

NASHVILLE
PLANNING

PROPOSED DTC TEXT
AMENDMENTS, SURVEYS,
AND OTHER MATERIALS:



2024 Downtown Code Amendment

Bonus Height Program

Agenda

1. Downtown Code background
2. Recap of 2024 work
3. Looking forward
4. Proposed updates to the BHP
 - Are these updates reasonable?
 - Are these updates financially feasible?

NASHVILLE DOWNTOWN CODE

Chapter 17.37 of the Metropolitan Nashville and Davidson County Zoning Code

Attachment to Ordinance No. BL2009-586 as adopted on February 02, 2010

Amended by Ordinance No. BL2011-896 as adopted on May 17, 2011

Amended by Ordinance No. BL2012-142 as adopted on May 15, 2012

Amended by Ordinance No. BL2013-376 as adopted on March 19, 2013

Amended by Ordinance No. BL2015-1048 as adopted on April 21, 2015

Amended by Ordinance No. BL2015-1053 as adopted on August 04, 2015

Amended by Ordinance No. BL2015-1253 as adopted on August 18, 2015

Amended by Ordinance No. BL2016-133 as adopted on September 06, 2016

Amended by Ordinance No. BL2017-827 as adopted on August 15, 2017

Amended by Ordinance No. BL2020-334 as adopted on August 21, 2020

Amended by Ordinance No. BL2021-868 as adopted on October 19, 2021

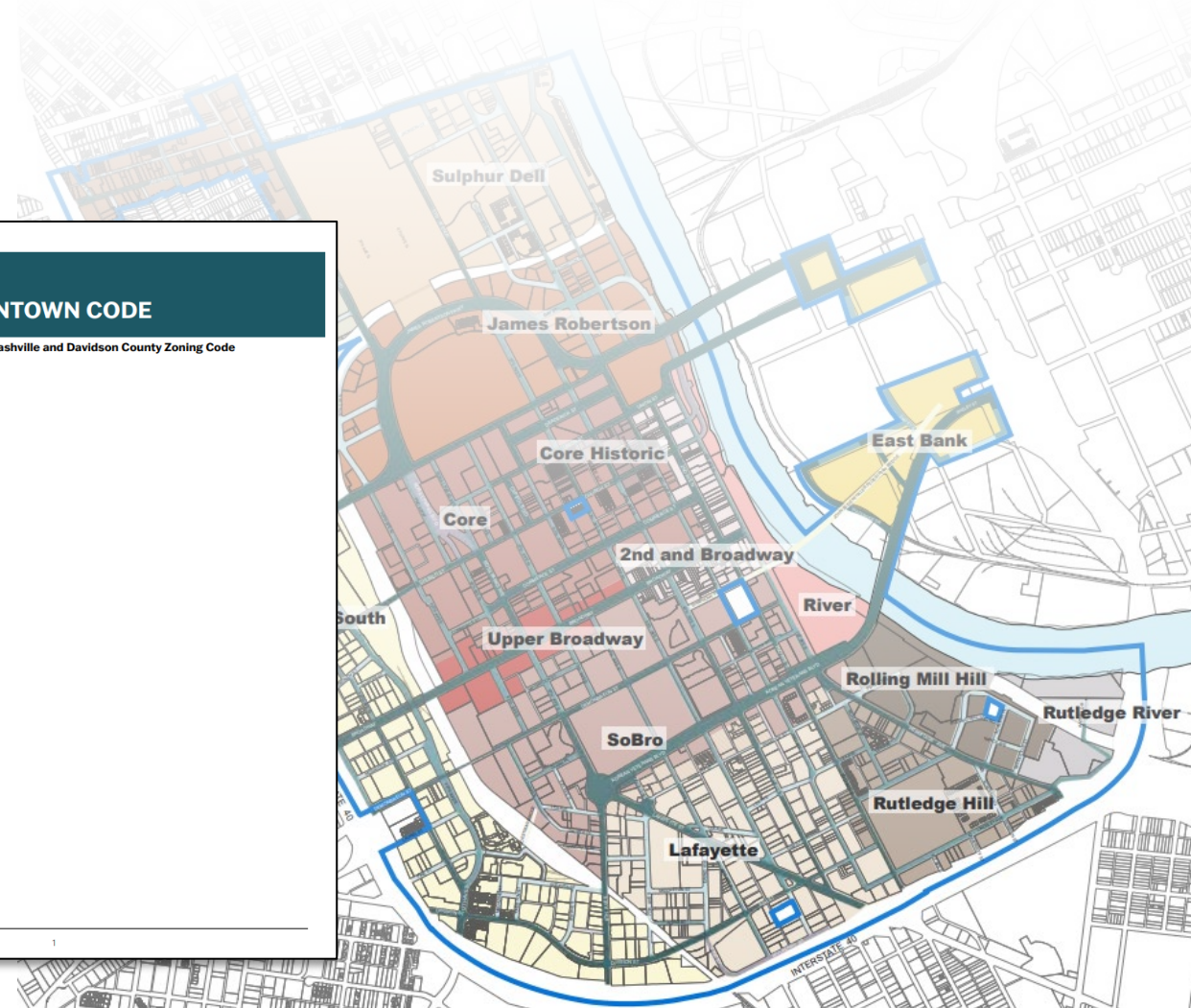
Amended by Ordinance No. BL2021-869 as adopted on October 19, 2021

Amended by Ordinance No. BL2021-923 as adopted on November 16, 2021

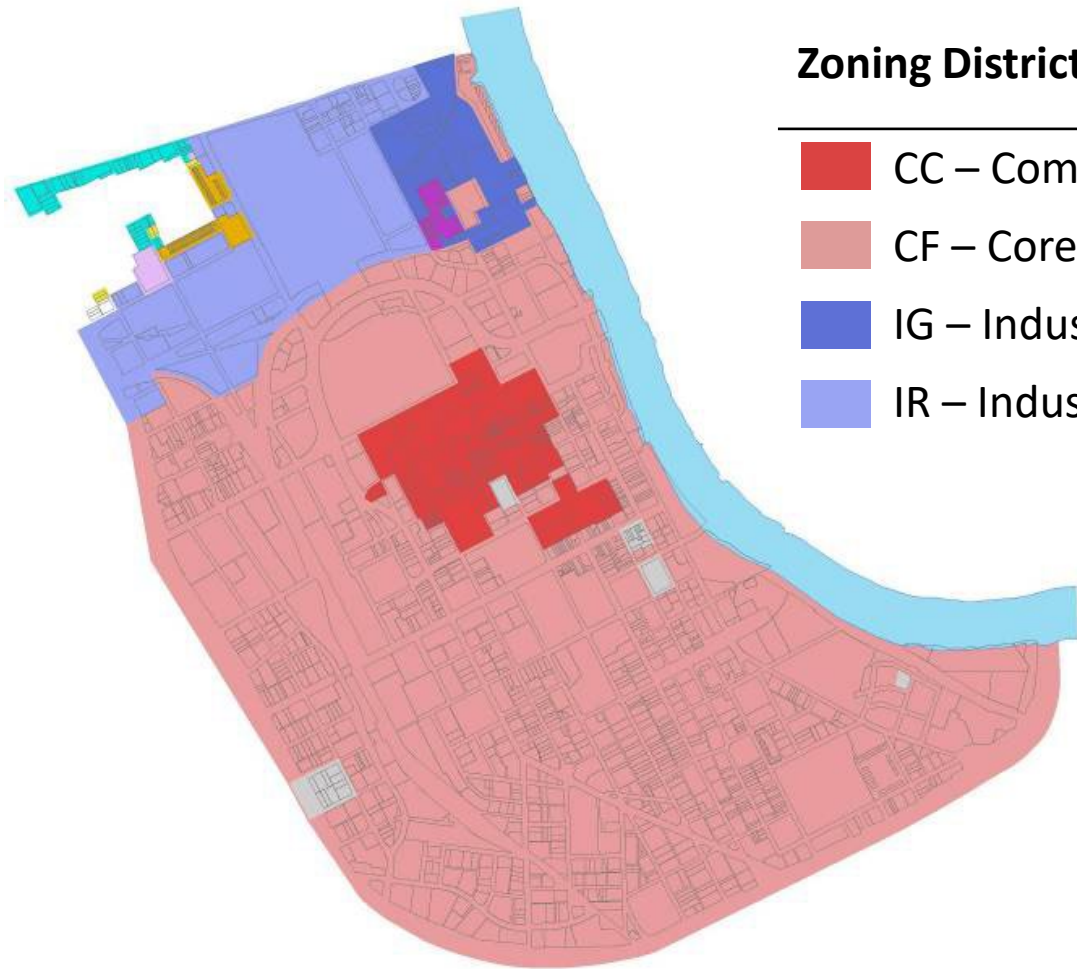
Amended by Ordinance No. BL2022-1412 as adopted on November 15, 2022

