

Downtown Code

BONUS HEIGHT PROGRAM



**Metro Planning Commission
Work Session**

March 7, 2023

for consideration

*The role of the Bonus Height Program (BHP)
within the Downtown Code (DTC) as a tool to
advance the priorities of Downtown in 2023 and
beyond*

METRO... growing today to meet tomorrow's needs



OZIER

agenda

1. *Understand the role of the BHP within the Downtown Code*
2. *Consider the BHP as a tool to advance priorities as Downtown evolves*
3. *Explore opportunities to update the BHP*

ME TRU...growing today to meet tomorrow's needs



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PART 1

BHP within the Downtown Code

METRO...growing today to meet tomorrow's needs



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WHAT IS THE BONUS HEIGHT PROGRAM?

- The BHP was adopted with the DTC in 2010
- Voluntary program available to properties zoned DTC
- Projects provide public benefits to earn additional bonus height
- BHP projects are approved administratively by MPC Staff
- BHP Certification Memos are placed on the MPC agenda under “Other Business”

Bonus Height Chart

Maximum height within the Subdistrict	LEED	LEED ND	Pervious Surface	Historic Building Preservation	Open Space	Inclusionary Housing	Civil Support Space	Upper Level Garage Liner & Underground Parking	Public Parking	Bonus Height Maximum
Central										
James Robertson	elevation of 560'	Any + 2 stories	2 stories	2 stories	2 stories	2 stories	No bonus	2 stories below 560' elevation	2 stories below 560' elevation	2 stories
Core	30 stories	Silver + 4 stories, Gold + 8 stories, Platinum + 12 stories	2 stories	2 stories	8 stories	8 stories	Unlimited	8 stories	8 stories	2 stories
Core-Historic	8 stories on the interior of blocks, 10 stories on the corners	No bonus	No bonus	No bonus	4 stories	No bonus	4 stories	No bonus	No bonus	10 stories
Upper Broadway										
Second and Broadway	100'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	100'
Secondary Broadway	8 stories within 100' Broadway	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	8 stories within 100' Broadway
SoDo										
General, or 8th Avenue frontage south of roundabout (beyond 100' from frontage)	30 stories	Silver + 4 stories, Gold + 8 stories, Platinum + 12 stories	2 stories	2 stories	8 stories	8 stories	Unlimited	8 stories	8 stories	2 stories
West side of 1st and East side of 2nd	15 stories	Silver + 4 stories, Gold + 8 stories, Platinum + 12 stories	2 stories	2 stories	5 stories	5 stories	15 stories	5 stories	5 stories	20 stories
8th Avenue frontage south of roundabout (within 100' frontage)	8 stories	Any + 2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	11 stories
Street	10 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	10 stories
South										
LaSalle										
General	8 stories	Any + 2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	11 stories
Transitional Properties	15 stories	Any + 2 stories	2 stories	2 stories	3 stories	3 stories	3 stories	3 stories	2 stories	18 stories
Lafayette Street	12 stories	Any + 2 stories	2 stories	2 stories	3 stories	3 stories	4 stories	3 stories	2 stories	16 stories
Rudolph Hill										
Primary and Secondary	8 stories	Any + 1 story	1 story	1 story	1 story	1 story	1 story	1 story	1 story	7 stories
Tertiary	3 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	3 stories
Rolling Mill Hill	60 feet with an 80% of 1:1.5	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	60 feet with an 80% of 1:1.5
Rudolph River	8 stories	Any + 2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	12 stories
West										
South North										
General	7 stories	Any + 2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	10 stories below 560' elevation
Bonding Heaman Street	4 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	4 stories
South South										
General	10 stories	Any + 2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	16 stories
Mid-Gulch Properties	10 stories	Any + 2 stories	2 stories	2 stories	Unlimited	Unlimited	8 stories	2 stories	2 stories	16 stories
Bonding Church, Broadway, Demonstium	15 stories	Any + 2 stories	2 stories	2 stories	3 stories	3 stories	6 stories	3 stories	2 stories	21 stories
Gulch South Intersections	20 stories	Silver or Gold + 2 stories, Platinum + 3 stories	2 stories	2 stories	4 stories	4 stories	8 stories	4 stories	4 stories	28 stories
Mid-Gulch Intersections	20 stories	Silver or Gold + 2 stories, Platinum + 3 stories	2 stories	2 stories	Unlimited	Unlimited	8 stories	4 stories	4 stories	28 stories
North										
Bank/Oxley										
Primary	7 stories	Any + 1 story	1 story	1 story	1 story	1 story	1 story	1 story	1 story	8 stories
Secondary	4 stories	Any + 1 story	1 story	1 story	1 story	1 story	1 story	1 story	1 story	5 stories
Tertiary	3 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	3 stories
Bank/Bar										
Primary	7 stories	Any + 1 story	1 story	1 story	1 story	1 story	1 story	Any + 1 story	1 story	8 stories
Secondary	5 stories	Any + 1 story	1 story	1 story	1 story	1 story	1 story	Any + 1 story	1 story	6 stories
Tertiary	4 stories	Any + 1 story	1 story	1 story	1 story	1 story	1 story	Any + 1 story	1 story	5 stories

