

VOORHEES RESIDENTIAL DEVELOPMENT - TOWER 2

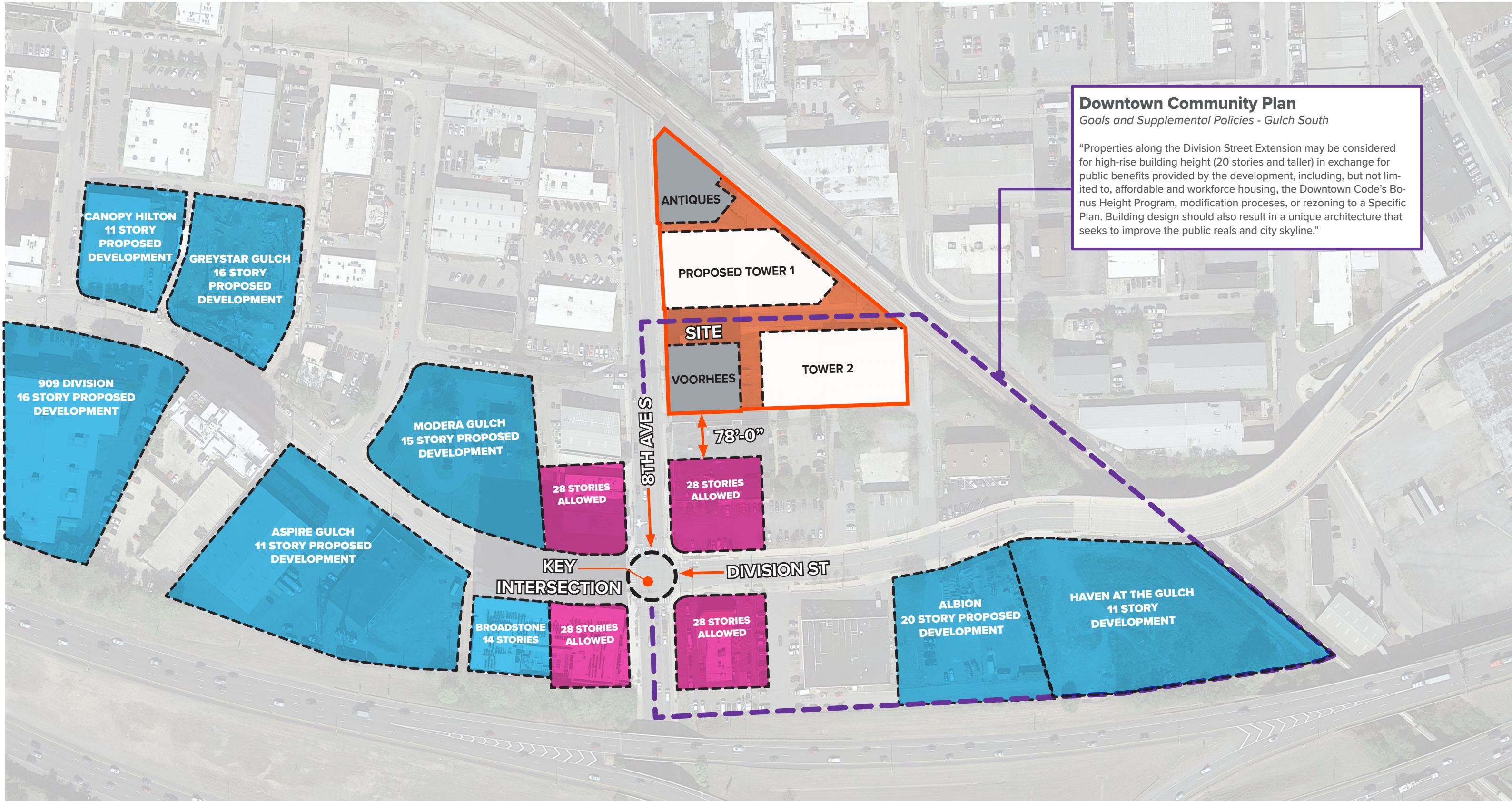
OVERALL HEIGHT MODIFICATION APPLICATION

01.27.2021






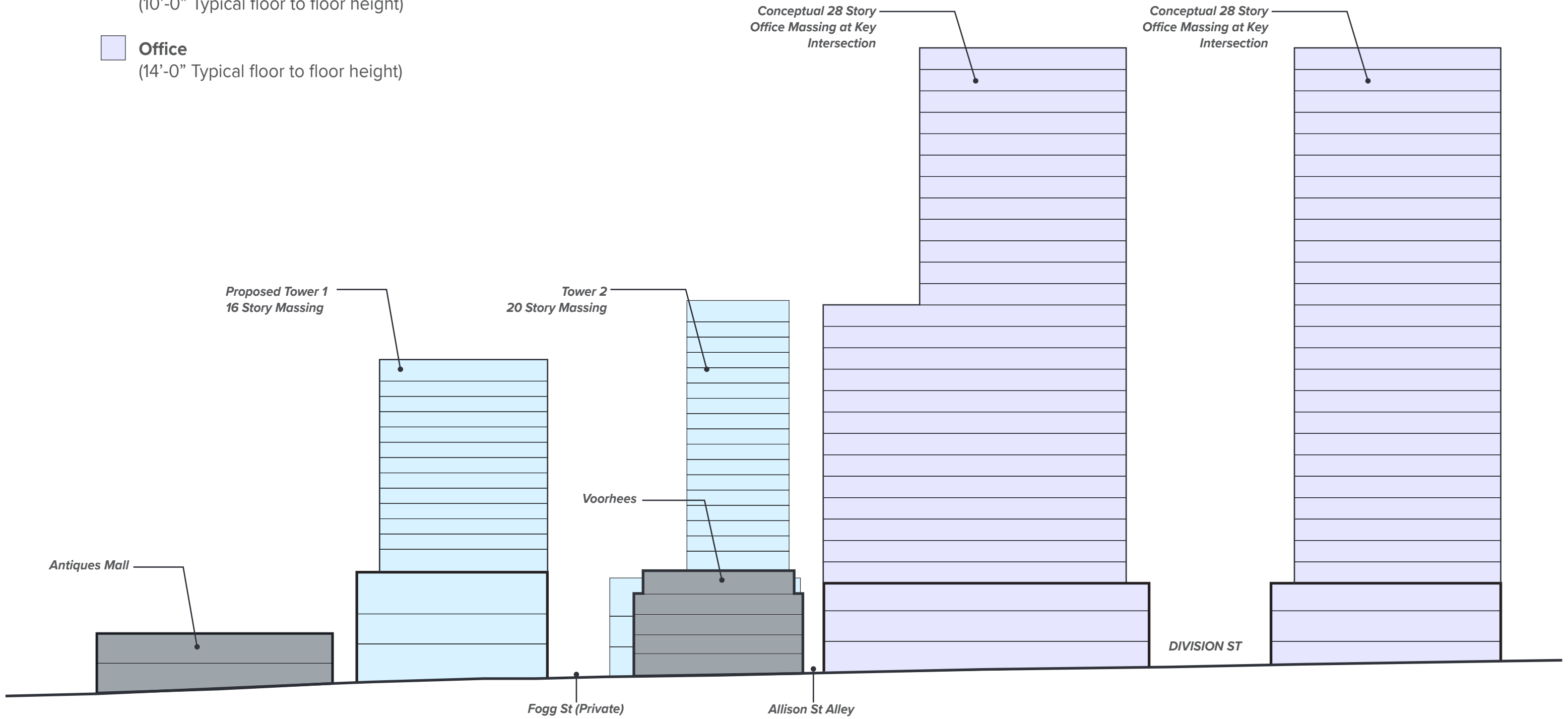
ESa





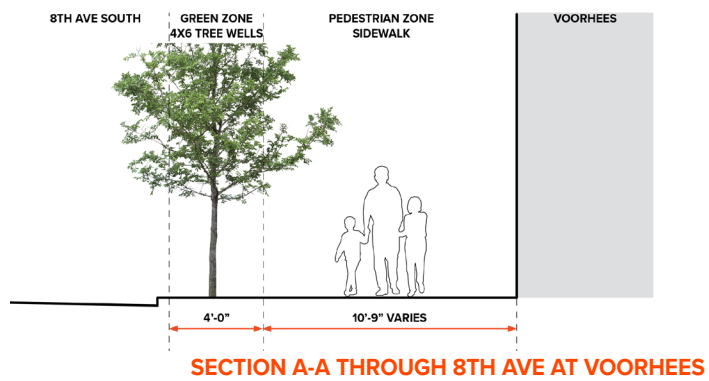
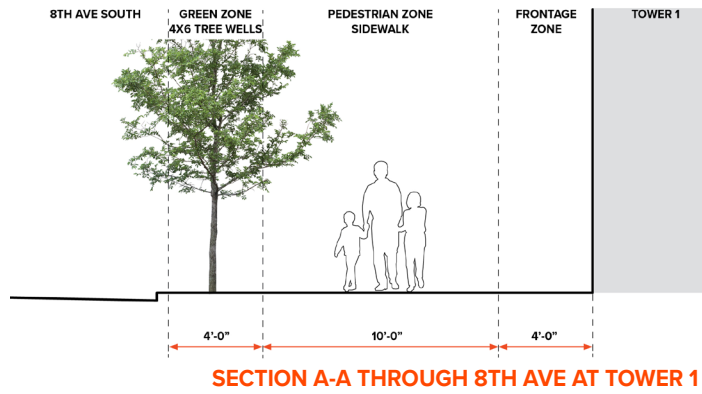
LEGEND

-  Existing Historic Buildings
-  Residential
(10'-0" Typical floor to floor height)
-  Office
(14'-0" Typical floor to floor height)



VOORHEES MASTER PLAN

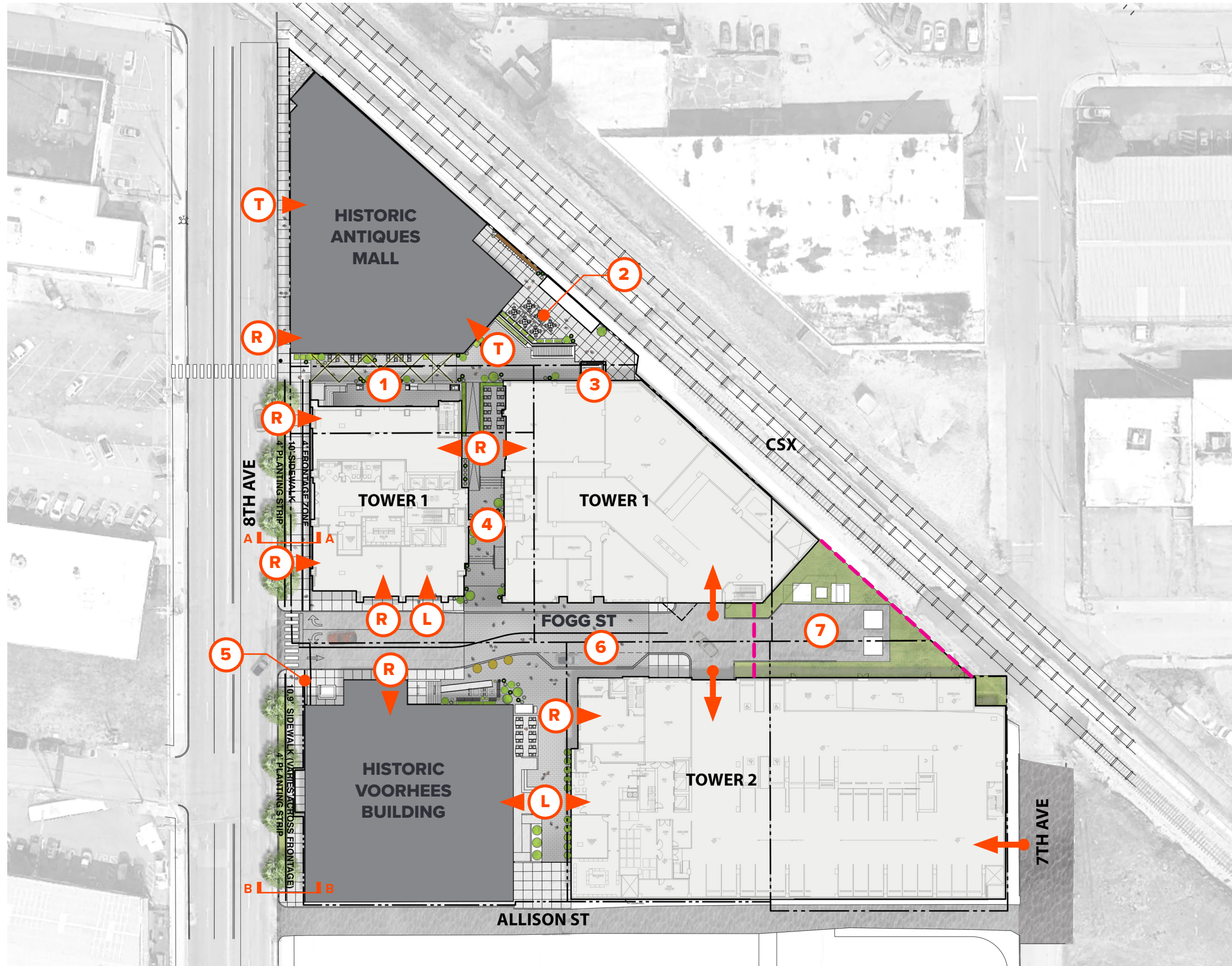
- 1. ACTIVATED ALLEY WITH OUTDOOR DINING
- 2. ELEVATED PLAZA
- 3. ELEVATOR FOR ACCESS TO PLAZA AND ALLEY
- 4. COVERED PASEO WITH RETAIL ACTIVATION
- 5. SIGNAGE ELEMENT TO ESTABLISH DISTRICT
- 6. RIDE SHARE DROP OFF
- 7. SHARED BACK OF HOUSE AREA
- L. LOBBY ENTRY
- R. RETAIL ENTRY
- T. TENANT ENTRY



