

1212 McGAVOCK DOWNTOWN CODE HEIGHT MODIFICATION APPLICATION

PROPERTY INFORMATION

Address:	1212 / 1214 / 1218 McGavock Street, Nashville TN
Owner:	Good Health Management Partnership
Applicant:	Mill Creek Residential Trust
Site Acreage:	0.79 acres
Parcel ID:	09309017900 09309017700 09309017600
Council District No.:	19
District Council Member:	Freddie O'Connell
Zoning:	DTC - Gulch South Subdistrict

July 26, 2021 (Rev 8/27/2021)

Lucy Kempf, Executive Director
Metropolitan Nashville Planning Director
800 Second Avenue South
Nashville, TN 37201

RE: Downtown Code Height Modification Request
Modera McGavock Mixed Use Development
Nashville, Tennessee

Dear Ms. Kempf,

On behalf of Millcreek Residential Trust ("Applicant"), please accept this application for a Nashville Downtown Code Height Modification request for the Modera McGavock residential mixed-use project ("Project").

Please note that the Project has been reviewed by Nashville City Council District 19 Councilman Freddie O'Connell who has expressed his strong support of the Project and the Applicant's pursuit of a Downtown Code Height Modification.

We firmly believe that the Project's outstanding design and contribution to the urban fabric of Nashville's Gulch South Subdistrict qualify Modera McGavock for a Downtown Code Height Modification.

PROJECT DESCRIPTION

The site is located at 1212 McGavock Street at the intersection of McGavock and 13th Avenue South. Situated between two significant tower projects along 13th Avenue, One 22 One to its North and Gulch Union to its South, the site's position inherently gives the Project a place of prominence and provides it with the opportunity to be a unifying element between the two distinctly different towers.

Working in unison to transform the site into a vibrant environment, the primary programmatic elements include:

1. Approximately 400 dwelling units over structured parking. Residential dwelling units line the upper level street facing facades of the podium and extend up through the tower. Indoor and outdoor amenities, such as fitness, recreation, swimming, coworking, a clubhouse, lounge, and dog park activate multiple levels of the Project, including the roof.
2. Seven levels of structured parking including three and a half levels below grade and approximately 25,000 SF of public parking. While all parking is concealed from view, the residential language of the podium is carried around to the East elevation, adjacent to Adele's,

191 PEACHTREE STREET NE, SUITE 2400 TEL 404 237 2000
ATLANTA, GEORGIA 30303-1770 FAX 404 237 0276

to be respectful and mindful of the lower scale property. Parking access and loading services are accessed from the North alley allowing pedestrians to move separately and safely along the McGavock and 13th Street sidewalks.

3. 16,000 square feet of at grade, commercial retail will activate 13th Avenue and McGavock Street. A monumental residential lobby is also located at grade to welcome residents and guests. Enhanced sidewalks, landscaping, and canopies provide a pedestrian friendly streetscape with ample public points of entry.

Located in the Gulch South Subdistrict, the general height standards allow for 10 stories, plus an additional 6 stories through bonus height modifications. The Project has a planned height of 28 29 stories, and we are therefore seeking an overall height modification. Given the surrounding urban context of adjacent towers with similar or greater heights, we believe the Project is appropriately scaled.

REASONABLE EFFORTS TO USE ALL AVAILABLE HEIGHT BONUES

The Applicant has made reasonable efforts to use all appropriate bonuses under the DTC Bonus Height Program for the Gulch South Subdistrict, as outlined below:

ENVIRONMENTAL:

Pursuing NGBS 2020 Silver certification, see page 25 for NGBS scorecard.

PERVIOUS SURFACE:

Not available. The building footprint is maximized to the lot's extents.

HISTORIC BUILDING PRESERVATION:

Not applicable.

OPEN PUBLIC SPACE:

Not available. The building footprint is maximized to the lot's extents.

UPPER LEVEL GARAGE LINER AND UNDERGROUND PARKING:

Pursuing, as noted on page 24.

PUBLIC PARKING:

Pursuing, as noted on page 23.

Taken together, the commitments for this project would earn 15 Stories of bonus height added to the subdistrict's general maximum of 10 stories. Due to the Project's location between two significant towers and the site's prominent visibility and gateway location into downtown Nashville, we are seeking 28 29 stories of total height to fit the surrounding urban context, scale, and height.

07/26/2021 (REV. 8/26/2021)

PAGE 2

EXCEPTIONAL DESIGN MERITING OVERALL HEIGHT MODIFICATION

While the Project has maximized utilization of the Bonus Height Program, we are also seeking to employ the Exceptional Design pathway, where the Planning Commission may grant an overall height modification. This pathway states that additional height may be achieved for “exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, and improvement of the Project’s relationship to the surrounding properties”.

UNIQUE ARCHITECTURE; EXCEPTIONALLY STRONG STREETSCAPE:

1. **Unique Exterior Façade:**
 - a. Angled tower walls along McGavock Street and 13th Avenue S respond to the One 22 One project’s undulating façade, providing a striking face that captures light and shadow in unique ways. Additionally, the angled facades provide layering, depth, and opportunities for complimentary, yet distinctive balcony geometries.
 - b. With high regard for geometric scale and massing, high quality materials and finishes with well positioned joints provide a rich façade experience.
 - c. Podium and tower geometries are united with common materials and details. A prominent vertical “spine” recess begins at the podium, cuts through the tower, and forms part of the building’s crown.
2. **Residential Scaled Podium:** The Project’s podium includes three levels of residential liner over double-height, ground floor retail. The masonry-clad podium is scaled to respond to similar height podiums and other four story buildings in the neighborhood. The podium height provides a residential scale at the ground level and elevates the neighborhood feel for pedestrians at the street level.
3. **13th Avenue S Covered Arcade:** In order to create a safe and pedestrian friendly connection between Demonbreun Street and Broadway, a 14 ft public sidewalk and a 12 ft covered arcade have been introduced along the ground floor facing 13th Avenue. The covered arcade will provide outdoor seating areas and a series of public terraces that provide additional relief from the vehicular activity along 13th.

IMPROVEMENT OF THE PROJECT’S RELATIONSHIP TO SURROUNDING PROPERTIES:

1. **Relationship of Project to Adjacent Towers:** The planned height of the Project mediates a significant step down in height from Broadway to Demonbreun. The neighboring properties along 13th avenue will be more appropriately connected in scale upon the building’s completion.
2. **Parking Garage and Ground Floor Optimization:** The Project will include three and a half levels of below grade parking, and Applicant has made all efforts to maximize underground parking. Additionally, Applicant has reduced the overall parking ratio to approximately 1.0 spaces per home, which reflects a 25% to 30% reduction from a more typical multifamily parking ratio. This reduced ratio will create less vehicular traffic in the building and the surrounding neighborhood. The garage will also include two speed ramps at Level 1 in order

to remove all vehicular circulation from the ground level. The speed ramps allow for maximum ground floor retail depths, and the expansion of the ground floor liner will optimize street level activation. Where parking does remain above grade, the Project will implore high quality exterior materials and residential liner homes to maintain the building’s exceptional design and conceal the garage.

3. **Ground Floor Retail:** The inclusion of 16,000 SF of ground floor retail with appropriate depths will ensure ground floor activation and improvement to the surrounding neighborhood. The retail has been designed to include double height ceiling clearance and multiple entry points along both McGavock and 13th Avenue S to maximize activation of the surrounding streetscape. Despite significant topography challenges on the site, the Project team has successfully programmed over 60% of the ground floor level for commercial retail.
4. **Alley Loading:** The Project will utilize the North alleyway for loading and parking entrances in order to protect the main pedestrian pathways along McGavock Street and 13th Avenue S. All back of house operations have strategically been placed away from the primary pedestrian ways.
5. **East Elevation:** The east elevation of the Project addresses the proximity and scale of the neighboring restaurant by wrapping the residential liner aesthetic around the building to hide the garage and to maintain an appropriate scale with the adjacent property. The base of the building will maintain the same proportions and will include aluminum framed spandrel panels of similar size and make-up as the residential liner homes along 13th and McGavock. Additionally, the base of the east elevation will consist of white brick in order to maintain the residential scale at the ground level and to create synergy with the existing Adele’s building.

CONCLUSION

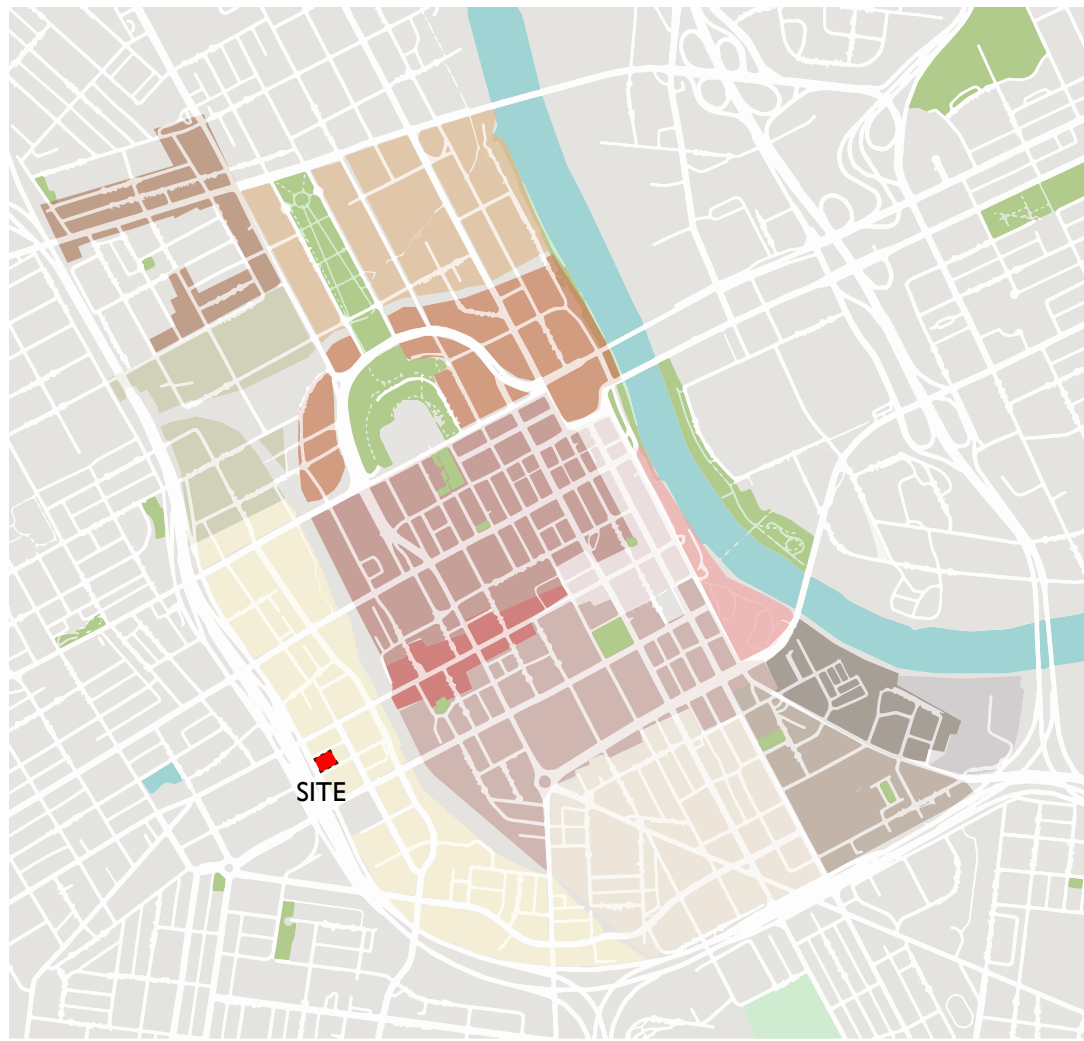
A favorable ruling in which the requested Downtown Code Height Modification is granted will enable the Applicant to develop the Project and provide an exceptionally designed building at the gateway to downtown Nashville. Additionally, the project’s residential units will provide a much needed boost to the downtown housing stock at a time when significant employment and population growth continue to transform downtown Nashville into a true live, work, play environment.

Thank you for your consideration. Please feel free to contact us with any questions.

