

# INNOVATION NEIGHBORHOOD

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## Preliminary SP

November 25, 2025

Case No. 2025XXXXXX



Foreword

Today, both Vanderbilt University and its hometown of Nashville find themselves at a pivotal moment in their shared histories. The University, during nearly 150 years of teaching, scholarship and community service, has transformed into a globally recognized research institution. Meanwhile, the city is growing on every metric and becoming known as a powerhouse for creativity, innovation, and business. There has never been a better moment for Vanderbilt, Nashville, and Tennessee to assert our place as a center of innovation and arts, to expand our local innovation economy, and to ensure the discovery and creativity that happens in our city and state makes its mark on the world.

This area is envisioned to leverage Nashville’s and Vanderbilt’s existing and emerging strengths in health, mobility, defense, music & entertainment, and other technology-enabled sectors. These focus areas will guide corporate partnerships, tenaning strategies, and the positioning of the neighborhood as the region’s hub for innovation-driven growth.

The goal of this project is to create a physical center of gravity for Nashville’s and Tennessee’s innovation ecosystem in a dynamic and creative neighborhood that broadens collaborations and leads to new discoveries for entrepreneurs, for corporate research & development, for the University, and for our community. Vanderbilt’s objectives are to advance our translational research, to grow our new ventures, to deepen our corporate partnerships, and to create a mixed-use neighborhood.

This document and plan is intended to create a new framework for this Innovation Neighborhood. It is acknowledged that industry and neighborhood needs will change over time, and these goals are encouraged to adapt as required.

This project has been developed in conjunction with with many entities, stakeholders and community members. Vanderbilt briefed relevant faculty and university leadership, the Mayor’s office, relevant city council members, Metro Nashville Planning, Nashville Department of Transportation, the Nashville Chamber of Commerce and Tennessee Economic and Community Development, leaders in the Nashville innovation ecosystem, as well as the surrounding neighborhoods and council district. We thank all those who contributed for their input.





Specific Plan Purpose

The Innovation Neighborhood site is bounded by West End Avenue, Natchez Trace, 31st Avenue South, and Vanderbilt Place. The site is presently dominated by surface parking lots, which do not contribute to the walkable, mixed-use character envisioned within site policy. Multimodal connectivity within the site is currently disjointed and limited, failing to support a pedestrian-oriented environment for the area.

The site encompasses **37** parcels with **5** distinct zoning designations and **1** Planned Unit Development (PUD). While the existing zoning permits a range of uses and significant density, it does not direct that density toward the West End corridor. Instead, it currently permits greater building heights adjacent to the historic Hillsboro-West End neighborhood. This Specific Plan proposes to shift and reallocate density more appropriately within the site in relation to its urban context, to better align with policy.

**The purpose of this Specific Plan is to facilitate a vibrant, mixed-use development with height and density increasing towards the West End corridor. This rezoning seeks to introduce a broader mix of uses, strengthen connectivity, and provide open spaces and an active public realm that better align with site policy.**

The Specific Plan may be implemented in different phases over time, allowing flexibility in timing, sequencing, and delivery of improvements. Phasing of each stage of development is encouraged to be generally consistent with the overall vision, standards, and objectives of the Specific Plan while supporting incremental activation, community benefit, and long-term adaptability.

As an Innovation Neighborhood, the incorporation of innovative materials, design strategies, activations and site conditions is encouraged throughout the neighborhood.

Planning Staff may authorize minor or major modifications to the provisions of this Specific Plan, provided such modifications are consistent with and further the intent, purpose, and goals of the Specific Plan.

Innovation Neighborhood Goals

- Establish a vibrant, mixed-use, and pedestrian-oriented neighborhood that connects the western edge of the Vanderbilt University campus to the surrounding urban fabric of Nashville. The neighborhood should enhance public green space, promote walkability, and strengthen overall connectivity. A diverse mix of uses is encouraged, and the integration of innovative design strategies, interim site activations, and creative development tools that foster flexibility and adaptability over time.
- Encourage appropriate density along the West End Avenue corridor in alignment with adopted community and planning policies, supporting a more urban, transit-supportive development pattern.
- Develop a connected street network that prioritizes pedestrians and enhances multimodal access throughout the neighborhood. Street alignments should, where feasible, correspond with those beyond the neighborhood boundaries to improve connectivity. Should future opportunities arise to improve external alignment, the street and height network may be modified under the provisions of this existing SP to accommodate those enhancements.

Legend:


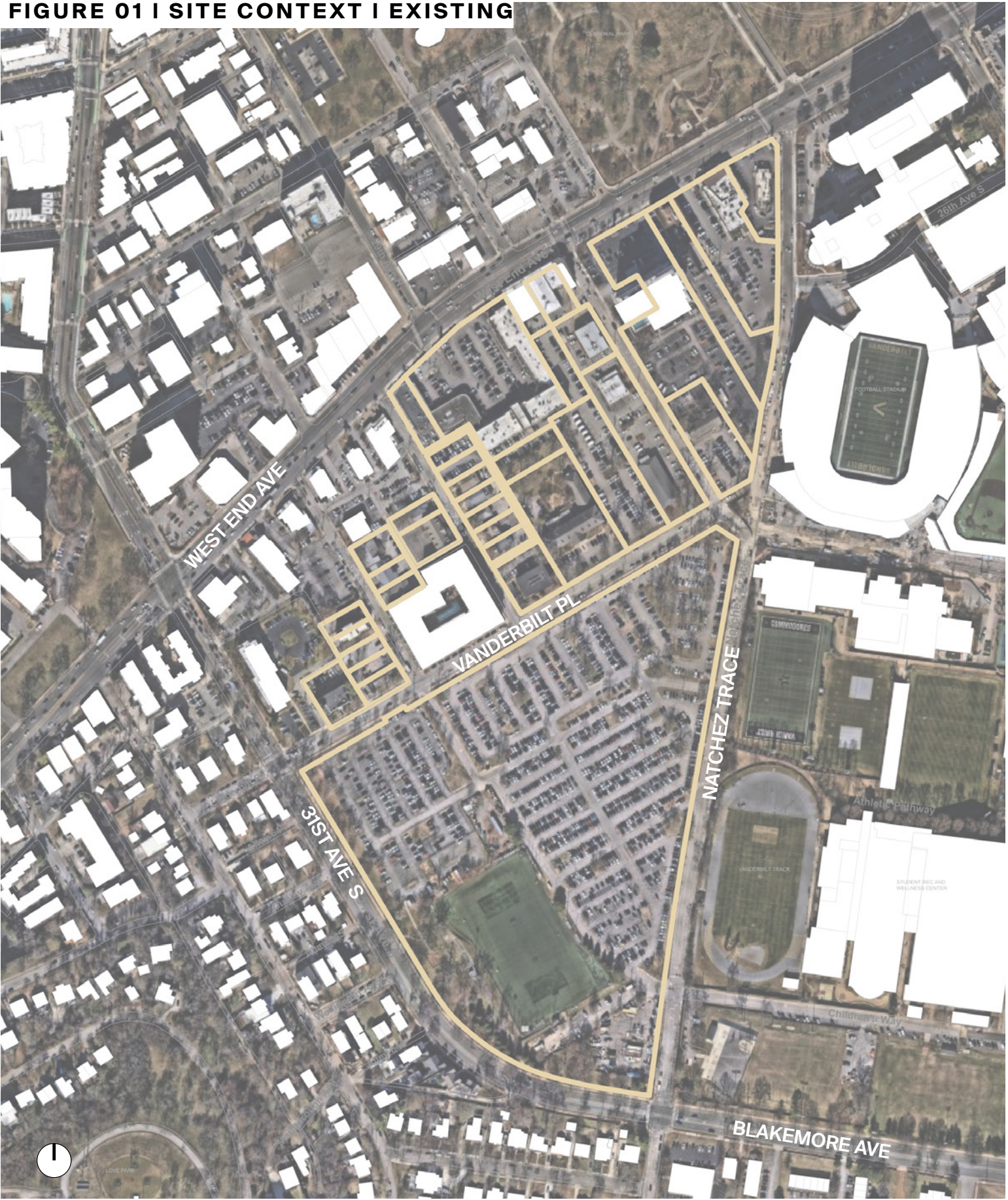
 Parcels included within Specific Plan

FIGURE 01 | SITE CONTEXT | EXISTING

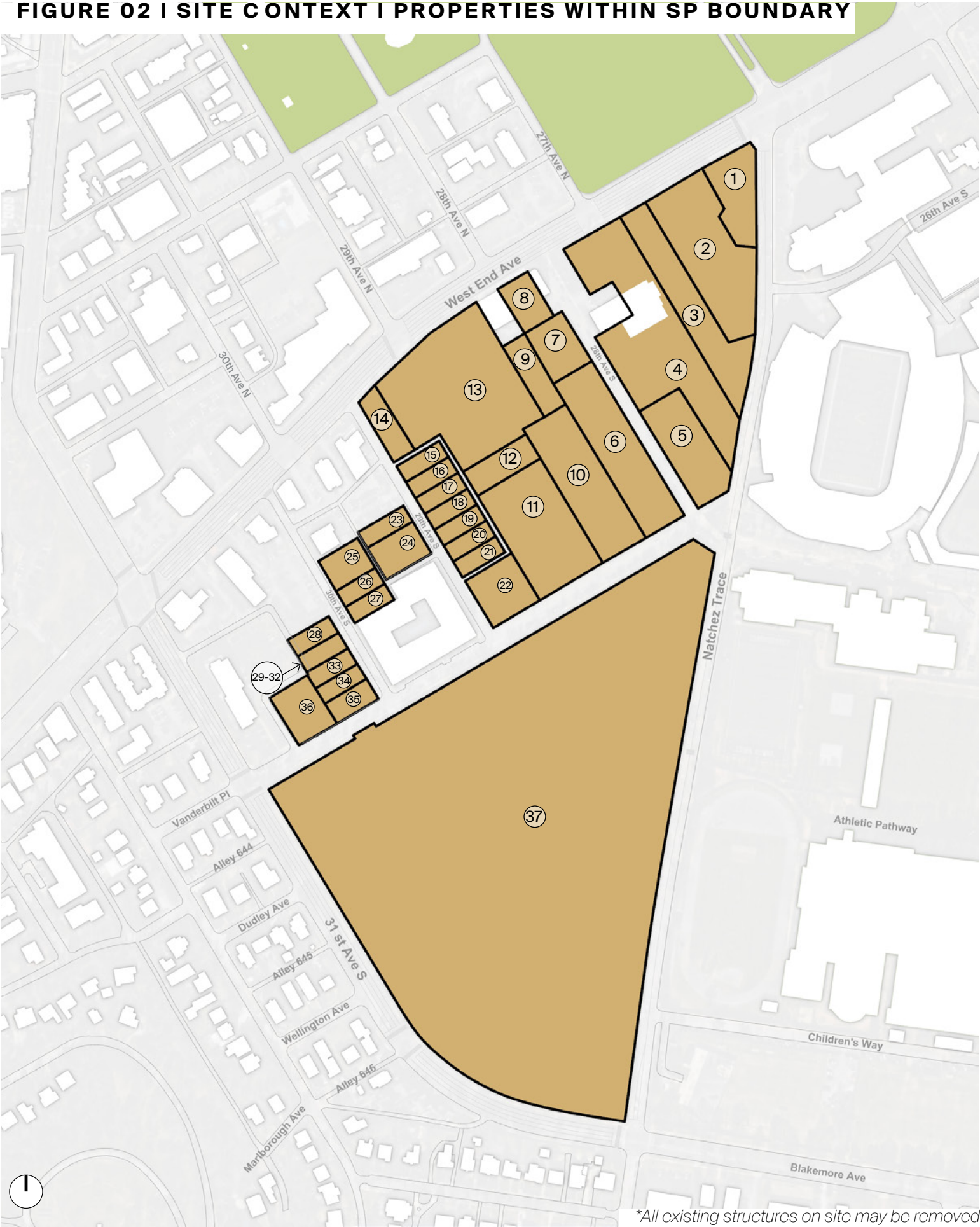




Development Summary: Properties within SP

#	Address	Parcel #
1	2603 WEST END AVE	10403006700
2	2609 WEST END AVE 101	10403006600
3	2611 WEST END AVE	10403025700
4	2613 WEST END AVE	10403006300
5	124 28TH AVE S	10403024800
6	115 28TH AVE S	10403024700
7	111 28TH AVE S	10403004500
8	2803 WEST END AVE	10403004600
9	105 28TH AVE S	10403002800
10	2810 VANDERBILT PL	10403024600
11	2818 VANDERBILT PL	10403025400
12	O VANDERBILT PL	10403025500
13	2817 WEST END AVE	10403002600
14	2825 WEST END AVE	10402039600
15	108 29TH AVE S	10402039800
16	110 29TH AVE S	10402039900
17	112 A 29TH AVE S	10403002500
18	114 29TH AVE S	10403002400
19	116 29TH AVE S	10403002300
20	118 29TH AVE S	10403002200
21	120 29TH AVE S	10403002100
22	2900 VANDERBILT PL	10403024000
23	113 29TH AVE S	10402039300
24	115 29TH AVE S	10402039200
25	114 30TH AVE S	10402038100
26	116 30TH AVE S	10402038200
27	118 30TH AVE S	10402038300
28	117 30TH AVE S	10402036600
29	119 A 30TH AVE S	104024E00100CO
30	119 B 30TH AVE S	104024E00200CO
31	119 C 30TH AVE S	104024E00300CO
32	119 D 30TH AVE S	104024E90000CO
33	O 30TH AVE S	10402057500
34	123 30TH AVE S	10406024700
35	125 30TH AVE S	10406024800
36	3022 VANDERBILT PL	10406024600
37	1525 NATCHEZ TRACE	10407053500

FIGURE 02 | SITE CONTEXT | PROPERTIES WITHIN SP BOUNDARY





Development Summary: Proposed Standards

Council District	18
Fallback Zoning	MUI-A
Site Uses	Uses shall be permitted by MUI-A with the addition of an Artisan distillery, Microbrewery, tasting room, mobile vendor, theatre, community gardening (commercial and non commercial), small outdoor event space, live-work units
Maximum FAR	No Max. FAR
Maximum ISR	1.00PER MUI-A
Build-To Zone	0' - 15' from back of required frontage zone Programmed activation zones (activated dining spaces, public loggia, programmed green spaces) can expand the Build-to-Zone up to 30' where programmed activation exists.
Street and Open Space Activation	In order to provide for an pedestrian experience along each street, each street has a minimum active ground floor use requirement: <ul style="list-style-type: none"><li>A minimum of 70% of facade width along West End must be occupied by an Active Use</li><li>A minimum of 65% of facade width along The Square and Meander must be occupied by an Active Use</li><li>A minimum of 60% of facade width along all other Public Streets must be occupied by an Active Use</li></ul>
Active Uses	Active uses are those programmed spaces that generate pedestrian street activity and interaction. An active ground floor use requirement shall mean a habitable space occupied by commercial, office, institutional, amenity, or lobby uses. Pedestrian Access Points and publicly accessible open space will also be considered active ground floor uses. Ground floor residential units may count as an active use on all other frontages outside of the West End and the Square.
Facade Width Requirements	Building facade requirements will be regulated by street West End Ave: 70% Natchez Trace: 70% 31st Ave S: 60% Vanderbilt Pl: 70%  Facade width requirement may be fulfilled by multiple structures on the same frontage and is allowed to be phased over time. For the purposes of this SP, activated outdoor plazas and open spaces shall count toward facade requirements.