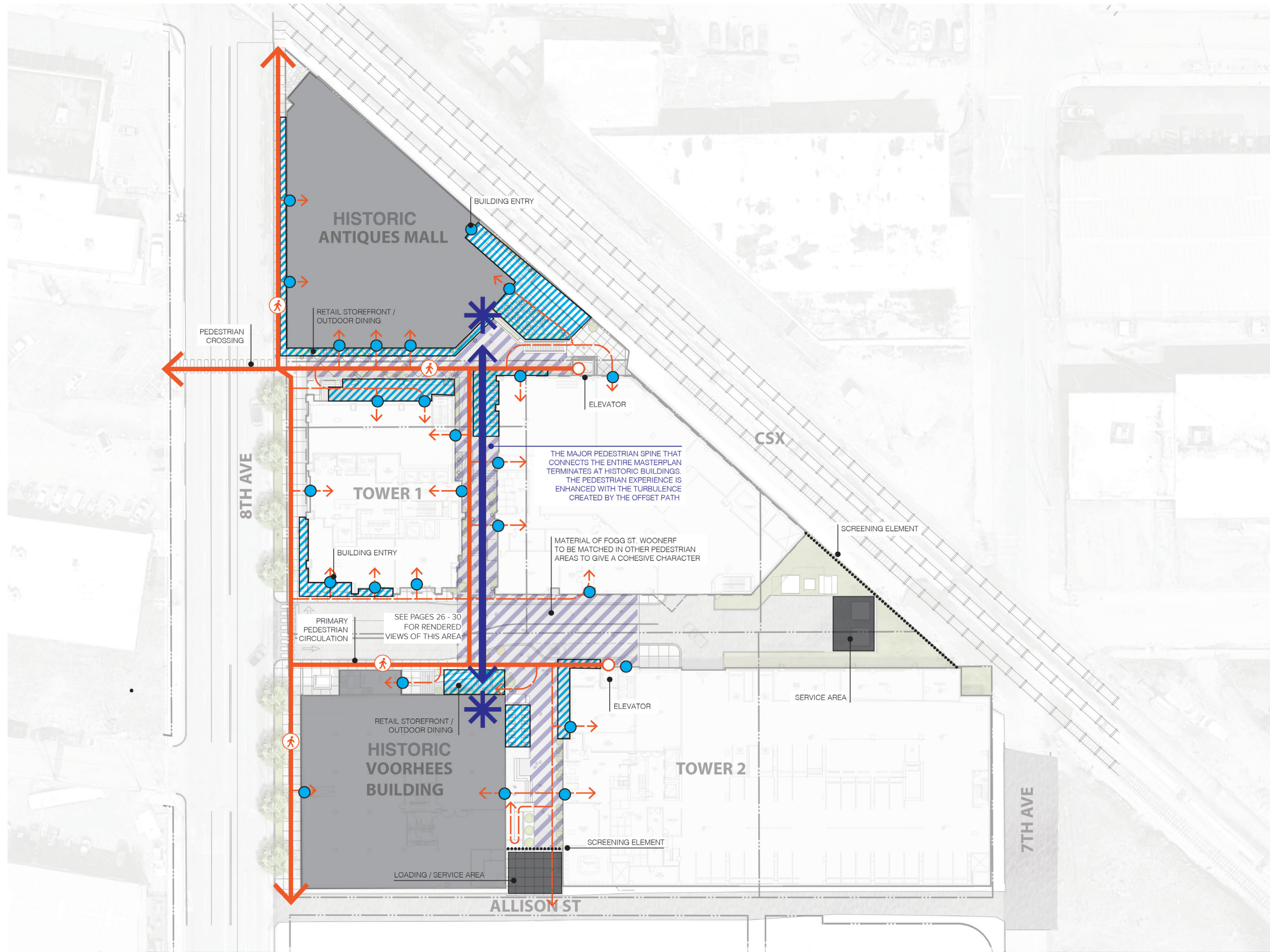
MANUEL
ZEITLIN
ARCHITECTS



Hawkins Partners, Inc.
landscape architects

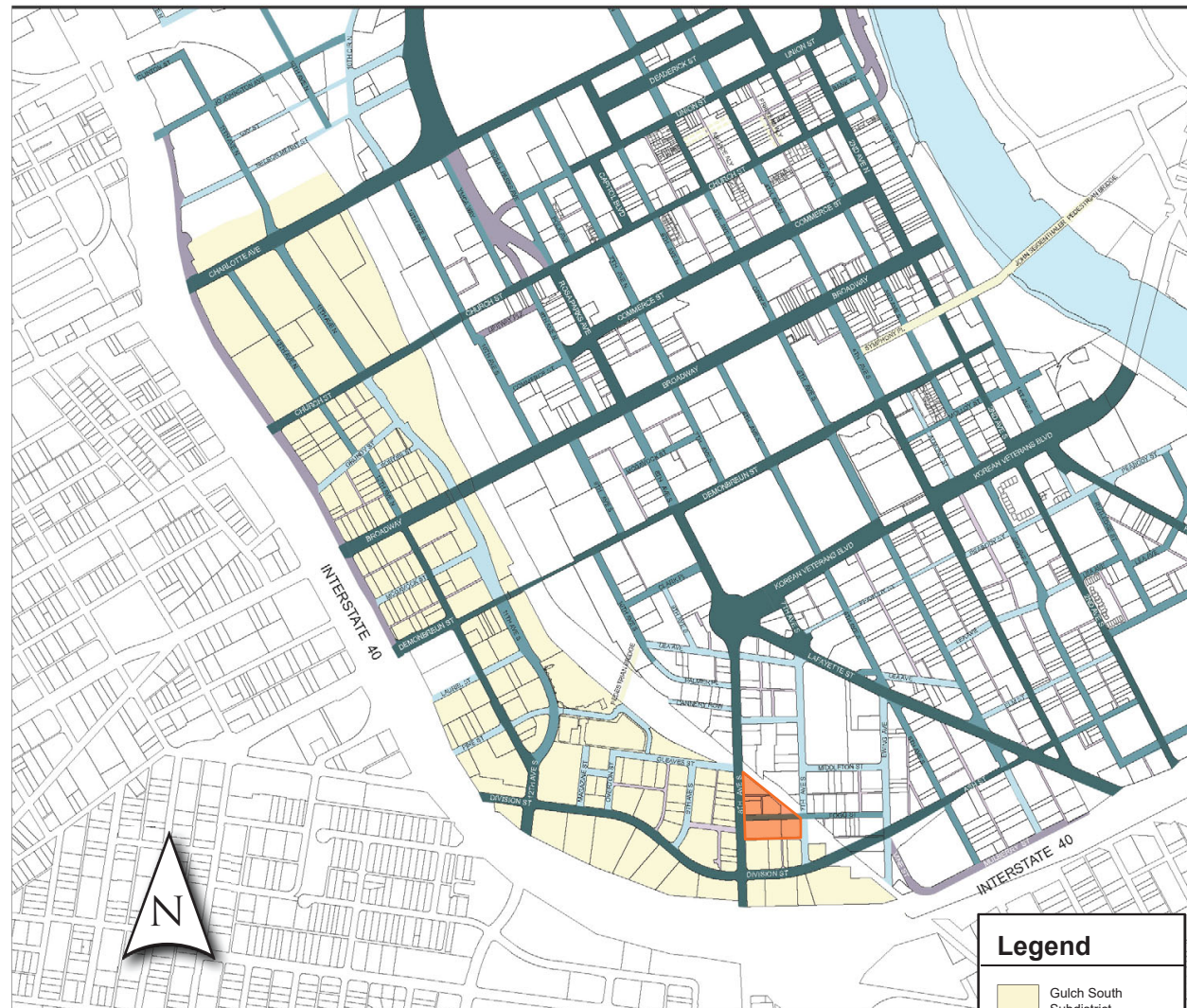


← BUILDING ENTRY ← GARAGE INGRESS / EGRESS - - - 8' SCREENING FENCE AND GATE

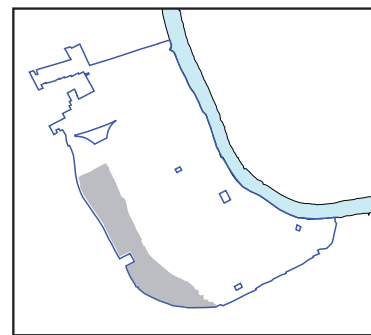


Section II: Subdistrict Standards

Gulch South: Regulating Plan



The Gulch South neighborhood is an eclectic neighborhood of business services, restaurant, and retail with many new residential buildings. The area is a link between Downtown and Midtown and is envisioned to be mixed-use mid-rise buildings with opportunities for additional height at key intersections and along important streets. Connectivity – vehicular, rail, bicycle and pedestrian – should be preserved and additional connectivity is strongly encouraged.



Section II: Subdistrict Standards

Gulch South: Building Regulations

Frontage

A Allowed Frontage Types with Required Build-to Zone

Primary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
Secondary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'
Tertiary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'

B Facade width

Primary Street	80% of lot frontage min.
Secondary Street	80% of lot frontage min.
Tertiary Street	60% of lot frontage min.
Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.	

C Min. building depth 15' from building facade

Height

D Max.

• On Church St, Broadway, Demonbreun	15 stories
• At the intersection of 12th Ave and Broadway, 12th and Demonbreun, 12th Ave and Division, 8th Ave and Division	20 stories
• Subdistrict general	10 stories
Additional height at intersections applies to frontage within 150 feet of the intersection	
Additional height available through the Bonus Height Program	

Step-back *

Step-back required for buildings 8 stories or greater along public streets

E Step-back between	4th and 8th stories
F Min. step-back depth	15'

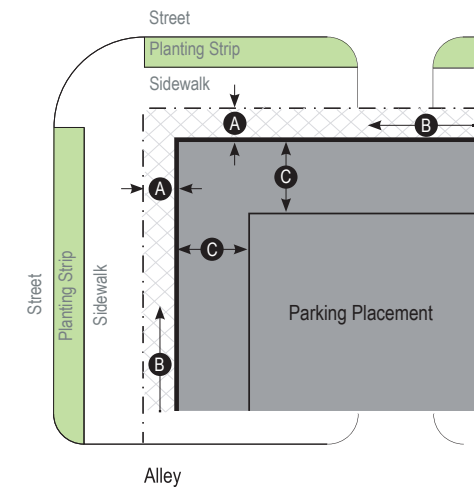
* see page 61 for full description

Sidewalk & Planting

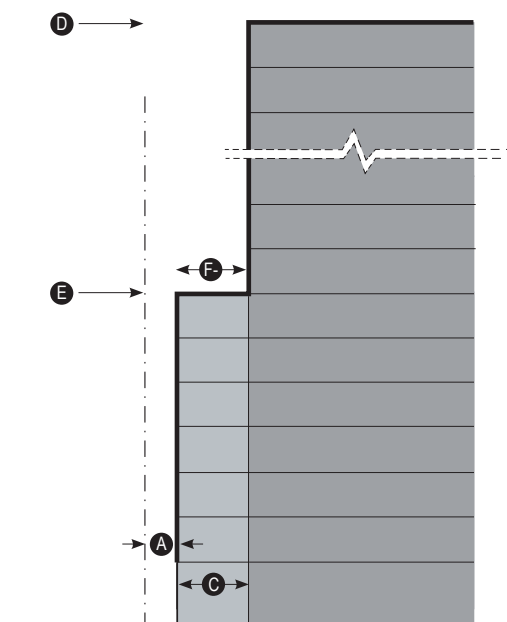
Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