Amended by Ordinance No. BL2022-1472 as adopted on November 15, 2022

17.37 Downtown Code



Downtown Zoning prior to the DTC



Zoning District

- CC – Commercial Core
- CF – Core Frame
- IG – Industrial General
- IR – Industrial Restrictive

Floor Area Ratio (FAR)

15.0
5.0
0.6
0.6

Maximum Height at Street

-
65'
60'
45'

Sky Exposure Plane (SEP)

-
1.5 to 1
1.5 to 1
1.5 to 1

The majority of new Downtown construction (*prior to the DTC*) had rezoned or gone to the BZA for variances or special exceptions.

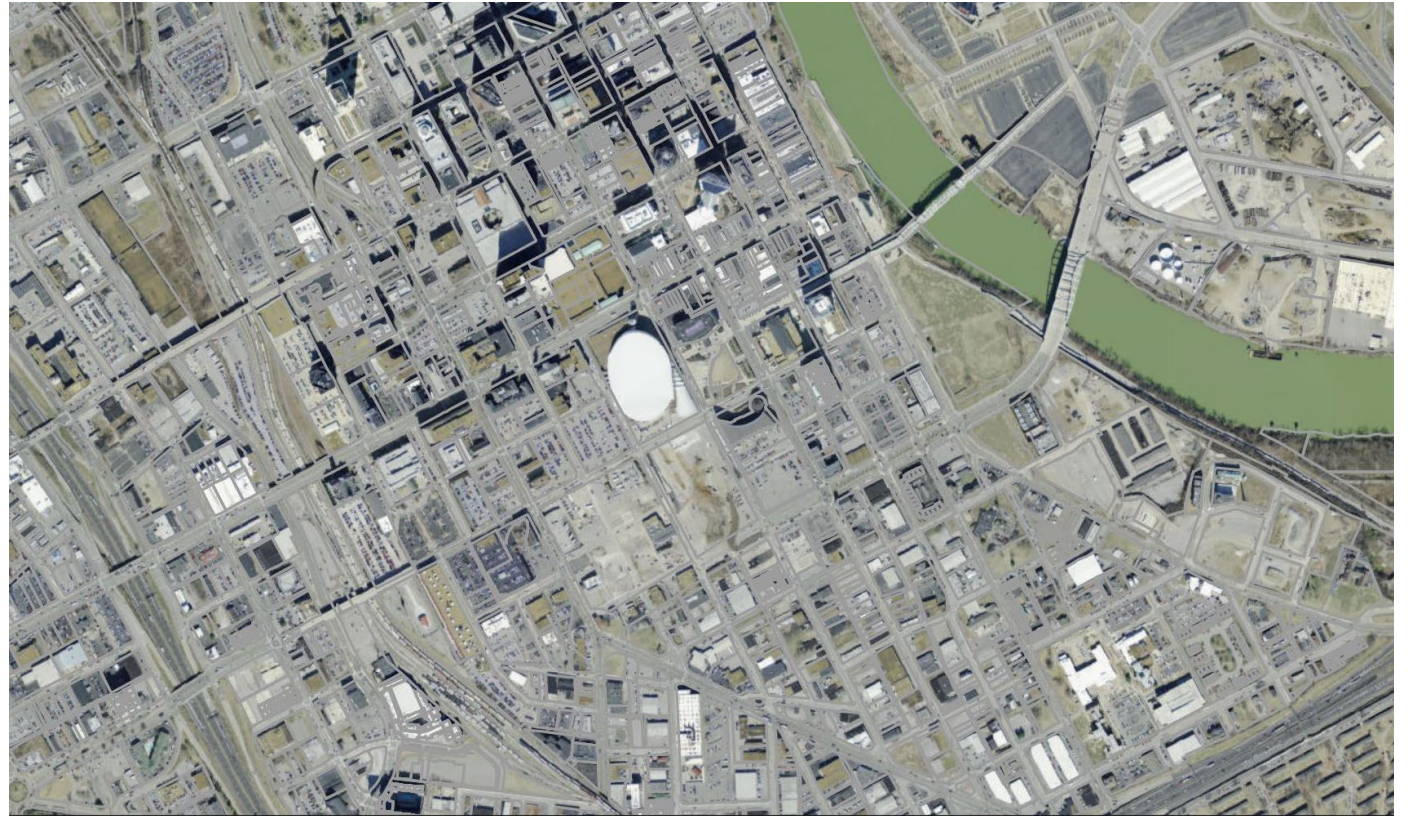
Downtown Zoning prior to the DTC

Why change the zoning?