Legend:

Square (Open Space)

Meander

FIGURE 03 | PROPOSED SITE LAYOUT





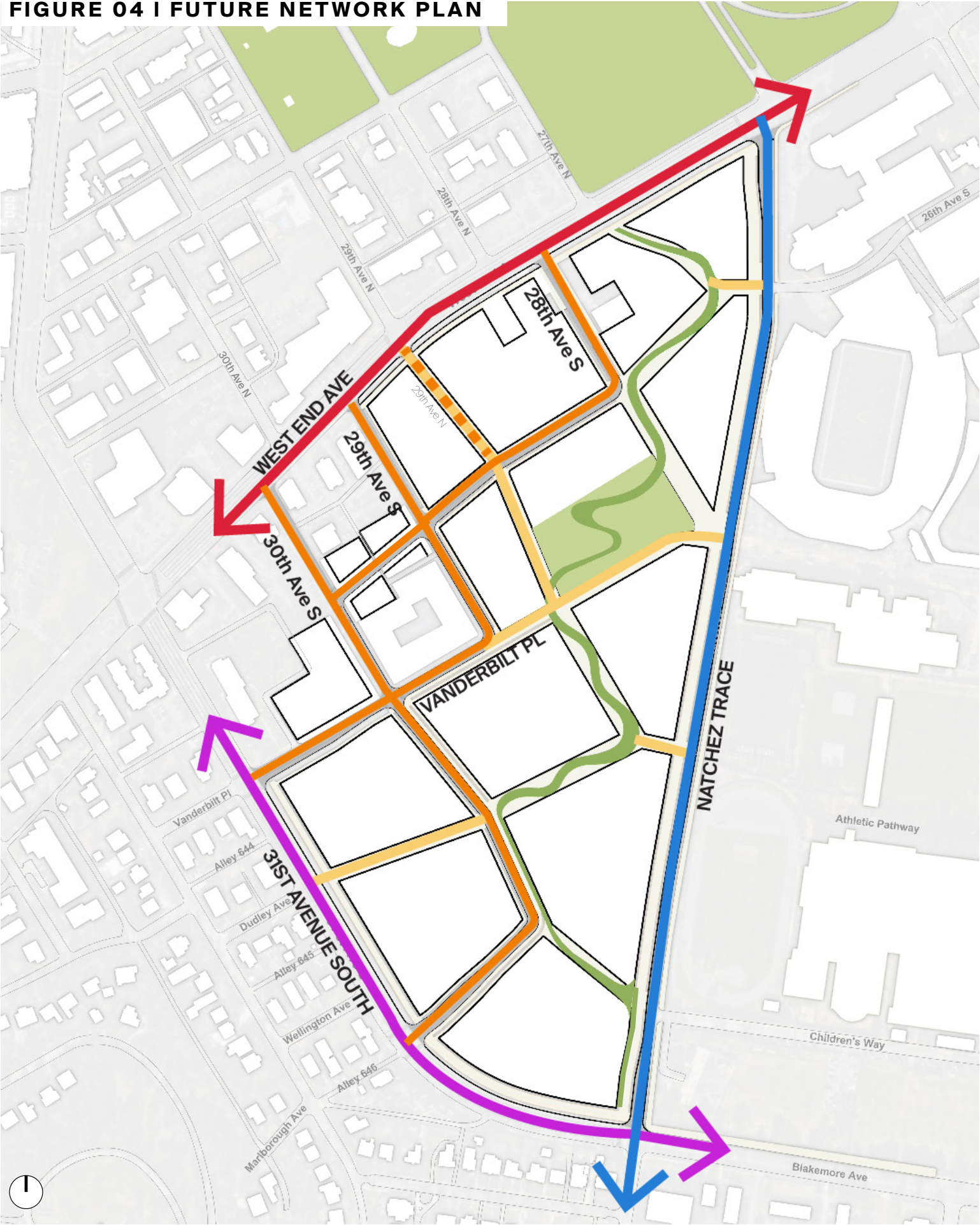
Multimodal Network

<b>Planned Network</b>	<p>The Future Network Plan shows how streets and publicly accessible spaces could be realigned, connected and created in the future to improve mobility within the area.</p> <p>Any future network element within this SP can be moved or realigned prior to construction and the designation for that street can be changed. When a street is moved, relocated or the designation is changed prior to construction this is a modification that may be approved by Planning Department Staff with a recommendation from NDOT Staff.</p>
<b>Access Streets</b>	<p>An access street is a roadway designed to provide direct vehicular, service and pedestrian access to adjacent buildings and lots.</p>
<b>Social Streets</b>	<p>A social street is a pedestrian-oriented street</p> <p>Social Streets may be utilized for Service, Emergency Access and Loading between 8pm-6am and emergency access at any time.</p> <p>Vehicular Access is permitted on Social Streets during events.</p> <p>The connection aligned with 29th Ave N is permitted to function as either a social or access street.</p>

Legend:

- West End Avenue
- 31st Avenue South/ Blakemore Ave
- Natchez Trace
- Social Street with flexible access
- Access Street
- Social Street
- Meander

FIGURE 04 | FUTURE NETWORK PLAN





Future Street Network

**Right of Way Relocation** This Specific Plan proposes a restructured street framework. It introduces new pedestrianized streets, supports multimodal movement, service and emergency access; new and realigned streets that enhance block connectivity, improve circulation, as well as enhancements to existing ROWs.

Vanderbilt Place is proposed to be designated as a vehicular street between 29th Ave S and 31st Ave S.

Street Segment	Right of Way Width	Components	Notes
28th Avenue South	56'	Vehicular lanes, planting zone, pedestrian zone	
29th Avenue South	28'	Vehicular lanes, planting zone, pedestrian zone	from the road centerline
30th Avenue South	28'	Vehicular lanes, planting zone, pedestrian zone	from the road centerline
Vanderbilt Pl (From 31st Ave S to 30th Ave S)	45'	Vehicular lanes, planting zone, pedestrian zone, cycle track	from the road centerline
Vanderbilt Pl (From 30th Ave S to 29th Ave S)	38'	Vehicular lanes, planting zone, pedestrian zone, cycle track	Existing 8' pavement up to curbline to the North to remain
North Loop	56'	Vehicular lanes, planting zone, pedestrian zone	
South Loop	66'	Vehicular lanes, planting zone, pedestrian zone, cycle track	
31st Avenue South	64'	Vehicular lanes, planting zone, pedestrian zone, cycle track	from the road centerline
Natchez Trace	84'	Vehicular lanes, planting zone, pedestrian zone, cycle track	






- Legend:
-  Pedestrian Realm
  -  Existing Traffic Signals
  -  Proposed Traffic Signals
  -  Block Outline
  -  Meander

FIGURE 05 | STREET FRAMEWORK





FIGURE 06 | OPEN SPACE LAYOUT



## Open Space Network + Character

**Minimum Open Space** To increase the porosity of the site, **3.0 acres** of the overall development shall be dedicated to open space

This open space network includes:

- A** • 1.2 acre or more for a Square
- B** • 1.5 acres for the Meander
- C** • Other publicly accessible Open Space(s) *\*location for diagrammatic purposes only*

**The Square** The social heart of the project, The Square, is intended to be an active and lively destination within the Innovation Neighborhood. It is envisioned to include:

- A variety of unique spaces and places that encourage collaboration and connection.
- Connections to the Meander which links the larger open space network and neighborhood.
- Rich, diverse planting and materials consistent with the Public Realm Vision which enriches the ecological interest of the neighborhood.

