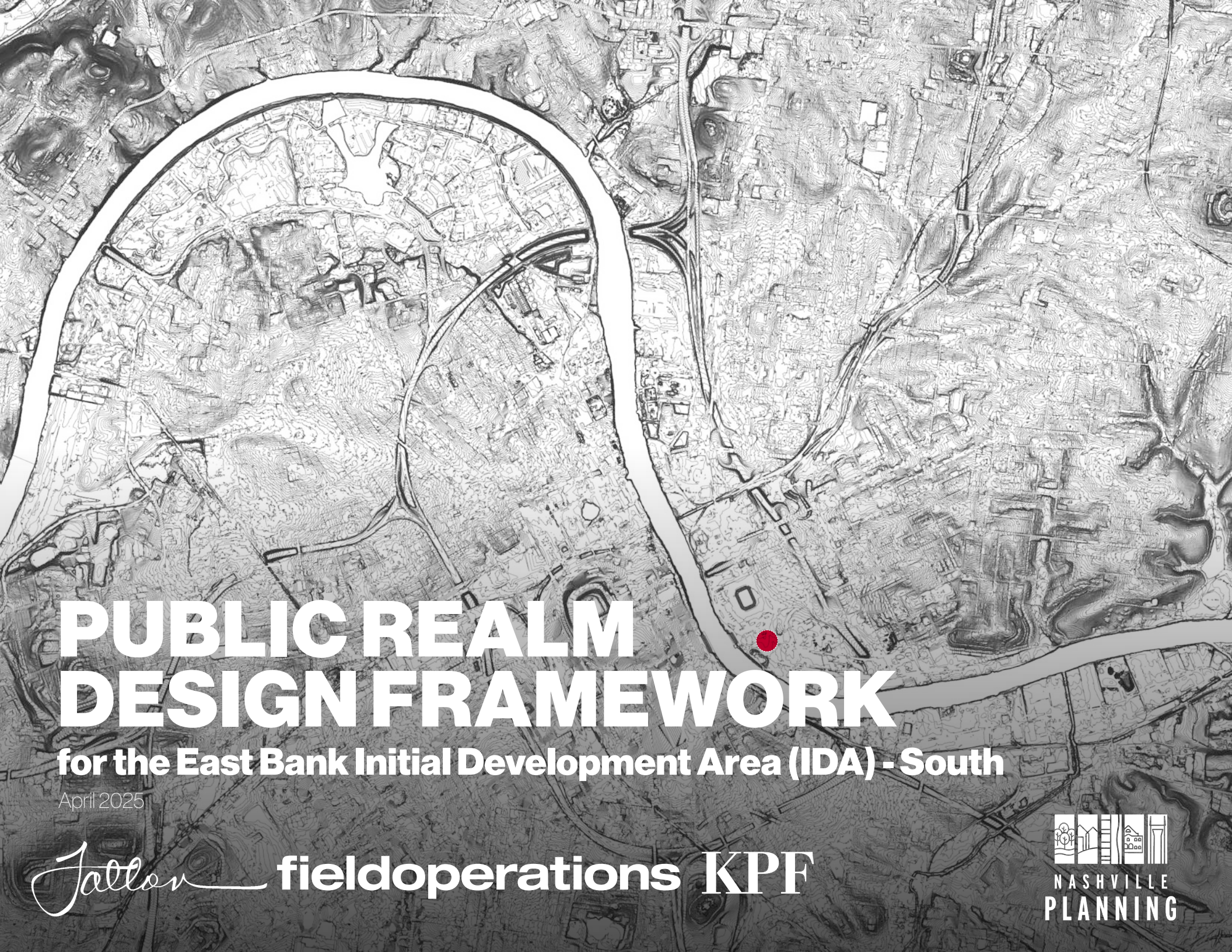


# PUBLIC REALM DESIGN FRAMEWORK

## for the East Bank Initial Development Area (IDA) - South

April 2025

Jacobs fieldoperations KPF

NASHVILLE PLANNING

## CONTEXT


PURPOSE AND USE 6
IMAGINE EAST BANK VISION PLAN 8
DISCOVERY PROCESS 10


## 1.0 CONCEPTS


1.1 STITCHING DOWNTOWN AND EAST NASHVILLE 14
1.2 DESIGN FRAMEWORK 16
1.3 KEY PLACES 18
1.4 MULTI-LEVEL PUBLIC REALM 20
1.5 CONNECTIVITY AND CIRCULATION 24
1.6 ACCESS AND ACTIVATION 28
1.7 VIEWSHEDS 32


## 2.0 ELEMENTS

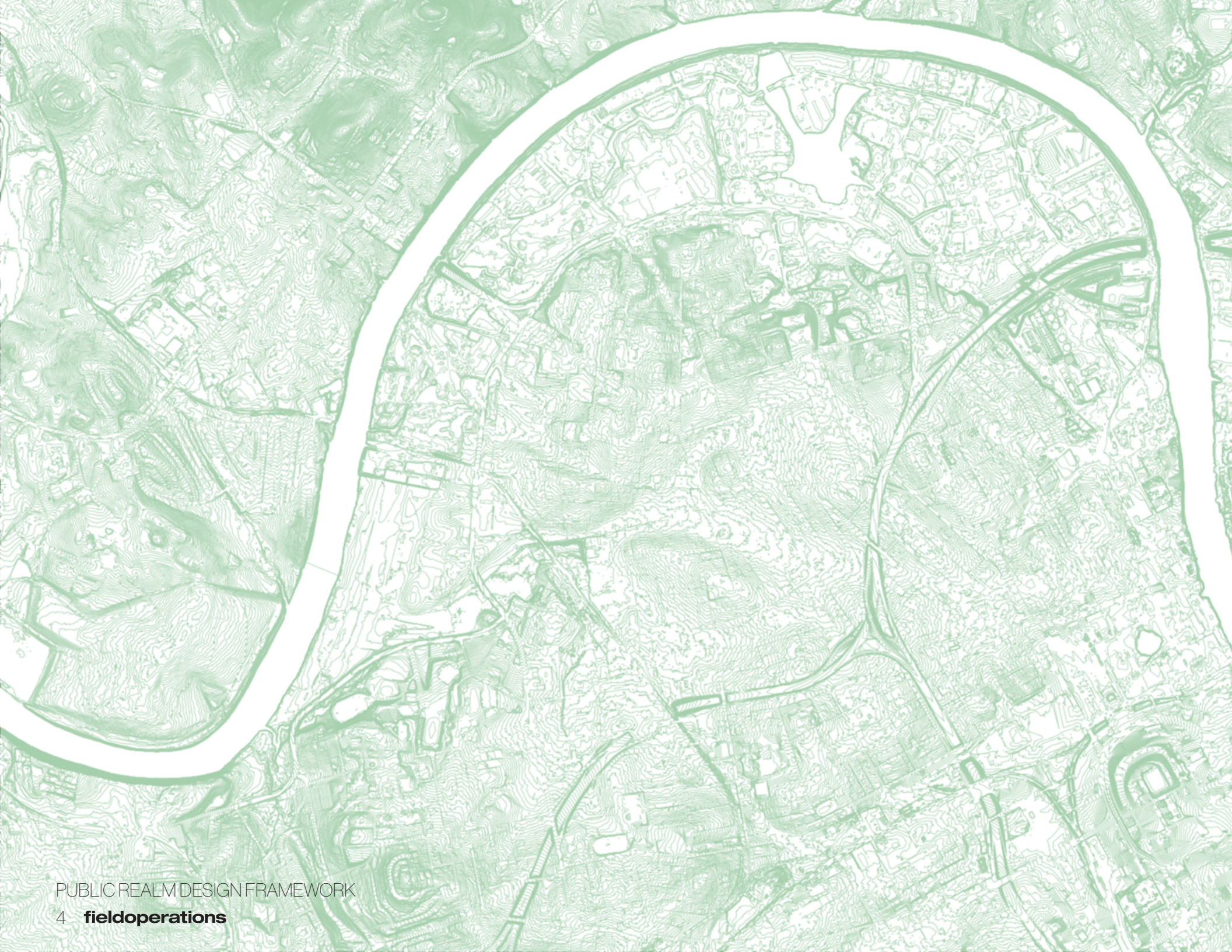

2.1 MUSIC CITY MILE 36
2.2 CUMBERLAND BLUFFS 54
2.3 CUMBERLAND WALK 72
2.4 STREET FRONTAGES 86
2.5 FIXTURES AND FURNISHINGS 88
2.6 URBAN FOREST 92


## APPENDIX


A.1 SCALE COMPARISONS 100
A.2 BIKE RAMP ALTERNATIVES 118


## DISCLAIMERS

- This document includes references to a relocated Tennessee Performing Arts Center (TPAC) within the boundaries of the East Bank's Initial Development Area (IDA). However, in the scenario in which TPAC and Metro do not reach an agreement for TPAC to relocate to the East Bank, this plan will be updated.
- This document includes placeholder representations of public art within the public realm. Final decisions regarding public art will be decided at a later time.



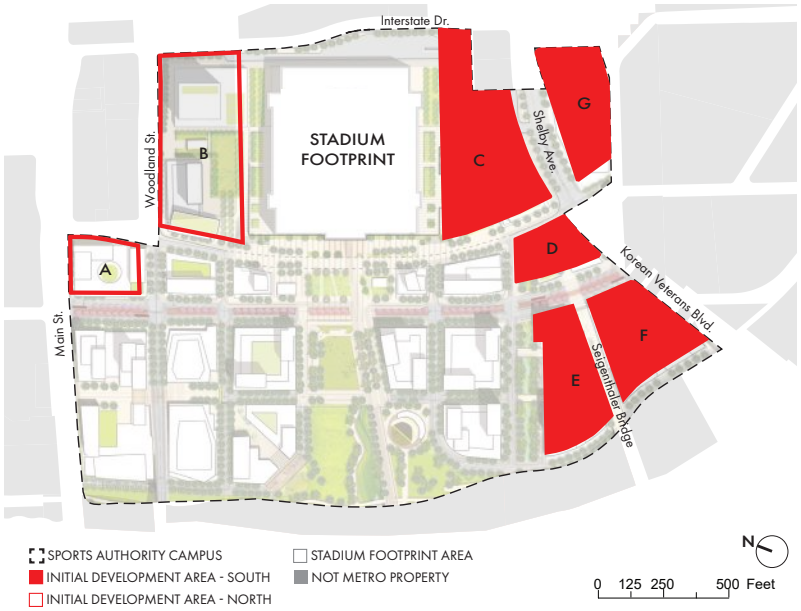


# CONTEXT

# PURPOSE & USE
## Public Realm Framework

### Background
The *Imagine East Bank Vision Plan* ("vision plan"), adopted in October 2022, envisions an East Bank with vibrant urban neighborhoods woven together by a dynamic, inviting public realm fabric of streets, parks, and riverfront and outdoor spaces that engender resiliency and a high quality of life.

Key to the implementation of the vision plan was the recommendation to create and adopt design-based zoning to regulate the new public and private development anticipated. On August 20, 2024, the Metro Council adopted the expansion of the Downtown Code ("DTC") to create an East Bank subdistrict. This new zoning subdistrict encompasses the first 30 acres of development on Metro-owned land to be primarily developed through a Master Development Agreement ("MDA") between Metro and the Fallon Company. During the creation of the subdistrict Metro Planning worked with Fallon and their consultants Field Operations and KPF to create this Public Realm Design Framework plan ("framework") for the East Bank's Initial Development Area ("IDA") South.




### Public Realm Design Framework
The public realm is the usable space outside and between buildings such as streets, parks, playgrounds and plazas. As the East Bank develops, the importance of ensuring there is ample and equitable public space is critical to creating and preserving the vibrant and accessible neighborhood described in the vision plan. The intent of the framework is to define, protect, and strengthen these spaces for public life as they are created in coordination with private development, and to create spaces that define the urban design identity of the East Bank.

The framework builds on the vision plan by providing a greater level of detail on the scale, proportionality, character, and design intent of these spaces. The framework bridges the gap between the broad planning guidance of the vision plan and the formal development standards and permitted uses of the zoning regulations of the DTC to help shape the public space. Through text, renderings, cross sections, and diagrams, the framework provides detail on the expectations for character, connectivity, scale, porosity, activation, and design quality that are to be achieved in future development proposals on the East Bank.

### Purpose
The Public Realm Design Framework:

- provides guidance for Metro Nashville Staff, applicable design review committees, and other review bodies in their evaluation of a development proposal's design merits and consistency with the *Imagine East Bank Vision Plan*.
- provides property owners, developers, designers, and other stakeholders with predictable and implementable guidance based on planning, design policies and best practices.
- encourages best-in-class site and architectural design, with an emphasis on the relationship and balance between public space and buildings.
- articulates the overarching goals necessary to create public spaces on the East Bank that work for everyone.

**Document Structure**
The East Bank Public Realm Design Framework is made up of *Concepts and Elements*.

*Concepts (Chapter 1)* are the overarching design ideas and language that should be present throughout the East Bank's entire public realm as well as in future development proposals.

*Elements (Chapter 2)* are the key design features that have been preliminarily designed in a specific location within the East Bank's public realm and are to be further evolved through the site planning and design review process.

**Application and Use**
Applicants seeking approval for development within the IDA - South should refer to this document throughout their design process. Proposals should clearly express how they advance the overarching concepts and elements relevant to their site.

*The Framework and DTC Zoning*
The *framework* document offers design-based guidance for the East Bank IDA - South. This content has been formulated to support, and to work in tandem with, the area's existing zoning (DTC) entitlements and the broader Downtown Code Design Guidelines ("DTC DG"). While the DTC remains the sole regulatory tool, the framework establishes design-based support for applicants to use through the development review process.



# IMAGINE EAST BANK VISION PLAN
## Recentering the River

Metro Nashville has emphasized the Cumberland River as a high priority for connecting and enhancing the public realm of this rapidly growing city. While a number of greenways are slated for improvement and expansion, the larger footprint of the East Bank project provides an opportunity for large, interconnected, high-quality additions to the public realm along the river.

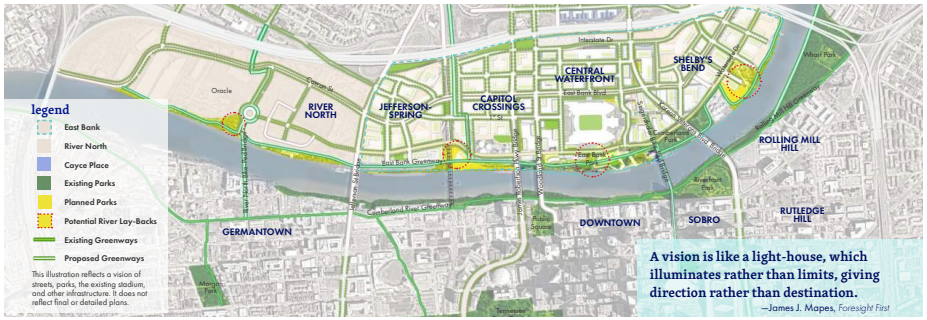
The scale of this opportunity drove the process of the *Imagine East Bank Vision Plan*, which, in addition to providing physical and administrative planning frameworks for future development and public space, establishes the following priorities for the new neighborhood:

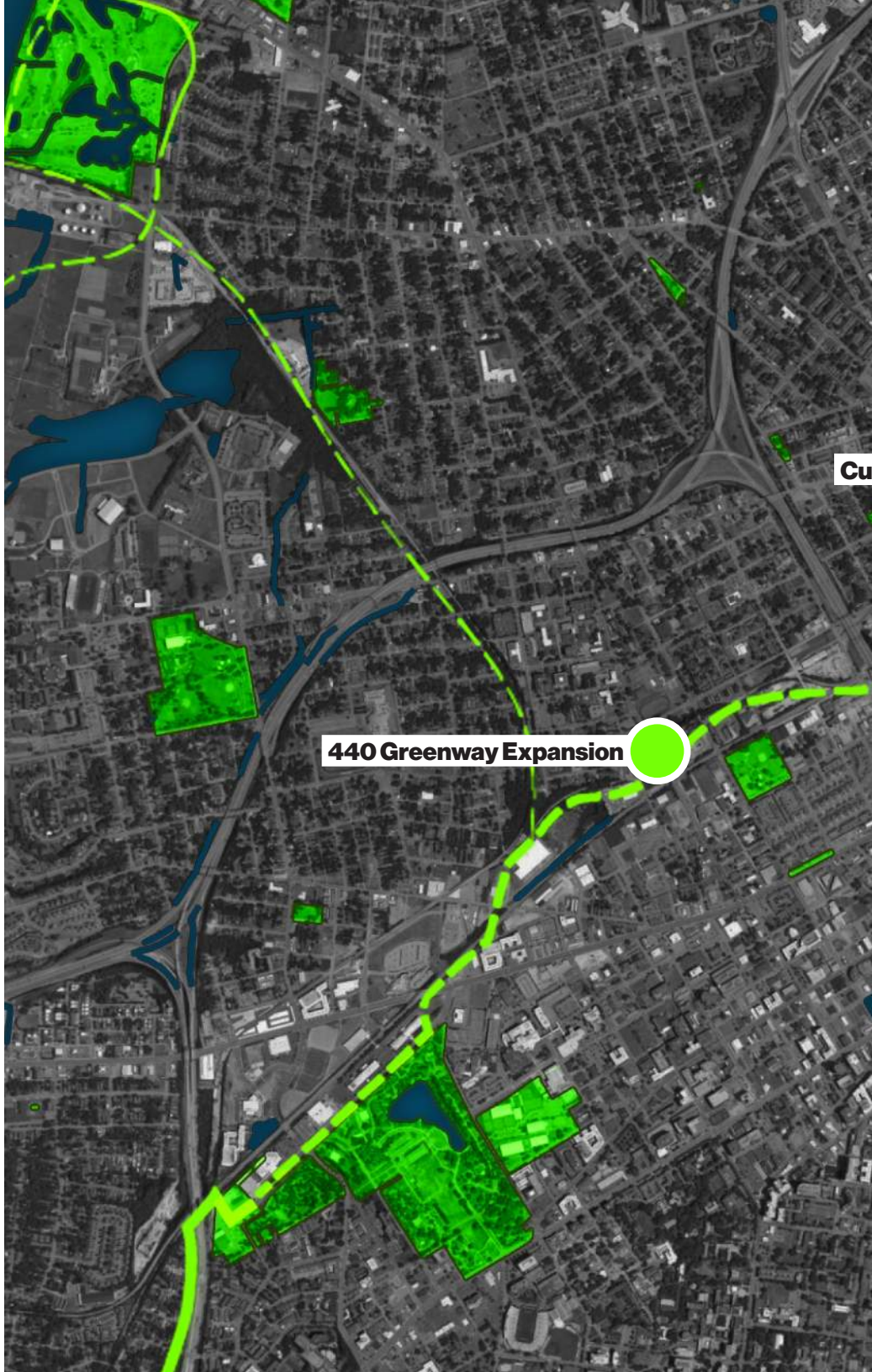
1. Develop an East Bank implementation strategy.
2. Advance livability through implementation.
3. Place multimodal transportation at the forefront.
4. Invest in performative and resilient outdoor spaces

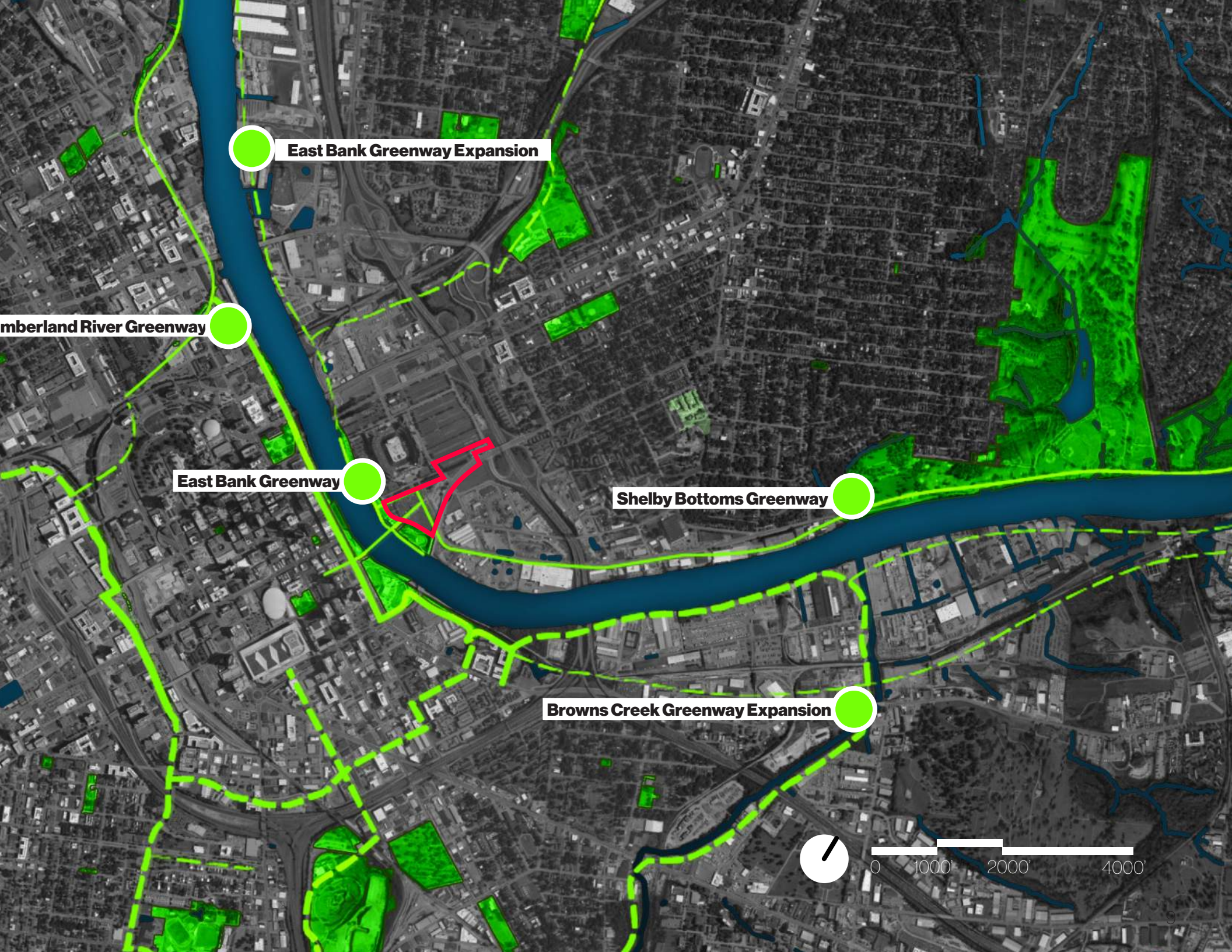
This Public Realm Framework Plan moves to illustrate these goals at a finer grain, and in coordination with the various stakeholders that are beginning to shape this district.






East Bank Greenway Expansion
mberland River Greenway
East Bank Greenway
Shelby Bottoms Greenway
Browns Creek Greenway Expansion
0
1000'
2000'
4000'

# DISCOVERY PROCESS
## Geographic & Historic Narratives

**Indigenous Peoples Legacy**
Well before industrialization and European settlement of the Americas, the East Bank was home to one of the most immense, and thriving, Indigenous populations in the world. With an archaeologically confirmed population of 400,000 people in the 14th century, the scale of the Indigenous settlement of the East Bank rivaled, if not surpassed, that of Tenochtitlan in modern day Mexico City. Locally known as the "Buried City," this ancient metropolis arose between 800 to 1500 C.E. and was home to a prolific salt production industry. Given this long and rich history, careful archaeological surveys and studies are being conducted on the East Bank to appropriately understand, acknowledge, and preserve ancient cultures, stories, and artifacts.

**Industrial Legacy**
The East Bank side of the Cumberland was long the industrial counterpoint to the more business and residential downtown. To accommodate this industrial development, much of the water's edge fronting Edgefield was filled in and covered with factories, warehouses, and railways. The impressive scale and character of this history is rendered in many of the remnant site structures, like the Seigenthaler Bridge. Also apparent are some of the challenges of a legacy industrial site, including the flooding, habitat-loss, and contamination.

**Environmental Challenges**
A legacy industrial neighborhood constructed on fill typically results in increased flood risk. This has been made apparent with various major flooding events through history. The *Imagine East Bank Vision Plan* notes resilience as a central tenant in the new development. As a result, the elevations of new roads and buildings are established above the 100-year flood elevation. Another legacy of industrial development is a lack of tree canopy, which typically results in heat island effect. A robust network of green spaces and tree plantings will start to fill in the void, and make the East Bank comfortable and biodiverse.

**Landscape Inspiration**
Central Tennessee presents many sublime landscapes. These are a familiar part of the cultural fabric of the people of Nashville, and may be used to inspire significant moments in the city's public realm, particularly when parks and infrastructure need to perform a certain role, like showcasing vistas or negotiating grade changes. Indeed, many of the great landmarks through Nashville are perched on high points in the city, a theme that will resonate with the multi-level experience of East Bank.

**The Opportunity of Culture & Nature**
Creating the public realm on the East Bank is the perfect opportunity to respond to some of the aforementioned challenges, including Nashville's rapid rate of development and relative dearth of park space. This planning effort intends to merge the sublimity of regional landscapes and the extremely rich culture of the city, resulting in an experience of the city that is both unique and authentic.

**Indigenous Peoples Legacy**



An ancient piece from a pot once used in Indigenous salt production. Found at First Tennessee Park site




Map circa 1923 depicting ancient Indigenous trails, mounds, burial sites, villages, and cities in and around present day Nashville

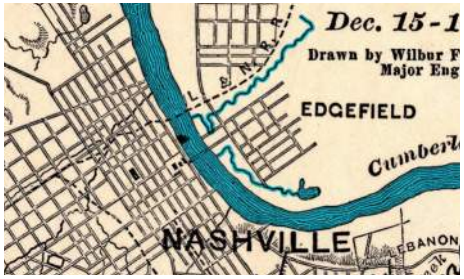
## Industrial Legacy



Historical Illustration depicting industrial legacy of the East Bank - 1888



Historic images of the Nashville Bridge Company on the East Bank




Historic map depicting early Eastern growth fueled by industry along the East Bank - 1864




Analytical map displaying the median household income disparity between downtown Nashville and post-industrial East Nashville

## Environmental Challenges



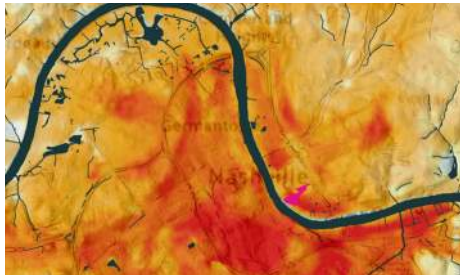

Image of 2010 Flood illustrates the challenge of building in a floodplain



Analytical map showing East Bank site in 100-year flood plain



Analytical map showing lack of tree canopy in East Bank and Downtown Nashville



Analytical map showing increased heat island effect in East Bank and Downtown Nashville

## Landscape Inspiration



Map illustrating the meandering nature of the Cumberland River



Series of images illustrating the prevalence of limestone cliffs and bluffs around Nashville



Historic map illustrating important Nashville locations and institutions located on hills

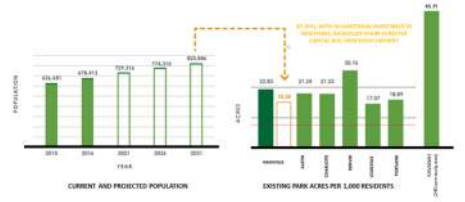


Present day images of important Nashville locations and institutions located on hills

## The Opportunity of Culture & Nature




Statistic from The Trust for Public Land illustrating opportunity for higher quality park space



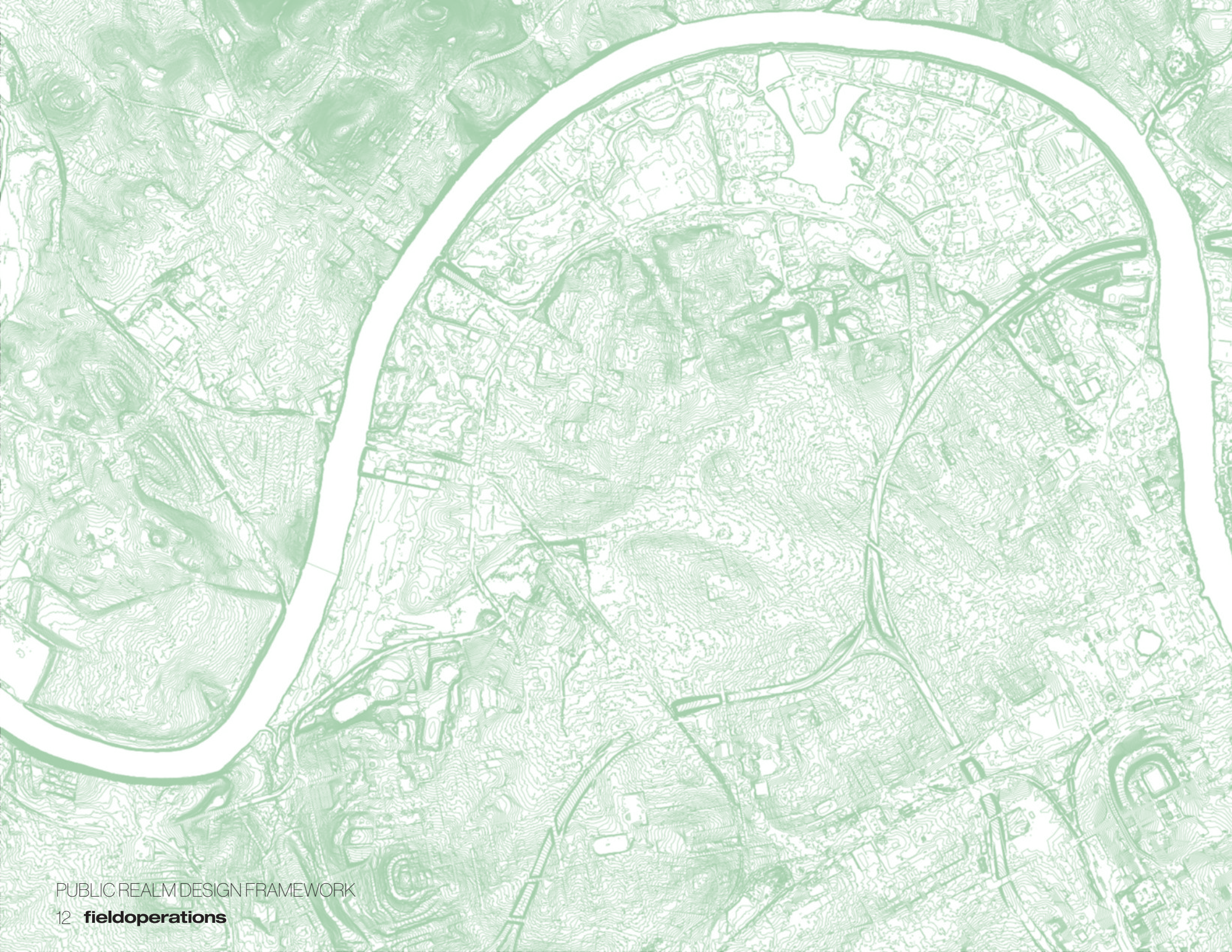
Graphic depicting a growing need for investment in Nashville park space



The East Bank's Music City Mile and Cumberland Walk present a unique opportunity to merge people with culture and nature



With the Seigenthaler Bridge, Nashville's culture is already at the front door of the East Bank



# 1.0
# CONCEPTS

# 1.1 STITCHING DOWNTOWN & EAST NASHVILLE

## Two Distinct Promenades

The Public Realm Framework Plan leverages two critical axes, the Music City Mile and the Cumberland Walk, to strengthen the connection between the river, Downtown Nashville, and East Nashville. Both of these linear park spaces will posses unique identities.

The "Music City Mile" will be an elevated park. Verdant, civic, and highly active, it will connect from the Seigenthaler Bridge to 2nd Street.

