



REQUEST

Concept Plan, Major Modification and Overall Height Modification

PROJECT

1101 Grundy Street

Council District Requested by

19 – Kupin
Lee Davis, ESa, applicant; 1101 Grundy Property Owner, LLC, owner.

Staff Reviewer

Hammer

Staff Recommendation

Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan and major modifications to the Downtown Code (DTC) and recommend approval of an overall height modification for properties located at 1101 Grundy Street, zoned DTC (0.74 acres) and within the Gulch South Subdistrict, to allow a 28-story residential building where 10 stories are permitted by-right, and 16 stories are allowed with bonus height. This staff report references drawings supplied by the applicant, dated August 1, 2023, saved in Metro Planning staff files, and available to the committee members online at links supplied by Planning staff.

Project Overview

This project is located west of 11th Avenue North and between Porter Street and Grundy Street. The proposal is for a mixed-use development consisting of 72 condominium branded residence units, 272 hotel rooms, 10,000 SF of restaurant space, and 126 parking spaces across two levels of underground parking.

A similar Overall Height Modification (2018DTC-035-001) was approved in January of 2019 for a building totaling 20 stories. Elements such as the location of the porte cochere and loading have not changed, but adjacent property, including the property directly at the corner of 11th Avenue and Porter Street, was added to the project, necessitating changes in the design. Since the submittal of that application, several other large-scale projects have been approved or are under construction adjacent to this site.

Plan Details

The project site has frontage on three streets, 11th Avenue North (secondary street), Porter Street (tertiary street) and Grundy Street (tertiary street). Pedestrian entrances to the hotel and residences face Porter Street, while entrances to the main restaurant are from the corner of 11th Avenue and Grundy Street. The building's underground parking is accessed from an entrance on Grundy Street with an adjacent separate entrance into the loading dock. Frontage on Porter Street includes a porte cochere, which handles the drop-off sequence for the hotel. The project will implement the complete cross-section noted by the 11th Avenue Corridor Study.



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MODIFICATION REVIEW

1. Overall Height Modification

- Required: 1101 Grundy Street is located within the Gulch South Subdistrict of the Downtown Code, where 10 stories are permitted by-right and up to 16 stories are permitted using the Bonus Height Program.
- Request: 28 stories.

The process for an Overall Height Modification is outlined in the DTC as follows:

- 1) *The Executive Director of the Planning Department shall determine whether the development has made reasonable efforts to pursue all appropriate bonuses available in the Bonus Height Program.*
 - 2) *The applicant shall hold a community meeting providing notices to all property owners within 300 feet.*
 - 3) *The Planning Commission shall review the modification request and may grant additional height for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, contribution to the skyline, improvement of the project's relationship to surrounding properties, and improvement to the character of the neighborhood. In some instances, consideration may be given where a project results in implementation of significant community improvements (e.g. quality open space, upgrading public infrastructure, or others determined by the policies of Metro departments) and/or contributes to the implementation of community improvements determined by the policies of Metro departments.*
- Bonus Height Program: A Determination Letter, signed by the Executive Director of the Planning Department, is attached to this staff report, and states the development has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program. The LEED bonus has been earned by pursuing LEED accreditation for a silver or higher level. Additional bonuses being utilized include Underground Parking and Pervious Surfaces on multiple levels of the building.
 - Community Meeting: The applicant held a community meeting on Monday, August 30, 2023 at 6:00 P.M. and sent notices to property owners within 300 feet. No members of the public attended the event.
 - Exceptional Design Analysis: The tower of the project uses facades primarily comprised with masonry, precast concrete and glazing. While the parcel is fairly narrow, the base of the project activates 11th Avenue North with a variety of outdoor terraces and seating. The project comprises the majority of the block bounded by 11th Avenue North, Porter Street, Grundy Street, and 12th Avenue North but does not include a single parcel to the west side of the block. The proposed design responds to this challenge by designing the building with all four sides of the tower in mind, allowing the general architectural expression to be similar throughout the composition.



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The tower exhibits exceptionally strong streetscape. NDOT completed the 11th Avenue Corridor Study in 2019, which contemplated a full 3 lane cross-section for 11th Avenue through the Gulch. The project has anticipated this change and is complying with all aspects of the 11th Avenue Corridor Study.

2. Build-to Zone

- Required: 0-10' build-to require from back of sidewalk
- Request: Allow portions of Porter Street to recess 30' from sidewalk to allow porte cochere movements and allow portions of the building along 11th Avenue to set back a maximum of 58' from the sidewalk to create an outdoor seating area and terrace.
- Analysis: The project proposes a porte cochere on Porter Street to facilitate drop-offs internal to the site, consistent with the location of the drop-off from the prior Overall Height Modification and NDOT recommendations. The 30' recess from the property line is proposed to accommodate this element. The deeper build-to on 11th Avenue acknowledges the curvature of the property line, as well as reflects the robust outdoor dining and other active uses occurring between the property line and façade.

3. Step-back

- Required: 15' step-back required between the 4th and 8th story.
- Request: Floors 8-13 have 73 SF encroachment into step-back on the north frontage.
- Analysis: The intent of a step-back is to allow light and air to reach the street for the benefit of pedestrians and to define the public realm at a pedestrian-scale, while encouraging a strong street-wall. In this case, the project is proposing that a negligible portion encroach from the 8th to the 13th story. The encroachment is minor and helps the project step back to the west as a design response to the building housing 12th and Porter.

