

BONUS HEIGHT PROGRAM

Summary of Proposed Updates

REVIEW THE FULL DRAFT AT: NASHVILLE.GOV/2024DTC

BASELINE REQUIREMENTS

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

Underground or Lined Vehicular Parking

Structured vehicular parking — fronting streets, interstates, and/or open space — must be located underground or behind habitable liner buildings of at least 20' in depth.

Green Building Certification

LEED Silver Certification (or a similar equivalent green building certification system) required.

Active and Sustainable Transportation

Requirements for ample bicycle parking capacity, bicycle commuter amenities, electric vehicle parking, sustainable vehicle preferential parking, and multimodal transportation information.

DOWNTOWN CODE DESIGN GUIDELINES

The Downtown Code Design Guidelines, adopted in June 2024, offer design-based guidance for the DTC zoning district. This content has been formulated to support, and to work in tandem with, the DTC's zoning regulations. While the DTC remains the sole regulatory tool, the *Guidelines* establish design-based support for applicants to use through the development review process. Applicants seeking approval for development within the DTC zoning district should refer to this document to explain how the proposal fulfills and addresses each of the four overarching Goals. No regulatory standard within the DTC or BHP relieves a project of the DTC development review process.



GOAL 1:
Future Focused
Ecological Design



GOAL 2:
Human Oriented
Design



GOAL 3:
Contextual and
Connected Design



GOAL 4:
High-Caliber
Architectural Design

BONUS OPTIONS

Refreshed menu of bonus options that incentivize the things Nashvillians want to see as part of Downtown development projects.

Green Building Certification (above Baseline)

Awards bonus height for LEED Gold, Platinum, or Zero Certification (or a similar equivalent green building certification system above the baseline requirement).

Preservation (Structures and Sites)

Awards bonus height for the preservation and protection of historic, cultural, or character-contributing assets around Downtown.

Neighborhood Support Space

Awards bonus height for indoor spaces that support a resident's daily and weekly needs, strengthens the community's identity or interactions, or for non-profits and other community-based organizations.

Privately-Owned Public Space (POPS)

Awards bonus height for adding to the inventory of Downtown public outdoor spaces that provide needed programming elements or that achieve resilient site certification.

Reduction of Vehicular Parking

Awards bonus height for under-parking a development proposal below the DTC's maximum parking requirements.

BONUS HEIGHT MAXIMUMS

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

Gulch South

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

Lafayette

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