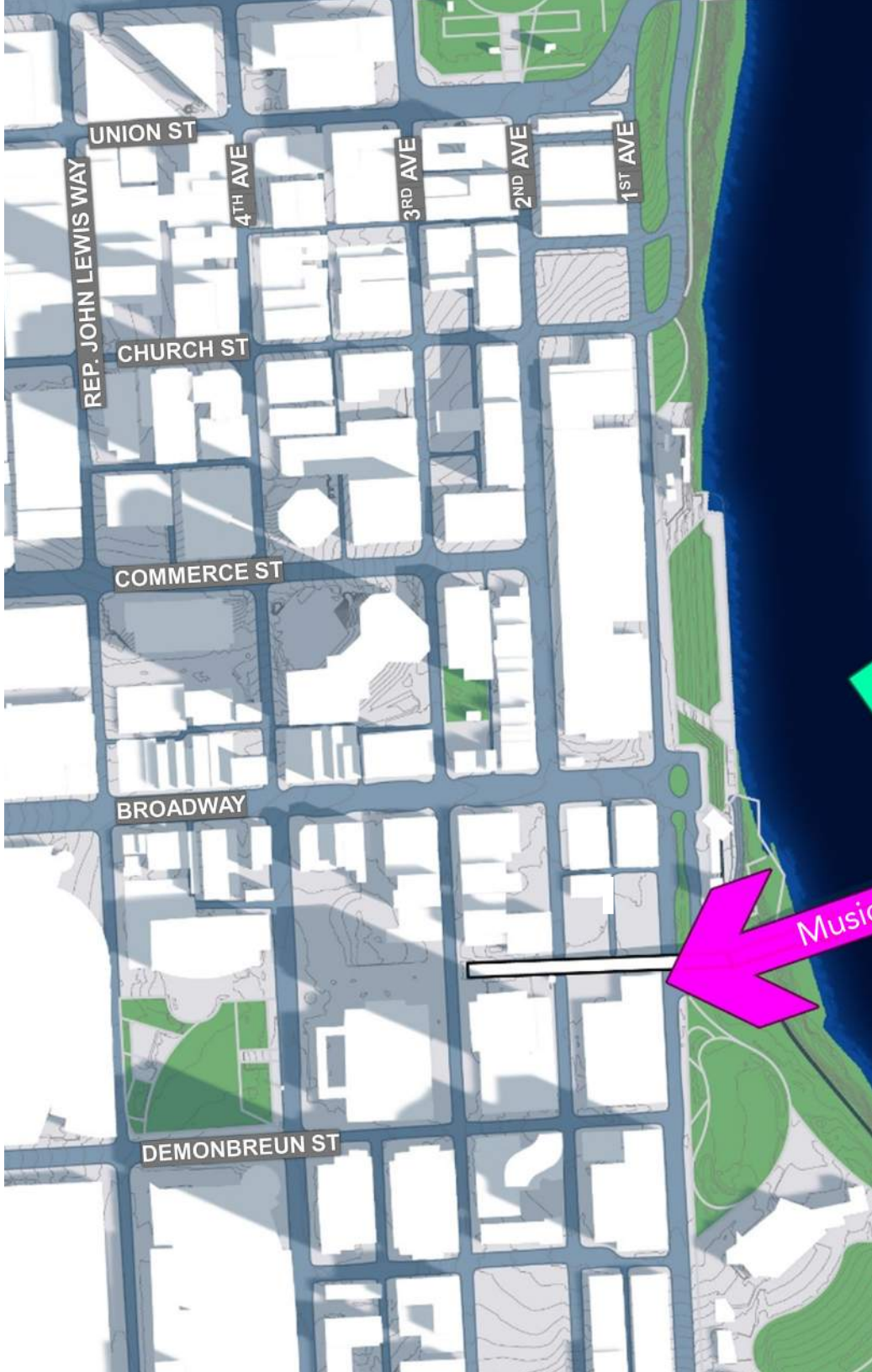
The "Cumberland Walk" will be a garden-like park at ground level. It will connect from East Nashville to the river, and focus on more neighborhood program, including play, habitat, discovery, and exercise.*

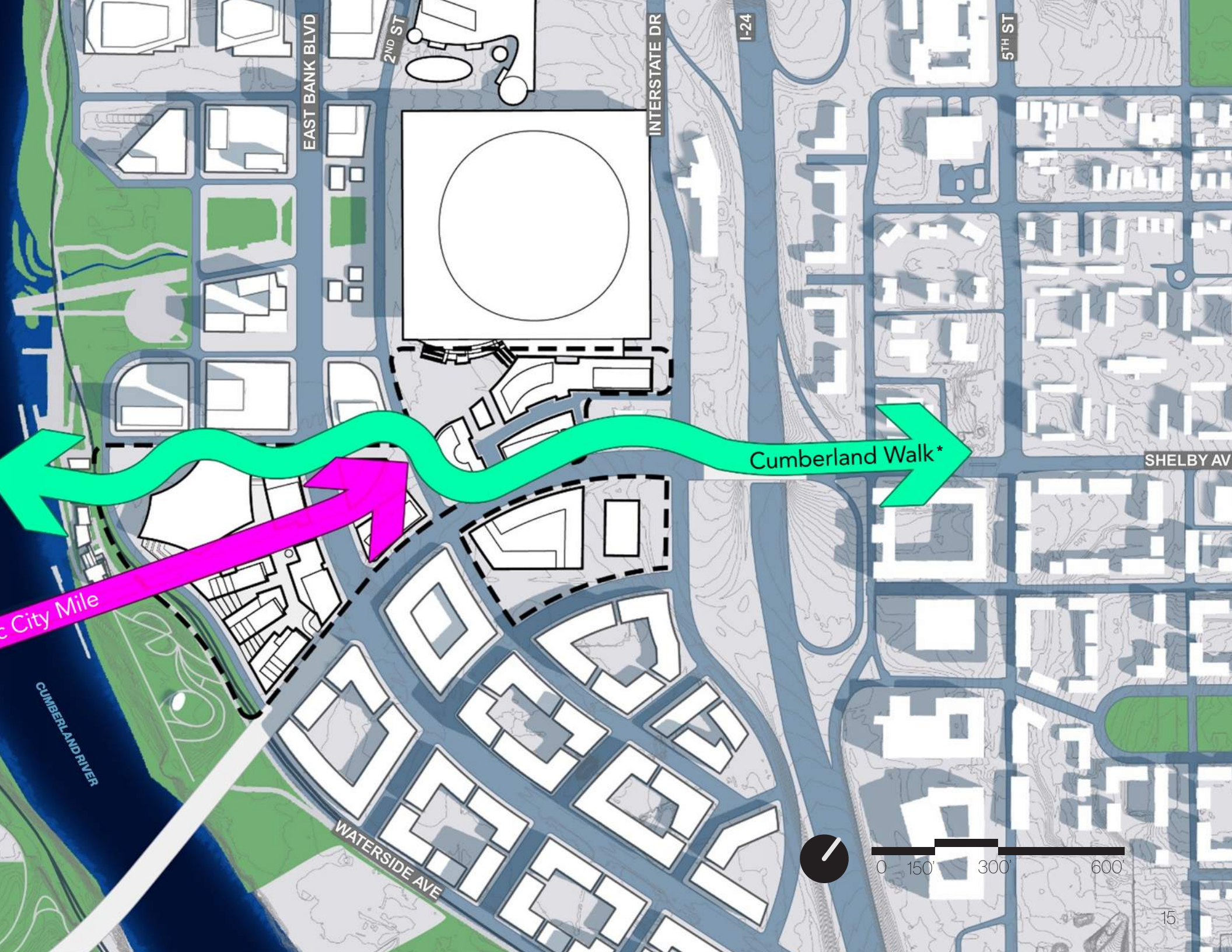
**MUSIC CITY MILE**
**PEOPLE AND CULTURE**

**CUMBERLAND WALK**
**PEOPLE & NATURE**




* Cumberland Walk improvements will extend from the intersection of Interstate Drive and Shelby Avenue to the intersection of Victory Avenue and Waterside Drive.

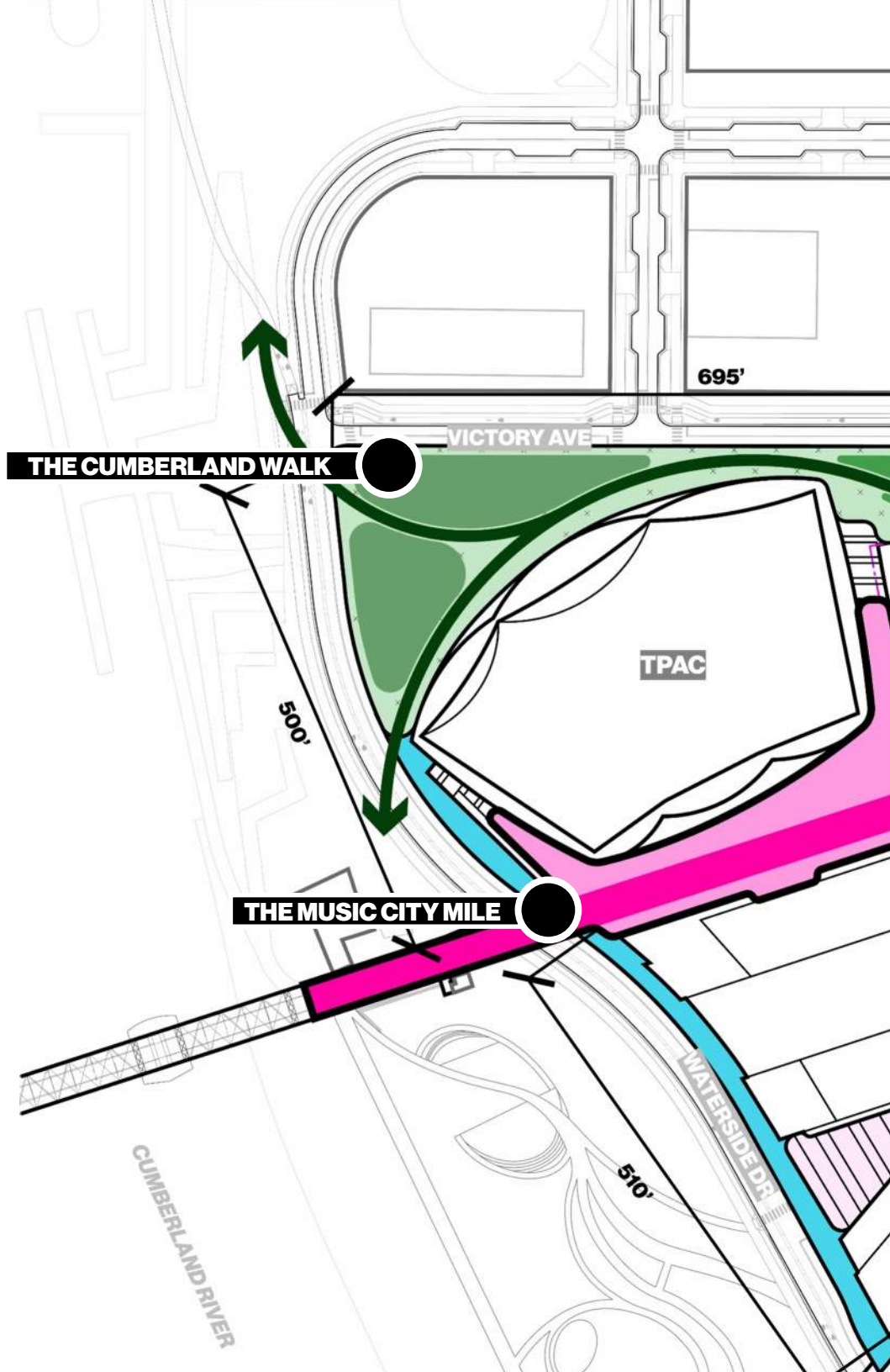


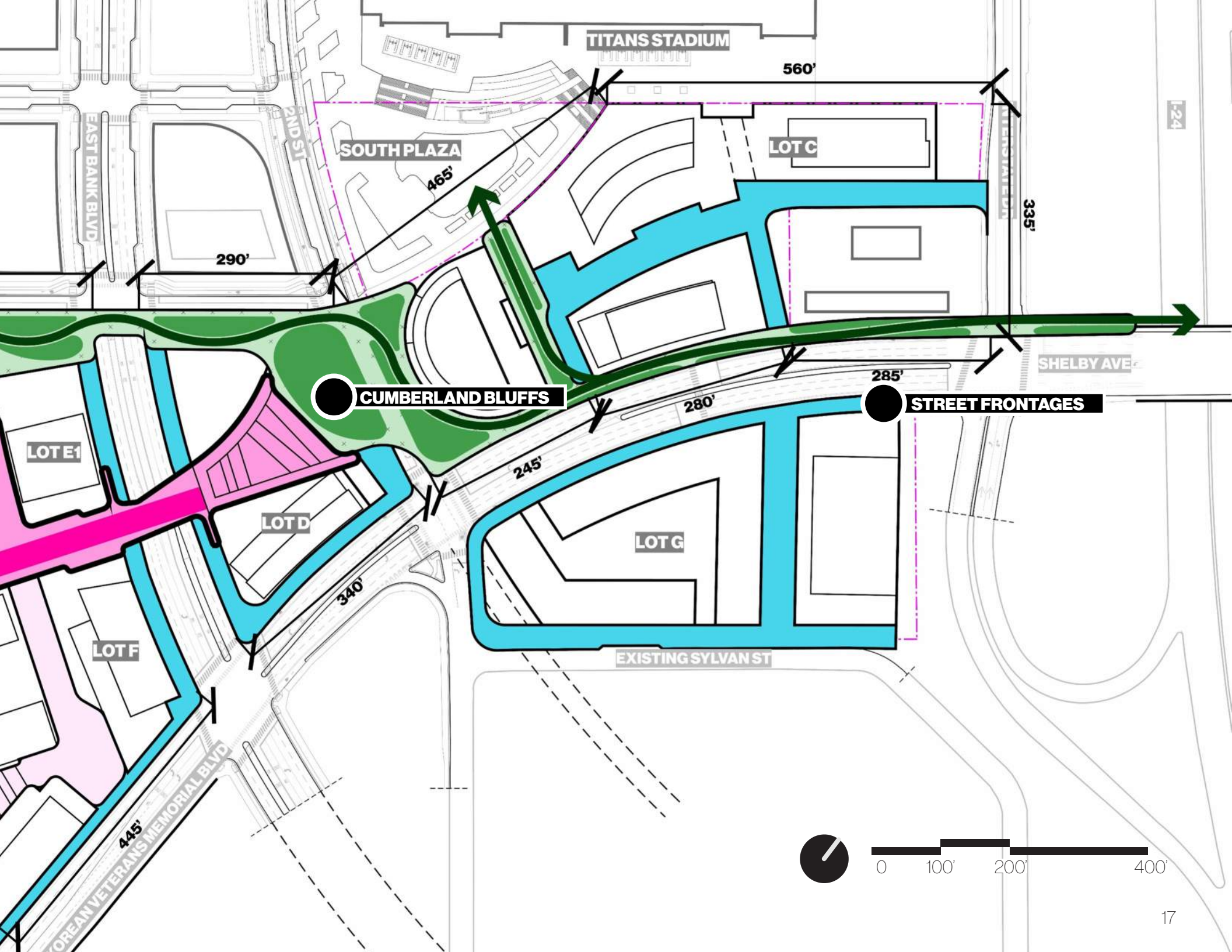

EAST BANK BLVD
2ND ST
INTERSTATE DR
I-24
5TH ST
Cumberland Walk*
SHELBY AV
City Mile
CUMBERLAND RIVER
WATERSIDE AVE
0
150'
300'
600'

# 1.2 DESIGN FRAMEWORK
## Major Public Realm Components

While the Music City Mile and the Cumberland Walk work to establish the identity of the new East Bank development, the spaces that connect them are also extremely important. In particular, the frontages between new buildings and streetscapes, and the vertical connections between elevated promenade and ground level, are fundamental parts of the Public Realm Framework. The "Cumberland Bluffs" are a series of stairs and terraces that announce the beginning of the Music City Mile and welcome people to cross the Cumberland. The East Bank's streets, through generously scaled sidewalks, consistent planting buffers, and numerous crossings, lend cohesion and comfort to this new district.




TITANS STADIUM
560'
SOUTH PLAZA
465'
LOT C
335'
I-24
EAST BANK BLVD
2ND ST
290'
SHELBY AVE
285'
CUMBERLAND BLUFFS
280'
STREET FRONTAGES
LOT E1
245'
LOT D
LOT G
340'
LOT F
EXISTING SYLVAN ST
445'
KOREAN VETERANS MEMORIAL BLVD
0
100'
200'
400'

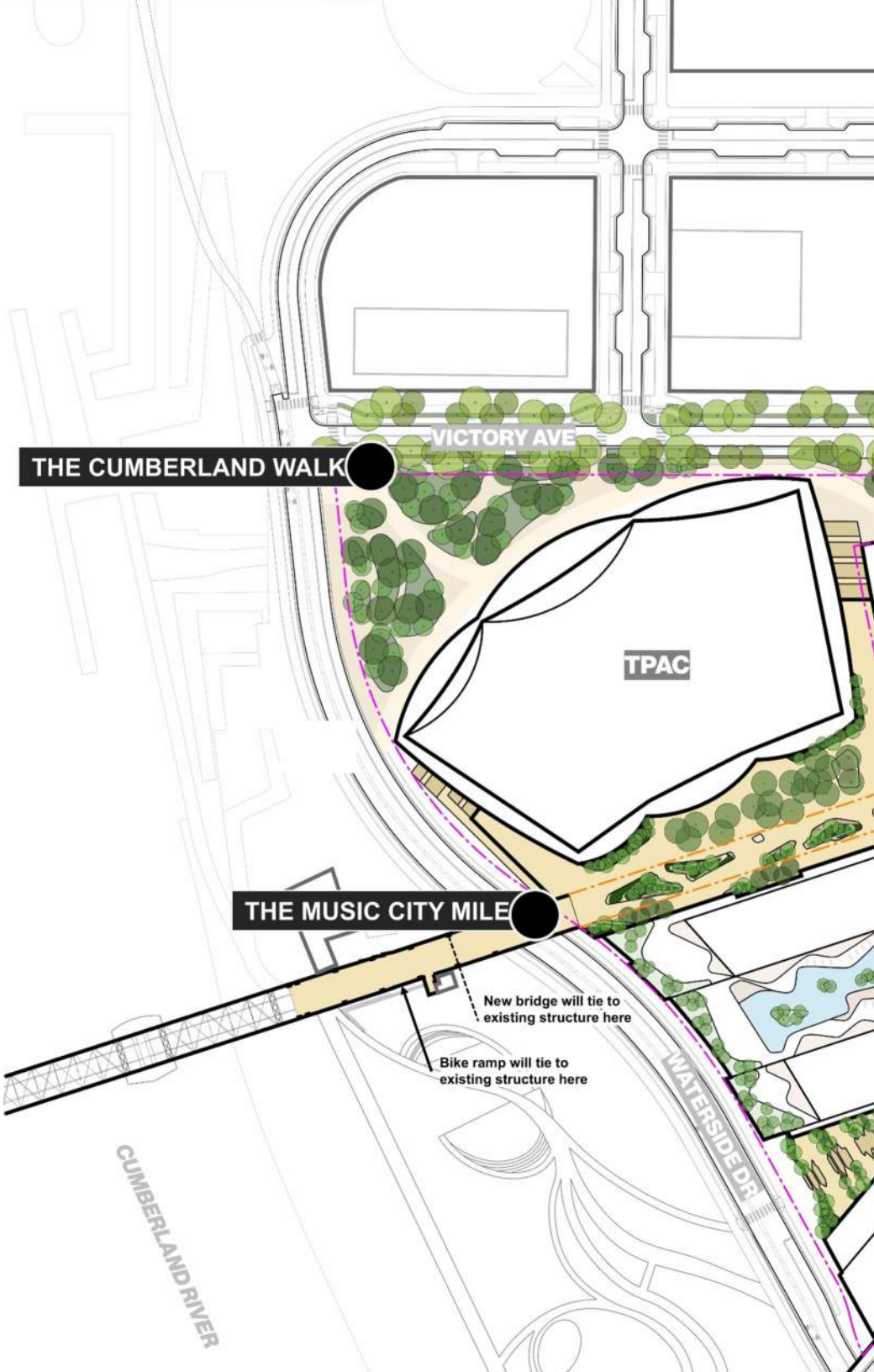
# 1.3 KEY PLACES
## Public Realm Concept Plan

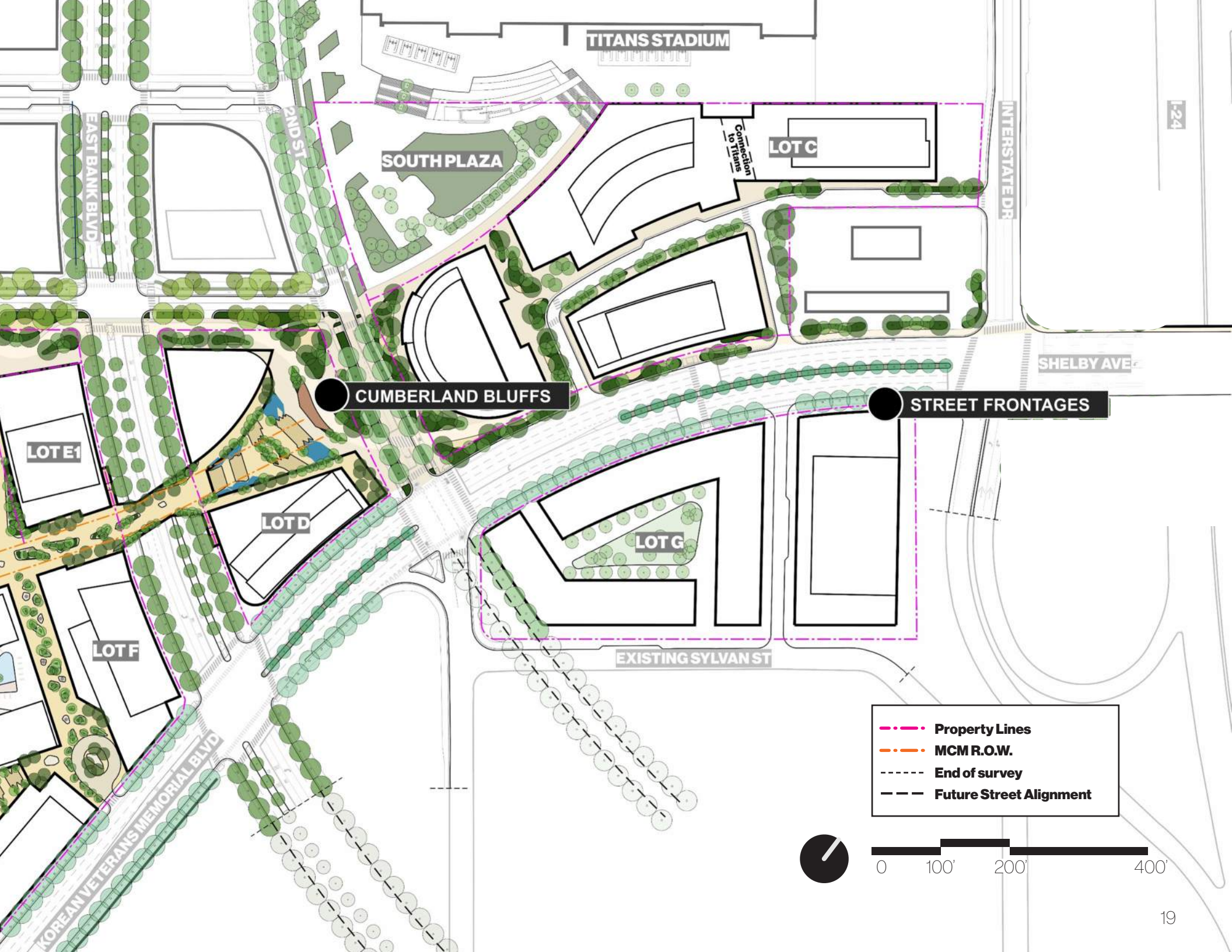
The key places in the Public Realm Framework Plan offer a sense of place, scale, use, and texture for the East Bank. These places are:

- The Music City Mile
- The Cumberland Bluffs
- The Cumberland Walk
- Street Frontages

Chapter 2 of this report illustrates a potential future design scenario for each of these four major elements in the framework plan.



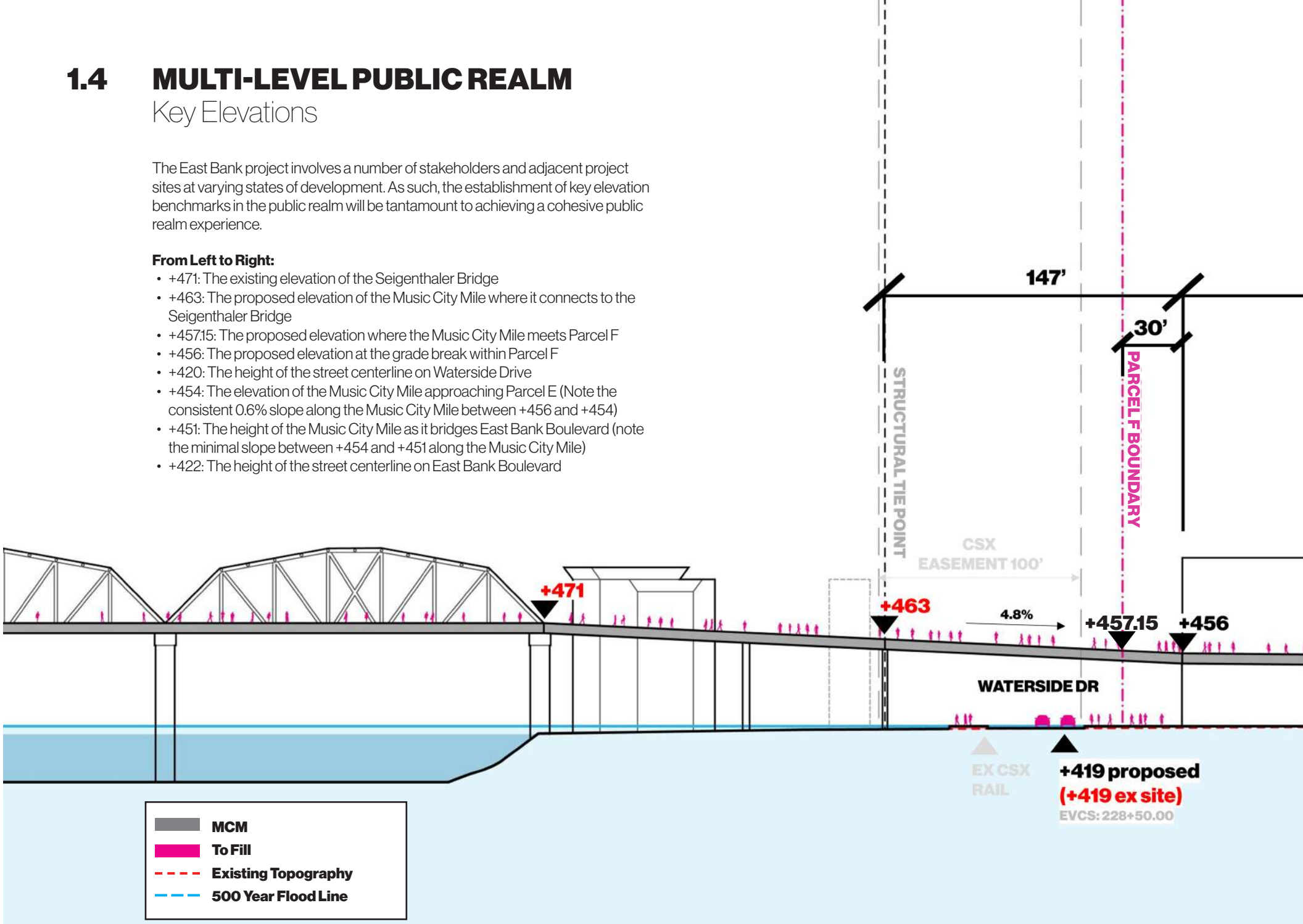

TITANS STADIUM
SOUTH PLAZA
Connection to Titans
LOT C
INTERSTATE DR
I-24
EAST BANK BLVD
2ND ST
SHELBY AVE
CUMBERLAND BLUFFS
STREET FRONTAGES
LOT E1
LOT D
LOT G
LOT F
EXISTING SYLVAN ST
KOREAN VETERANS MEMORIAL BLVD
Property Lines
MCM R.O.W.
End of survey
Future Street Alignment
0
100'
200'
400'

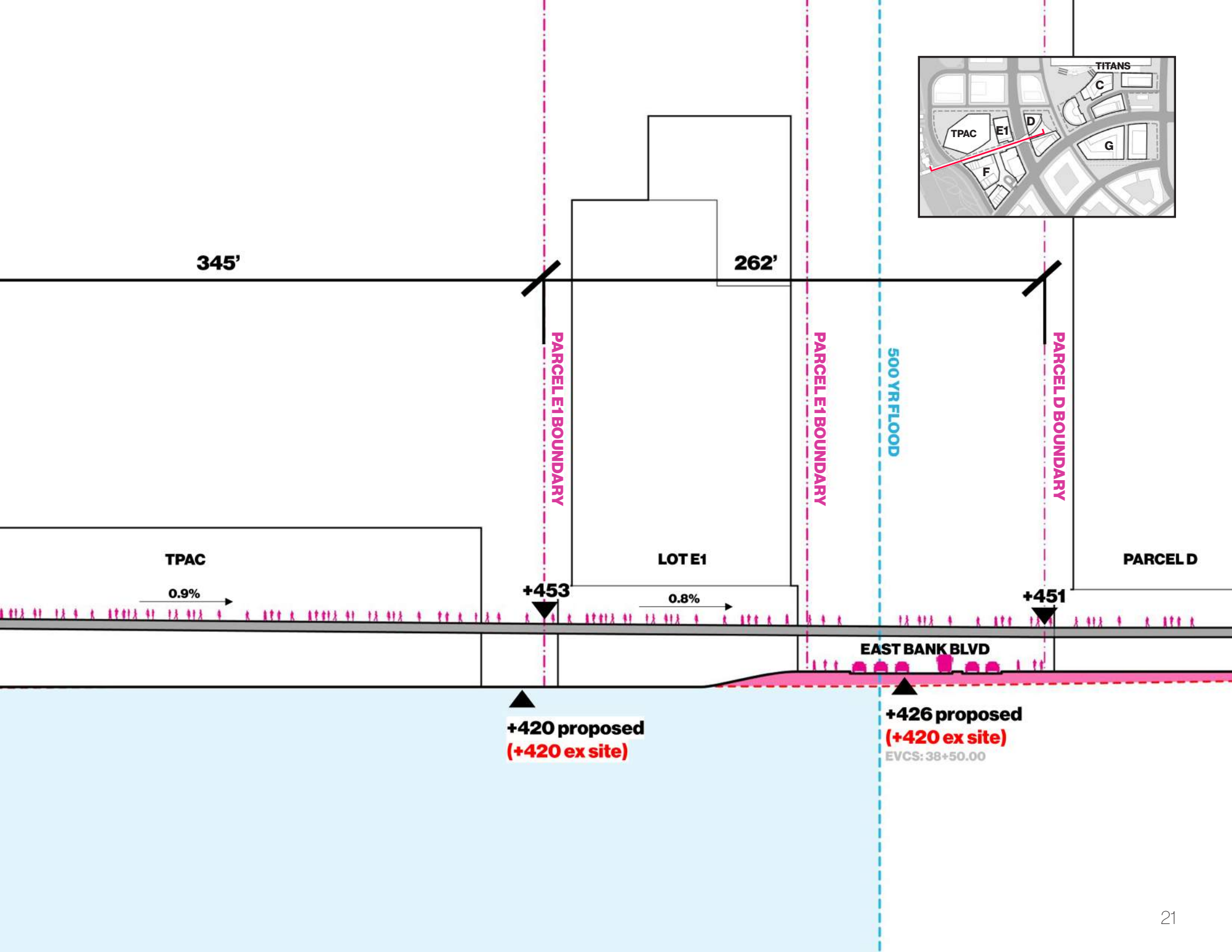
# 1.4 MULTI-LEVEL PUBLIC REALM
## Key Elevations

The East Bank project involves a number of stakeholders and adjacent project sites at varying states of development. As such, the establishment of key elevation benchmarks in the public realm will be tantamount to achieving a cohesive public realm experience.

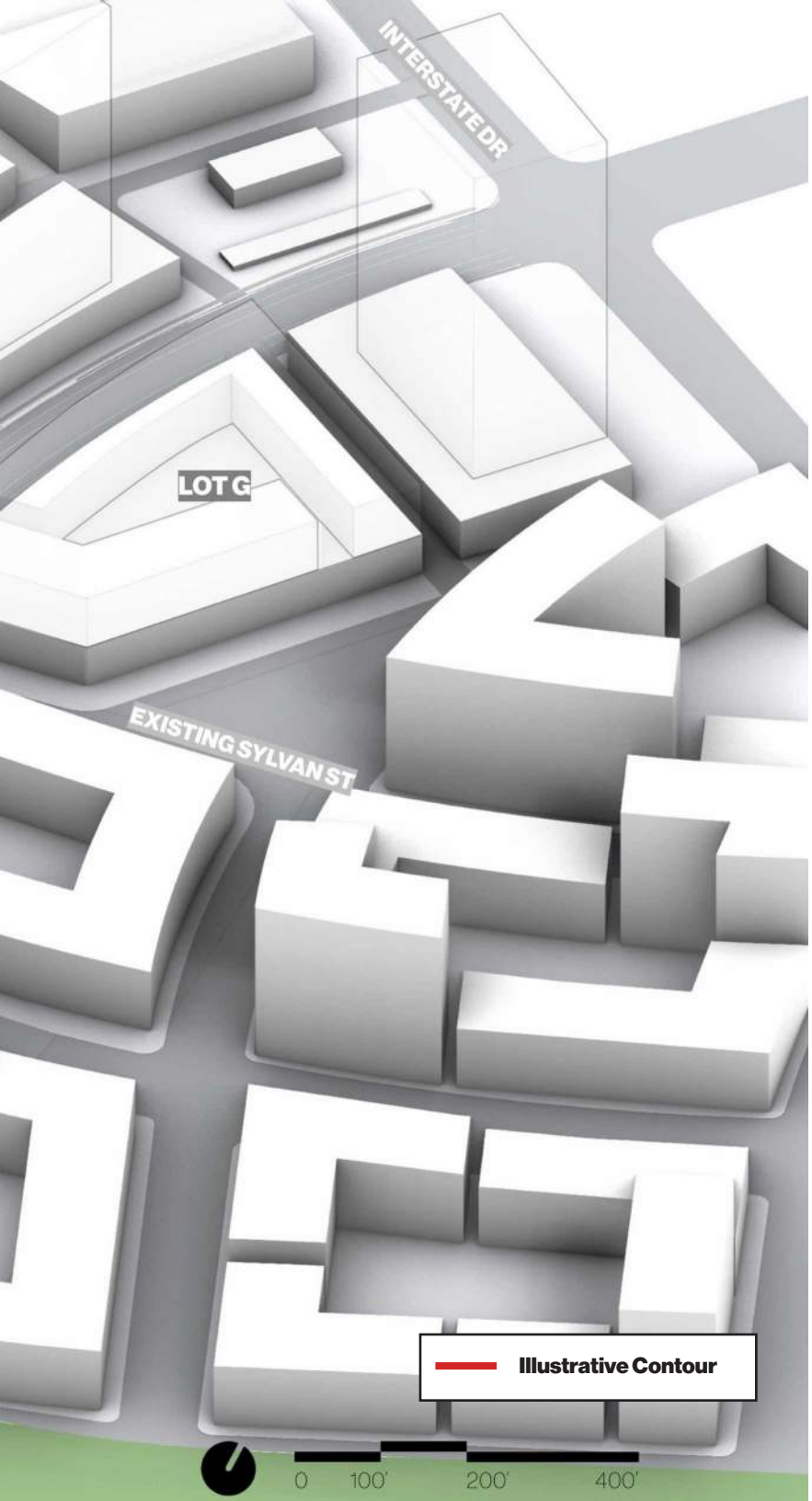
**From Left to Right:**

- +471: The existing elevation of the Seigenthaler Bridge
- +463: The proposed elevation of the Music City Mile where it connects to the Seigenthaler Bridge
- +457.15: The proposed elevation where the Music City Mile meets Parcel F
- +456: The proposed elevation at the grade break within Parcel F
- +420: The height of the street centerline on Waterside Drive
- +454: The elevation of the Music City Mile approaching Parcel E (Note the consistent 0.6% slope along the Music City Mile between +456 and +454)
- +451: The height of the Music City Mile as it bridges East Bank Boulevard (note the minimal slope between +454 and +451 along the Music City Mile)
- +422: The height of the street centerline on East Bank Boulevard




TITANS
C
TPAC
E1
D
G
F
345'
262'
PARCEL E1 BOUNDARY
PARCEL E1 BOUNDARY
500 YR FLOOD
PARCEL D BOUNDARY
TPAC
LOT E1
PARCEL D
0.9%
0.8%
+453
+451
EAST BANK BLVD
+420 proposed
(+420 ex site)
+426 proposed
(+420 ex site)
EVCS: 38+50.00


LOT C
TITANS
2ND ST
EAST BANK BLVD
+421
LOT E1
+451
LOT D
0.8 %
WATERSIDE DR
VICTORY AVE
TPAC
+453
+420
0.9 %
1.9 %
KOREAN VETERANS MEMORIAL BLVD
+456
+445
LOT F
4.8 %
+463
CUMBERLAND RIVER
+471
Structural Tie Point
+420
+414




# 1.4 MULTI-LEVEL PUBLIC REALM

## Topography

The East Bank development engages the public realm at many levels, with various stakeholders (e.g. TPAC, Titans Stadium). A commitment to establishing these levels in the public realm framework plan is critical to ensuring a seamless public realm experience; helping to avoid unnecessary structures and drainage infrastructure, and providing a clear and comfortable sense of circulation and access.