**The Meander** The Innovation Neighborhood is tied together by a meandering path. The Meander links existing pedestrian thoroughfares into campus and to the broader community:

- The key organizing element for the Innovation Neighborhood is “The Meander,” a sinuous walkway connects throughout the neighborhood, promoting pedestrian prioritization and a sense of discovery and immersion.
- Natural materials and native plantings, which evoke a relationship to the Highland Rim and the Nashville ecology are encouraged throughout.

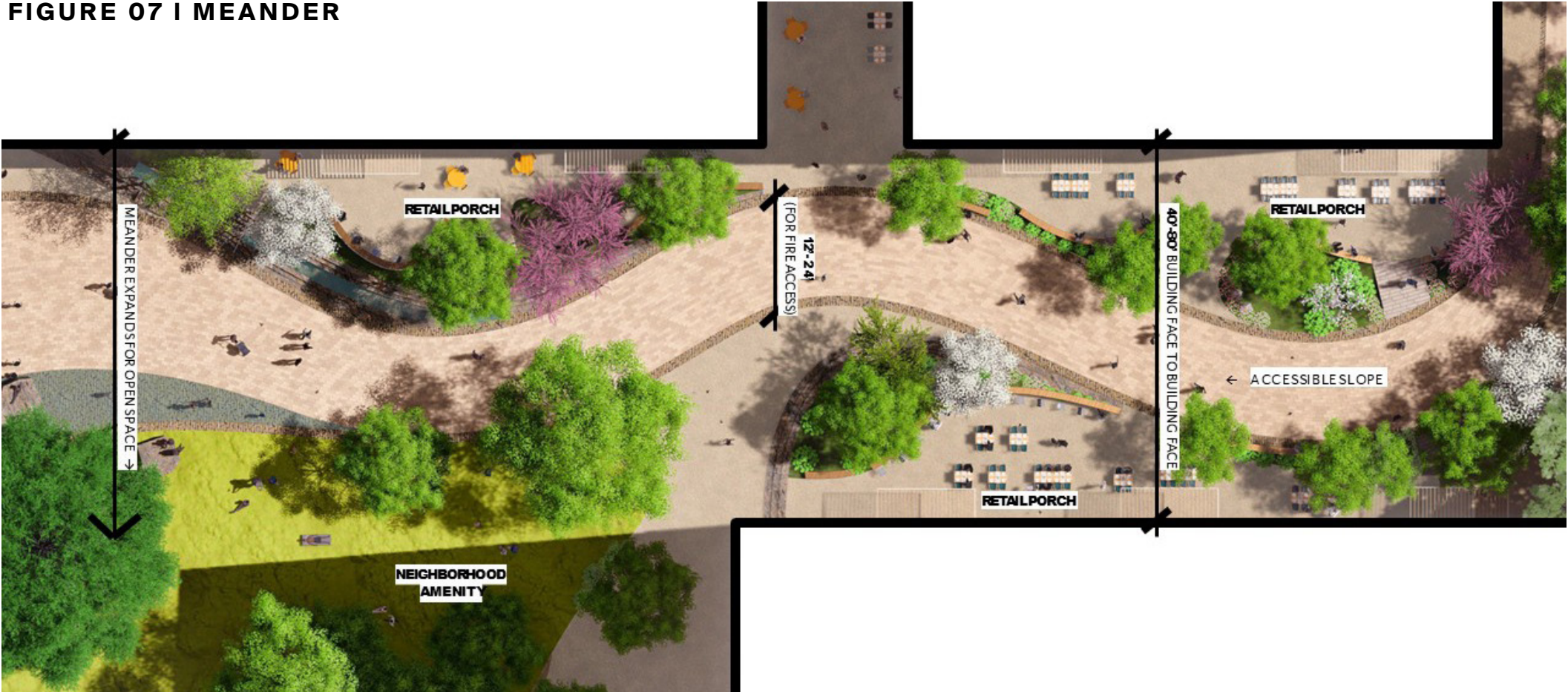
**Other Open Spaces** Other publicly accessible Open Space(s) may occur anywhere along the Meander. The size may vary and may occur over multiple areas, so long as the final full build-out of the SP realizes the minimum open requirement for the district.

These additional Open Space(s) are intended to serve the local community and endeavor to create spaces that encourage:

- Social Performance
- Human Health
- Celebration of the Nashville ecology
- Environmental Health



FIGURE 07 | MEANDER



<b>Meander:</b>	
<b>Intent</b>	Primary pedestrian spine connecting The Square and open-space network. Promotes walkability, discovery, and ecological expression
<b>Requirements</b>	<ul style="list-style-type: none"><li>• Minimum width: see figure 07</li><li>• Continuous pedestrian path with native planting + permeable paving.</li></ul>





FIGURE 08 | SUBDISTRICT C




Block Planning Requirements

- Mid-Block Crossings** Mid-block crossings are required within Subdistrict C.  
  
Mid-block crossings shall be a minimum of 12 feet wide from wall to wall, and a minimum of 14 feet tall.  
  
Mid-block crossings should prioritize alignment and connectivity with other circulation routes and open spaces across the site to foster district-wide connectivity.  
  
See **Figure 08** for an example of appropriate mid-block crossing locations.  
  
Mid-block crossings may be permitted to be interior conditioned space with Planning Staff approval.  
  
Mid-block crossings shall be publicly accessible for the operating hours of the parcel building.



Legend:

 Approximate Mid-Block Crossing



Open Space Network + Character

The places and spaces within the public realm set the tone for the neighborhood and community of the Innovation Neighborhood.

The public realm is envisioned to celebrate:

SOCIAL PERFORMANCE & HUMAN CONNECTION

- 1. SURPRISE AND DELIGHT. The Innovation Neighborhood open spaces and associated programming are encouraged to foster a sense of wonder, joy, and excitement. The goal is to make memorable and engaging spaces that accommodate a wide range of uses, where visitors experience a sense of discovery and immersion.
- 2. ACTIVE DISTRICT. The neighborhood design will strive to prioritize pedestrian experience and human connection. Pedestrian engagement and activity is encouraged throughout and prioritized by the overall public realm vision.

NASHVILLE ECOLOGY & LANDSCAPING

- 3. LOCAL VERNACULAR. Immersive nature offers profound health benefits to both people and the environment. The design for the open spaces in the Innovation Neighborhood is encouraged to harness the inspirational essence of the Highland Rim and Nashville Basin to cultivate a unique ‘Nashville’ experience.
- 4. RESILIENT DISTRICT. Environmental resilience and societal well-being are encouraged within all aspects of the public realm.



