



1922 BROADWAY | SPECIFIC PLAN
12 JUNE 2015

2015SP-016-001



Guiding Policies

The Green Hills Midtown Community Plan was updated in 2012 to include a specific study on Midtown. 1922 Broadway is in a mixed-use, high intensity policy category.

The 1922 Broadway SP complies with the guidance of this special policy and with the guidance of T5 Center Mixed Use Neighborhood policy through the bulk standards based on MUI-A zoning and through additional design standards.

In order to contribute to the pedestrian-friendly vision for Midtown, the SP requires a build-to zone of 0'-15'. This requirement will establish a firm street wall while allowing opportunities for outdoor dining or other sidewalk activities. Similarly, active uses on the ground floor will encourage walking as the preferred means of transportation within the neighborhood. Whether the building is ultimately residential, hotel, or some combination of the two, the desired outcome is a building that contributes to the activity and vibrancy of Broadway, Midtown, and Nashville as a whole.

Organized and efficient vehicular access and flow is important to the function of the site and the function of the neighborhood. Vehicular access to the site is limited to side streets, and loading access is limited to the alley. The drop-off court is located on Lyle Avenue while all valet functions are located in the first level below grade. These two choices free the Broadway facade to be dynamic, active uses with curb-side drop-off available. Above grade parking will be screened in a manner that is architecturally compatible with the design of the building and maintains the active and attractive streetscape.

The SP allows a building height of 25 stories with architectural articulation at lower levels. This standard is in-keeping with the high-rise vision for Broadway as a prominent corridor within Midtown and the larger community, and recently approved projects on the Broadway corridor.

The building will be constructed of quality materials that enhance the emerging skyline of Midtown and contribute positively to the evolution of a growing Nashville.

By using MUI-A as the basis for the SP standards, the vision for Midtown is enhanced with additional assurances that MUI-A does not provide while allowing greater height and density on the property. The additional design standards and rendering illustrate the vision for 1922 Broadway and support the initiatives of NashvilleNext, the Community Character Manual, the Green Hills Midtown Community Plan, and The Midtown Study.

Compliance with the MCSP

In the Major and Collector Street Plan (MCSP), Broadway is designated as T5-M-AB3-UM, and T5-M-AB4-UM. This designation requires keeping the existing curb to curb dimension while increasing the sidewalk width to 14' from

the existing curb. This sidewalk dimension is intended to accommodate a 4' planting area, an 8' pedestrian travelway, and a 2' pedestrian easement. The proposed project is in-keeping with these requirements.

The MCSP designates 20th Avenue South as T4-M-CA2-UM. This designation requires keeping the curb to curb dimension while increasing the sidewalk width to 14' from the existing curb. This sidewalk dimension is intended to accommodate a 4' planting area, an 8' pedestrian travelway, and a 2' pedestrian easement. The proposed project is in-keeping with these requirements.

In locations where the sidewalk is a combination of public right-of-way and private property, a score pattern change or banding will delineate the line.

Additionally, right-of-way along the alley will be dedicated to bring the existing alley into compliance with the standards of Metro Public Works. The dedication will meet the comment from Metro Public Works requiring the full 20' of right-of-way to be dedicated.

Additional details are in the MCSP Compliance section of this document. All right-of-way dedications and improvements will be finalized in the Final SP process.