Sincerely,



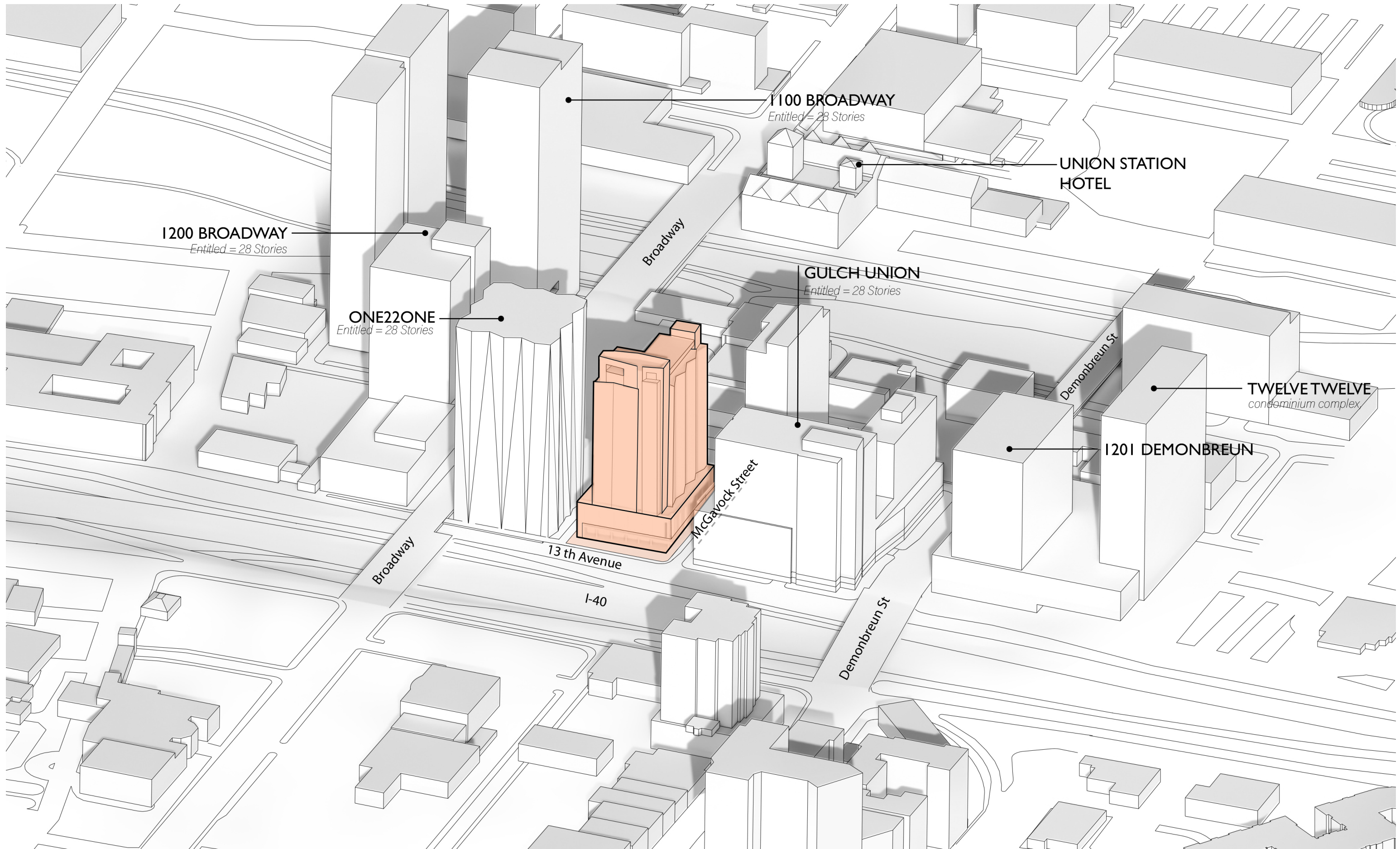
Gregory A. Miller, AIA
Principal, Cooper Carry



SURROUNDING DOWNTOWN SUBDISTRICTS

- | | |
|--|---|
|  James Robertson Subdistrict |  Upper Broadway Subdistrict |
|  Core Subdistrict |  SoBro Subdistrict |
|  Core Historic Subdistrict |  River Subdistrict |
|  2nd and Broadway Subdistrict |  Rolling Mill Hill Subdistrict |
|  Lafayette Subdistrict |  Gulch North Subdistrict |
|  Rutledge Hill Subdistrict |  Hope Gardens Subdistrict |
|  Rutledge River Subdistrict |  Sulphur Dell Subdistrict |
|  Gulch South Subdistrict | |







AERIAL PERSPECTIVE VIEW FROM THE SOUTHWEST





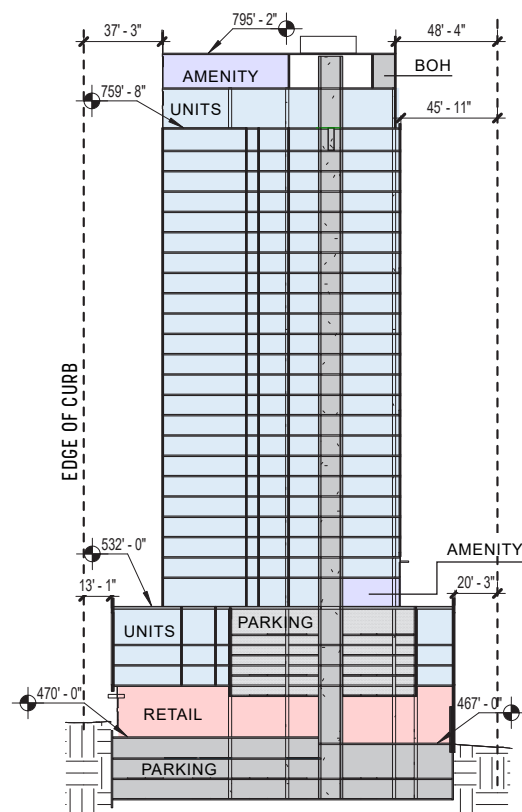
SOUTHWEST PERSPECTIVE AT THE INTERSECTION OF 13TH AVE. AND MCGAVOCK ST.



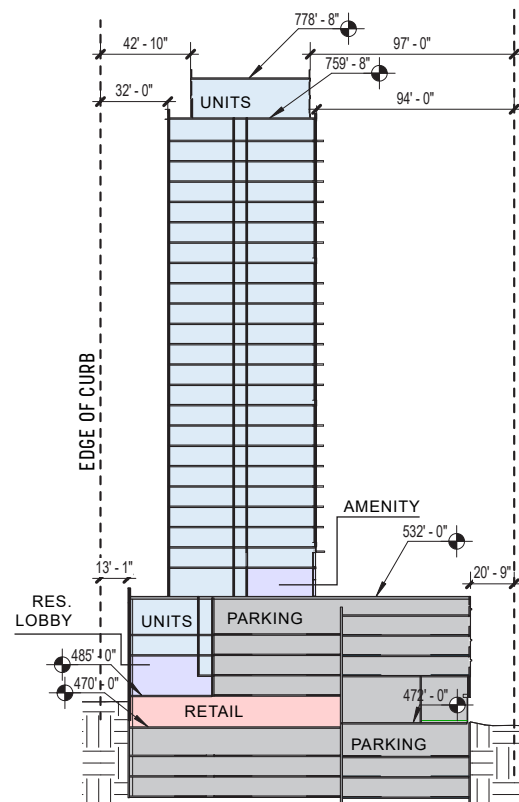
WEST PERSPECTIVE ALONG 13TH AVE.



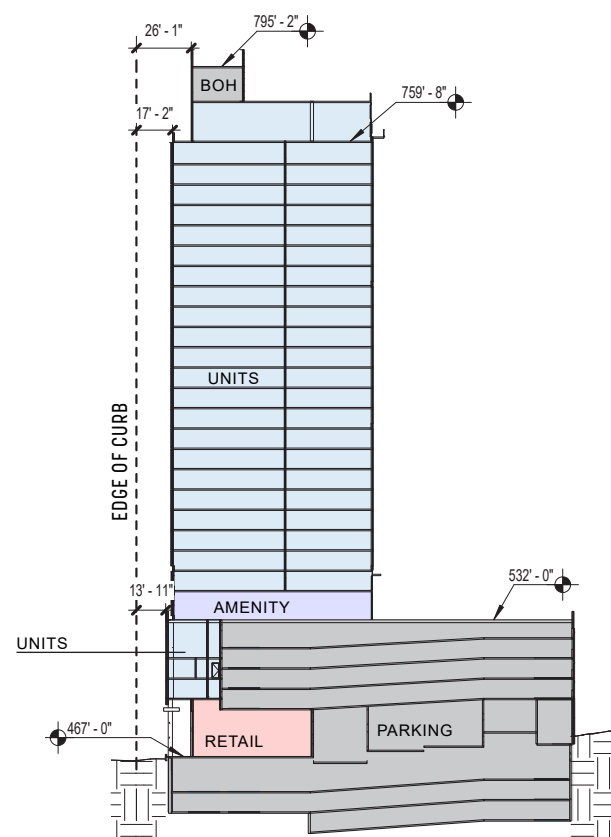
SOUTH PERSPECTIVE ALONG MCGAVOCK ST.



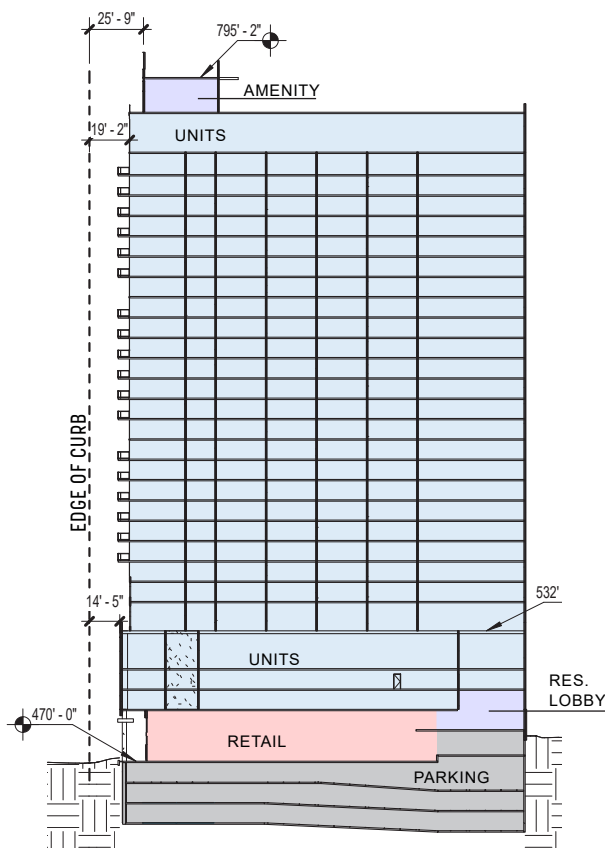
SECTION A1



SECTION A2



SECTION B1



SECTION B2



PLAN

A MAJORITY OF THE PROJECT'S FOOTPRINT, OVER 16,000 SF, IS DEDICATED TO GROUND FLOOR RETAIL SPACE. PEDESTRIAN ENTRANCES TO THE RETAIL SPACE ARE PROVIDED OFF OF BOTH 13TH AVENUE AND MCGAVOCK STREET. ENTRANCES TO A LARGE RESIDENTIAL LOBBY ARE ALSO PROVIDED OFF OF MCGAVOCK STREET. A 12 FOOT WIDE COVERED ARCADE FRONTS 13TH AVENUE TO PROVIDE A SHADED WALKING AND OUTDOOR DINING SPACE. VEHICULAR ENTRANCES, AS WELL AS LOADING AND SERVICE/UTILITY ACCESS, ARE POSITIONED ALONG THE NORTH ALLEYWAY PRESERVING MAJOR SIDEWALKS FOR SAFE, PEDESTRIAN ACTIVITIES AND TRAVEL. SPEED RAMPS ARE UTILIZED TO HELP CONSERVE LIMITED SPACE BY GETTING VEHICLES OVER AND BELOW THE RETAIL AT GRADE.



