

PASEO

SOUTH GULCH

TOWER 2 DTC HEIGHT MODIFICATION APPLICATION

PROPERTY INFORMATION

DTC Sub-District:	Gulch South
Property Address:	0 8th Ave S, 701 7th Ave S
Map:	093
Parcel Numbers:	09314060700 & 09314023000
Applicant:	ESa



March 30th, 2022

Lucy Kempf, Executive Director
Metropolitan Nashville Planning Department
800 Second Avenue south
Nashville, Tennessee 37201

**Re: Paseo South Gulch Tower 2
8th Ave South
Nashville, TN 37203**

Dear Ms. Kempf,

We write to you today in regards to a proposed new tower development in the Gulch South sub district of the Downtown Code. The Paseo South Gulch development is located at the intersection of Fogg Street and 8th Avenue South and is comprised of two existing historic landmark buildings, referred to as the Antiques Mall and the Voorhees building, a new 16 story residential tower currently under construction (referred to as Tower 1) and a new proposed hotel and condo building (referred to as Tower 2). Tower 2 is located on the south side of Fogg St, east of the Voorhees building. Please accept this information as a request for a Downtown Code Height Modification for Tower 2.

Project Description

This new tower project is a continuation of the Paseo South Gulch master development which will provide an extraordinary pedestrian experience that will be a strong contribution to the city. It is our belief that the existing buildings will be enriched through their incorporation into a larger vision of the project site through the creation of a district unique to Nashville. Retail activation and outdoor dining at the base of each project along with a covered paseo walkway allows for complete connectivity throughout the site.

The anticipated program consists of 14 floors of hotel with condominiums above totaling 30 stories. The hotel floors consist of approximately 183 hotel units with ground floor retail and a 4th floor amenity deck similar in massing and scale to the Voorhees building. The condominium floors total approximately 112 units with a rooftop amenity.

With the planned height of 30 stories, we are seeking an overall height modification of 14 stories. We feel this is appropriate in the larger context of this area as demonstrated through the development potential of properties along the Division Street Extension along with the proximity to the key intersection of 8th Avenue south and Division Street.

Summary of efforts available under the bonus height program

Pervious Surface

Pursuing, as noted in package

Historic preservation

Pursuing, as noted in package

Underground Parking and Garage Liner

Pursuing, as noted in package

Public Parking

Pursuing, as noted in package

architecture interior architecture master planning space planning
1033 Demonbreun Street Suite 800 Nashville, TN 37203 615-329-9445 www.esarch.com

Paseo South Gulch Tower 2
March 28th, 2022
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Exceptional Design Narrative

1. Unique Architecture / Skyline Contribution

- a. The faceted building façade is created through alternating modules of glass and metal panel resulting in a woven textured exterior unique to Nashville’s skyline. The tower is organized around various amenity spaces that address both public and private realms. Various tones and textures of masonry are used at the first three levels of the building helping to frame the procession along the paseo adjacent to the Historic Voorhees building.

2. Exceptionally Designed Streetscape

- a. Starting at the northern end of the site, pedestrians will be drawn from 8th Avenue between the Historic Antiques building and the Tower 1 residential tower. This passage includes activated retail along the southern edge of Historic Antiques and the northern terrace space of Tower 1. This passage continues to the east to an elevated terrace space along the rail lines and access to a public elevator in Tower 1. The Paseo turns and continues south underneath Tower 1 with more retail space and residential and office entries along a covered walkway. The Paseo then opens out into the center of the master plan development at Fogg Street fronting the Historic Voorhees building. Visitors will also see the hotel condo lobby and hotel restaurant bar on the east as the Paseo continues to the south.

3. Improvement of project’s relationship to surrounding properties

- a. The Paseo facilitates pedestrian flow within the South Gulch. Multiple zones of internal activation with outdoor dining and retail provide the backdrop for a much needed continuity of the public realm. The Landmark Historic buildings are given a new life in the context of a live, work, play master plan.

4. Infrastructure Improvements

- a. The Paseo South Gulch development includes several key public infrastructure improvements. The road network connection between Fogg Street and 7th Avenue has been reestablished with this master plan. This is key to providing additional traffic flow and connectivity throughout the site and this part of the Gulch. A pedestrian Hawk signal crossing will be provided on 8th avenue to provide safe crossings from the other parts of the Gulch to the west.

To summarize, the project could earn a potential of 340,803 square feet of bonus height while our intention is to ask for 267,020 square feet of bonus height. Our project seeks to set an example for the treatment of historically significant properties through their incorporation and integration into new development in an effort to maintain important pieces of Nashville’s urban fabric. The project aims to set a precedent for design quality in the rapidly evolving Nashville skyline.

We welcome the opportunity to speak on the project in further detail. The design team is excited about the potential this project brings to a rapidly developing part of our city.

EARL SWENSSON ASSOCIATES, INC.