SOCIAL PERFORMANCE



HUMAN CONNECTION

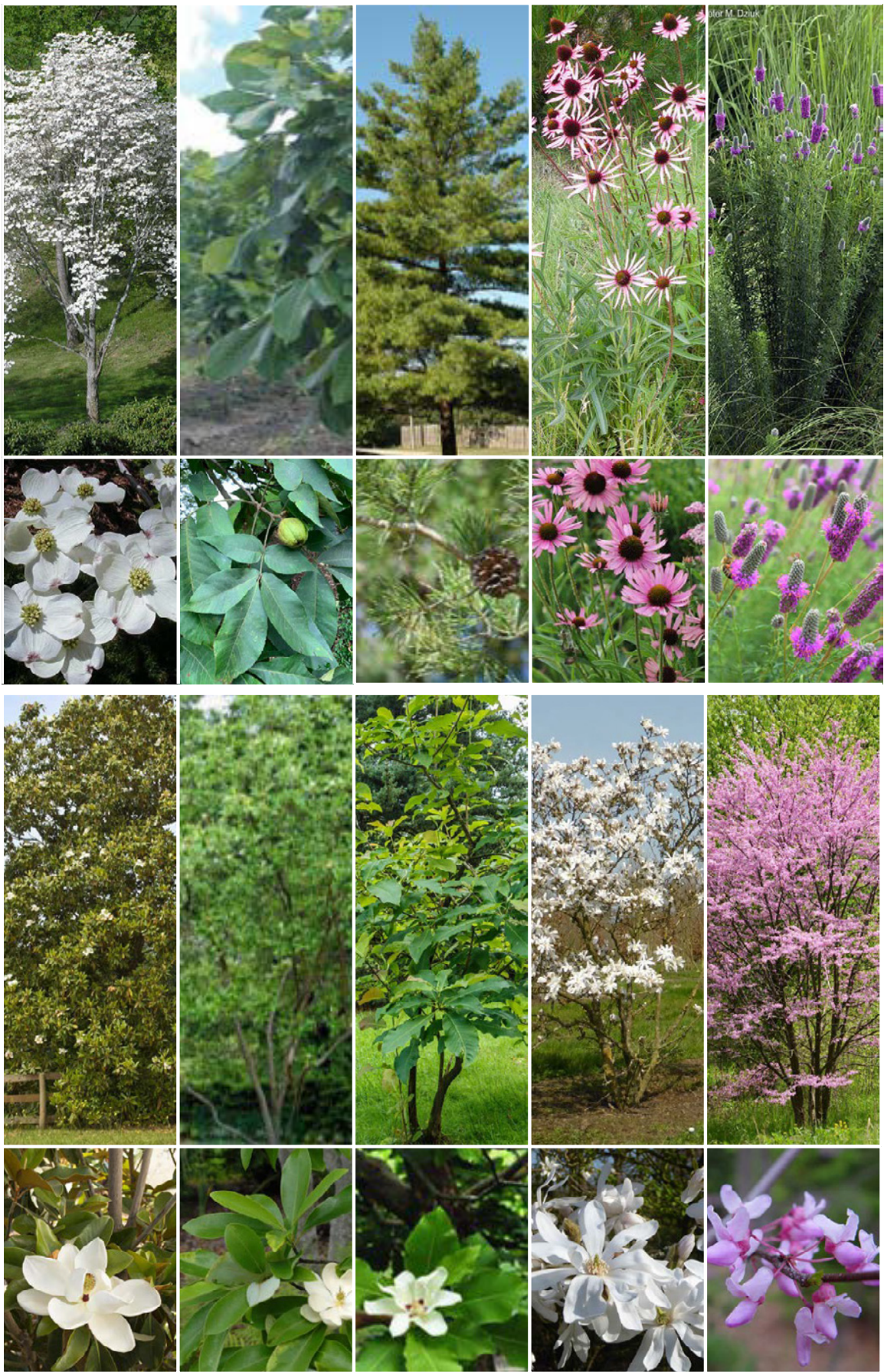
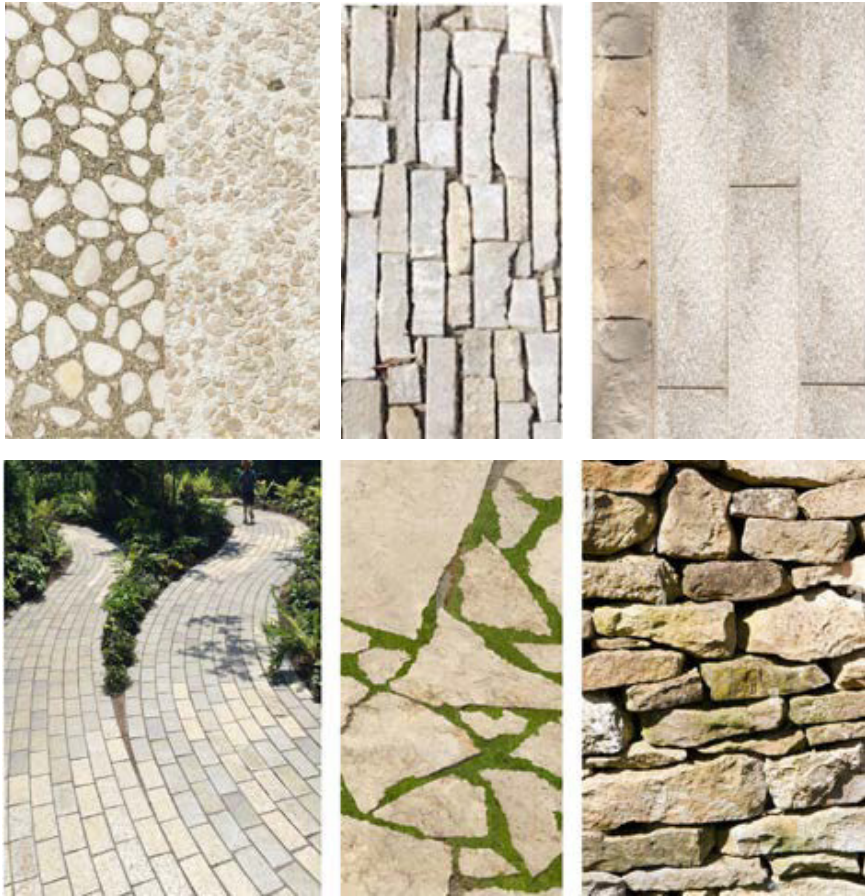
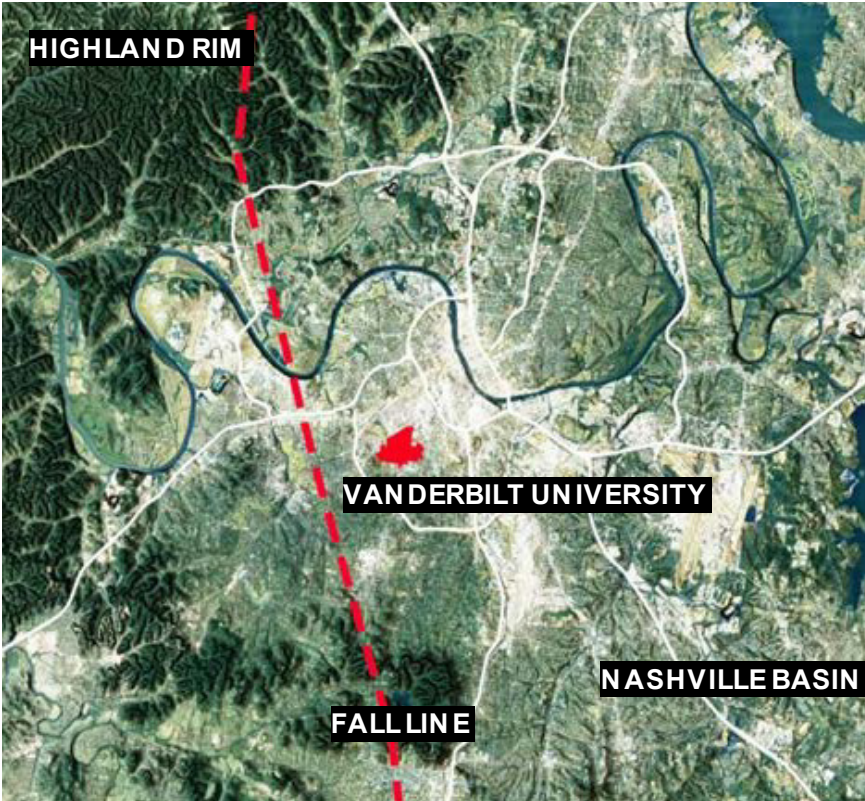