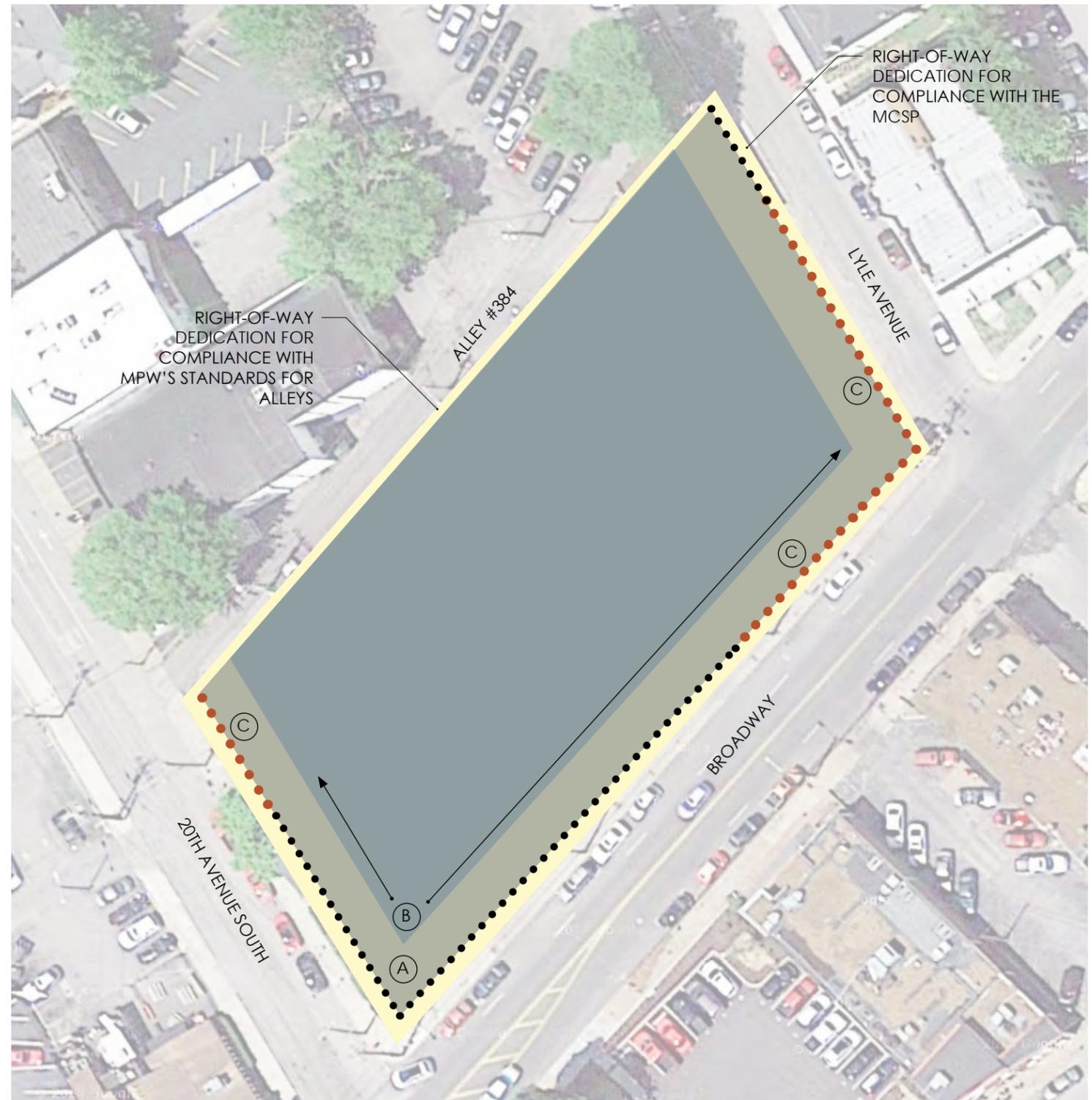
MPC Conditions of Approval

1. Uses are limited to 350 residential units and all uses permitted under MUI.
2. The maximum building height shall be limited to 25 stories. The maximum height along Broadway shall be 20 stories along no more than 25% of the frontage. The remaining 75% of the building along Broadway is limited to seven stories.
3. Billboards shall not be permitted. The existing billboard must be removed prior to the issuance of a grading permit.
4. No vehicular access shall be permitted from Broadway.
5. Pedestrian improvements shall provide the following minimum dimensions. Improvements may be located within a pedestrian easement if necessary:
 - Broadway – 4' Planting area (strip or tree wells) and 10' sidewalk;
 - 20th – 4' Planting area (strip or tree wells) and 10' sidewalk;
 - Lyle – 4' Planting area (strip or tree wells) and 8' sidewalk.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