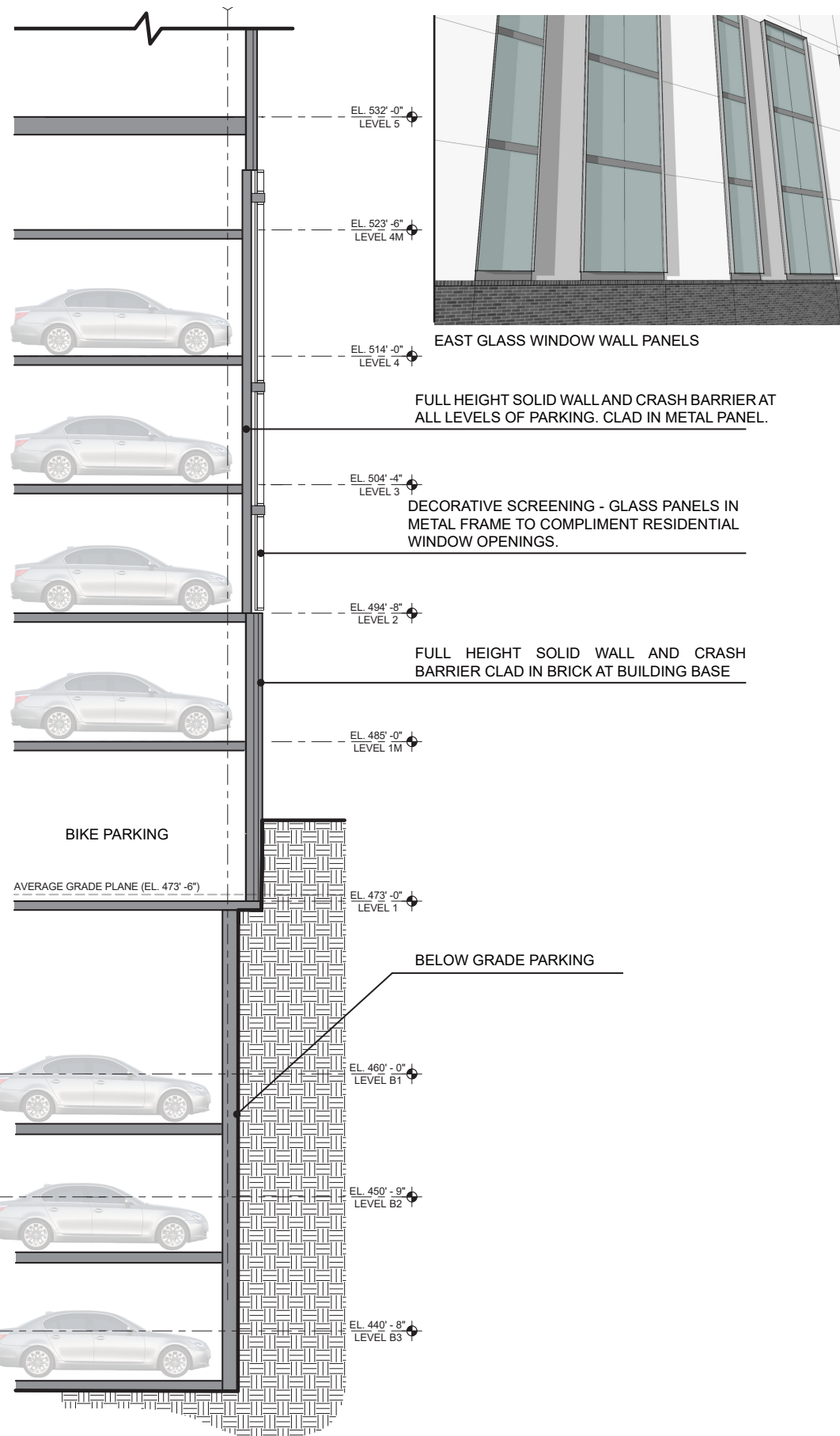
EAST ELEVATION

C1

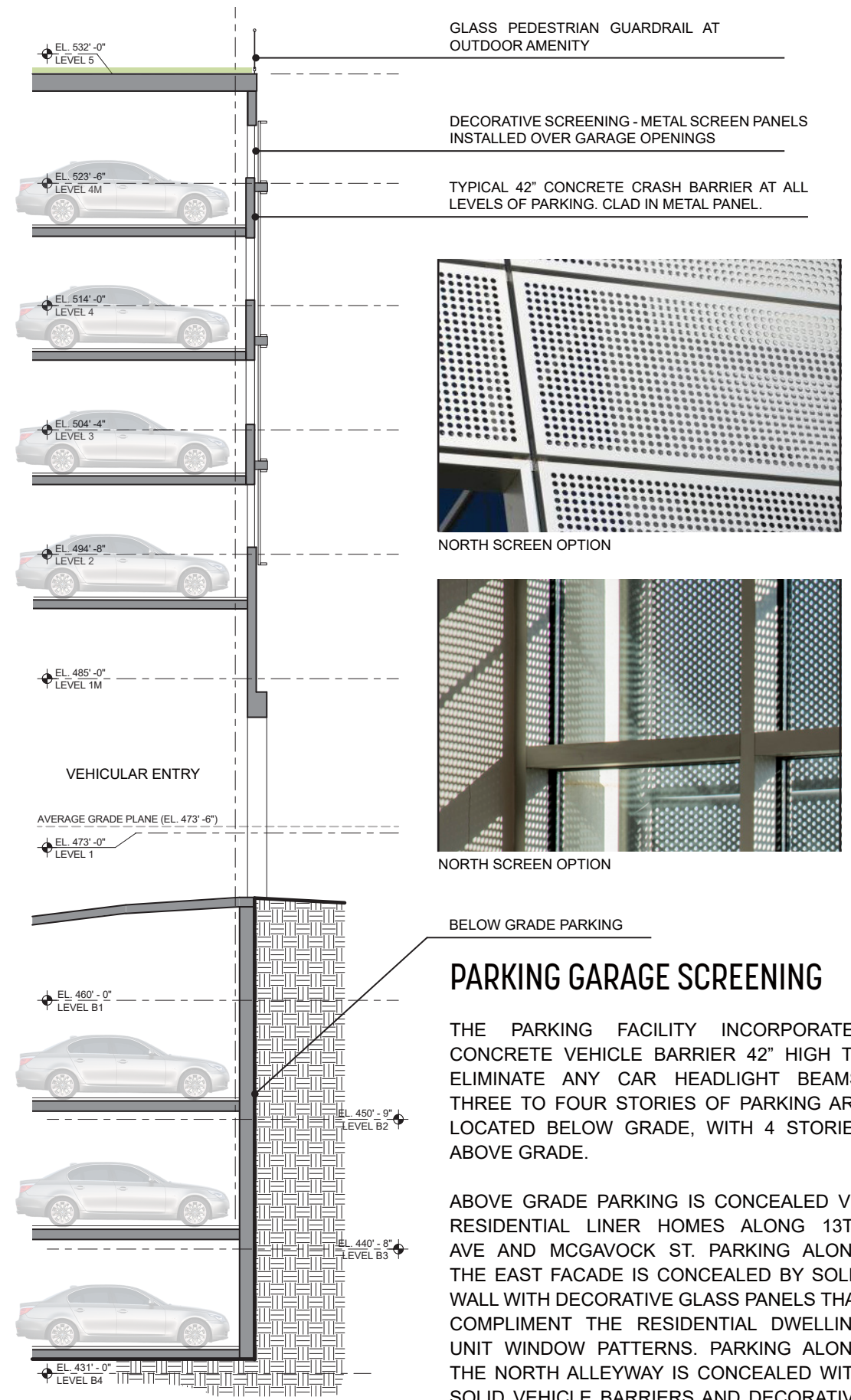


NORTH ELEVATION

C2



SECTION C1

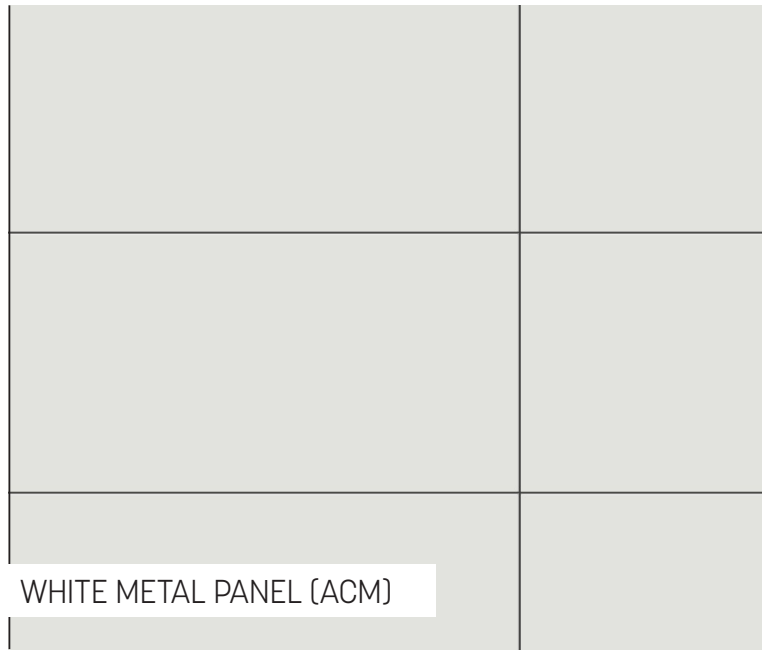


SECTION C2

PARKING GARAGE SCREENING

THE PARKING FACILITY INCORPORATES CONCRETE VEHICLE BARRIER 42" HIGH TO ELIMINATE ANY CAR HEADLIGHT BEAMS. THREE TO FOUR STORIES OF PARKING ARE LOCATED BELOW GRADE, WITH 4 STORIES ABOVE GRADE.

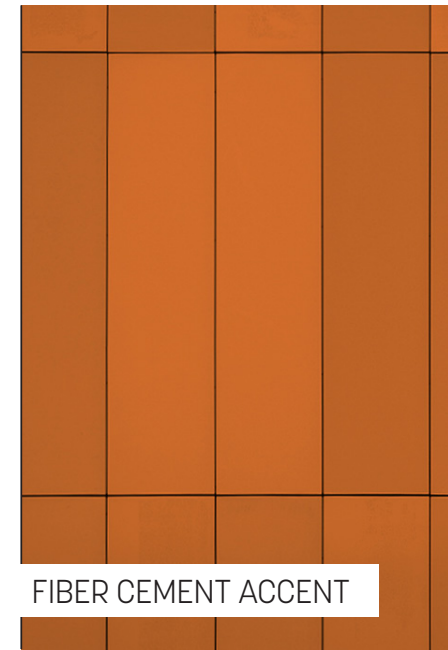
ABOVE GRADE PARKING IS CONCEALED VIA RESIDENTIAL LINER HOMES ALONG 13TH AVE AND MCGAVOCK ST. PARKING ALONG THE EAST FACADE IS CONCEALED BY SOLID WALL WITH DECORATIVE GLASS PANELS THAT COMPLIMENT THE RESIDENTIAL DWELLING UNIT WINDOW PATTERNS. PARKING ALONG THE NORTH ALLEYWAY IS CONCEALED WITH SOLID VEHICLE BARRIERS AND DECORATIVE METAL SCREEN PANELS.



WHITE METAL PANEL (ACM)



FIBER CEMENT



FIBER CEMENT ACCENT

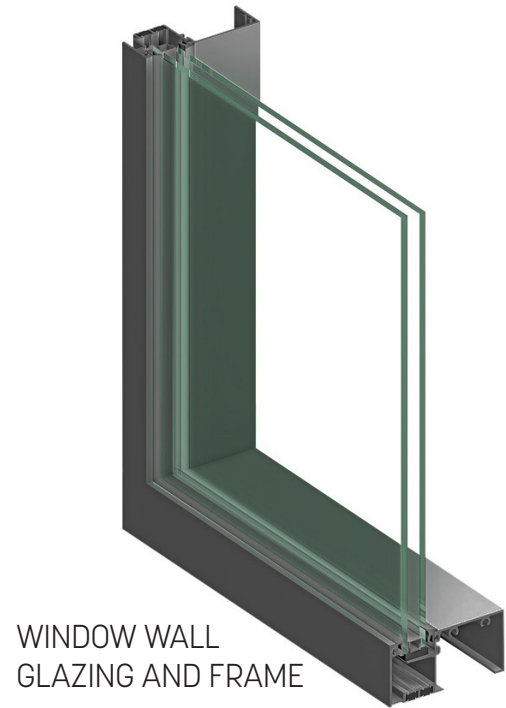
MISC. METALS:
MULLIONS, TRIM, FLASHINGS

1212 McGavock

EXTERIOR FINISH CONCEPT



WHITE BRICK



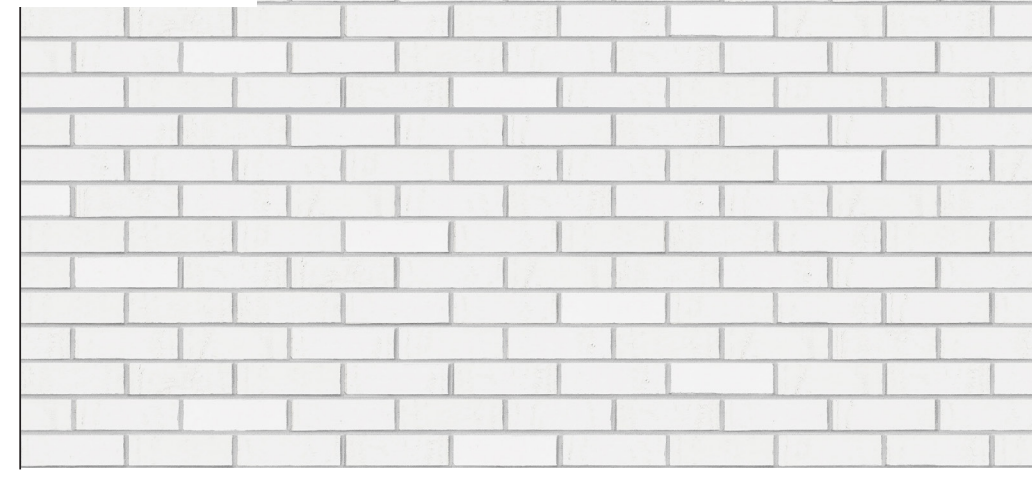
WINDOW WALL
GLAZING AND FRAME



WOOD PLANK
ACCENT



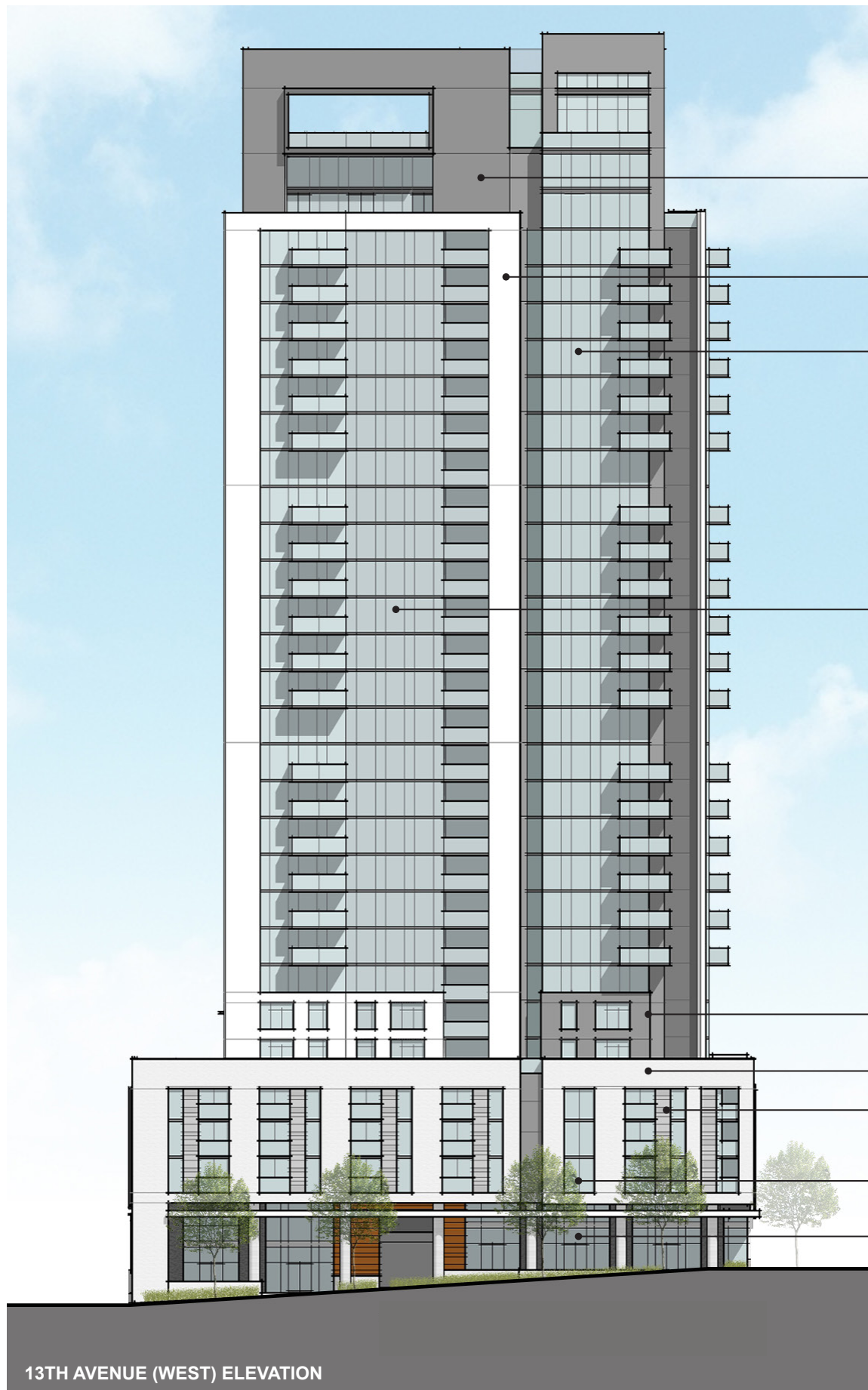
FIBER CEMENT ACCENT



DARK BRICK



EXPOSED CONCRETE
AT ROUND COLUMNS



FIBER CEMENT PLANK

WHITE METAL PANEL (ACM)

WINDOW WALL GLAZING

WINDOW WALL GLAZING

FIBER CEMENT PLANK

WHITE BRICK

ACCENT FIBER CEMENT

WINDOW WALL GLAZING

RETAIL STOREFRONT GLAZING

13TH AVENUE (WEST) ELEVATION

FINISH NOTE: NO EIFS SYSTEMS ARE PLANNED FOR THIS PROJECT.