HOW DO PROJECTS EARN BONUS HEIGHT?

LEED

(or equivalent)

certification = X stories

LEED ND

certification = X stories

pervious surface

1sf provided = 2sf bonus

historic building preservation

1sf provided = 1sf bonus

open space

1sf provided = 4 or 7sf bonus

civil support space

1sf provided = 2sf bonus

upper-level garage liner

1sf provided = 2sf bonus

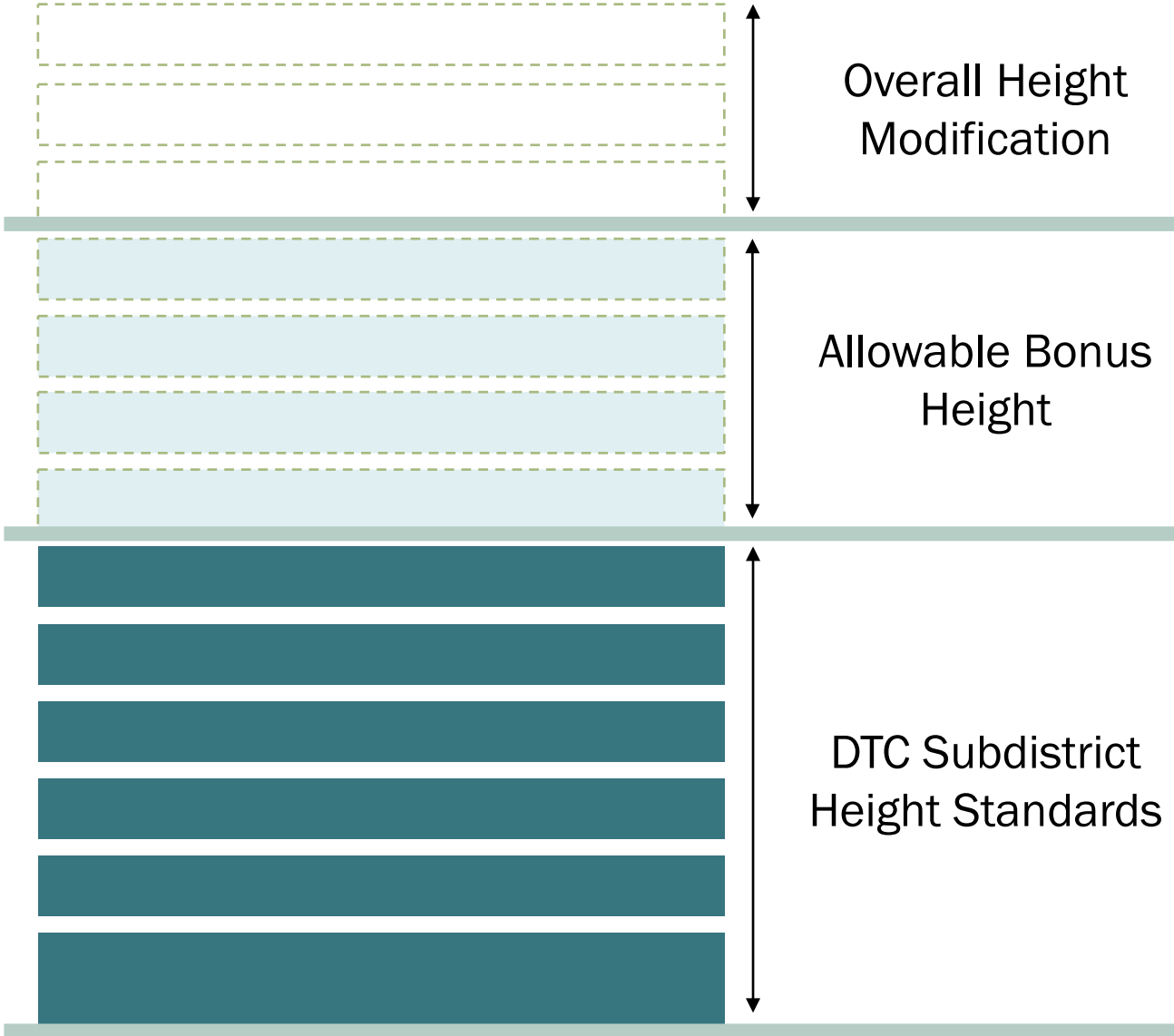
underground parking

1sf provided = 1sf bonus

public parking

1sf provided = 2sf bonus

HOW DOES THE BHP WORK?