Eric C. Klotz, AIA, NCARB
Principal

Ryan Terrell, AIA
Design Manager



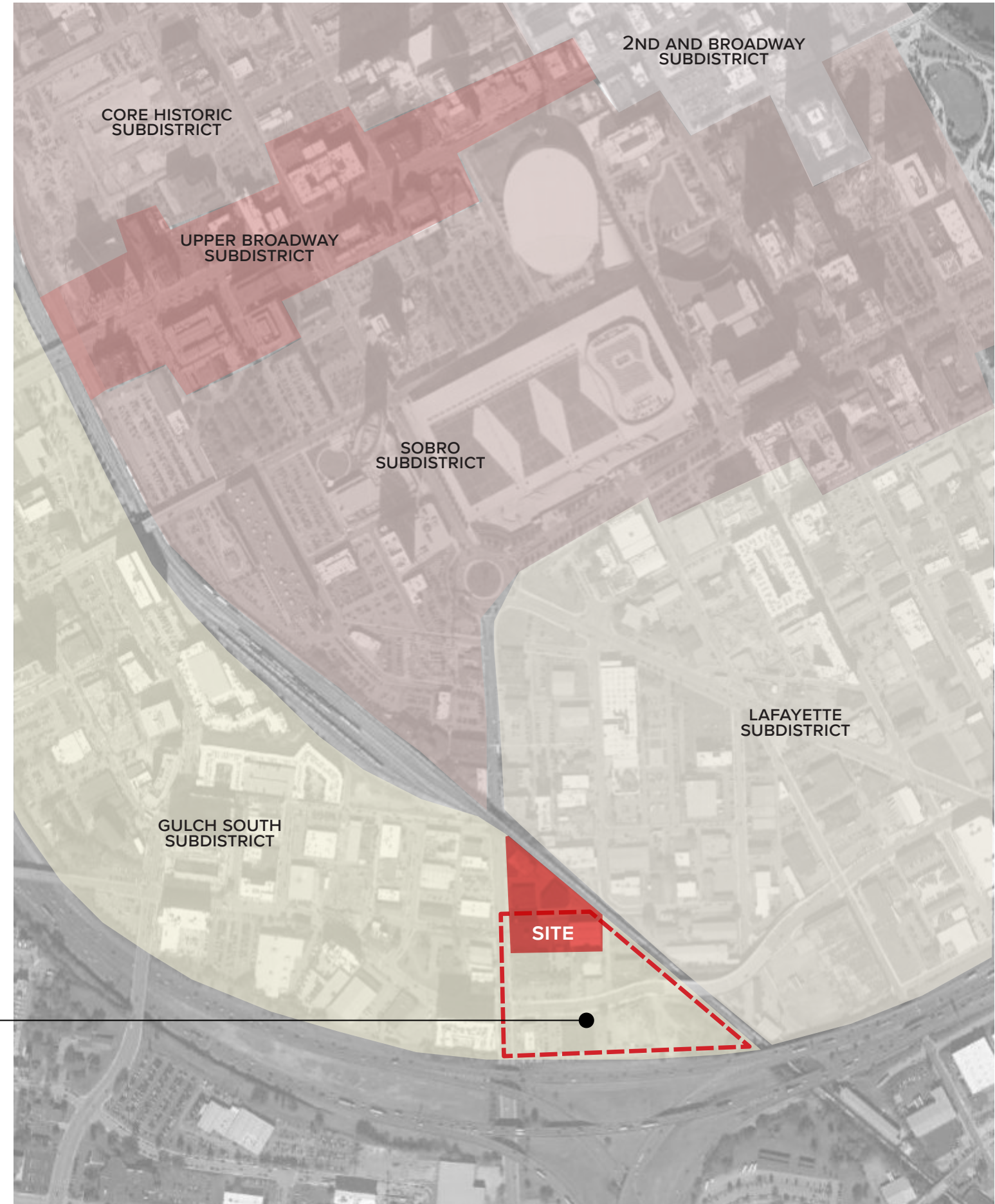











PASEO HOTEL









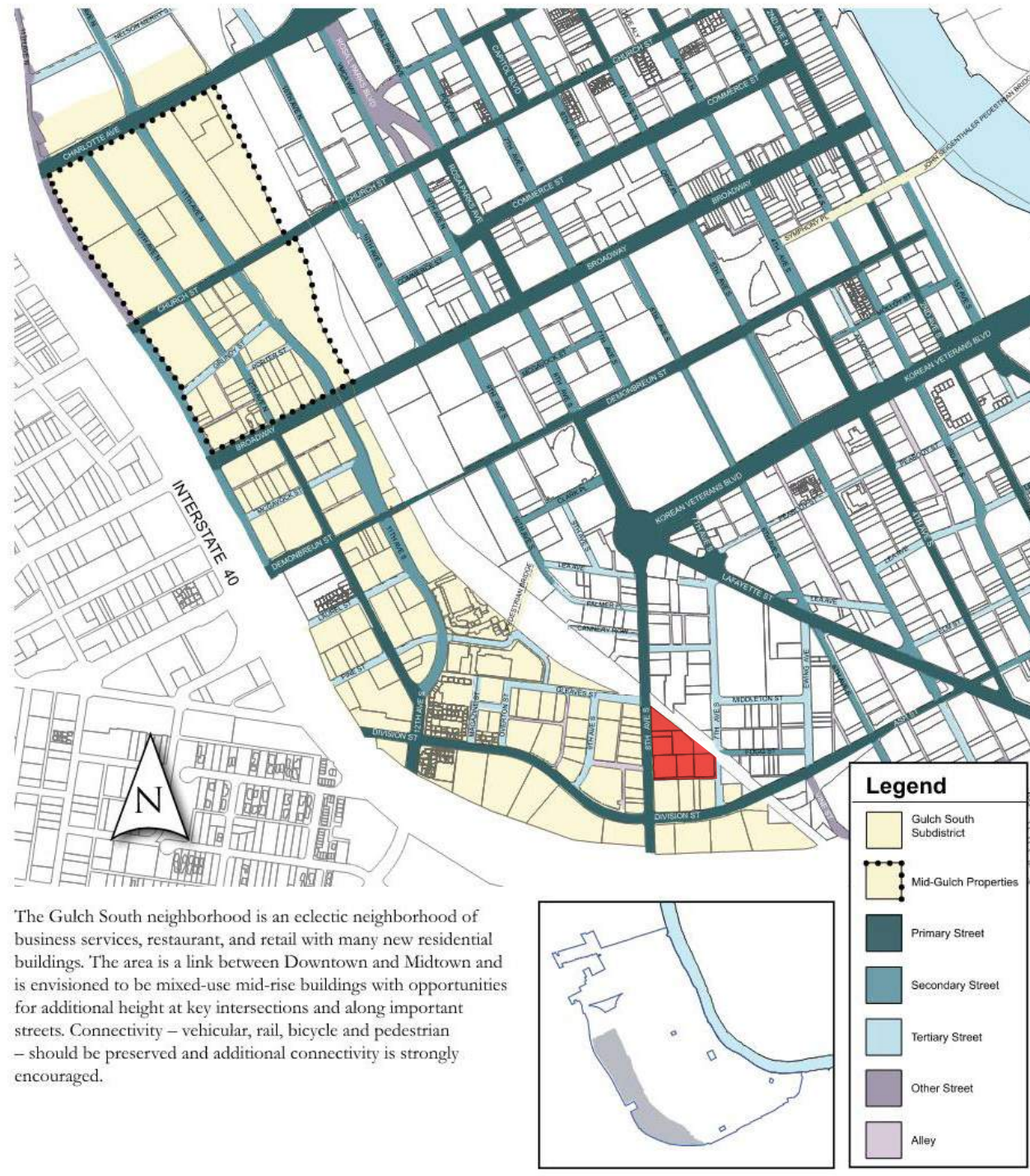
 GULCH SOUTH SUBDISTRICT	 UPPER BROADWAY SUBDISTRICT	 RIVER SUBDISTRICT
 LAFAYETTE SUBDISTRICT	 CORE HISTORIC SUBDISTRICT	 ROLLING MILL HILL SUBDISTRICT
 SOBRO SUBDISTRICT	 2ND AND BROADWAY SUBDISTRICT	 RUTLEGE HILL SUBDISTRICT

DOWNTOWN COMMUNITY PLAN
Goals and Supplemental Policies - Gulch South

"Properties along the Division Street Extension may be considered for high-rise building height (20 stories and taller) in exchange for public benefits provided by the development, including, but not limited to, affordable and workforce housing, the Downtown Code's Bonus Height Program, modification processes, or rezoning to a Specific Plan. Building design should also result in a unique architecture that seeks to improve the public realm and city skyline."

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 and Tertiary Streets	
• 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
• Gulch South Intersections (12th Ave and Broadway, 12th Ave and Demonbreun, 12th Ave and Division, 8th Ave and Division)	20 stories
• Mid-Gulch Intersections (11th Ave and Broadway, 11th Ave and Church, 11th Ave and Dr. MLK Boulevard)	20 stories
• Mid-Gulch Properties	10 stories
• Subdistrict general	10 stories

Additional height at intersections applies to frontage within 150 feet of the intersection. The distance from street intersections shall be measured from the nearest intersection of the existing right-of-way lines or extensions thereof. For streets designated to be widened at a future time by the adopted MCSP, measurement shall be made from the ultimate right-of-way.

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'

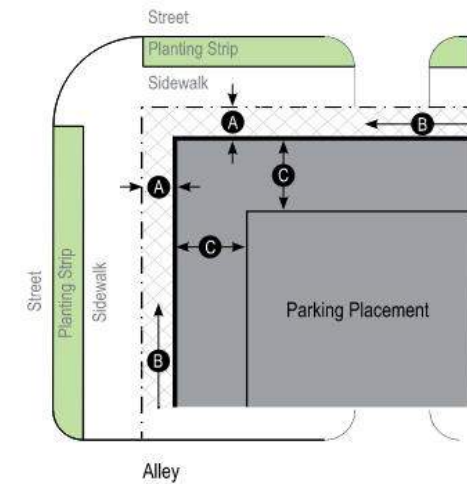
* see page 61 for full description

Sidewalk & Planting

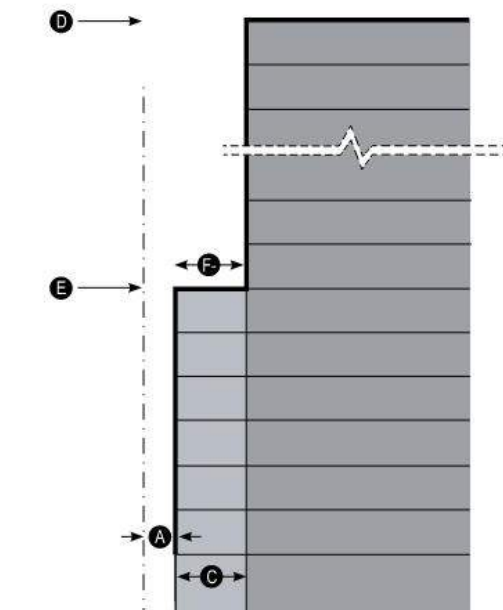
Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