A tool to facilitate building and investing

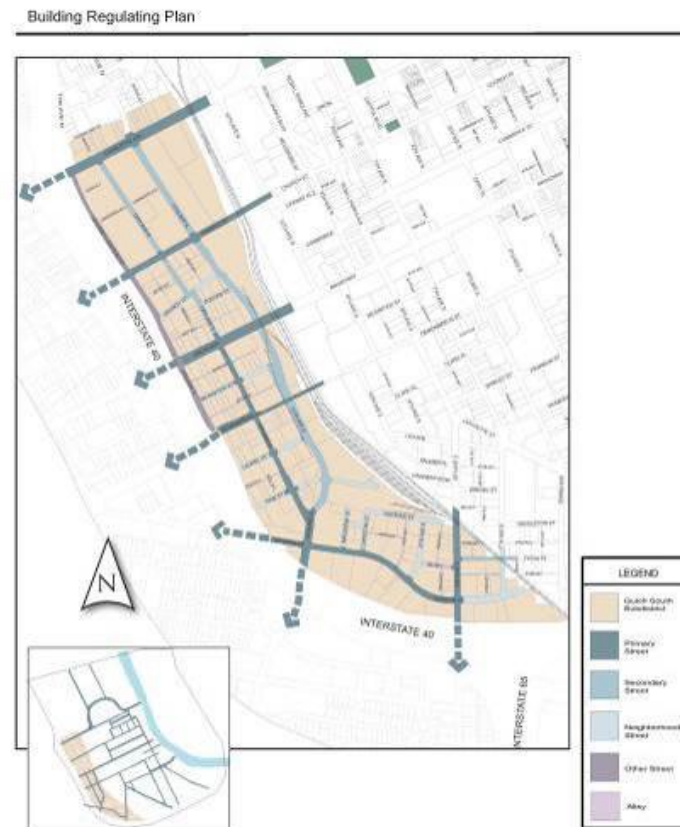
About 60% of Downtown was surface area parking lots and single-story buildings

5,000 residents
living Downtown



DTC Zoning

- Form-based zoning code organized into 14 subdistricts (since expanded to 16), adopted in 2010
- Measured entitlements in number of stories rather than FAR and sky exposure plane
- Allowed for more intense and mixed-use development *by-right* outside of Downtown's central business district (former CC zoning)
- Aligned downtown zoning with the 2007 Downtown Community Plan



Building Regulations

A Build-to-Zone			
Primary street			
• Storefront	James Robertson Boulevard	20'-40'	
	west of 3rd Ave	0'-10'	
	east of 3rd Ave		0'-10'
	Charlotte Avenue		
• Stoop	James Robertson Boulevard	20'-40'	
	west of 3rd Ave	5'-10'	
	east of 3rd Ave		5'-10'
	Charlotte Avenue		
• Porch			Not permitted
Secondary street			
• Storefront		0'-10'	
• Stoop		5'-10'	
• Porch			Not permitted
Neighborhood street			
• Storefront		0'-10'	
• Stoop		5'-10'	
• Porch			Not permitted

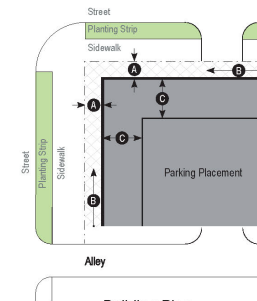
** Civic Frontages are appropriate. See General Standards for information.

B Facade width	
• Primary street	- 80% of lot frontage minimum
• Secondary street	- 80% of lot frontage minimum
• Neighborhood street	- 60% of lot frontage minimum
• Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.	

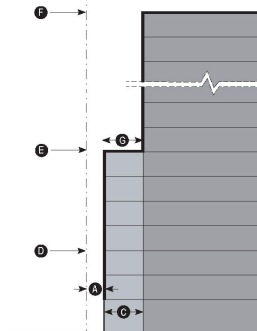
C Minimum building depth	
• 20' depth from building facade.	
• A building liner is required surrounding parking structures on the all floors facing James Robertson Blvd and Open Space (excluding alleys).	

Height

D Minimum height	3 stories
E Maximum height	elevation of 560'
Step-back for all buildings fronting public streets (excluding alleys)	
F Step-back after	7 stories
G Minimum step-back depth	20'