CASE STUDY: 1010 CHURCH STREET

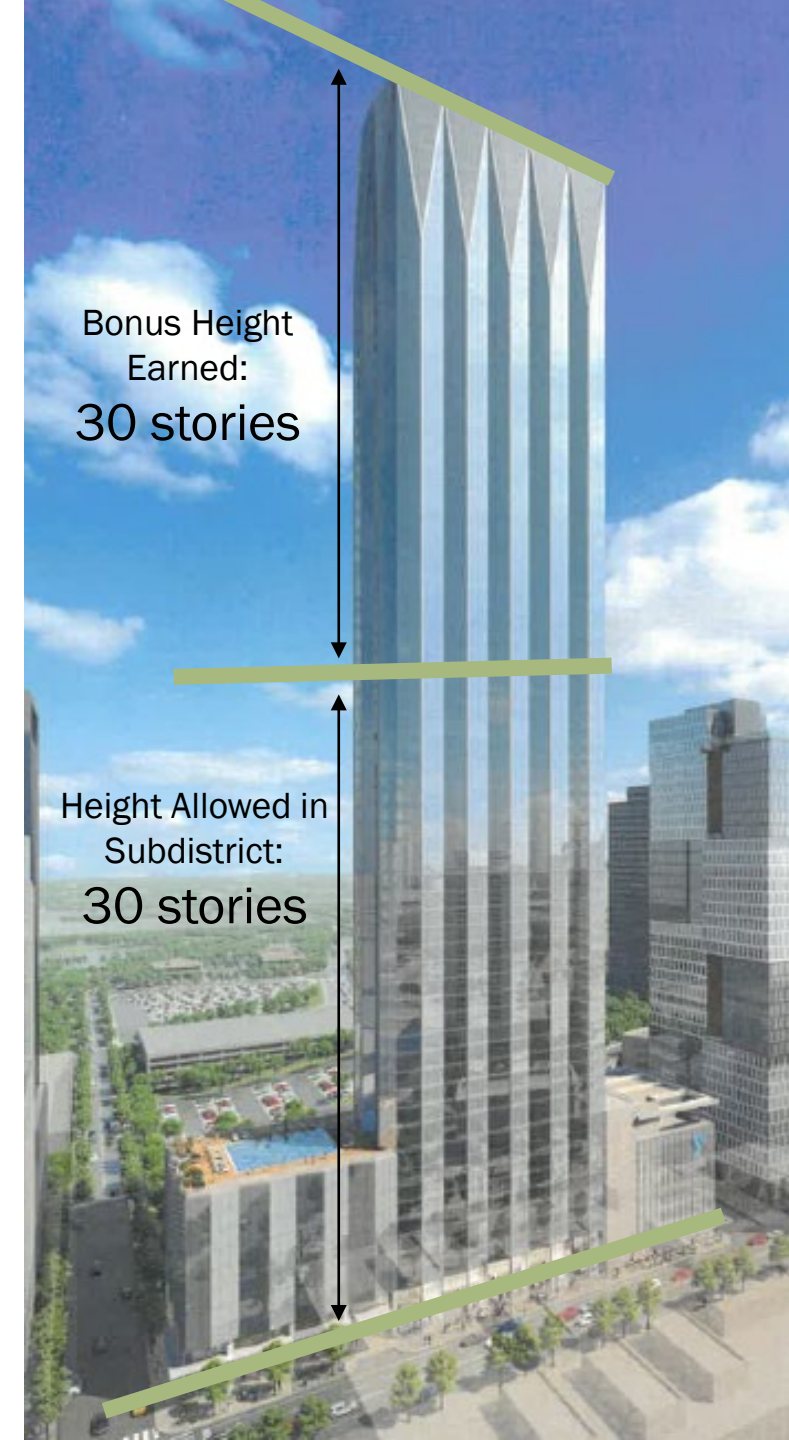
DTC Subdistrict: Core

- Allowed Height: 30 stories
- Bonus Height Maximum: Unlimited

Bonus Height Utilization

LEED (or equivalent) <i>earned 4 stories</i>	LEED ND	Pervious Surface <i>earned 2 stories</i>
Historic Preservation <i>earned 8 stories</i>	Open Space	Civil Support Space <i>earned 8 stories</i>
Upper-Level Garage Liner <i>earned 3 stories</i>	Underground Parking <i>earned 3 stories</i>	Public Parking

**earned 2 stories through unused bonus height transferred from another site*



CASE STUDY: THE HARLOWE

DTC Subdistrict: Gulch South

- Allowed Height: 10 stories
- Bonus Height Maximum: 16 stories

Bonus Height Utilization

LEED (or equivalent)	LEED ND <i>earned 2 stories</i>	Pervious Surface
Historic Preservation	Open Space	Civil Support Space
Upper-Level Garage Liner <i>earned 2 stories</i>	Underground Parking <i>earned 2 stories</i>	Public Parking

