

HOPE GARDENS LAND USE AND URBAN DESIGN

Overview and General Intent

The Hope Gardens neighborhood is located between Jefferson Street to the north, Eighth Avenue North to the east, Herman Street to the south, and the interstate to the west. The detailed land use policies for the Hope Gardens neighborhood are found on the accompanying Detailed Land Use Plan map. The Hope Gardens neighborhood contains five subdistricts as shown on the Building Regulating Plan map and described below.

This historic neighborhood is predominantly single-family, but does contain a mix of housing along its edges and near the small park at its center. The mixed-use Jefferson Street and Eighth Avenue North corridors provide needed goods and services and form the neighborhood's northern and eastern boundaries. The western and southern boundaries are harder edges, formed by an interstate and an industrial area. A small mixed-use neighborhood center is planned for an area along Tenth Avenue North around Jackson Street, an area that is now home to the well-known Silver Sands restaurant and a community center. A mixed use area is planned along a portion of the north side of Herman Street to serve as a transition in intensity between the North Gulch neighborhood to the south and the lower intensity interior of Hope Gardens. The intent for this neighborhood is to preserve its historic character while accommodating a mix of new housing at appropriate locations as specified in the plan.

Goals and Objectives for Hope Gardens Neighborhood Subdistricts

Each of the goals and objectives below are related to a numbered subdistrict within the neighborhood. The subdistricts are noted on the Building Regulating Plan map for this neighborhood.

The Street Designation Maps showing the "A", "B", "C", and "D" streets and streets where active first floor uses are required can be found at the end of Chapter V.

Goal 1. Park Subdistrict: To maintain and enhance the existing Hope Gardens Park.

Objectives:

1.1 Increase opportunities for a variety of programmed activities to serve a diversity of residents and visitors.

Goal 2. Single-Family Subdistrict: To preserve the existing single-family character of this subdistrict and enhance the quality of the neighborhood.

Objectives:

2.1 Preserve historic homes within Hope Gardens Subdistrict 2 to the greatest extent possible. Homes in this area should be rehabilitated in such a way that does not compromise their historic integrity.

2.2 Work with appropriate Metro agencies, developers, and property owners to eliminate housing code violations and rehabilitate the greatest number of single-family houses possible.

2.3 Promote the redevelopment of vacant lots for single-family housing.

2.4 New construction shall provide a sidewalk and streetscape amenities as described

in the *Downtown Streetscape Elements Design Guidelines*.

Goal 3. Mixed Housing Subdistrict: Provide opportunities for a mixture of housing at appropriate locations within the neighborhood to meet the needs of a diversity of residents.

Objectives:

3.1 Redevelop properties within Subdistrict 3 with a mixture of housing types, including cottages, townhouses and stacked flats.

3.2 Development consistent with the conditions contained herein and the general use, height and intensity of the Mixed Use Neighborhood (MUN) zoning district is appropriate.

3.3 Limit building heights to 45 feet at the street as measured from the median height along the property line of the highest order ("A", "B", or "C") street on the subject property.

3.4 Parking for housing in Subdistrict 3 shall be accessed from a service lane or alley.

3.5 Construct housing in these areas with shallow setbacks and front porches, based on existing surrounding conditions, to encourage interaction with pedestrians and neighbors.

3.6 Construct the first floor of residential buildings to be above the level of the sidewalk to increase privacy.

3.7 Allow variations in the architecture of new buildings, but ensure that they are compatible with and complementary to the historic buildings in the area.

3.8 New construction shall provide a sidewalk and streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*.

Comment [12]: Garage Liner Amendment

Comment [11]: Hope Gardens Policy Amendment

Goal 4. Mixed Use Subdistrict: To establish a neighborhood-scaled center of activity along Tenth Avenue North in the vicinity of Jackson and Locklayer Streets to serve the daily needs of residents that:

- Is pedestrian-friendly with uses that cater to the neighborhood, containing smaller retail uses such as, but not limited to, coffee shops, small restaurants, dry cleaners, small book stores, corner markets and barber shops.
- Has a variety of housing types such as flats and live-work units.
- Provides civic buildings as needed in the neighborhood.
- Has mixed-use buildings with retail or office on the lower floors and residential uses on the upper floors.