In future design phases, consulting parties can refer back to this early planning exercise and confirm that detailed grading plans meet these established elevations, or if site conditions render these exact elevations unfeasible, that the general spirit suggested here is met. In particular:

1. The Music City Mile is graded a consistent slope of less than 2% for its entire length, if feasible.
2. Vertical connections deliver pedestrians to the street elevations established in the *Imagine East Bank* plan - outside the threshold of a 100 year storm event.

With these general grading parameters established, the following three-dimensional planning diagrams provide critical guidelines for the Public Realm Framework, all of which would be moot without a clear illustration of vertical connections and grading.



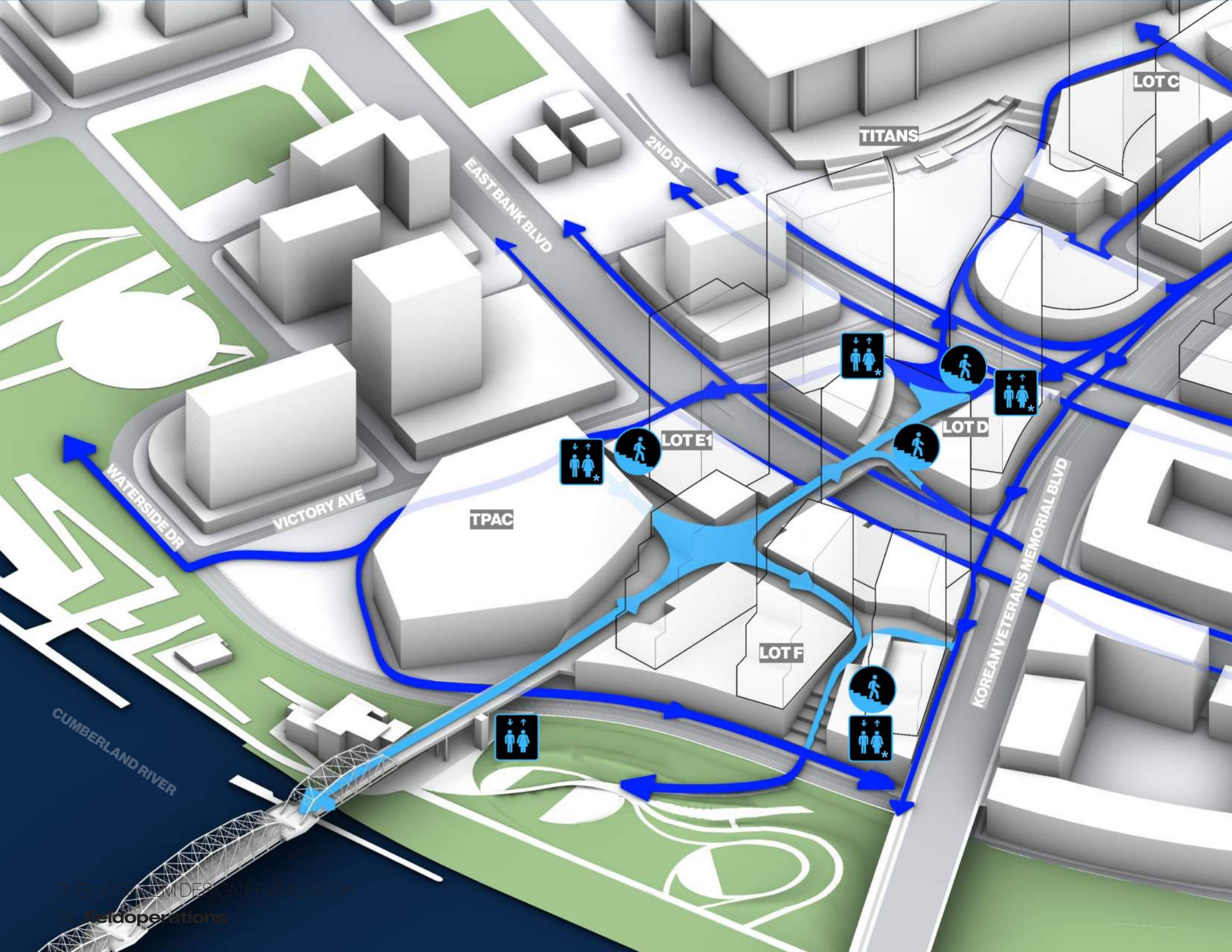
**Pedestrian Circulation**

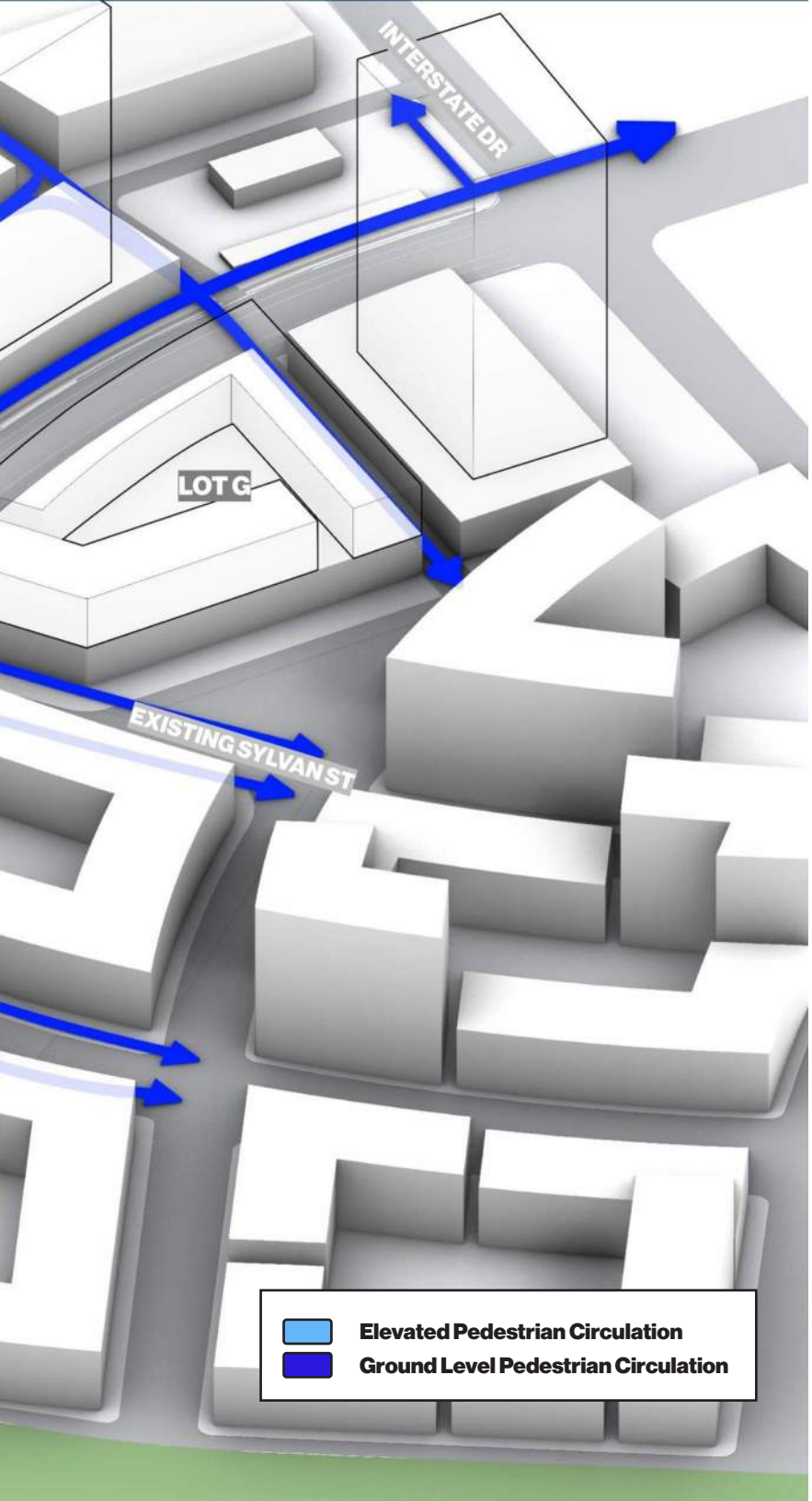


**Bicycle Circulation**



**Building Activation**


LOT C
TITANS
2ND ST
EAST BANK BLVD
LOT D
LOT E1
WATERSIDE DR
VICTORY AVE
TPAC
LOT F
KOREAN VETERANS MEMORIAL BLVD
CUMBERLAND RIVER



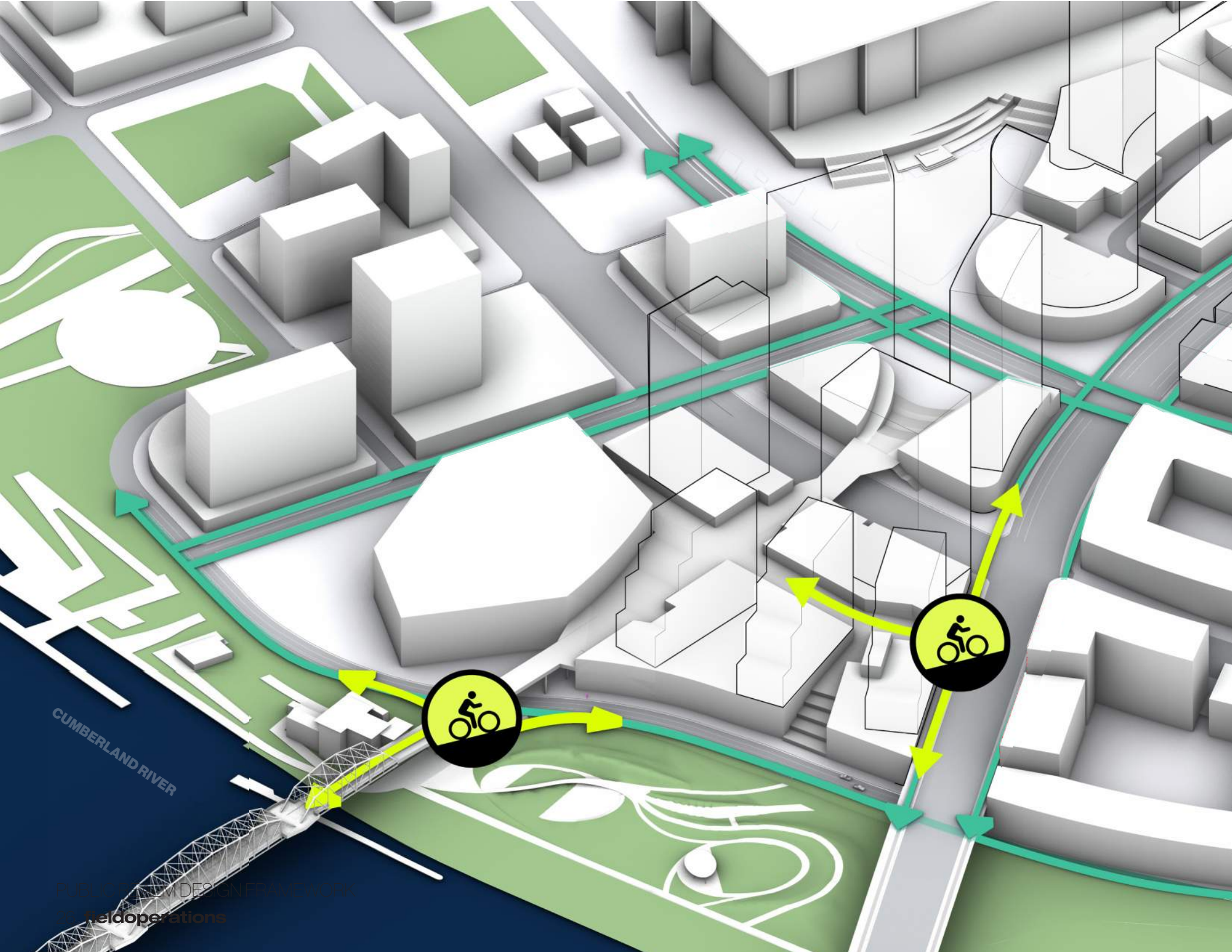

# 1.5 CONNECTIVITY & CIRCULATION

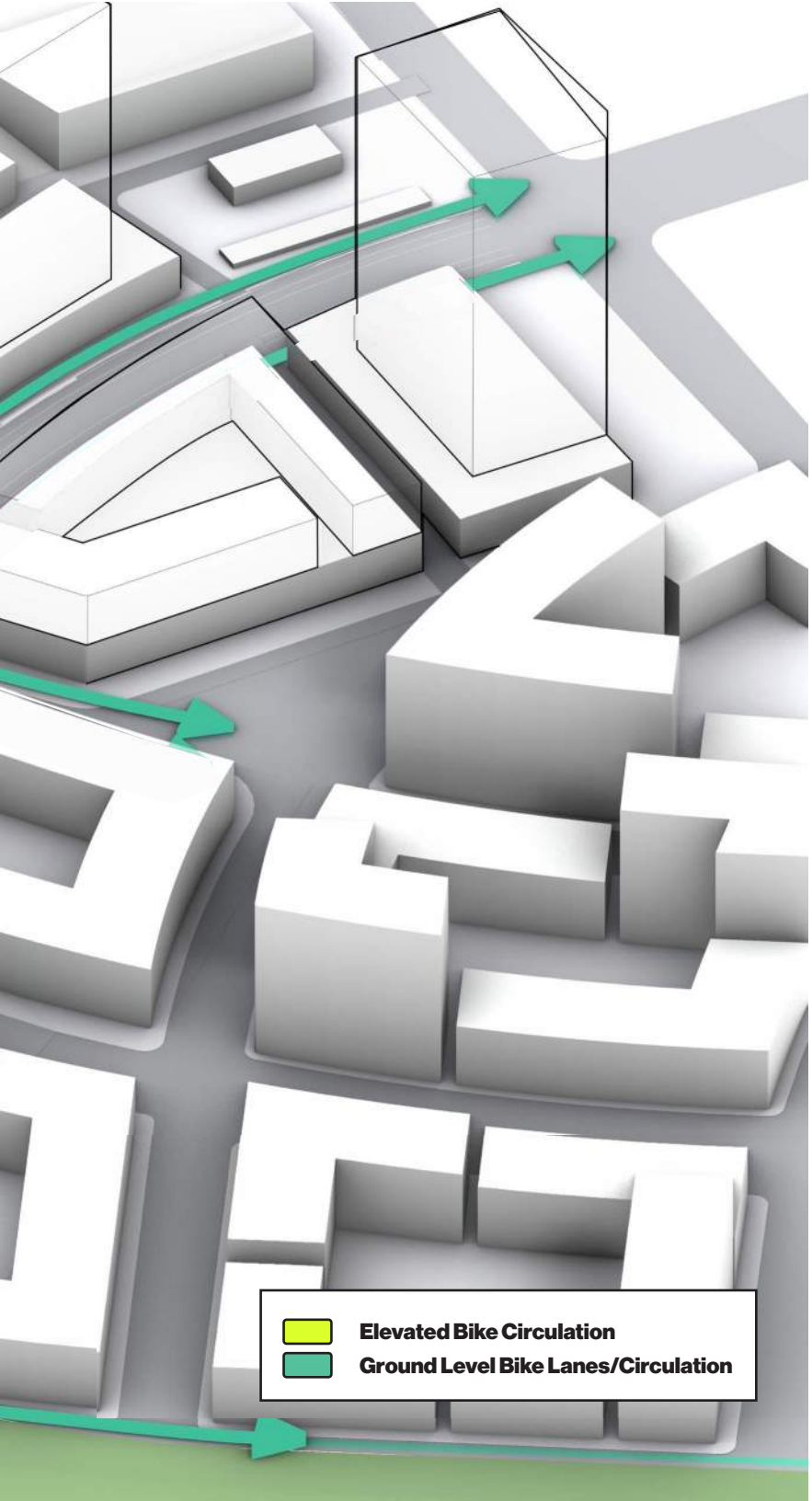
## Pedestrian Circulation

The elevated promenade (Music City Mile) acts as a connected platform between the TPAC site, and Parcels E and F. Accessible connections to ground level (public stairs and elevators) occur at each break in the urban fabric. At key locations, these vertical connections become places in and of themselves, where stairs expand to terraces, cascading landscaped gardens, and perhaps even water features.



* Maintenance and security of indicated elevators falls to building owner


CUMBERLAND RIVER

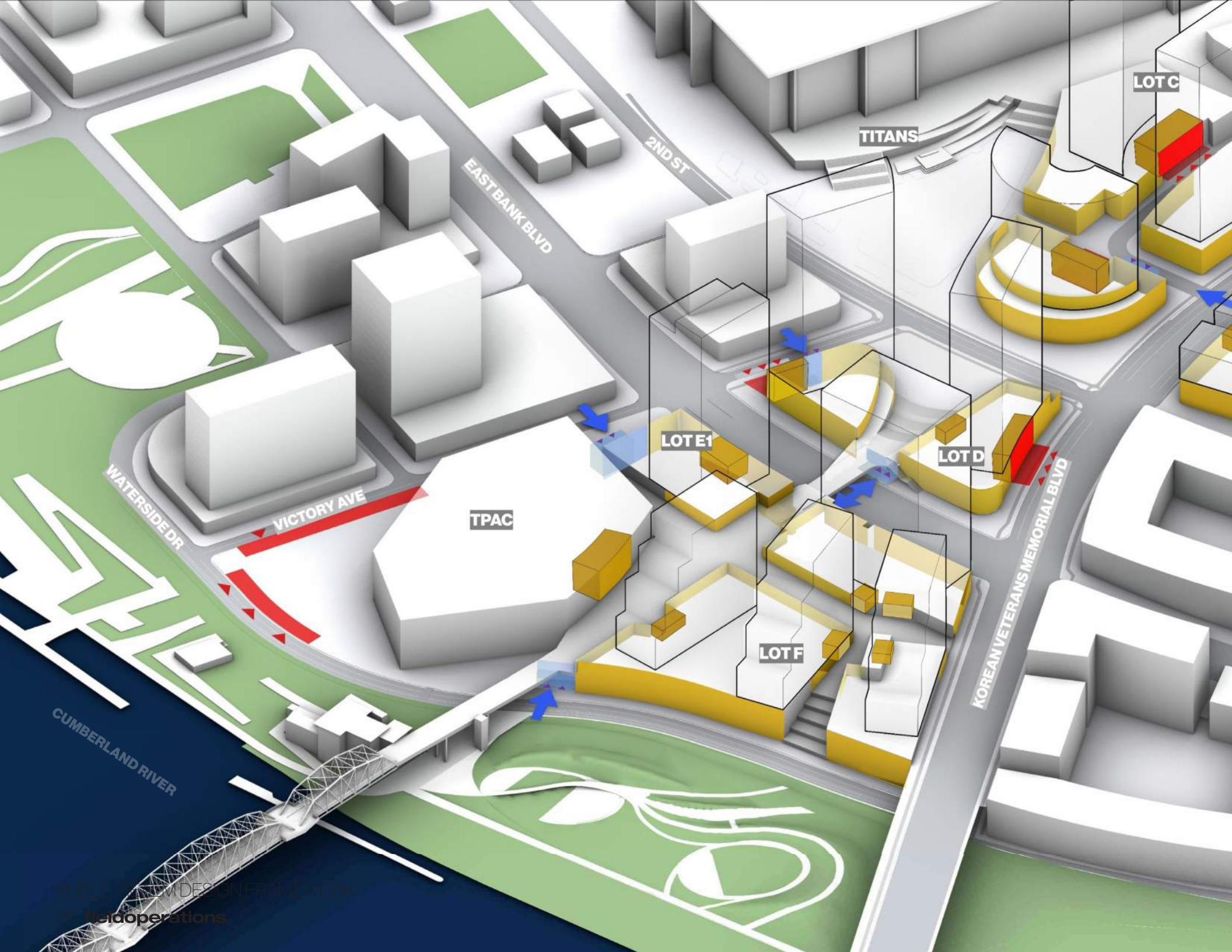


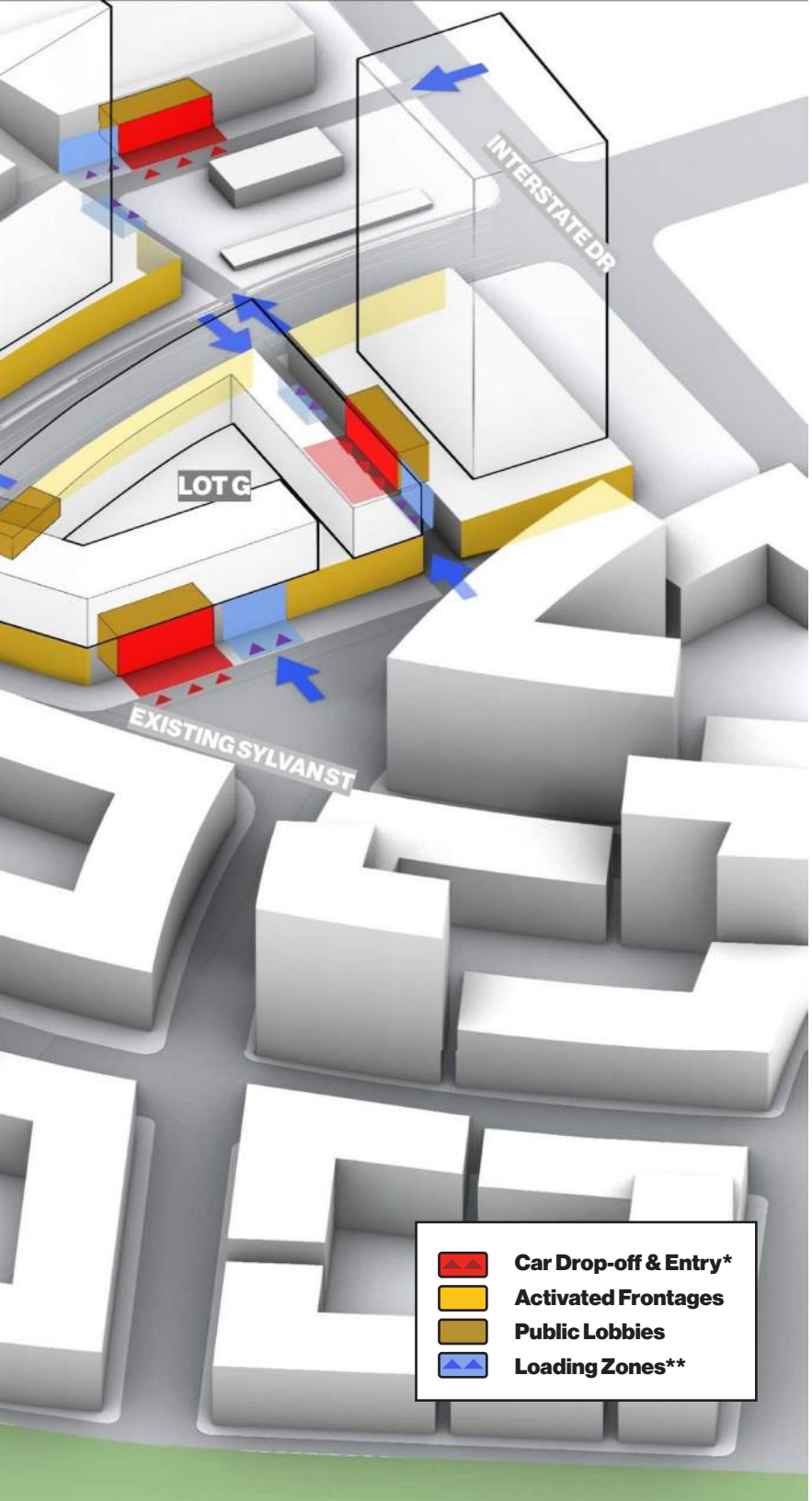

# 1.5 CONNECTIVITY & CIRCULATION

## Bicycle Circulation

Bicycle connectivity is among the greatest priorities for the maintenance of a quality, livable, public realm. The Public Realm Framework Plan recommends at least one bike connection from the elevated promenade (Music City Mile) to ground level. The details of this recommendation have yet to be finalized, as it is pending input from the many stakeholders involved. The Public Realm Framework Plan offers various alternatives for this connection, ranging from constructed ramps to ground level connections. The virtues of each alternative are subject to ongoing conversation, and are featured in greater detail in the appendix of this Framework.




LOT C
TITANS
2ND ST
EAST BANK BLVD
LOT E1
LOT D
WATERSIDE DR
VICTORY AVE
TPAC
LOT F
KOREAN VETERANS MEMORIAL BLVD
CUMBERLAND RIVER




# 1.6 ACCESS & ACTIVATION

## 3D Building Access & Activation

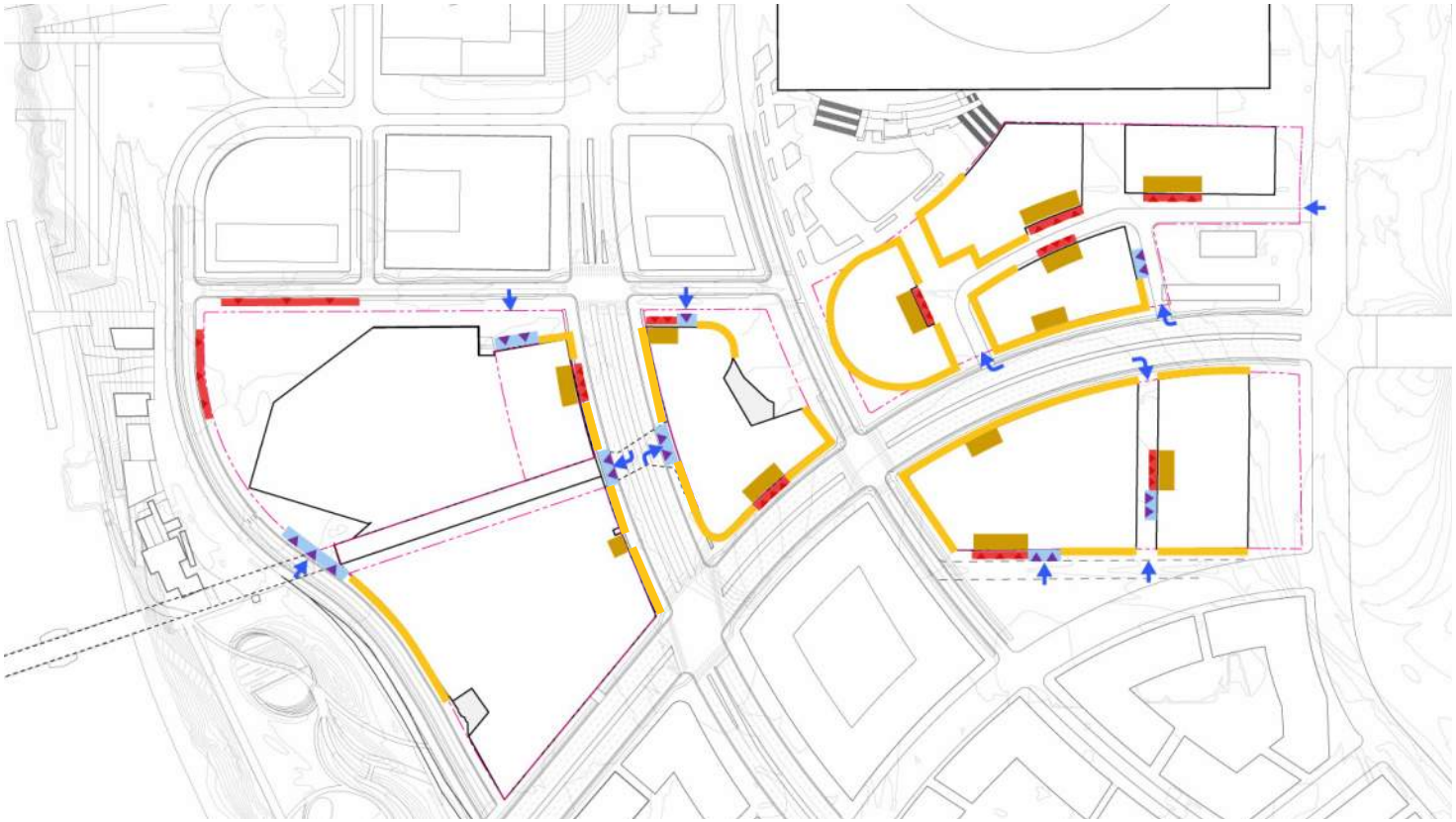
The way buildings and podiums are serviced, entered, and activated is critical to the success of the public realm. This study indicates where the following are anticipated to occur as parcels develop:

- Car Drop-off & Entry: Locations for passenger drop-off and entry to hotel and residential buildings.
- Activated Frontages: Areas of building facade activated by storefronts, restaurants/cafes, and views into public lobbies.
- Public Lobbies: Main entry locations for public building lobbies. These are often tied to a car drop-off component
- Loading Zones: Areas for logistical loading and servicing. These include entries to truck docks, delivery areas, and locations for trash pickup.

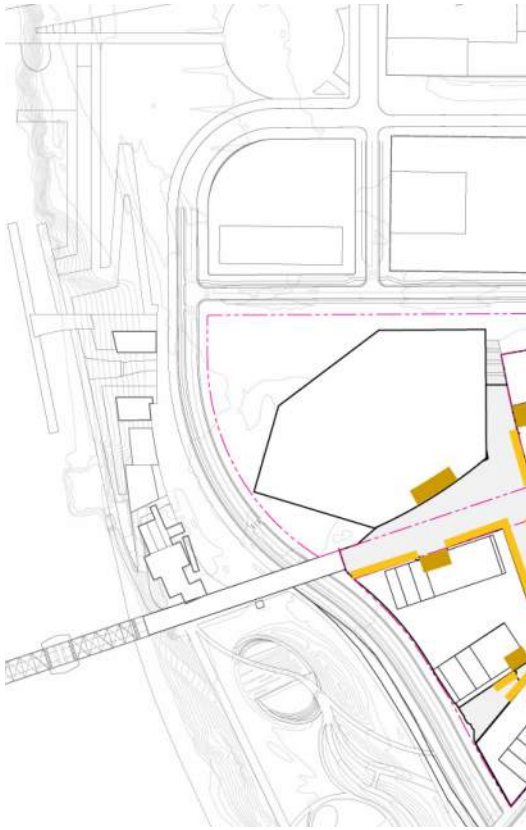
Refinements to this will continue to develop through the design process of each parcel.



* Final design and location of entry zones will be approved with each building design and layout
** Loading zones will be approved with each building design and layout. These will be under the purview of the NDOT.