Notes

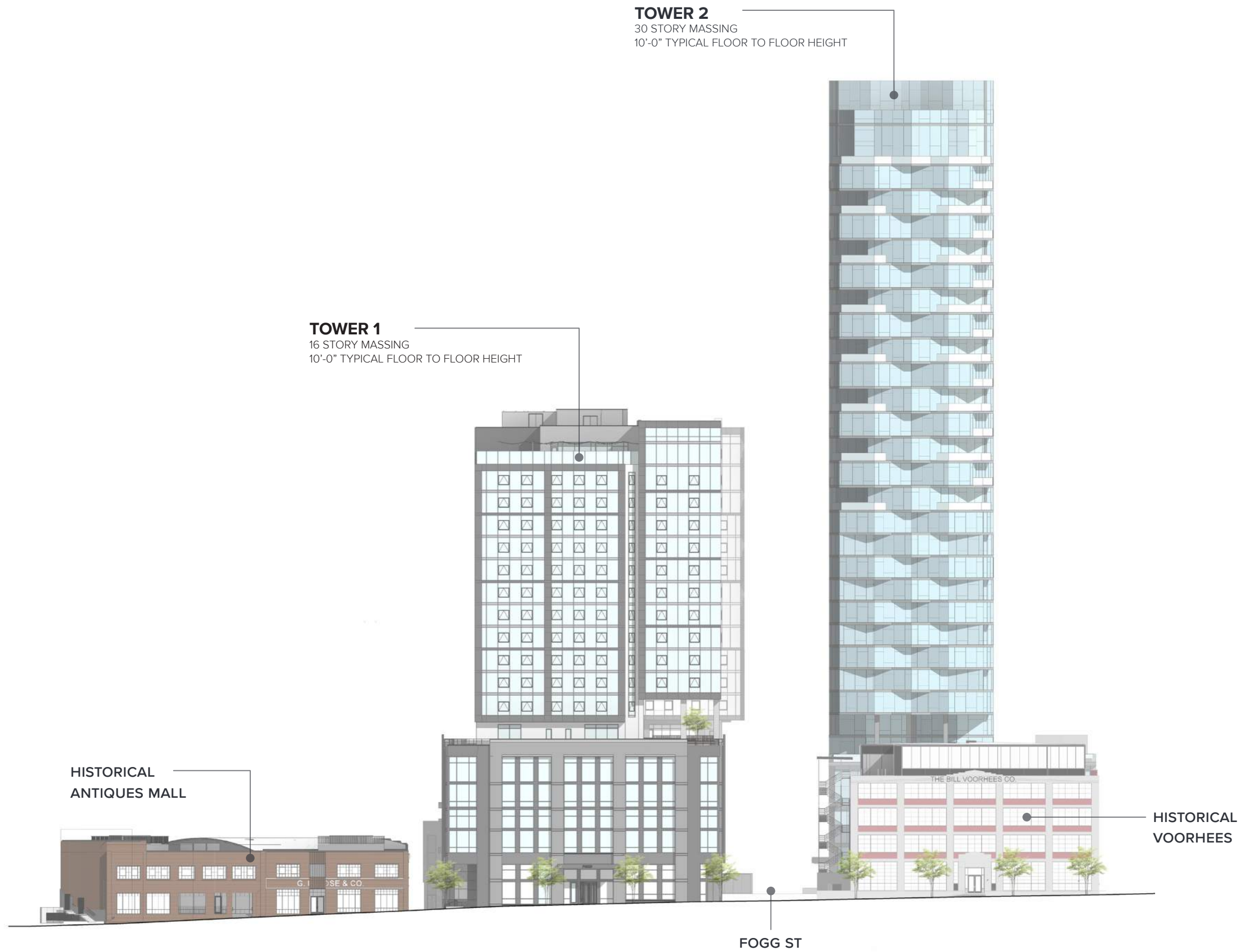
Uses: page 55; General Standards: page 59



