



**REQUEST  
PROJECT**

Concept Review  
Nashville Yards Landing

**Council District  
Requested by**

19 – Kupin  
John Kansfield, Gresham Smith, applicant; Southwest Value Partners, owner.

**Staff Reviewer  
Staff Recommendation**

Cook  
Approve with conditions and defer without all conditions.

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**Applicant Request**

A request to approve a concept plan for an open space located at 1000 Broadway Ave. adjacent to the western façade of the Grand Hyatt Hotel, zoned DTC (1.31 acres), and within the Open Space Subdistrict.

**Project Overview**

The proposal is for an open space with restrooms, a dog park, pickle ball courts, landscaping, a central hardscaped walkway, and pop-up retail and dining structures.

**Plan Details**

The project site is located along the western façade of the Grand Hyatt Hotel approximately 200 feet from the northwest intersection of 10<sup>th</sup> Ave. and Broadway. The site is at ground level, adjacent to CSX rail lines. The open space provides pedestrian connectivity throughout the Nashville Yards site, including connecting 10<sup>th</sup> Avenue and Church Street to the lower level of Union Station on the south side of Broadway. Outdoor access to the site is currently shown via a staircase approximately 60 feet from Broadway at the Grand Hyatt, a staircase from Union Station, and a pedestrian walkway from Platform Way and Church Street. The area underneath the Broadway viaduct is accessible and can be used to cross under Broadway without crossing at the street-level.

The open space features a central stone/unit paver and scored concrete walkway framed by planting beds on the edges. The plant palette includes a variety of species from the Metro Urban Forestry approved Tree and Shrub List. Planting design is vertically layered incorporating canopy and understory trees, shrubs, perennials, and ground covers. Plant selection is based on seasonal visual interest, habitat supportive qualities, and adaptiveness to urban conditions. Amenities include a dog park, terraced seat wall amphitheater, and landscaping abutting the Railyard. Pop-up retail and food and beverage structures activate the space. Under the Broadway viaduct is a flexible space for dining and movie screening events and a six-court fenced pickle ball facility.



## Downtown Code DRC Meeting of 7/5/2024

### CONCEPT REVIEW

The project should strive to meet each applicable goal of the Downtown Code Design Guidelines, including **Future Focused Ecological Design, Human-Oriented Design, Contextual and Connected Design, and High-Caliber Architectural Design**. Given the project's role as open space,

- How is the project integrating stormwater management and promoting biodiversity in site design?
- How will soil volumes be built up in planting areas to ensure survivability of larger canopy trees providing shade and microclimate control for an occupiable outdoor space?
- Can wayfinding signage and branding be strategically located to direct people through the site and to key destinations adjacent to the site?
- How will lighting allow for safety and activation of the open space at night?
- How is the project complying with all applicable ADA and PROWAG guidelines and requirements?

### NDOT RECOMMENDATION

NDOT staff recommends approval with the following conditions:

1. Final construction plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. In general, with a final: Any proposed roadway sections, ramps, sidewalks, curb & gutter, etc. shall be designed and called out per NDOT detail standards. Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement ([solidwastereview@nashville.gov](mailto:solidwastereview@nashville.gov)). Additional 1-1/2' mill and overlay may be required to cover full extents of utility work in public ROW. (cont.) Extents to be coordinated in field with NDOT inspector. Continue to coordinate w/ NDOT on any recreational use of ROW and required maintenance agreements.
2. The applicant shall continue to coordinate with NDOT & Planning to ensure that an appropriate and convenient ADA compliant connection is provided from the Broadway Viaduct down to the proposed landing/park space. The connection shall be in place at the time of Use & Occupancy for this phase.
3. The applicant shall continue to coordinate with NDOT on the proposed uses, operations, and maintenance of the portion of the park that will be under the Broadway viaduct.

### STAFF RECOMMENDATION

The project aligns with the goals and objectives of the Downtown Code. Staff recommends approval with the following conditions and deferral without all conditions:

1. The applicant shall comply with all NDOT recommended conditions.
2. The applicant shall provide a spiral staircase with sufficient dimensions to accommodate foot traffic from Broadway.