**1st Floor Plan**



**Elevated Floor Plan**

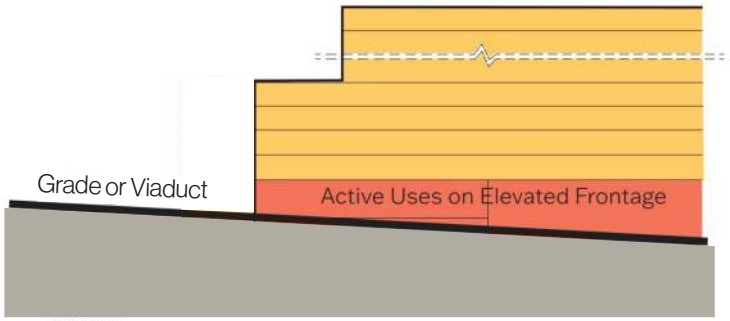
# 1.6 ACCESS & ACTIVATION

## 2D Building Access & Activation

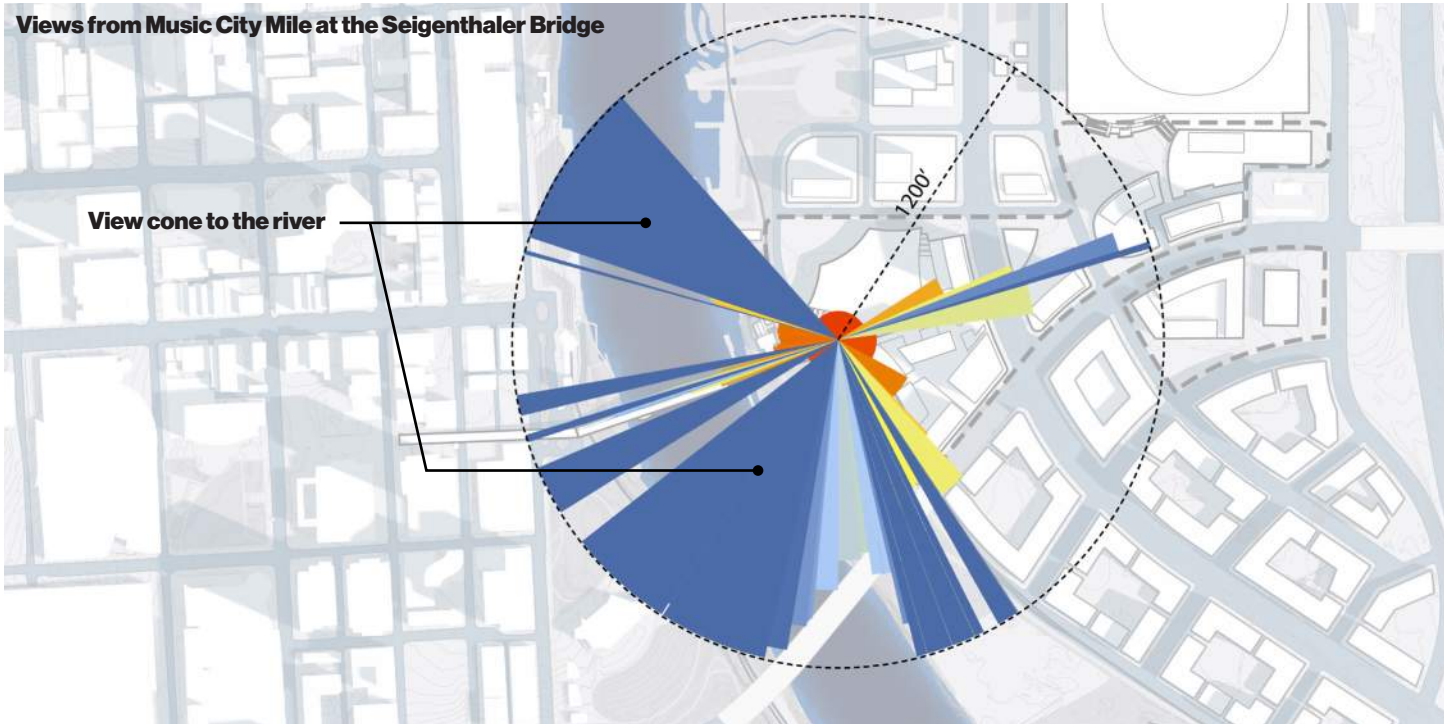


**Car Drop-off & Entry**
**Activated Frontages**
**Public Lobbies**
**Loading Zones**

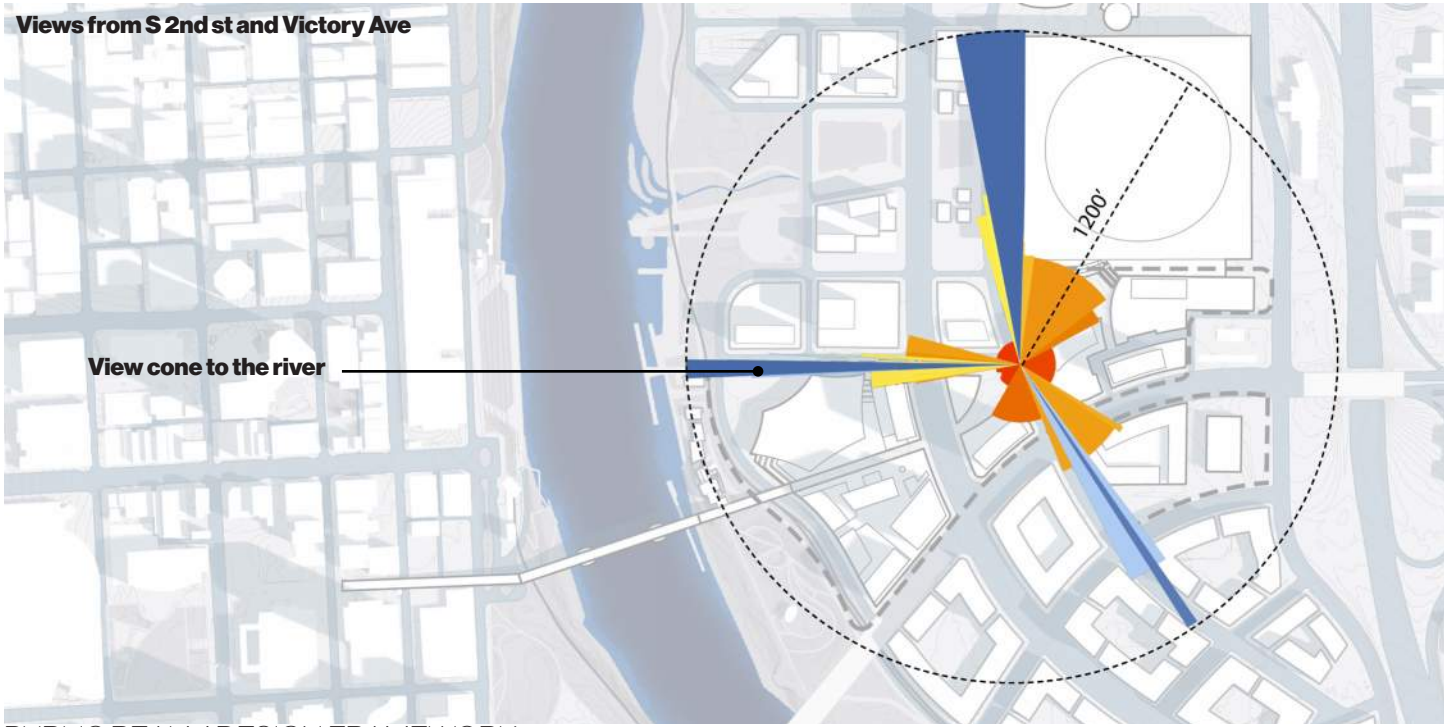
When designing sites with significant grade change and/or elevated ground planes (due to viaduct or other infrastructure conditions), finished floor elevations will be coordinated with the adjacent conditions in order to facilitate access and activation. This could mean include having multiple finished floor elevations along a frontage.

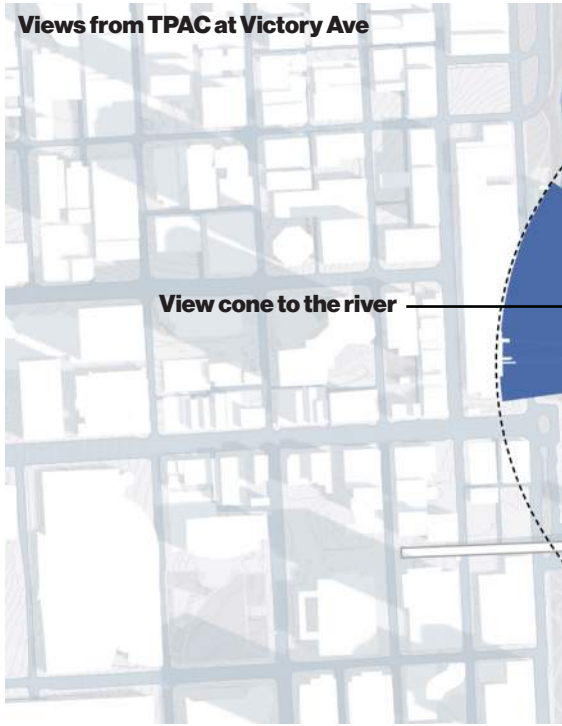


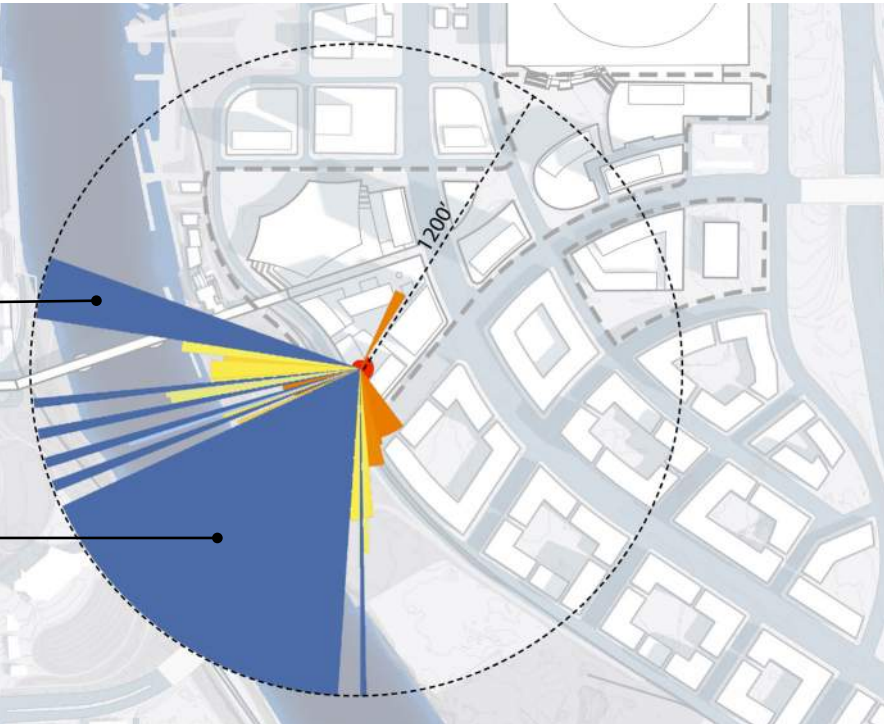


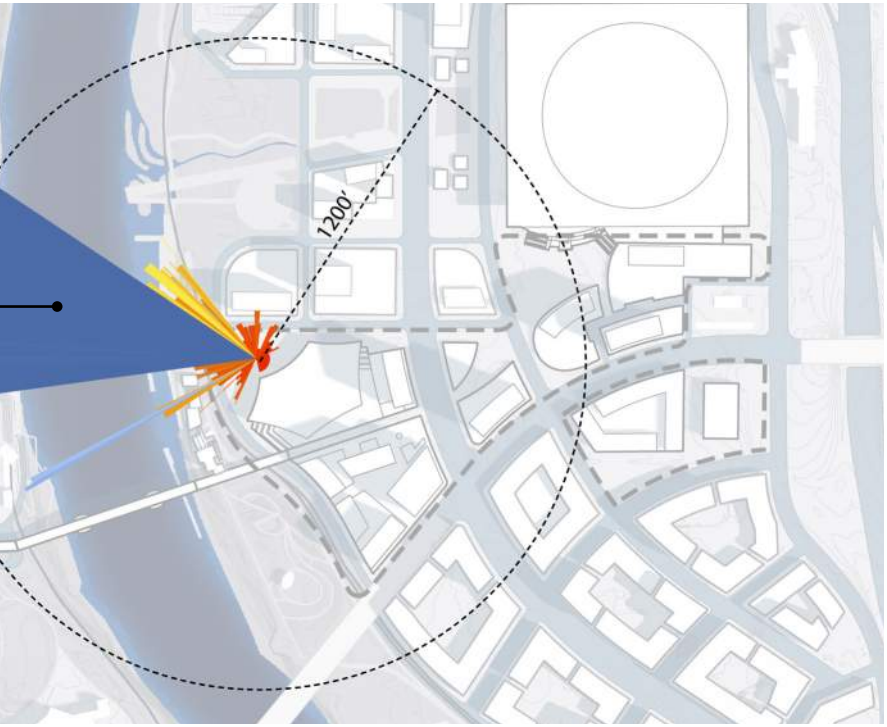


Views from Music City Mile at the Seigenthaler Bridge
View cone to the river
1200'


Views from Parcel F
View cone to the river


Views from S 2nd st and Victory Ave
View cone to the river
1200'


Views from TPAC at Victory Ave
View cone to the river




0m

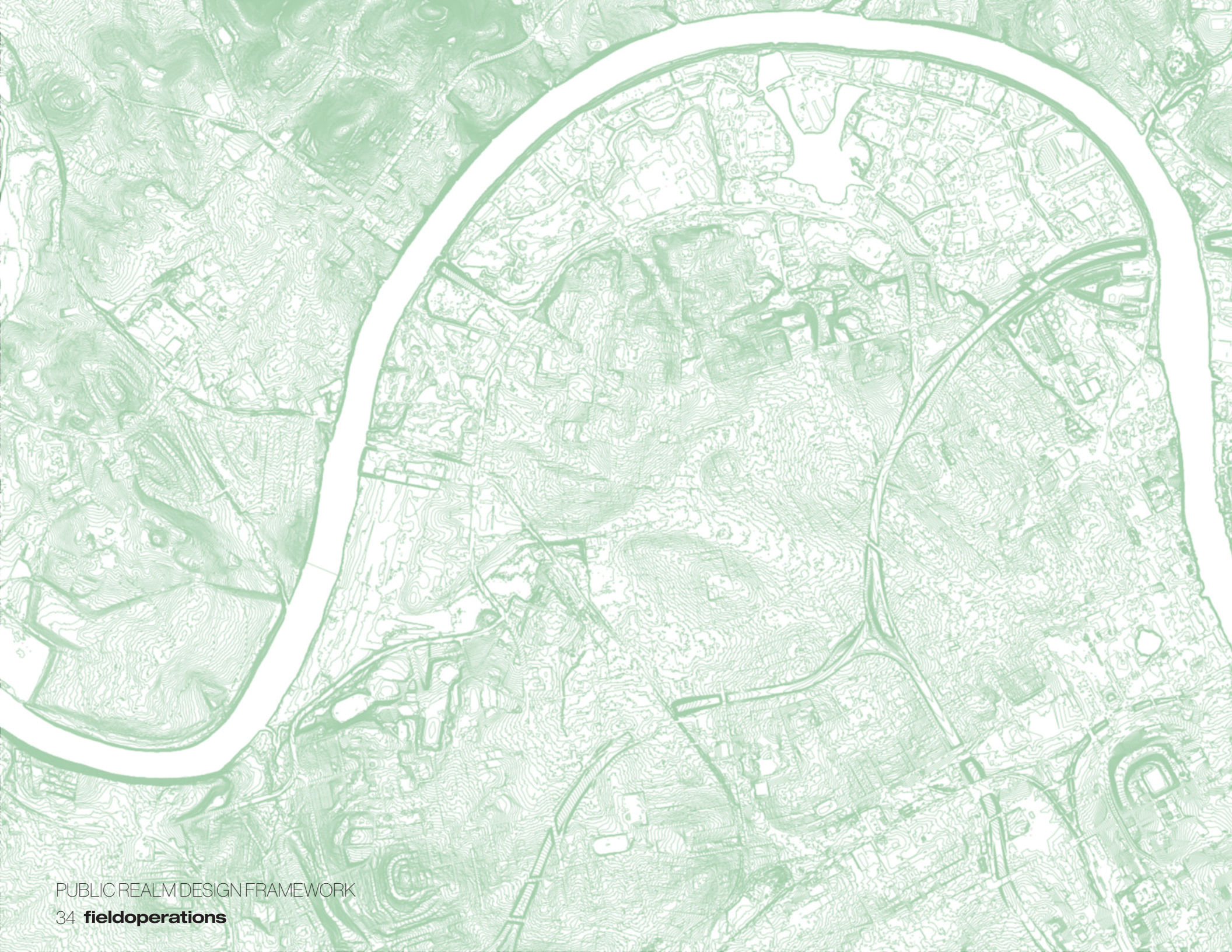
**Visible distance**

# 1.7 VIEWSHEDS

## Perceiving the River & Skyline

A sense of the horizon and the subtle change of the topography is a fundamental part of the public realm.

The Public Realm Framework Plan has gone to great lengths to ensure that new development does not occlude views of the horizon, and that it frames views of the downtown and the Cumberland River when possible. The plan studies on the adjacent page summarize this extensive study by highlighting viewing corridors from four key locations.



# 2.0 ELEMENTS

# 2.1 MUSIC CITY MILE
## Key Places

The Music City Mile is the civic gateway between Downtown Nashville and East Nashville. Anchored by the new Tennessee Performing Arts Center, the new stadium for the Titans, and the phase 1 development of East Bank, it will be among the city's most visible and active public spaces.

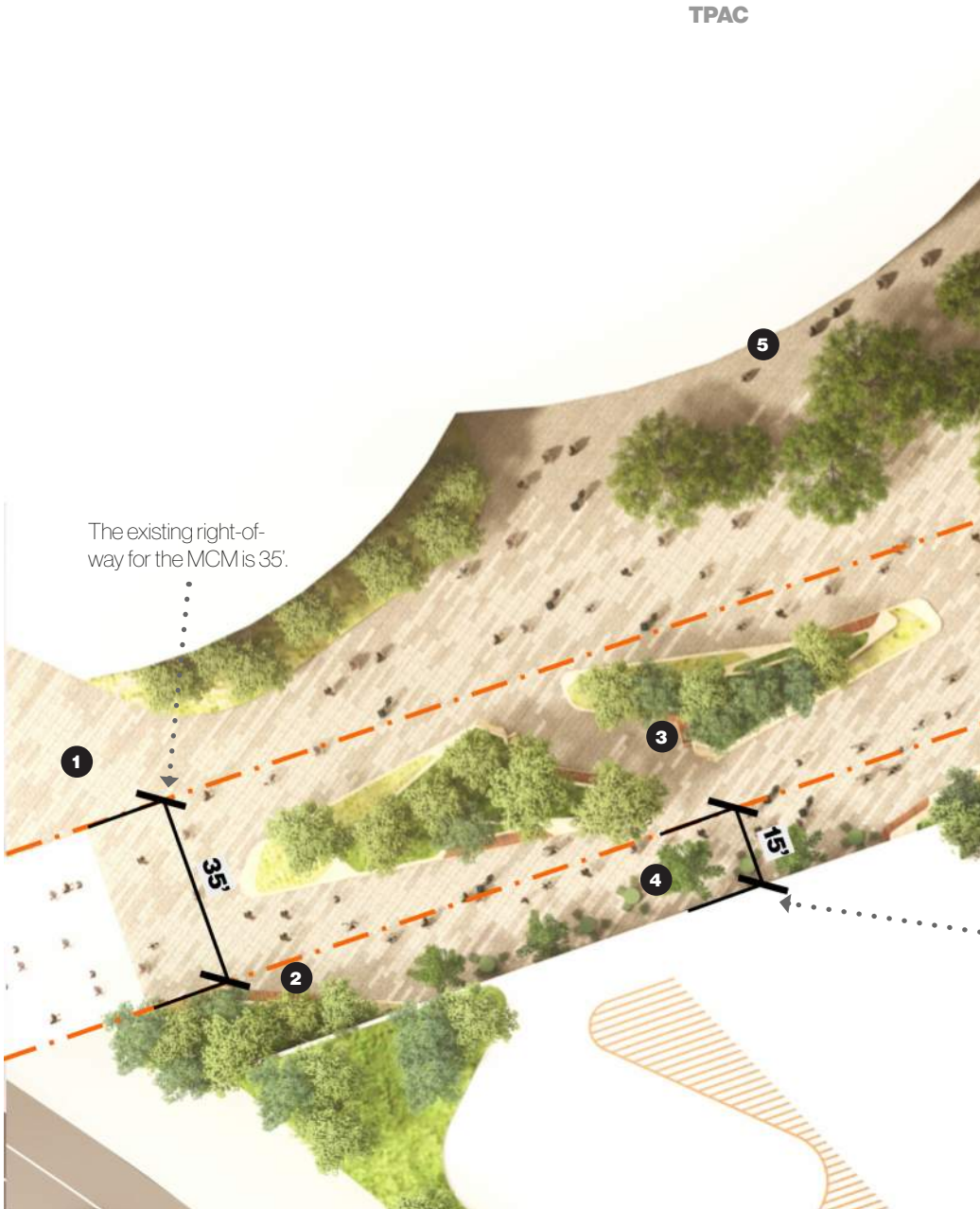
As such, a new and cohesive design language will help to ensure that this is among Nashville's most beloved places for generations to come. Design concepts draw on the material and spatial qualities of some of Tennessee's great outdoor landscapes, while the scale and program of adjacent buildings will engage with this linear park as a means of continued use and activation.

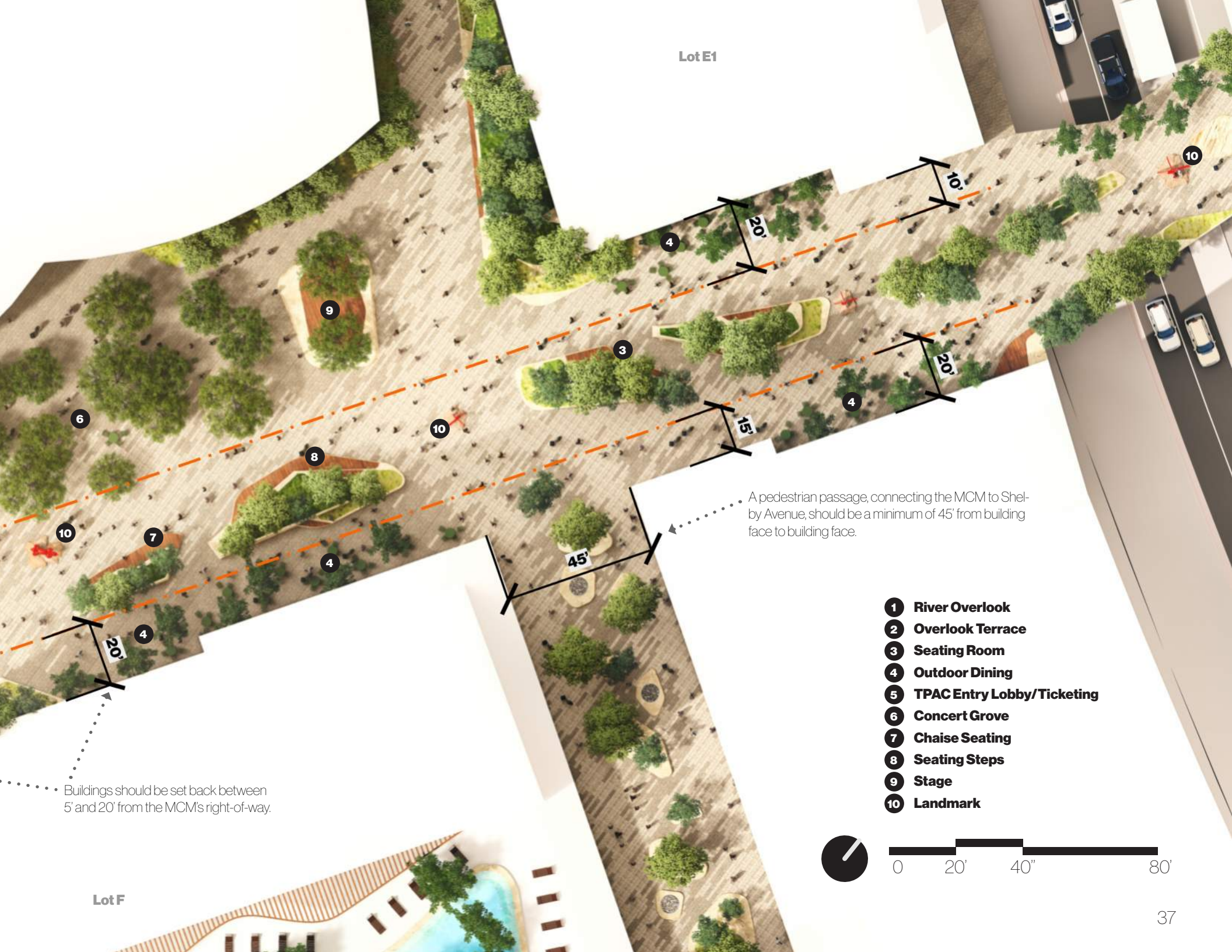
Outdoor program is shaped and scaled to compliment the future uses of these adjacent buildings, including places for gathering, performance, dining, shopping, strolling, respite, views, discovery, and surprise.

Since the Music City Mile public realm is on an elevated deck, special attention has been paid to the proposed finished floor elevation, ensuring opportunities for adequate clearance for the (mostly logistical) urban spaces below, and adequate structural depth for planted landscapes.

**Intent Statement**
The Music City Mile will be materially and architecturally cohesive, with ample space for planting and shade, providing a variety of scales to host outdoor activity, from dining and leisure to arts and performance.

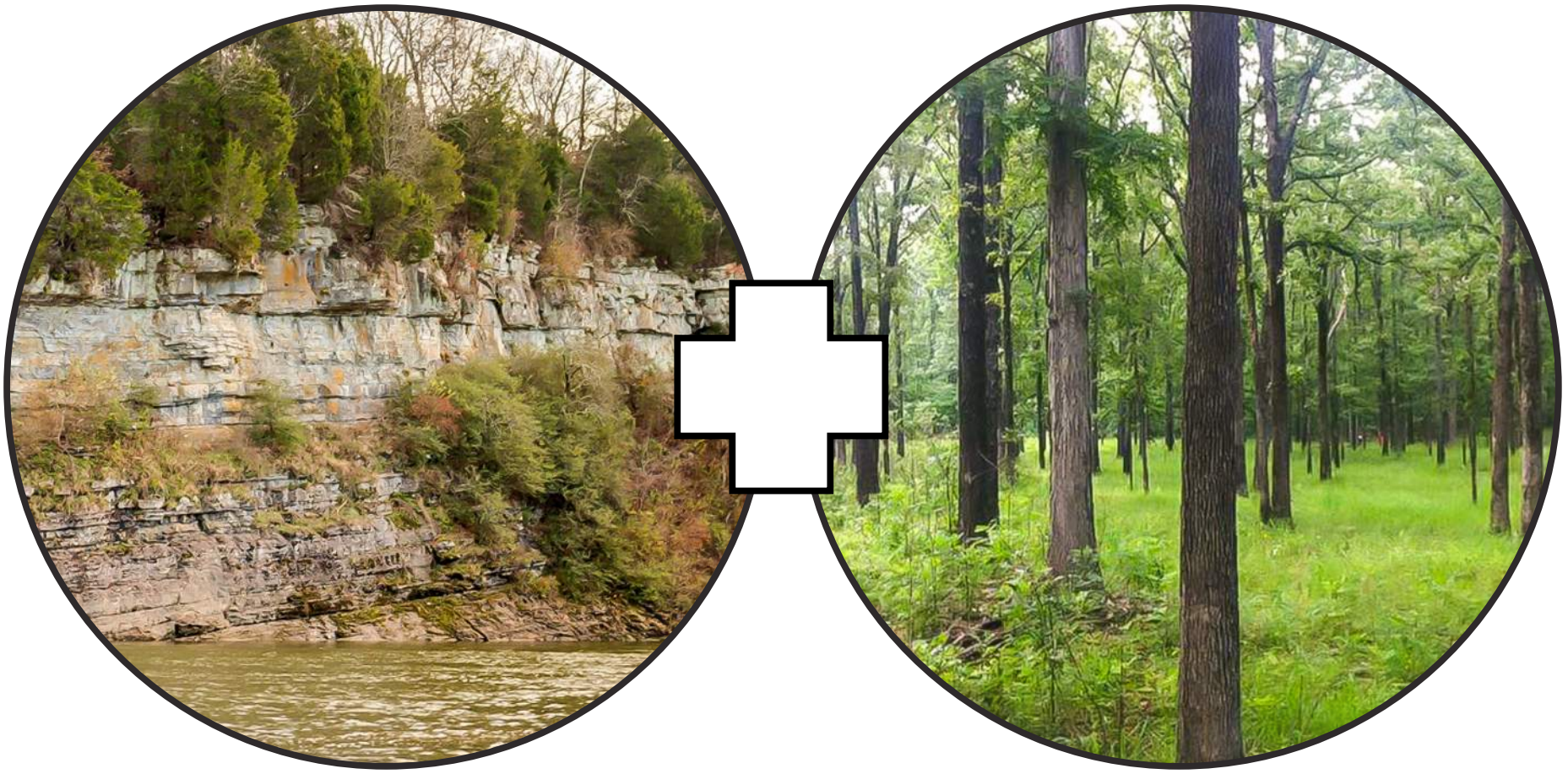
**Design Objectives**
- Achieve uniqueness and cohesion with unified design language
- Accommodate large crowd movement with robust materials
- Provide a variety of scales of space for varying uses
- Provide comfortable outdoor spaces for people walking and sitting
- Express the natural landscape character of central Tennessee in the architecture and planting design.




Lot E1
Lot F
20'
10'
20'
15'
45'
20'
A pedestrian passage, connecting the MCM to Shelby Avenue, should be a minimum of 45' from building face to building face.
Buildings should be set back between 5' and 20' from the MCM's right-of-way.
1 River Overlook
2 Overlook Terrace
3 Seating Room
4 Outdoor Dining
5 TPAC Entry Lobby/Ticketing
6 Concert Grove
7 Chaise Seating
8 Seating Steps
9 Stage
10 Landmark
0
20'
40"
80'

# 2.1 MUSIC CITY MILE
## Landscape Inspiration

To inform the material and spatial qualities of this new and exciting public space, the Music City Mile draws inspiration from the regional landscapes of Tennessee. As the entire Music City Mile landscape is on structure, it also draws inspiration from the performance of Tennessee ecosystems; where geology, solar orientation, and topography dictate certain soil depths and planting guilds in nature, the same can be reflected in the design of this constructed landscape.



**Stratified Geology**

**Tennessee Forests**

**Cedar Glade**





Little Bluestem, Prickly-Pear Cactus, Nashville Mustard

**ON GRADE**

**LOW SOIL DEPTH**

**Limestone Savanna**





Coneflower sp., endemic
Gattinger's Prairie Clover, endemic
Prairie Dropseed Grass

**IN PLANTER**

**MEDIUM SOIL DEPTH**

**Oak-Hickory Forest**





Black Oak, White Oak,
Shagbark hickory, Red Maple,
Black Cherry

**IN PLANTER**

**HIGH SOIL DEPTH**

Note: Shade, shadow, wind, and heat studies have not been undertaken. All landscape imagery is illustrative. Landscape plans are required to be submitted with concept plan.

# 2.1 MUSIC CITY MILE
## Form & Material

The introduction of planted landscapes will provide shade, comfort, and delight to this elevated public space. They provide an episodic and varied quality to the spaces and uses of the Music City Mile. Elevated planters meander and stack up through the space to create a sort of topography, hosting rich and varied landscape plantings, bespoke social furnishing elements, and outdoor rooms.

