

# DTC BONUS HEIGHT PROGRAM

## Draft Amendment - Summary

METRO  
NASHVILLE  
PLANNING  
DEPARTMENT

### REVIEW THE FULL DRAFT AND TELL US WHAT YOU THINK:

[nashville.gov/dtcbhp](https://nashville.gov/dtcbhp)

FULL TEXT DRAFT - DTC BHP Amendment  
DTC Bonus Height Program Amendment Survey (closes May 19th)  
Downtown Priorities Survey (closes May 5th)

### ATTEND THE OPEN HOUSE:

Wednesday, May 17, 2023 (2pm - 6pm)  
presentation and Q&A every hour on the hour  
Development Services Conference Room  
800 2<sup>nd</sup> Avenue South Nashville, TN 37210

## 1. DEFINE ELEVATED DESIGN.

The proposed BHP amendment requires that projects seeking bonus height demonstrate “elevated design”, including:

- A clear design intent, language, and artistry throughout the pedestrian realm, a building’s base, and within the greater city skyline.
- A human-oriented approach over vehicular considerations.
- 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.

## 2. ADD PREREQUISITE REQUIREMENTS.

Next, several prerequisite requirements have been identified for projects to first meet before being able to earn bonus height.

### “Silver” green building certification

Currently, bonus height is awarded for LEED Silver, Gold, or Platinum Certification. The proposed amendment would require LEED Silver (or a similar green building award) Certification for all BHP projects.

### overhead utility line relocation

The required relocation of overhead utility lines within the pedestrian realm will remove impediments to walkability, contribute to a clearer and more beautiful streetscape, and allow life-safety access that is often impeded by overhead lines.

### meet stormwater targets

Although full water quality is achieved with 80% runoff reduction, 60% reduction is the minimum required by Metro Water Services for redevelopment within the combined sewer system area. This would make the often-waived minimum a requirement for the BHP.

### EV-ready parking

With the rapid emergence of Electric Vehicles (EVs) throughout the city and country, a portion of Downtown Nashville’s new vehicular parking spaces (when and where they are provided) shall support these needs.

### underground parking

Entirely underground parking not only fully removes vehicular presence from the streetscape and opens up opportunities for more unique architectural design.

## 3. REFRESH EXISTING BONUSES.

Additionally, the amendment will reframe and refresh various existing bonus options to be more rigorous.

### green building bonus

Offers bonus height for LEED Gold, Platinum, or Zero Certifications (or similar equivalent green building awards).

### preservation bonus

Expands the current historic preservation bonus to culturally significant structures and sites as well as legacy businesses —those that have contributed to the history, culture, and identity of Nashville.

### low impact development bonus

An evolution of the current pervious surface bonus This broadens the previous intent and aligns it with Metro Water Service’s LID processes. Bonus height is available for runoff reduction that exceeds the 60% required by the prerequisites.

### exemplary and resilient public spaces bonus

Reframes the DTC’s open space section around landscape functions and introduces public space criteria. Bonus height is available for those public spaces that are exemplary or advance resiliency goals.

### neighborhood support spaces bonus

An evolution of the current civil support space bonus. The updated bonus is reframed around complete communities and destinations that support resident’s daily and weekly needs.

## 4. EXPAND BONUS OPTIONS.

Finally, new bonus options will be added to the menu in order to address Downtown Nashville’s evolving priorities.

### diverse residential unit bonus

Diverse residential units can provide opportunities for those that may not otherwise be able to call downtown home. This option offers bonus height for eligible units (micro, family, senior, individual leases).

### DES connection bonus

DES uses steam and chilled-water systems to efficiently provide energy services from a single location, rather than needing services within each individual building. New projects that connect to or help in expanding the DES system may be eligible for this bonus.

### infrastructure bonus

The continued growth of downtown requires more out of our existing infrastructure. Development projects who contribute to the further analysis, design, or implementation of an infrastructure project identified by a Metro department may earn bonus height.

### exclusion of parking bonus

The exclusion of vehicular parking spaces within development reiterates the dedication towards pedestrian activity, bicycling, and transit ridership — where already no parking is required by code.

### multimodal enhancements bonus

Certain strategies — both physical and policy-related — can expand people’s travel options and create attractive alternatives to driving. Projects who take on multiple identified strategies may be eligible for this bonus.