FIBER CEMENT PLANK

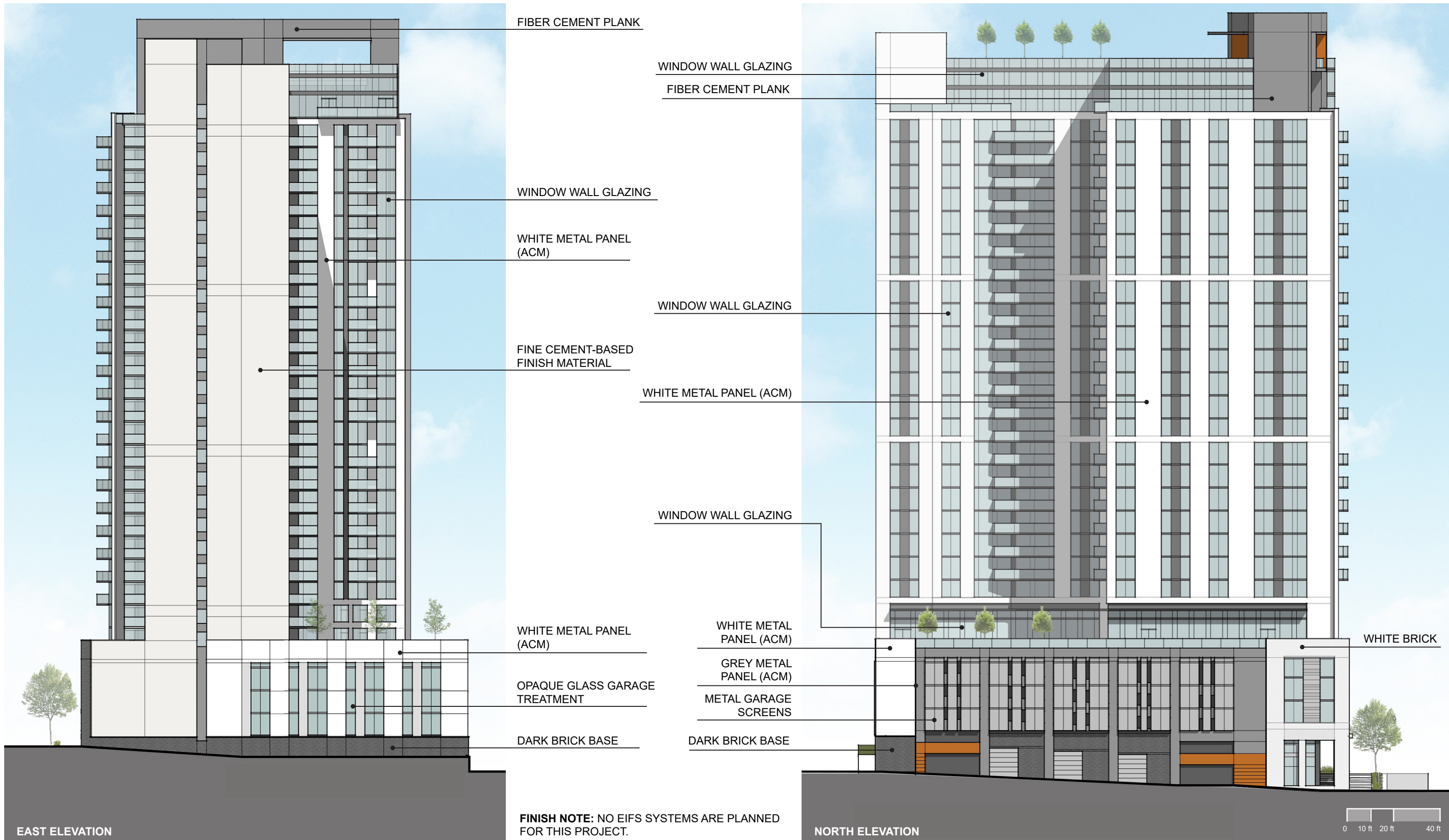
WINDOW WALL GLAZING

WHITE METAL PANEL (ACM)

WHITE BRICK

MCGAVOCK STREET (SOUTH) ELEVATION





FIBER CEMENT PLANK

WINDOW WALL GLAZING

FIBER CEMENT PLANK

WINDOW WALL GLAZING

WHITE METAL PANEL (ACM)

WINDOW WALL GLAZING

FINE CEMENT-BASED FINISH MATERIAL

WHITE METAL PANEL (ACM)

WINDOW WALL GLAZING

WHITE METAL PANEL (ACM)

WHITE METAL PANEL (ACM)

OPAQUE GLASS GARAGE TREATMENT

GREY METAL PANEL (ACM)

DARK BRICK BASE

METAL GARAGE SCREENS

DARK BRICK BASE

WHITE BRICK

FINISH NOTE: NO EIFS SYSTEMS ARE PLANNED FOR THIS PROJECT.

0 10 ft 20 ft 40 ft

EAST ELEVATION

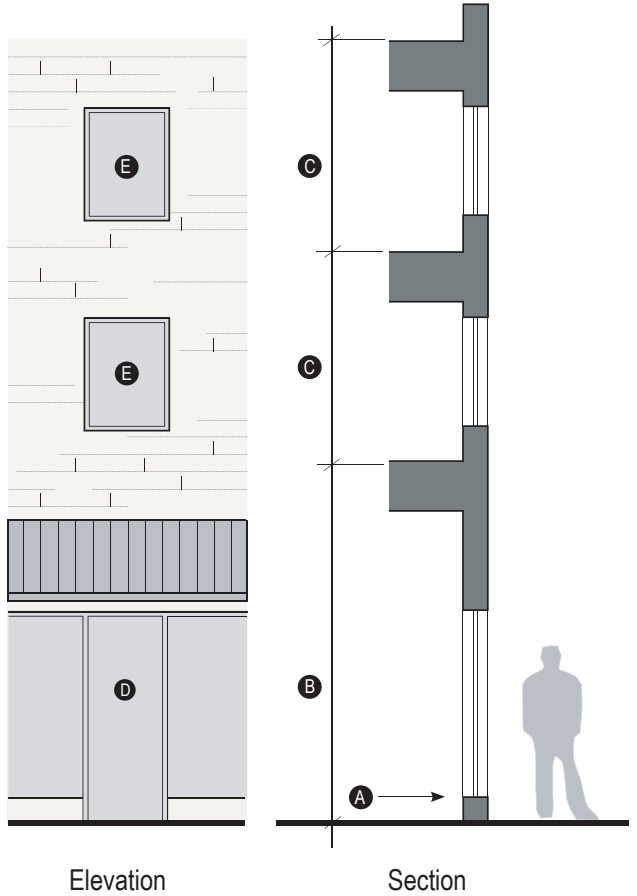
NORTH ELEVATION

Section IV: General Standards

Lots and Frontages: Specific to Storefront Frontage

Storefront Frontage	
A Max. sill height	3 ft
B Min. ground floor height	14 ft from grade
C Min. upper floor(s) height	10 ft floor to floor
D Min. ground floor glazing	Principal Frontage: 40% from grade to 14 ft Minor Frontage: 30% from grade to 14 ft
E Min. upper floor(s) openings	25% from floor to floor

Notes
Where Storefront frontage is allowed, modifications may be given to allow for a Storefront arcade. All Storefront Frontage standards shall be met on the facade behind the arcade.



OPENING CALCULATIONS (BY ELEVATION)

FACADE LOCATION	OPENING %
WEST FACADE - 13TH AVE (BELOW 14 FT HIGH)	49% ✓
WEST FACADE - 13TH AVE (ABOVE 14 FT HIGH)	57% ✓
SOUTH FACADE - McGAVOCK ST (BELOW 14 FT HIGH)	57% ✓
SOUTH FACADE - McGAVOCK ST (ABOVE 14 FT HIGH)	60% ✓
EAST FACADE - OPEN AREA COURTYARD (ABOVE 14 FT HIGH)	50% ✓
NORTH FACADE - OPEN AREA COURTYARD (ABOVE 14 FT HIGH)	47% ✓

GLAZING AND OPENING NOTES

ALL APPLICABLE FACADES MEET THE DTC'S GLAZING PERCENTAGE REQUIREMENTS.

(PG 61/ DTC):

THE TABLE ABOVE CALCULATES FACADE GLAZING AND OPENING STANDARDS THAT SHALL INCLUDE WINDOWS, DOORS, AND OPENINGS IN PARKING STRUCTURE AND SHALL APPLY TO ALL AREAS OF THE BUILDING FACAE FACING A PUBLIC STREET OR OPEN SPACE (EXCLUDING OTHER STREETS AND ALLEYS).

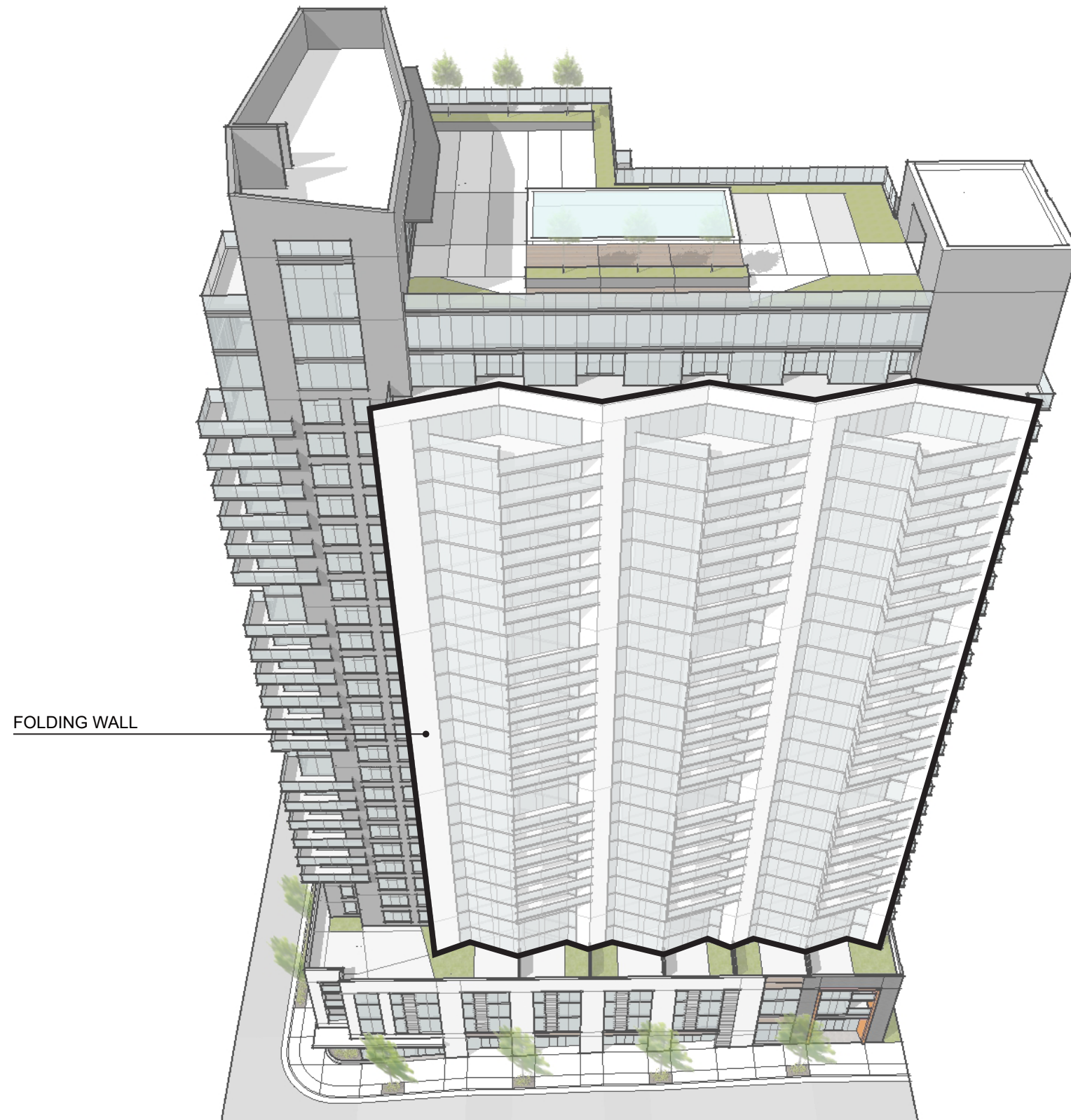
1. FIRST FLOOR: MEASURED FROM GRADE TO A HEIGHT 14 FEET ABOVE GRADE
2. UPPER FLOORS: FACADE AREA FROM FINISHED FLOOR TO FINISHED FLOOR
3. OPENINGS FOR VEHICULAR ACCESS ARE NOT INCLUDED, NOR APPLICABLE, AS THE FACE THE NORTH ALLEY.