Bulk Standards

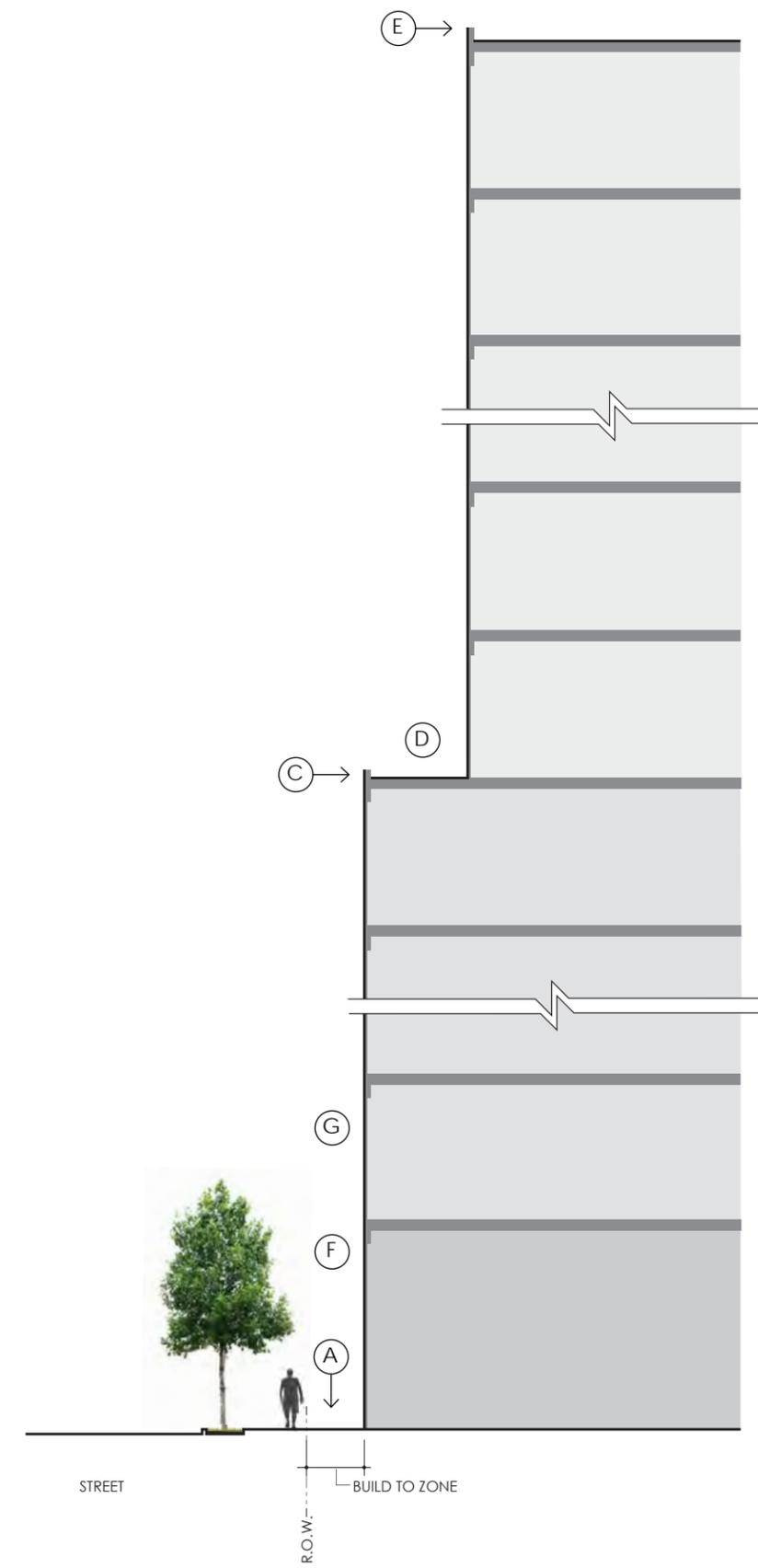
The property is currently zoned MUI-A and the requested Specific Plan is based on MUI-A zoning. In keeping with the guidance of the Green Hills Midtown Community Plan, the site will be developed as a high-density mixed-use building.

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|---|---|
| Base Zoning | The standards of this SP shall follow MUI-A zoning district in the UZO except where standards in this document are more specific or change the standards of MUI-A. |
| FAR | 12.0 |
| Maximum dwelling units | 350 |
| Maximum hotel keys | 150 |
| ISR | 1.0 |
| Minimum Rear Setback | None required. |
| Minimum Side Setback | None required. |
| Dwelling Units | Development intensity is determined by FAR only. |
| (A) Build-to Zone | <p>The building facade shall be within 0'-15' from the standard right-of-way line.</p> <p>A portion of the MCSP-compliant sidewalk may be within the Build-to Zone rather than in the right-of-way.</p> <p>On Lyle Avenue, an auto court is allowed behind the building facade. Every effort will be made to maintain the street edge and minimize vehicular/pedestrian conflict.</p> |
| (B) Active Use | On the ground floor, active uses will extend along Broadway and 20th. The width of active use on Broadway will be the entire street frontage. The width of active use on 20th Avenue shall extend from the corner for a minimum of 70 feet. |
| (C) Maximum Height at the street | <p>7 stories, with the following exceptions:</p> <p>Additionally, the facade of a tower may rise shear from the ground for a percentage of the lower level facade.</p> <p>The maximum percentage of the tower element for the total length of the facade shall be:</p> <ul style="list-style-type: none"> • 20th Avenue: 55% • Broadway: 25% • Lyle: 70% |
| (D) Stepback | A minimum of 5' from the facade of lower stories on all street facades, with the exceptions mentioned above. |
| (E) Maximum Overall Height | 20 stories for the portion of the tower on Broadway; 25 stories for the remainder of the site. |
| Use Restrictions | According to MUI-A. |