Objectives:

4.1 Development consistent with the conditions contained herein and the general use, height and intensity of the Mixed Use Neighborhood (MUN) zoning district is appropriate.

4.2 Limit building heights to 45 feet at the street as measured from the median height along the property line of the highest order (“A”, “B”, “C”, or “D”) street on the subject property.

4.3 Locate buildings close to the street in order to create a comfortable and interesting pedestrian environment.

4.4 Place buildings so that the primary pedestrian entrance is oriented to the street.

4.5 Create a unique sense of place at neighborhood centers by constructing buildings

of the appropriate scale, with proper orientation and architectural detailing.

4.6 New construction shall provide a sidewalk and streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*.

Goal 5. Mixed Use Corridors and Herman Street Transition Subdistrict: To create moderately intense, mixed use centers of activity along Jefferson Street and Eighth Avenue North and along the north side of Herman Street that:

- Serve as gateway corridors into the Downtown Community.
- Are welcoming to pedestrians.
- Accommodate all modes of travel.
- Maintain strong design and functional connections with the adjacent North Nashville Community.
- Provide a transition along the north side of Herman Street between the higher intensity North Gulch neighborhood and the lower intensity interior of the Hope Gardens neighborhood.

Objectives:

5.1 Development consistent with the conditions contained herein and the general use, height and intensity of the Mixed Use General (MUG) zoning district is appropriate

5.2 Redevelop properties within Hope Gardens Subdistrict 5 with a mixture of retail, office, and residential uses that are appropriately scaled for these heavily traveled streets.

5.3 Limit building heights to low-rise in this subdistrict with a minimum height of 25 feet at the street.

5.4 Construct buildings that contain predominantly commercial and mixed-use development with offices and/or residential above ground level retail shops. Larger retail uses, such as grocery stores, large sit-down restaurants, pharmacies, office supply stores, department stores, etc. are appropriate in these locations. Residential uses on the upper floors that provide opportunities to live and work in the same area are appropriate.

5.5 In order to achieve a pedestrian-friendly, active streetscape, all buildings on 8th, 10th, and 11th Avenues and Jefferson and Herman Streets shall have active retail or restaurants or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

5.6 Residential development within this subdistrict that is not above retail or offices should be higher intensity townhouses and multi-family housing. Stand-alone office buildings should also be relatively intense.

5.7 Locate residential buildings back slightly from the street to provide some distinction between the public realm of the sidewalk and the private realm of the residence.

5.8 Parking shall be underground, behind or beside the primary structure.

5.9 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the intent of this objective to provide the most pedestrian-friendly environment possible on streets in this subdistrict while still permitting access to properties.

Comment [13]: Hope Gardens Policy Amendment

Comment [16]: Garage Liner Amendment

Comment [14]: Hope Gardens Policy Amendment

Comment [17]: Entrances to Parking Amendment

Comment [15]: Height Amendment

5.10 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

5.11 New construction shall provide a sidewalk and streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*.

5.12 The identified gateway entrance into Downtown at Jefferson Street and Eighth Avenue North should redevelop into a grand entrance in accordance with the recommendations set forth in the Special Policy on Entrances at the beginning of Chapter V.

BICENTENNIAL MALL LAND USE AND URBAN DESIGN

Overview and General Intent

The Bicentennial Mall neighborhood is located between Jefferson Street to the north, Fourth Avenue North to the east, the CSX rail overpass and James Robertson Parkway to the south, and Eighth Avenue North to the west. The detailed land use policies for the Bicentennial Mall neighborhood are found on the accompanying Detailed Land Use Plan map. The neighborhood contains four subdistricts as shown on the Building Regulating Plan map and described below.