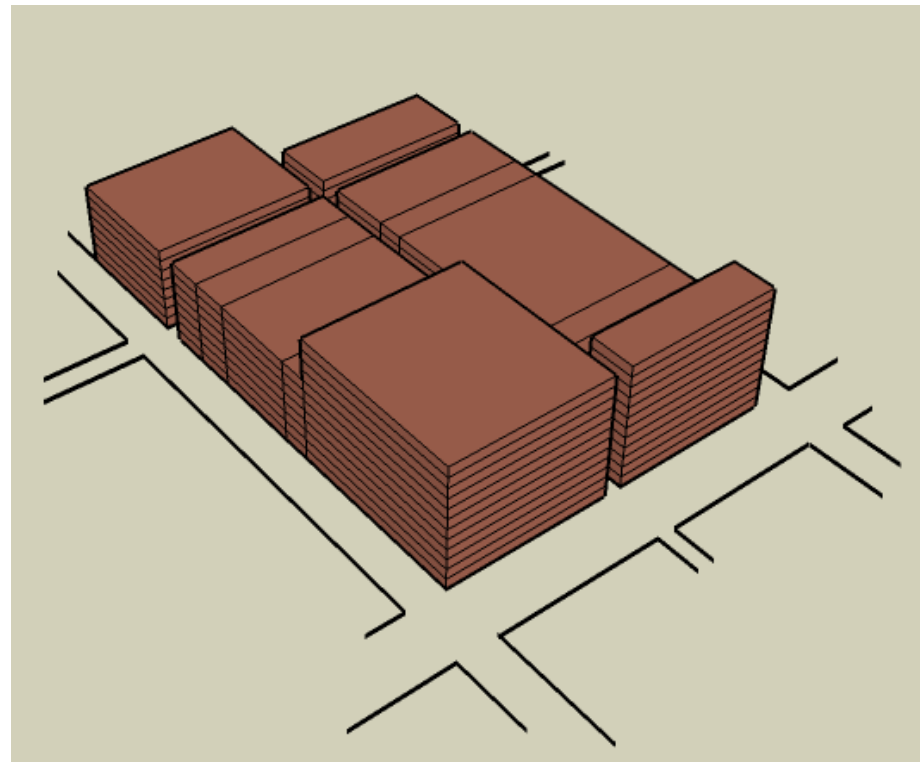
Building Plan



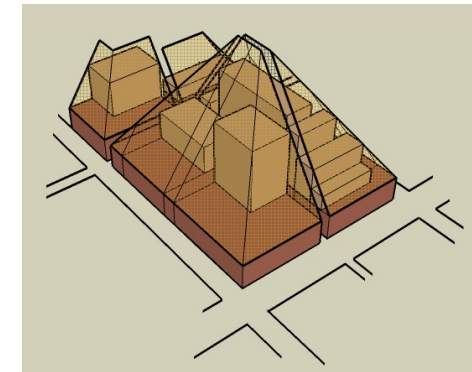
Building Section

DTC Zoning

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By-right massing with DTC

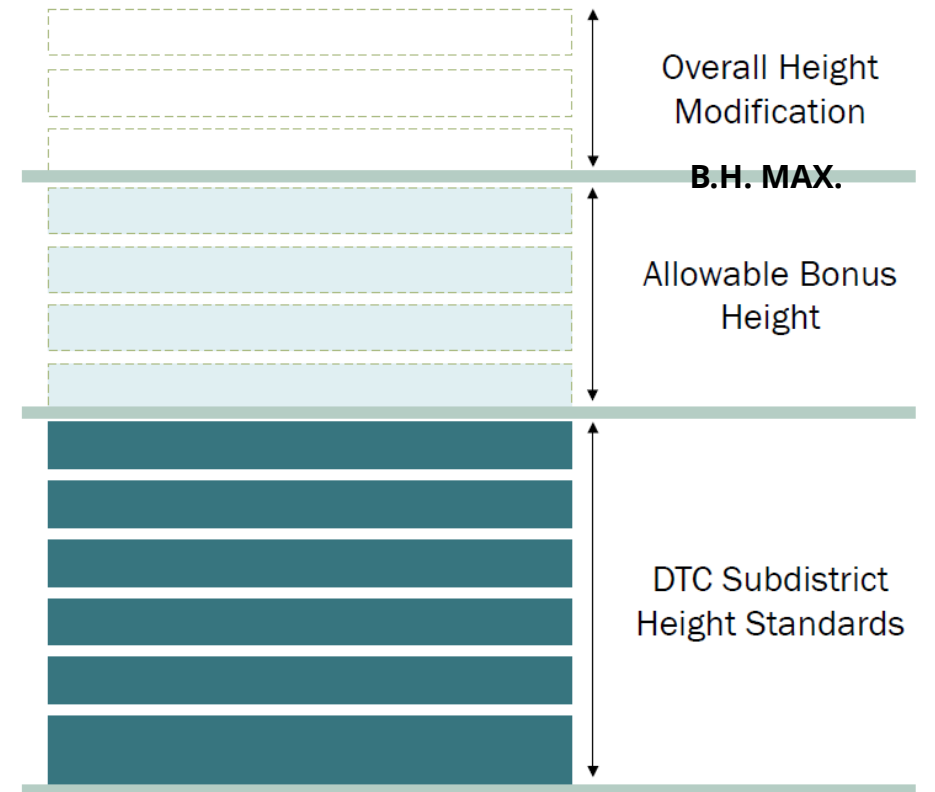


Former zoning parameters

DTC Zoning

2010 BHP Menu:

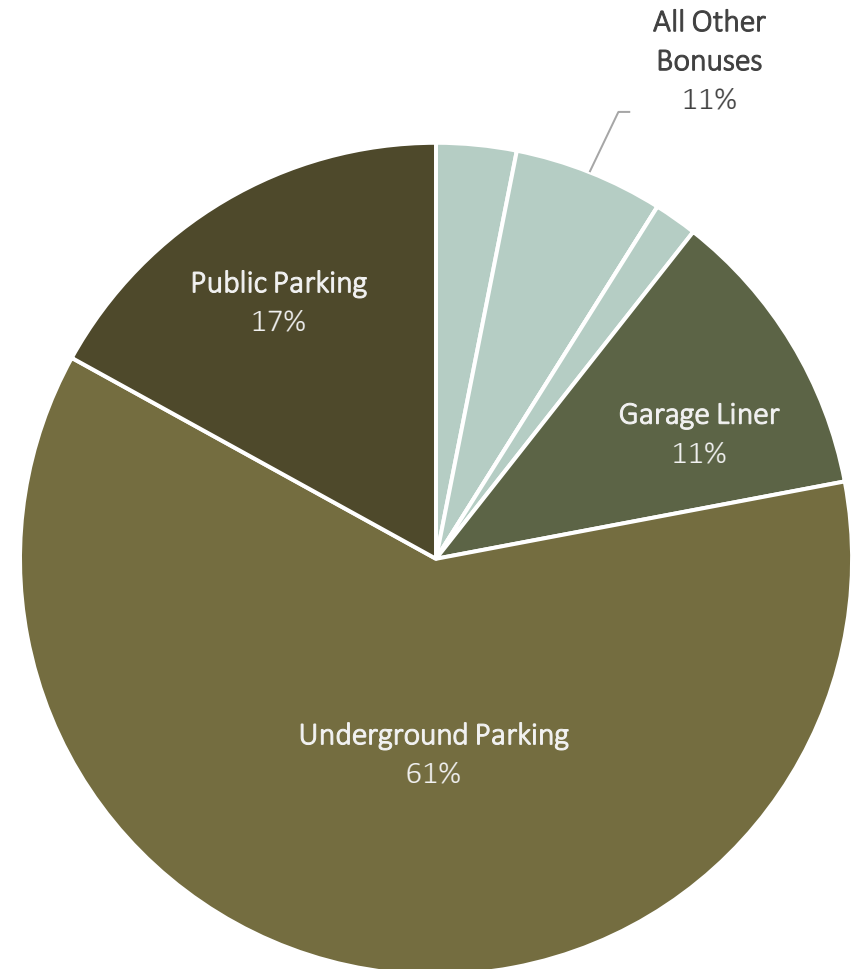
LEED (or equivalent)	LEED ND	pervious surface
historic building preservation	open space	civil support space
upper-level garage liner	underground parking	public parking



DTC Zoning

2010 BHP Menu:

LEED (or equivalent)	LEED ND	pervious surface
historic building preservation	open space	civil support space
upper-level garage liner	underground parking	public parking



14 Years of the Downtown Code

Where we were in 2010:

A tool to facilitate building and investing

About 60% of Downtown was surface area parking lots and single-story buildings

5,000 residents living Downtown



Where we are in 2024:



Nashville is ULI's top market to watch for 3rd year running



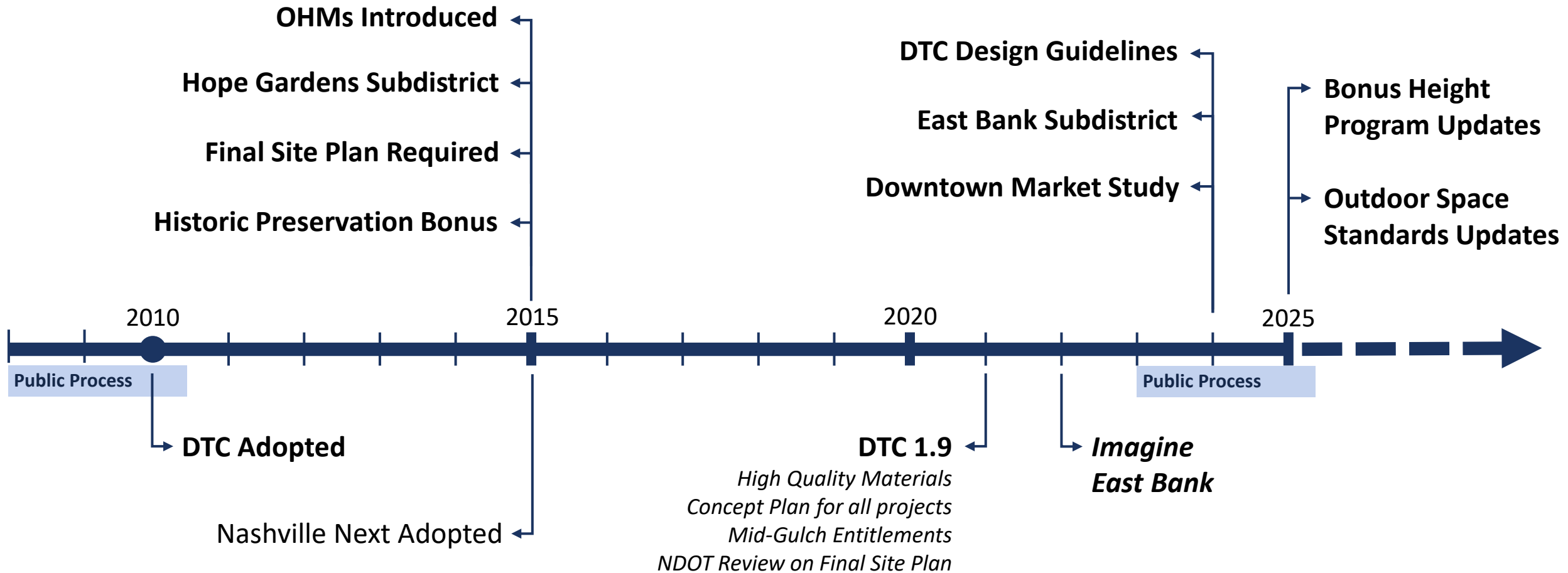
\$454+ million in building permit construction value Downtown