(PG 68/ DTC):

ALL STREET LEVEL GLAZING WILL EXCEED THE MINIMUM LIGHT TRANSMISSION OF 60%.

EXTERIOR FACADE RESPONSE

THE PROJECT'S SOUTH FACADE, ALONG MCGAVOCK STREET RESPONDS TO THE UNDULATING GLASS ENVELOPE OF THE ADJACENT ONE 22 ONE TOWER BY INCORPORATING ITS OWN ANGLED ARCHITECTURAL OPPORTUNITY. THE FOLDING FACADE INCORPORATES UNIQUE BALCONY OPPORTUNITIES ALONG THE EXPANSIVE WINDOW WALL GLAZING.



MCGAVOCK STREET FACADE

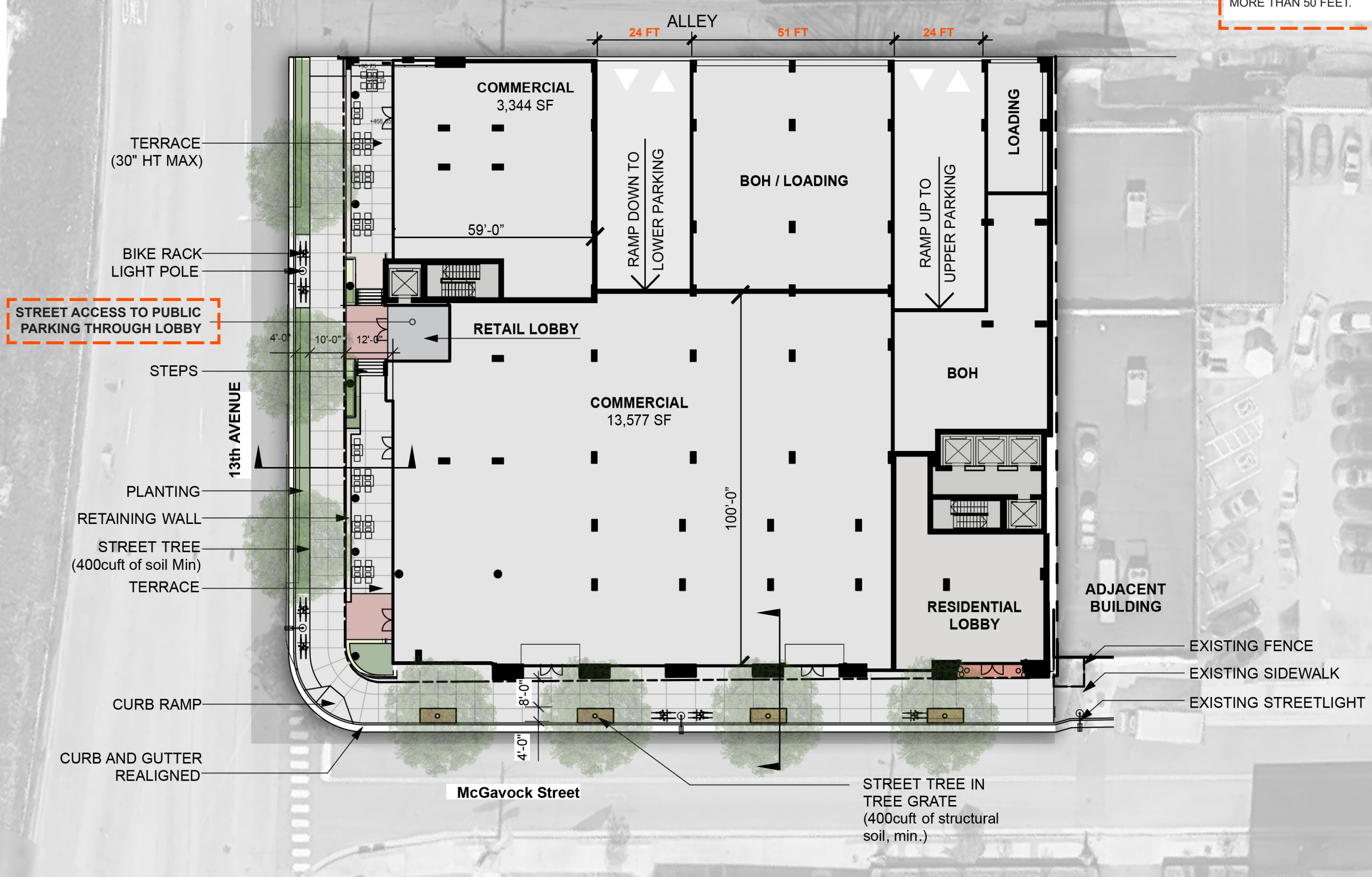


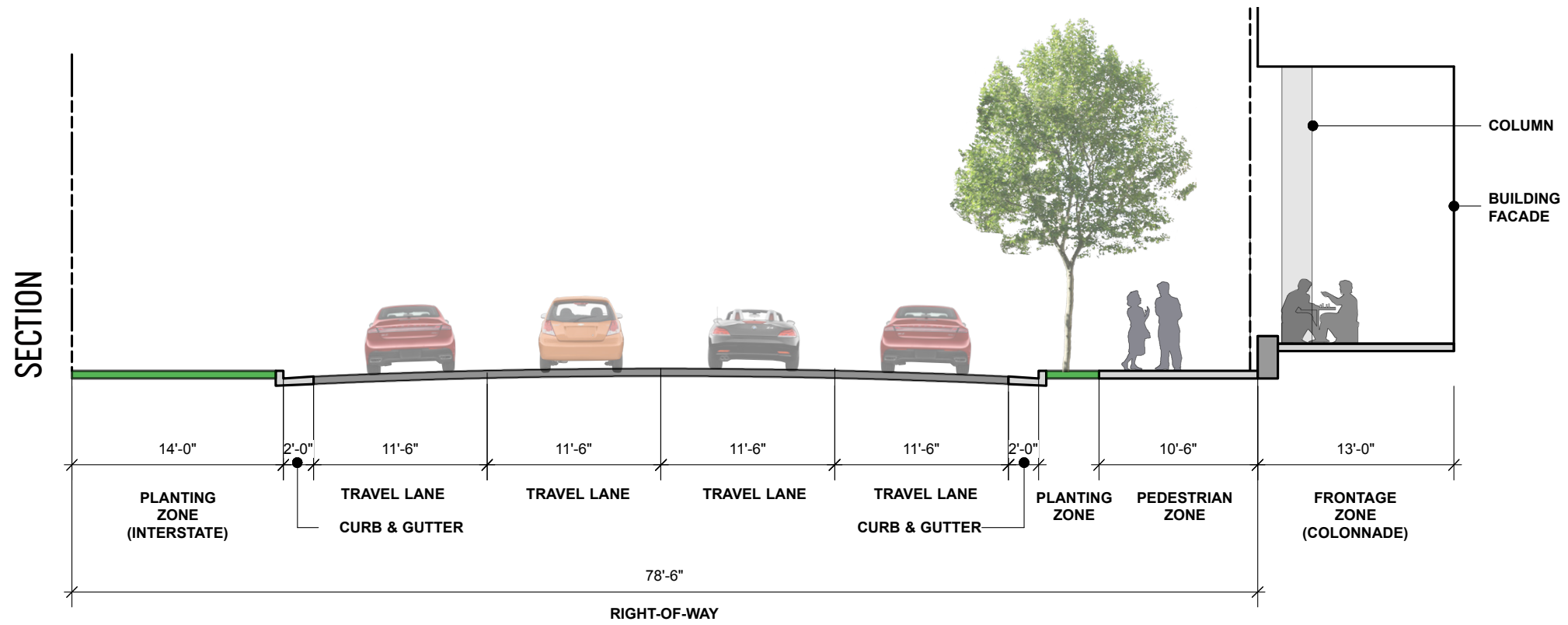
ONE 22 ONE FACADE



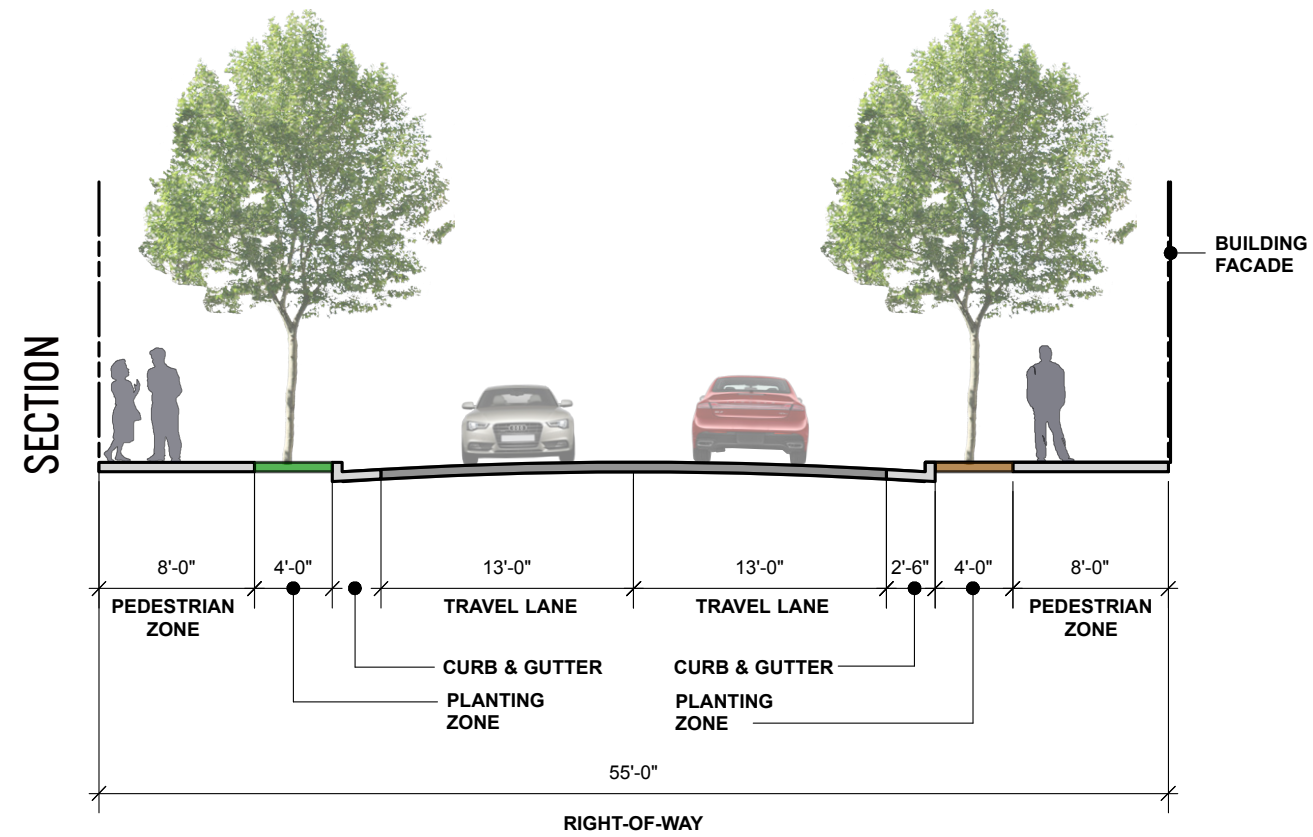
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landscape architects

PARKING ACCESS NOTE:
BOTH PARKING GARAGE ACCESS WIDTHS ARE APPROXIMATELY 24 FEET WIDE, AND SEPARATED BY MORE THAN 50 FEET.

