

DTC BONUS HEIGHT PROGRAM

Draft Amendment - Engagement Summary (August 2023)

BACKGROUND

The Downtown Code’s Bonus Height Program was adopted along with the Downtown Code in 2010. It was designed as a voluntary program, available to properties zoned Downtown Code, that allows projects to earn increased building height in exchange for the inclusion of identified public benefits within their development proposal. Today, there are 9 options available for projects to earn bonus height. By including any combination of these options within their development plans, a site can yield a corresponding amount of bonus height. When adopted in 2010, these bonus options reflected the identity and needs of Downtown Nashville as a central business and entertainment district.

TIMELINE

March 7th, 2023: Metro Planning Commission Work Wession held to discuss BHP patterns and trends over time, and preliminary ideas for an updated BHP menu

April 4th, 2023: Downtown Nashville Priorities Survey released to the public to evaluate current and future priorities regarding downtown development

May 8th, 2023: Draft BHP Amendment (see summary to the right) along with corresponding survey released to the public

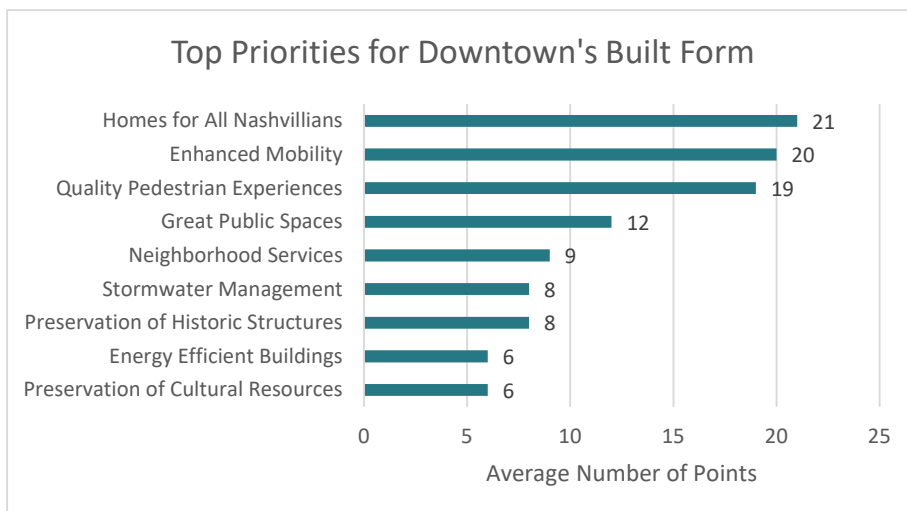
May 8th - May 31st, 2023: Public and Stakeholder Engagement

PROPOSED BHP MENU (5/8/23)

Elevated Design Criteria		
LEED Silver	Green Building Bonus	Diverse Residential Unit Bonus
Overhead Line Relocation	Low Impact Development Bonus	DES Connection Bonus
60% Runoff Reduction	Preservation Bonus	Infrastructure Bonus
EV Parking Requirement	Exemplary & Resilient Public Spaces Bonus	Exclusion of Parking Bonus
Underground Parking	Neighborhood Support Spaces Bonus	Multimodal Enhancements Bonus