Notes

Uses: page 55; General Standards: page 59



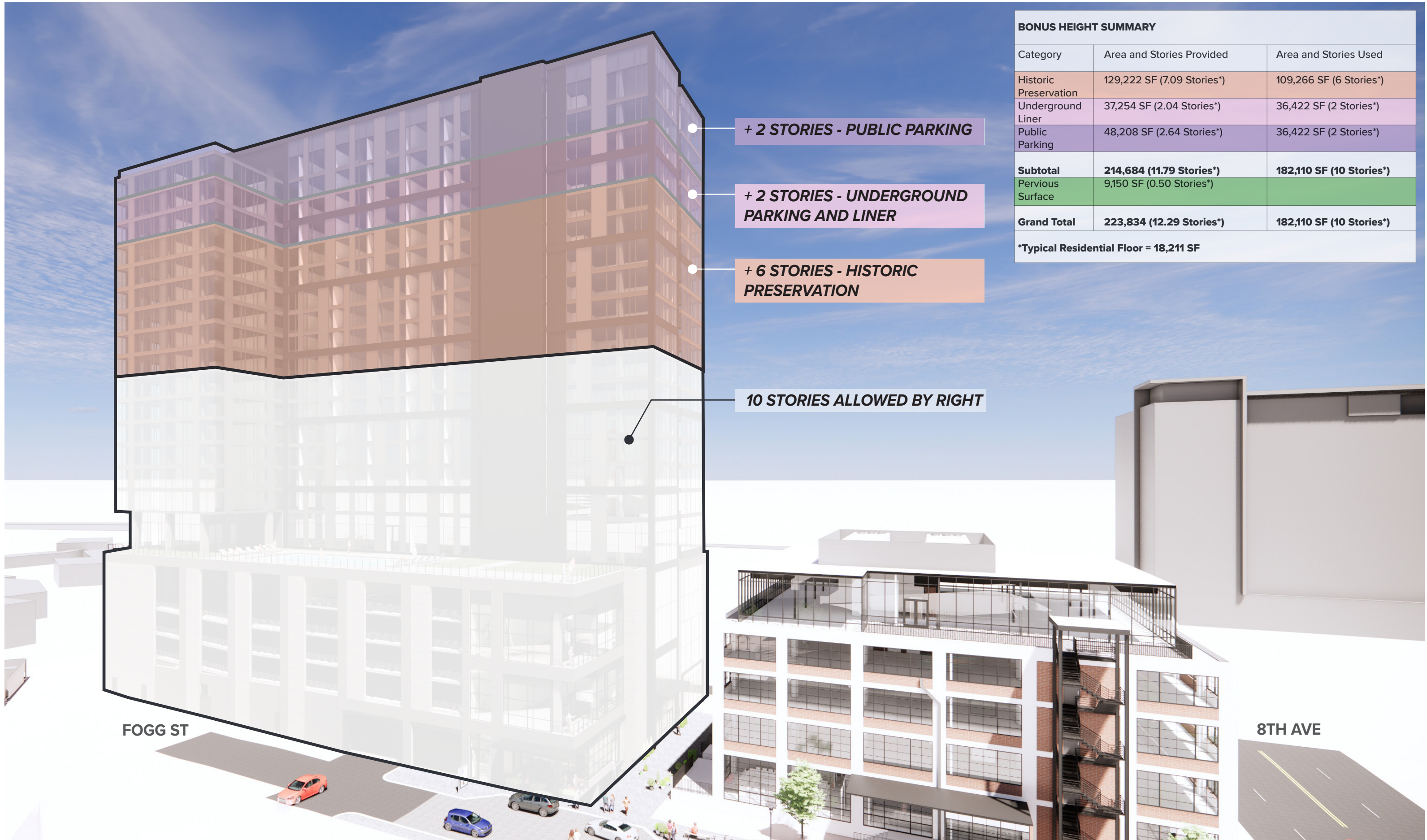
Building Plan



Building Section

DTC GULCH SOUTH BONUS HEIGHT

	Maximum height within the Subdistrict	LEED	LEED ND	Pervious Surface	Historic Building Preservation	Open Space	Inclusionary Housing	Civil Support Space	Upper Level Garage Liner & Underground Parking	Public Parking	Bonus Height Maximum
Central											
James Robertson	elevation of 560'	Any = 2 stories	2 stories	2 stories	2 stories	2 stories	No bonus	2 stories below 560' elevation	2 stories below 560' elevation	2 stories	elevation 560'
Core	30 stories	Silver = 4 stories; Gold = 8 stories Platinum = 12 stories	2 stories	2 stories	8 stories	8 stories	Unlimited	8 stories	8 stories	2 stories	Unlimited
Core-historic	6 stories on the interior of blocks; 10 stories on the corners	No bonus	No bonus	No bonus	4 stories	No bonus	4 stories	No bonus	No bonus	No bonus	10 stories
Upper Broadway	100'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	100'
Second and Broadway											
Second Broadway	8 stories within 105'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	8 stories within 105'
Broadway	5 stories within 65'										5 stories within 65'
SoBro											
General, or 8th Avenue frontage south of roundabout (beyond 100' from frontage)	30 stories	Silver = 4 stories; Gold = 8 stories Platinum = 12 stories	2 stories	2 stories	8 stories	8 stories	Unlimited	8 stories	8 stories	2 stories	Unlimited
West side of 1st and East side of 2nd	15 stories	Silver = 4 stories; Gold = 8 stories Platinum = 12 stories	2 stories	2 stories	5 stories	5 stories	15 stories	5 stories	5 stories	2 stories	30 stories
8th Avenue frontage south of roundabout (within 100' frontage)	8 stories	Any = 2 stories	2 stories	2 stories	2 stories	2 stories	3 stories	2 stories	2 stories	2 stories	11 stories
River	10 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	10 stories
South											
Lafayette											
General	8 stories	Any = 2 stories	2 stories	2 stories	2 stories	2 stories	3 stories	2 stories	2 stories	2 stories	11 stories
Transitional Properties	15 stories	Any = 2 stories	2 stories	2 stories	3 stories	3 stories	3 stories	3 stories	3 stories	2 stories	18 stories
Lafayette Street	12 stories	Any = 2 stories	2 stories	2 stories	3 stories	3 stories	4 stories	3 stories	3 stories	2 stories	16 stories
Rutledge Hill											
Primary and Secondary	6 stories	Any = 1 story	1 story	1 story	1 story	1 story	1 story	1 story	1 story	2 stories	7 stories
Tertiary	3 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No Bonus	No bonus	No bonus	No bonus	3 stories
Rolling Mill Hill	65 feet with an SEP of 1:1.5	No bonus	No bonus	No bonus	No bonus	No bonus	No Bonus	No bonus	No bonus	No bonus	65 feet with an SEP of 1:1.5
Rutledge River	9 stories	Any = 2 stories	2 stories	2 stories	2 stories	2 stories	3 stories	2 stories	2 stories	2 stories	12 stories
West											
Gulch North											
General	7 stories	Any = 2 stories	2 stories	2 stories	2 stories	2 stories	3 stories	2 stories	2 stories	2 stories	10 stories below 560' elevation
fronting Herman Street	4 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No Bonus	No bonus	No bonus	2 stories	4 stories
Gulch South											
General	10 stories	Any = 2 stories	2 stories	2 stories	2 stories	2 stories	6 stories	2 stories	2 stories	2 stories	16 stories
fronting Church, Broadway, Demonbreun	15 stories	Any = 2 stories	2 stories	2 stories	3 stories	3 stories	6 stories	3 stories	3 stories	2 stories	21 stories
at key intersections	20 stories	Silver or Gold = 2 stories; Platinum = 3 stories	2 stories	2 stories	4 stories	4 stories	8 stories	4 stories	4 stories	2 stories	28 stories
North											
Hope Gardens											
Primary	7 stories	Any = 1 story	1 story	1 story	1 story	1 story	1 story	1 story	1 story	1 story	8 stories
Secondary	4 stories	Any = 1 story	1 story	1 story	1 story	1 story	1 story	1 story	1 story	1 story	5 stories
Tertiary	3 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No Bonus	No bonus	No bonus	No Bonus	3 stories
Sulphur Dell											
Primary	7 stories	Any = 1 story	1 story	1 story	1 story	1 story	1 story	Any = 1 story	1 story	1 story	8 stories
Secondary	5 stories	Any = 1 story	1 story	1 story	1 story	1 story	1 story	Any = 1 story	1 story	1 story	6 stories
Tertiary	4 stories	Any = 1 story	1 story	1 story	1 story	1 story	1 story	Any = 1 story	1 story	1 story	5 stories



BONUS HEIGHT SUMMARY		
Category	Area and Stories Provided	Area and Stories Used
Historic Preservation	129,222 SF (7.09 Stories*)	109,266 SF (6 Stories*)
Underground Liner	37,254 SF (2.04 Stories*)	36,422 SF (2 Stories*)
Public Parking	48,208 SF (2.64 Stories*)	36,422 SF (2 Stories*)
Subtotal	214,684 (11.79 Stories*)	182,110 SF (10 Stories*)
Pervious Surface	9,150 SF (0.50 Stories*)	
Grand Total	223,834 (12.29 Stories*)	182,110 SF (10 Stories*)

*Typical Residential Floor = 18,211 SF

+ 2 STORIES - PUBLIC PARKING

+ 2 STORIES - UNDERGROUND PARKING AND LINER

+ 6 STORIES - HISTORIC PRESERVATION

10 STORIES ALLOWED BY RIGHT

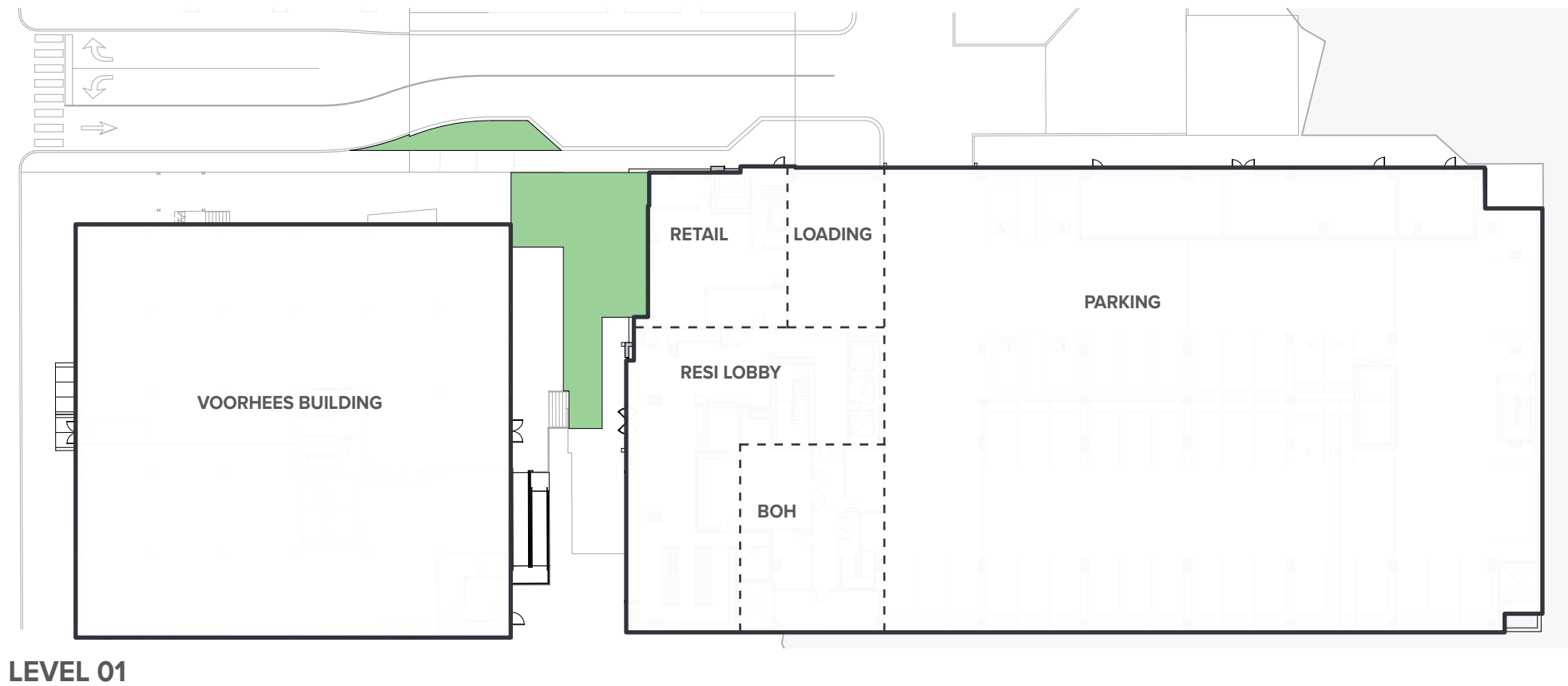
FOGG ST

8TH AVE

PERVIOUS SURFACE

Level	Area and Stories Provided	Area and Stories Used
Level 01	1,775 SF X 2 = 3,550 SF	
Level 04	2,800 SF X 2 = 5,600 SF	
	9,150 SF (0.50 Stories*)	
*Typical Residential Floor = 18,211 SF		

- Vehicular and pedestrian rated pervious pavers
- Vegetated green roof



HISTORIC BUILDING PRESERVATION - ANTIQUES MALL AREA TRANSFER TO TOWER 2

Level	Undeveloped Area	Area Used
Level 03	13,356 SF	13,356 SF
Level 04	13,356 SF	13,356 SF
Level 05	13,356 SF	13,356 SF
Level 06	1,968 SF	1,968 SF
Subtotal	42,036 SF	42,036 SF
Level 06	11,388 SF to Tower 2	
Level 07	13,356 SF to Tower 2	
Level 08	13,356 SF to Tower 2	
Level 09	13,356 SF to Tower 2	
Level 10	13,356 SF to Tower 2	
	64,812 SF (Transferred to Tower 2)	42,036 SF (2 Stories*) 2 Story Cap

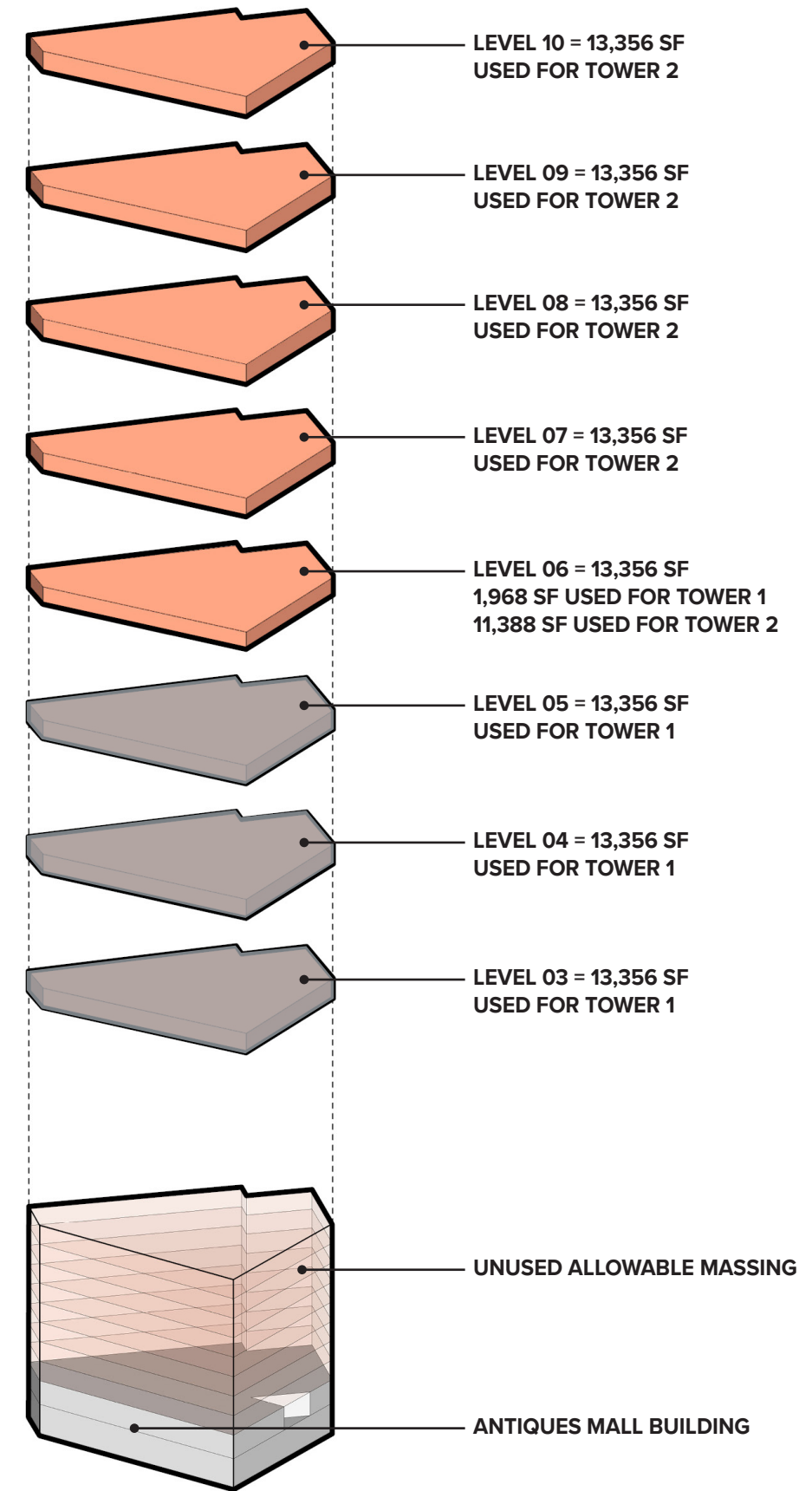
*Typical Residential Floor Tower 1 = 21,018 SF