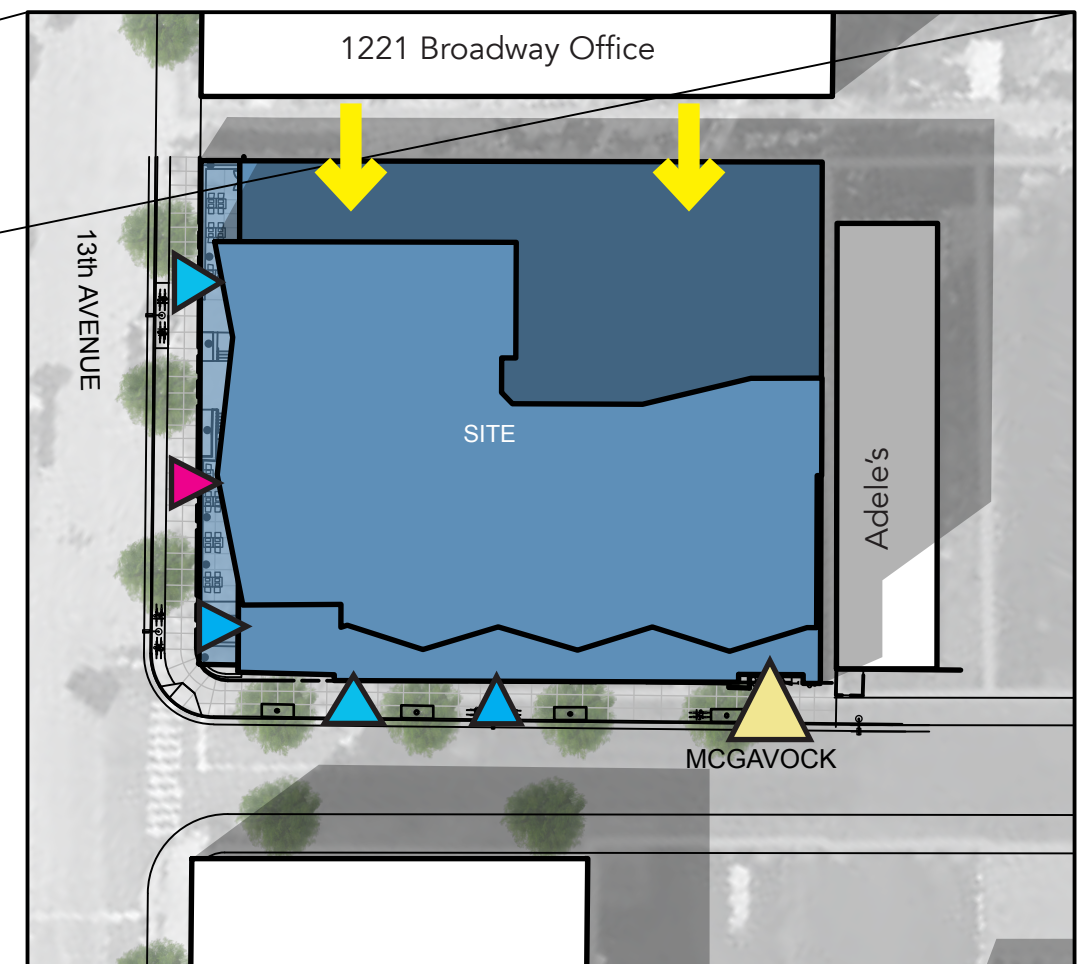
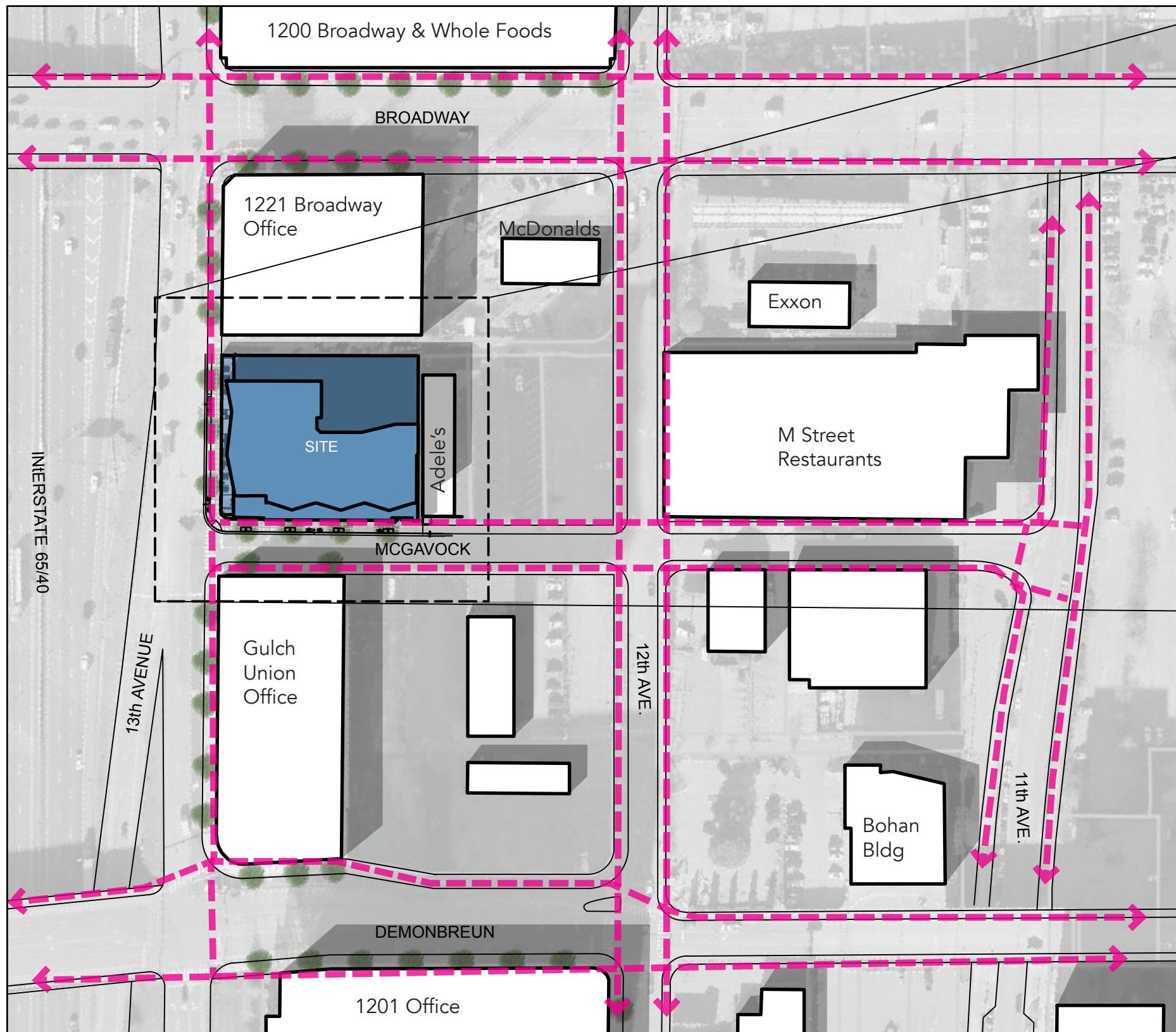









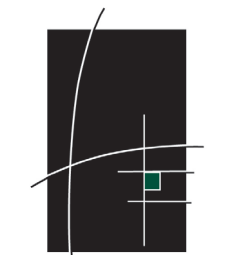
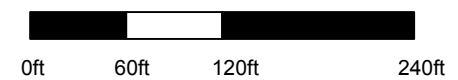
13th AVENUE SOUTH



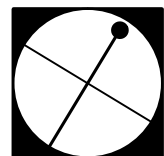
MCGAVOCK STREET



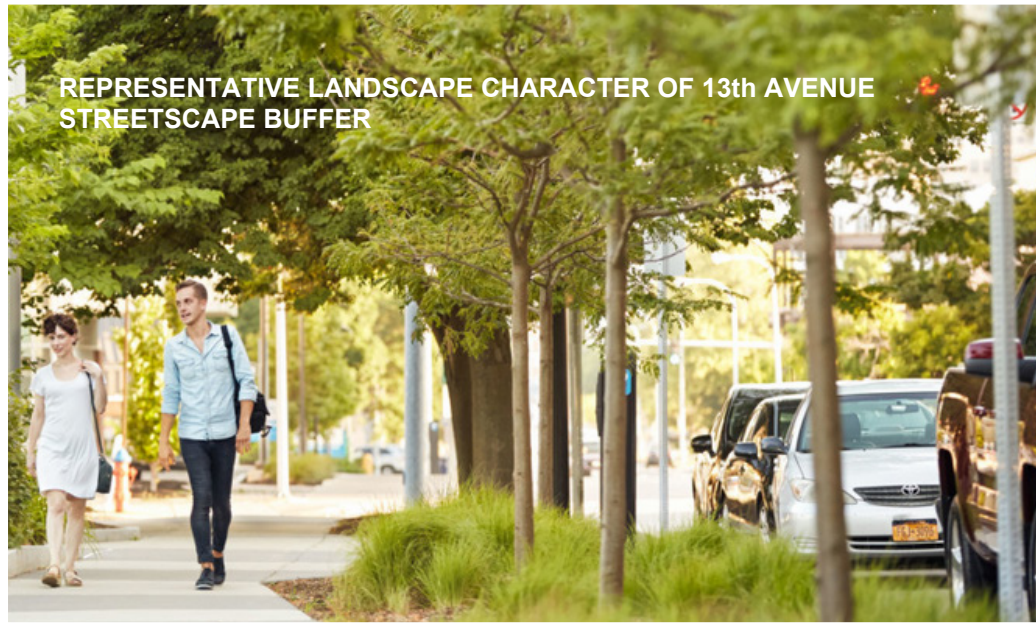
-  Paseo Pedestrian Garage Entry
-  Tenant Entry
-  Primary Multi-family Pedestrian Entry
-  Vehicular Garage Entry (Off Alley)
-  Pedestrian Circulation



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PLAN NORTH



REPRESENTATIVE LANDSCAPE CHARACTER OF 13th AVENUE STREETScape BUFFER



REPRESENTATIVE LANDSCAPE CHARACTER OF 13th AVENUE STREETScape BUFFER



REPRESENTATIVE LANDSCAPE CHARACTER OF 13th AVENUE STREETScape BUFFER



REPRESENTATIVE LANDSCAPE CHARACTER OF 13th AVENUE STREETScape BUFFER



REPRESENTATIVE LANDSCAPE CHARACTER OF 13th AVENUE STREETScape BUFFER



REPRESENTATIVE CHARACTER OF MCGAVOCK TREE GRATES

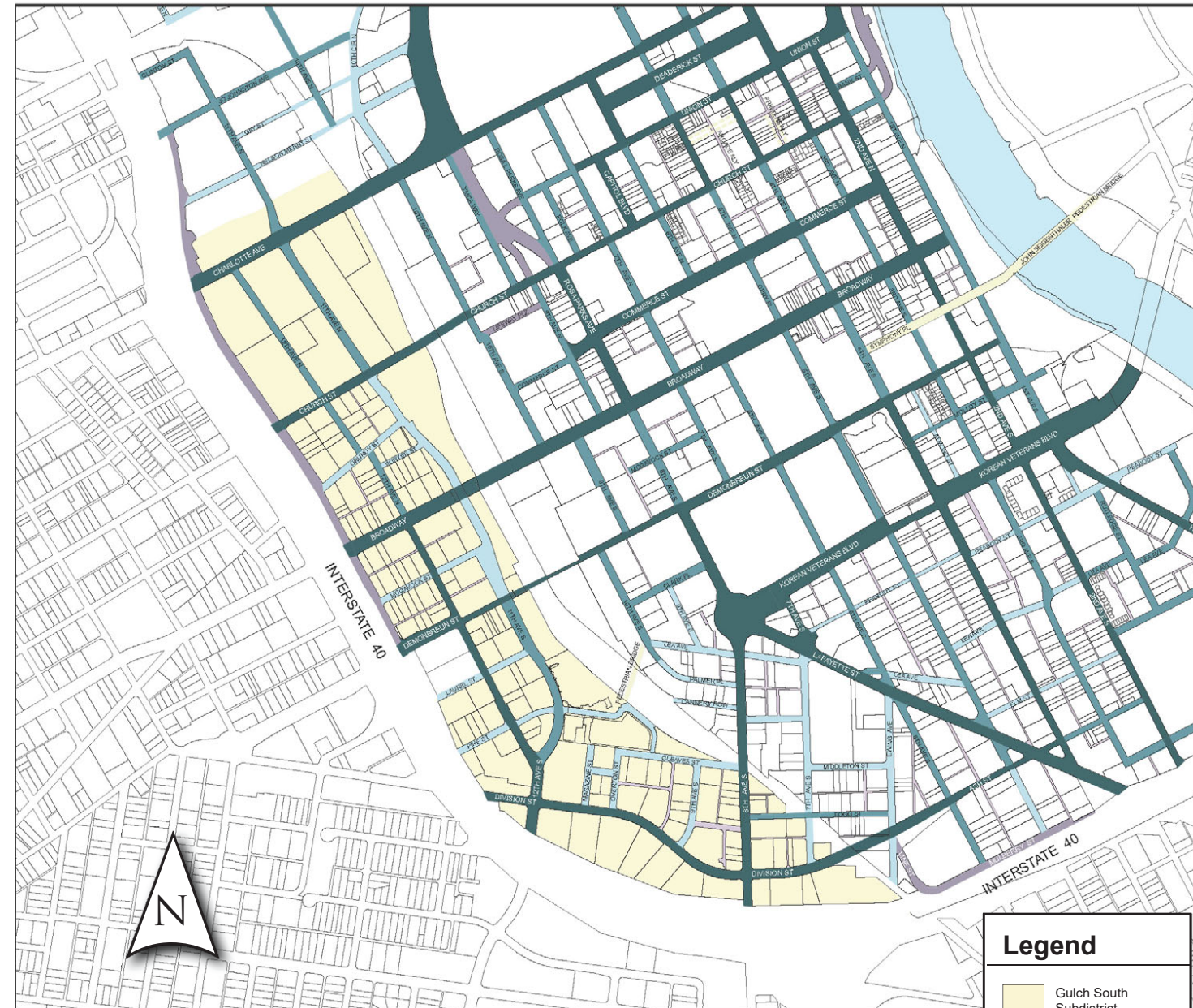


REPRESENTATIVE CHARACTER OF STREET TREES

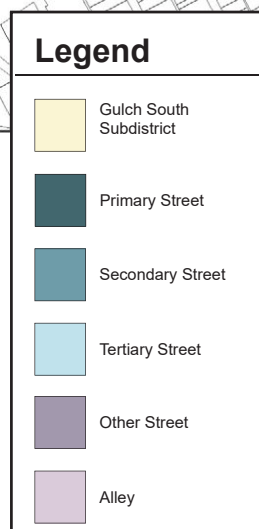
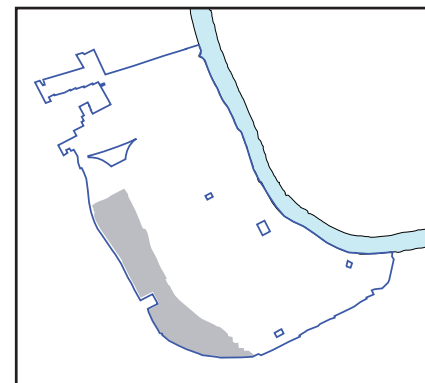


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The Gulch South neighborhood is an eclectic neighborhood of business services, restaurant, and retail with many new residential buildings. The area is a link between Downtown and Midtown and is envisioned to be mixed-use mid-rise buildings with opportunities 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.