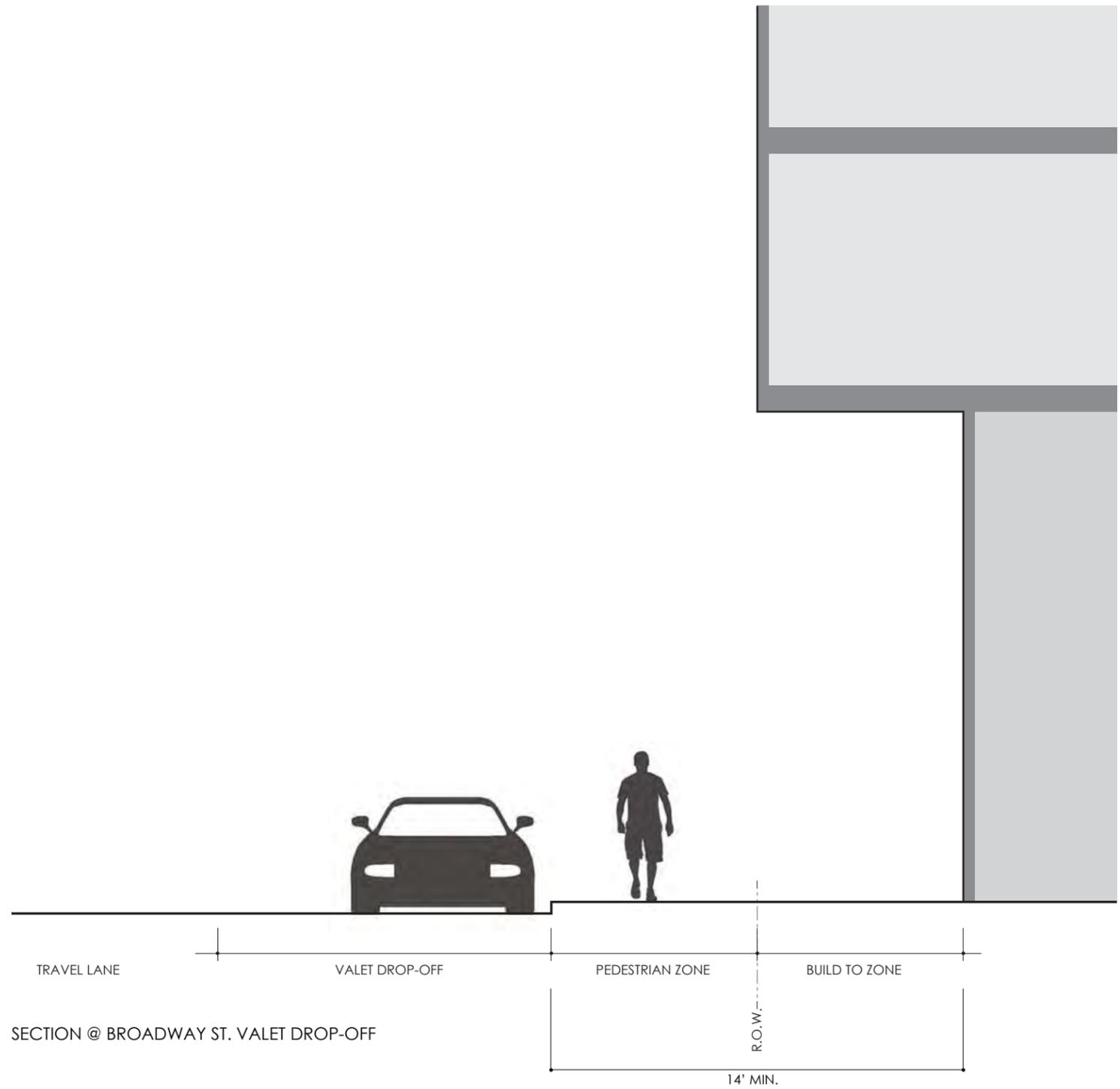


PLAN

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| Parking Requirements | According to MUI-A and the UZO allowances, with the following exceptions: Hotel: 0.8 spaces per hotel key and 25 spaces for employee parking. |
| Parking Location | Ground floor: Given the limited footprint of the building, parking will likely not be on the ground floor. Access to parking and vehicular circulation are indicated on the site plan. Upper floors: No restrictions on location. See additional details in the Upper Level Glazing/Screening section. Below grade floors: No restrictions on location. |
| Signage | According to MUI-A, with the following exceptions: There is currently a legally non-compliant ("grandfathered") billboard on the site. In order to allow redevelopment of the site and accommodate a long-term lease with the billboard company, an alternative solution is proposed in this document. See the billboard exhibit for further details. |
| Ground Floor Uses | Ground floor uses will be high-volume, active uses that contribute to the street life of the neighborhood. Appropriate uses include retail, restaurant, commercial uses, and lobby. |
| Upper Floor Uses | Upper floor uses will likely be hotel, residential, or a combination of the two. All uses permitted in MUI-A, however, are permitted. |
| (F) Ground Floor Height | Minimum 14' |
| Ground Floor Glazing | 40% minimum, as measured from grade to 14' above grade. |
| (G) Upper Floor Glazing/Screening | 30% minimum, for habitable uses, as measured from floor to floor. Upper level parking will be screened in a manner consistent with the architecture of the building and in a manner that screens cars from view from the street. The screening method may include glass, louvered panels, perforated panels, solid panels, slatted screens, or other similar materials. |
| Vehicular Access | 20th Avenue South: One curb cut is allowed. This curb cut will accommodate at least one entrance lane and one exit lane. Lyle Avenue: Two curb cuts are allowed. One will accommodate one entrance lane and one exit lane. The second curb cut will be the exit-only lane from the drop-off zone. |
| Loading | Loading shall be from the alley or internal to the site. |
| Additional Notes | All exemptions and allowances afforded to MUI-A zoning in the zoning code are maintained by this SP, specifically, the standards of: <ul style="list-style-type: none"> • Table 17.12.020D, Notes 1-4. Note 4.f shall be changed to the following: "If a driveway is needed for service or access to parking, an opening of up to 30 feet wide shall be permitted." • 17.12.070 • 17.16.030.E |



SECTION







BOWERY CONDOS - OTTAWA, ONTARIO

Articulation of vertical elements, balconies, and materiality. Stepped massing to accommodate amenity spaces.