**Stepped Planter with Bench**



**Stepped Planter with Seating Steps**



**"Stratified" Materials for Vertical Surfaces**



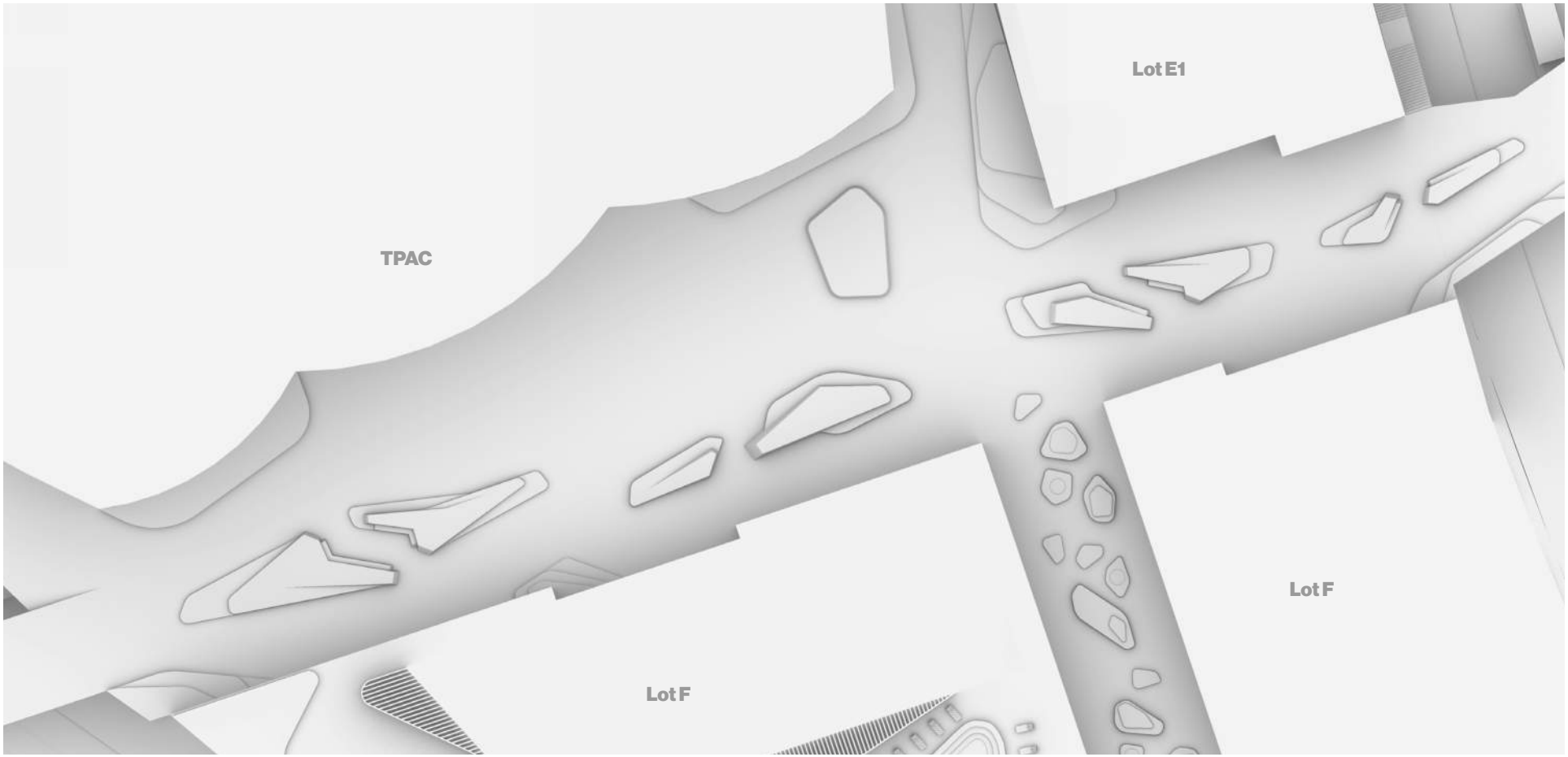




**Sustainably Harvested Wood for Seating**



**Planters on Structure form "Topography", providing furnishing elements and soil depth**

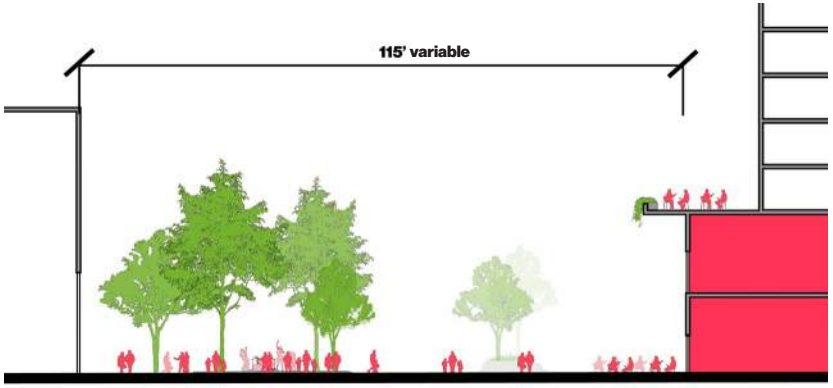


# 2.1 MUSIC CITY MILE
## Program & Places

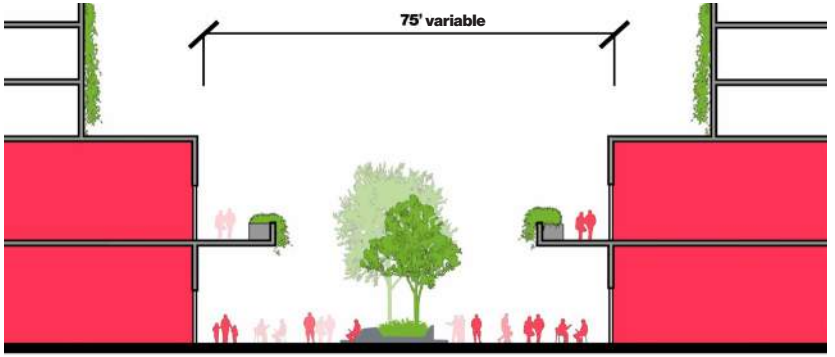
The space between buildings on the Music City Mile varies between the park-like scale of a civic plaza and the intimate scale of a passageway. This expansion and contraction of public space helps to create variety and interest, and also accommodates a wide range of potential public uses, from performance to dining.

Future buildings will also have some limited flexibility to jog and step to vary the texture, scale, and angle of the frontage.

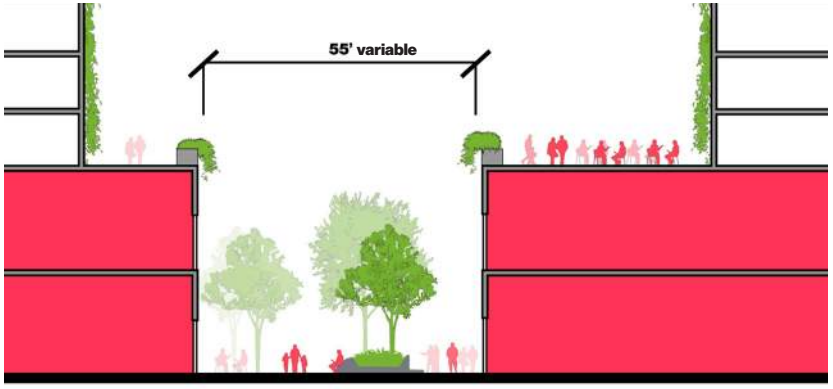
**Section A: Active Frontage on Music City Mile**



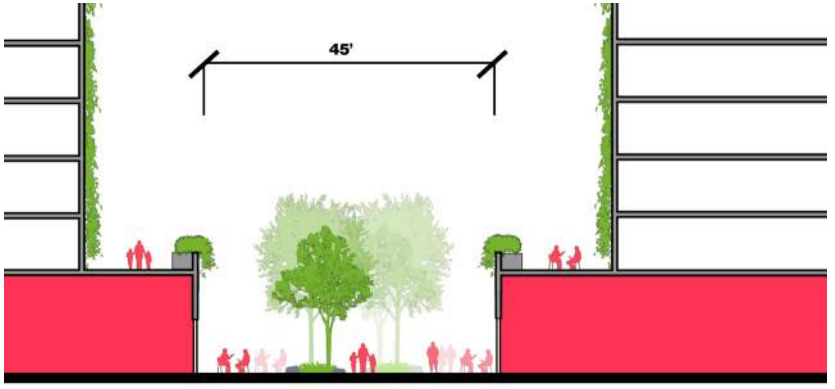

**Section B: Active Frontage on Music City Mile**




**Section C: Active Frontage on Music City Mile**




**Section D: Active Frontage on Parcel F**




0' 10' 20' 40'


Landmarks
Viewing & Vistas
Civic Gathering
Dining & Lounging
Small Gathering
A
B
C
D
Cedar Grove
Lot E1
EBB Bridge
Outdoor Dining
Landmark
Stage
TPAC
Concert Grove
Seating Room
Outdoor Dining
Landmark
Seating Steps
Outdoor Dining
Fire Pits
River Overlook
Landmark
Seating Room
Cedar Grove
Outdoor Dining
Overlook Terrace
Lot F
Lot F





# 2.1 MUSIC CITY MILE

## Public Realm Character at Pedestrian Bridge Connection



**Meandering Paths**



**Social Spaces**



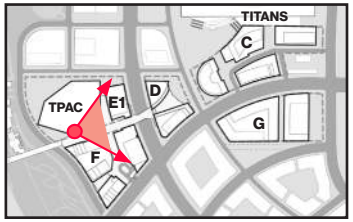
**Garden Spaces**



**Seating Variety**

After crossing the Seigenthaler Bridge from Downtown Nashville, the Music City Mile welcomes visitors with a comfortable, park-like setting. The liveliness of adjacent urban spaces is foreshadowed through gardens and groves, which offer shade, public seating, and places for flexible and movable furniture.

The meandering quality of this public promenade is scaled for intimacy, discovery, and comfort, but also to accommodate the occasional influx of large crowds on game day at the stadium. Public art is introduced at key nodes through the space, acting as visual beacons and helping orient visitors.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.



# 2.1 MUSIC CITY MILE

## Public Realm Character at Retail Frontages



**Retail Spillout**



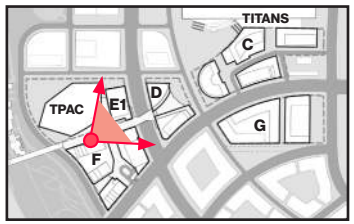
**Shaded Dining**



**Visual Permeability**

Approaching the heart of the Music City Mile, retail spill-out and dining destinations intermingle with the comfortable, verdant landscape, blurring the lines between indoor and outdoor.

Trees are densely planted, and pruned up so as to promote visual permeability. Understory plantings draw inspiration from the cedar glades of central Tennessee, featuring very robust, low-growing plants that fill garden beds entirely with no minimal visible earth or mulch.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.





# 2.1 MUSIC CITY MILE
## The Concert Grove



**Programmed Performances**

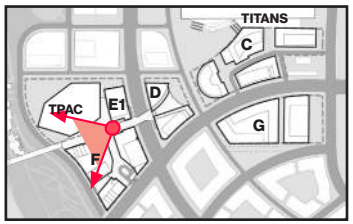


**Movable Furniture**



**Gathering Under The Grove**

Adjacent to the Tennessee Performing Arts Center, a small outdoor stage in a shaded grove might host programmed performances, or might simply accommodate the spontaneous seating, gathering, and performance that animates the lively streets of Nashville. New York's Lincoln Center demonstrates how such a space might feel.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.




1. **Retail Spillout**
2. **Fire Pits**
3. **Private Amenity Deck**
4. **Porte Cochère**
5. **Landmark**
6. **Cumberland Park Bluff**

# 2.1 MUSIC CITY MILE

## Parcel F Passageway Key Places




**Intimately Scaled**



**Circulation Adjacent to Retail**



**Movable and Permanent Seating**

The intimate passageway connecting the Music City Mile to Shelby Avenue offers a comfortable and compelling space for retail and neighborhood programming. Design elements mirror the language of the Music City Mile to ensure a cohesive public realm on all elevated structure, but the arrangement of spatial elements varies from more civic space aligned with the Seigenthaler Bridge. Instead, public furnishing and the planting is clustered in the center of the passageway here, as the building frontages engage emphatically with pedestrian circulation. The passageway also differentiates itself from the Music City Mile by gently sloping down to Shelby Avenue.

Similarly scaled space has proven to be successful in places like Washington D.C.'s City Center development as shown above, or at Calle Fuencarral in Madrid, Spain.







# 2.1 MUSIC CITY MILE

## Public Realm Character at Parcel F Passageway



**Seating Integrated Planters**



**Unique Retail Identities**



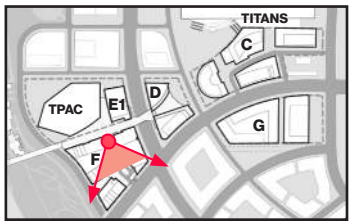
**Shaded and Intimately Scaled**



**Spatial Variety and Porosity**

The Parcel F Passageway also evokes the spatial experience of Miami's Design District, mixing active building frontages and public art with verdant gathering spaces for the pedestrians.

Fixed furniture, planters, catenary lighting, movable furniture, and fire pits are all clustered in the center of the passageway, allowing for a spatial experience that is unique from the Music City Mile, whilst maintaining a cohesive material palette and design language. Such a spatial arrangement emphasizes the two-sided potential of a narrower retail street, and could be lined with galleries, shops, and additional dining options.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.

# 2.2 CUMBERLAND BLUFFS
## Key Places

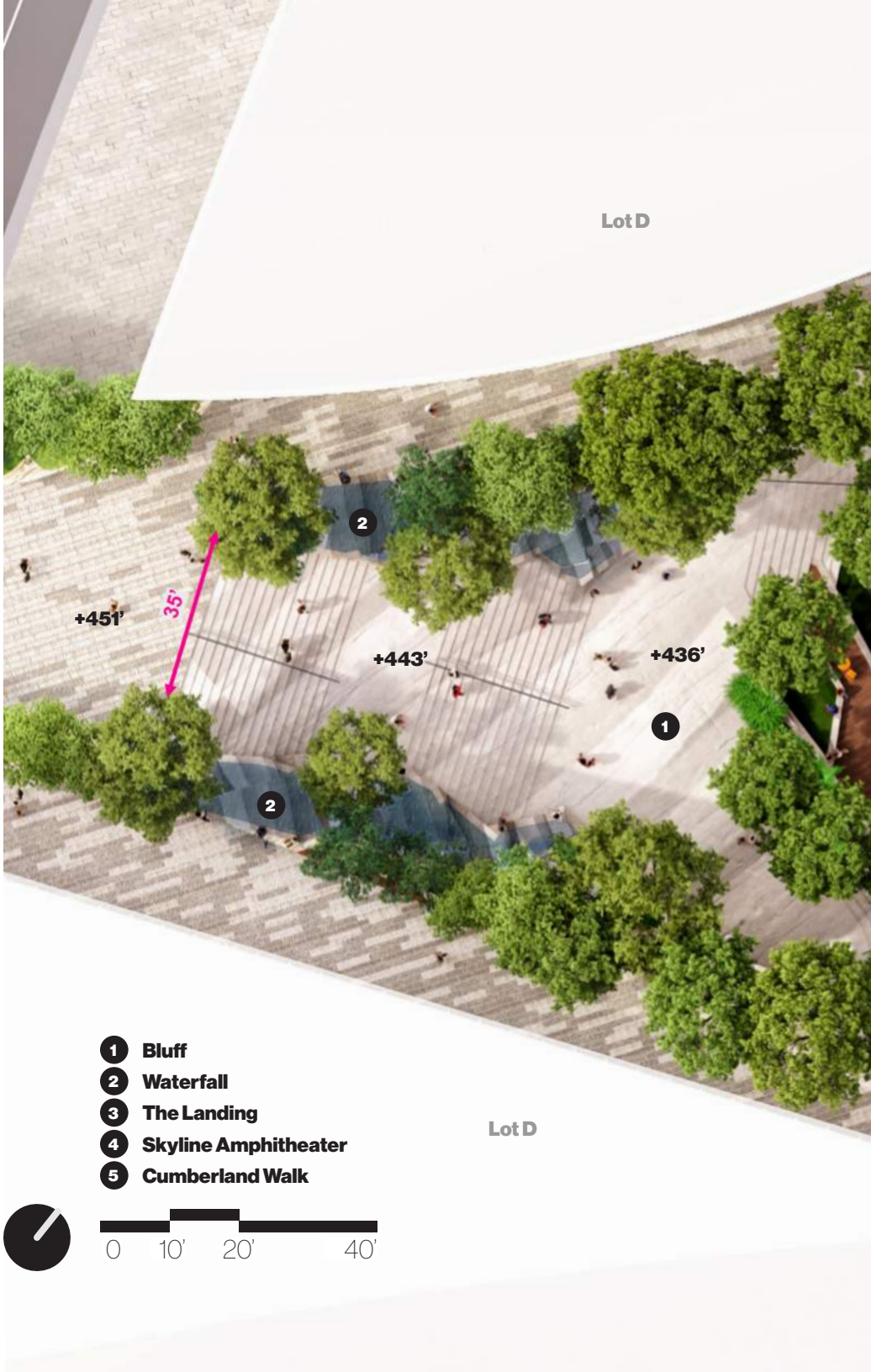
The most iconic and perhaps most critical connection between East Nashville and Downtown Nashville occurs at the intersection of the Music City Mile and S 2nd Street. This is the Cumberland Bluffs.

With approximately 30 feet of grade change between the Music City Mile and S 2nd street, this space becomes both a challenge and an opportunity. The proposal here draws on the design language of the Music City Mile and negotiates this grade change with a series of landscaped terraces and stairs, both of which are tuned to the finished floor heights of the adjacent buildings, providing opportunities to animate the space with retail, restaurants, and cafes.

Vegetation, art, and water features soften this large civic space, and signal the entrance to the Music City Mile from Shelby Avenue and the new Titans Stadium, or the route to the east at the Cumberland Walk and Victory Ave.

**Intent Statement**
The Cumberland Bluffs is both a major civic gateway and gathering place. It will be the most memorable moment in the new development.

**Design Objectives**
- Celebrate the iconic scale of the stair, while providing a spatial breakdown that makes it feel comfortable and active.
- Create a grand moment at The Landing through public or landscape.
- Integrate public space with building interior program on top, and intermediate levels of the stair.
- Express the geological landscape character of central Tennessee in the architecture and planting design.

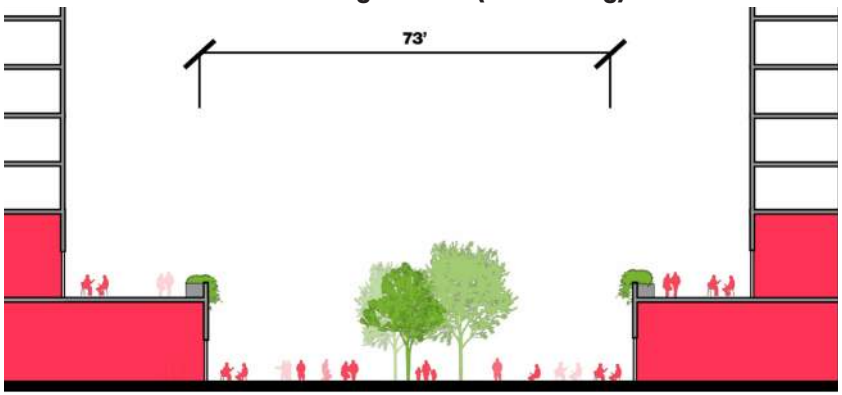



5
4
2
+421’
+428’
52’
3
1
2
40’
Lot C
5
10’
20’

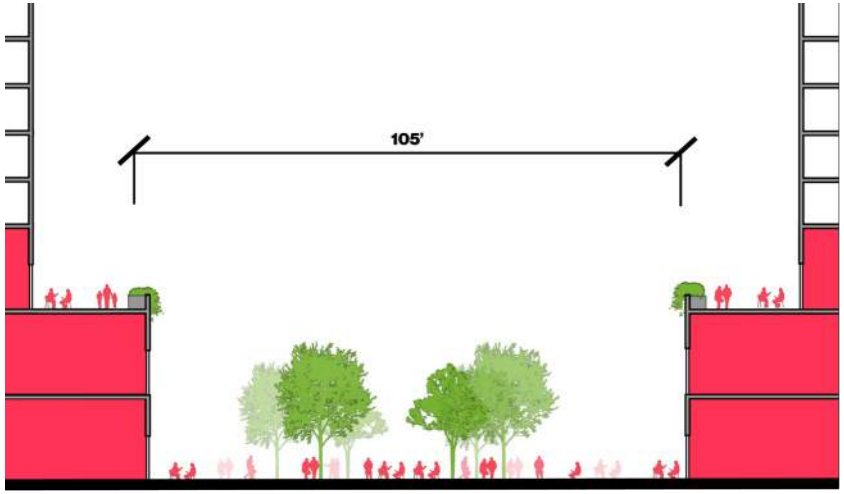
# 2.2 CUMBERLAND BLUFFS
## Program & Places

The Cumberland Bluffs, or grand stair, performs a number of roles; it acts as a vertical connection between the Music City Mile and 2nd Street, it serves as the gateway to the downtown through this new, elevated public space, and it acts as a civic icon and gathering space that will be among the most recognizable in the East Bank development. Suggested outdoor uses are a blend of civic elements like sculpture and water features with more intimate and comfortable spaces. Intermediate landings are activated with connections to corresponding levels in adjacent buildings.

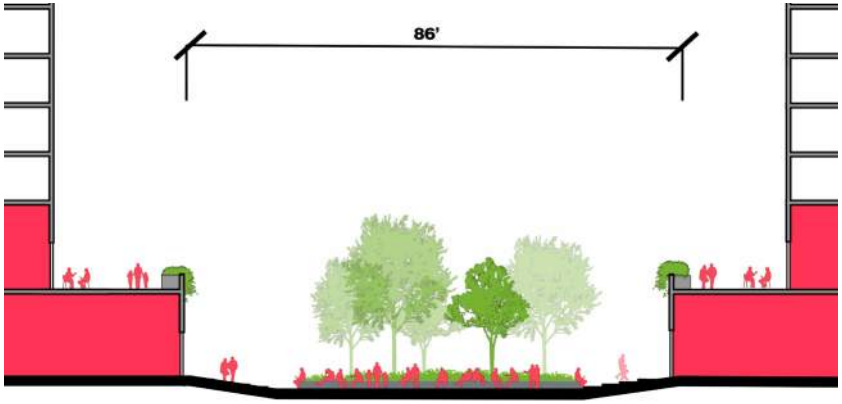
**Section A: +443' Active Frontage on Bluff (first landing)**



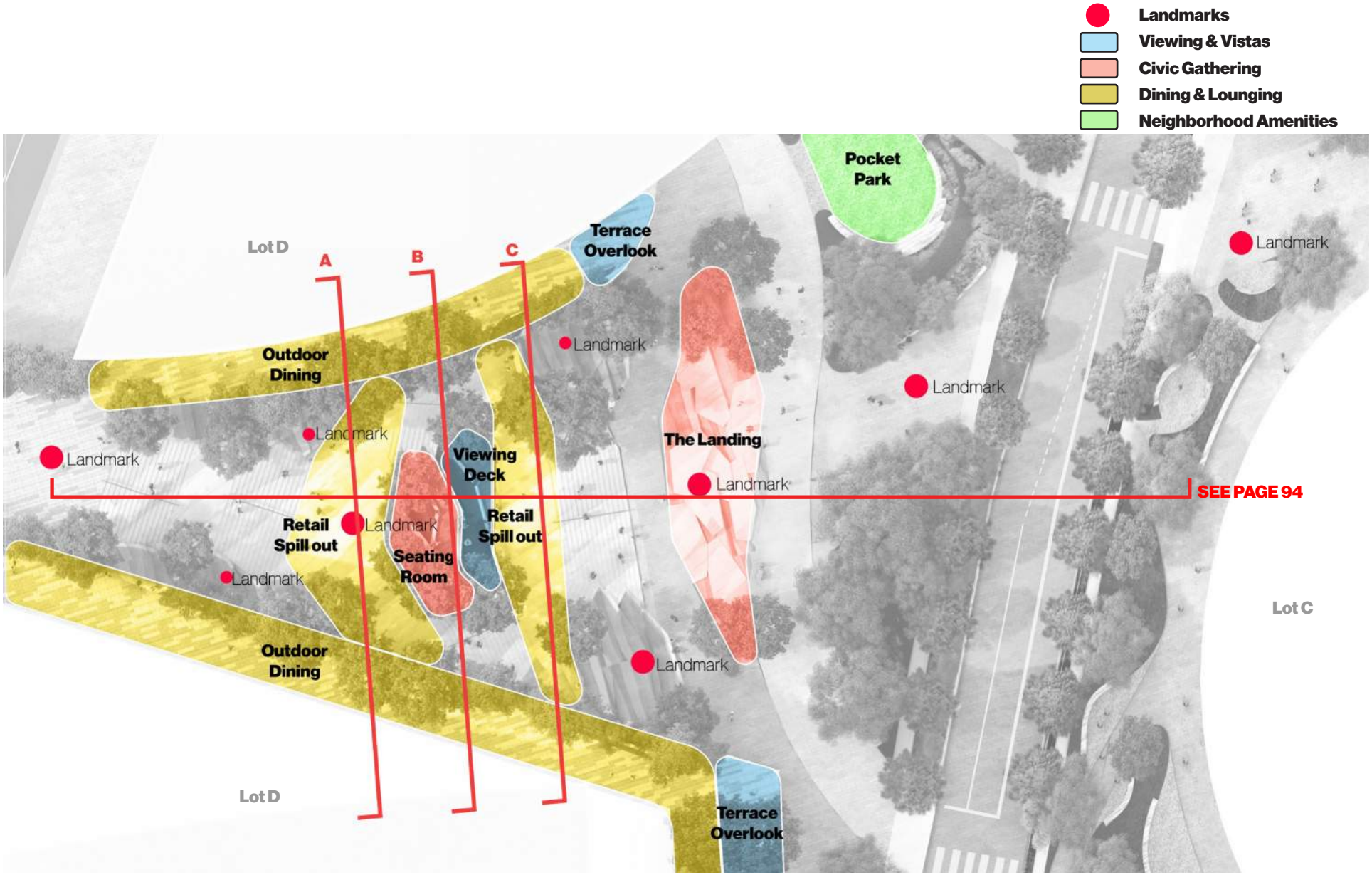

**Section C: +428' Active Frontage on Bluff (third landing)**




**Section B: +436' Micro Lawns, Platforms, and Gardens on Bluff (second landing)**







Landmarks
Viewing & Vistas
Civic Gathering
Dining & Lounging
Neighborhood Amenities
Pocket Park
Lot D
A
B
C
Terrace Overlook
Landmark
Outdoor Dining
Landmark
Landmark
Landmark
Viewing Deck
The Landing
Landmark
SEE PAGE 94
Retail Spill out
Landmark
Retail Spill out
Seating Room
Landmark
Lot C
Outdoor Dining
Landmark
Lot D
Terrace Overlook

# 2.2 CUMBERLAND BLUFFS
## Form & Material

The architectural and material motif at the Cumberland Bluffs stems from that of the Music City Mile, morphing to create comfortable spaces within the grand stair. The steps and terraces may be constructed of high quality concrete, or milled stone, with intermittent wood decking and micro-lawns.

**Stepped Water Feature with Sculpture**



**Decks & Micro-Lawns**



**Cast in Place Concrete**

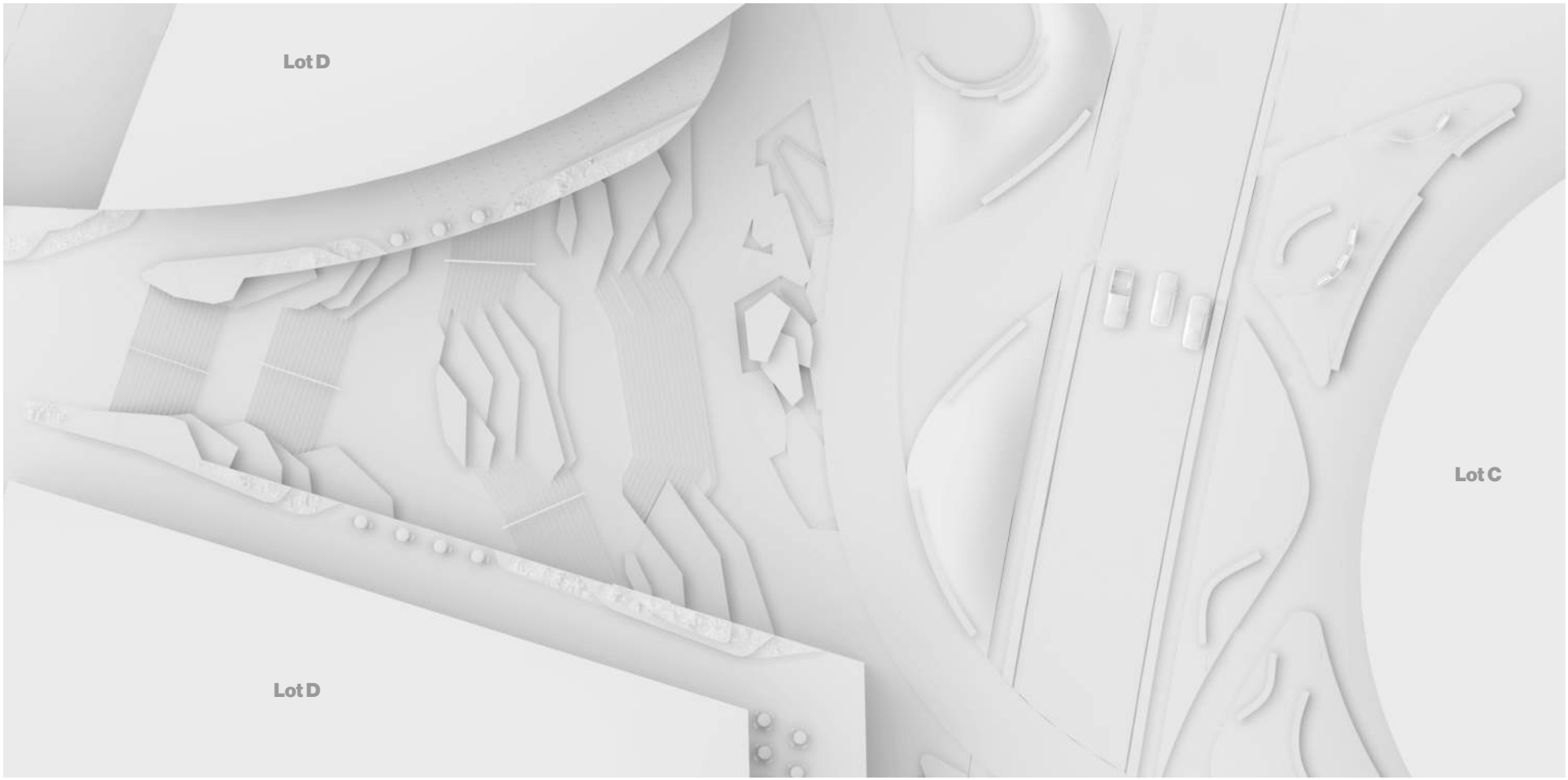




**Sustainably Harvested Wood for Decks**



**Stairs and landings form terraces for seating and gathering, gardens, art, and water**





# 2.2 CUMBERLAND BLUFFS
## Overall Public Realm Character



**Planting Pockets**



**Seating / Cafe Terraces**



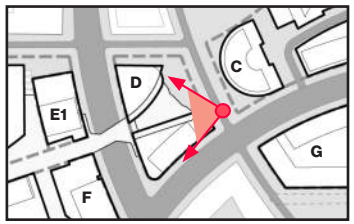
**Integrated Stairs / Planters**



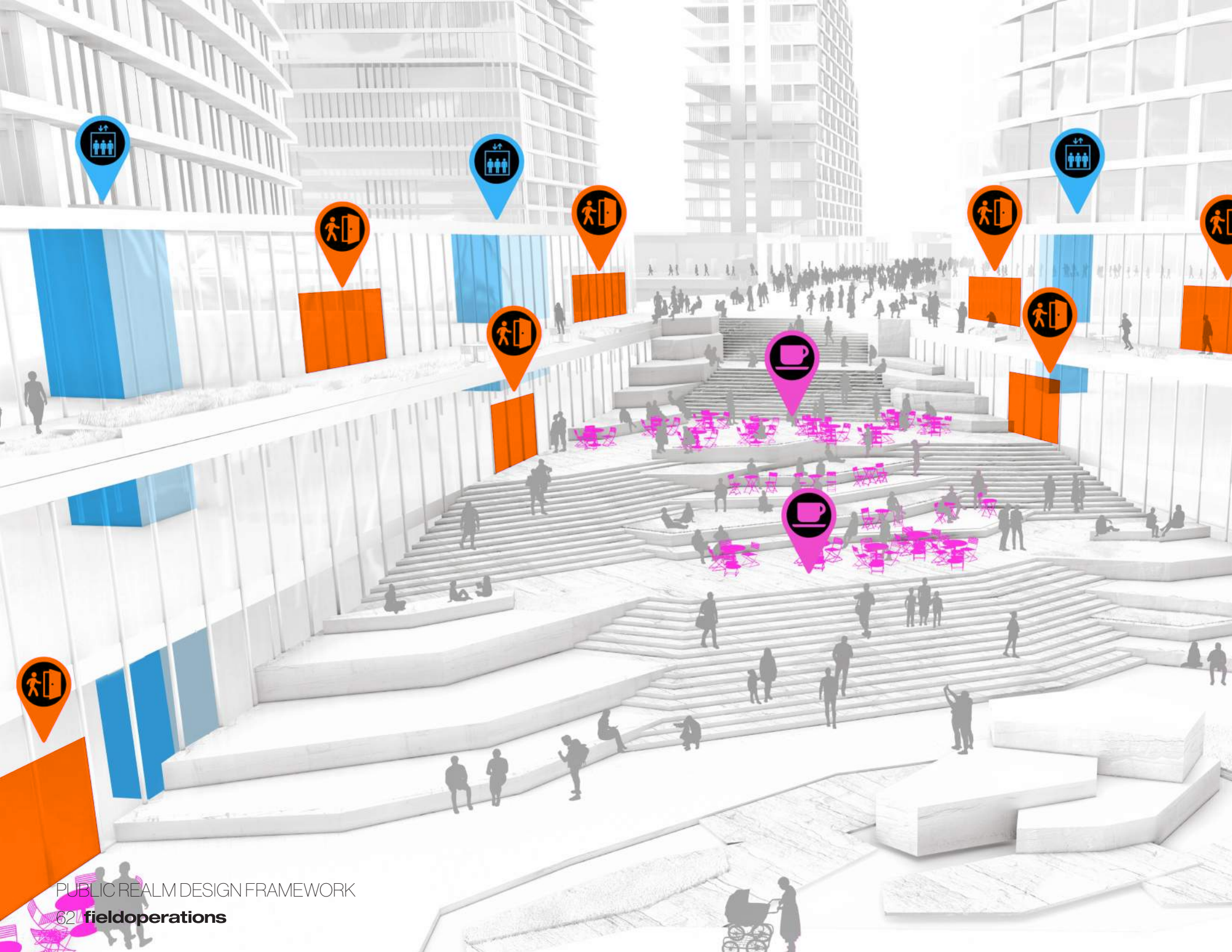
**Limestone Elements**

The grand stair of the Cumberland Bluffs integrates the material concepts of the Music City Mile, including trees, gardens, lawns, furniture, cafe space, water/mist, and art.