DTC Historic Building Preservation

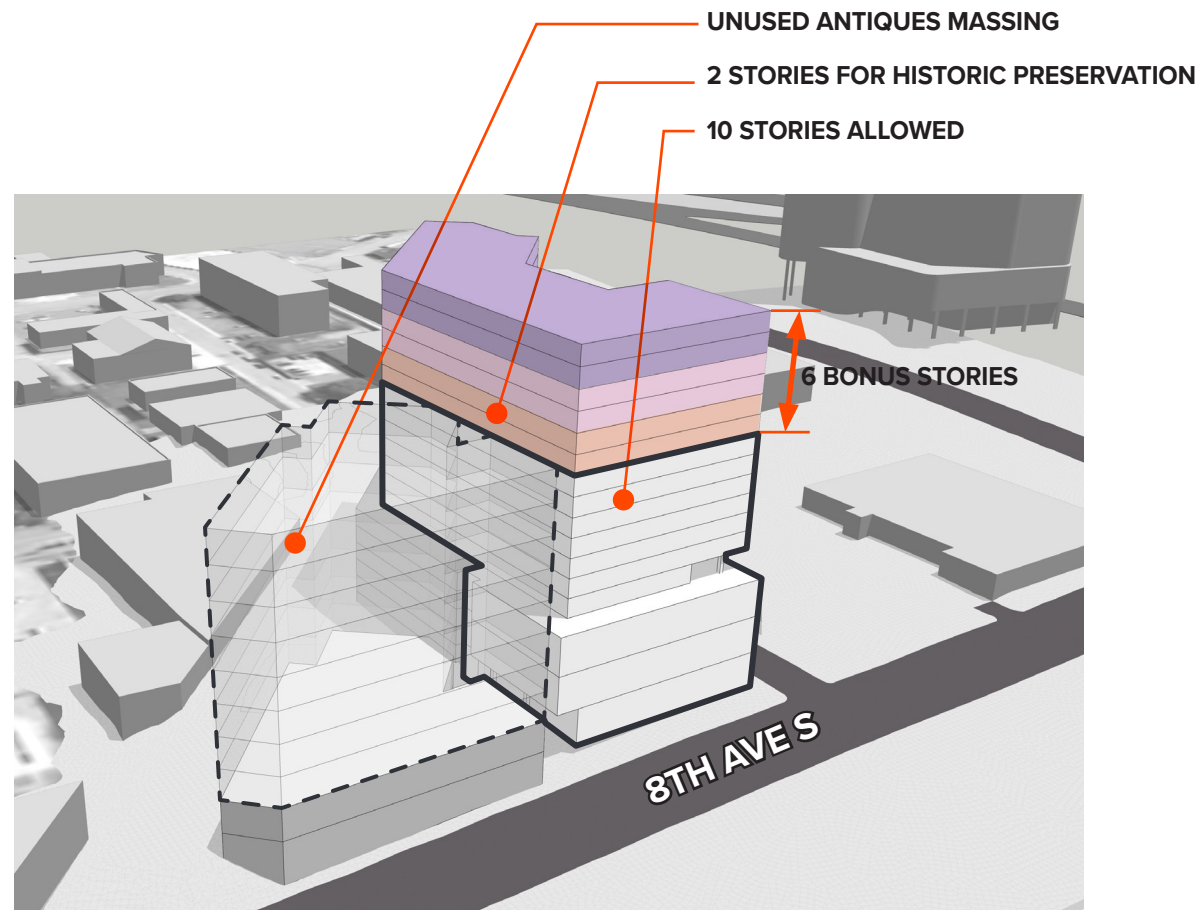
“Within a Historic overlay or Landmark District, existing buildings are eligible to transfer any unused DTC height entitlements based on the square footage calculations outlined in this section, and are subject to the BHP provisions and chart.”

Entitlement Transfer Narrative

After meeting with the Historical Commission and receiving strong support for this project through the improvements to the Antiques Mall and the Voorhees buildings, we are pursuing Landmark Designation. Through this process, it is our plan to transfer the unused 64,812 SF from the Antiques Mall to Tower 2. Please refer to the adjacent chart for clarity.



HISTORICAL DISTRICT PROPERTIES



TOWER 1 BONUS HEIGHT DIAGRAM

HISTORIC BUILDING PRESERVATION - VOORHEES

Level	Undeveloped Area	Area Used
Level 06	12,882 SF	12,882 SF
Level 07	12,882 SF	12,882 SF
Level 08	12,882 SF	12,882 SF
Level 09	12,882 SF	12,882 SF
Level 10	12,882 SF	12,882 SF
Subtotal	64,410 SF	64,410 SF
Antiques Transfer	64,812 SF	26,645 SF
	129,222 SF (7.09 Stories*)	109,266 SF (6 Stories*)

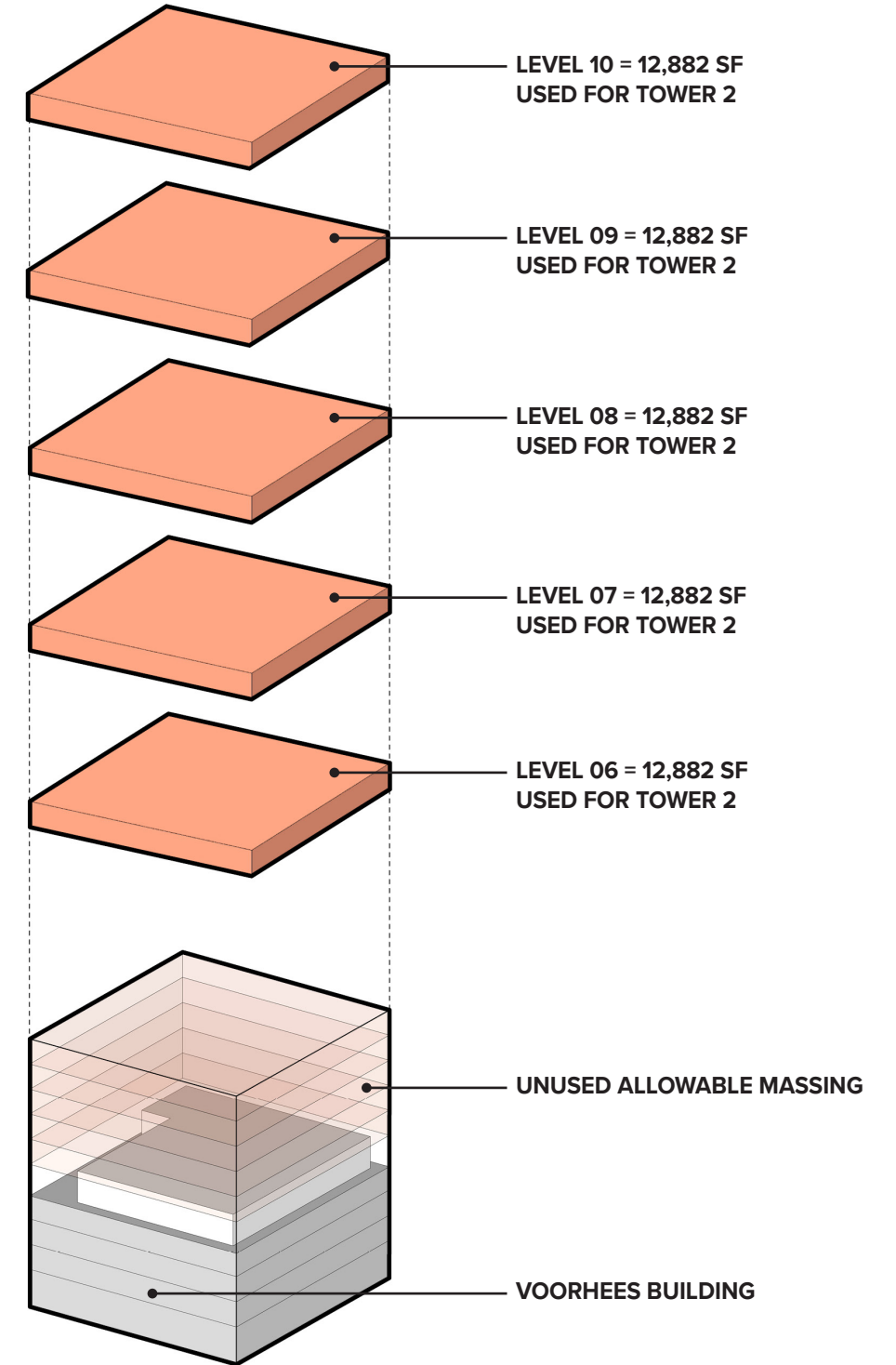
* Typical Residential Floor Tower 2 = 18,211 SF

DTC Historic Building Preservation

“Within a Historic overlay or Landmark District, existing buildings are eligible to transfer any unused DTC height entitlements based on the square footage calculations outlined in this section, and are subject to the BHP provisions and chart.”

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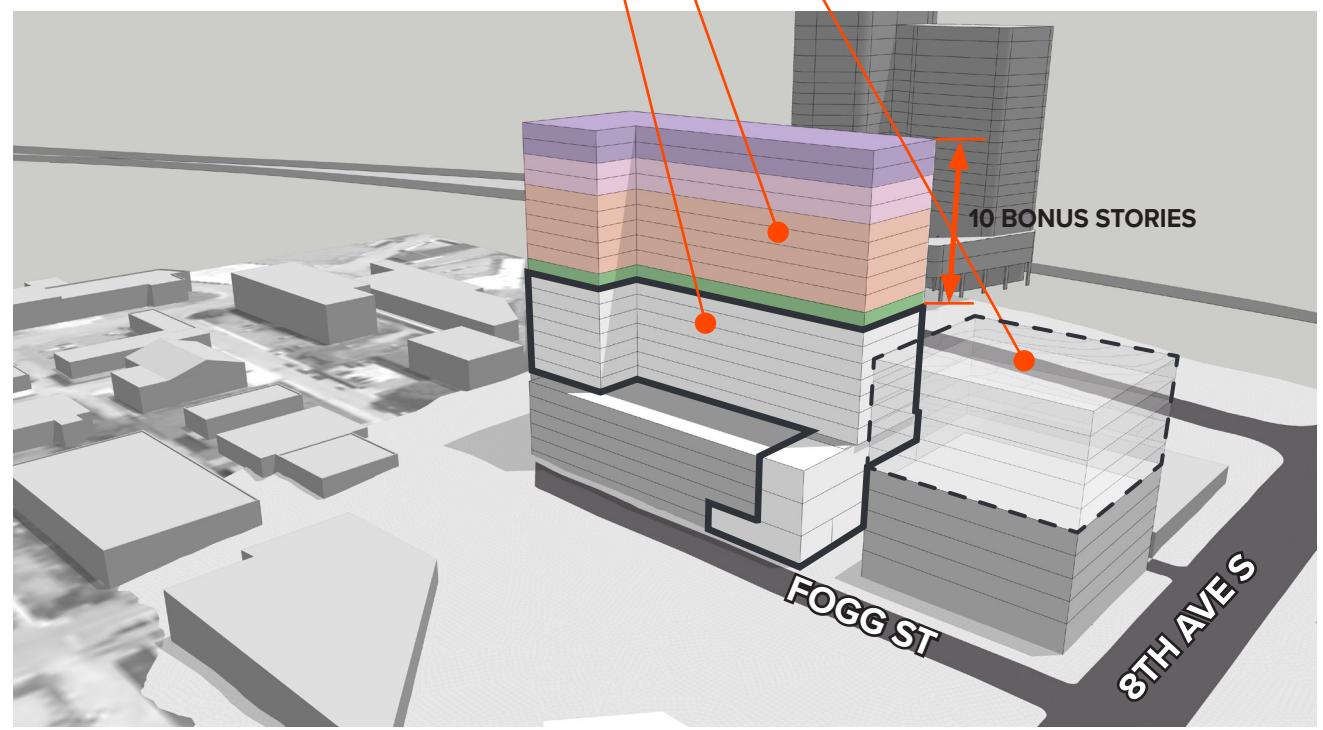


