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## MEMORANDUM

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**TO:** PLANNING COMMISSIONERS  
**FROM:** SARAH COOK, METRO NASHVILLE PLANNING DEPARTMENT  
**SUBJECT:** CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC  
**DATE:** SEPTEMBER 25, 2025

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<b>PROJECT NAME</b>	<b>NASHVILLE EDITION HOTEL AND RESIDENCES</b>
<b>DTC SUBDISTRICT</b>	GULCH SOUTH
<b>Parcel(s)</b>	09309012100
<b>Requested by</b>	Lee Davis, ESa, applicant; Brian Walsdorf, 1101 Grundy Property Owner, LLC –520 West 27 <sup>th</sup> 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.**

### APPLICANT REQUEST

Certification of compliance with the Downtown Code (DTC) Bonus Height Program (BHP) for a 28-story mixed-use building located at 1100 Porter Street and within the Gulch South Subdistrict of the DTC. The applicant has utilized the following bonus height programs:

1. Upper-Level Garage Liner and Underground Parking
2. Pervious Surface
3. Leed Silver

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. On October 26th, 2023, the Planning Commission reviewed and approved a DTC Overall Height Modification (2023DTC-025-001) to allow 28 stories.

As part of the Overall Height Modification application, this project demonstrated use of the Bonus Height Program beyond the cap of 16 stories within the Downtown Code.

### 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:

#### Upper-Level Garage Liner and 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 this BHP option.

#### 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.

#### Leed Silver

- Bonuses for individual buildings are given upon precertification of LEED silver, gold, and platinum (or an equivalent, nationally recognized, third-party system overseeing green building and/or sustainable development practices). Bonuses are specific to each Subdistrict, and the Gulch South Subdistrict allows 2 additional stories for LEED or equivalent.

The project has demonstrated compliance with the DTC Bonus Height Program and an approved Overall Height Modification application to attain 28 stories beyond the by-right allocation for this property:

- 58,447 SF of Underground Parking is being provided yielding 116,895.46 SF of Bonus Height. The project utilizes 37,208 SF for an additional 2 stories.
- 11,553 SF of Pervious Surface is being provided yielding 32,106 SF of bonus. The project utilizes 22,741 SF for an additional 2-stories.
- 2-stories of bonus have been provided through the LEED Silver Certification.

As these bonus amounts match the commitments made to the Planning Commission as part of the Overall Height Modification, they are deemed to be used at this site. No bonus height is eligible for transfer to another site within the DTC.

Upon fulfilling remaining requirements prior to issuance of building permits, the proposed development project shall be allowed to build the approved Overall Height Modification request.

#### **STAFF RECOMMENDATION**

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

## Parcel Map