NASHVILLE ECOLOGY



NASHVILLE LANDSCAPING





Open Space + Public Realm Character

**Materiality** Natural materials and a textural, and tactile palette, evocative of the surrounding limestone landscape, are encouraged throughout the Innovation Neighborhood.

The vision for materials within the public realm includes:

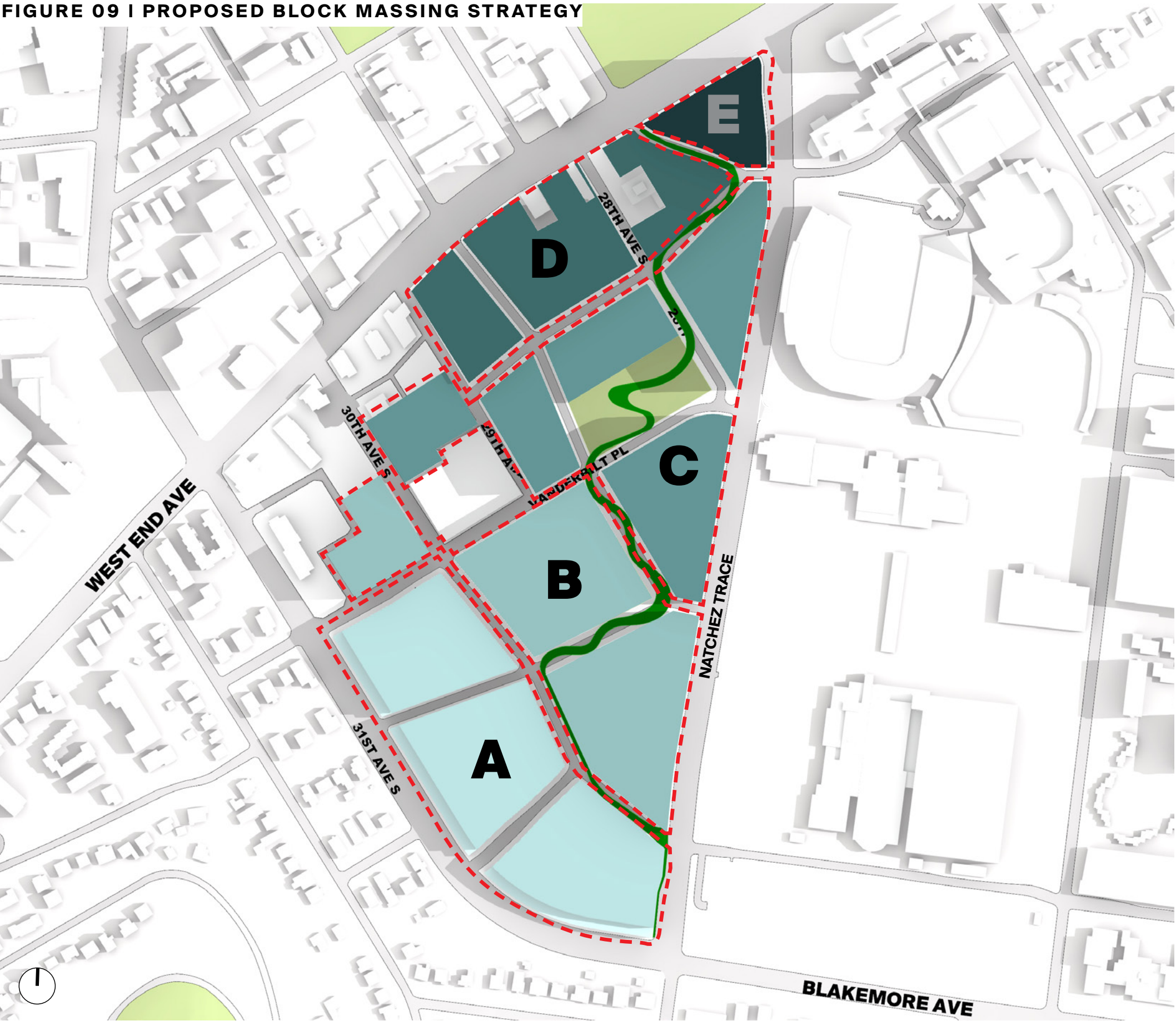
- Materials and palette are encouraged to evoke a connection to the native Tennessee landscape.
- Textural changes are encouraged to be used to articulate pathways, connections and multi-modal delineations within the public realm.
- Where possible and practical, materials and products are encouraged to be locally sourced.

**Planting** The landscape of middle Tennessee is characterized by rich wildlife and expansive agricultural fields. The public realm is envisioned to include:

- Planting species may be expressive of Tennessee’s ecology. Lush vegetation, which evokes a relationship to the Highland Rim and local native ecology are encouraged throughout. They are encouraged to be selected for seasonal interest year-round.
- The Innovation Neighborhood public realm is envisioned to contain native or responsibly adapted vegetation, and invasive plant management, which further fosters biodiversity and long-term ecological health within the community. Native plantings also contribute to sustainable water use and minimize ecological impact.
- The selected tree and understory species are intended to be hosts to many insects and larvae that in turn attract pollinators and bird species to create a diverse and thriving ecological system. Tree canopies also provide shade and bird habitats. An increase in tree canopy also provides thermal comfort and shade.



FIGURE 09 | PROPOSED BLOCK MASSING STRATEGY



Block Massing Strategy and Height Regulations

Maximum building heights are regulated by Subdistrict.

<b>Maximum Building Height</b>	<b>Subdistrict A:</b> 12 stories with a stepback required along 31st Avenue S
	<b>Subdistrict B:</b> 20 stories
	<b>Subdistrict C:</b> 25 stories
	<b>Subdistrict D:</b> 30 stories
	<b>Subdistrict E:</b> 35 stories

**Step-back Meander:** 10' minimum building step-back required at or below the 8th story along the Meander in Subdistrict B, C, D; Step-backs are not required along the Meander for buildings with a separation distance greater than 100 feet.