Building Plan



Building Section



TOWER 2
30 STORY MASSING
10'-0" TYPICAL FLOOR TO FLOOR HEIGHT

TOWER 1
16 STORY MASSING
10'-0" TYPICAL FLOOR TO FLOOR HEIGHT

HISTORICAL
ANTIQUES MALL

HISTORICAL
VOORHEES

FOGG ST

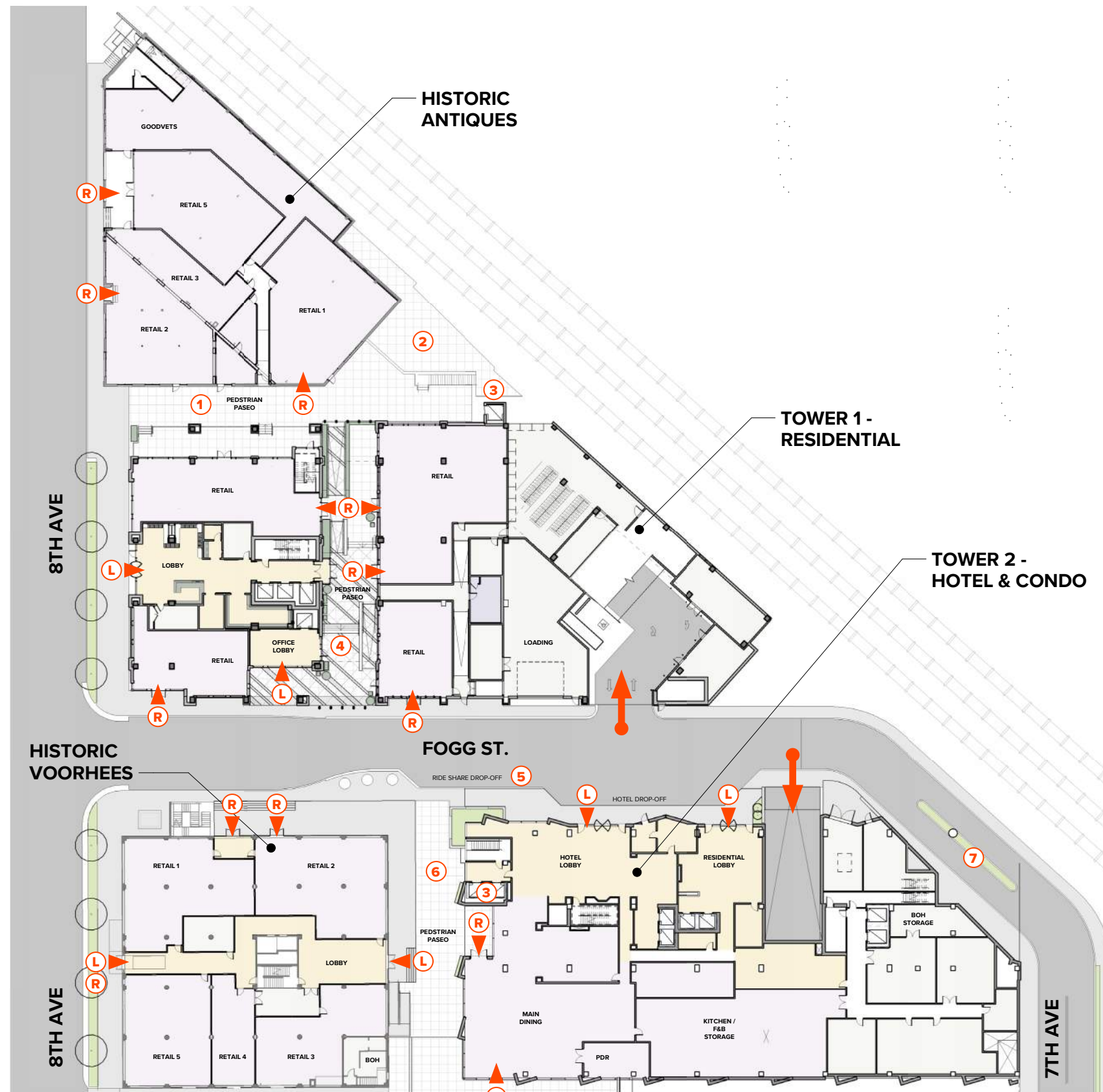
8TH AVENUE ELEVATION

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SITE PLAN KEY

- 1. ACTIVATED ALLEY WITH OUTDOOR DINING
- 2. ELEVATED PLAZA
- 3. PUBLIC GARAGE ELEVATOR
- 4. COVERED PASEO WITH RETAIL ACTIVATION
- 5. RIDE SHARE DROP OFF
- 6. OPEN PASEO
- 7. FOGG & 7TH AVE CONNECTION
- L. LOBBY ENTRY
- R. RETAIL ENTRY

← BUILDING ENTRY ← GARAGE ACCESS



PEDESTRIAN HAWK SIGNAL



7TH AND FOGG CONNECTION



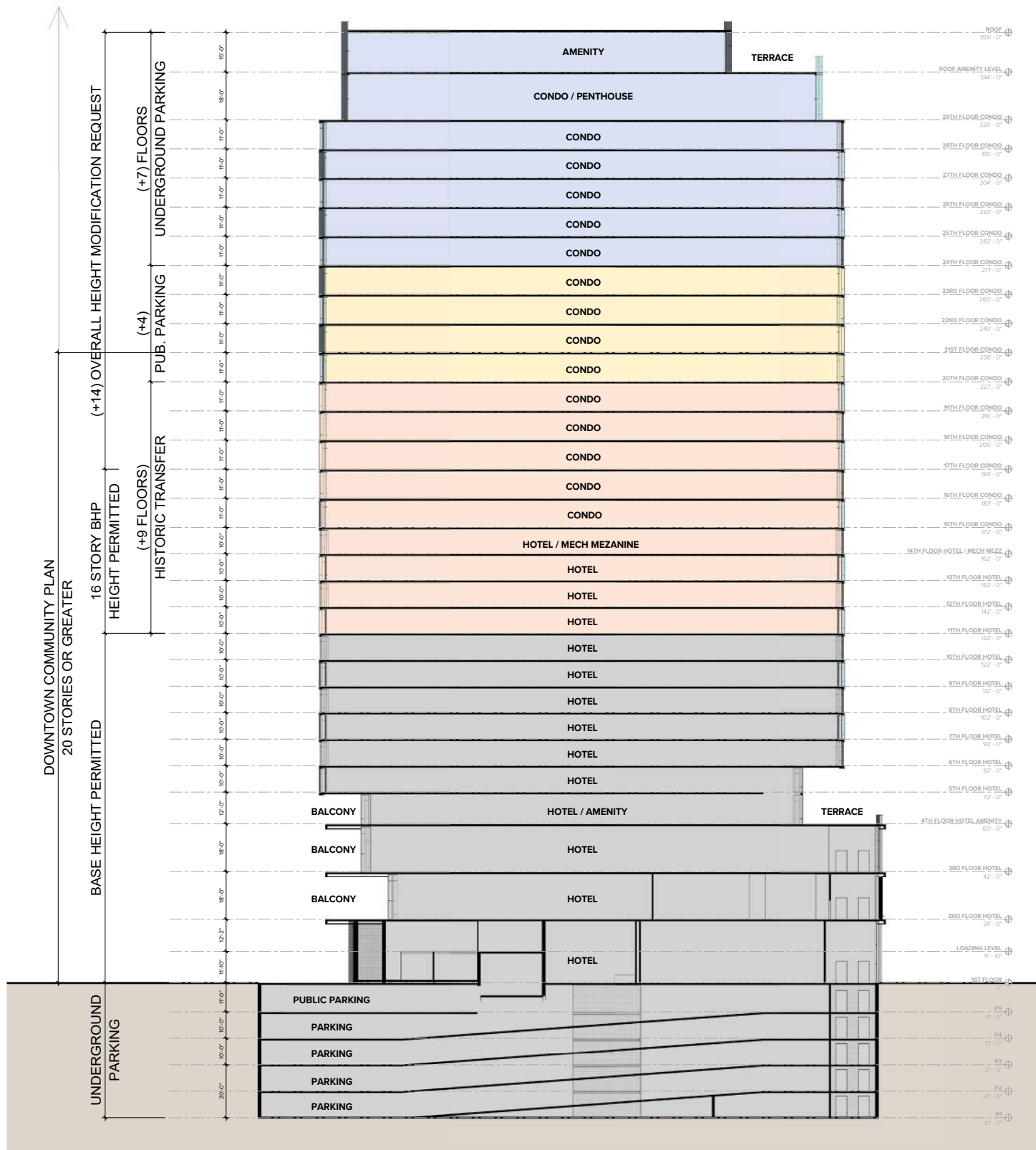
TOWER 2 | PROGRAM SUMMARY

112 Condo Units
 183 Hotel Keys
 4,400 SF Restaurant/Retail



TOWER 2 - BONUS HEIGHT DIAGRAM

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*Typical Floor SF 13,351

Below Grade Parking / Upper Level Liner	Area	Multiplier	Total Area Earned	Bonus Stories Achieved	Bonus Stories Used
Garage Level P5	30,086	1	30,086		
Garage Level P4	30,086	1	30,086		
Garage Level P3	30,086	1	30,086		
Garage Level P2	30,086	1	30,086		
Garage Level P1	26,665	1	26,665		
TOTAL	147,009		147,009	11.00	7.00

Public Parking	Area	Multiplier	Total Area Earned	Bonus Stories Achieved	Bonus Stories Used
Garage Level P5	30,086	2	60,172		
TOTAL	30,086		60,172	4.50	4.00

Sustainability/Pervious Surface	Area	Multiplier	Total Area Earned	Bonus Stories Achieved	Bonus Stories Used
4th Floor Amenity Deck	1,800	2	3,600		
30th Floor Amenity Deck	400	2	800		
TOTAL	2,200		4,400	0.33	0.00

Transfer of Bonus Height	Area	Multiplier	Total Area Earned	Bonus Stories Achieved	Bonus Stories Used
Transfer from Landmark Historic Voorhees	64,410	1	64,410		
Transfer from Historic Antiques	64,812	1	64,812		
TOTAL	129,222		129,222	9.68	9.00