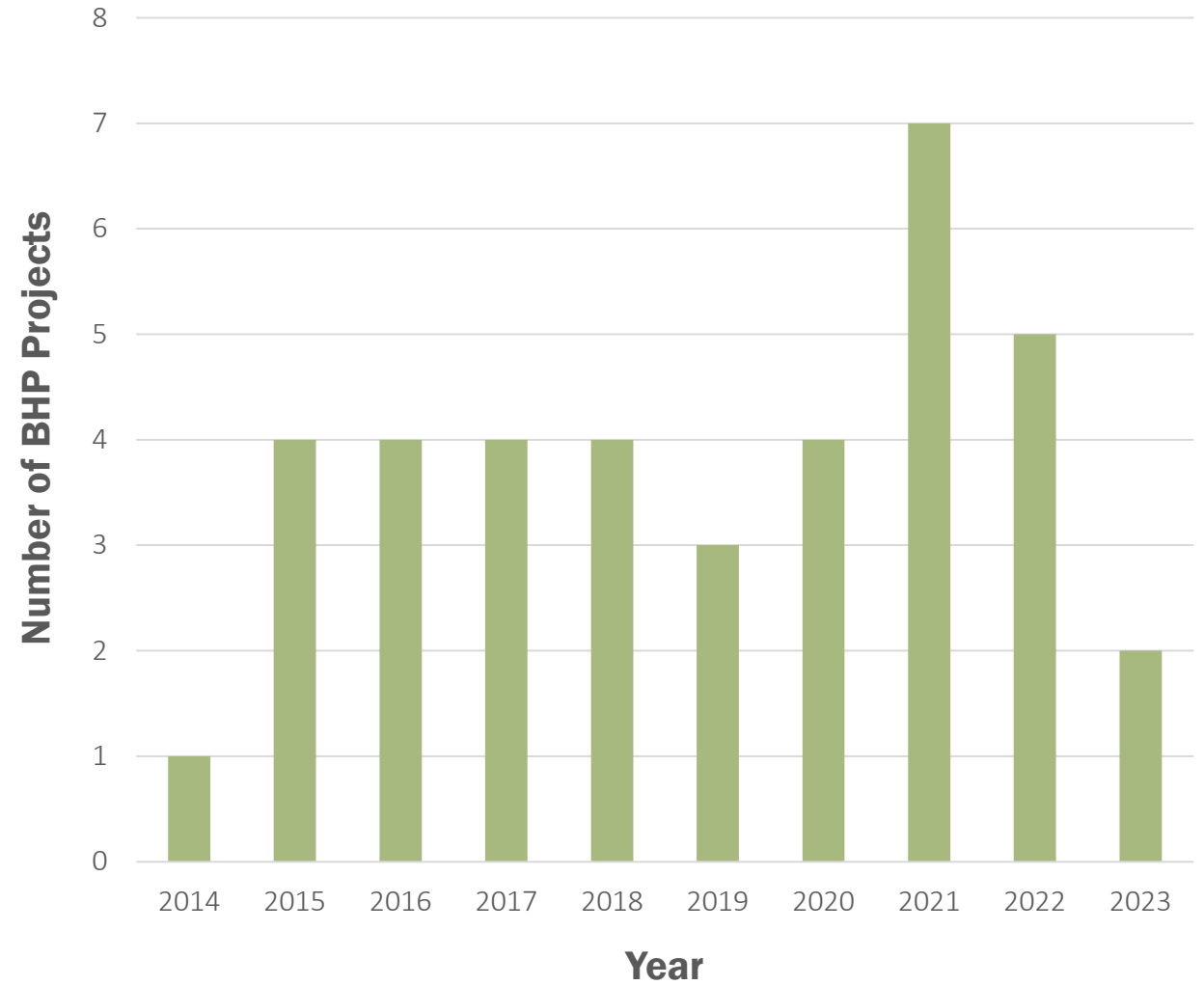


Bonus Height Earned:
6 stories

Height Allowed in
Subdistrict:
10 stories

BHP PATTERNS AND TRENDS

- **38 projects** have used the BHP.



BHP PATTERNS AND TRENDS

- 38 projects have used the BHP.
- Typical BHP projects utilize at least **2 bonus options**.

LEED (or equivalent)	LEED ND	Pervious Surface
Historic Building Preservation	Open Space	Civil Support Space
Upper-Level Garage Liner	Underground Parking	Public Parking

BHP PATTERNS AND TRENDS

- 38 projects have used the BHP.
- Typical BHP projects utilize at least 2 bonus options.
- **65%** of BHP projects with a Bonus Height Maximum utilize all available bonus height.

