a perforated Corten steel façade, as well as repainting the existing CMU of the building. The outdoor seating area is framed by an industrial steel patio covering that mirrors the aesthetic of the façade alterations. The project is accessed by pedestrians directly from Division Street, with robust landscaping adjacent to the stairs and ADA-compliant ramp with a pedestrian bench. Trash collection and loading is accomplished from an existing curb cut and is located furthest from the sidewalk, at the rear property line..

MODIFICATION REVIEW

1. Build-to Zone

- Required: 0-10' build-to require from back of sidewalk
- Request: Maintain existing façade location on Division Street with patio expansion
- Analysis: The project proposes an adaptive re-use with substantial interior renovations and the addition of exterior seating space between the original building façade and the street. The addition of the significant outdoor seating area allows the building to interface with the street while preserving the location of the reused structure.

2. Ground Floor Glazing

- Required: 60% glazing on Division Street, 40% glazing on 7th Avenue South
- Request: 41.8% glazing on Division Street, 22.3% glazing on 7th Avenue South

- Analysis: Given the constraints of the existing building, as well as the distance of the building from the Division Street sidewalk and the elevation of the building from 7th Avenue, Staff is comfortable with the glazing provided as part of the adaptive re-use of the building.

NDOT Recommendation

1. Along the frontage of 7th Ave S, the applicant is to remove all private utilities (electrical boxes, a/c units etc.), infrastructure, fences, and landscaping from the public R.O.W. and grade out the frontage to match the existing road grade. The existing retaining wall along the frontage shall also be relocated out of the existing ROW and replaced with a retaining structure that meets all the requirements set forth by NDOT. The recently installed NES utility poles introduce constraints that limit the ability to construct the standard sidewalk/streetscape requirements long this portion of 7th Ave S. However, NDOT and Planning may request that a modified/interim sidewalk be installed that has limited disturbance to the existing public utilities while also providing a connection to the neighboring parcel(s), until the full buildout of 7th Ave S occurs. The existing ped ramp at the corner of 7th Ave S & Division St may need to be reconfigured to align with the modified/interim sidewalk connection. Modifications to the above conditions may be required as this development's phase(s) progress but further analysis will need to be conducted to justify said modifications.

Staff Recommendation

The project aligns with the goals and objectives of the Downtown Code. Staff recommends approval with the following conditions and deferral without all conditions:

1. Prior to Final Site Plan review and approval, the applicant shall meet the recommendations of other departments.
2. Signage is not approved by this application, separate permit submittal to the Codes Administration Department required.

Moore motioned and Hastings seconded to approve the concept plan and modifications and recommend approval to the Planning Commission, as submitted, with all staff conditions. (6-0-0)

RESOLUTION

BE IT RESOLVED by the Downtown Code Design Review Committee that case 1) Federales Nashville is approved. (6-0-0)

III. Adjournment