

Downtown Code

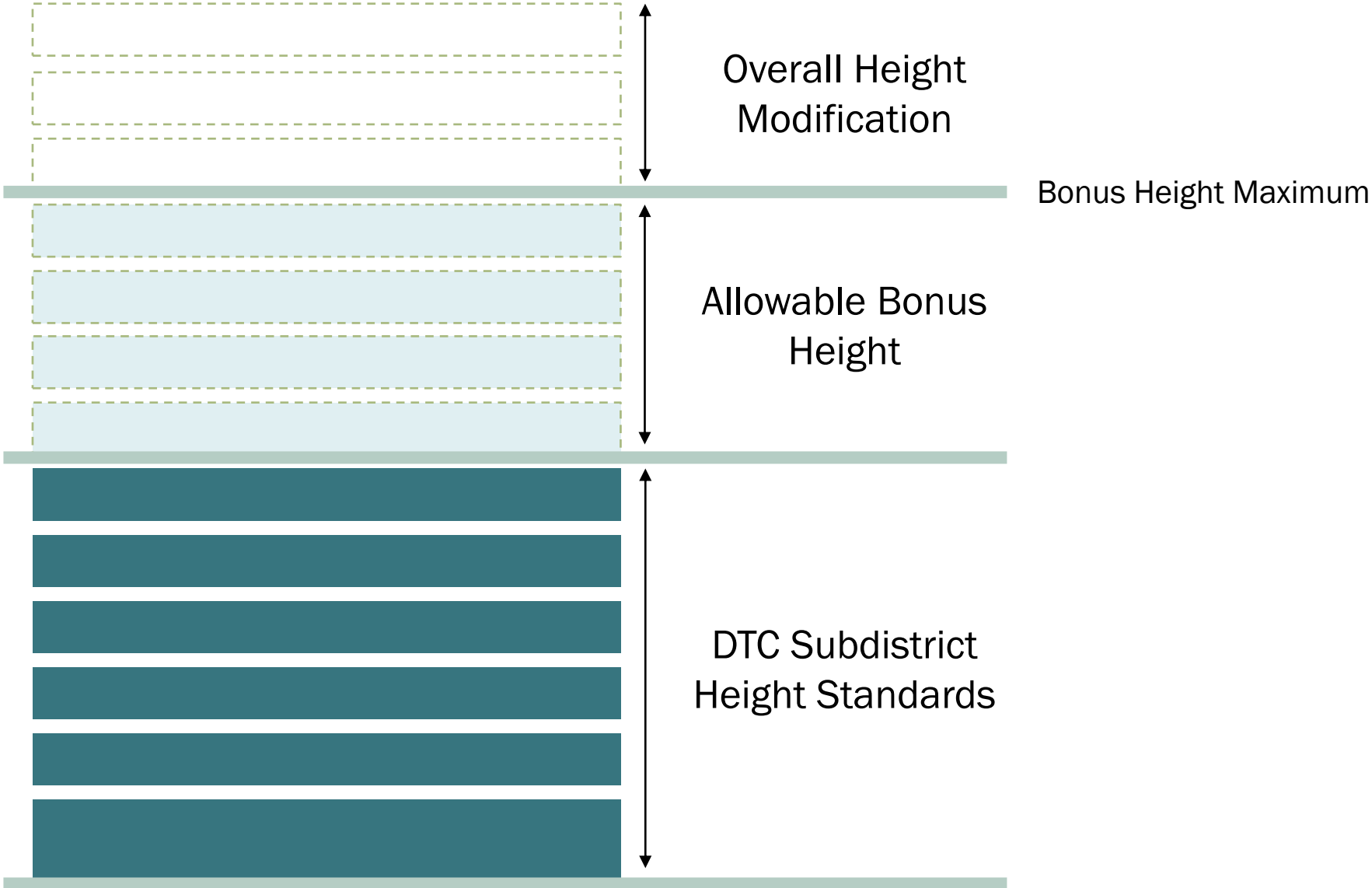
BONUS HEIGHT PROGRAM

Public Meeting

May 17, 2023



HOW DOES THE BHP WORK?