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

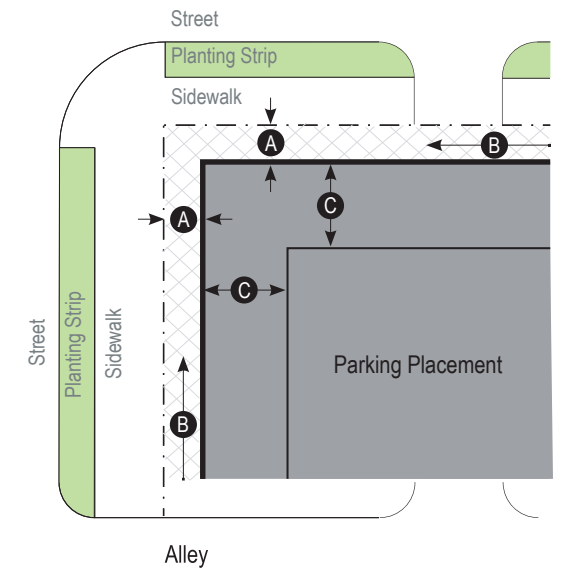
E Step-back between	4th and 8th stories
F Min. step-back depth	15'

* see page 61 for full description

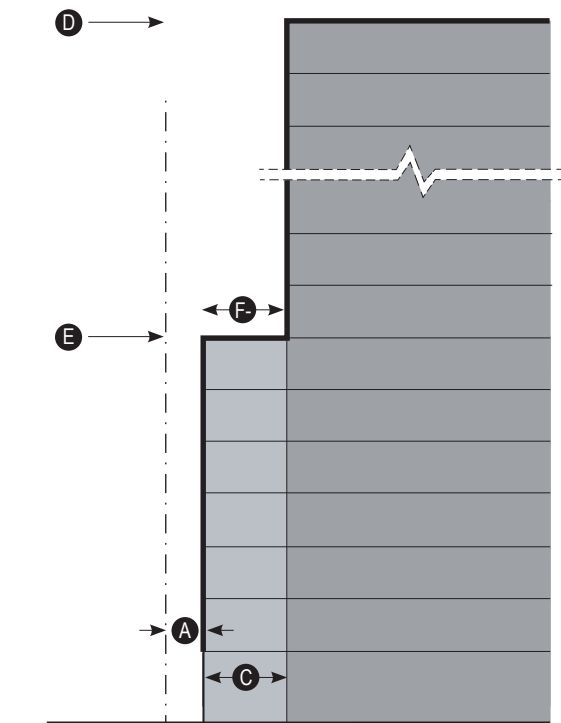
Sidewalk & Planting

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

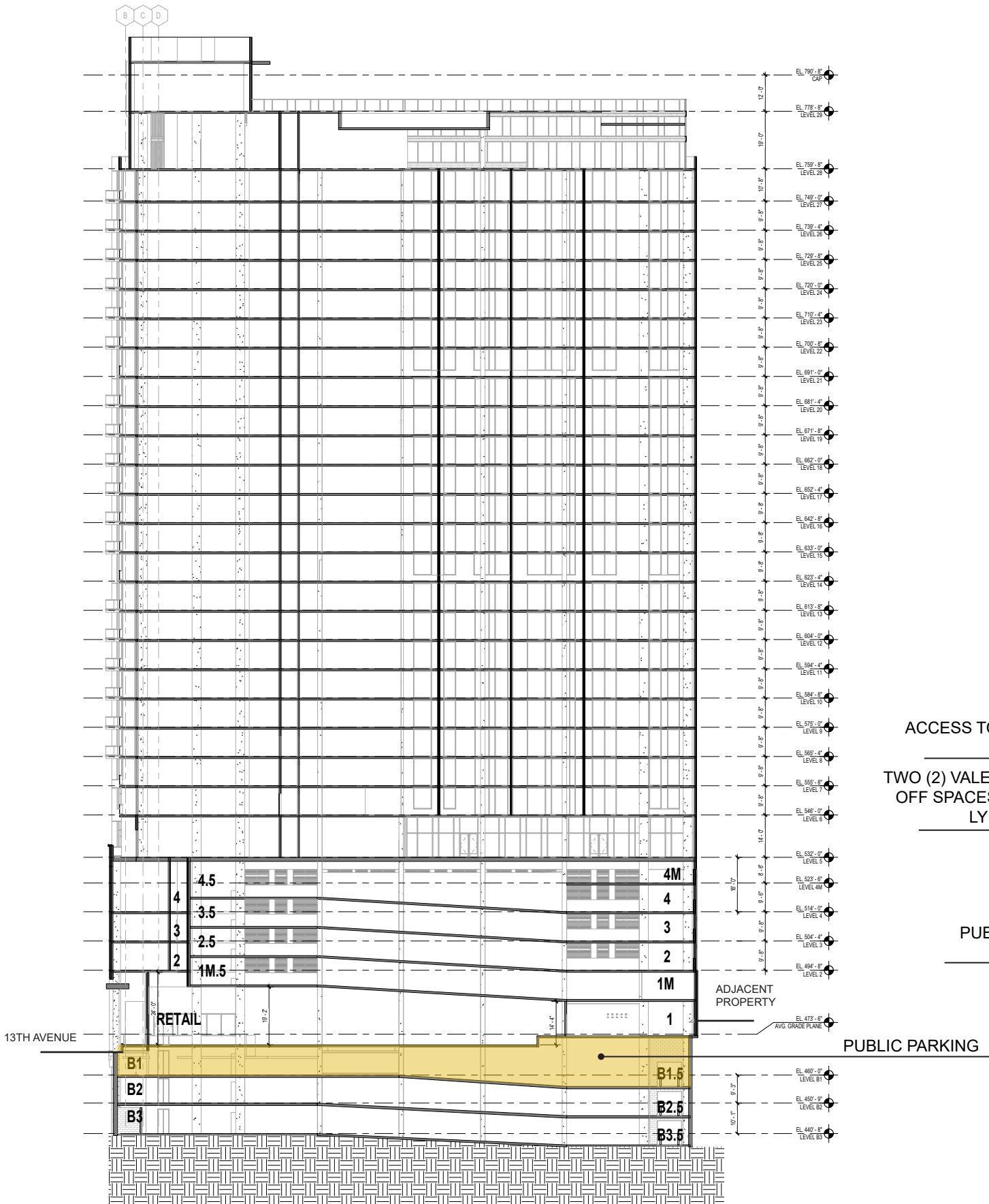
Notes



Building Plan



Building Section

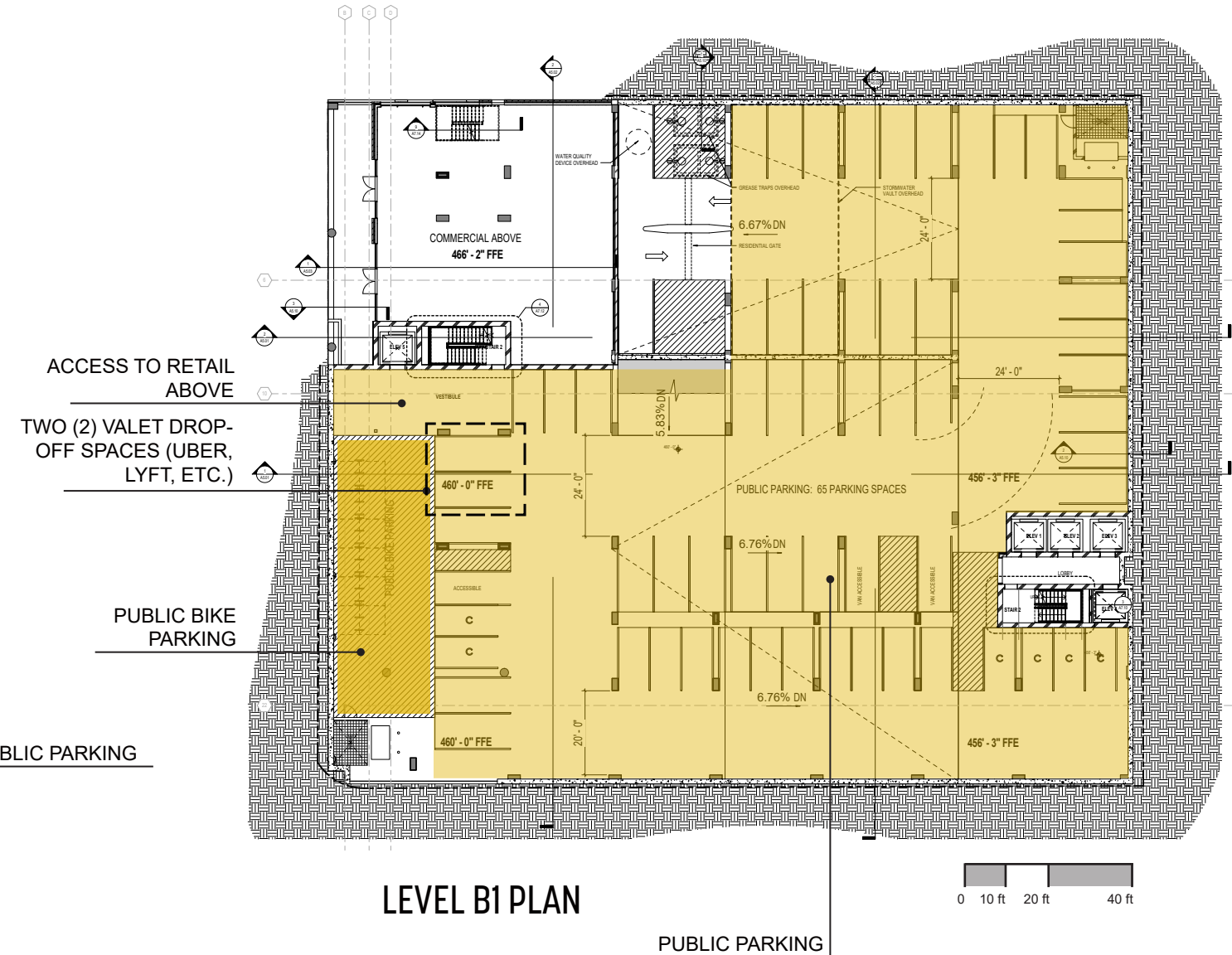


EAST-WEST SECTION

Public Parking	Area	Multiplier	Total Area Earned
Total Public Parking Area	25,523	2	51,046
Total	25,523	2	51,046

Bonus Height Achieved	3
Bonus Height Permitted	2
Net Difference	-1

THE PROJECT PLANS TO ACCOMMODATE PUBLIC PARKING ON LEVEL B1, A SUBGRADE LEVEL ACCESSED DIRECTLY OFF OF THE PARKING ENTRY RAMP FROM THE NORTH ALLEY. THE LEVEL IS PLANNED TO ACCOMMODATE 65 VEHICULAR PARKING SPACES, AS WELL AS A PUBLIC BIKE PARKING AREA. THOSE USING PUBLIC PARKING WILL HAVE DIRECT ACCESS TO THE RETAIL LOBBY AND OUTDOOR COVERED ARCADE ABOVE VIA VERTICAL CIRCULATION STAIR AND ELEVATOR LOCATED ALONG THE WEST FACADE AT 13TH AVENUE. TWO VALET DROP-OFF SPACES ARE PLANNED TO BE INCLUDED ADAJCENT TO THE LOBBY ACCESS.



LEVEL B1 PLAN

PUBLIC PARKING

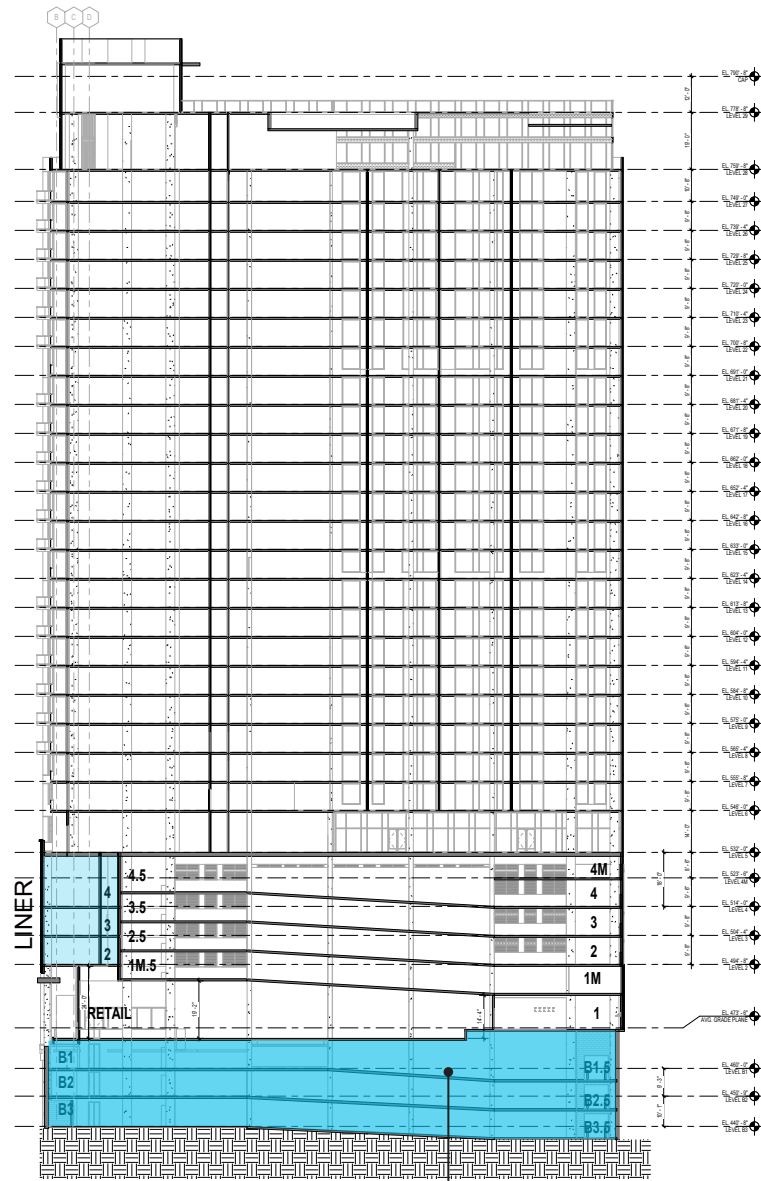
BELOW GRADE PARKING AND UPPER LEVEL LINER

A TOTAL OF 466 VEHICULAR PARKING SPACES ARE PLANNED TO BE PROVIDED. OF THOSE, 247 SPACES ARE BELOW-GRADE. THE REMAINING 219 SPACES ARE ABOVE GRADE AND WILL BE CONCEALED FROM VIEW THROUGH SCREENING AND SOLID WALL ALONG THE ALLEY AND ADJACENT PROPERTIES. RESIDENTIAL LINER DWELLING UNITS SEPARATE THE ABOVE GRADE PARKING STRUCTURE ON LEVELS 2-4 FROM THE STREET FACADES ALONG 13TH AVENUE AND MCGAVOCK.