OVERALL TOTALS				25.51	20.00
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TOWER 2 - BONUS HEIGHT SECTION

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

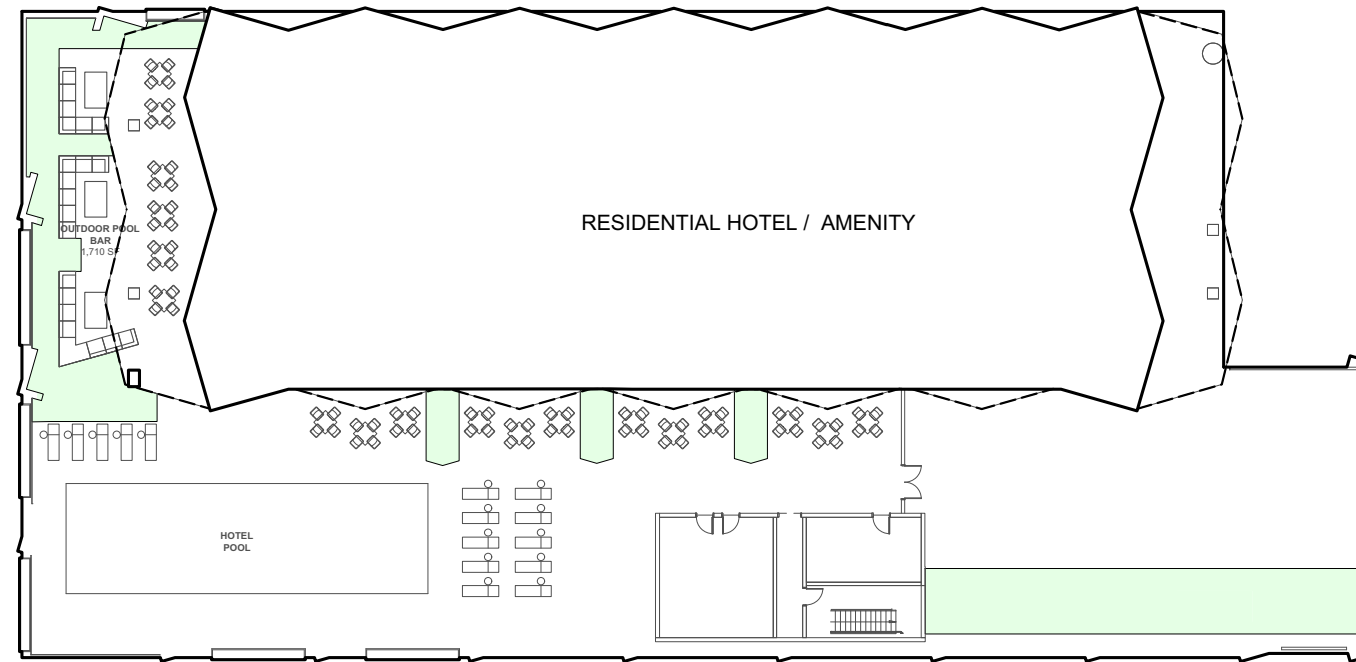
Landmark Historic Overlay was approved for both the Antiques Mall and Voorhees building by the Metropolitan Planning Commission on May 2021. Based on this, it is our plan to transfer the unused 64,812 SF from the Antiques Mall to Tower 2. Please refer to the adjacent chart for clarity.

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


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TOTAL	2,200		4,400	0.33	0.00

 Vegetated green roof
 Total area +/- 1800 SF

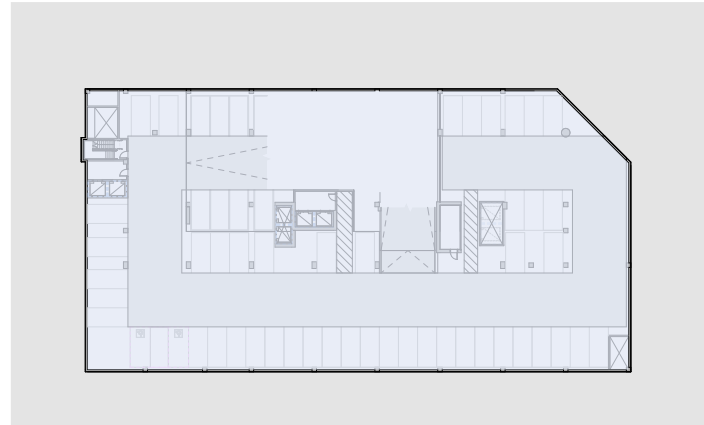


LEVEL 04 AMENITY

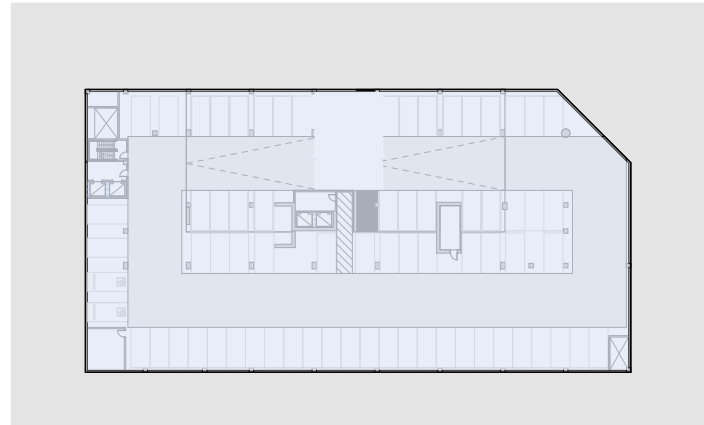
 Vegetated green roof
 Total area +/- 400 SF