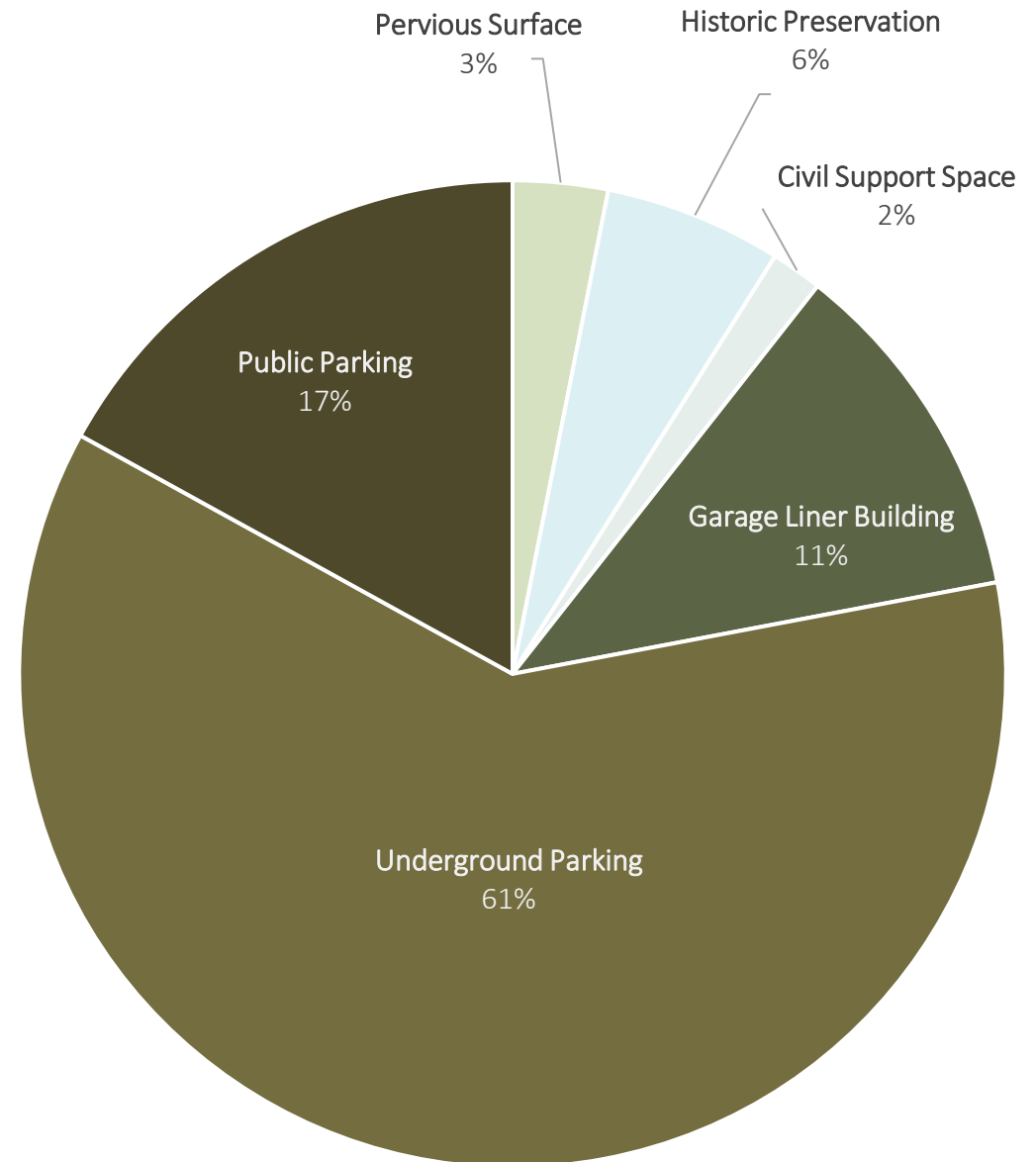


Bonus Height Earned:
6 stories

Height Allowed in
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10 stories

