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November 1, 2018

Justin Wallace  
Metropolitan Nashville/Davidson County  
Planning Department  
800 Second Avenue South  
Nashville, TN 37219-6300

RE: Proposed Gulch Hotel  
1101 Grundy Street  
Nashville, TN

Dear Justin:

I represent Flank Inc. an architecture and development firm headquartered in New York City. Flank has entered into a purchase agreement for the property located at 1101 Grundy Street (Parcel ID 09309012100) and proposes to develop a 20 story luxury hotel containing approximately 250 guest rooms on the site. The hotel development would also include approximately 5,000 square feet of meeting space, a 2,500 square foot street level restaurant, a rooftop pool and bar, approximately 625 square feet of retail space facing Grundy Street and an underground valet- access parking garage accommodating approximately 30 vehicles.

Future development in the neighborhood includes a 550,000 SF office building to the east of 11th Avenue. That project and others in the neighborhood will impact traffic patterns and right-of-way designations that are not covered in the Downtown Code or within the Nashville Next Major & Collector Street Plan. Therefore Flank is proposing a development plan that recognizes these right of way issues while contextually allowing this project to succeed in the Gulch neighborhood. However that plan requires the following modifications from the requirements of the Downtown Code.

- Eliminating the step back requirement on the 4th to 7th Floor along Grundy Street and Porter Street. In lieu of the setback requirements along Grundy and Porter, this project would propose stepping back along the East and West frontages. It is unlikely that the property at 1100 Porter Street (Parcel ID 09309032500) can be developed in compliance with Downtown Code so this project may is likely to become the face of 11th Avenue North in spite of the parcel not being adjacent to that particular street.
- Permitting on the Porter Street frontage a setback of approximately 15 feet for the first two stories with 100% storefront frontage to allow for vehicular circulation and pedestrian safety and a varying setback along the Grundy Street frontage that exceeds 10 feet to allow for expansion of the right of way of Grundy Street if Metro

should require that expansion in connection with other developments in the neighborhood.

- Approving a modification in the heights standards to permit the 20 story building. The height limitation for this site is 10 stories, with an additional 6 stories permitted under the Bonus Height Program. The Downtown Code permits the Planning Commission to approve additional height if the applicant has made all reasonable efforts to use the Bonus Height Program, the applicant conducts a community meeting and the Planning Commission determines the project provides exceptional design, such as unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to surrounding properties. As discussed below, this project would be entitled to 5 additional stories under the Bonus Height Program, and no additional stories under the Bonus Height Program are available due to the constraints on this site. This project provides an exceptional design, which includes unique architecture, exceptionally strong streetscape, and a superior relationship to surrounding properties.

Under the Bonus Height Program, 2 additional floors are permitted for LEED certification. Flank will seek LEED Gold certification for the project without utilization of the green roof.

The Bonus Height Program also provides that up to, 2 additional floors may be added if pervious surfaces are provided. A sizeable portion of the roof surfaces are designed to be green roofs and floor edges and balcony railings are meant to incorporate additional planters. The roof surfaces in combination with the added planters should permit the project to meet the pervious surface requirement for the 2 additional floors.

The Bonus Height Program also encourages underground parking. Due to the dimensions and topography of the site, only one floor of underground parking can be practically developed. That 8,000 square feet of parking would permit the project to have one additional floor.

No additional Bonus Height Program options are reasonably available due to the constraints of this site and the building program. There are no historic building elements and the programmatic offerings such as Inclusionary Housing, Civil Support Space, and Public Parking are not practical based on the constraints of this site and the building program.

The modification for additional 5 stories is justified due to the projects exceptional design, as discussed in detail below:

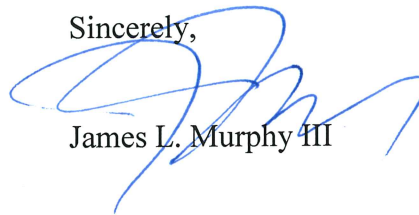
**Unique architecture-**The green façade of this building is the only one in Nashville. The building also utilizes a rich palate of materials with windrows at varying depth to create shadow lines. The building provides 4 designed sides which is also unusual in Nashville. Also the aggressive cantilever provides more open space along the Porter frontage.

**Exceptionally strong streetscape**-The project is designed to activate streetscapes on 11<sup>th</sup> Avenue North, Porter and Grundy. Despite the fact that the property does not front on 11<sup>th</sup> Avenue North, the project is designed as if it has frontage on 11<sup>th</sup> Avenue North. Retail and restaurant uses and open spaces are provided along 11<sup>th</sup> Avenue North, Porter and Grundy.

**Relationship to surrounding properties**-As discussed above, the building provides 4 designed sides to eliminate any blank walls. Due to the size of the site and its lower elevation when compared to Broadway and Church, the proposed 20 story building has a more limited impact on the view shed of surrounding properties. Since the floor heights of the hotel are less than the typical height of the floors of an office, the 20 story hotel would have a lesser height than a 16 foot office.

This letter is being submitted with supporting drawings and materials prepared by ESa. If you have any questions feel free to contact me at (615) 252-23-3 or Lee Davis at ESa at (615) 760-6720.

Sincerely,



James L. Murphy III

JLM/jlm