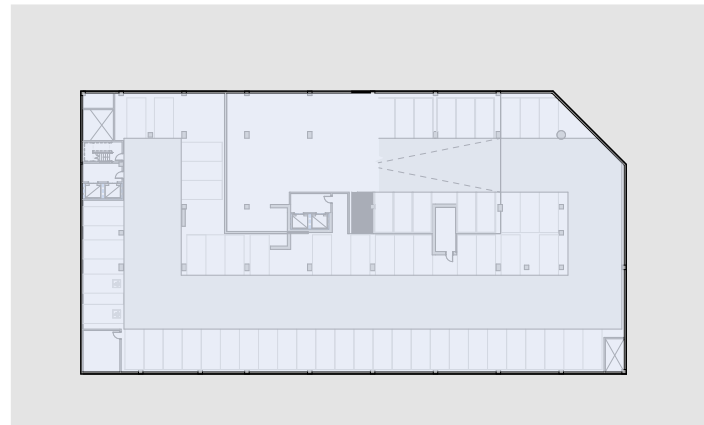
LEVEL 30 AMENITY



LEVEL P5



LEVEL P2 - P4



LEVEL P1

*Typical Floor SF 13,351

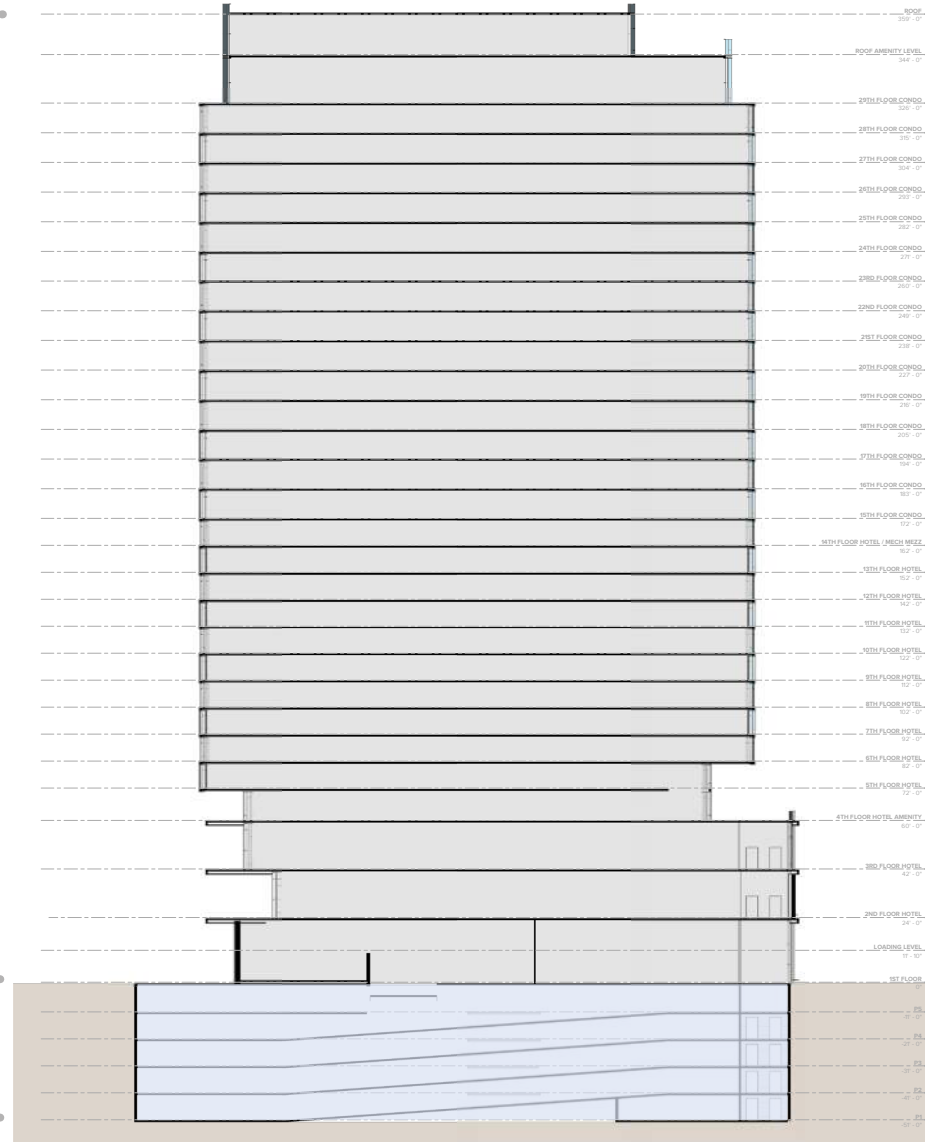
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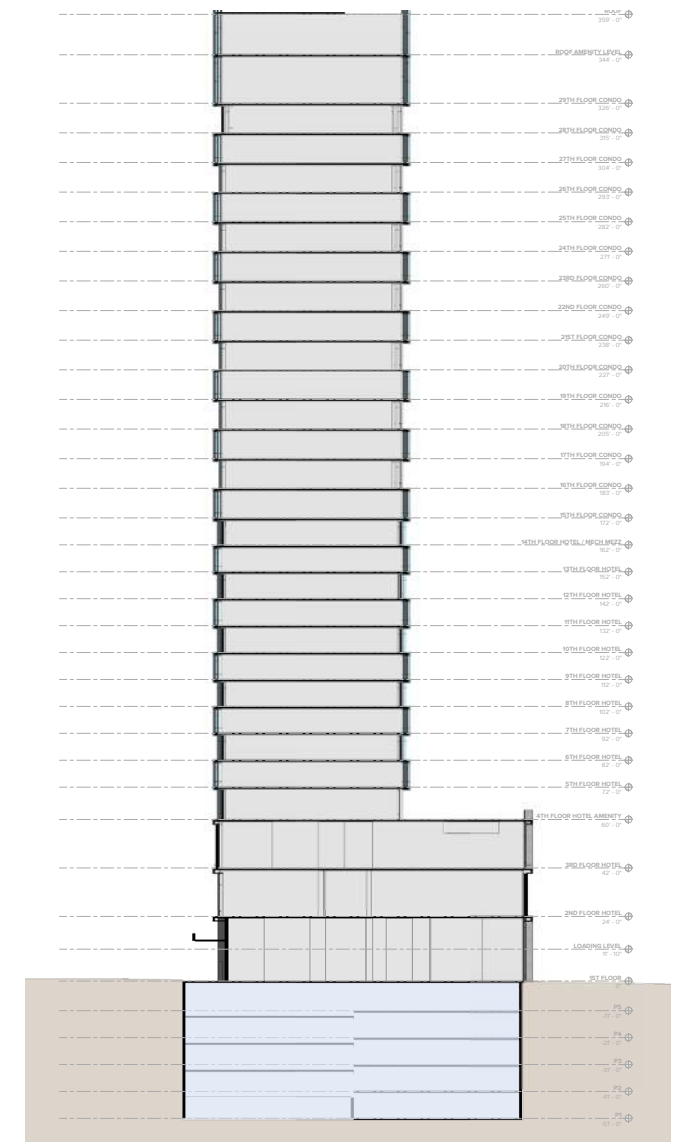
HOTEL / CONDO



UNDERGROUND PARKING



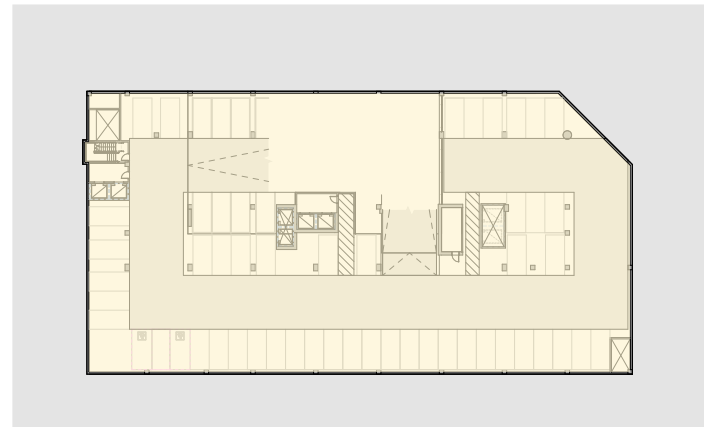
SECTION A



SECTION B

TOWER 2 - UNDERGROUND PARKING

Public Parking	Area	Multiplier	Total Area Earned	Bonus Stories Achieved	Bonus Stories Used
Garage Level P5	30,086	2	60,172		
TOTAL	30,086		60,172	4.50	4.00