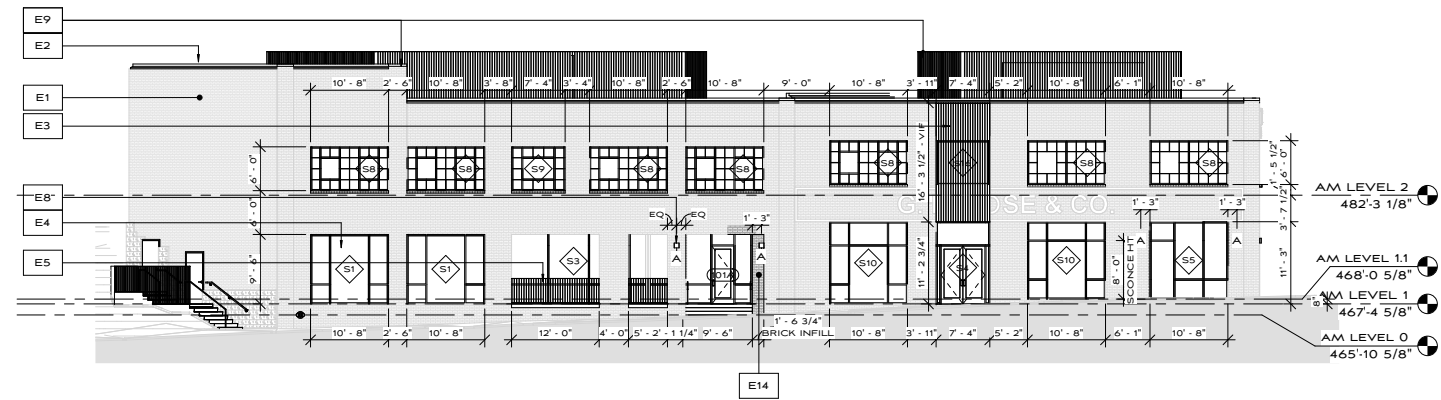
VOORHEES (NATIONAL REGISTER ELIGIBLE)



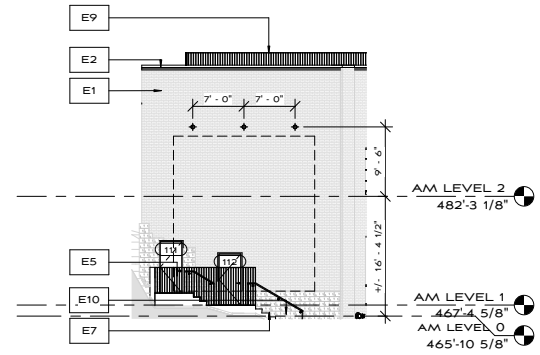
HISTORICAL DISTRICT PROPERTIES

UNUSED VOORHEES MASSING
5 STORIES USED FOR HISTORIC PRESERVATION
10 STORIES ALLOWED

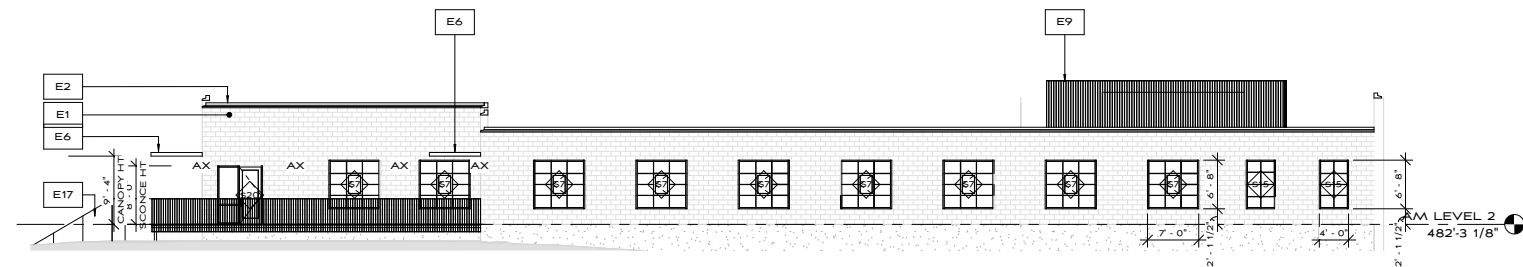




1 BLDG ELEV - W (8TH AVE)
3/32" = 1'-0"



2 BLDG ELEV - NW (RR TRACKS)
3/32" = 1'-0"



3 BLDG ELEV - NE (RR TRACKS)
3/32" = 1'-0"

KEYNOTES

- E1 EXISTING MASONRY, TYP.
- E2 NEW COPING, TYP. ARCHITECT TO SELECT FINISH.
- E3 PTD. METAL SCREEN SEE DETAILS.
- E4 NEW STOREFRONT. SEE STOREFRONT DWGS FOR DETAILS.
- E5 CUSTOM METAL GUARDRAIL SEE DETAILS.
- E6 PREMANUFACTURED METAL CANOPY - ARCHITECT TO SELECT FINISH. SEE ENLARGED DWGS FOR DETAILS.
- E7 CAST IN PLACE CONCRETE STAIR. SEE STAIR DETAILS.
- E8 NEW EXTERIOR SCENCE.
- E9 NEW ROOFTOP MECHANICAL SCREEN - SEE DETAILS.
- E10 NEW METAL HANDRAIL - ARCHITECT TO SELECT FINISH. SEE ENLARGED STAIR DWGS FOR DETAILS.
- E14 NEW BRICK INFILL TO MATCH EXISTING - REUSE SALVAGED BRICKS FROM DEMO.
- E17 CAST CONCRETE WALL. SEE EXTERIOR STEPS DETAIL FOR DIMS.

GRAPHIC SCALE



PROJECT
**ANTIQUUE MALL
SHELL BLDG**

612 8TH AVENUE SOUTH, NASHVILLE, TN 37203

MANUEL ZEITLIN ARCHITECTS

TEL: 615 254-2860
FAX: 615 254-4839

516 HOGAN STREET, SUITE 100, NASHVILLE, TN 37203

CONSULTANT

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SHEET
**HISTORIC
ELEVATIONS +
RENDERINGS**

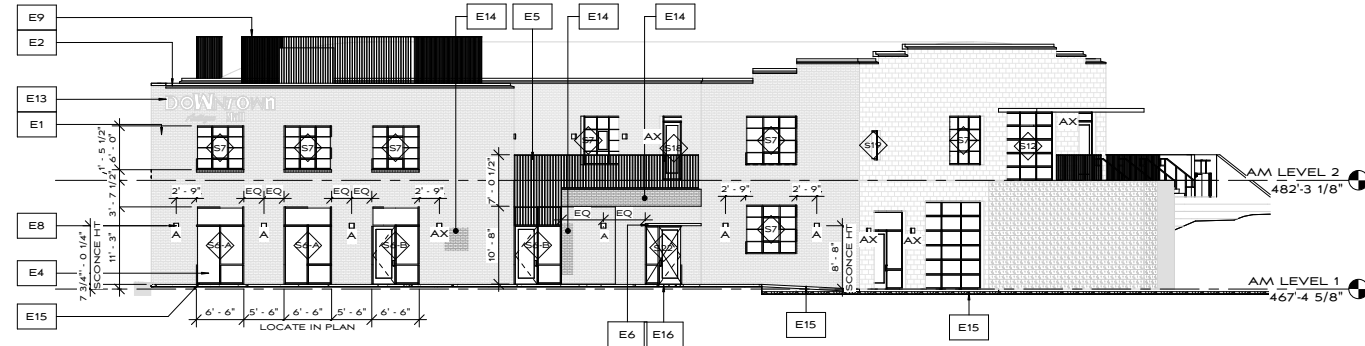
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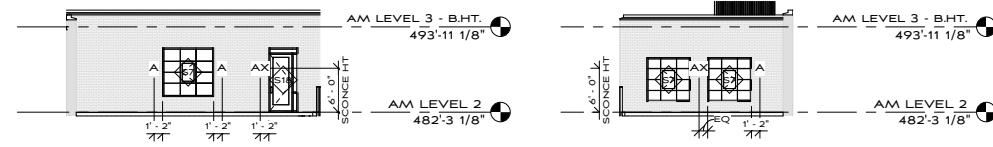
H201



1 BLDG ELEV - SE (ALLEY)
3/32" = 1'-0"



2 BLDG ELEV - S (ALLEY)
3/32" = 1'-0"



3 BLDG ELEV - NE (LEVEL 2 DECK)
3/32" = 1'-0"

4 BLDG ELEV - W (LEVEL 2 DECK)
3/32" = 1'-0"

KEYNOTES

- E1 EXISTING MASONRY, TYP.
- E2 NEW COPING, TYP. ARCHITECT TO SELECT FINISH.
- E4 NEW STOREFRONT. SEE STOREFRONT DWGS FOR DETAILS.
- E5 CUSTOM METAL GUARDRAIL. SEE DETAILS.
- E6 PREFABRICATED METAL CANOPY - ARCHITECT TO SELECT FINISH. SEE ENLARGED DWGS FOR DETAILS.
- E7 CAST IN PLACE CONCRETE STAIR. SEE STAIR DETAILS.
- E8 NEW EXTERIOR SCIENCE.
- E9 NEW ROOFTOP MECHANICAL SCREEN - SEE DETAILS.
- E12 ADA CHAIR LIFT. SEE MANF SPEC.
- E13 EXISTING SIGNAGE TO REMAIN.
- E14 NEW BRICK INFILL TO MATCH EXISTING - REUSE SALVAGED BRICKS FROM DEMO.
- E15 NEW GRADING AT ALLEY. COORD. W/ CIVIL.
- E16 NEW OPENING AT B.O.H. ENTRY TO COORD. W/ FUTURE TENANT PLANS. ARCHITECT TO CONFIRM LOCATION.

GRAPHIC SCALE



PROJECT
**ANTIQUER MALL
SHELL BLDG**

612 8TH AVENUE SOUTH, NASHVILLE, TN 37203

MANUEL ZEITLIN ARCHITECTS

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REVISIONS

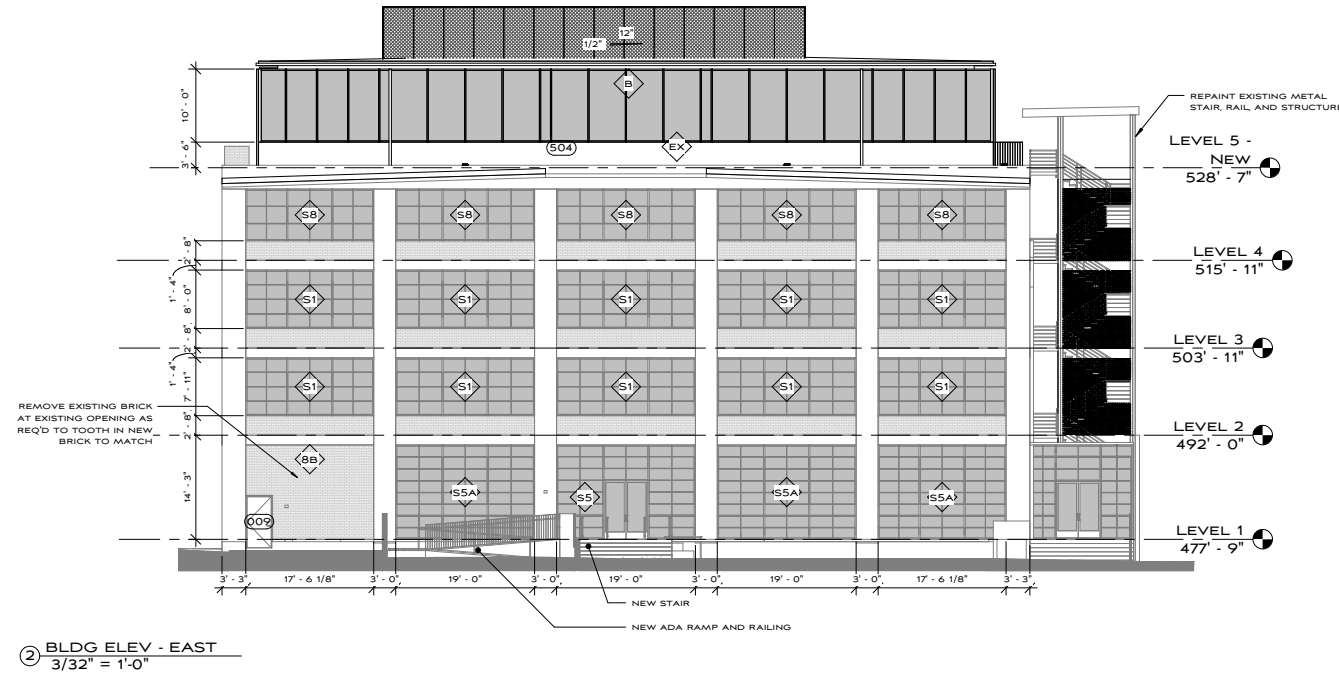
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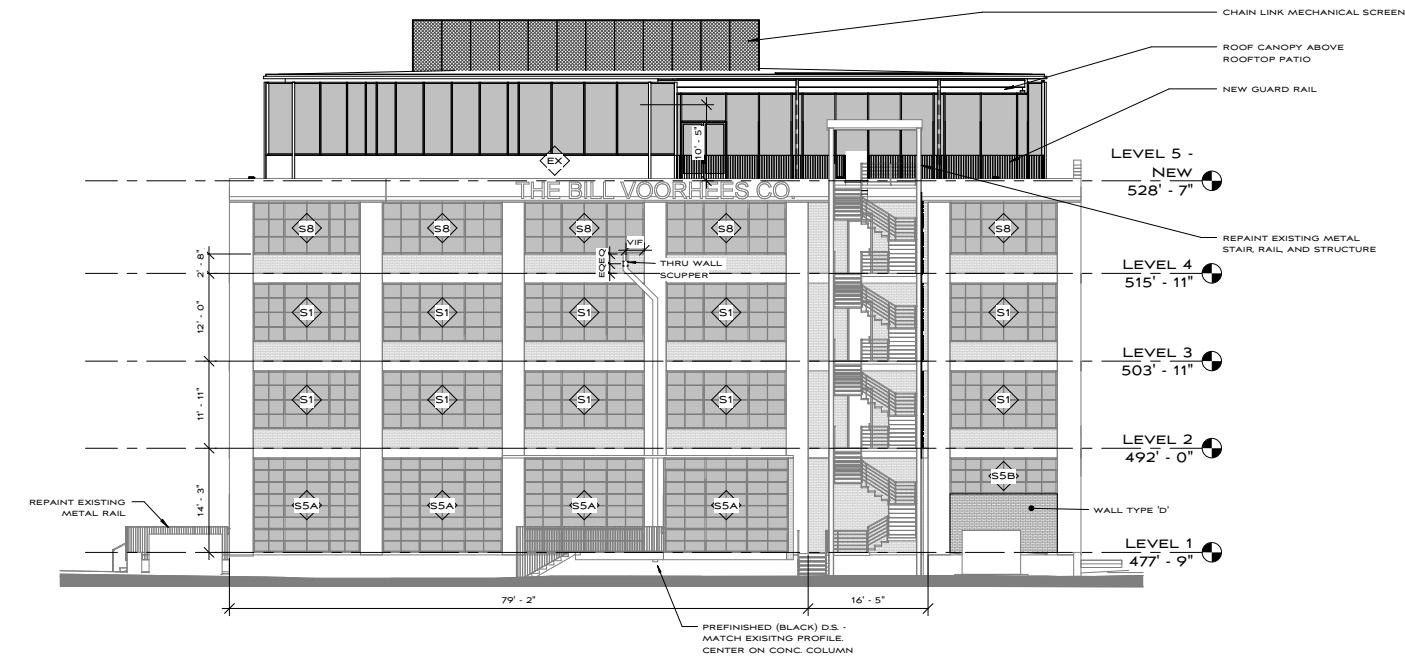
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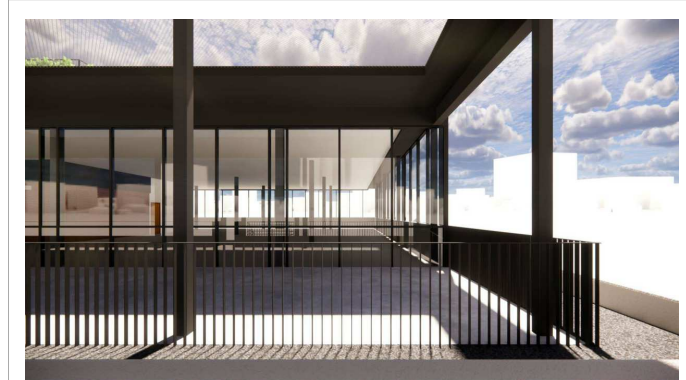
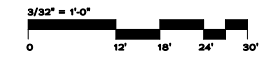


② BLDG ELEV - EAST
3/32" = 1'-0"



① BLDG ELEV - NORTH
3/32" = 1'-0"

GRAPHIC SCALE



SHEET TITLE
**VOORHEES - SHELL
BLDG & 5TH FL
ELEVATOR**
700 8TH AVENUE SOUTH - NASHVILLE TN
37203



MANUEL ZEITLIN ARCHITECTS
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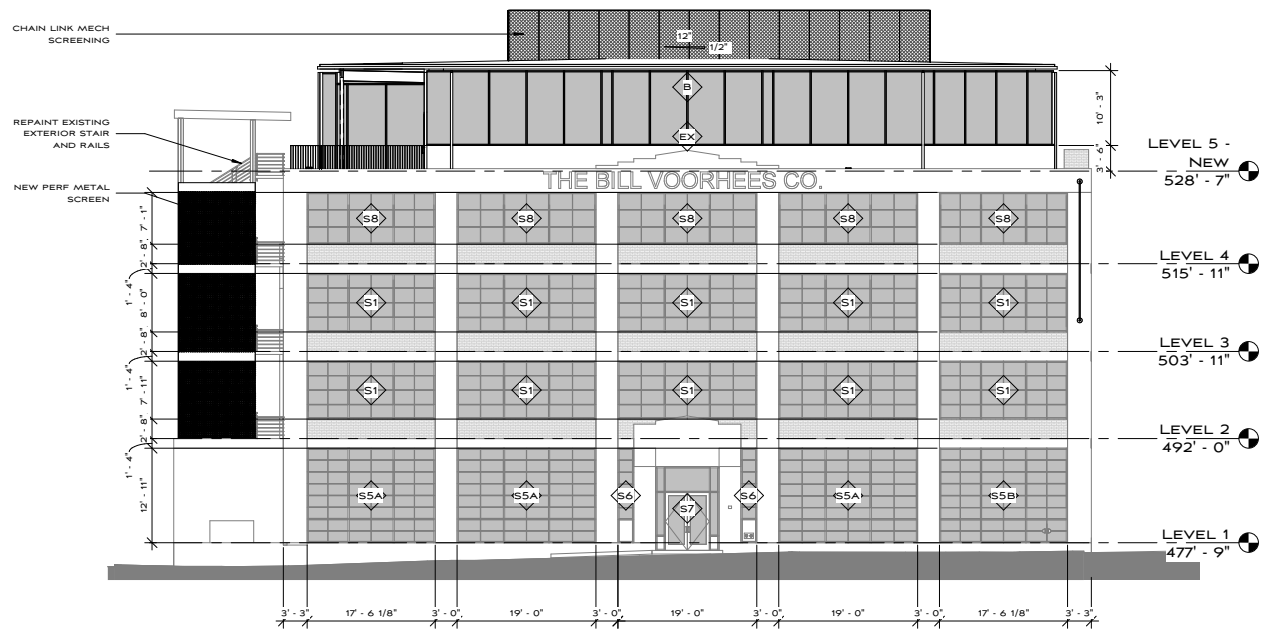
SHEET TITLE
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+
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FOR CONSTRUCTION
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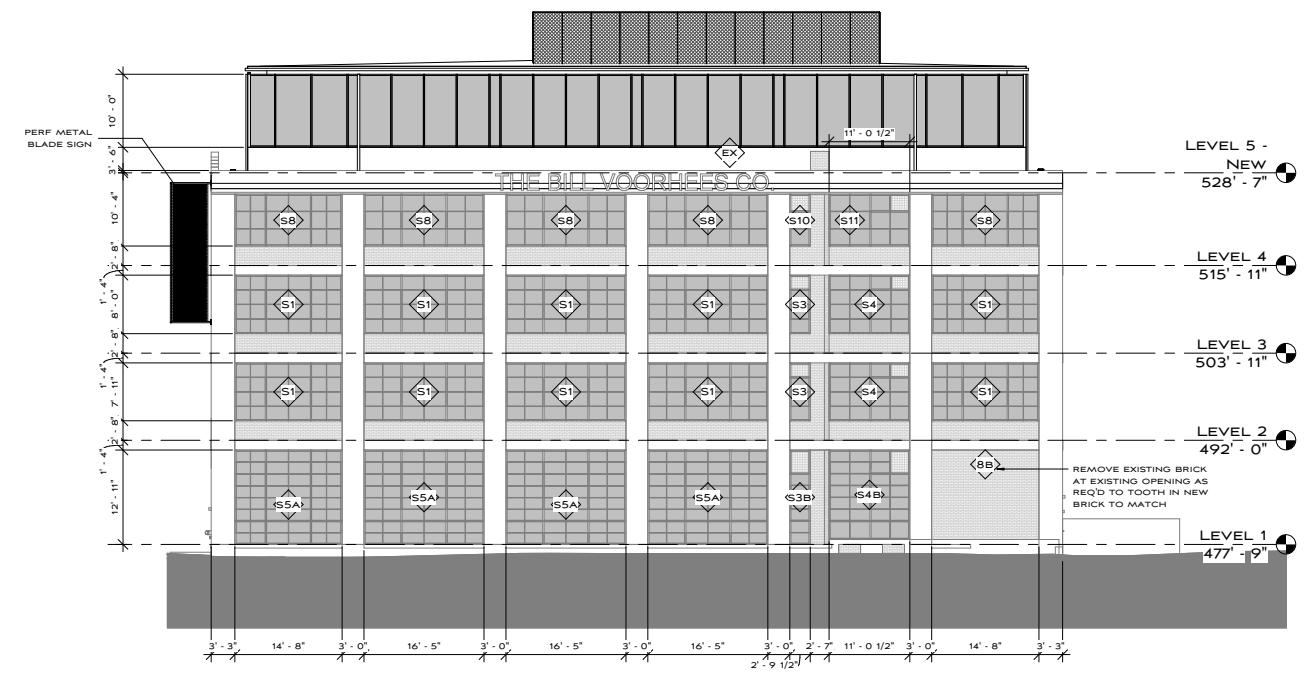
SHEET NO.

H201





② BLDG ELEV - WEST
3/32" = 1'-0"



① BLDG ELEV - SOUTH
3/32" = 1'-0"

GRAPHIC SCALE



SHEET TITLE
**VOORHEES - SHELL
BLDG & 5TH FL
ELEVATOR**
700 8TH AVENUE SOUTH - NASHVILLE TN
37203



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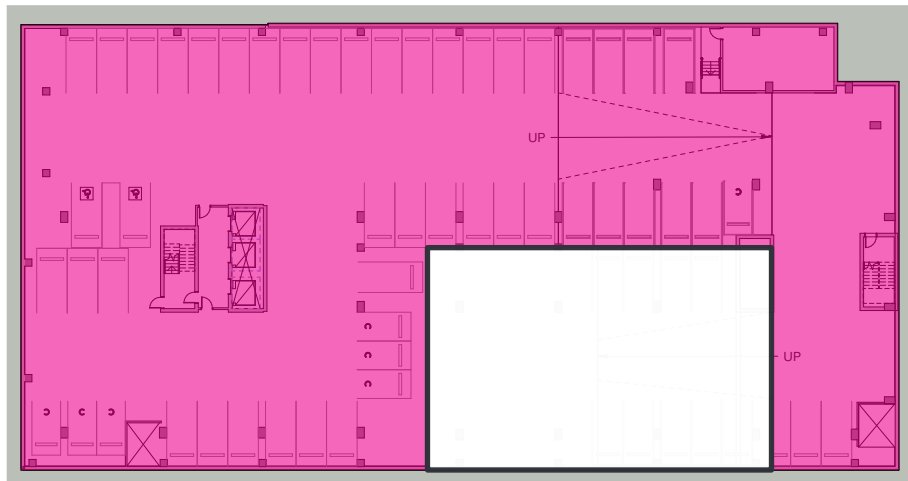
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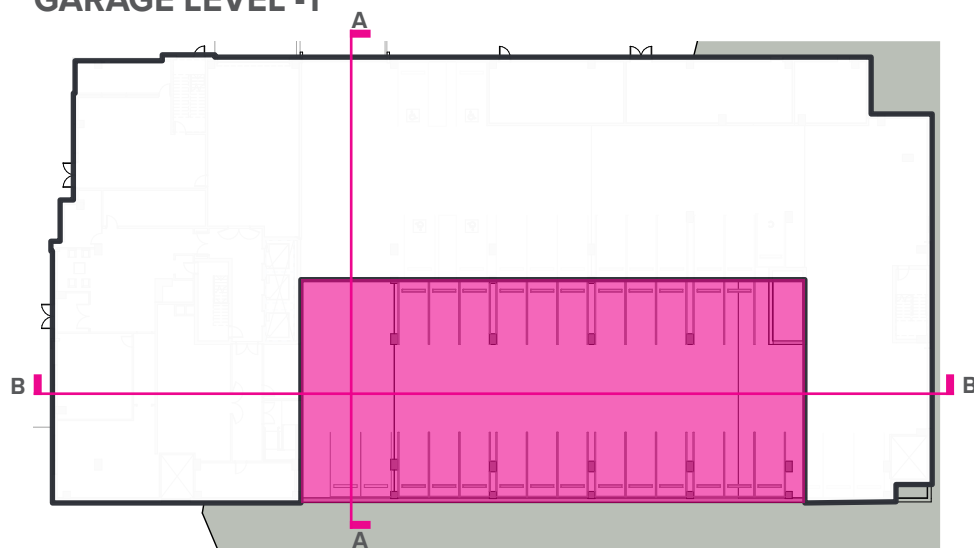
UPPER LEVEL GARAGE LINER / UNDERGROUND PARKING

Level	Area and Stories Provided	Area and Stories Used
Level -1	24,104 SF	
Level 01	8,718 SF	
Level 02	1,108 SF X 2 = 2,216 SF	
Level 03	1,108 SF X 2 = 2,216 SF	
	37,254 SF (2.04 Stories*)	36,422 SF (2 Stories*)

*Typical Residential Floor = 18,211 SF

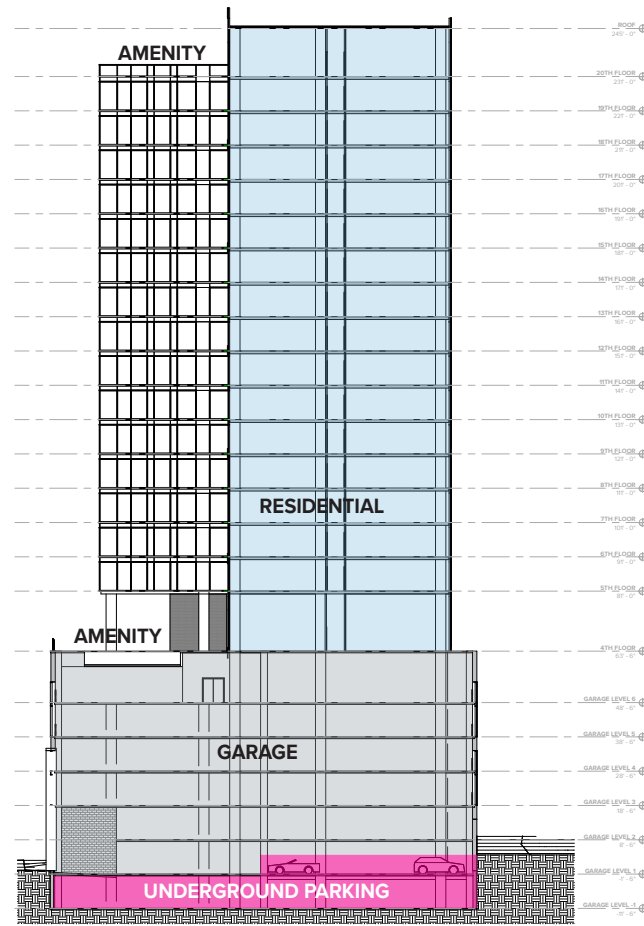


GARAGE LEVEL -1

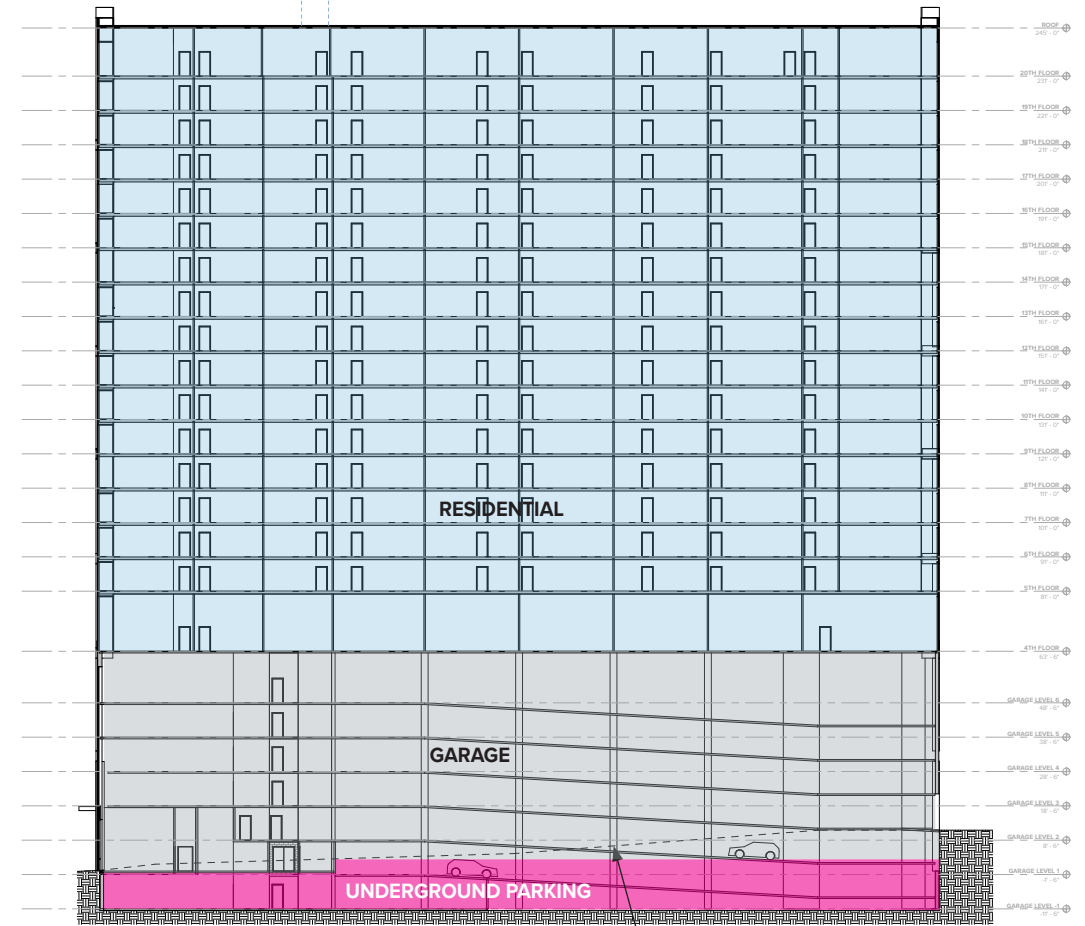


GARAGE LEVEL 01

LINER/UNDERGROUND PARKING



SECTION A-A

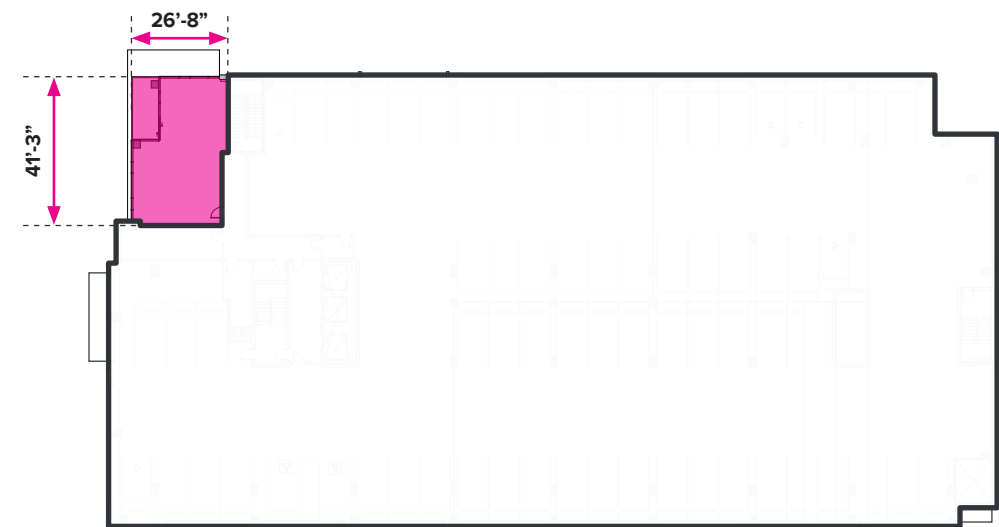


SECTION B-B

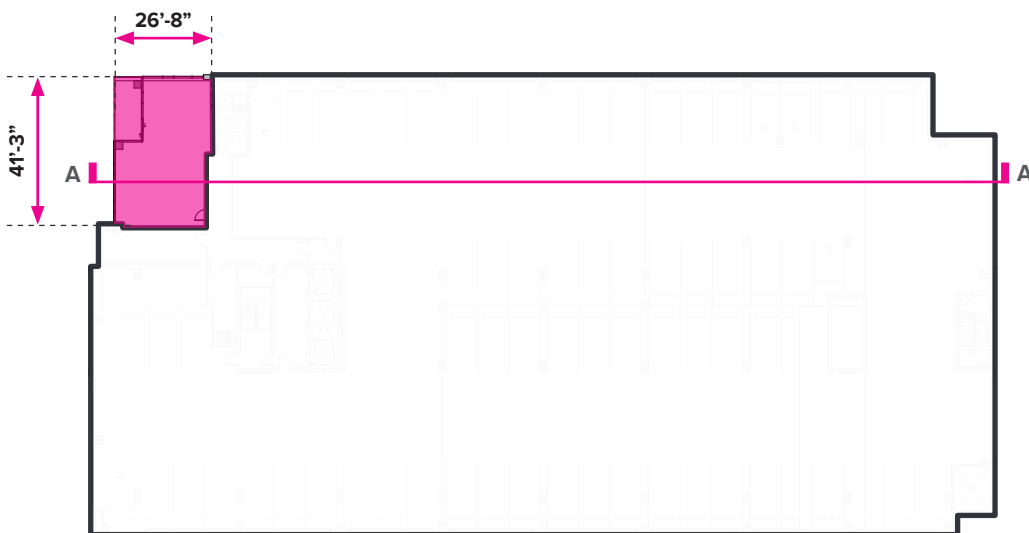
UPPER LEVEL GARAGE LINER / UNDERGROUND PARKING

Level	Area and Stories Provided	Area and Stories Used
Level -1	24,104 SF	
Level 01	8,718 SF	
Level 02	1,108 SF X 2 = 2,216 SF	
Level 03	1,108 SF X 2 = 2,216 SF	
	37,254 SF (2.04 Stories*)	36,422 SF (2 Stories*)