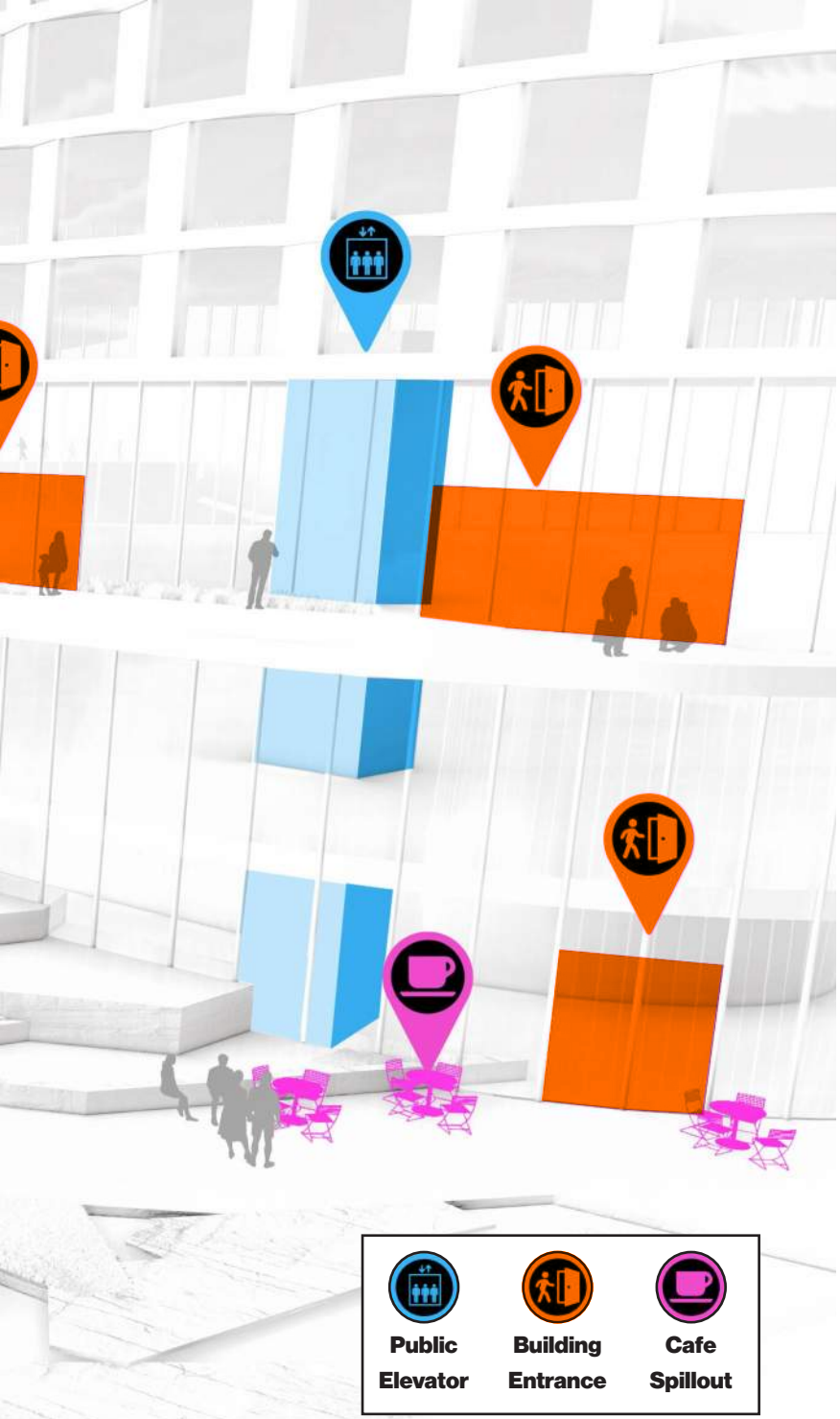
Intermediate landings are synchronized with levels in adjacent buildings, ensuring additional activation at the top and middle of the grand stair.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.



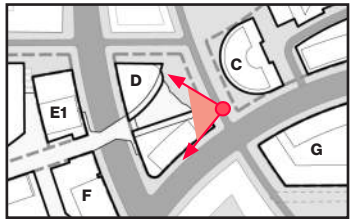
# 2.2 CUMBERLAND BLUFFS
## Building Access & Elevator Locations






**Cumberland Bluffs Aerial View**

The edges and elevations of terraces, planters, and stairs are carefully tuned to building entrances, lobbies, and elevator locations. This allows ample opportunities for cafe spillout and access points for users of all abilities to circulate in and around the Cumberland Bluffs.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.



# 2.2 CUMBERLAND BLUFFS
## Water Features & Art Platforms

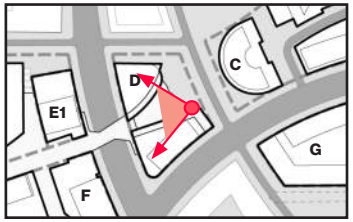


**Winter View**



**Summer View**

A compelling series of water features would befit a space this civic and grand. The audible and tangible effects of such features in the public realm are incalculable as they offer cooling, a spectacular feature, and an echo of the nearby river. These features would be designed to maintain their appeal when inactive, either as gardens, seating terraces, or platforms for art.



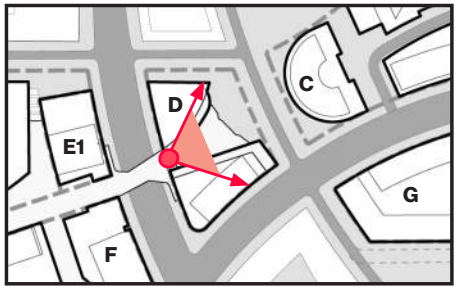

Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.

# 2.2 CUMBERLAND BLUFFS
## Spatial Sequence

The following perspectives traverse the change in grade of the Cumberland Bluffs from the Music City Mile down to S 2nd Street.

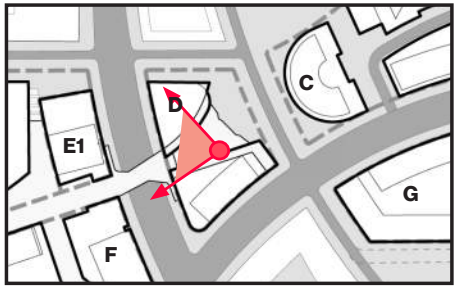
**01 At the Music City Mile (+451)**





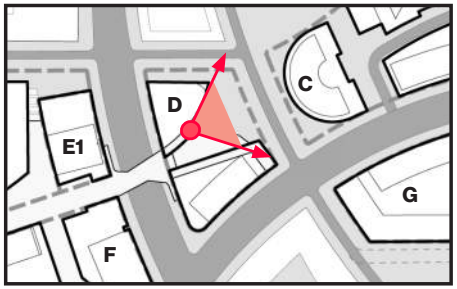

**02 At the first terrace (+437)**





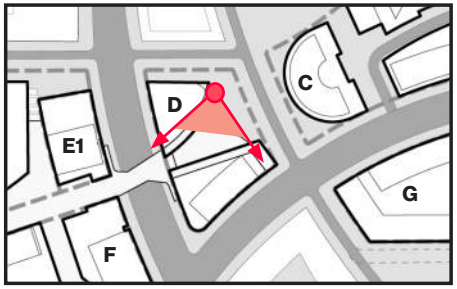
### 03 At the second terrace(+429)






### 04 At Ground Level on 2nd Street(+421)






Note: Buildings shown here are placeholders for scale and texture
and do not accurately represent future architecture.



# 2.2 CUMBERLAND BLUFFS

## The Landing & Signature Art from MCM



**Atmospheric Sculpture**



**Ephemeral Sculpture**

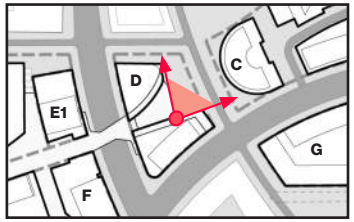


**Ensemble Sculpture**



**Singular Sculpture**

The Landing at the Cumberland Bluff, at S 2nd Street is well-suited for a substantial urban beacon. This could be a signature water or mist sculpture, a signature work of art, or a plaza serviced by iconic kiosks. Here, a variety of studies test the potential of public art and interactive landscapes in this space, perhaps leading to a future commission or design process for this critical element in the public realm.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.



PUBLIC REALM DESIGN FRAMEWORK

fieldoperations



# 2.2 CUMBERLAND BLUFFS

## The Landing & Signature Art from 2nd Street



**Atmospheric Sculpture**



**Ephemeral Sculpture**

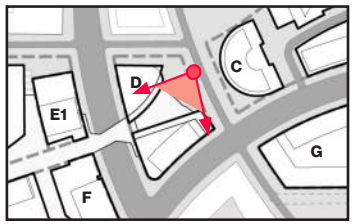


**Ensemble Sculpture**



**Singular Sculpture**

Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.



# 2.3 CUMBERLAND WALK
## Key Places

Connecting East Nashville to the River, is among the highest priorities for the Public Realm Framework Plan.

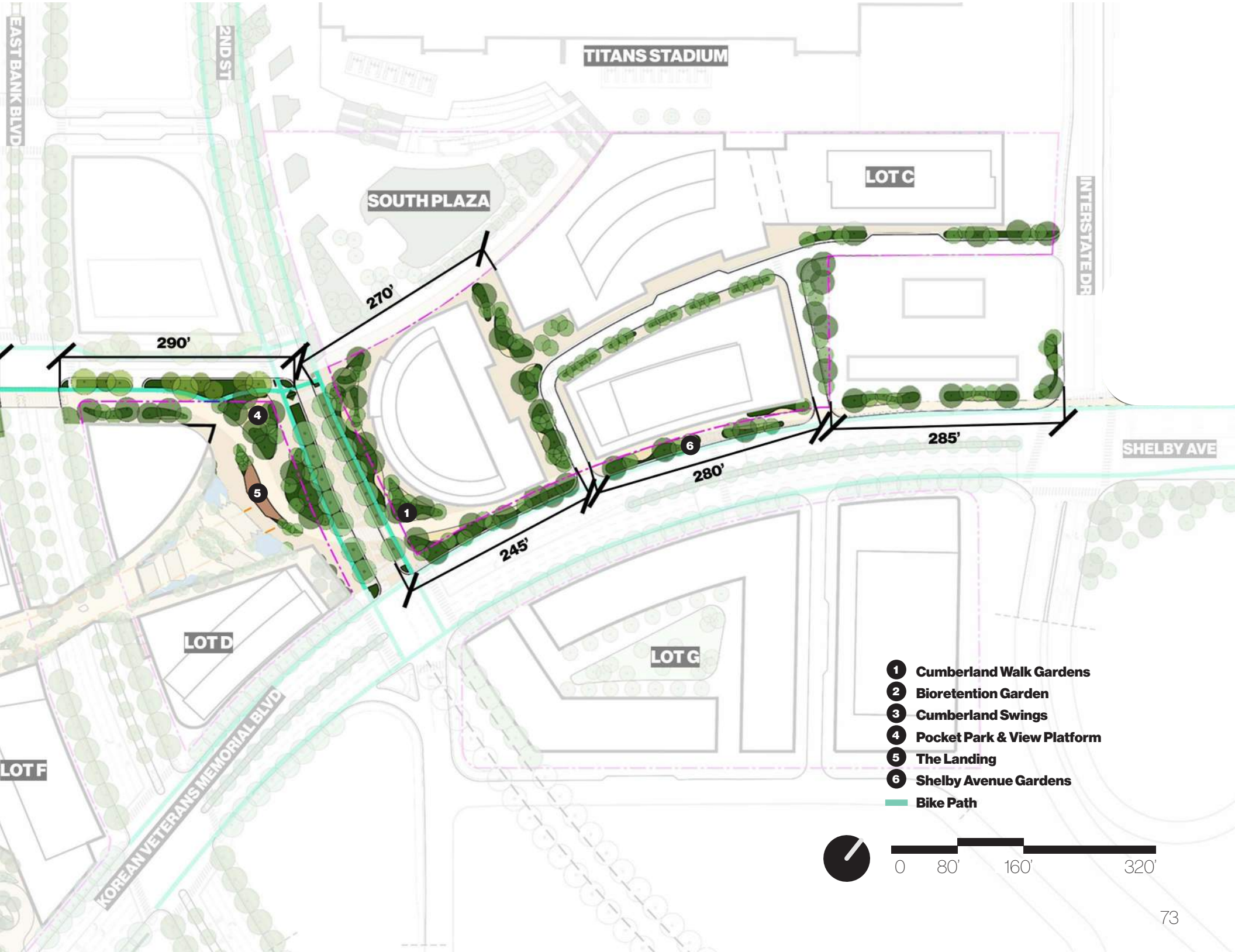
The Cumberland Walk welcomes pedestrians from Edgefield and Shelby Avenue into the East Bank, and gracefully delivers them to the Tennessee Performing Arts Center and the river.

This traverse through the urban landscape acts as a trail or linear park, expanding and contracting with spaces for recreation and leisure, and integrating with some of the new major bike trails through East Bank. After crossing S 2nd Street and passing the Cumberland Bluff, views down Victory Avenue open up to the downtown skyline and allude to the river, giving visitors an intuitive sense of direction in this new and rapidly growing district.




**Intent Statement**
The Cumberland Walk is a newly expressed connection between East Nashville and the Cumberland River. Its character and use will be more oriented towards neighborhood uses, offering a calmer counterpoint to the adjacent civic spaces.

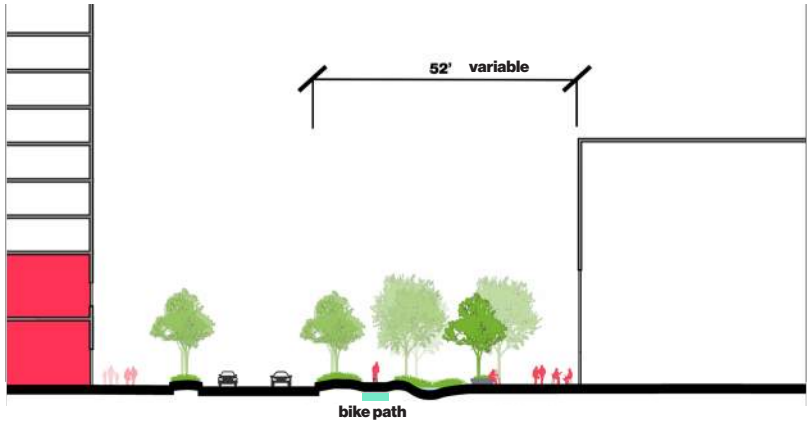
**Design Objectives**
- Offer a comfortable, verdant pedestrian through-way from Shelby Ave to the river.
- Leverage meandering landscape to diminish the scale of adjacent roadways and crossings.
- Express the geological landscape character of central Tennessee in the architecture and planting design.


EAST BANK BLVD
2ND ST
TITANS STADIUM
SOUTH PLAZA
LOT C
INTERSTATE DR
270'
290'
285'
280'
245'
SHELBY AVE
LOT D
LOT G
LOT F
KOREAN VETERANS MEMORIAL BLVD
1 Cumberland Walk Gardens
2 Bioretention Garden
3 Cumberland Swings
4 Pocket Park & View Platform
5 The Landing
6 Shelby Avenue Gardens
Bike Path
0
80'
160'
320'

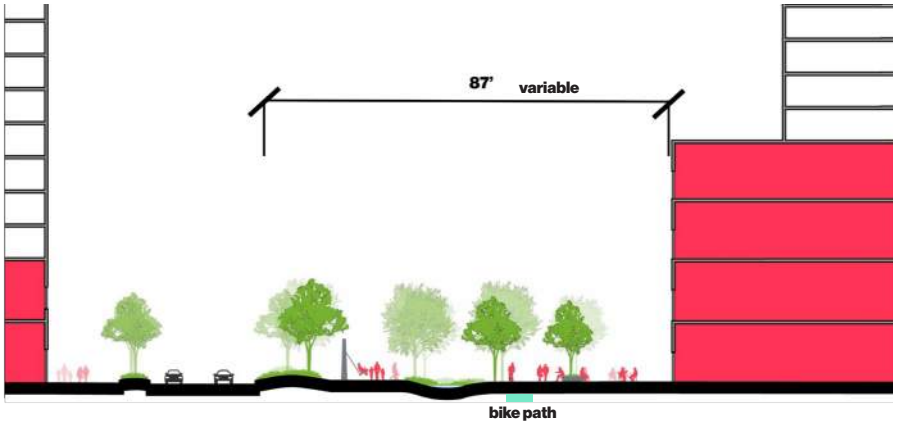
# 2.3 CUMBERLAND WALK
## Program & Places

The Cumberland Walk hosts a pedestrian promenade, a bike path, stormwater gardens, and various outdoor rooms that act as milestones on the journey from East Nashville to the Cumberland River.

**Section A: Active Frontage on Cumberland Walk**



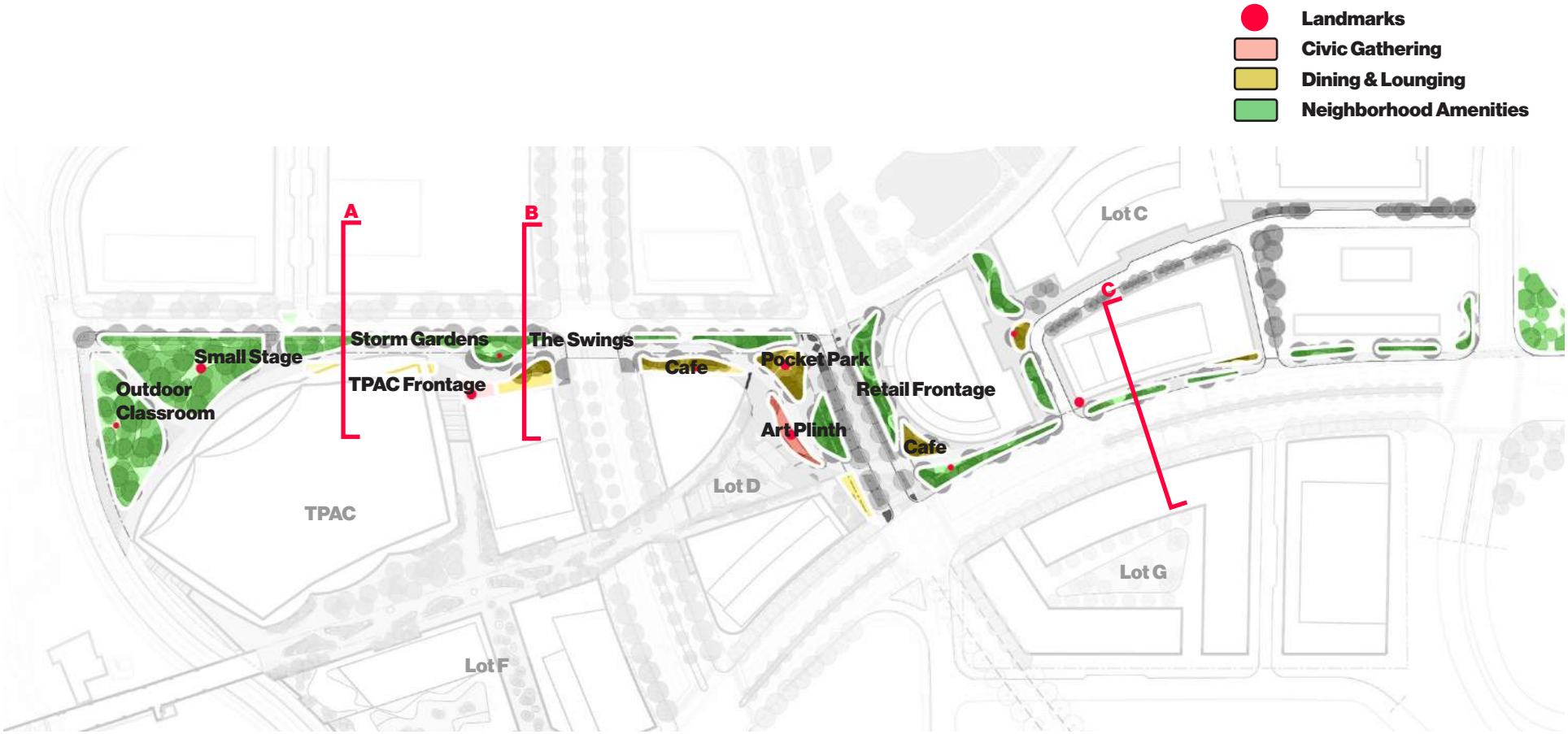

**Section B: Active Frontage on Promenade**




**Section C: Parcel C Frontage on Cumberland Walk**







Landmarks
Civic Gathering
Dining & Lounging
Neighborhood Amenities
A
B
C
Small Stage
Outdoor Classroom
Storm Gardens
TPAC Frontage
The Swings
Cafe
Pocket Park
Art Plinth
Retail Frontage
Cafe
TPAC
Lot D
Lot C
Lot G
Lot F

# 2.3 CUMBERLAND WALK
## Form & Material

Like the Music City Mile, the form and material of the Cumberland Walk draws inspiration from regional materials, color tones, and patterns.

As such, the two new axes will feel unified and cohesive. The key distinction for the Cumberland Walk, however, is the more expansive integration of natural stone material, particularly for walls and vertical surfaces. This material palette strives to evoke riverine landscapes, and in doing so, to make the connection to the river seem intuitive.

Paths will take on a meandering quality, whilst seamlessly integrating with protected bike-ways, emergency vehicle access areas, building entrances and loading areas.



**SIDEWALKS & PORCHES**
exposed aggregate permeable concrete



**TEXTURED WARNING**
split face limestone



**SOCIAL STREETS**
sandblasted & split face limestone pavers w/ permeable joints



**THE MEANDER**
sandblasted w/ permeable joints



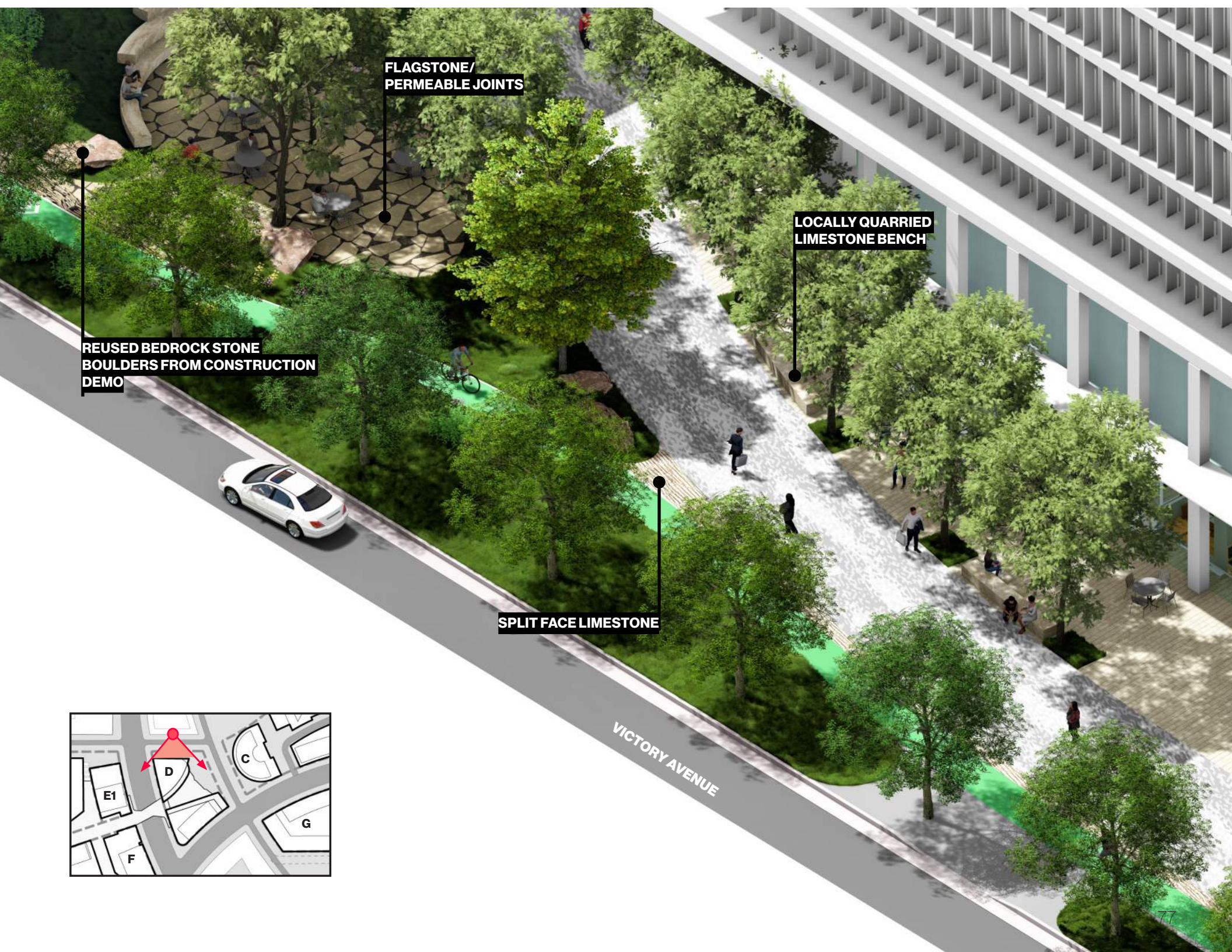
**COURTYARDS**
flagstone w/ permeable joints



**WALLS**
natural limestone

Note: All materials in public R.O.W. are to be ADA compliant and per NDOT standards and specifications. Deviations from standards are on a case by case basis.

Additionally, all materials on private property and in public spaces are to be maintained by the property owner. Materials must be ADA compliant.


FLAGSTONE/
PERMEABLE JOINTS
REUSED BEDROCK STONE
BOULDERS FROM CONSTRUCTION
DEMO
LOCALLY QUARRIED
LIMESTONE BENCH
SPLIT FACE LIMESTONE
VICTORY AVENUE
C
D
E1
F
G



# 2.3 CUMBERLAND WALK
## Pocket Park and View Platform



**Garden Planting and Rock Features**



**Limestone Seating Steps**

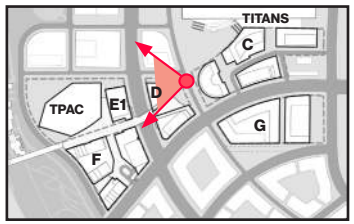


**Meandering Pedestrian & Bike Paths**



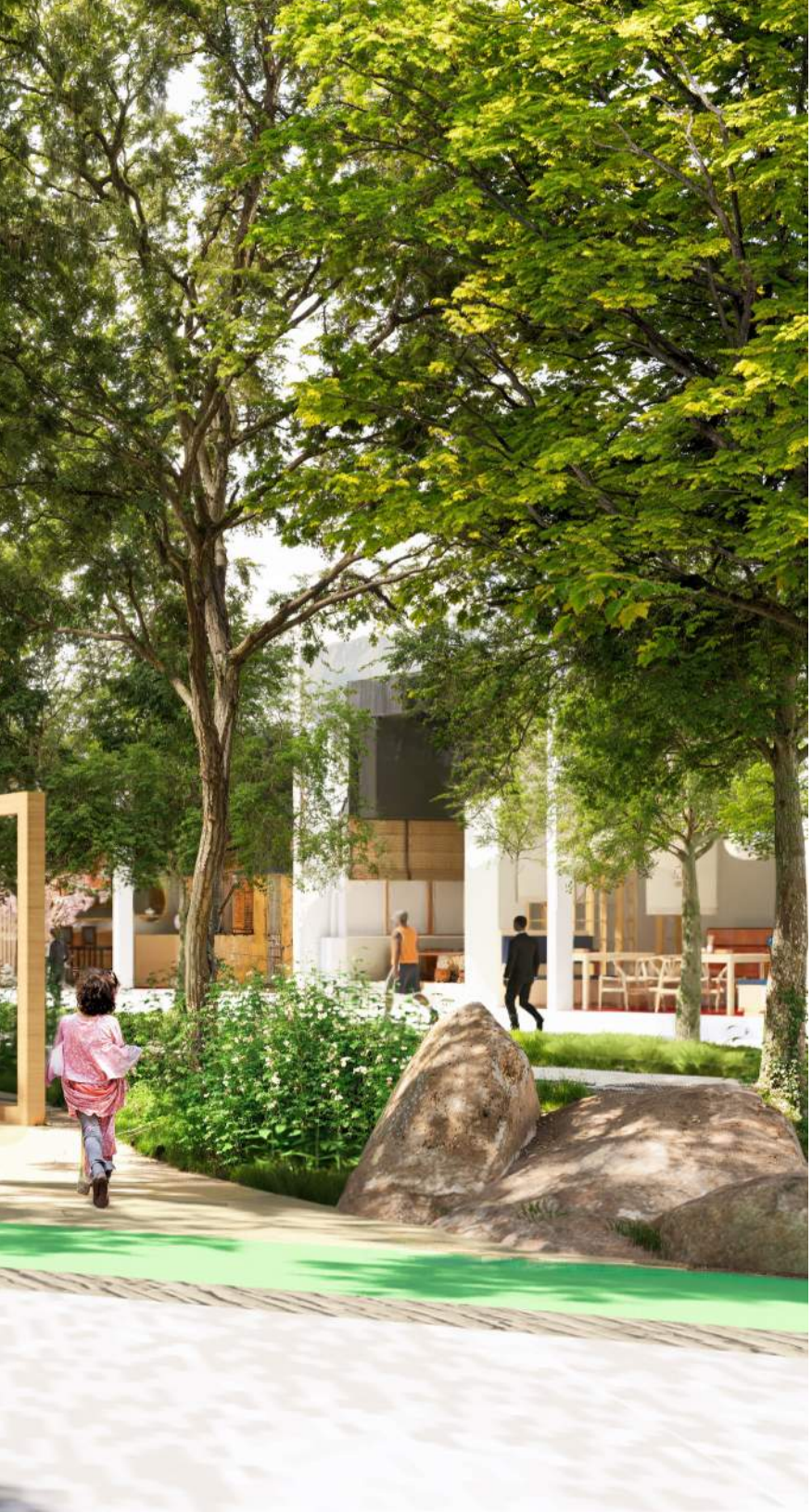
**Movable Furniture Under Groves**

The Cumberland Walk will be constructed entirely at ground level and the introduction of stone and masonry into the materials palette will be a welcomed complement to the design language for landscapes on structure like the Music City Mile. Similarly, the canopy tree understory planting palettes can reflect the presence of greater soil depths, perhaps making visible the role a streetscape can play as stormwater infrastructure.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.





# 2.3 CUMBERLAND WALK

## Cumberland Swings & Bioretention Garden



**Urban Swings**



**Nature Play Elements**

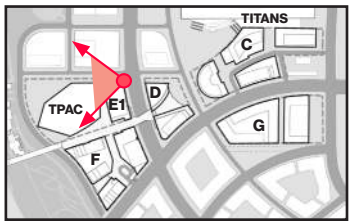


**Storm Water Retention Gardens**



**Garden Seating**

As the Cumberland Walk approaches the Tennessee Performing Arts Center along Victory Avenue, a widened promenade choreographs the pedestrian path, protected bike-ways, and small neighborhood amenities like playgrounds, exercise stations, and pet-friendly spaces.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.



# 2.3 CUMBERLAND WALK
## Streetscape & Bioretention Garden



**Native Meadow**



**Urban Furniture**

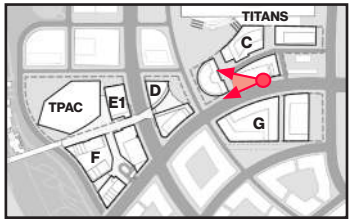


**Shaded walk**



**Garden Seating**

Along Shelby Avenue, the Cumberland Walk becomes a quieter, shaded, and slightly meandering streetscape. Bioretention gardens and shade trees buffer pedestrians from Shelby Avenue while providing small moments for sitting and resting.




Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.


THE
BEER GARDEN
BOUTERI



# 2.3 CUMBERLAND WALK

## Retail Interface at Titan's South Plaza



**Cafe Spillout**



**Shaded Seating**

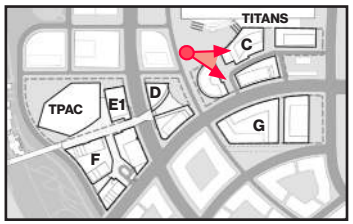


**Multi-level Retail**



**Podiums Scaled to Plaza**

Retail facades at the Titan's South Plaza will be multi-level, visually porous, and scaled appropriately to the adjacent public space. This will catalyze a lively and inviting atmosphere that seamlessly ties the new Fallon development to the Titan's new stadium and plaza.

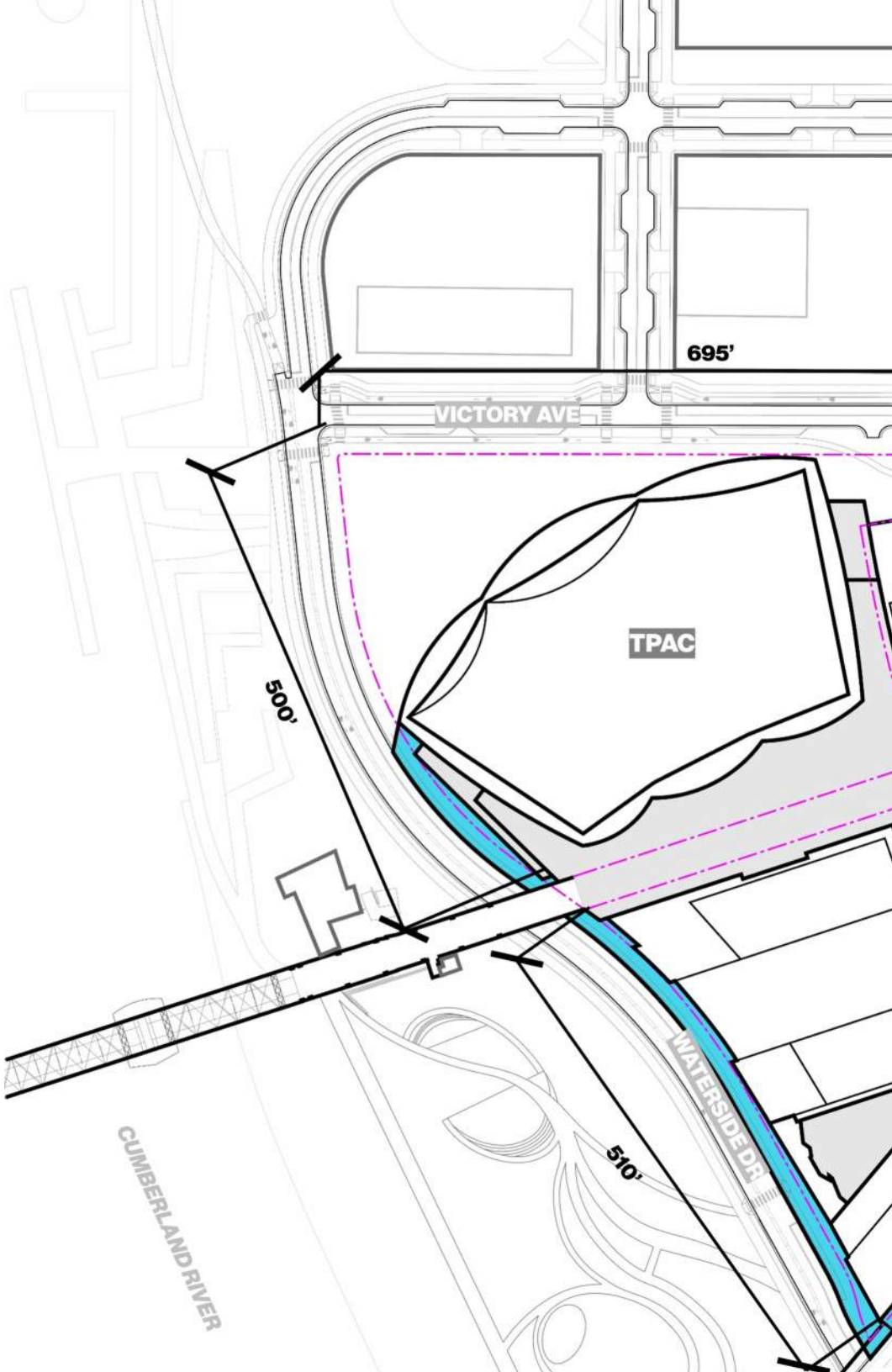



Note: Buildings shown here are placeholders for scale and texture and do not accurately represent future architecture.