BHP PATTERNS AND TRENDS

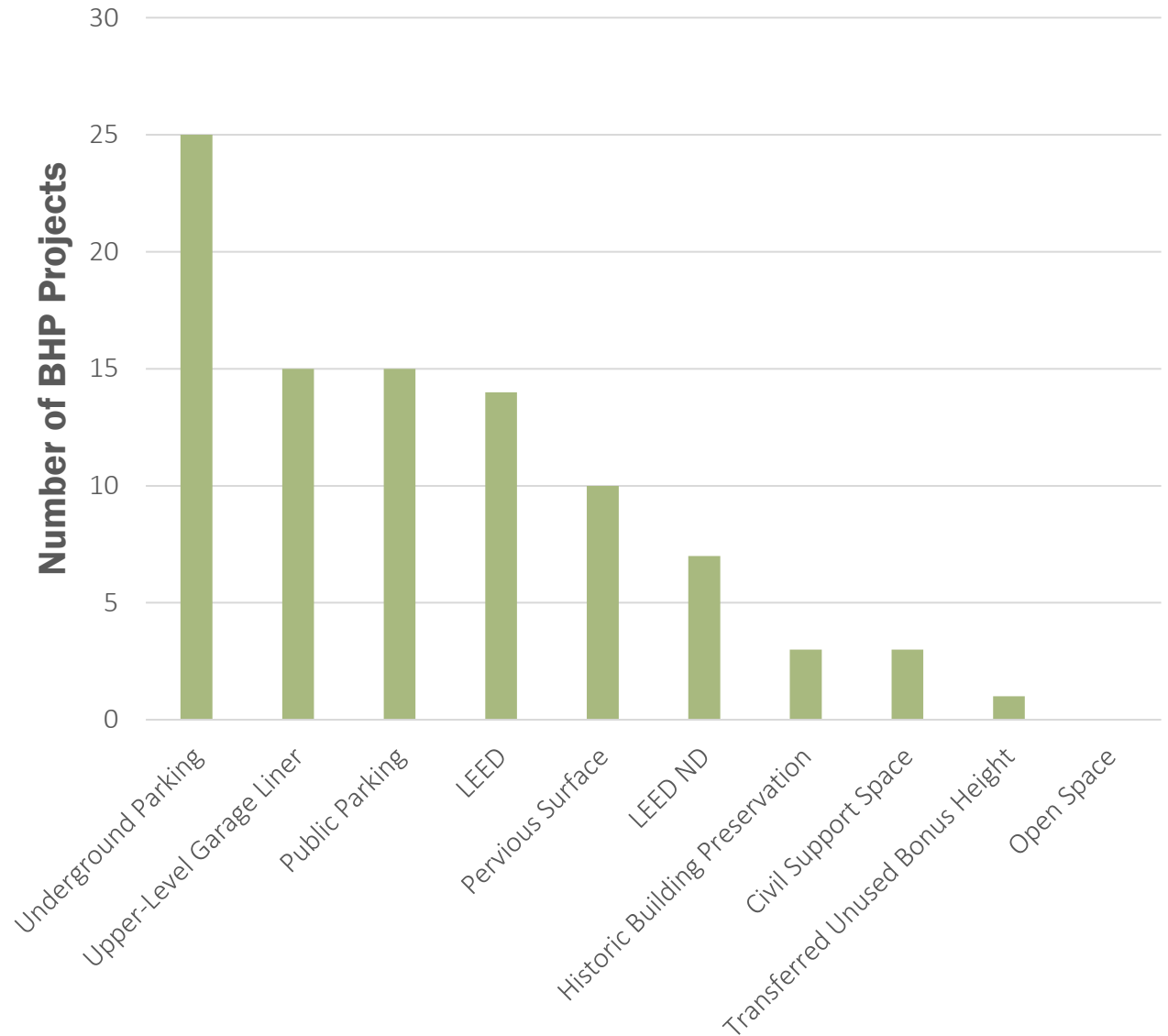
- 38 projects have used the BHP.
- Typical BHP projects utilize at least 2 bonus options.
- 65% of BHP projects with a Bonus Height Maximum utilize all available bonus height.
- **89% of bonus height** is earned by providing parking.



note: chart excludes LEED and LEED ND bonuses as they are not based on sf area provided

BHP PATTERNS AND TRENDS

- 38 projects have used the BHP.
- Typical BHP projects utilize at least 2 bonus options.
- 65% of BHP projects with a Bonus Height Maximum utilize all available bonus height.
- 89% of bonus height is earned by providing parking.
- The **3 most utilized options** are parking-related.





Do the patterns & trends suggest that the BHP is working as a tool to advance public placemaking and a great downtown?

PART 2

the BHP as a tool to advance the evolving priorities of Downtown



The existing bonus height program reflects the identity and needs of Downtown in 2010 as a **central business and entertainment district.**



The identity and needs of Downtown in 2023 are very different.



Our ongoing population and economic boom indicate downtown needs development that prioritizes complete communities.