Stepbacks along the Meander may be averaged out incrementally below the 8th story to allow for additional flexibility and avoid wedding cake typology

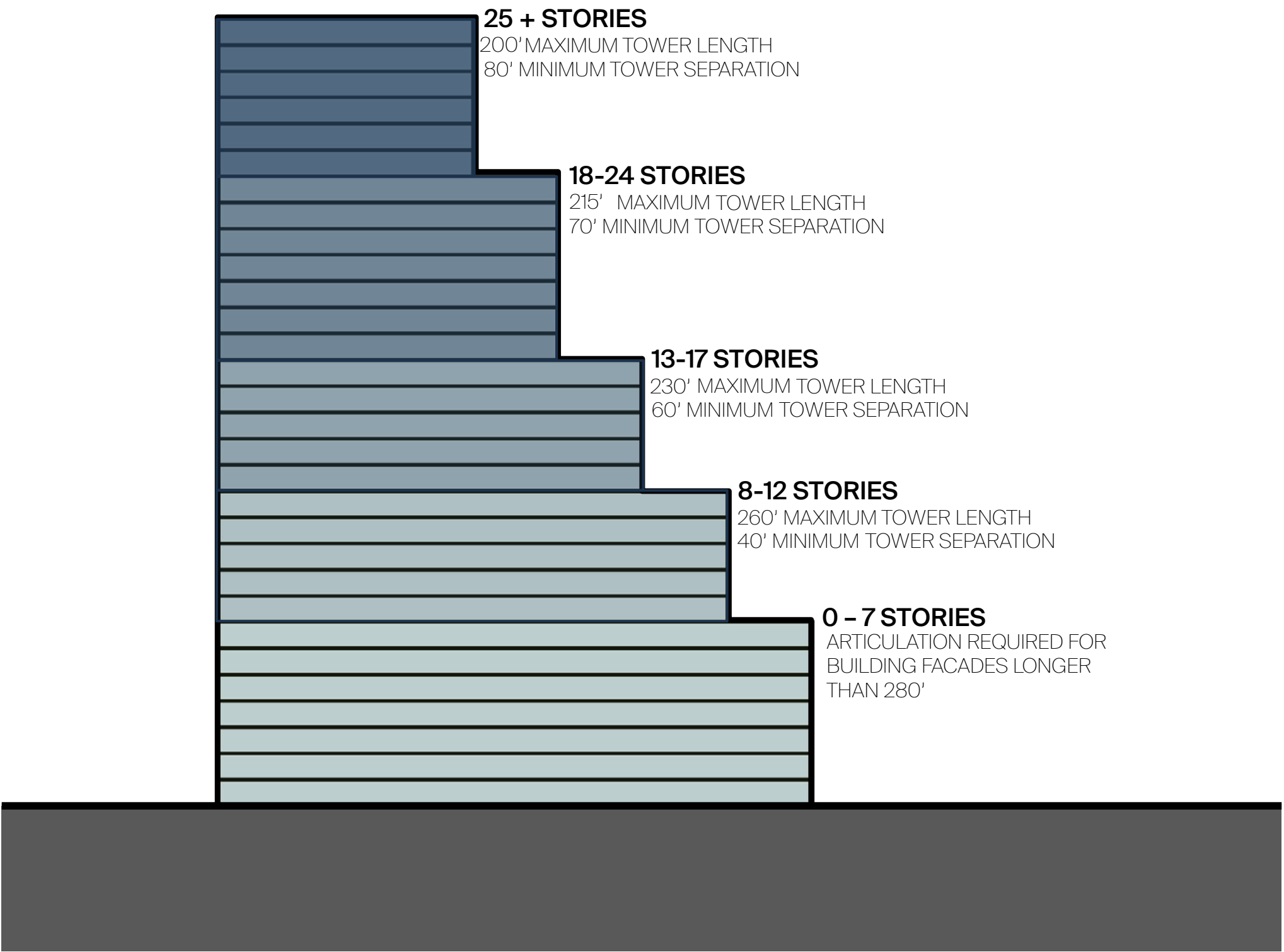


**Subdistrict A:** 30' minimum step-back required at or below 65 feet along 31st Avenue South in Subdistrict A.

**All other Subdistricts:** None required in all other Subdistricts or conditions.



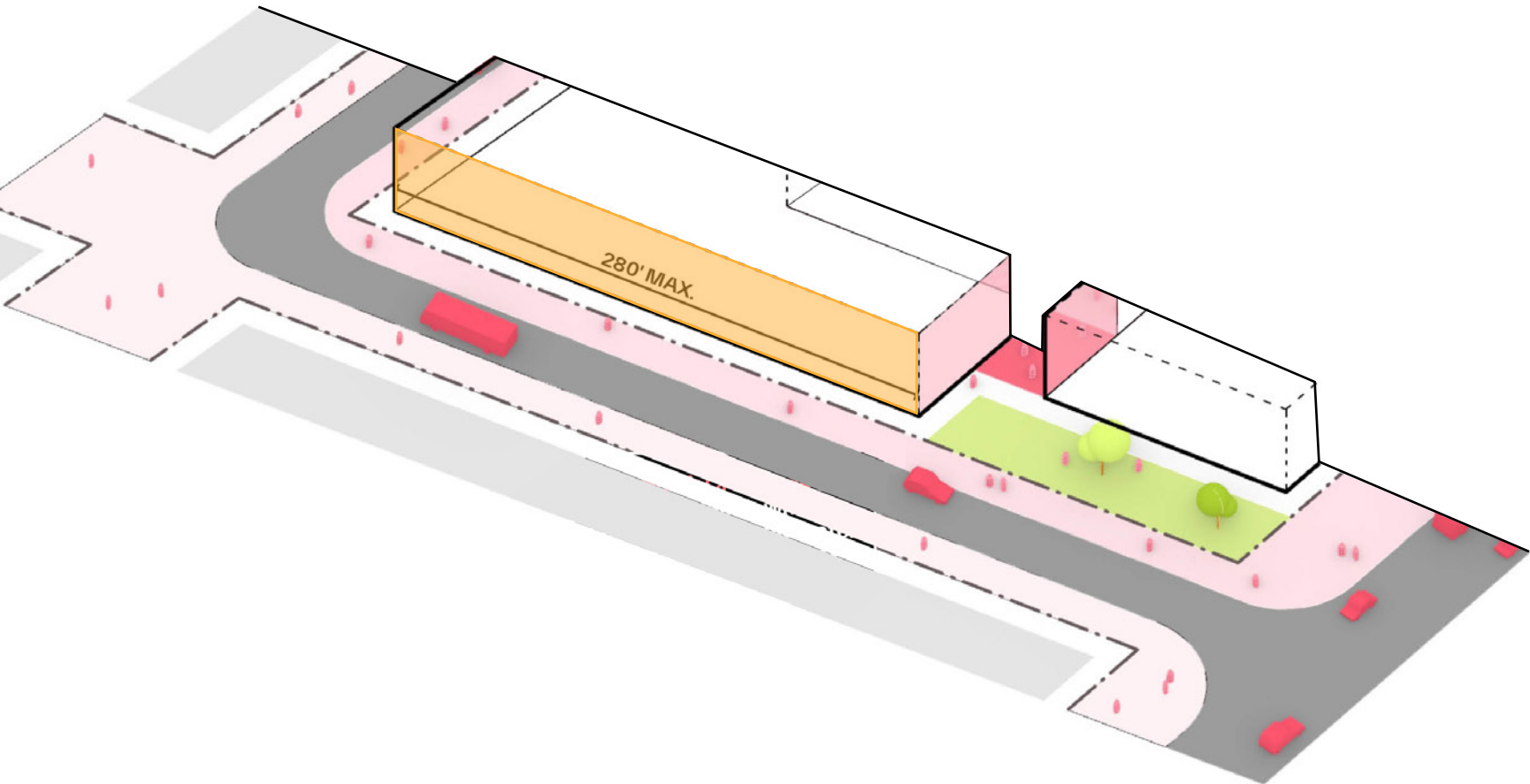
FIGURE 10 | TOWER LENGTH AND SEPARATION DIAGRAM



Tower Height + Size	
Maximum Tower Length	Maximum tower length shall apply to incremental stories at each height category specified. See <b>figure 10</b> .
Minimum Tower Separation	<p>Tower separation shall apply to incremental stories at each height category specified. See <b>figure 10</b>.</p> <p>Tower separation shall be measured between the exterior faces of exterior walls, not between balcony edges or projecting facade elements.</p> <p>For buildings that:</p> <ul style="list-style-type: none"><li>range from 0-7 stories, articulation is required for facades longer than 280'</li><li>range from 8-12 stories, a minimum tower separation of 40' is required</li><li>range from 13-17 stories, a minimum tower separation of 60' is required.</li><li>range from 18-24 stories, a minimum tower separation of 70' is required</li><li>exceed 25 stories a minimum tower separation of 80' is required.</li></ul>
Measurement of Height	<p>Unless otherwise specified herein, the height of buildings shall be measured in stories.</p> <ul style="list-style-type: none"><li>The first floor shall have a minimum height of 14 feet from finished floor to finished floor above.</li><li>The maximum height for an individual story shall not exceed 30 feet from finished floor to finished floor for each of the first 2 stories, 18 feet floor to floor above the second story, and 25 feet for the top 2 stories.</li><li>Stories that exceed these dimensions are permitted, but will be credited as more than one story in determining compliance with overall height restrictions.</li><li>Basements are not considered stories for the purposes of determining building height.</li><li>For the purposes of this SP, enclosed mechanical spaces shall not be counted as stories.</li></ul>
Tower Location	Multiple towers may be located within a single block, so long as neither is longer than the maximum building length required for its height category; tower separation distances shall be met at each height category.