This neighborhood is dominated by the Bicentennial Mall State Park and the Farmers Market. It also contains some state office buildings, surface parking and part of the French Lick Greenway. It is covered by the State's *Bicentennial Mall Urban Master Plan*, which is reflected in the goals and objectives of the Downtown Plan. The site of the planned Museum of African-American Music, Art and Culture is here. The Bicentennial Mall neighborhood is also intended to be the site of the relocated Tennessee State Museum and State Archives. The remainder of the neighborhood is intended to accommodate a mix of residential, office and commercial uses in chiefly mid-rise buildings. Part of the intent for growth and development in this area is to protect views of the State Capitol.

Goals and Objectives for the Bicentennial Mall Neighborhood Subdistricts

Each of the goals and objectives below are related to a numbered subdistrict within the neighborhood. The subdistricts are noted on the Building Regulating Plan map for this neighborhood.

The Street Designation Maps showing the "A", "B", "C", and "D" streets and streets where active first floor uses are required can be found at the end of Chapter V.

Comment [18]: Garage Liner Amendment

Goal 1. Bicentennial Mall and Greenway

Subdistrict: To maintain and enhance the existing Bicentennial Mall State Park and French Lick Greenway.

Objectives:

- 1.1 Maintain the park and greenway in their current excellent conditions.
- 1.2 Increase opportunities for a variety of programmed activities to serve a diversity of residents and visitors.
- 1.3 The identified gateway entrances into Downtown at Fifth Avenue North and Jefferson Street and at Eighth Avenue North and Jefferson Street should redevelop into grand entrances in accordance with the recommendations set forth in the Special Policy on Entrances at the beginning of Chapter V.

Goal 2. Farmers' Market Subdistrict: To maintain and enhance the existing Farmers' Market.

Objectives:

- 2.1 Complete the current program of planned improvements and then maintain the enhanced Farmers' Market.

2.2 Increase opportunities for a variety of programmed activities to serve a diversity of residents and visitors.

Goal 3. Museum of African-American Music, Art and Culture Subdistrict: Facilitate the development of the Museum of African-American Music, Art and Culture that draws local residents and visitors.

3.1 Ensure that the museum addresses the gateway entrance into Downtown at Eighth Avenue North and Jefferson Street in accordance with the recommendations set forth in the Special Policy on Entrances at the beginning of Chapter V.

3.2 Encourage the primary entrance to the museum to be located on Eighth Avenue North.

Goal 4. State Facility and Mixed-Use Subdistrict: To develop a mixed-use neighborhood that focuses on State facilities, including offices and cultural venues, but that also includes residential and retail development at a scale that is welcoming to the many pedestrians expected to visit the area. To encourage environmentally sustainable, energy efficient development. To encourage public and private investment to recognize and contribute to the role of Fifth Avenue of the Arts as a cultural attraction in Nashville.

Objectives:

4.1 Development consistent with the conditions contained herein and the general use and intensity of the Core Frame (CF) zoning district is appropriate.

4.2 To ensure the preservation of views of Capitol Hill, building heights shall be a minimum of 25 feet at the street, but shall not exceed low-rise building heights with an overall elevation

height of 560 feet (the base of the capitol building). See Figure 9.

4.3 The height shall be measured from the median height along the property line of the highest order (“A”, “B”, “C”, or “D”) street on the subject property.

4.4 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

4.5 Preservation and adaptive reuse of existing historic and cultural structures within Subdistrict 4 is encouraged.

4.6 New development adjacent to historic structures shall complement those structures and not threaten the integrity of the property and its environment.

4.7 All buildings on 4th through 8th Avenues North, James Robertson Parkway, and Jefferson Street should have active cultural, retail, restaurant or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor. All buildings on other streets are encouraged to have active cultural, retail, restaurant or high volume office uses at the direct street access doors on the first floor, as well as transparent windows on the first floor.