# 2.4 STREET FRONTAGES
## Public Realm Concept Plan

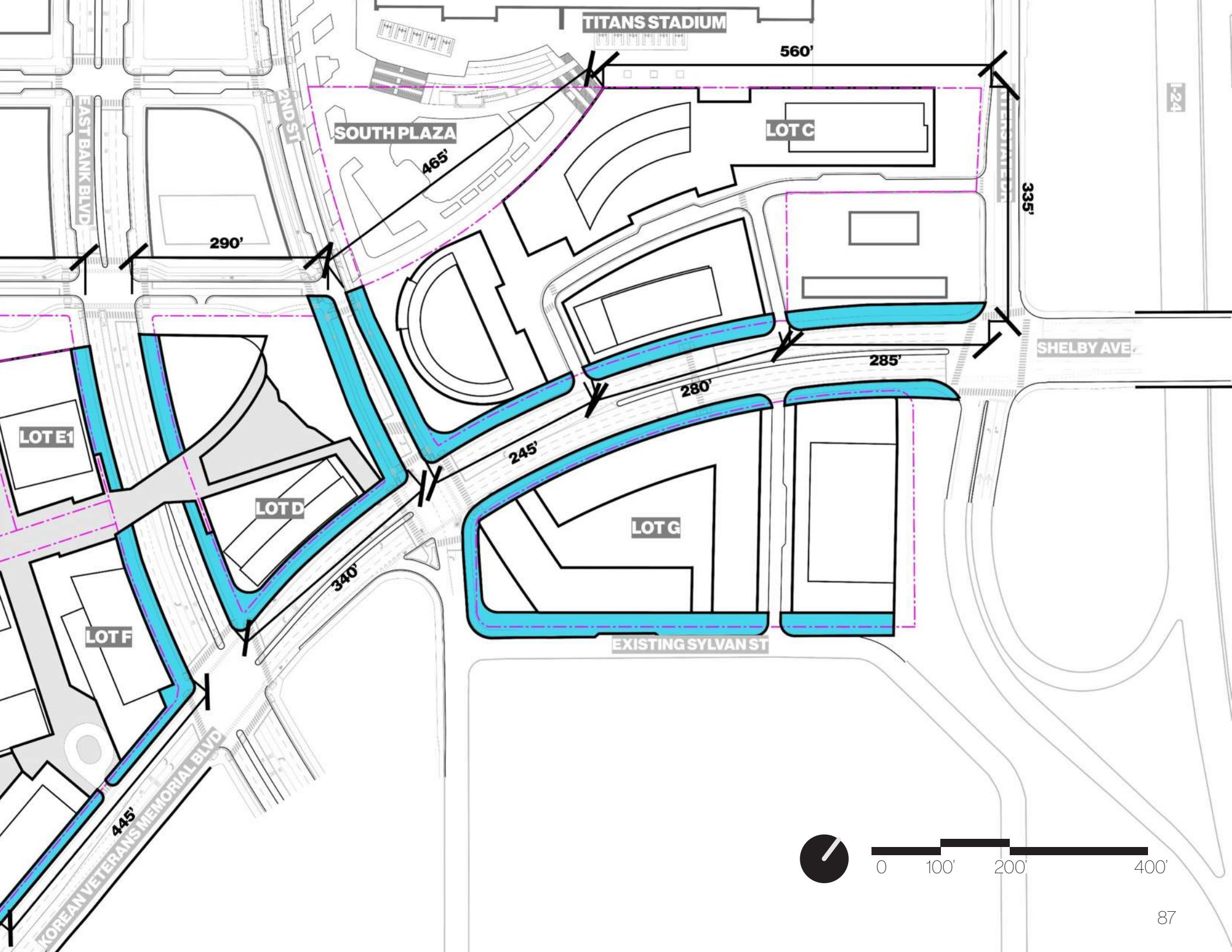
The streets of East Bank make up a sizable portion of the public realm, and will be integral in creating a pleasant, unique, and accessible public realm in this new neighborhood.

Metro Nashville is engaged with various consultants and stakeholders in the development of the East Bank streets and streetscapes. The Public Realm Framework Plan for this first phase of development will reinforce these efforts by illustrating how the various levels of public realm might interact with key streets, and how building frontages might work to activate and engage with these streets.




**Intent Statement**
Street frontages and multi-level public realm components shall be designed for pedestrian safety and comfort, ease of navigation, and to create activity and interest in the public realm.

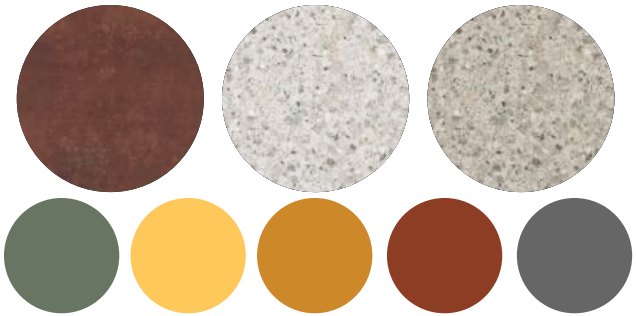
**Design Objectives**
- Offer ample urban tree canopy for comfort and orientation
- Provide visual and physical permeability in ground floor architecture
- Deploy consistent, high-quality paving materials to the message of pedestrian-first space at crossings, particularly at S 2nd Street.


TITANS STADIUM
560'
SOUTH PLAZA
465'
LOT C
335'
I-24
EAST BANK BLVD
2ND ST
290'
SHELBY AVE
285'
280'
245'
LOT E1
LOT D
LOT G
340'
LOT F
EXISTING SYLVAN ST
445'
KOREAN VETERANS MEMORIAL BLVD
0
100'
200'
400'

# 2.5 FIXTURES AND FURNISHINGS
## Fixtures & Movables

Site furnishing will help to create a cohesive design identity through the East Bank public Realm.

This plan recommends a durable and timeless preliminary palette of site furnishings. Working with warm tones, variation and a casual, welcoming ambiance can be achieved with varied color and finish.





**Colors/Textures**
Warm Nature Tones





**Fixtures**
Bike Rack: Bola (Landscape Forms)
Receptacle: Select (Landscape Forms)

Note: All fixtures on private property and in within privately-owned public spaces (such as those shown on this page) are to be maintained by the property owner. Materials must be ADA compliant. All fixtures in public R.O.W. are to be ADA compliant and per NDOT standards and specifications. Deviations from standards are on a case by case basis.













**Lounge**
Chair: Palissade Lounge (Hay)
Table: Odette Coffee (Massproductions)

**Dine**
Chair: Palissade Side Chair (Hay)
Table: Odette Cafe (Massproductions)

**Work**
Chair: Bertoia (MillerKnoll)
Table: Landscape Table (Kettal)

Note: All furniture and movables in public ROW must be approved by NDOT

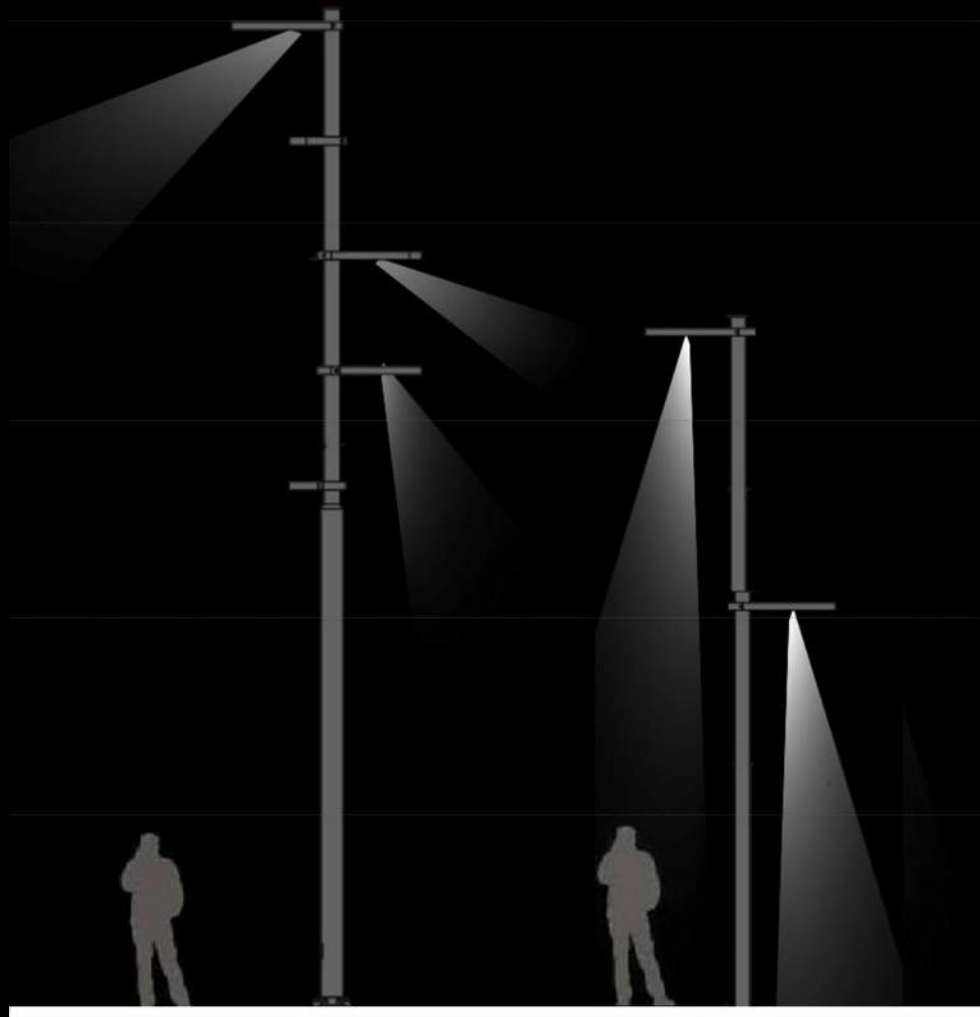
# 2.5 FIXTURES AND FURNISHINGS
## Lighting

Lighting plays a pivotal role in animating the landscape, reinforcing a unique and cohesive design character, and ensuring safety.

This Public Realm Framework Plan recommends an approach to lighting that is flexible, organic, and understated. Promenades and egress paths will receive a lot of light, while secondary paths, gardens, and noteworthy landscape features might receive accent lighting. In future design phases, it will be critical to assess designs and layouts for specific photometrics for each of these areas in the site, while also accounting for the ambient light cast from future buildings and existing streets.

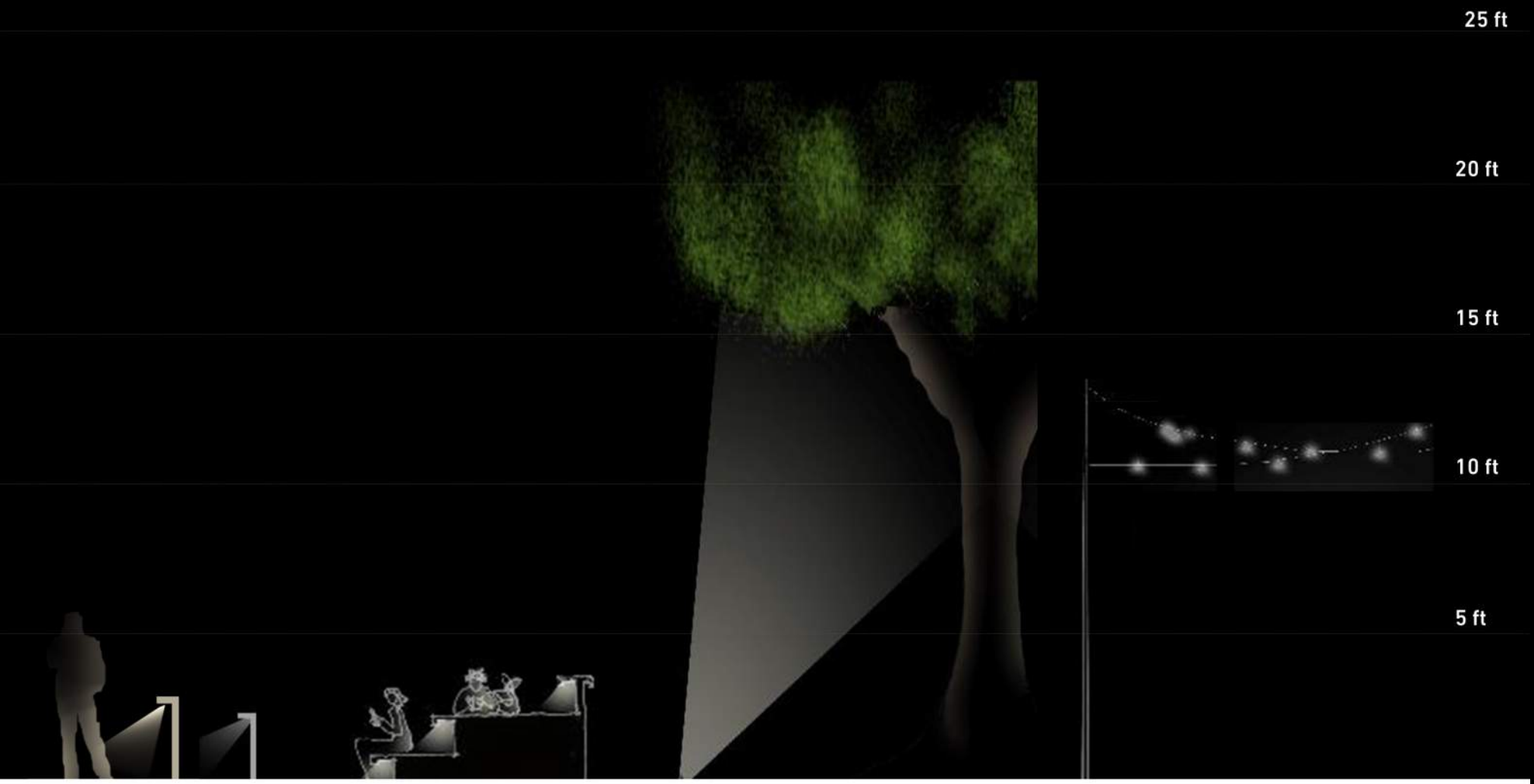
Note: All fixtures on private property and in within privately-owned public spaces (such as those shown on this page) are to be maintained by the property owner. Materials must be ADA compliant. All fixtures in public R.O.W. are to be ADA compliant and per NDOT standards and specifications. Deviations from standards are on a case by case basis.





**Promenade Pole Light**
**25' H**
Civic Spaces
- Music City Mile
- Cumberland Walk

**Street Light**
**10'-18' H**
Secondary Pedestrian Spaces
- Parcel F
- Parcel C
- Parcel G




**Bollard Light**
**2’-3’ H**
Planters and Garden Paths
- Cumberland Walk
- Cumberland Bluff

**Recessed Linear Lights**
**10’-18’ H**
Raised Planters & Feature Stairs
- Music City Mile
- Cumberland Bluff

**Recessed Tree Uplights**
**Flush**
Trees (Typical)
- Music City Mile
- Cumberland Bluff
- Cumberland Walk

**Catenary Lights**
**10-20’**
Pedestrian Passageways
- Parcel F
- Parcel C
- Parcel G

# 2.6 URBAN FOREST
## Conceptual Tree Plan

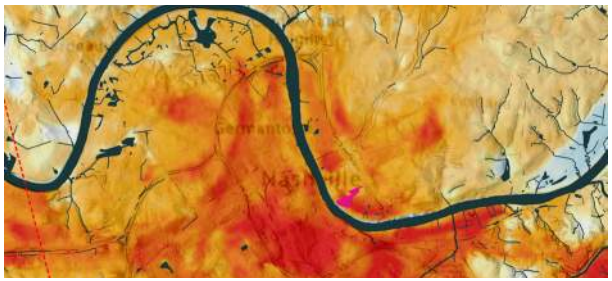
This project presents an opportunity to plant hundreds of new trees, effectively creating a healthy urban forest. This, among numerous other ecological benefits, can potentially reduce the site's outdoor ambient air temperature by 3 degrees Fahrenheit.

The strategy for such an installation is to mirror the ecological workings of the Nashville Basin and Highland Rim, and plant species together in guilds that are found at similar elevations, moisture levels, and exposures. The Cumberland Walk evokes riverine forests, intermingling trees in more organic groupings in stormwater retention planters. The Music City Mile features more mixed hardwoods and flowering trees, echoing the forests that cling to limestone cliffs.

Street trees are more singular in their deployment, with varied identity depending on the orientation (north-south / east-west) or hierarchy of the street (e.g. East Bank Boulevard or S 2nd Street).



Analytical map showing Nashville's urban canopy



Areas of denser canopy record cooler ambient air temperatures (blue and yellow areas on map) as opposed to those without canopy (red and orange areas on map)






Note: The graphics on this page are showing the design intent for trees within the IDA. The tree species and layout shown on this page are not representative of final design standards for street trees in the public R.O.W.

# 2.6 URBAN FOREST
## Signature Trees

The preliminary tree selection can be thought of as a succession from low, riverine landscapes to highland forests. Species will be grouped to mimic the groupings found in the wild.

As such, we can expect more complimentary performance out of these trees, as well as forms and aesthetics that seem harmonious. Nursery trees will be selected for vigor and proven success in similar urban conditions. They will be pruned and managed to encourage visible porosity at eye-level, and graceful character and healthy growth throughout their lifespan.



**900+**
Potential New Trees Planted

Note: The graphics on this page are showing the design intent for trees within the IDA. The tree species and layout shown on this page are not representative of final design standards for street trees in the public R.O.W.

**CUMBERL**

Bald Cypress | Dawn Redwood | Black Gum | Grey Birch | Honey Locu



**CUMBERLAND BLUFF**

**MUSIC CITY MILE**

ust | Yellowwood | Magnolias | Dogwoods | Redbud | Sweetgum | Lace Bark Elm | Swamp White Oak | Shumard Oak | Shagbark Hickory

# 2.6 URBAN FOREST
## Signature Trees



**LIRIODENDRON TULIPIFERA**
TULIP POPLAR



**TAXODIUM DISTICHUM**
BALD CYPRESS



**QUERCUS SHUMARDII**
SHUMARD OAK



**QUERCUS BICOLOR**
SWAMP WHITE OAK





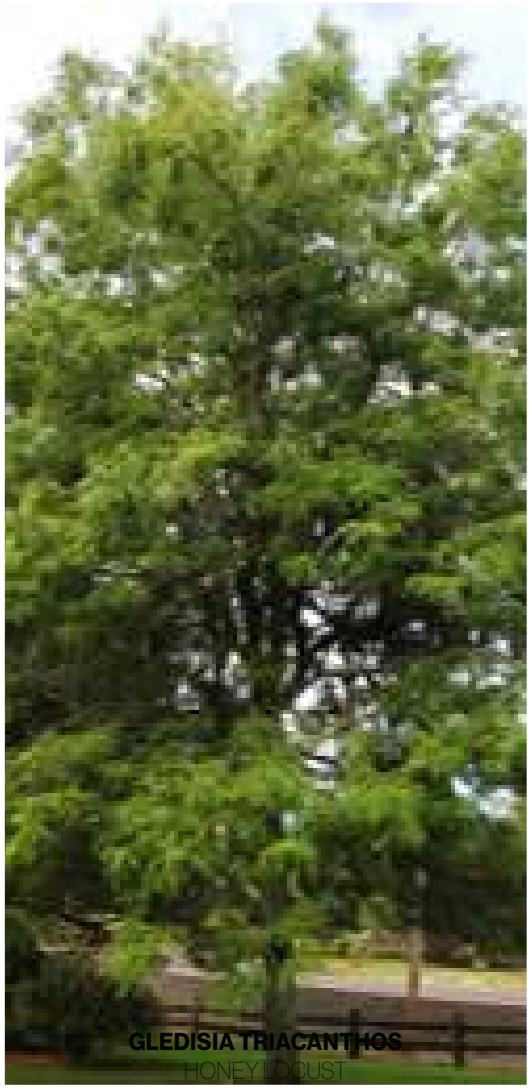




Note: The graphics on this page are showing the design intent for trees within the IDA. The tree species and layout shown on this page are not representative of final design standards for street trees in the public R.O.W.



**CLADRASTIS KENTUKEA**
AMERICAN YELLOWWOOD



**GLEDISIA TRIACANTHOS**
HONEY LOCUST



**LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA**
FRUITLESS SWEET GUM



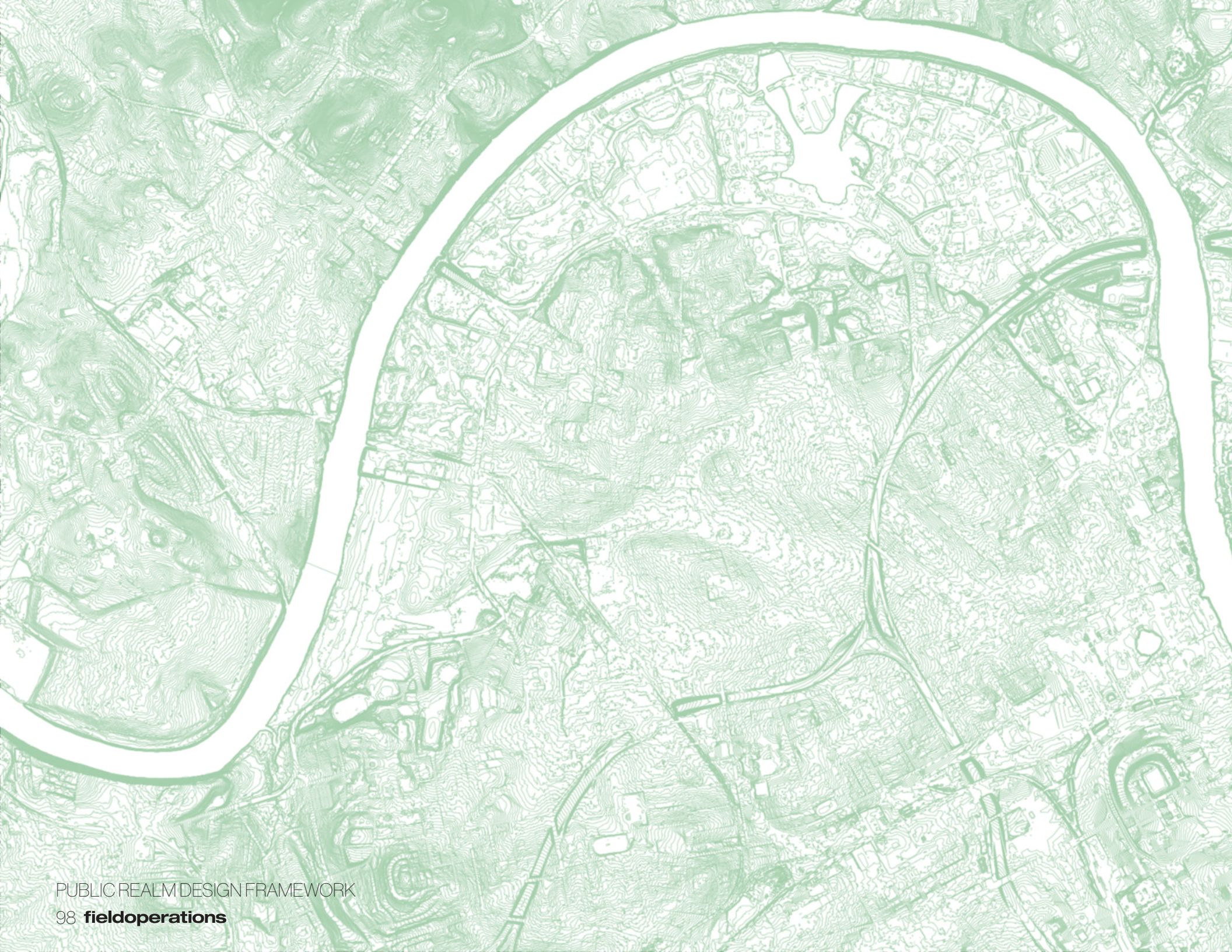
**BETULA POPULIFOLIA**
GREY BIRCH









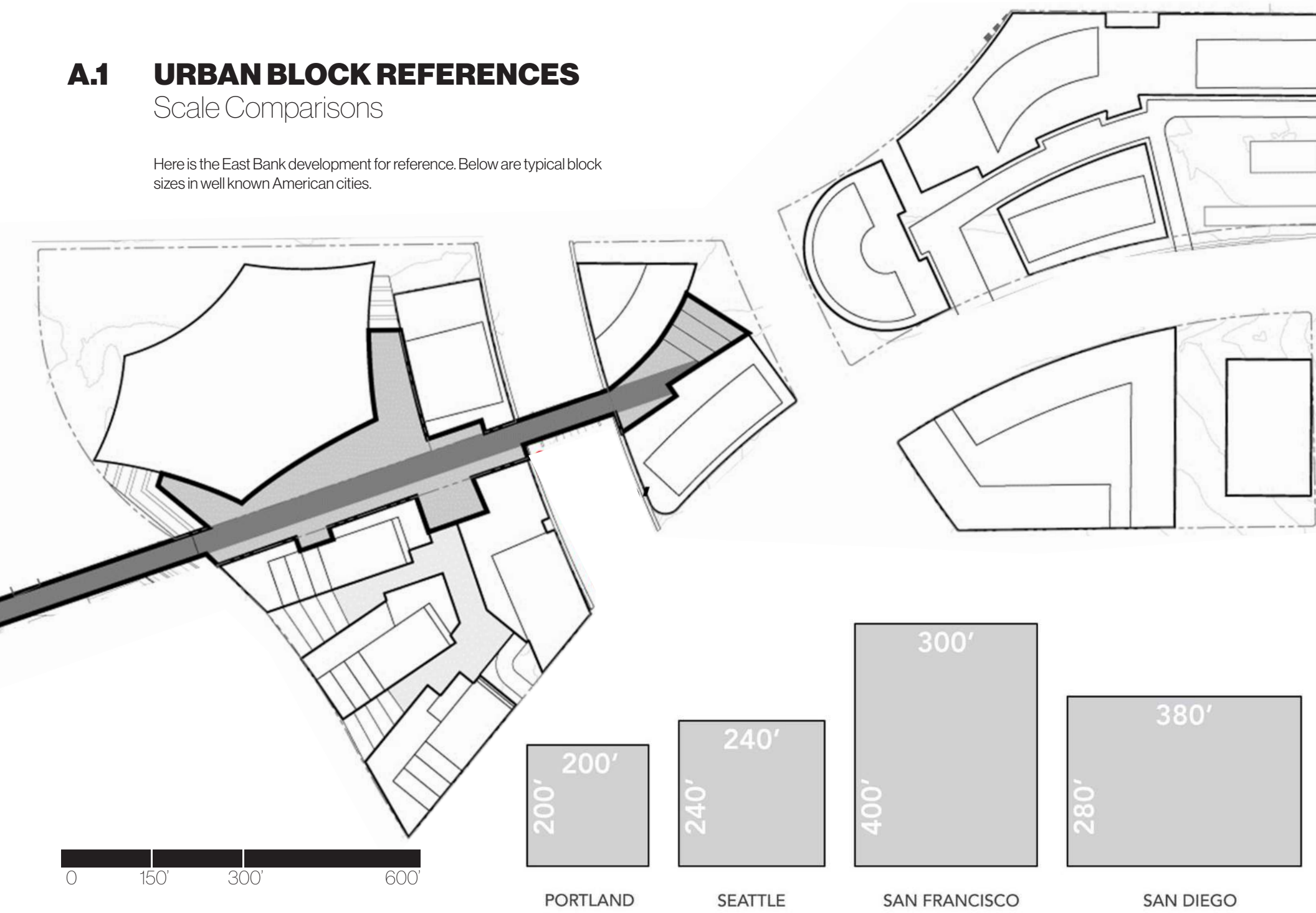


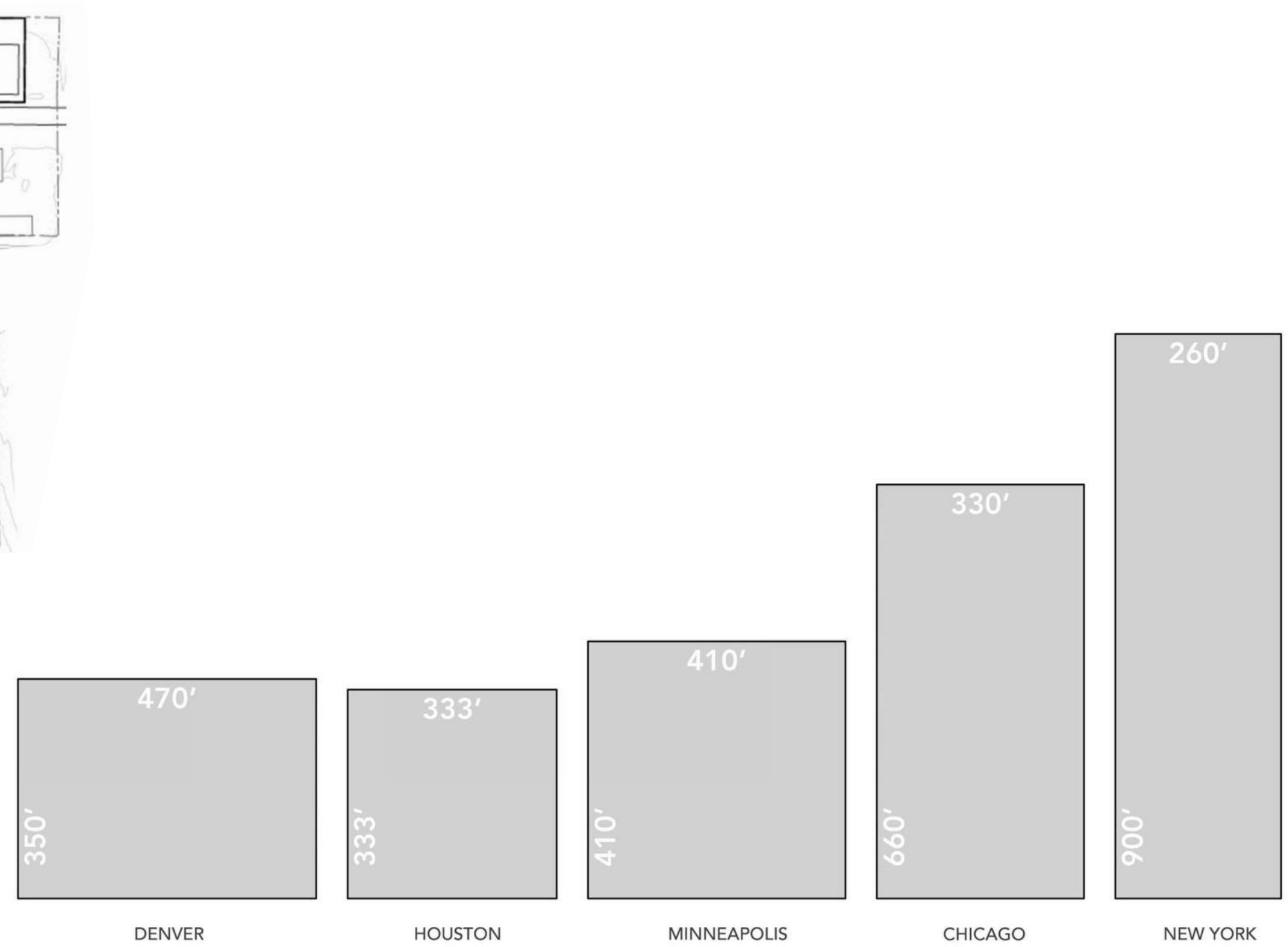
# APPENDIX

# A.1 URBAN BLOCK REFERENCES

## Scale Comparisons

Here is the East Bank development for reference. Below are typical block sizes in well known American cities.