19,500 residents living Downtown



14 Years of the Downtown Code



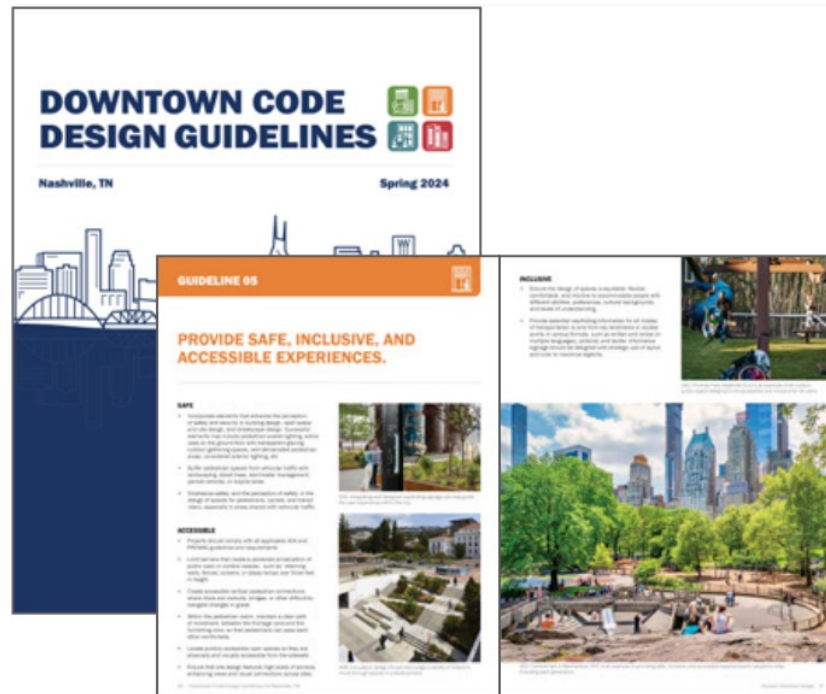
Recap of 2024 Work

DTC Design Guidelines

East Bank Subdistrict

Downtown Market Study

Elevating the design quality of DTC projects around four key goals



FUTURE-FOCUSED
ECOLOGICAL
DESIGN



HUMAN-ORIENTED
DESIGN



CONTEXTUAL AND
CONNECTED
DESIGN



HIGH-CALIBER
ARCHITECTURAL
DESIGN

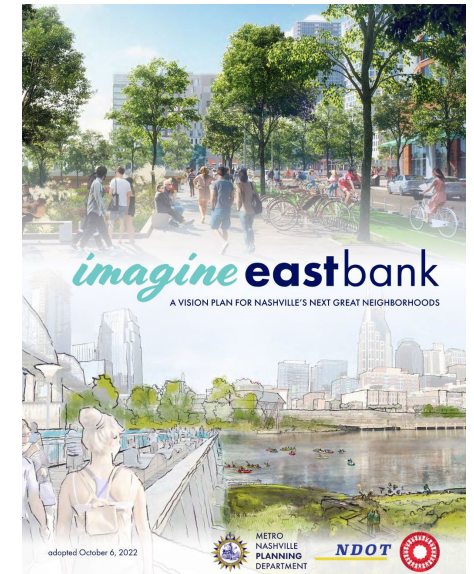
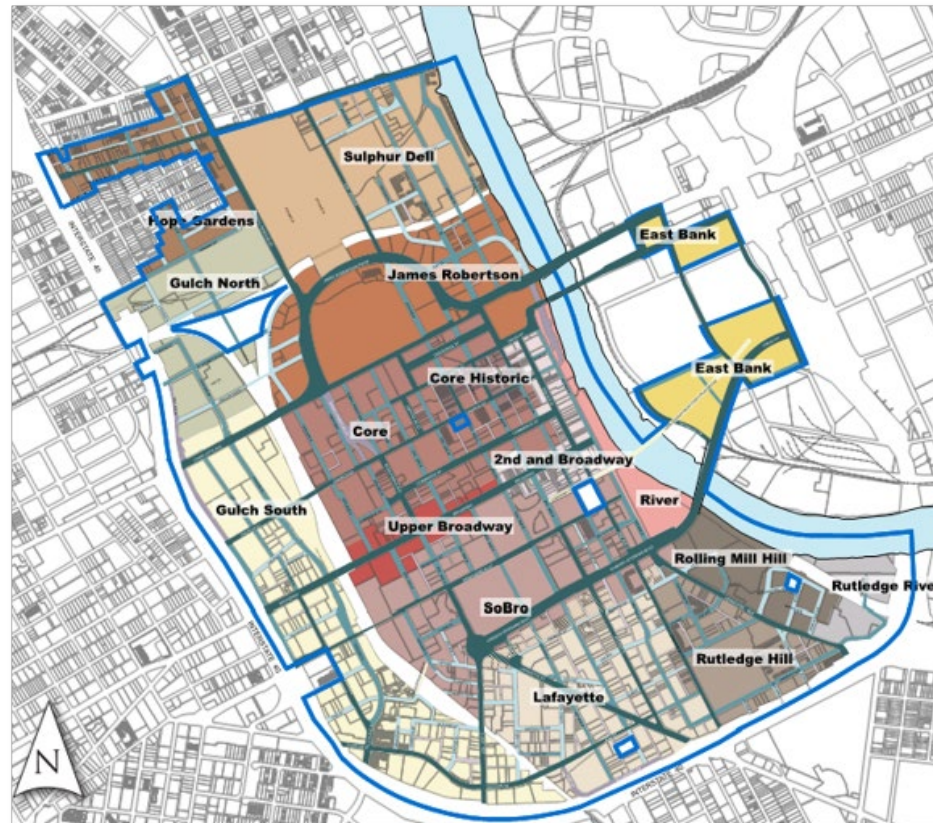
Recap of 2024 Work