4.8 Parking that is provided within this subdistrict shall be located in structures or underground or to the rear of buildings.

4.9 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the

intent of this objective to provide the most pedestrian-friendly environment possible on streets in this subdistrict while still permitting access to properties.

4.10 Parking entrances shall be designed to minimize the impact on the quality of the pedestrian environment.

4.11 Buildings shall be constructed to the property line except that recesses may be permitted for widening sidewalks, outdoor dining, courtyards and architectural arcades. For buildings fronting on James Robertson Parkway, the setbacks shall complement the setbacks of the adjacent state office buildings, to maintain the existing pattern of open space.

4.12 The identified gateway entrance into Downtown at Fifth Avenue North and Jefferson Street should redevelop into a grand entrance in accordance with the recommendations set forth in the Special Policy on Entrances at the beginning of Chapter V.

4.13 New construction shall provide a sidewalk as described in Chapter 5, Walkable Subdivisions, of the *Subdivision Regulations* and shall provide the streetscape amenities of the *Bicentennial Mall Urban Master Plan*. The *Downtown Streetscape Elements Design Guidelines* identifies Fifth Avenue of the Arts as a “celebrated corridor.” Improvements to public rights of way and public and private investment in streetscaping features on Fifth Avenue should take into consideration the arts theme.

Comment [19]: Height Amendment

Comment [111]: Entrances to Parking Amendment

Comment [110]: Garage Liner Amendment

SULPHUR DELL LAND USE AND URBAN DESIGN

Overview and General Intent

The Sulphur Dell Neighborhood is located between Jefferson Street to the north, the Cumberland River to the east, the rail line to the south, and Fourth Avenue North to the west. The detailed land use policies for the Sulphur Dell neighborhood are found on the accompanying Detailed Land Use Plan map. The number on this map references a special policy described below. The neighborhood contains two subdistricts as shown on the Building Regulating Plan map and described below.

Sulphur Dell was home to Nashville’s stockyards and the first gas works. It remains primarily industrial with an increasing amount of residential development. The Riverfront Apartments have been in the neighborhood for many years and were recently joined by other low-to mid-rise residential developments. Another notable Sulphur Dell landmark is the historic Stockyard restaurant. The neighborhood also contains some Metro and State office buildings, surface parking and parts of the Cumberland River and French Lick Greenways. Sulphur Dell is covered by the State’s Bicentennial Mall Master Plan, which is reflected in the goals and objectives of the Downtown Plan. The area is intended to accommodate a mix of residential, office and commercial uses in chiefly mid-rise buildings. Part of the intent for this area is to develop in a manner that protects views of the State Capitol. In addition, it is the intent of the plan to connect the existing French Lick Greenway across Jefferson Street to the north. Two new east-west streets are also

planned for the southern part of the Sulphur Dell neighborhood to improve connectivity.

Special Policies for Sulphur Dell

Special policies are noted, by number, on the Detailed Land Use Policy map for the neighborhood.

Special Policy Area 1: This special policy applies to the proposed greenway along the Cumberland River. The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use.

Goals and Objectives for the Sulphur Dell Neighborhood Subdistricts

Each of the goals and objectives below are related to a numbered subdistrict within the neighborhood. The subdistricts are noted on the Building Regulating Plan map for this neighborhood.

The Street Designation Maps showing the “A”, “B”, “C”, and “D” streets and streets where active first floor uses are required can be found at the end of Chapter V.

Goal 1. Greenways Subdistrict: To maintain and enhance the existing Cumberland River and French Lick Greenways.

Objectives:

- 1.1 Maintain the greenways in their current excellent conditions.
- 1.2 Increase opportunities for a variety of programmed activities to serve a diversity of residents and visitors.
- 1.3 Extend the French Lick Greenway to the north across Jefferson Street.