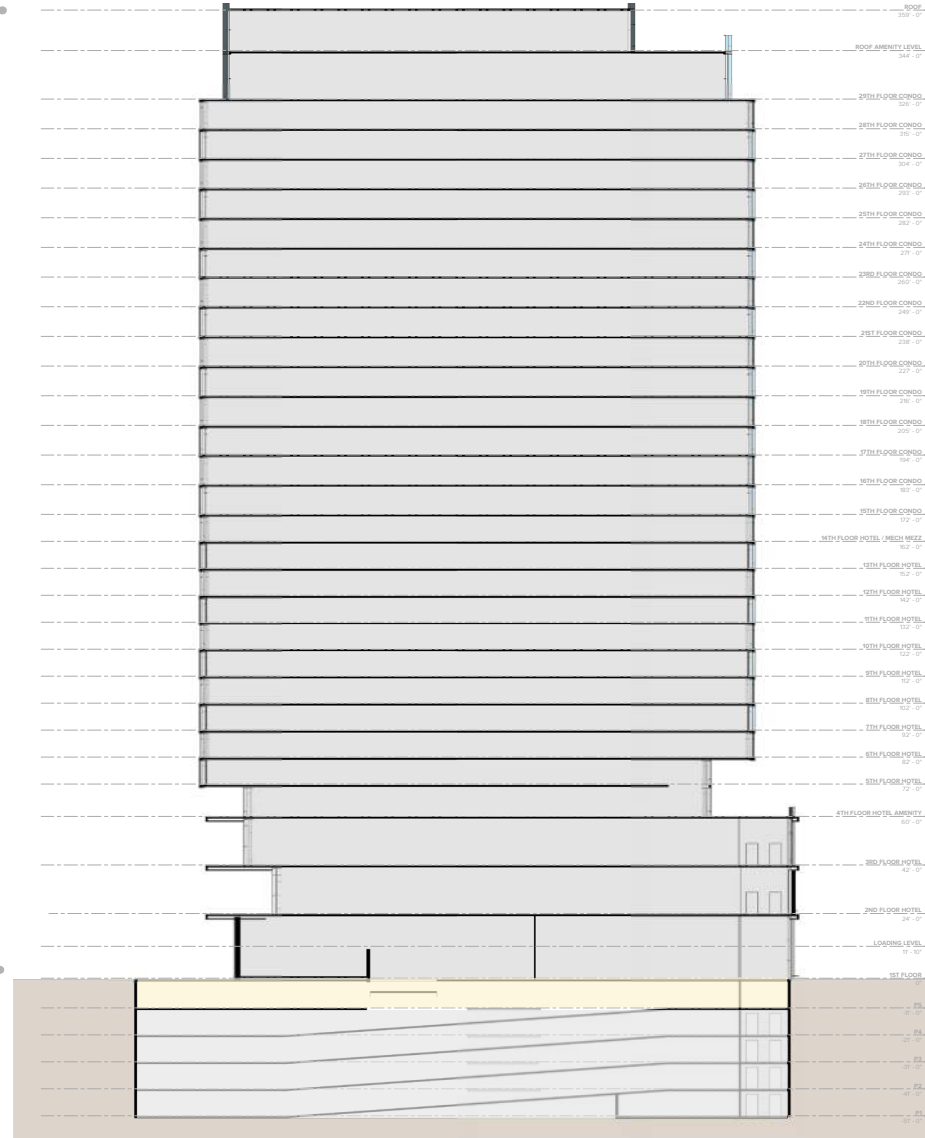
LEVEL P5



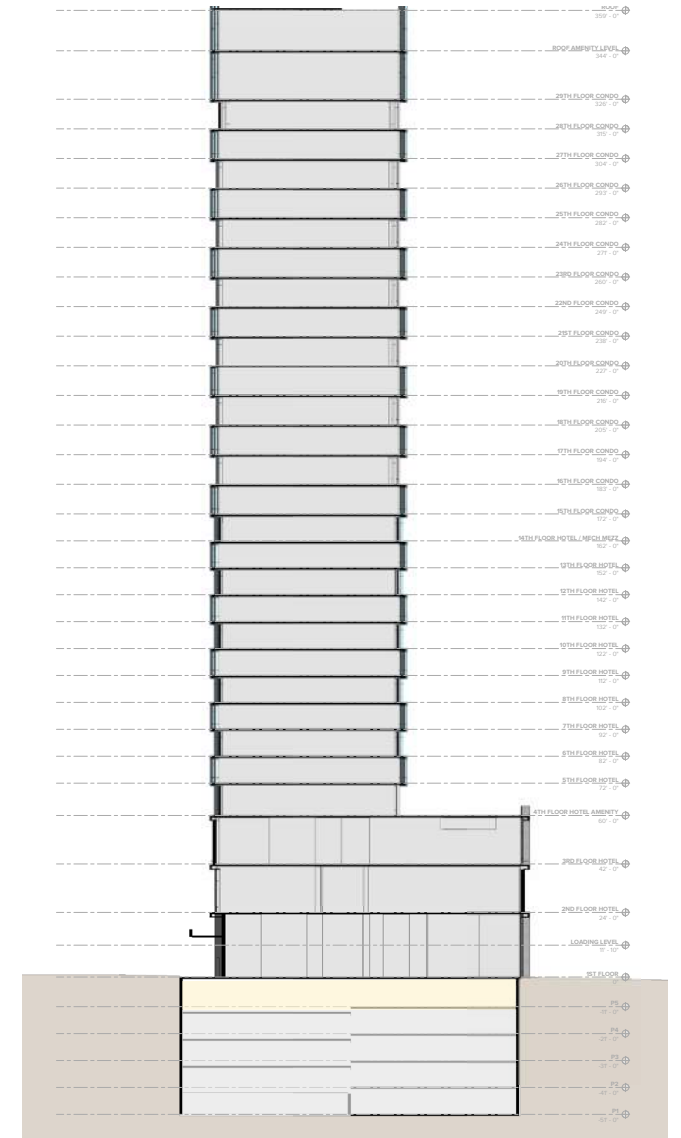
HOTEL / CONDO



PUBLIC PARKING



SECTION A



SECTION B



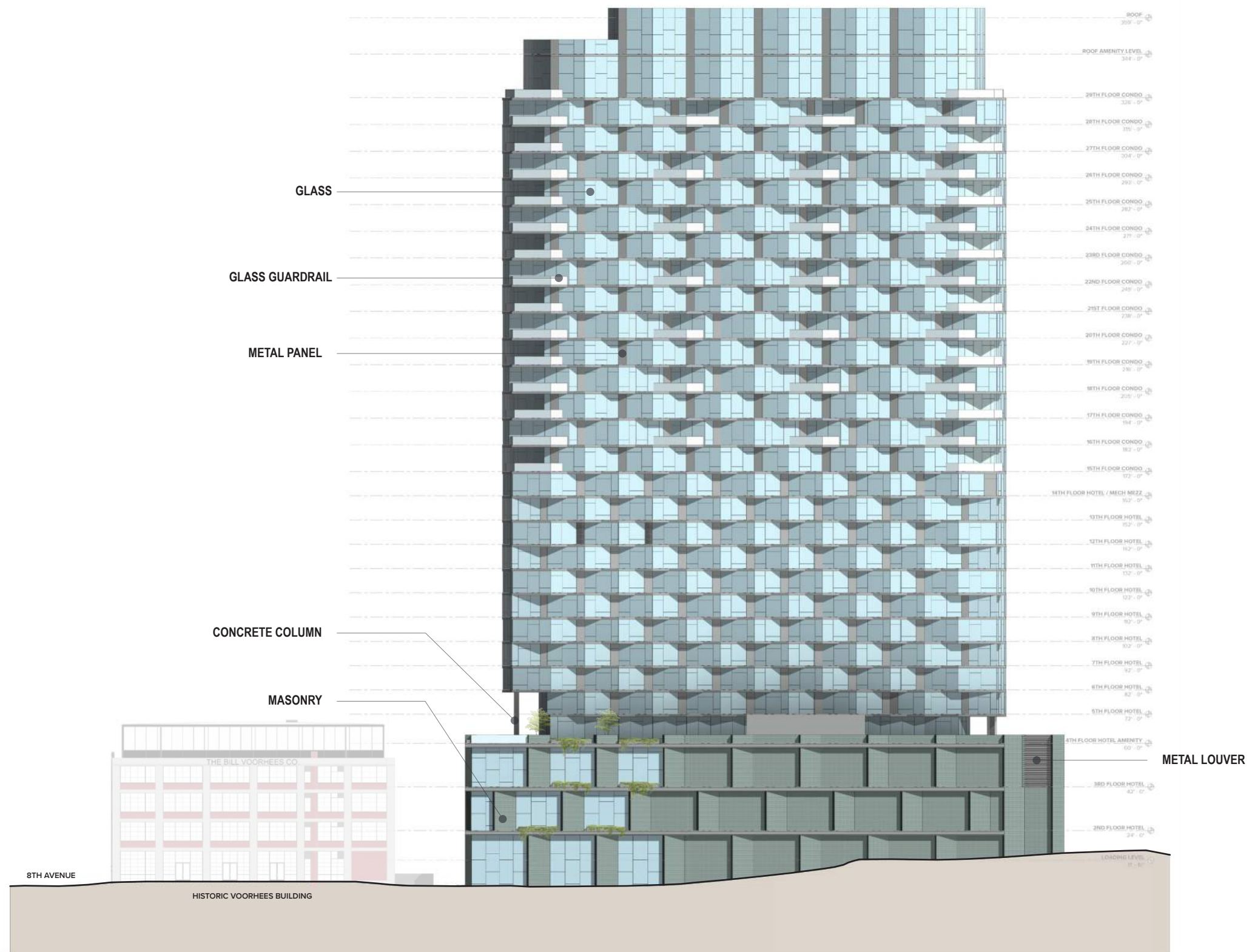
29 ROOF 359'-0"
 28 ROOF AMENITY LEVEL 344'-0"
 27 27TH FLOOR CONDO 329'-0"
 26 26TH FLOOR CONDO 320'-0"
 25 27TH FLOOR CONDO 314'-0"
 24 26TH FLOOR CONDO 308'-0"
 23 25TH FLOOR CONDO 292'-0"
 22 24TH FLOOR CONDO 291'-0"
 21 23RD FLOOR CONDO 290'-0"
 20 22ND FLOOR CONDO 289'-0"
 19 21ST FLOOR CONDO 288'-0"
 18 20TH FLOOR CONDO 287'-0"
 17 19TH FLOOR CONDO 286'-0"
 16 18TH FLOOR CONDO 285'-0"
 15 17TH FLOOR CONDO 284'-0"
 14 16TH FLOOR CONDO 283'-0"
 13 15TH FLOOR CONDO 282'-0"
 12 14TH FLOOR HOTEL / MECH MEZZ 281'-0"
 11 13TH FLOOR HOTEL 280'-0"
 10 12TH FLOOR HOTEL 279'-0"
 9 11TH FLOOR HOTEL 278'-0"
 8 10TH FLOOR HOTEL 277'-0"
 7 9TH FLOOR HOTEL 276'-0"
 6 8TH FLOOR HOTEL 275'-0"
 5 7TH FLOOR HOTEL 274'-0"
 4 6TH FLOOR HOTEL 273'-0"
 3 4TH FLOOR HOTEL AMENITY 272'-0"
 2 3RD FLOOR HOTEL 271'-0"
 1 2ND FLOOR HOTEL 270'-0"
 0 LOADING LEVEL 67'-10"