DTC Design Guidelines

East Bank Subdistrict

Downtown Market Study

Rezoning the East Bank IDA to implement the Imagine East Bank Vision Plan



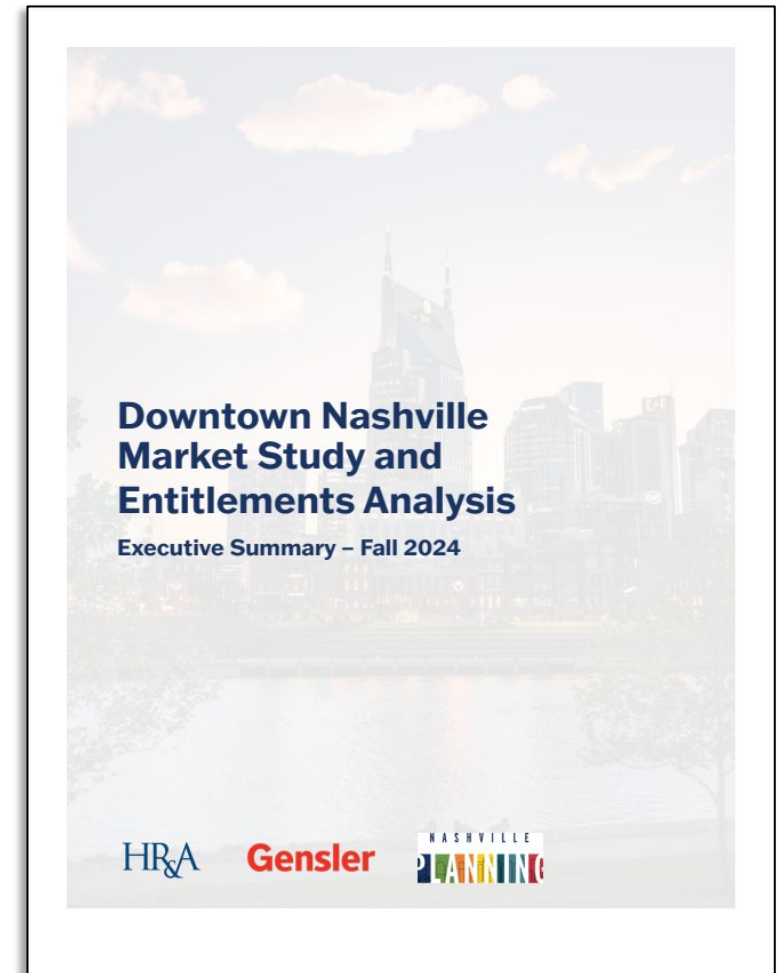
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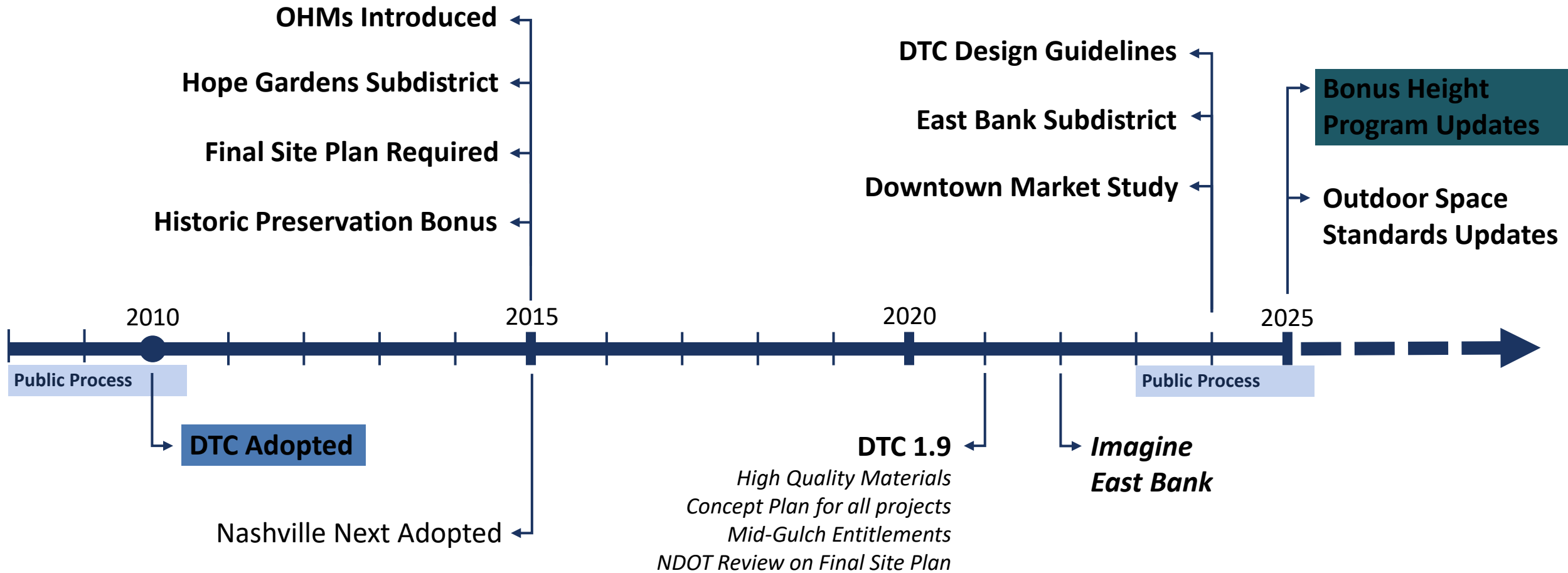
East Bank Subdistrict

Downtown Market Study

Analysis of current market conditions, future development demand, and re-aligning our BHP menu to current-day goals



14 Years of the Downtown Code



BHP Updates Public Process

2023

2024

2025

BHP Updates Public Process

Metro Planning Commission (MPC) Work Session*
Downtown Nashville Priorities Survey*

BHP Draft 1 released for public feedback*

BHP Draft 1 stakeholder engagement*

BHP Draft 1 engagement summary posted online

DTC BONUS HEIGHT PROGRAM
Draft Amendment - Engagement Summary (August 2023)

BACKGROUND
The Downtown Code's Bonus Height Program was adopted along with the Downtown Code in 2010. It was designed as a voluntary program, available to properties zoned Downtown Code, that allows projects to earn increased building height in exchange for the inclusion of identified public benefits within their development proposal. Today, there are 9 options available for projects to earn bonus height. By including any combination of these options within their development plans, a site can yield a corresponding amount of bonus height. When adopted in 2010, these bonus options reflected the identity and needs of Downtown Nashville as a central business and entertainment district.

PROPOSED BHP MENU (5/8/23)

Elevated Design Criteria		
LEED Silver	Green Building Bonus	Diverse Residential Unit Bonus
Overhead Line Restoration	Low Impact Development Bonus	DES Connection Bonus
60% Runoff Reduction	Preservation Bonus	Infrastructure Bonus
EV Parking Requirement	Employment & Resident Public Spaces Bonus	Exclusion of Parking Bonus
Underground Parking	Neighborhood Support Spaces Bonus	Multimodal Enhancements Bonus

Legend: ■ Prerequisite Requirement ■ Updated Bonus Option ■ New Bonus Option

Timeline:
 March 7th, 2023: Metro Planning Commission Work Session held to discuss BHP patterns and trends over time, and preliminary ideas for an updated BHP menu.
 April 4th, 2023: Downtown Nashville Priorities Survey released to the public to evaluate current and future priorities regarding downtown development.
 May 8th, 2023: Draft BHP Amendment (see summary to the right) along with corresponding survey released to the public.
 May 8th - May 31st, 2023: Public and Stakeholder Engagement.