Goal 2. Government and Mixed Use Subdistrict: To develop a mixed use,

environmentally sustainable and energy efficient neighborhood that:

- Contains a substantial presence of government offices.
- Provides opportunities for living, working, dining and shopping at a scale that is welcoming to pedestrians.
- Maintains views of the State Capitol.
- Encourages environmentally sustainable, energy efficient development.

Objectives:

2.1 Development consistent with the conditions contained herein and the general use of the Mixed Use General (MUG) zoning district is appropriate.

2.2 To ensure the preservation of views of Capitol Hill, building heights shall be a minimum of 25 feet at the street, but shall not exceed low-rise building heights with an overall elevation height of 560 feet (the base of the capitol building). See Figure 10.

2.3 The height should be measured from the median height along the property line of the highest order (“A”, “B”, “C”, or “D”) street on the subject property.

2.4 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

2.5 Maintenance and adaptive reuse of the existing historic structures within Subdistrict 2 is encouraged.

2.6 New development adjacent to historic structures shall complement those structures and

Comment [113]: Height Amendment

Comment [112]: Garage Liner Amendment

Final Draft for Planning Commission Agenda Mailout not threaten the integrity of the property and its environment.

2.7 All buildings on 1st through 4th Avenues North, Jackson Street between Jefferson Street and 2nd Avenue North, and Jefferson Street shall have active retail, restaurants or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

2.8 Parking that is provided within this subdistrict shall be located in structures, underground, or to the rear of buildings.

2.9 Structured parking on Jefferson Street shall be lined with residential, retail or office space.

2.9 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the intent of this objective to provide the most pedestrian-friendly environment possible on streets in this subdistrict while still permitting access to properties.

2.10 Parking entrances shall be designed to minimize the impact on the quality of the pedestrian environment.

2.11 Buildings shall be constructed to the property line except that recesses may be permitted for widening sidewalks, outdoor dining, courtyards and architectural arcades.

2.12 The planned new streets shown on the Building Regulating Plan shall be constructed as part of new development of properties in those areas.

2.13 New construction shall provide a sidewalk as described in Chapter 5, Walkable

Subdivisions, of the *Subdivision Regulations* and the Contemporary Subdistrict of the *Downtown Streetscape Elements Design Guidelines*.

JAMES ROBERTSON LAND USE AND URBAN DESIGN

Overview and General Intent

The James Robertson neighborhood is located generally between the CSX rail line and James Robertson Parkway to the north, the Cumberland River to the east, Charlotte Avenue and Union Street to the south, and the CSX rail line to the west. The detailed land use policies for the James Robertson neighborhood are found on the accompanying Detailed Land Use Plan map. The numbers on this map reference special policies described below. The neighborhood contains six subdistricts as shown on the Building Regulating Plan map and described below.

The State Capitol Building and its grand lawn and the Metro Courthouse with its Public Square are the most prominent features of this neighborhood. The neighborhood also contains several other State and Metro buildings that are notable for their stature and architecture. The James Robertson neighborhood is home to a substantial amount of vacant and underutilized land along with some residential and office development.

The James Robertson neighborhood is expected to retain much of its current character in the coming years. The detailed neighborhood design plan for the neighborhood places an emphasis on preserving the James Robertson neighborhood's treasured civic and open space resources, while encouraging redevelopment to offer a mixture of uses.

It is the intent of the plan to reestablish the symmetry of the Capitol Lawn with its twin grand staircases. To this end, efforts should be

Comment [114]: Garage Liner Amendment

Comment [115]: Garage Liner Amendment

Comment [117]: Boundary Amendment for Entire Neighborhood – it has been renamed and consolidated from Capitol Hill, a portion of Bicentennial Mall, and Public Square Neighborhoods to James Robertson Neighborhood. What were formerly Public Square Subdistrict 4, Capitol Hill Subdistrict 3, and portions of Bicentennial Mall Subdistrict 4 were also merged into the new James Robertson Subdistrict 3.

Comment [116]: Entrances to Parking Amendment

Final Draft for Planning Commission Agenda Mailout made to acquire the housing at the foot of the hill for public open space.