Prerequisite Requirement
 Updated Bonus Option
 New Bonus Option

DOWNTOWN NASHVILLE PRIORITIES SURVEY

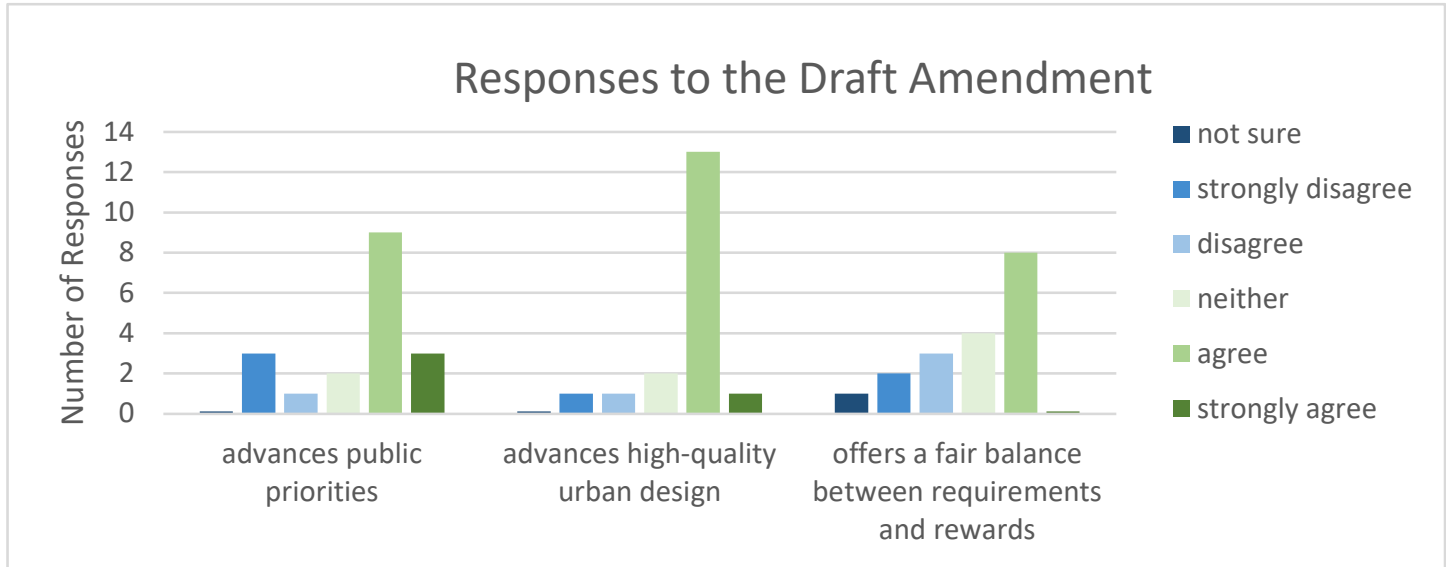


Prior to the release of the draft, Metro Planning released a Downtown Priorities Survey to gauge stakeholders’ current and future priorities related to built form. The survey was open from April 4th to May 5th, 2023. Respondents were asked to allocate 100 points across various priorities according to their view of the relative importance of each.

In total, there were 118 respondents. Notably, none of the top three survey responses are currently incentivized within the Bonus Height Program. “Homes for All Nashvillians” was the highest ranked priority, which correlates with the neighborhood support space and diverse residential unit bonuses proposed in the draft amendment.

DTC BONUS HEIGHT PROGRAM AMENDMENT SURVEY

Along with the release of the BHP draft amendment, on May 8th, a corresponding survey was released. This survey was more technical and targeted more towards developers and others who will use the BHP. The survey was open from May 8th to June 8th. Respondents were asked to react to the proposed Bonus Height Program amendment. Of the 19 total respondents, 12 identified as members of the development community.



SURVEY HIGHLIGHTS

Both surveys offered respondents opportunities to write detailed answers to questions about their Downtown priorities and the proposed BHP amendment. To the right is a compilation of the words and phrases, with the more common responses shown in larger fonts. Mobility, homes for all Nashvillians, safety, and localism were the most common themes.



GENERAL COMMENTS

On May 17th, Metro Planning hosted an open house where interested members of the public or development community could hear a brief presentation about the proposed BHP amendment followed by a group discussion and activity. Attendees were encouraged to leave feedback on a series of posters. Below is a combination of the main themes that were brought up during the open house and from over two weeks of individual stakeholder meetings.

OVERALL FEEDBACK

Clarify bonus height transfer details

Allow unlimited bonus height along major corridors

It's difficult to know impacts of the proposal without seeing details on multipliers and caps.

Transition from current BHP to an updated BHP should be phased

Raise bonus height maximums for the Gulch and Lafayette subdistricts

Will these changes make it harder to develop downtown?

1. DEFINE ELEVATED DESIGN

Who decides this?

Buildings that don't meet the prereqs should be able to receive additional height.

Elevated (BHP) vs exceptional (OHM) design?

Transit and connectivity are becoming more urgent as parking supply diminishes.

Human-oriented design should be a priority!

"Elevated design" is subjective.

2. ADD PEREQUISITE REQUIREMENTS

Entirely underground parking is too much to ask of developers.

Involving NES or MWS seems complicated.

Can we require recycling?

Use residential criteria only for the EV-ready parking prerequisites.

Lower the percentages for EV requirements.

Multimodal enhancements should be required.

3. REFRESH EXISTING BONUSES

How does LID bonus work with stormwater payments, requirements, and timelines?

Preservation bonus should extend to entire parcels

What if the business occupying a neighborhood support space closes?

Exemplary and resilient public spaces bonus needs more detail.

Neighborhood support spaces should be a commitment of 20 years instead of 15.

Make the preservation bonus a higher multiplier.

4. EXPAND BONUS OPTIONS

Have fewer car-based options.

Multipliers need to be carefully considered to equalize options.

Reduced parking instead of exclusion of parking?

Should we incentivize office-to-residential conversion units?

The residential unit bonus is an attractive option.

How can we guarantee family units are for families?