4. Furnishing Zone

- Required: 4' furnishing zone required for Porter Street frontage within MCSP.
- Request: Removal of requirement for approximately 94' of frontage on Porter Street.
- Analysis: As previously noted, the project proposes a porte cochere on Porter Street to facilitate drop-offs internal to the site. Entry and exit of the porte cochere cross the sidewalk, requiring special treatment to maintain the pedestrian path of travel. The project proposes to remove the furnishing zone between the entry and exit. While the correct right-of-way would still be dedicated, this additional 4' is needed for the dimensions of the porte-cochere to function correctly. The final configuration of the porte cochere and sidewalk corridor will require supplemental review by Planning and NDOT staff.

NDOT RECOMMENDATION

Approve with Conditions:

1. Prior to building permit submittal, the traffic impact study and recommendations shall be finalized with NDOT. Off-site improvements are anticipated.



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STAFF RECOMMENDATION

The project aligns with the goals and objectives of the Downtown Code. Staff recommends approval with the following conditions and deferral without all conditions:

1. Sidewalk condition on Porter Street between hotel entry entrance and hotel entry exit shall be designed to minimize disruption to pedestrians and physically prevent vehicles from occupying using the sidewalk corridor. Final treatments and configurations shall be reviewed by Planning and NDOT prior to final site plan approval.
2. Prior to building permit approval, all bonus height actions identified in this application must be approved, including those that require a deed or restrictive covenant.
3. The applicant shall comply with NDOT's recommendations and with any proposed traffic improvements that result from the project TIS.
4. If implementation of final TIS recommendations has a substantial effect on the building or site design, revisions to these plans shall be reviewed by the DTC DRC.
5. Any encroachments shall be reviewed and approved by the Metropolitan Council through the mandatory referral process.



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**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**
Planning Department
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

August 31, 2023

Lee Davis
ESa
1033 Demonbreun Street, Suite 800
Nashville, TN 37203

Re: Overall Height Modification Determination Letter for the Edition Hotel

Mr. Davis:

This letter serves as a determination to submit an Overall Height Modification application for the Edition Hotel located at 1100 Porter. This letter does not indicate support or guarantee project approval.

The Planning Commission previously approved an Overall Height Modification on a portion of this site on January 10, 2018. This previous approval was for a 20-story hotel building with ground floor retail space. Substantive changes have been made to the scale and design of the project, warranting a new Overall Height Modification review.

The updated proposal, which this determination letter is about, is a 28-story hotel/condo building with ground floor retail space. The project site is located within the Gulch South Subdistrict of the Downtown Code, where 10 stories are permitted by-right and up to 16 stories are permitted using the Bonus Height Program.

Exhibits submitted to Planning Staff on July 21, 2023, demonstrate the use of the following Bonus Height Program options:

- LEED Certification – Two stories of bonus height are being earned by attaining LEED Silver status.
- Underground Parking – Approximately 54,928sf of bonus height is being earned by providing two levels of underground parking
- Pervious Surfaces – Around 29,000sf of bonus height is being earned by providing 14,500sf of pervious surfaces at the ground, amenity deck, and rooftop levels.

Additionally, the project has committed to the following exceptional design elements that further support its Overall Height Modification request:

- Unique Architecture/Contribution to the Skyline – This project celebrates the natural forms of structural concrete and has been integrated into the project's base, middle and as a pedestal for the top of the tower. This has been accomplished by utilizing a consistent concrete column "flare" in strategic locations – namely the entry and at the two massing breaks within the tower that help distinguish the differing programs. Additionally, the reduced floor plate size on floors 14-28 are distinguishable in the skyline as a more slender tower from the surrounding skyline landscape. Lastly, the façade facing 12th and Porter has been graciously set back to not create unsightly fire walls facing towards Midtown.
- Exceptionally Strong Streetscape – The streetscape of this project will drastically improve Porter Street, Grundy Street, and 11th Avenue by engaging the street on each frontage. New sidewalks along Porter Street and Grundy Street will be constructed, where they are in poor condition or non-existent today.



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- Relationship to Surrounding Properties/Character of the Neighborhood – The lower portion of the building responds to the scale of the neighborhood’s historic buildings (such as the former 12th and Porter Music Hall).
- Significant Community Improvements – The developers of this project are the same developers as the adjacent residential towers at 1111 Church Street and 125 11th Avenue North. As part of the development of these three sites, the developer has buried all overhead NES lines on all frontages, relocated and enlarged the storm sewer, and relocated and enlarged the primary sewer line. The upgrades to the storm and sewer lines are a great enhancement to the neighborhood as the area has been prone to flooding in the past.

With these commitments, along with the efforts to utilize the Bonus Height Program to its fullest potential, this project may proceed with the next step in the Overall Height Modification process – submitting a formal application. The project will receive detailed review by Metro Planning and other Metro departments and agencies once a formal application has been submitted. Some specific conditions may be addressed during the overall height modification process while other more minor details may be addressed through the final site plan process.

Please note that this letter does not waive the project from the requirements of Metro Planning or other Metro departments and agencies. Reconsideration of this determination may be warranted if the applicant team is unable or unwilling to follow through with any of these requirements, or with any of the commitments described above.