470′
350′
DENVER
333′
333′
HOUSTON
410′
410′
MINNEAPOLIS
330′
660′
CHICAGO
260′
900′
NEW YORK

# A.1 MANHATTAN WEST
New York, NY

See diagram for dimension







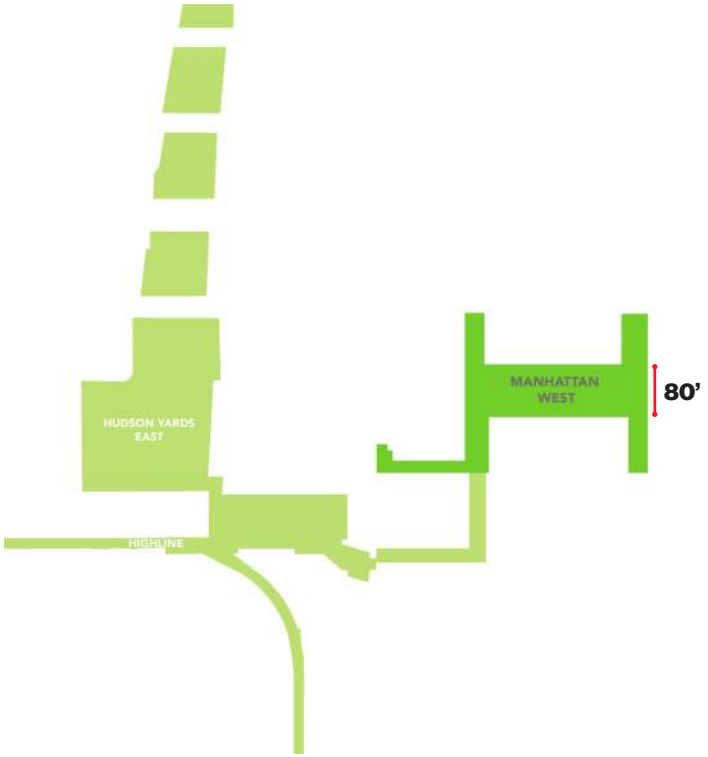





**East Bank Development**




**Precedent**




0 200' 400' 800'

# A.1 ARENA DISTRICT
Columbus, OH

See diagram for dimension









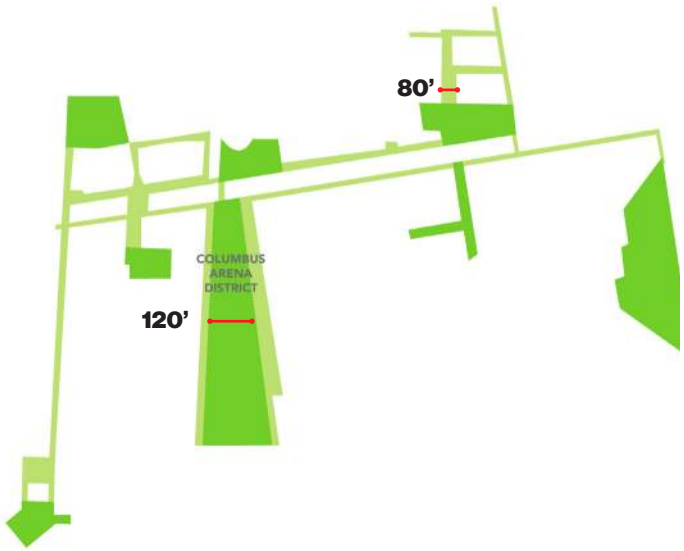




**East Bank Development**




**Precedent**

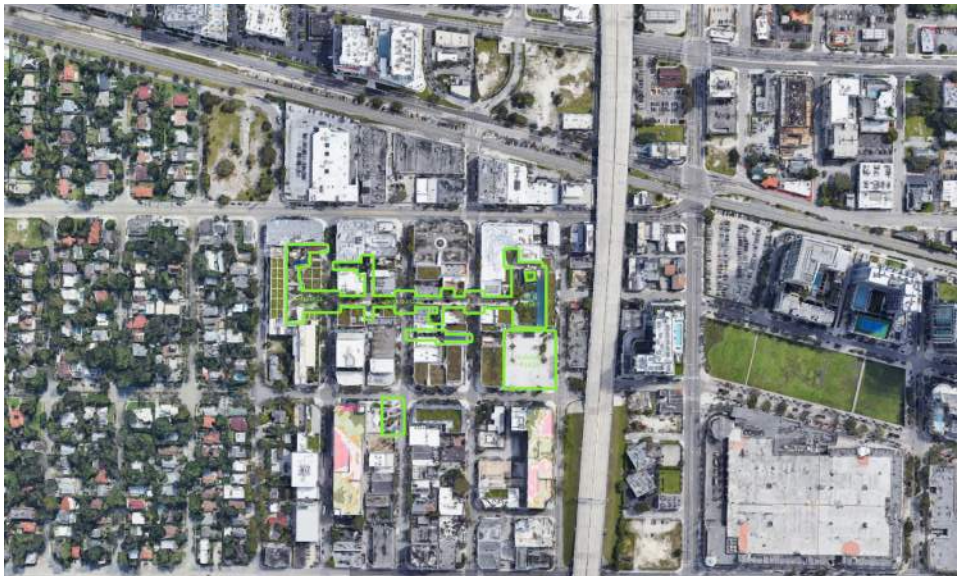



0 200' 400' 800'

# A.1 DESIGN DISTRICT
Miami, FL





See diagram for dimension

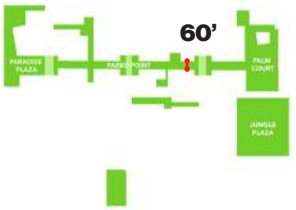





**East Bank Development**




**Precedent**




0 200' 400' 800'

# A.1 DOWNTOWN LISBON

Lisbon, Portugal

See diagram for dimension







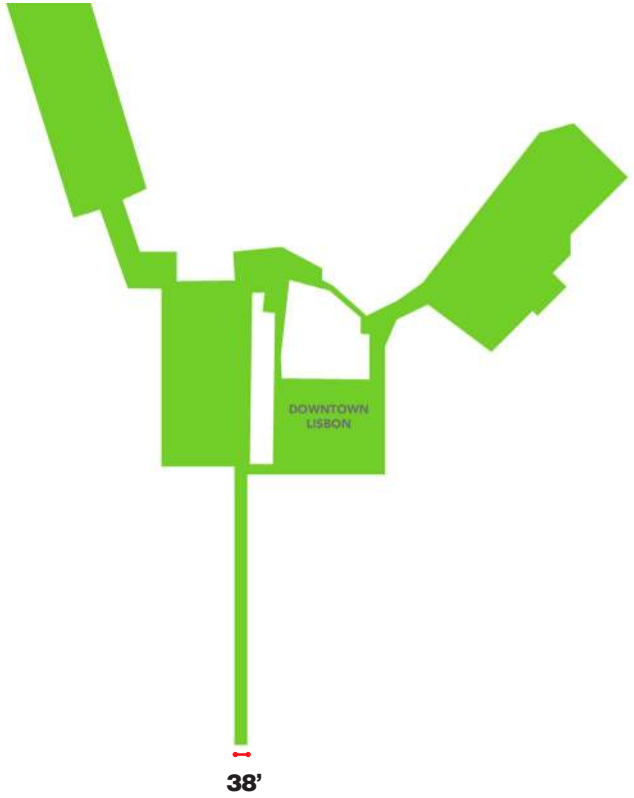





**East Bank Development**




**Precedent**




0 200' 400' 800'

# A.1 OPEN SPACE SEQUENCE
Portland, OR









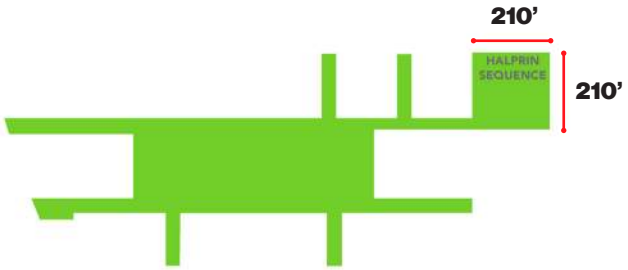



**See diagram for dimension**

**East Bank Development**




**Precedent**






# A.1 SEAPORT HARBOR WAY

Boston, MA












See diagram for dimension

**East Bank Development**



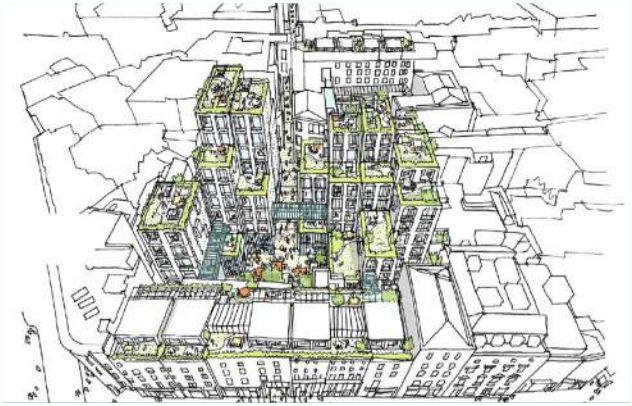

**Precedent**




0 200' 400' 800'

# A.1 COVENT GARDENS
London, England

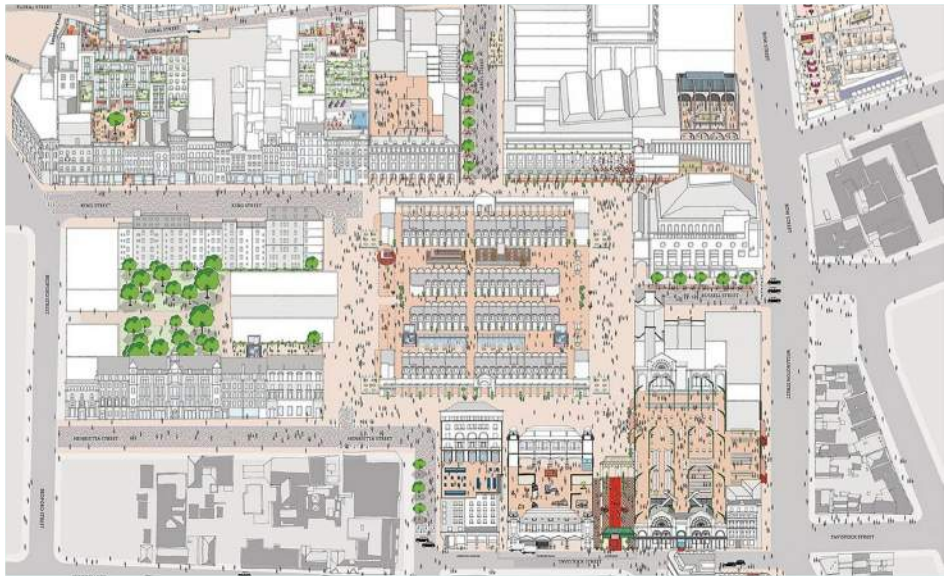
See diagram for dimension







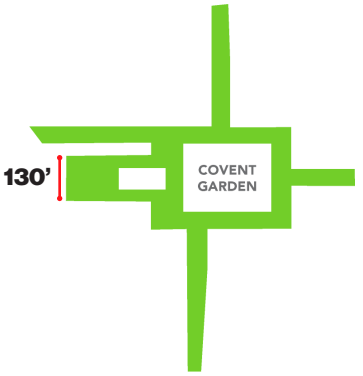


**East Bank Development**




**Precedent**




0 200' 400' 800'

# A.1 TEARDROP PARK

New York, New York











**See diagram for dimension**

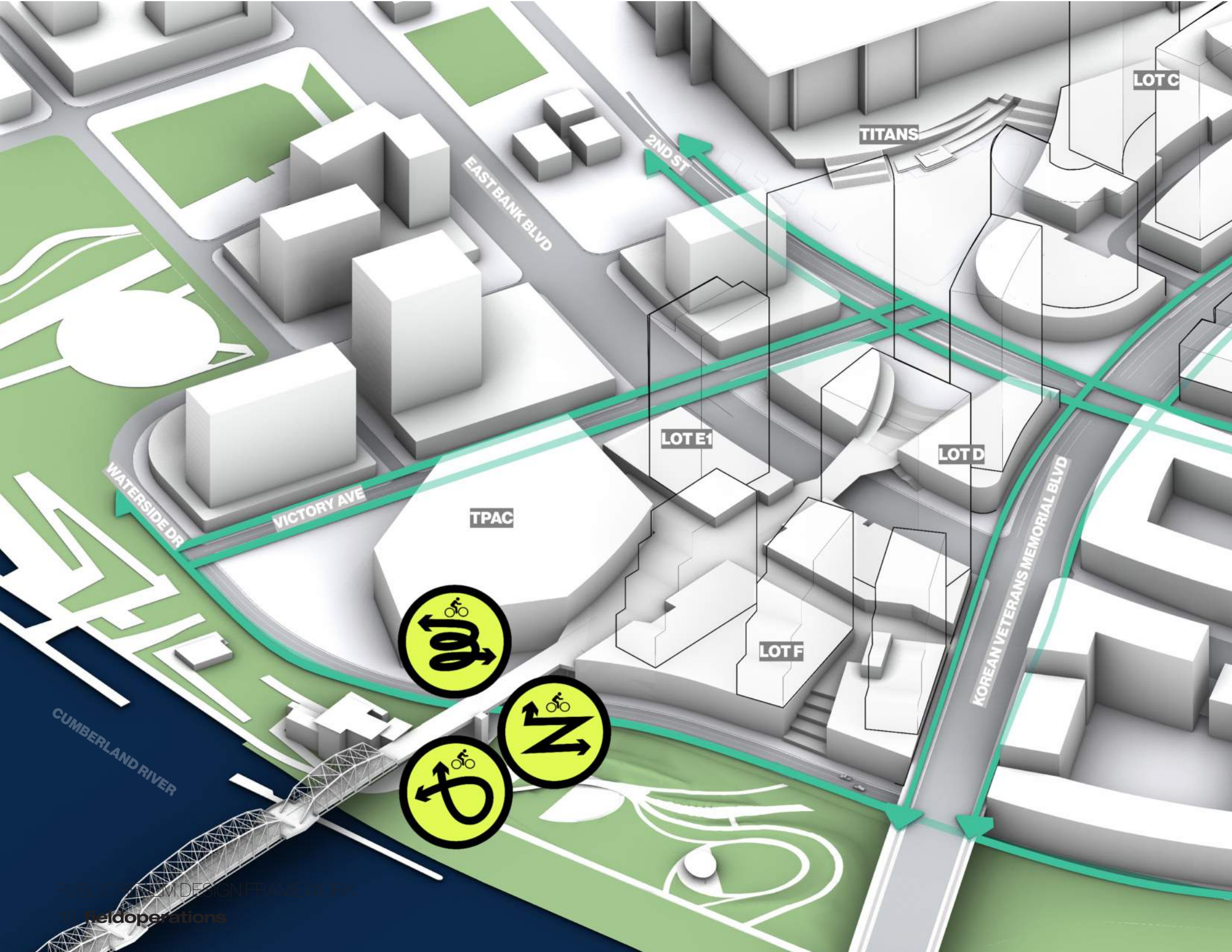
**East Bank Development**

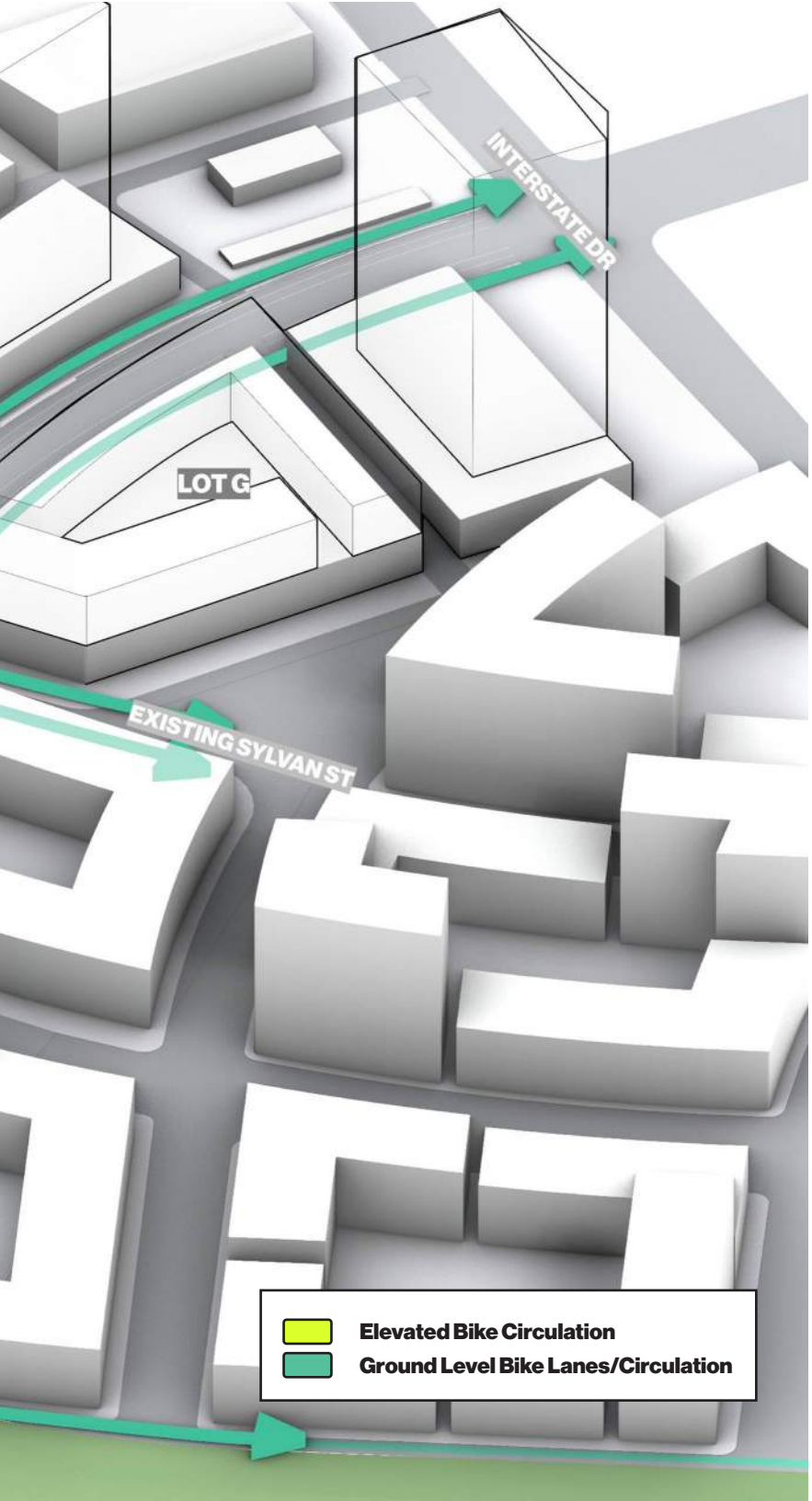



**Precedent**




0 200' 400' 800'

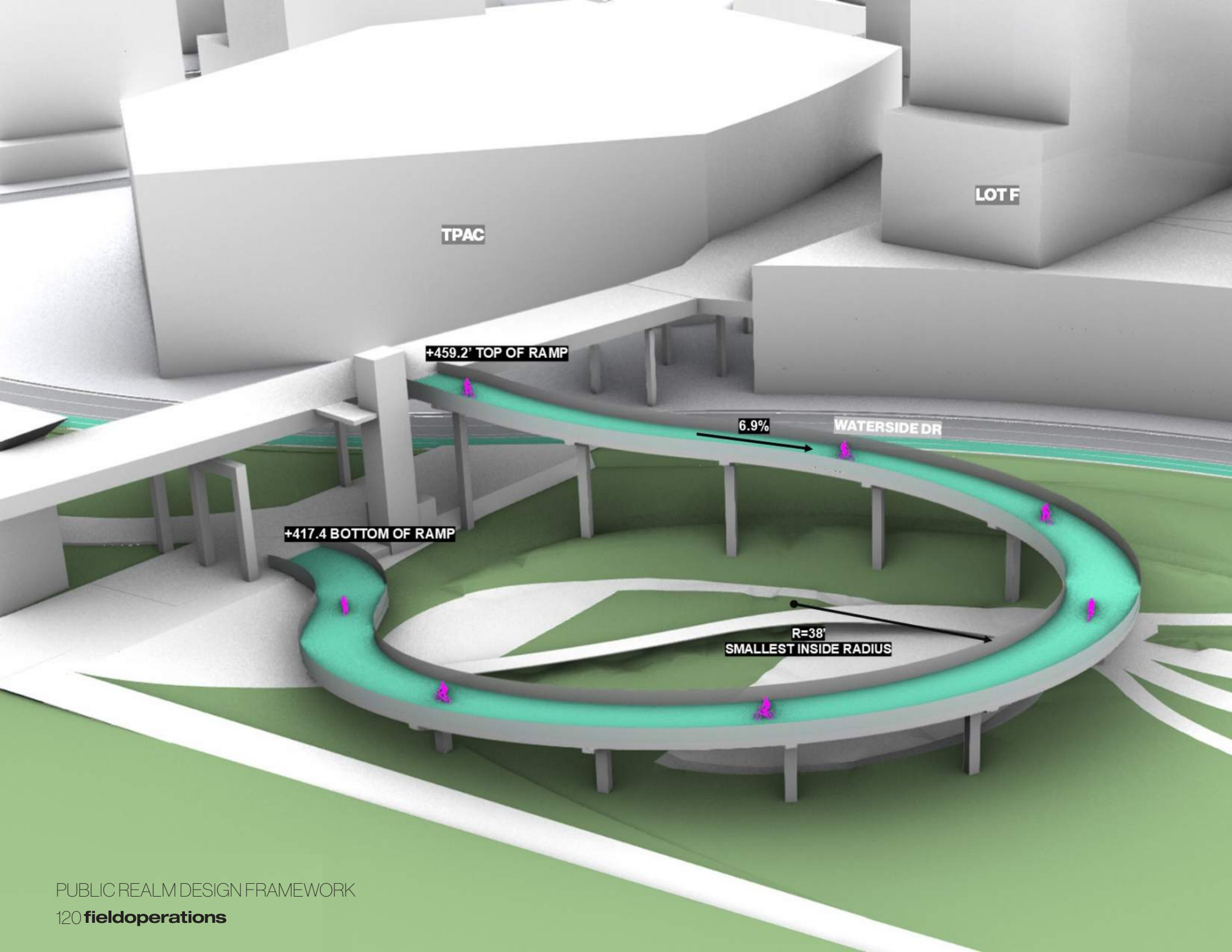

LOT C
TITANS
2ND ST
EAST BANK BLVD
LOT E1
LOT D
WATERSIDE DR
VICTORY AVE
TPAC
LOT F
KOREAN VETERANS MEMORIAL BLVD
CUMBERLAND RIVER




# A.2 BIKE RAMP ALTERNATIVES

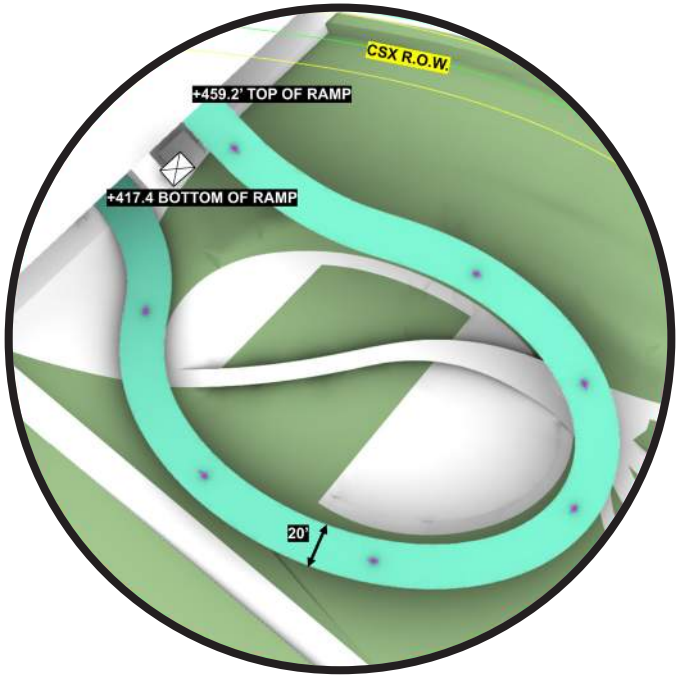
During the design process, multiple bike ramp alternatives were considered. Each attempted to safely connect bicyclists from the Music City Mile to ground level with minimal impact to its surroundings. The most notable alternatives include a loop at Wasioto Park, a switchback ramp also at Wasioto Park, and a spiral at TPAC.

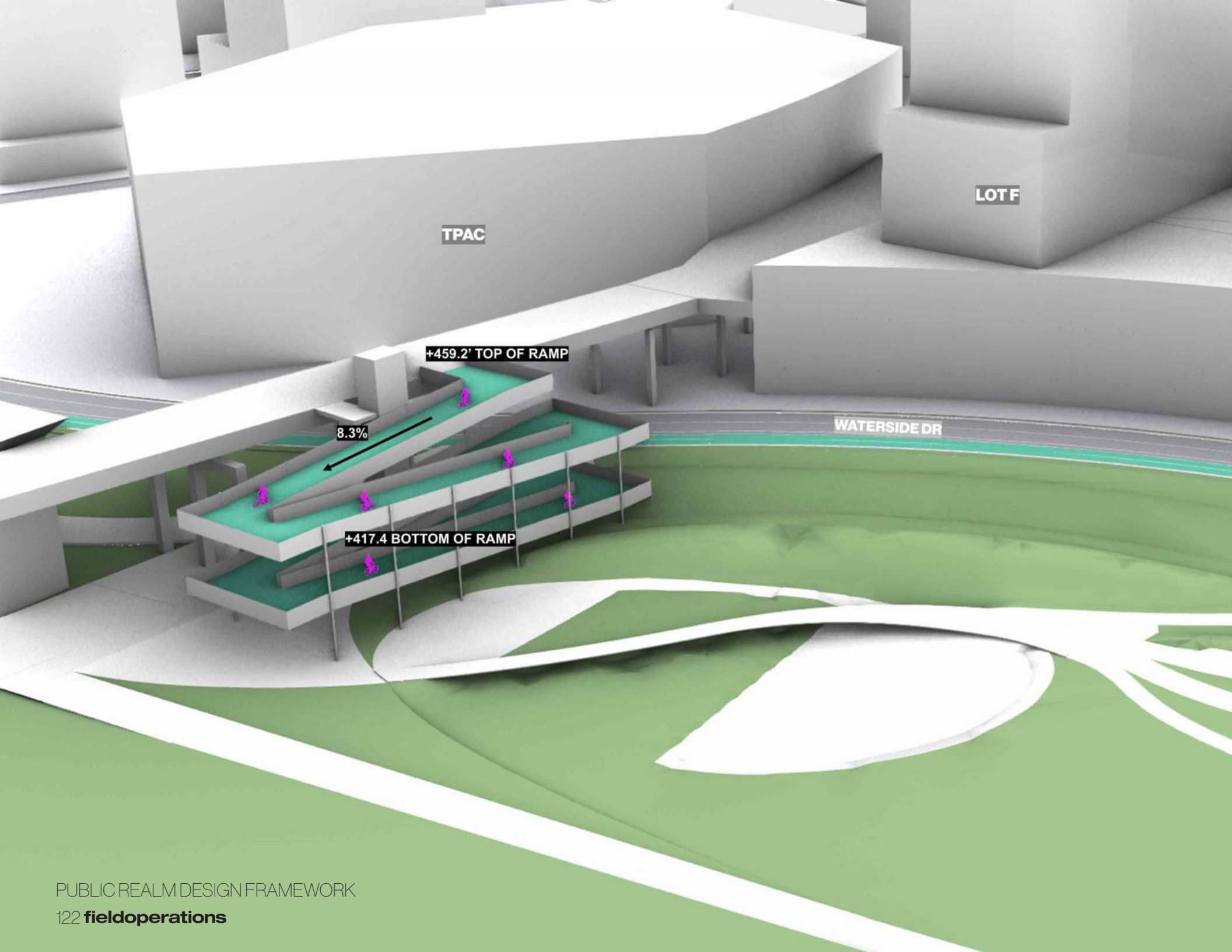
* Maintenance and security of indicated elevators falls to building owner


TPAC
LOT F
+459.2' TOP OF RAMP
6.9%
WATERSIDE DR
+417.4 BOTTOM OF RAMP
R=38'
SMALLEST INSIDE RADIUS

# A.2 BIKE RAMP ALTERNATIVES
## Wasioto Park Loop

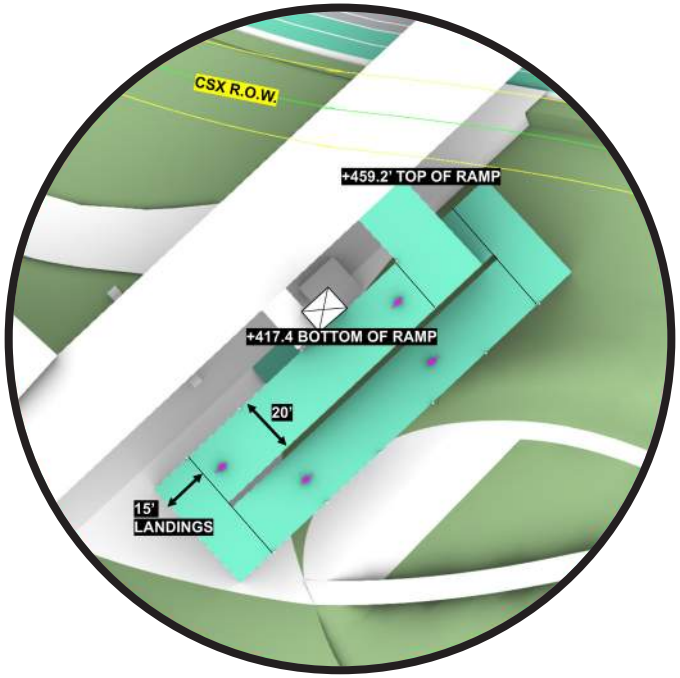
The loop alternative traces the existing oval geometry of Wasioto Park with a continuously sloping bike ramp. Pedestrian access through the park will be studied and adjusted as needed.



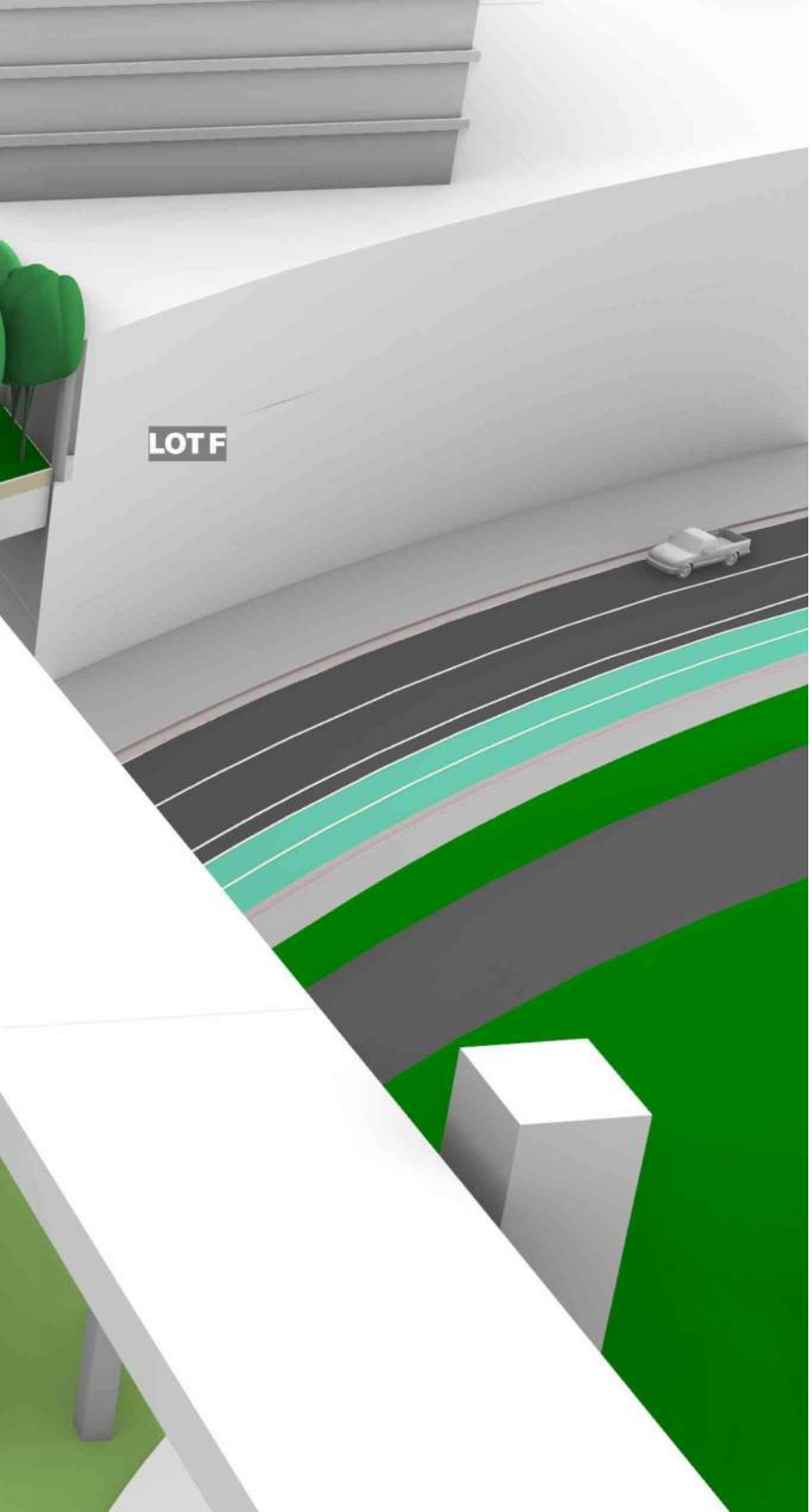

TPAC
LOT F
+459.2' TOP OF RAMP
8.3%
WATERSIDE DR
+417.4 BOTTOM OF RAMP

# A.2 BIKE RAMP ALTERNATIVES
## Wasioto Park Switchback

The switchback alternative is a compact series of ramps that connects bicyclists to ground level with minimal impact to Wasioto Park.




+451' TOP OF RAMP
TPAC
R=27'
2.75X's
+420 BOTTOM OF RAMP
WATERSIDE DR




# A.2 BIKE RAMP ALTERNATIVES
## TPAC Spiral

The spiral bike ramp at TPAC is a tightly-coiled, compact bike ramp that attempts to bring bicyclists down to ground level with no impact to Wasioto Park.