The importance of the State Capitol as a Nashville and Tennessee landmark also warrants the goal, in this plan, to maintain views of the Capitol from all vantage points. To achieve this, maximum building heights for new construction in the neighborhood are linked to the elevation of the State Capitol at its base.

A greenway link that will ultimately connect to the Cumberland River Greenway is planned to begin in the Gulch and pass through the James Robertson Neighborhood to Bicentennial Mall. Two potential paths are offered to create the greenway. Efforts should be made to acquire the necessary easements to create the greenway and promote additional pedestrian and bicycle connections in and through Downtown. A section of the Cumberland River Greenway is also planned for the James Robertson neighborhood.

Special Policies for James Robertson

Special policies are noted, by number, on the Detailed Land Use Policy map for the neighborhood.

Special Policy Area 1: This special policy applies to the proposed open space at the foot of Capitol Hill (current multifamily housing site). The current policy is Parks Reserves and Other Open Space. The alternate policy is Mixed Use.

Special Policy Area 2: This special policy applies to the two suggested paths for a greenway to connect the Gulch and North Gulch to Bicentennial Mall. One path skirts the rail lines to the west. The other path follows Charlotte Avenue and McLemore Avenue. The policy proposed in the plan is Parks Reserves

and Other Open Space. The alternate policy is Mixed Use.

Goals and Objectives for the James Robertson Neighborhood Subdistricts

Each of the goals and objectives below are related to a numbered subdistrict within the neighborhood. The subdistricts are noted on the Building Regulating Plan map for this neighborhood.

The Street Designation Maps showing the “A”, “B”, “C”, and “D” streets and streets where active first floor uses are required can be found at the end of Chapter V.

Goal 1. Capitol Lawn Subdistrict: To preserve and enhance the Capitol Lawn.

Objectives:

- 1.1 Maintain the Capitol Lawn in its current condition.
- 1.2 New construction is discouraged on the Capitol Lawn.

Goal 2. State Capitol Buildings Subdistrict: To preserve and enhance the State Capitol and adjacent State buildings.

Objectives:

- 2.1 Maintain the Capitol and other State buildings in their current excellent condition.

Goal 3. Government, Educational and Mixed-Use Subdistrict: To accommodate State office and educational activities while providing an opportunity for a lively mixture of uses in a neighborhood at the foot of Capitol Hill with greenway connections to the Capitol and Bicentennial Mall. To use all new development as an opportunity to encourage environmentally efficient and sustainable design.

To encourage public and private investment to recognize and contribute to the role of Fifth Avenue of the Arts as a cultural attraction in Nashville.

Objectives:

3.1 Development consistent with the conditions contained herein and the general use and intensity of the Mixed Use Intensive (MUI) zoning district is appropriate.

3.2 To ensure the preservation of views of Capitol Hill, building heights shall be a minimum of 25 feet at the street, but shall not exceed mid-rise building heights with an overall elevation height of 560 feet (the base of the capitol building). See Figure 13.

Comment [118]: Height Amendment

3.3 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

3.3 Preservation and adaptive reuse of existing historic and cultural structures within Subdistrict 3 is encouraged.

3.4 New development adjacent to historic structures shall complement those structures and not threaten the integrity of the property and its environment.

3.5 All buildings on Second through Seventh Avenues North, Rosa L. Parks Boulevard, Gay Street, Charlotte Avenue, James Robertson Parkway and 10th Circle North shall have active retail, restaurants or high volume office uses with direct street access doors on the first floor, as well as transparent windows on the first floor.

Comment [119]: Garage Liner Amendment

3.6 Buildings shall be constructed to the property line except that recesses may be

Final Draft for Planning Commission Agenda Mailout permitted for widening sidewalks, outdoor dining, courtyards and architectural arcades.