DOWNTOWN NASHVILLE PRIORITIES SURVEY

Top Priorities for Downtown's Built Form

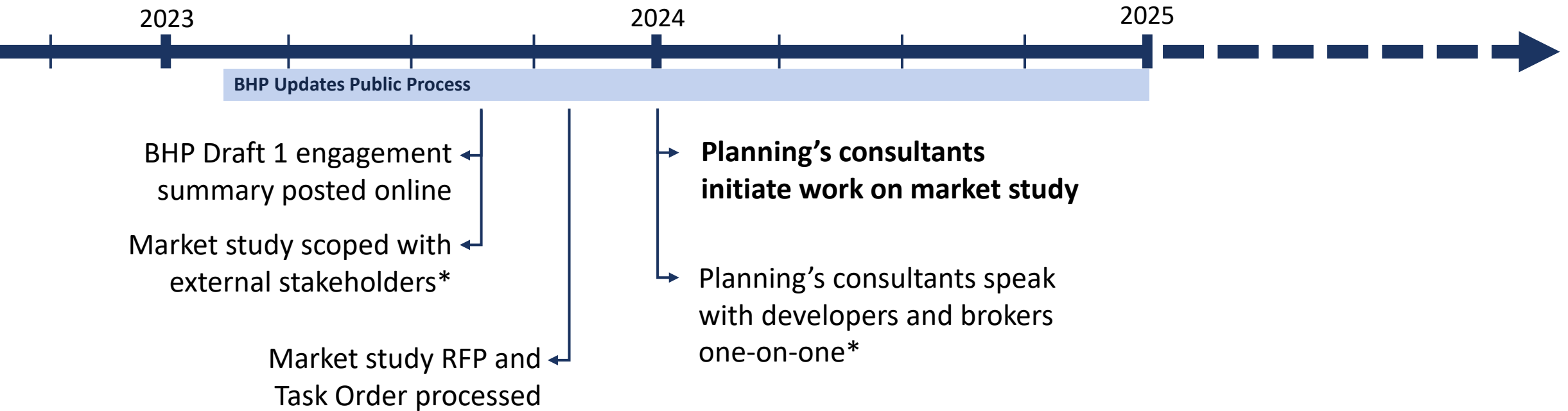
Priority	Average Number of Points
Homes for All Nashvillians	21
Enhanced Mobility	20
Quality Pedestrian Experiences	19
Great Public Spaces	13
Neighborhood Services	8
Stormwater Management	8
Preservation of Historic Structures	6
Energy Efficient Buildings	6
Preservation of Cultural Resources	6

Draft Amendment Survey:
 A bar chart showing responses to the question: "The Draft Amendment offers a fair balance between requirements and rewards." The legend indicates: ■ not sure, ■ strongly disagree, ■ disagree, ■ neither, ■ agree, ■ strongly agree.

Word Cloud:
 A word cloud featuring terms like: mobility, parking, safety, historic preservation, sustainability, localism, public transit, green space, higher density, transit-oriented, bike network, multimodal, EV charging, and homes for all Nashvillians.

* public feedback opportunity

BHP Updates Public Process



* public feedback opportunity

BHP Updates Public Process

2023

2024

2025

BHP Updates Public Process

2024 DOWNTOWN CODE AMENDMENT
Frequently Asked Questions
REVIEW THE FULL DRAFT AT: NASHVILLE.GOV/2024DTC

OUTDOOR SPACE STANDARDS
Summary of Proposed Updates
REVIEW THE FULL DRAFT AT: NASHVILLE.GOV/2024DTC

BONUS HEIGHT PROGRAM
Summary of Proposed Updates
REVIEW THE FULL DRAFT AT: NASHVILLE.GOV/2024DTC

BASELINE REQUIREMENTS
Development projects over 50,000 GSF in size must meet the following baseline requirements prior to being able to seek bonus height from other bonus options.

BONUS HEIGHT MAXIMUMS
The Bonus Height Maximums in the Gulch South and Lafayette DTC Subdistricts are proposed to increase to 38 stories — representing a high-rise building height, which was found to be a financially feasible building typology in the Downtown Market Study.

	Current	Proposed	Maximum
Gulch South			
Residential	10	16	38(15)
Office	10	16	38(15)
Hotel	10	16	38(15)
Commercial	10	16	38(15)
Public	10	16	38(15)
Other	10	16	38(15)
Lafayette			
Residential	10	16	38(15)
Office	10	16	38(15)
Hotel	10	16	38(15)
Commercial	10	16	38(15)
Public	10	16	38(15)
Other	10	16	38(15)

Market study findings presented to stakeholders*

Final market study reported delivered to Planning

BHP Draft 2 released for public feedback*

BHP Draft 2 stakeholder engagement*

Draft market study recommendations shared with stakeholders*

* public feedback opportunity

Looking Forward

Bonus Height Program Updates

Outdoor Space Standards Updates

Emerging Opportunities

NASHVILLE
PLANNING
2024 DOWNTOWN CODE AMENDMENT
Frequently Asked Questions
REVIEW THE FULL DRAFT AT: NASHVILLE.GOV/2024DTC

If you have a project in development that uses current BHP bonus options, what should I do?
To allow for DTC development proposals currently in later design phases to advance as planned, projects shall be able to utilize either the 2010 BHP or the 2024 BHP for a period of one year, following the Council BHP effective date, subject to the following:
• This choice shall not be considered as a right or priority to not conform with any future alterations to the DTC.
• Projects proposing to use the 2010 BHP shall submit for Council Plan approval within months of the effective date, and the project shall verify its bonus height with the Planning Commission within one year of the effective date.
• Projects that have earned and certified transferable entitlements pursuant to the 2010 BHP shall be permitted to retain, use, and transfer those entitlements, provided, however, that projects that have certified bonus heights under the 2010 BHP but have not constructed during the development review periods provided by state statute and as provided for by the Metropolitan Government in 2020-21-2023. Such projects shall forfeit any entitlements earned, including transferable entitlements. If those projects do subsequently proceed, they will need to apply for bonus

What is the Downtown Market Study and how did it inform these proposed updates?
Requested by the development community in 2023, the market study's main objectives were to assess Downtown's current and future market conditions, and how the BHP and the DTC align with those conditions. You can read more about the market study, conducted by consultants HSR Anderson and Gensler, including the revisions to the BHP proposal at nashville.gov/2024DTC.
What happened to some of the bonus options proposed in 2022?
The Market Study evaluated each 2010 bonus option, and each proposed 2023 bonus option to determine which were financially feasible and based on reasonable market expectations. Through this process, several bonus options, proposed in the 2023 BHP draft, were determined too complex to calibrate or too expensive. Based on the analysis, Planning Staff selected several bonus options from the revised draft.
How do these proposed updates interact with the Overall Height Modification (OHM) tool?
The functions of the BHP and OHM tools will remain the same.