Below Grade Parking / Upper Level Liner	Area	Multiplier	Total Area Earned
(Garage Liner) Level 4	12658	2	25,316
(Garage Liner) Level 3	12658	2	25,316
(Garage Liner) Level 2	12658	2	25,316
(Below Grade Parking) Level 1	0	1	-
(Below Grade Parking) Level B1	27087	1	27,087
(Below Grade Parking) Level B2	31146	1	31,146
(Below Grade Parking) Level B3	31146	1	31,146
Total	127,353		165,327

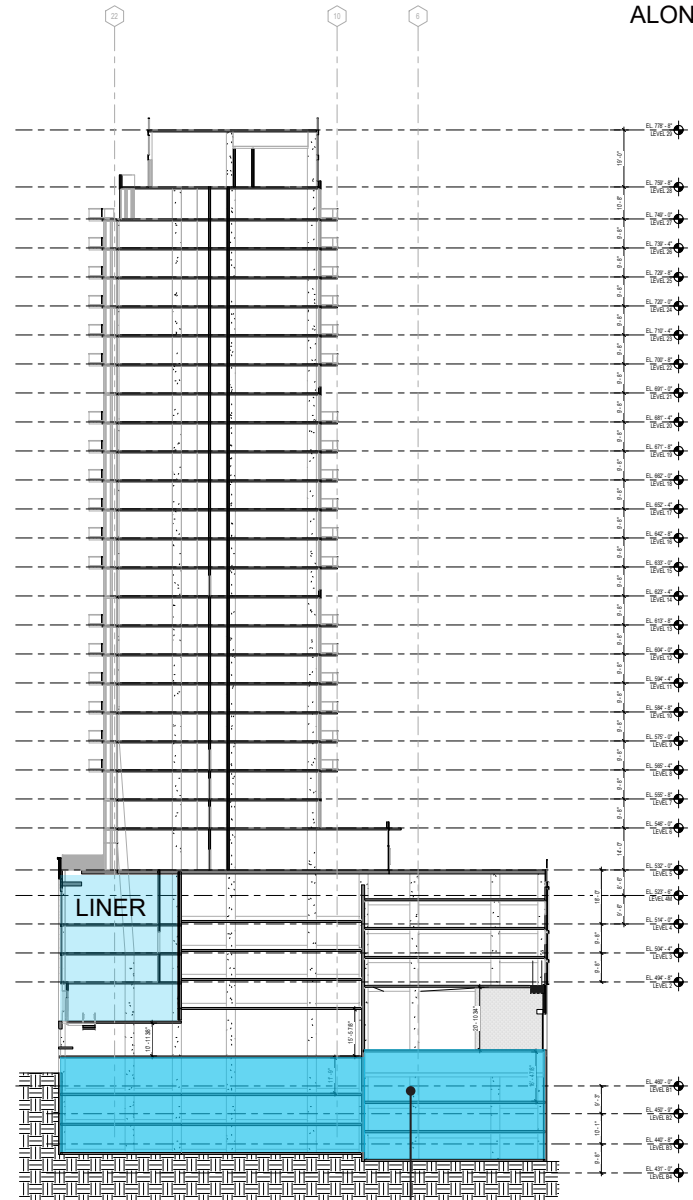
Bonus Height Achieved	10
Bonus Height Permitted	2
Net Difference	-8

RESIDENTIAL LINER UNITS ALONG STREET FRONTAGE



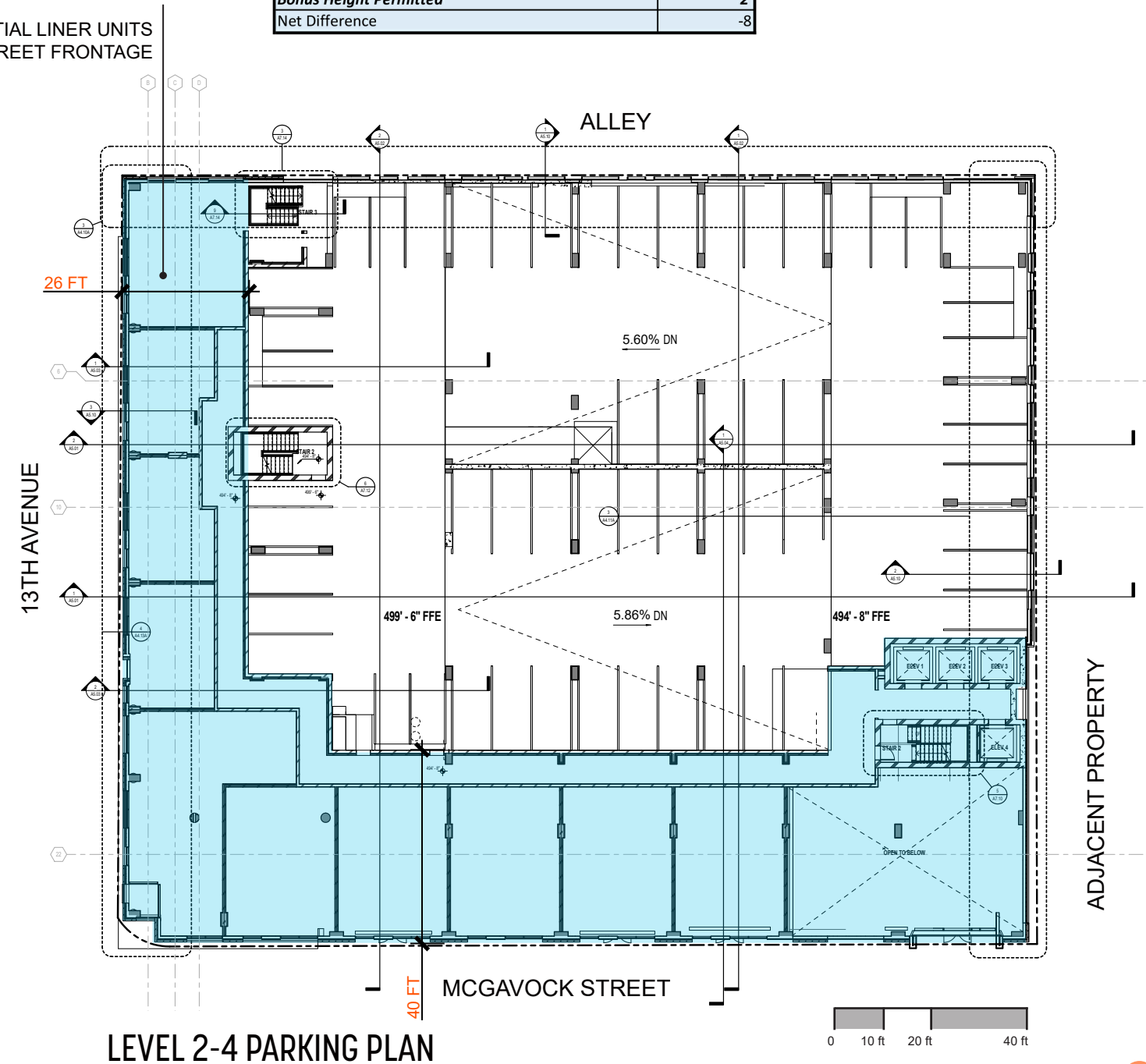
EAST-WEST SECTION

BELOW GRADE PARKING



NORTH-SOUTH SECTION

BELOW GRADE PARKING



LEVEL 2-4 PARKING PLAN

Sustainability
For incorporating NGBS into the building design

Bonus Height Achieved	2
Bonus Height Permitted	2
Net Difference	0

SUSTAINABILITY IS A HIGH PRIORITY FOR THE 1212 MCGAVOCK PROJECT AND ITS KEY STAKEHOLDERS. AS SUCH, WE ARE SEEKING TO DELIVER NGBS SILVER STATUS.



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Summary of Results of the Design Phase

Project Name: 1212 McGavock
Location: Tennessee

✓ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed
	Bronze	Silver	Gold	Emerald	
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	108
Chapter 6: Resource Efficiency	43	59	89	119	75
Chapter 7: Energy Efficiency	30	45	60	70	48
Chapter 8: Water Efficiency	25	39	67	92	68
Chapter 9: Indoor Environmental Quality	25	42	69	97	57
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	22
Additional Points required	50	75	100	100	
Additional points required due to SF over 4000 (601.1)	0	0	0	0	
Total points required	231	334	489	611	378
Additional Points Claimed	197	119	(11)	(133)	
Overall Level Achieved for Design	Silver				

Mandatory Practices	No Errors
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓

MODIFICATION REQUEST: ADDITIONAL POTENTIAL BONUS HEIGHT / EXCEPTIONAL DESIGN CONSIDERATION

Additional Height may be granted for Exceptional Design per Nashville's Downtown Code. Unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to surrounding properties are a basis for granting the modification request.

We are seeking approval to build up to **29** stories.

Improvement of the Project's Relationship to Surrounding Properties

The Project will include three and a half levels of below grade parking, and the Applicant has made all efforts to maximize underground parking. Additionally, Applicant has reduced the overall parking ratio to approximately 1.0 spaces per home, which reflects a 25% to 30% reduction from a more typical multifamily parking ratio. This reduced ratio will create less vehicular traffic in the building and the surrounding neighborhood. The garage will also include two speed ramps at Level 1 in order to remove all vehicular circulation from the ground level. The speed ramps allow for maximum ground floor retail depths, and the expansion of the ground floor liner will optimize street level activation. Where parking does remain above grade, the Project will implore high quality exterior materials and residential liner homes to maintain the building's exceptional design and conceal the garage.

The Project will utilize the North alleyway for loading and parking entrances in order to protect the main pedestrian pathways along McGavock Street and 13th Avenue S. All back of house operations have strategically been placed away from the primary pedestrian ways. The inclusion of 16,000 SF of ground floor retail with appropriate depths will ensure ground floor activation and improvement to the surrounding neighborhood. The retail has been designed to include double height ceiling clearances and multiple entry points along both McGavock and 13th Avenue S to maximize activation of the surrounding streetscape. Despite significant topography challenges on the site, the Project team has successfully programmed over 60% of the ground floor level for commercial retail.

The East elevation of the Project addresses the proximity and scale of the neighboring restaurant by wrapping the residential liner aesthetic around the building to hide the garage and to maintain an appropriate scale with the adjacent property. The base of the building will maintain the same proportions and will include aluminum framed spandrel panels of similar size and make-up as the residential liner homes along 13th and McGavock. Additionally, the base of the east elevation will consist of white brick so as to maintain the residential scale at the ground level and to create synergy with the existing Adele's building.

The planned height of the Project mediates a significant step down in height from Broadway to Demonbreun. The neighboring properties along 13th avenue will be more appropriately connected in scale upon the building's completion.

[See Page 5 – Site Context Diagram]

[See Page 11 – Building Form and Setbacks]

[See Page 12 – Garage Screening Details]

[See Page 19 – Context Map + Presentation Circulation]

Unique Architecture

Angled tower walls along McGavock Street and 13th Avenue S respond to the One 22 One project's undulating façade, providing a striking face that captures light and shadow in unique ways. Additionally, the angled facades provide layering, depth, and opportunities for complimentary, yet distinctive balcony geometries.

With high regard for geometric scale and massing, high quality materials and finishes with well positioned joints provide a rich façade experience. Podium and tower geometries are united with these common materials and details. A prominent vertical "spine" recess begins at the podium, cuts through the tower, and forms part of the building's crown, creating a cohesive elevation along 13th Avenue S.

[See Page 13 – Façade Concept Material Palette]

[See Page 14/15 – Elevations]

[See Page 16 – Context Response]

Exceptionally Strong Streetscape

The Project's base podium includes three levels of residential liner over double-height, ground floor retail storefront. The masonry-clad base is scaled to respond to similar height podiums and other four story buildings in the neighborhood. The podium height provides a residential scale at the ground level and elevates the neighborhood feel for pedestrians at the street level. Expansive glass windows, doors, and storefronts add transparency and activity to the street oriented facades, as well as provide numerous opportunities for retail and lobby entrance.

In order to create a safe and pedestrian friendly connection between Demonbreun Street and Broadway, a 14 ft public sidewalk and a 12 ft covered arcade have been introduced along the ground floor facing 13th Avenue. The covered arcade will provide outdoor seating areas and a series of public terraces that provide additional relief from the vehicular activity along 13th. Landscaping, trees, lighting, and architectural site features enhance the public way, creating an engaging environment, responsive to the city's urban language.

[See Page 8 – Context Rendering]

[See Page 17 – Public Space Site Plan]

[See Page 18 – Public Space – Street Sections]

[See Page 20 – Landscape Character]

MODIFICATION REQUEST: DOWNTOWN CODES

The project's setback on 13th Avenue above level 4 is less than the required minimum in some areas (**DTC, page 49**) (**DRC Package, page 11**). The setback varies due to the angled facades and is as little as 2'-0" in some areas; however, when averaging the setback along both street facades, the average setback is greater than 15 feet. The project requires a modification to the setback requirement.

The required minimum floor to floor height for upper level floors is 10'-0" (**DTC, page 71**). The project's typical floor to floor height on floors 2,3, and 6-26 are 9'-8" (**DRC Updated Package, page 23**) and will require a modification. The owner constructs 9'-8" floor to floor heights as a standard company practice and it has helped the team manage the overall height and relationship to the surrounding buildings.