true residential

resilient infrastructure

quality of life

climate mitigation and adaptation

authentic placemaking

The Downtown Community Plan (2015) supports a shift towards prioritizing design that is



**FUTURE
FOCUSED**



**HUMAN
ORIENTED**



**CONTEXTUAL &
CONNECTED**



PART 3

moving forward



FUTURE
FOCUSED



HUMAN
ORIENTED



CONTEXTUAL &
CONNECTED

- 1. Update existing options** on the menu.
 - Remove outdated options
 - Reframe
 - Recalibrate
- 2. Add prerequisites.**
- 3. Add new options.**
- 4. Tailor options** to the unique needs of subdistricts.
- 5. Update the height** allowed through the BHP for some or all subdistricts.



FUTURE
FOCUSED



HUMAN
ORIENTED



CONTEXTUAL &
CONNECTED

staff brainstorm

POTENTIAL NEW OPTIONS

neighborhood services

cultural resource protection

metro-identified projects

increased resiliency

alternative transportation

unit type diversity

EXAMPLE

daycare

historic music venue

crosswalk enhancement

nature-based solutions

WeGo passes

family or senior housing

discussion

1. *What should we prioritize in Downtown Nashville in 2023 and beyond?*
2. *What should we incentivize through the BHP that advances these priorities?*