GATEWAY HOTEL - BALTIMORE, MARYLAND

Base activation and approach experience. Tower materiality and expression of inset balconies.



OPPENHEIM CONDOS - MIAMI, FLORIDA

Base activation and streetscape. Tower-to-base relationship and materiality.



MANDARIN ORIENTAL - ATLANTA, GEORGIA

Tower materiality and composition of vertical elements. Highlighted amenity space within overall tower composition.



ST. REGIS HOTEL & RESIDENCES - JAKARTA, INDONESIA

Tower materiality and stepped massing to accommodate amenity spaces. Tower-to-base relationship.



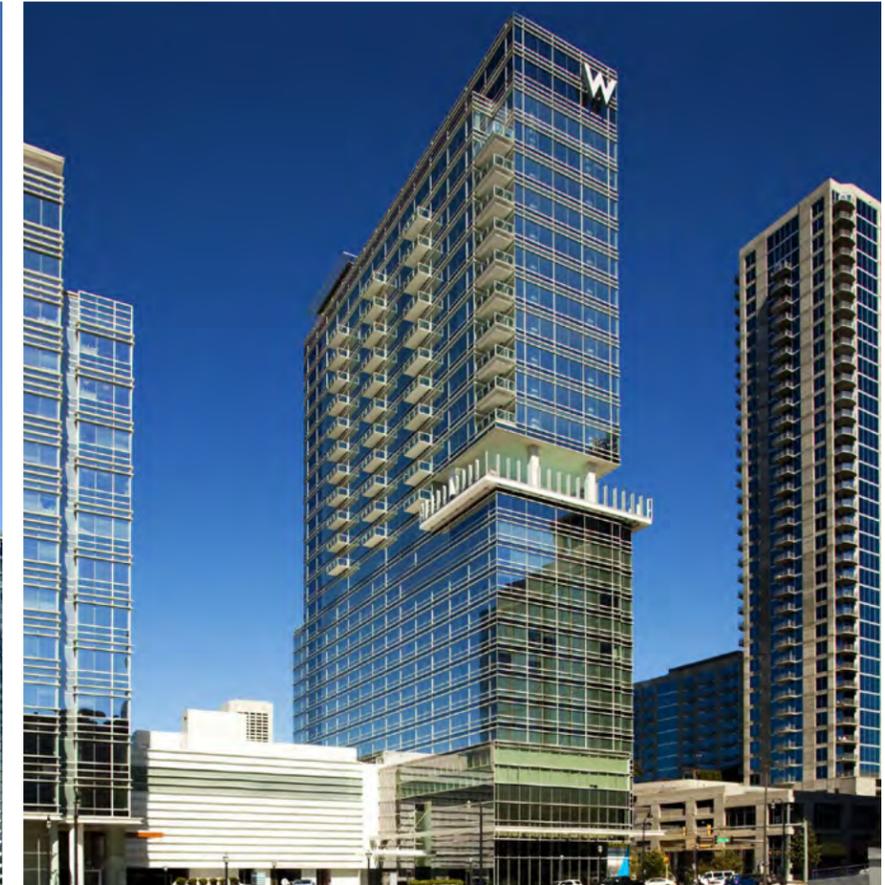
FOUR SEASONS HOTEL & RESIDENCES - SHENZHOU, CHINA

Articulation of vertical elements, materiality, and "L" shaped massing. Amenity space size and relationship to tower.



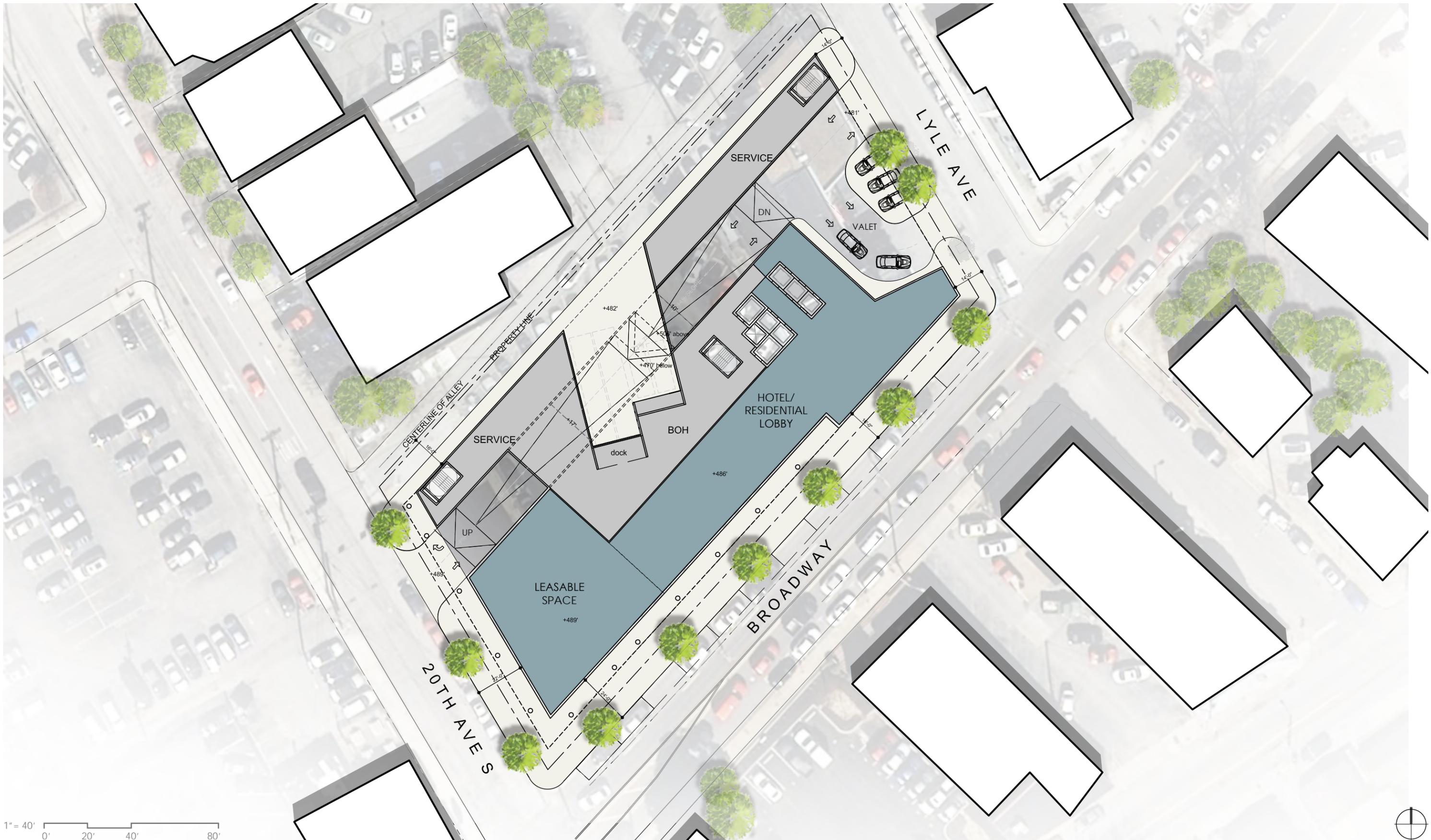
FOUR SEASONS HOTEL & RESIDENCES - TORONTO, ONTARIO

Tower materiality and expression of corner balconies.