3.7 New construction shall provide a sidewalk as described in Chapter 5, Walkable Subdivisions, of the *Subdivision Regulations* and should provide streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*. The *Downtown Streetscape Elements Design Guidelines* identifies Fifth Avenue of the Arts as a “celebrated corridor.” Improvements to public rights of way and public and private investment in streetscaping features on Fifth Avenue should take into consideration the arts theme.

3.8 Parking that is provided within this subdistrict shall be located in structures or underground.

3.9 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the intent of this objective to provide the most pedestrian-friendly environment possible on streets in this subdistrict while still permitting access to properties.

3.10 Parking entrances shall be designed to minimize the impact on the quality of the pedestrian environment.

3.11 Efforts should be made by Metropolitan Government to secure the use of the land at the foot of Capitol Hill or along the rail lines at the western edge of the subdistrict for a portion of greenway that would connect the Bicentennial Mall to the Gulch.

3.12 Efforts should be made to secure the use of the land at the northeast foot of the

Capitol lawn to make it public open space and reestablish the grand entrance to the Capitol.

Goal 4. Cumberland River Greenway Corridor Subdistrict: To develop a continuous public greenway along the Cumberland River.

Objectives:

4.1 Develop the greenway as close to the river as is feasible.

4.2 Design the greenway so that it accessible to a variety of users.

4.3 Develop a consistent, appropriately-themed wayfinding and signage program.

4.4 Include public art along the greenway.

4.5 Include overlooks at key vantage points.

4.6 Enhance the existing riverfront corridor from Riverfront Park to the Public Square as described in the Riverfront Concept Plan.

Goal 5. Public Square Park Subdistrict: To maintain and enhance the existing Public Square Park that serves the residents and visitors of Nashville.

Objectives:

5.1 Increase opportunities for a variety of programmed-activities to serve a diversity of residents and visitors.

Comment [120]: Entrances to Parking Amendment

Goal 6. Government Buildings Subdistrict:

To maintain and enhance the existing government buildings such as the Metro Courthouse and Justice A. A. Birch Courthouse and to ensure that any new development within the area is compatible with these significant civic structures.

Objectives:

6.1 Maintain the existing government structures within this subdistrict.

6.2 Development consistent with the conditions contained herein and the general use and intensity of the Mixed Use Intensive (MUI) zoning district is appropriate.

6.3 To ensure the preservation of views of Capitol Hill, building heights shall be a minimum of 25 feet at the street, but shall not exceed mid-rise building heights with an overall elevation height of 560 feet (the base of the capitol building).. See Figure 14.

6.4 The height shall be measured from the median height along the property line of the highest order (“A”, “B”, “C”, or “D”) street on the subject property.

6.5 In order to achieve more environmentally sustainable and energy efficient design, new development is encouraged to, at a minimum, achieve Leadership in Environmental and Energy Design (LEED) certification.

6.6 Maintenance and adaptive reuse of the existing historic structures within Subdistrict 6 is encouraged.

6.7 New development adjacent to historic structures shall complement those structures and not threaten the integrity of the property and its environment.

6.8 Buildings shall be constructed to the property line except that recesses may be permitted for widening sidewalks, outdoor dining, courtyards and architectural arcades.

6.9 New construction shall provide a sidewalk as described in Chapter 5, Walkable Subdivisions, of the *Subdivision Regulations* and streetscape amenities as described in the *Downtown Streetscape Elements Design Guidelines*. New construction shall extend the amenities to the area of the subdistrict north of Gay Street.

6.10 Parking that is provided within this subdistrict shall be located in structures or underground.

6.11 When locating entrances to parking, proposed developments shall accommodate vehicular accessibility without sacrificing pedestrian safety, comfort and accessibility. Alley access to parking is strongly preferred. It is the intent of this objective to provide the most pedestrian-friendly environment possible on streets in this subdistrict while still permitting access to properties.

6.12 Parking entrances shall be designed to minimize the impact on the quality of the pedestrian environment.

Comment [I21]: Height Amendment

Comment [I22]: Entrances to Parking Amendment