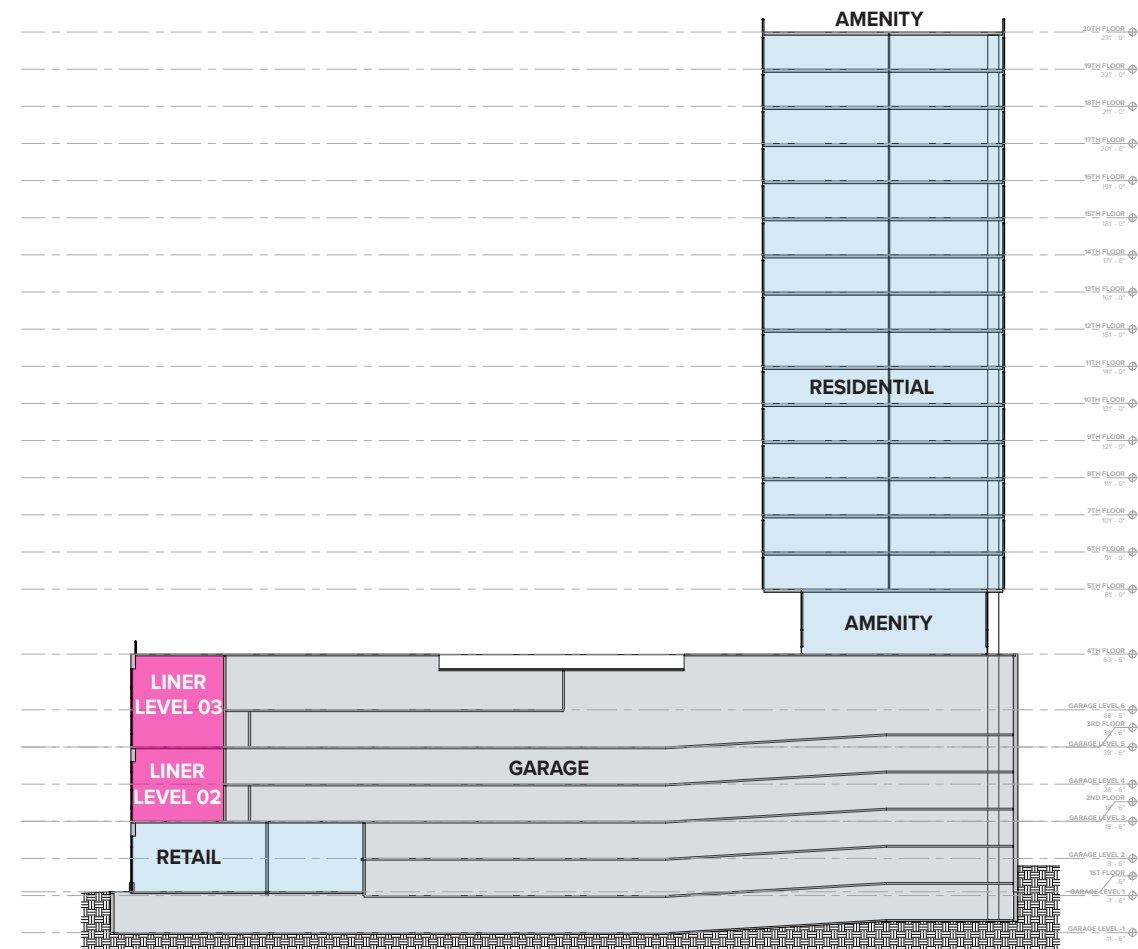
*Typical Residential Floor = 18,211 SF



LEVEL 02 LINER



LEVEL 03 LINER



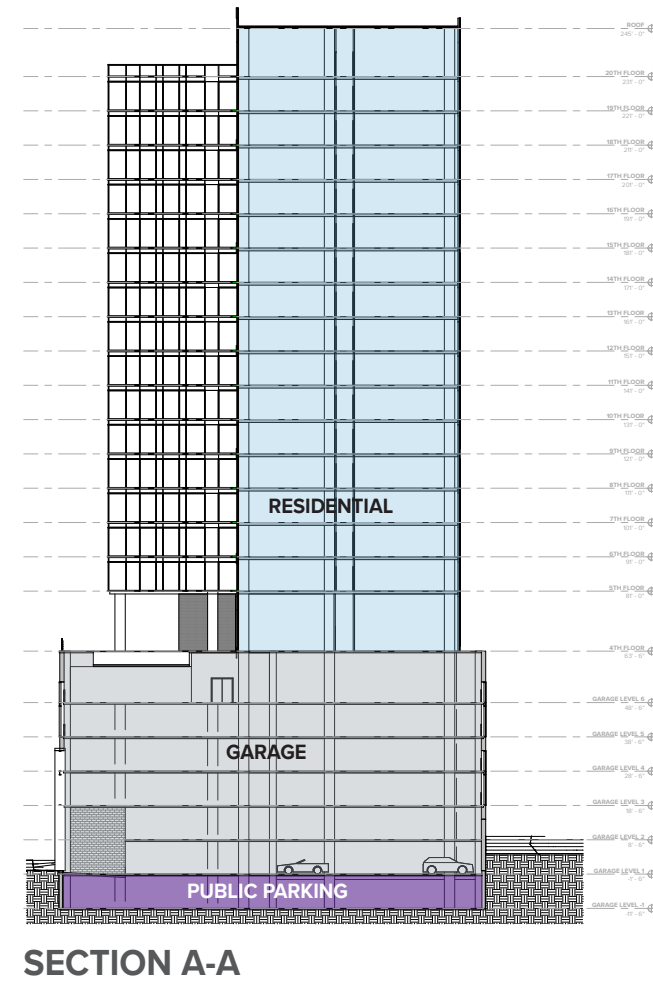
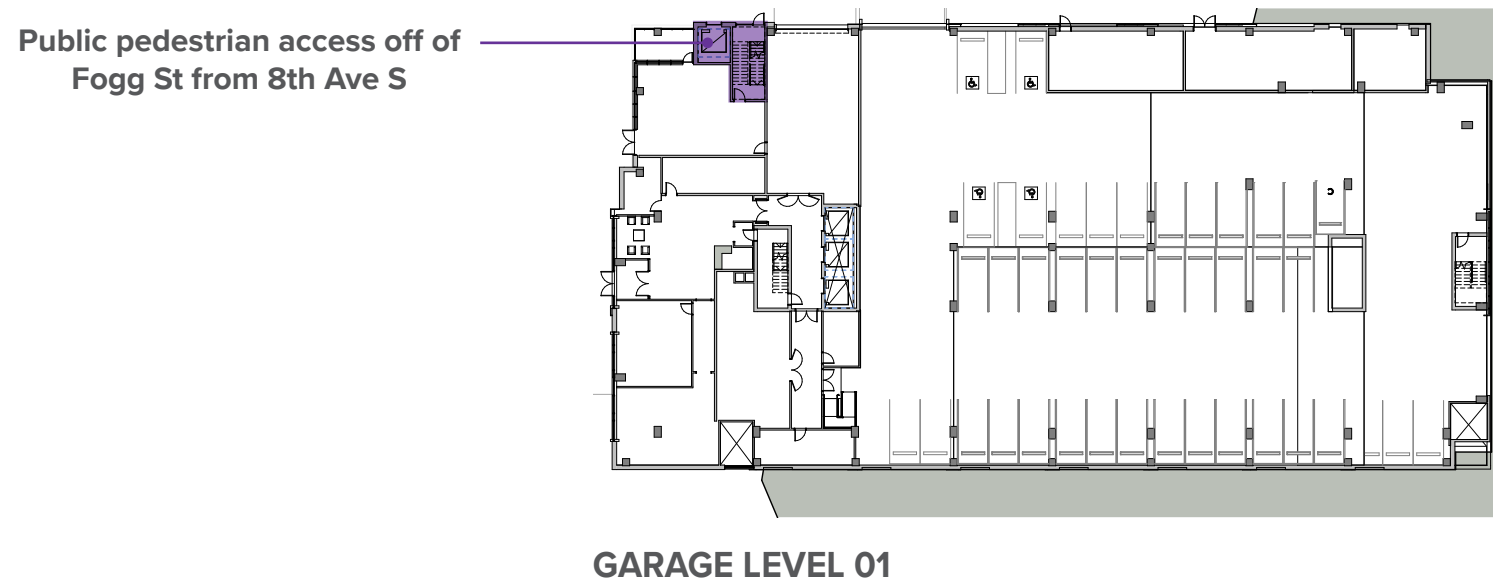
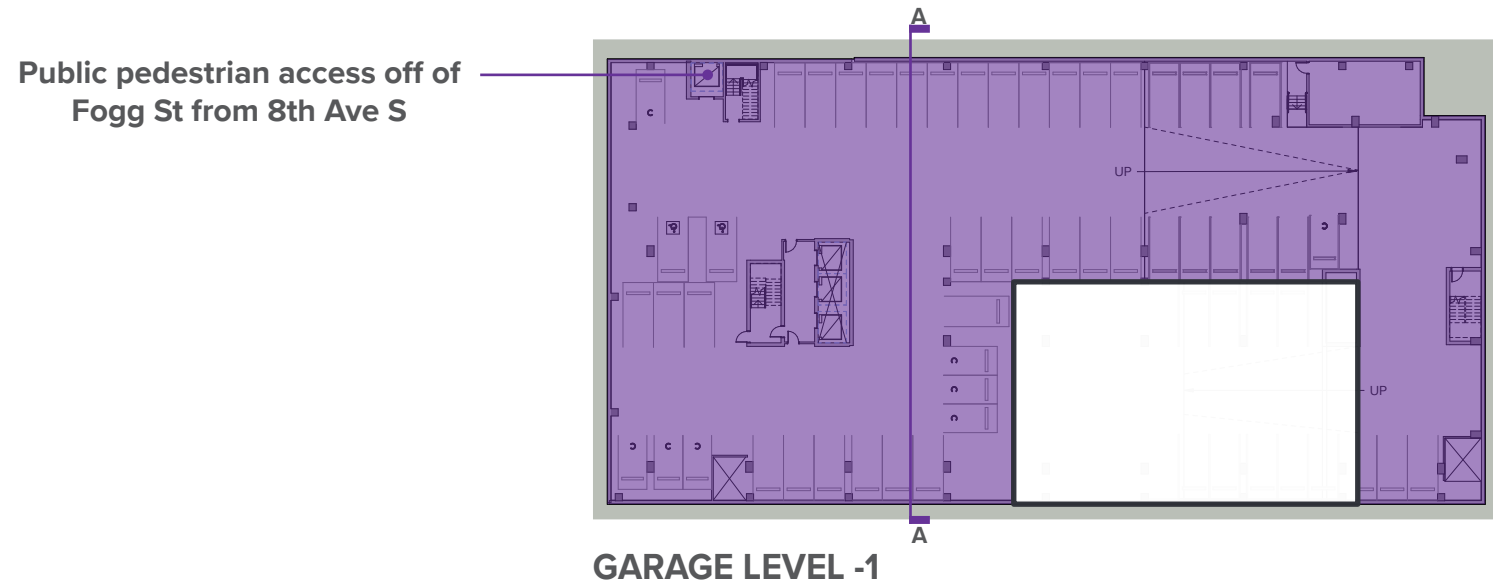
SECTION A-A

PUBLIC PARKING

Level	Area and Stories Provided	Area and Stories Used
Level -1	24,104 SF X 2 = 48,208 SF	
	48,208 SF (2.64 Stories*)	36,422 SF (2 Stories*)

*Typical Residential Floor = 18,211 SF

PUBLIC PARKING



Concept Design Narrative:

The governing design intent for the overall masterplan is to provide a contemporary interpretation of the industrial character established by the Antiques Mall and Voorhees buildings in an effort to establish a cohesive district. Both Tower 1 and Tower 2 draw material inspiration through the use of masonry. The podiums of both Towers relate to the overall massing of the Voorhees building in order to create a common scale between all projects. Both Tower 1 and Tower 2 pay homage to the concrete frame of the Voorhees building through the articulation of solid panel grids that relate to the overall massing and scale of each individual tower. A secondary layer of vertically oriented, shifting panel is introduced on both towers to provide a controlled yet dynamic gesture, finding a balance between the industrial language of the existing buildings and contemporary detail. Tower 2 is defined by strategic shifting of the massing to create a unique yet controlled architectural language that terminates with a dynamic roofline. The massing of both Towers is carved away at the top floor to allow for exterior amenities with views of downtown. Activity is pulled through the site along Fogg St and the Alley between Tower 1 and the Antiques Mall. The paseo stitches a variety of outdoor dining and landscape spaces together allowing for complete site connectivity while also creating moments of discovery.



Contextual Relationship:

Through the strategic stepping back of Tower 1 along along 8th Ave South and the massing of garage podium of Tower 2, the existing Voorhees building is framed in order to create common scale and a cohesive district.





WEST ELEVATION

EAST ELEVATION

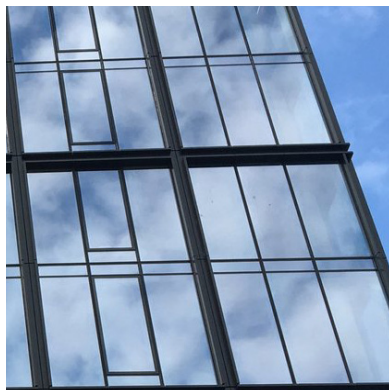


NORTH ELEVATION



SOUTH ELEVATION

VOORHEES RESIDENCES TOWER 2 - MATERIAL IMAGERY



GLASS



PANELIZED WALL SYSTEM



MASONRY



GROUND FACED CMU

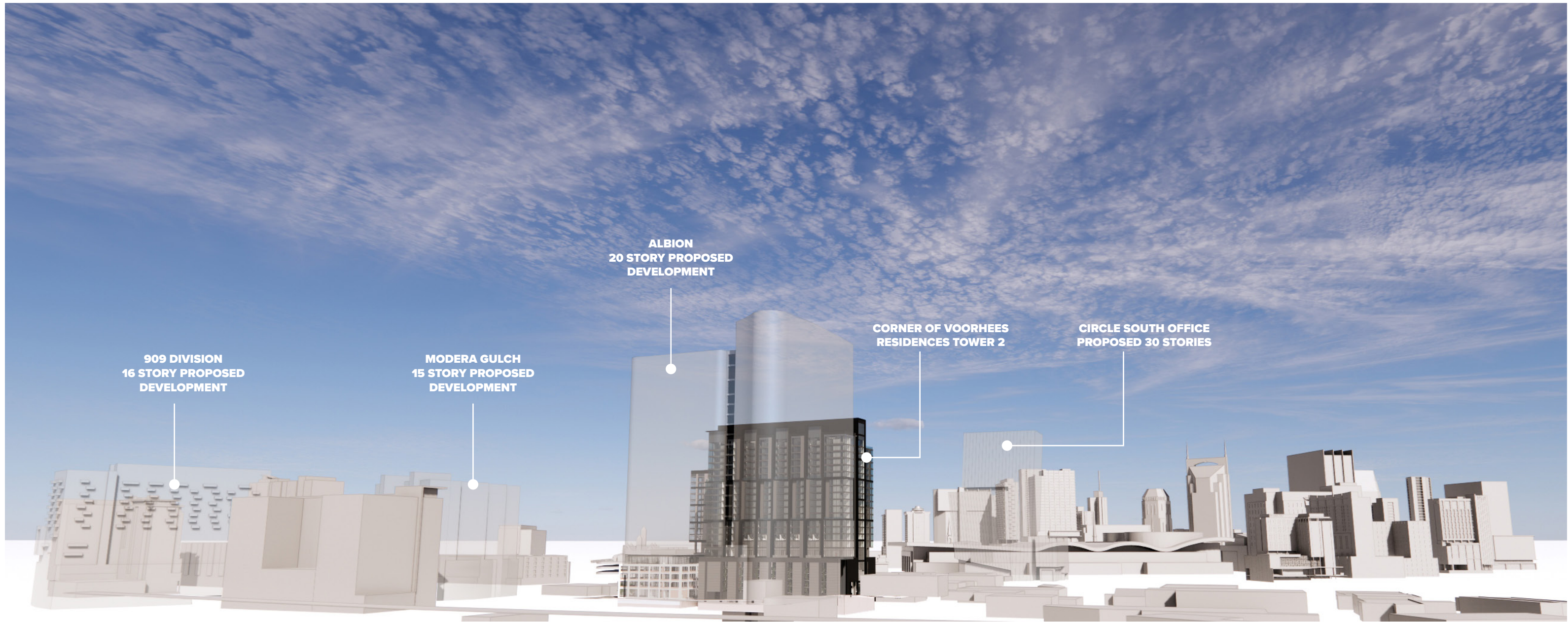


CONCRETE



WOOD





909 DIVISION
16 STORY PROPOSED
DEVELOPMENT

MODERA GULCH
15 STORY PROPOSED
DEVELOPMENT

ALBION
20 STORY PROPOSED
DEVELOPMENT

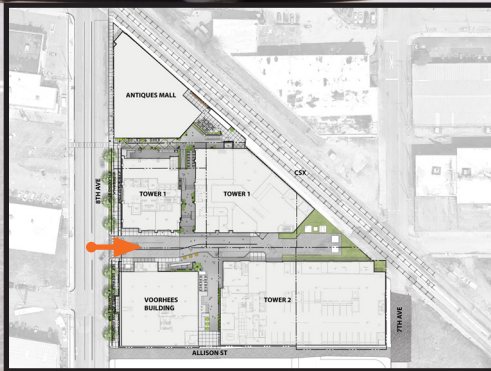
CORNER OF VORHEES
RESIDENCES TOWER 2

CIRCLE SOUTH OFFICE
PROPOSED 30 STORIES



TOWER 1

TOWER 2



KEY PLAN



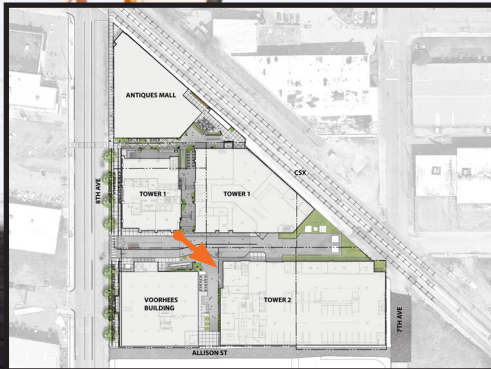
KEY PLAN



KEY PLAN



KEY PLAN



KEY PLAN

MODIFICATION REQUEST SUMMARY
TERTIARY STREET: 7TH AVE S (T6-M-LS2)

	CATEGORY	REQUIREMENT	PROVIDED	
FRONTAGE	A. BUILD - TO - ZONE	0' - 10'	YES	PROJECT IS IN COMPLIANCE
	B. FACADE WIDTH	60% OF LOT MINIMUM	YES	PROJECT IS IN COMPLIANCE
	C. BUILDING DEPTH	15' FROM FACADE MINIMUM	YES	PROJECT IS IN COMPLIANCE
HEIGHT	D. MAX HEIGHT	15 STORIES MAX	NO	REQUEST FOR 20 STORIES PROVIDED THROUGH THE BONUS HEIGHT PROGRAM AND EXCEPTIONAL DESIGN
	E. STEP - BACK	BETWEEN 4TH AND 8TH STORY	NO	MODIFICATION REQUEST TO ELIMINATE DUE TO TERMINATION OF 7TH AVENUE ADJACENT TO PROPERTY
	F. STEP - BACK DEPTH	15'	NO	MODIFICATION REQUEST TO ELIMINATE DUE TO TERMINATION OF 7TH AVENUE ADJACENT TO PROPERTY
SIDEWALK AND PLANTING	GREEN ZONE	4'	NO	MODIFICATION REQUEST TO ELIMINATE DUE TO TERMINATION OF 7TH AVENUE ADJACENT TO PROPERTY
	PEDESTRIAN ZONE	8'	NO	MODIFICATION REQUEST TO ELIMINATE DUE TO TERMINATION OF 7TH AVENUE ADJACENT TO PROPERTY
GENERAL STANDARDS	STORY HEIGHT	18' FLOOR TO FLOOR FOR THE SECOND STORY	NO	MODIFICATION REQUEST FOR 27'-3" FLOOR TO FLOOR DIMENSION BETWEEN THE 3RD AND 4TH FLOOR IN ORDER FOR LINER UNIT TO FULLY SCREEN GARAGE