
MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: SARAH COOK, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC AMENDMENT
DATE: JULY 24, 2025

PROJECT NAME	1221 GRUNDY STREET HOTEL (2024DTC-008-004)
DTC SUBDISTRICT	GULCH SOUTH
Parcel(s)	09309010600
Requested by	Lee Davis, ESa, applicant; Brian Walsdorf, Tidal Real Estate Partners, LP 520 W. 27 th Street, Suite 403, New York, NY, property owner

BACKGROUND

The Downtown Code requires Planning Commission certification of compliance with the provisions of the Bonus Height Program (when those provisions are utilized for a development), before building permits can be issued.

HISTORY

On June 12, 2025, the Planning Commission approved the bonus height certification for 1221 Grundy based on documentation provided by the applicant noting bonuses for LEED certification, below grade parking, and pervious surface. The purpose of this memo is to revise the amount of underground parking provided from 89,007 SF of below grade parking (yielding 4.62 stories) to 68,212 SF (yielding 3.5 stories) per revised documentation provided by the applicant. The adjustment to the bonus height square footage does not affect the amount of bonus height utilized by the project but lowers the remaining unused bonus height that may be transferred to another site.

Additionally, this will allow opportunity to correct a clerical error in the previously approved MPC Action Minutes which stated the address as 1121 Grundy Street, rather than the correct address, 1221 Grundy Street.

APPLICANT REQUEST

Certification of compliance with the Downtown Code (DTC) Bonus Height Program (BHP) for a 16-story hotel building located at 1221 Grundy Street and within the Gulch South Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. LEED
2. Below Grade Parking
3. Pervious Surface

The Gulch South Subdistrict permits 10 stories by-right at this location, and up to 16 stories for developments that utilize the Bonus Height Program.

ANALYSIS

The DTC Bonus Height Program allows bonus height if provisions for certain public benefits are met. The public benefits in exchange for bonus height are outlined as such:

LEED Silver

- The number of stories of bonus height awarded for LEED Silver certification is 2 additional stories within the Gulch South Subdistrict.

Underground Parking

- The number of square feet of bonus height shall be twice that of the number of square feet in upper-level garage liner or underground parking. Bonuses are specific to each Subdistrict, and the Gulch South Subdistrict allows 2 additional stories for upper-level garage liners and underground parking.

Pervious Surface

- The number of square feet of bonus height shall be twice that of the number of square feet of pervious surface. Bonuses are specific to each Subdistrict and the Gulch South Subdistrict allows 2 additional stories for pervious surfaces.

The project has demonstrated compliance with the DTC Bonus Height Program to attain 6 additional stories beyond the by-right allocation for this property:

- LEED Silver Certification yields 2 additional stories.
- 68,212 SF of below grade parking was provided. This yields 68,212 SF of bonus height for 3.5 stories. The project is using 38,802 SF of earned bonus height for 2 additional stories.
- 13,016 SF of pervious surface was provided. This yields 26,032 SF of bonus height for 2 additional stories.

Remaining unutilized bonus height earned (29,410 SF) through the Bonus Height Program may be transferred to another site within the DTC one time to one receiving site. Upon fulfilling remaining requirements prior to issuance of building permits, the proposed development project shall be allowed to build to the approved Bonus Height Maximum for the Gulch South Subdistrict of 16 Stories.

STAFF RECOMMENDATION

Approve Certification of Compliance. Staff has reviewed the project's utilization of the DTC's Bonus Height Program provisions and revisions to the Bonus Height Certification and finds the project to be compliant.

Parcel Map