What is the project's intent?
The Downtown Code (DTC) was both adopted in 2010 program to allow development height by providing public and evolution of the downtown. The Planning Department amendment process to better
Eighty-nine percent (89%) the BHP by date has been involves vehicular parking, has resulted to other, more passed over and not used. T. 2010, and the concept of to the Metropolitan Planning 2023. It is worth noting that Staff to further explore and incentives with present-day
In April 2023, Planning stakeholders' current and 1

NASHVILLE
PLANNING
OUTDOOR SPACE STANDARDS
Summary of Proposed Updates
REVIEW THE FULL DRAFT AT: NASHVILLE.GOV/2024DTC

GENERAL DESIGN STANDARDS
All proposed Outdoor Spaces will be reviewed for how they address four fundamental design components: site context and response, site design and layout, fixtures and furnishings, and materials.
1 Site Context and Response
Proposed outdoor spaces shall be designed to intentionally respond to and complement the existing site context and urban fabric.
2 Site Design and Layout
Proposed outdoor spaces shall be designed to support livability, safety, and active uses within publicly accessible spaces.
3 Fixtures and Furnishings
Specific fixtures and furnishings are not mandatory but when provided shall meet the standards within the DTC. Examples include objects such as bollards, bike racks, art, water features, and drinking fountains.

EXPANDED TYPOLOGY
The Downtown Code (DTC) promotes diverse needs of residents and visitors. The expanded typology provides the "type specific" requirements. All projects including those developed to receive:
• Alley (private only)
• Court or Courtyard
• Dog Park (Dog Run)*
• Green Infrastructure*
• Outdoor Dining Areas*

NASHVILLE
PLANNING
BONUS HEIGHT PROGRAM
Summary of Proposed Updates
REVIEW THE FULL DRAFT AT: NASHVILLE.GOV/2024DTC

BONUS OPTIONS
Refreshed menu of bonus options that incentivize the things Nashvillians want to see as part of Downtown development projects.
Green Building Certification (above Baseline)
Awards bonus height for LEED Gold, Platinum, or Zero Certification (or a similar equivalent green building certification system above the baseline requirement).
Preservation (Structures and Sites)
Awards bonus height for the preservation and protection of historic, cultural, or character-contributing assets around Downtown.
Neighborhood Support Space
Awards bonus height for indoor spaces that support a resident's, daily and weekly needs, strengthens the community's identity or interactions, or for non-profits and other community-based organizations.
Privately-Owned Public Space (POPS)
Awards bonus height for adding to the inventory of Downtown public outdoor spaces that provide needed programming elements or that achieve resilient site certification.
Reduction of Vehicular Parking
Awards bonus height for under-parking a development proposal below the DTC's maximum parking requirements.

PRIVATELY OWNED PUBLIC SPACES (POPS)
Privately owned public spaces (POPS) by a private entity, on privately-owned property, shall be accessible and enjoyable for access for persons with disabilities, publicly accessible and outlines the minimum, throughout the year.

BASELINE REQUIREMENTS
Development projects over 50,000 GSF in size must meet the following baseline requirements prior to being able to earn bonus height from other bonus options.
Underground or Lined Vehicular Parking
Structured vehicular parking — fronting streets, interstates, and/or open space — must be located underground or behind habitable floor buildings of at least 20' in depth.
Green Building Certification
LEED Silver Certification (or a similar equivalent green building certification system) required.
Active and Sustainable Transportation
Requirements for ample bicycle parking capacity, bicycle commuter amenities, electric vehicle parking, sustainable vehicle preferential parking, and multimodal transportation infrastructure.

DOWNTOWN CODE DESIGN GUIDELINES
The Downtown Code Design Guidelines, adopted in June 2024, offer design-based guidance for the DTC zoning district. This content has been developed to support, and to work in tandem with, the DTC zoning regulations. When the DTC zoning regulations are updated, the Guidelines will be updated to reflect those changes. The Guidelines are intended to provide a clear and consistent framework for the DTC zoning district and addresses each of the four overarching Goals. No regulatory standard within the DTC or BHP refers to a project of the DTC development review process.

GOAL	GOAL 1	GOAL 2	GOAL 3	GOAL 4
Ecological Design	Human-Centered Design	Formal Design	Contextual and Connected Design	Artistic and Architectural Design

BONUS HEIGHT MAXIMUMS
The Bonus Height Maximums in the Gulch South and Lafayette DTC Subdistricts are proposed to increase to 18-stories — representing a high-rise building height, which was found to be a financially feasible building typology in the Downtown Market Study.

Gulch South			Lafayette		
Subdistrict	Existing Bonus Height Max.	Proposed Bonus Height Max.	Subdistrict	Existing Bonus Height Max.	Proposed Bonus Height Max.
Marquis General	10	16	18	11	18
Marquis General	10	16	18	12	20
Chapel, Broadway, and	15	21	23	15	23
South Intersections	20	28	30	20	30
Mid Gulch Intersections	20	28	30	20	30

Proposed BHP Updates

Fall 2024 BHP Proposal:

**underground or
lined vehicular
parking**

**green building
certification**

**active and
sustainable
transportation**

Baseline Requirements

**green building
certification
bonus**

**neighborhood
support space
bonus**

**reduction of
parking bonus**

Bonus Options

**preservation
bonus**

**privately-
owned public
space bonus**



Proposed BHP Updates

Fall 2024 BHP Proposal:

- Cumulative award of bonus height for fulfillment of *Baseline Requirements*
- Adjusted *Baseline Requirement* of underground vehicular parking to also allow for lined vehicular parking
- Increased *Bonus Height Maximums* in the Gulch South and Lafayette Subdistricts

Proposed BHP Updates

Fall 2024 BHP Proposal:

Gulch South Subdistrict

	Base Height	Existing BH Max.	Proposed BH Max.
Subdistrict General	10	16	18 (+2)
Mid-Gulch General	10	16	18 (+2)
Church, Broadway, and Demonbreun	15	21	23 (+2)
Gulch South Intersections	20	28	30 (+2)
Mid-Gulch Intersections	20	28	30 (+2)

Lafayette Subdistrict

	Base Height	Existing Max.	Proposed BH Max.
Subdistrict General	8	11	18 (+7)
Lafayette	12	16	20 (+4)
Transitional	15	20	22 (+2)



Proposed BHP Updates

How did we land on this menu?

- Adjusted menu to represent current priorities of today's downtown environment
- Established baseline requirements as an expectation for sites seeking additional entitlements
- Aligned with the goals and objectives of recent transportation plans (Connect Downtown and Choose How You Move)
- Strengthened expectations and rewards for sites with historic assets

Proposed BHP Updates

2010/Existing BHP Menu:

LEED (or equivalent)	LEED ND	pervious surface
historic building preservation	open space	civil support space
upper-level garage liner	underground parking	public parking

Fall 2024 BHP Proposal:

Baseline Requirements

underground or lined vehicular parking	green building certification	active and sustainable transportation
---	-------------------------------------	--

Bonus Options

green building certification bonus	neighborhood support space bonus	reduction of parking bonus
preservation bonus	privately-owned public space bonus	

Discussion

- Are the proposed updates to the DTC Bonus Height Program *reasonable* and *financially feasible*?
- What *clarifications* or *revisions* should be made to the proposed updates to the DTC Bonus Height Program?
- What factors should be considered as part of future updates to the DTC's *general standards*?

PROPOSED DTC TEXT
AMENDMENTS, SURVEYS,
AND OTHER MATERIALS:

