



30TH & VANDERBILT PLACE | PRELIMINARY SP APPLICATION
28 AUGUST 2015
CASE NO. 2015SP-085-001



Purpose Note

The purpose of this SP is to allow a 12-story office building on the northwest corner of 30th Avenue South and Vanderbilt Place.

Guiding Policies

The Green Hills Midtown Community Plan was updated in 2012 to include a specific study on Midtown. The property at 30th and Vanderbilt is in the office/residential policy category.

The 30th and Vanderbilt SP complies with all of the detailed guidance of the special policy except height. An associated plan amendment has been filed to reconcile the issue of height. The SP also complies with the guidance of T5 Center Mixed Use Neighborhood policy through the bulk standards based on ORI-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. These active uses on the ground floor of an office building will contribute to the activity and vibrancy of West End, 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 and loading are provided on new and existing alleys. Parking is provided in a structured garage that is above and below grade. 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 12 stories with architectural articulation at lower levels. This height is compatible with the high rise intensity allowed and envisioned on West End, and the institutional uses on Vanderbilt's properties.

The building will be constructed of quality materials that will contribute positively to the evolution of a growing Nashville.

The property also has significant designation in the Growth and Preservation Concept Map of NashvilleNext. The property is within a Tier One Center, and is a half block away from two high capacity transit corridors - West End, designated as an immediate need, and 31st/Blakemore, designated as a long-term need.

NashvilleNext states, "The centers included on the Concept Map build on existing commercial center areas, encouraging them to evolve into active, mixed-use places serving as a neighborhood or community gathering place. Centers are anticipated to become pedestrian-friendly areas with frequent transit service that contain a dense mix of homes, shops, jobs and parks, as well as services, schools and cultural amenities." Further, Tier One Centers "are the focus of coordinated investments to shape growth and support transit service in the next ten years." The 30th and Vanderbilt SP fulfills the intent to coordinate new construction, added jobs, and walkable density on in-fill sites where alternative modes of transportation can be used.

By using ORI-A as the basis for the SP standards, the vision for Midtown is enhanced with additional assurances that ORI-A does not provide while allowing greater height and density on the property. The additional design standards and rendering illustrate the vision for 30th and Vanderbilt and support the initiatives of NashvilleNext, the Community Character Manual, the Green Hills Midtown Community Plan, and The Midtown Study.

Transportation

In the Major and Collector Street Plan (MCSP), both 30th Avenue South and Vanderbilt Place are identified as Local Streets. This designation does not specify dimensions. The SP commits to creating an attractive pedestrian realm with street trees, a pedestrian travelway, and a frontage zone that are sized appropriately for the activity of the building and the emerging character of the neighborhood.

The SP proposes re-routing the existing north-south alley to the east. This change will create a more functional alley system and will allow vehicular access and loading on the alleys.

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. All right-of-way dedications and improvements will be finalized in the Final SP process.

Off-site improvements will be made according to the Traffic Impact Study recommendations.

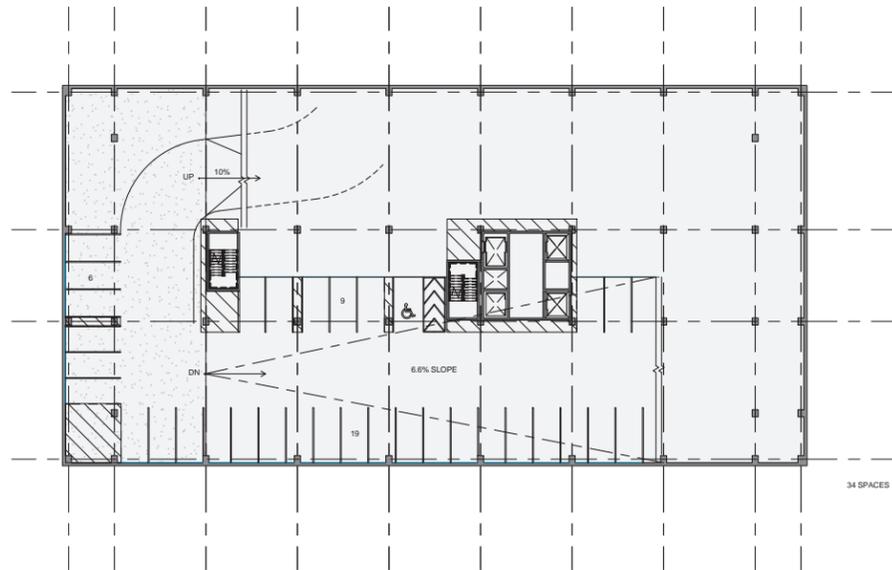


Development Standards

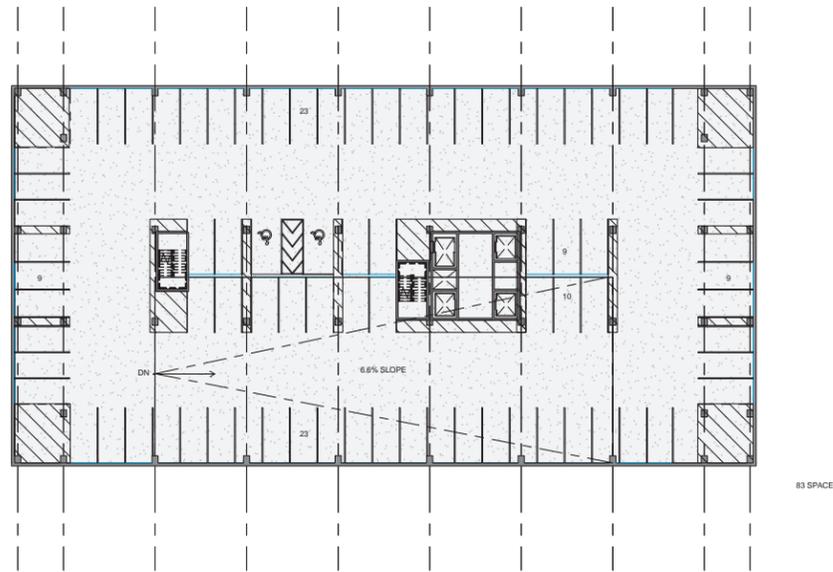
The property is currently zoned ORI-A and the requested Specific Plan is based on ORI-A zoning. In keeping with the guidance of the Green Hills Midtown Community Plan and The Midtown Study, the site will be developed as a high-density office.

Base Zoning	The standards of this SP shall follow ORI-A zoning district in the UZO except where standards in this document are more specific or change the standards of ORI-A.
FAR	6.0
ISR	1.0
Minimum Rear Setback	None required.
Minimum Side Setback	None required.
Build-to Zone	The building facade shall be within 0'-25' from the right-of-way line. A portion of the sidewalk may be within the Build-to Zone rather than in the right-of-way. No parking is allowed in the build-to zone.
Active Use	On the ground floor, active uses will extend along Vanderbilt Place. The width of active use on Vanderbilt Place will be the entire street frontage. The width of active use on 30th Avenue shall extend from the corner for a minimum of 30 feet.
Maximum Height at the street	7 stories, and 80'.
Stepback	A minimum of 5' from the facade of lower stories on all street facades.
Maximum Overall Height	12 stories, and 180' as measured from average grade of the sidewalk along Vanderbilt Place to the top of the parapet wall. The Permitted Height Obstructions outlined in 17.12.060.D of the zoning code shall apply.
Use Restrictions	According to nonresidential uses in ORI-A.
Bicycle Parking	According to 17.20.135 of the zoning code.
Auto Parking	According to ORI-A and the UZO allowances.
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. Below grade floors: No restrictions on location.
Vehicular Access	According to ORI-A.
Loading	Loading shall be from an alley or internal to the site.
Signage	According to ORI-A.
Additional Notes	All exemptions and allowances afforded to ORI-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."

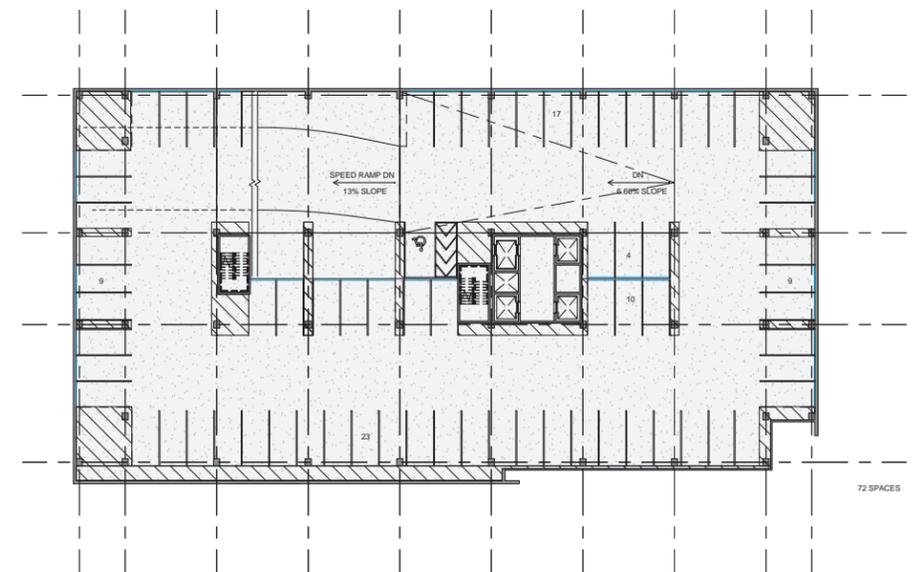




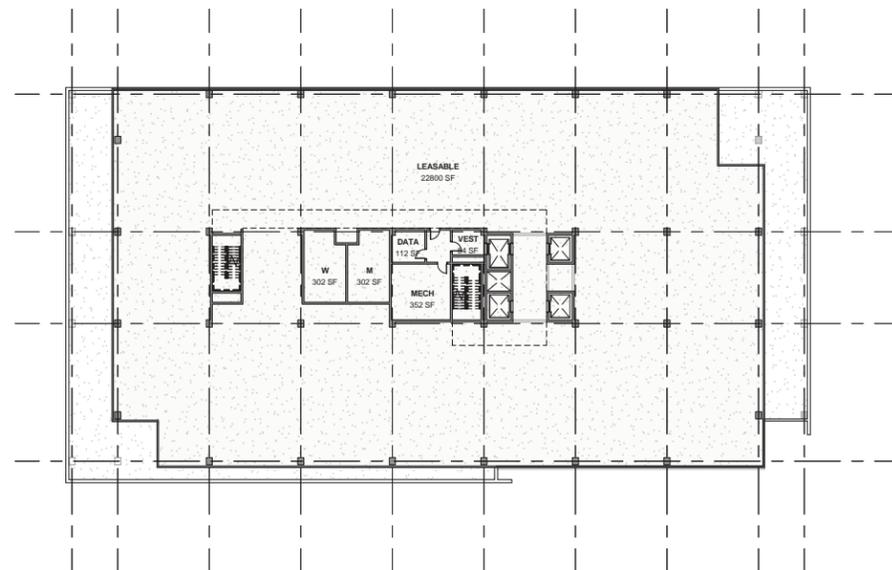
GARAGE: LOWER LEVEL 0.5
1" = 60'



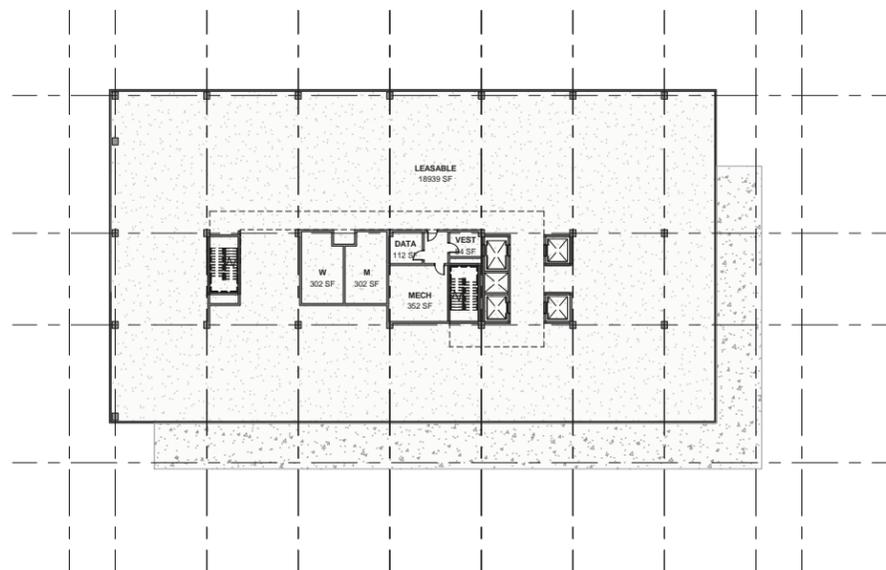
GARAGE: LOWER LEVELS
1" = 60'



GARAGE: UPPER LEVELS
1" = 60'



OFFICE: TYPICAL LEVEL
1" = 60'



OFFICE: TOP LEVEL
1" = 60'





SECTION AT VANDERBILT PLACE SIDEWALK



SECTION AT 30TH AVE SIDEWALK