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

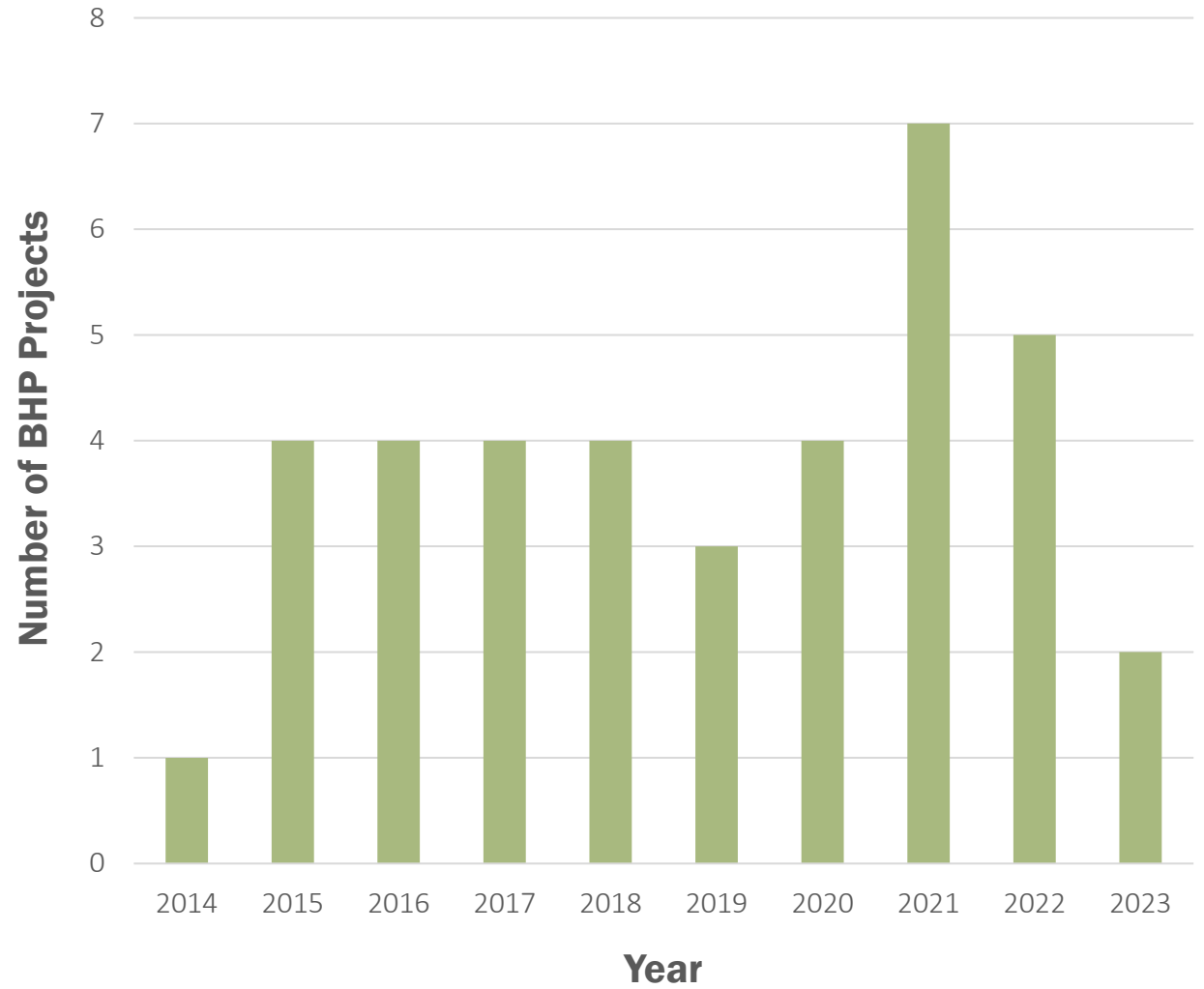
1sf provided = 1sf bonus

public parking

1sf provided = 2sf bonus

BHP PATTERNS AND TRENDS

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



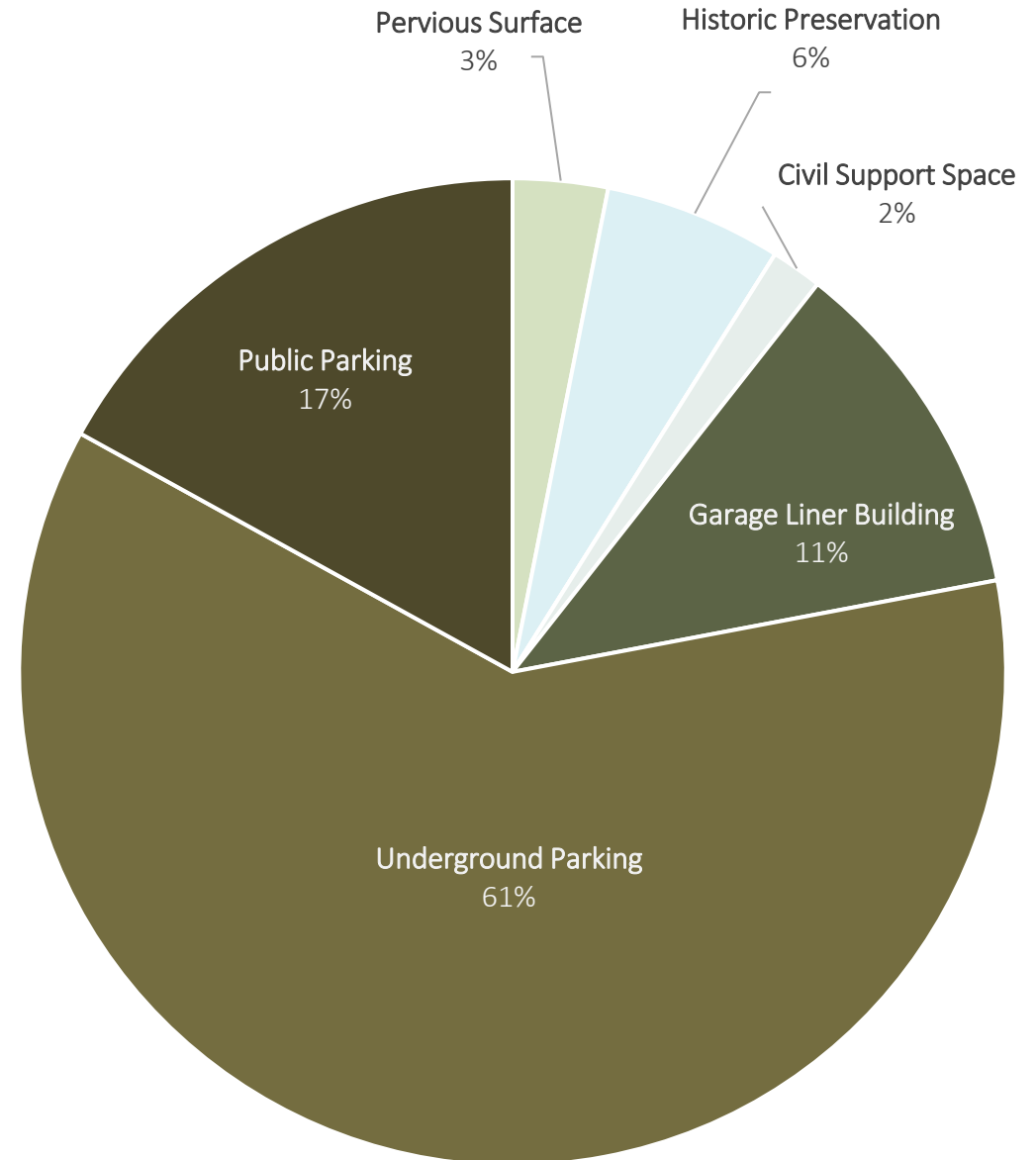
BHP PATTERNS AND TRENDS

- 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

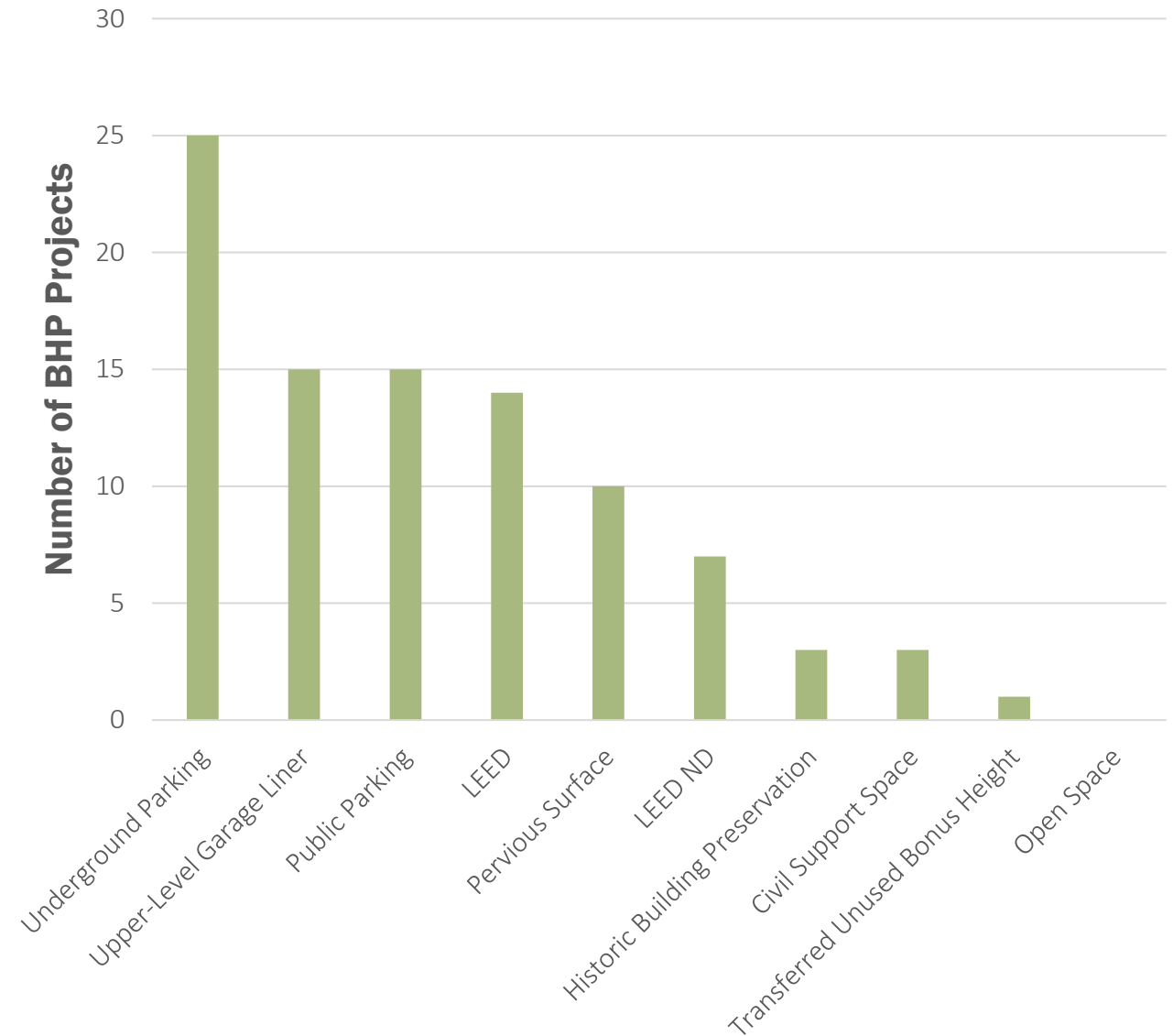
- 38 projects have used the BHP.
- Typical BHP projects utilize at least 2 bonus options.
- **89% of bonus height** is earned by providing parking.



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.
- 89% of bonus height is earned by providing parking.
- The **3 most utilized options** are parking-related.



part 2

updating the bhp menu

MPC WORK SESSION COMMENTS

- Parking bonuses are overutilized.
- Residential opportunities and services that support residential should be explored.
- Bonus options should be updated to reflect Nashville Next and Downtown Community Plan.

DOWNTOWN PRIORITIES SURVEY RESULTS

ANSWER CHOICES		AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
