

AMENDMENT NO. \_\_

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the Height subsection of the East Bend General Regulations section of Section II of the Downtown Code as a new subsection:

“Shadow Study and Standards

Any development proposal that includes a building exceeding twenty (20) stories or three hundred (300) feet in height shall submit a Shadow Study, certified by a licensed architect, engineer, or solar access consultant independent of the applicant and independent of the design team of record, as part of the Final Site Plan application to ensure the long-term viability and solar amenity of the public realm. To prevent the creation of persistent shadow corridors, the designated pedestrian promenade, linear parks, greenways, Korean Veterans Boulevard, and Davidson Street right-of-way, collectively, the "Protected Public Zones", shall maintain a minimum of four (4) cumulative hours of unobstructed direct sunlight between the hours of 10:00 AM and 4:00PM as measured on the summer solstice (June 21<sup>st</sup>) and winter solstice (December 21<sup>st</sup>) at the finished grade. All shadow modelling shall utilize solar angle data applicable to Nashville, Tennessee at the 36.17° N latitude and shall account for the maximum allowable building envelopes of all adjacent parcels as defined by the Downtown Code in addition to existing and approved structures.

To achieve the required sky exposure, all buildings subject to this subsection shall incorporate a minimum twenty-foot (20') step-back from the primary building facade at the fourth (4th) story, not to exceed sixty (60) feet in vertical height, on all street-facing and park-adjacent elevations. Any proposed building massing that results in more than twenty-five percent (25%) shadow coverage of the Protected Public Zones for more than two (2) cumulative hours during the prescribed measurement period is prohibited. Where a proposed massing exceeds this threshold, the applicant shall reduce floor-plate dimensions, slim the tower profile, or reduce total building height, or any combination thereof, until the building as designed fully complies with the standards set forth in this subsection. Final Site Plan approval shall not be granted until compliance with the objective standards set forth in this subsection is demonstrated by the certified Shadow Study.

The standards of this section shall not be eligible for any modifications.”

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Erin Evans  
Member of Council