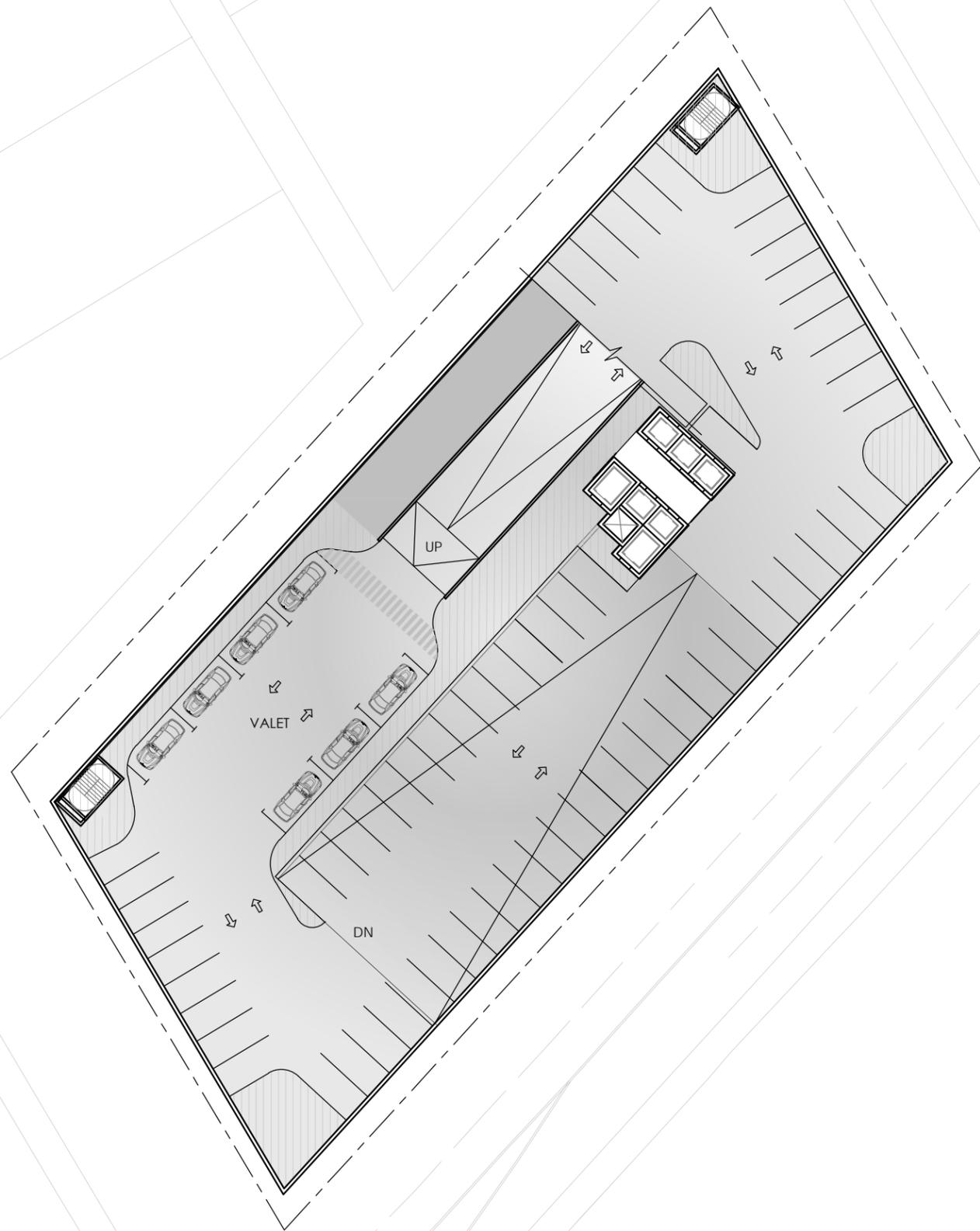
W HOTEL & RESIDENCES - ATLANTA, GEORGIA

Tower materiality, scale, and expression of various uses. Highlighted amenity space within overall tower composition.

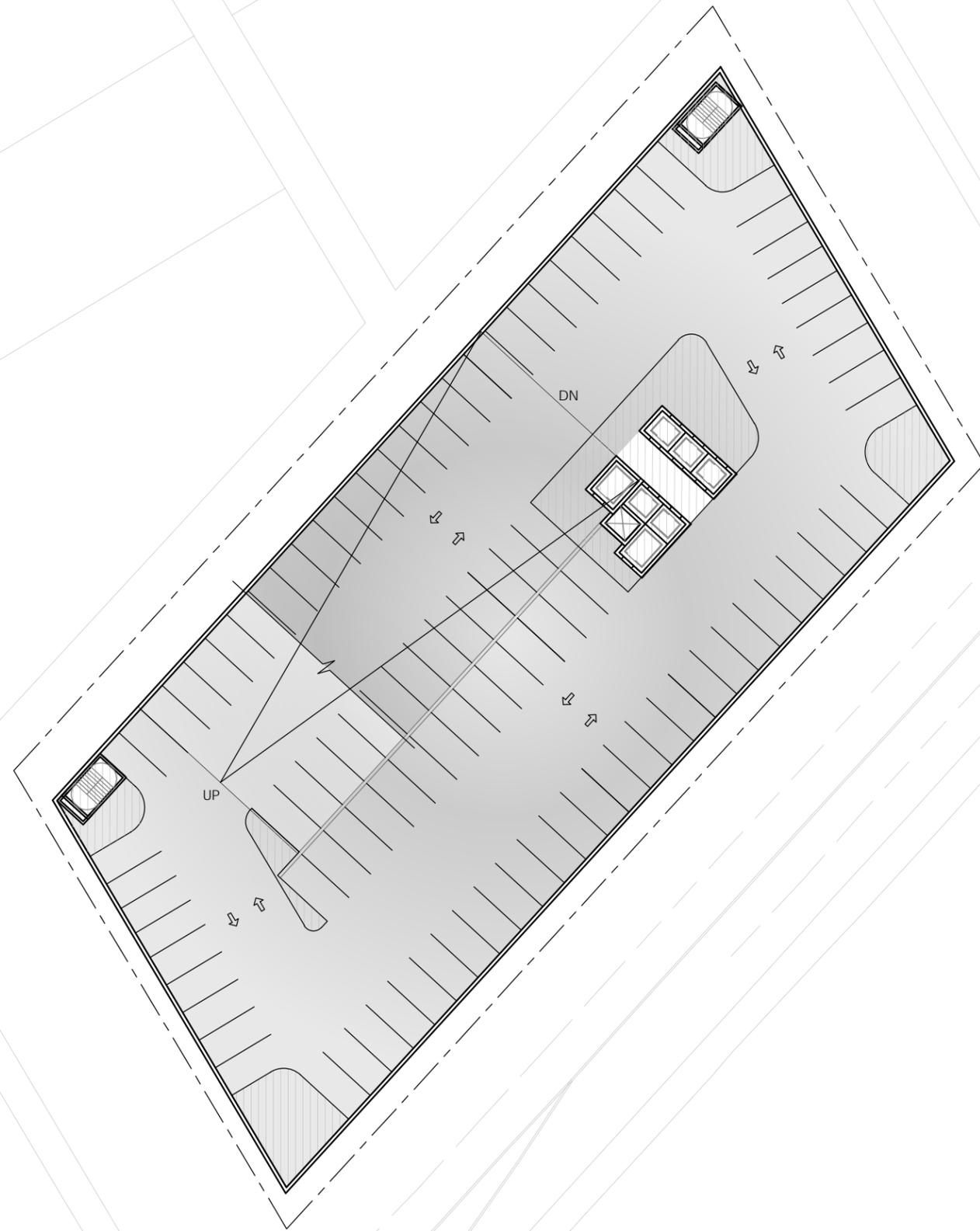


1" = 40'
 0' 20' 40' 80'