GLASS
 GLASS GUARDRAIL
 METAL PANEL
 CONCRETE COLUMN
 MASONRY



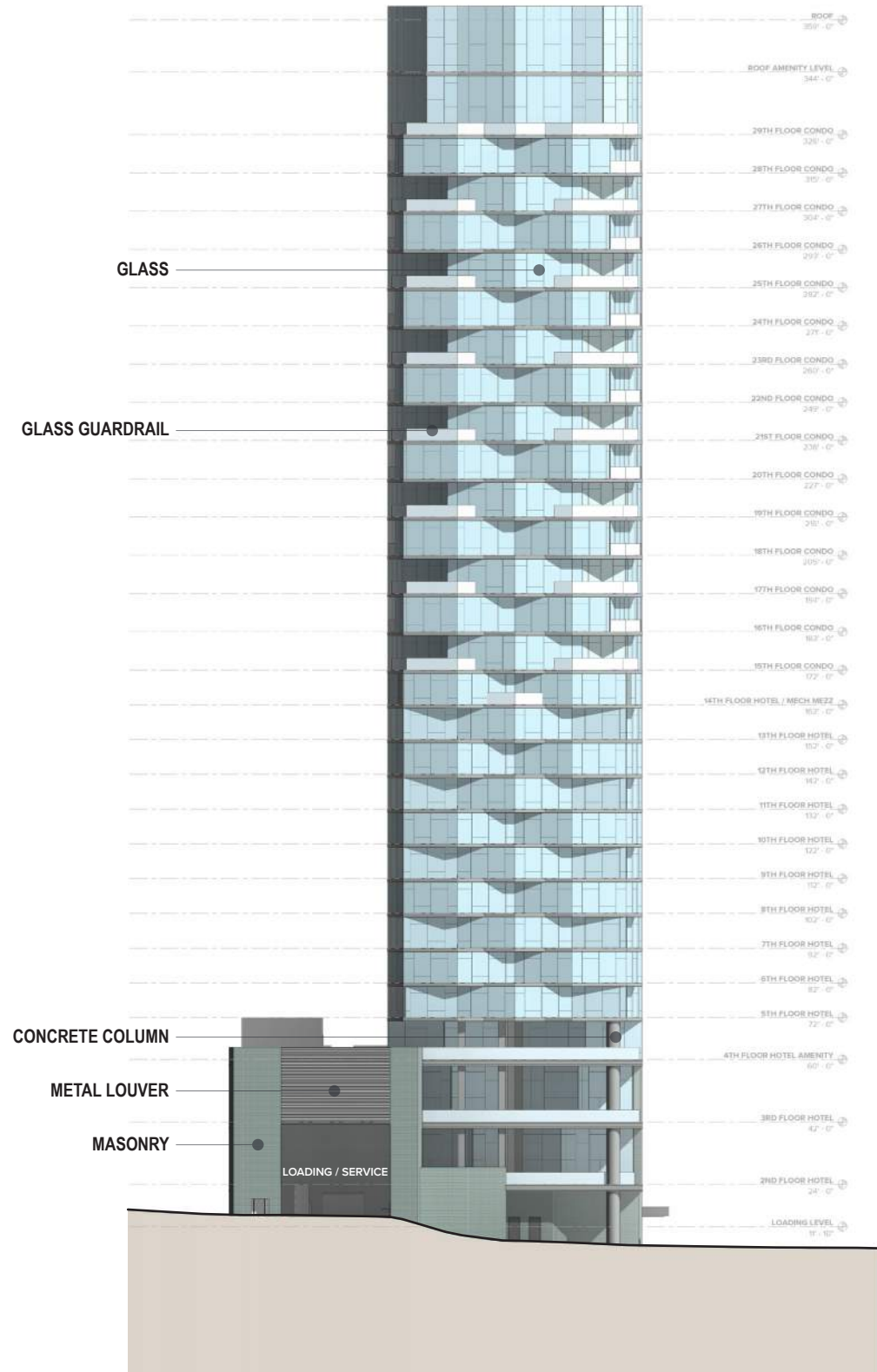
8TH AVENUE

HISTORIC VOORHEES BUILDING



TOWER 2 - SOUTH ELEVATION

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TOWER 2 - EAST & WEST ELEVATION

TOWER 2 - MODIFICATION REQUEST SUMMARY
TERTIARY STREET: 7TH AVE S (T6-M-LS2)

FRONTAGE	CATEGORY		REQUIREMENT	PROVIDED	
	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	10 STORIES (16 STORIES THROUGH BONUS HEIGHT PROGRAM)	NO	REQUEST FOR 30 STORIES TOTAL PROVIDED THROUGH THE BONUS HEIGHT PROGRAM AND EXCEPTIONAL DESIGN
	E	STEP - BACK	BETWEEN 4TH AND 8TH STORY	NO	MODIFICATION REQUEST OF ELIMINATION WITH LOW PEDESTRIAN FOOT TRAFFIC
	F	STEP - BACK DEPTH	15'	NO	MODIFICATION REQUEST OF ELIMINATION WITH LOW PEDESTRIAN FOOT TRAFFIC
SIDEWALK & PLANTING	GREEN ZONE		4'-0"	NO	MODIFICATION REQUEST OF ELIMINATION TO ACCOMODATE OWNER PROVIDED 7TH AND FOGG CONNECTION AS A SERVICE STREET WITH LOW PEDESTRIAN FOOT TRAFFIC
	PEDESTRIAN ZONE		8'-0"	NO	MODIFICATION REQUEST OF ELIMINATION TO ACCOMODATE OWNER PROVIDED 7TH AND FOGG CONNECTION AS A SERVICE STREET WITH LOW PEDESTRIAN FOOT TRAFFIC