

# Downtown Code Design Guidelines

## Purpose

The Downtown Code Design Guidelines (DTC DG) aid design review of development proposals in Downtown Nashville. The guidelines provide property owners, developers, and designers with predictable and implementable design guidance based on existing planning and design policies and best practices as they relate to downtown.

## Application

Generally, the Downtown Code Design Guidelines are used by Metro Nashville Staff and relevant discretionary bodies in their evaluation of the design merits of development proposals with Downtown Code (DTC) zoning.

## Document Structure

Nashville's Downtown Code Design Guidelines (DTC DG) are organized into goals, guidelines, and strategies, as illustrated by photos, diagrams, and other visual representations. Project teams are encouraged to think creatively and critically about how their specific proposals can fulfill these goals and guidelines. Under each guideline, various strategies outline possible actions that a property owner, developer, or designer could take to implement that given guideline. The strategies listed describe a starting set of possible ideas and are not meant to be exhaustive. Rather, they are intended to create a well-rounded understanding of how a guideline could be best implemented.

### GOAL 1

#### Future-Focused Ecological Design

##### Guideline 01

Bolster natural features and ecosystem services.

##### Guideline 02

Incorporate sustainable site and building design technologies, materials, and systems.

### GOAL 2

#### Human-Oriented Design

##### Guideline 03

Provide safe, inclusive, and accessible experiences.

##### Guideline 04

Minimize the impacts of parking and building services.

##### Guideline 05

Create an active and dynamic streetscape and public realm.

### GOAL 3

#### Contextual and Connected Design

##### Guideline 06

Recognize and enhance the site context.

##### Guideline 07

Prioritize multimodal transportation.

### GOAL 4

#### High-Caliber Architectural Design

##### Guideline 08

Demonstrate a clear and coherent organizing design concept in the project massing and site layout.

##### Guideline 09

Support the project's design intent through considered architectural expression at different scales.