LOWER LEVEL ONE GARAGE



TYPICAL GARAGE PLAN





HOTEL AMENITY LEVEL

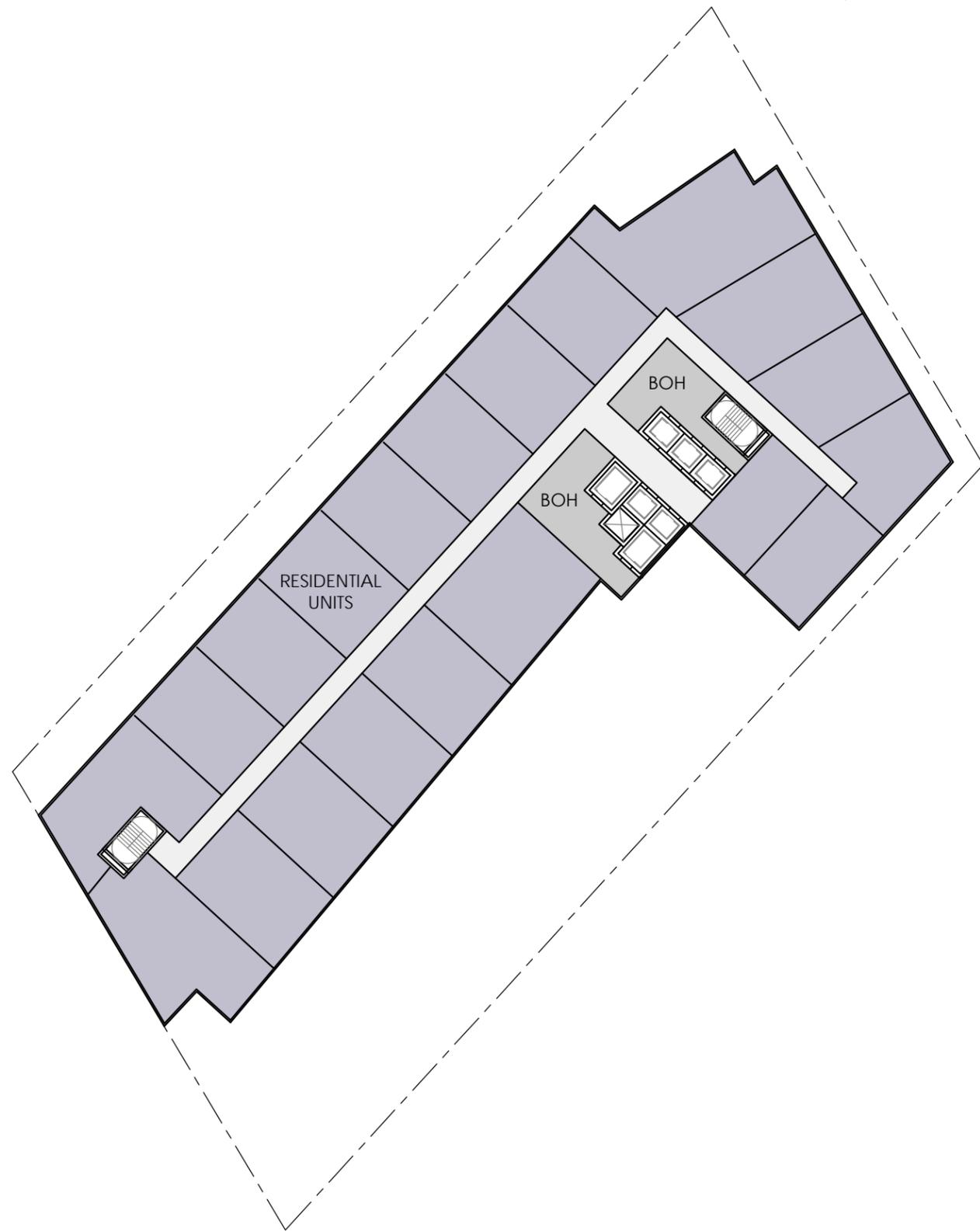


TYPICAL HOTEL GUESTROOM LEVEL



- RESIDENTIAL AMENITY
- RESIDENTIAL
- OUTDOOR AMENITY
- HOTEL GUESTROOMS
- HOTEL / AMENITY
- CIRCULATION
- BOH
- MECH / ELEC
- BOH / GARAGE





TYPICAL RESIDENTIAL LEVEL



RESIDENTIAL AMENITY LEVEL



- RESIDENTIAL AMENITY
- RESIDENTIAL
- OUTDOOR AMENITY
- HOTEL GUESTROOMS
- HOTEL / AMENITY
- CIRCULATION
- BOH
- MECH / ELEC
- BOH / GARAGE





 **HASTINGS**
ARCHITECTURE ASSOCIATES, LLC