Homes for All Nashvillians (e.g. family units, senior/accessible units, micro-units)	Responses	21	2,185	105
Enhanced Mobility (e.g. multimodal infrastructure and pedestrian connections)	Responses	20	2,287	112
Quality Pedestrian Experiences (e.g. well-designed sidewalks and streetscape)	Responses	19	2,066	108
Great Public Spaces (e.g. programmed, maintained, connected, fits in context)	Responses	12	1,237	105
Stormwater Management (e.g. resilient infrastructure and flood controls)	Responses	9	901	105
Neighborhood Services (e.g. daily needs, community organizations, identity)	Responses	8	856	101
Preservation of Historic Structures (e.g. preserving historic elements of Downtown)	Responses	8	802	97
Energy Efficient Buildings (e.g. LEED certification, green building programs)	Responses	6	626	97
Preservation of Cultural Resources (e.g. retaining legacy businesses)	Responses	6	540	94
Total Respondents: 115				

FULL BHP MENU AND REQUIREMENTS

- Prerequisite requirement
- Updated bonus option
- New bonus option

elevated design criteria				
LEED Silver	overhead line relocation	60% runoff reduction	EV parking requirement	underground parking
or equivalent	underground or alleys	MWS to not accept waivers	future-proofing provided parking	opens new design opportunities
green building bonus	low impact development bonus	preservation bonus	exemplary & resilient public spaces bonus	neighborhood support spaces bonus
LEED Gold, Platinum, or Zero	above 61% runoff reduction	structures, sites, and businesses	landscape functions	daily and weekly needs
diverse residential unit bonus	DES connection bonus	infrastructure bonus	exclusion of parking bonus	multimodal enhancements bonus
micro units, family units, senior units	connect or expand the system	analysis, design, or implementation	no parking within a development	site design and operations

ELEVATED DESIGN

A clear design intent, language, and artistry throughout the pedestrian realm, a building's base, and within the greater city skyline.

The latest in known climate-aware technologies, as well as long-lasting and timeless materials, expressions, and building systems.

The harmonious response to the given site context, in form as well as in program.

A human-oriented approach over vehicular considerations.