FIGURE 11 | BUILDING ARTICULATION



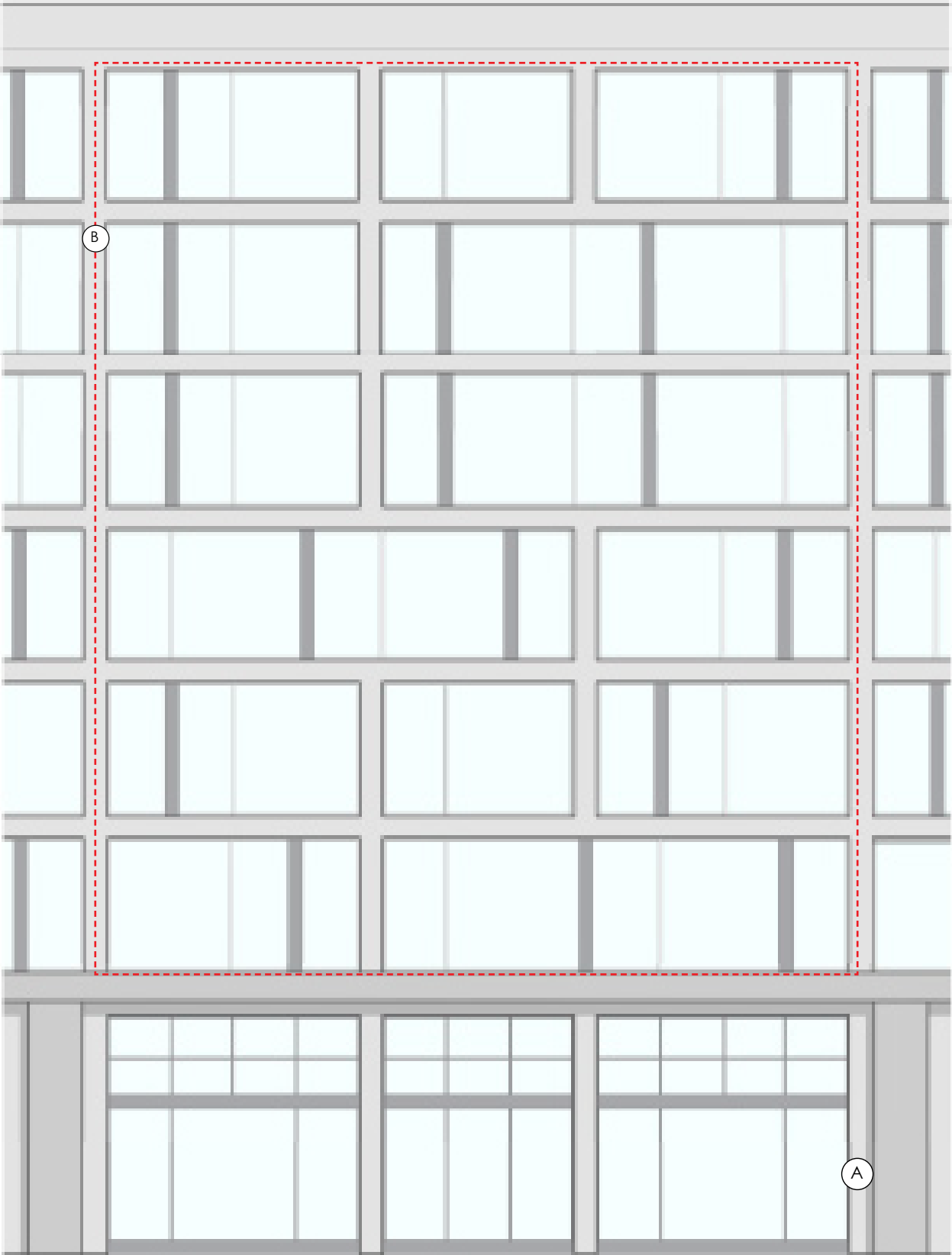
Additional Building Requirements

- Building Design** Design of building skin, articulation, and form to be determined during permit submission.
- Final building designs should consider the following:
- All facades are encouraged to be treated with the same level of deliberate consideration, incorporating depth, variation, and material articulation that responds to both the internal program and surrounding context.
  - Buildings are encouraged to prioritize strategies that reduce internal energy use and mitigate urban heat island effects.
  - Large, undifferentiated surfaces are discouraged. Design is encouraged to incorporate rhythm, proportion, and detail, ensuring decorative elements and roof forms support the overall massing and architectural intent.

- Ground Floor Articulation** The ground floor and the public realm are important aspects to encourage activation, and pedestrian comfort. While the district has been broken-down into manageable parcel sizes, additional articulation may be required to create an active pedestrian zone.
- Any street-facing facades within the ground floor longer than **280 feet** shall be articulated by a minimum of one of the below strategies:
- Massing Shifts
  - Multiple Facade Systems
  - Volumetric Facade Articulation
  - Building Structure Articulation
  - Facade Depth Changes
  - Fins and Shade Elements



FIGURE 12 | BUILDING ARTICULATION DIAGRAM



**Building Standards** The following standards shall apply to the location of a building and its associated parking:

- Ⓐ • A primary entrance to the building shall be located along the building facade along a public right-of-way or The Square for applicable blocks.
- Ⓑ • Glazing on the upper floors of any public street frontage shall be a minimum of twenty-five percent.

Design of building skin, articulation, and form to be determined during permit submission.

**Landscape Buffer-yard Requirements** None required

**Building Materials** All facade materials, exclusive of clear fenestration, shall be high quality and selected from the following list: masonry, masonry panels, textured metal, metal paneling, precast concrete, precast concrete panel, fiber cement panel, fiber cement siding, spandrel glass (on upper stories only), or materials substantially similar in form and function.

Alternative facade materials may be used if determined to be appropriate by the Planning Staff.

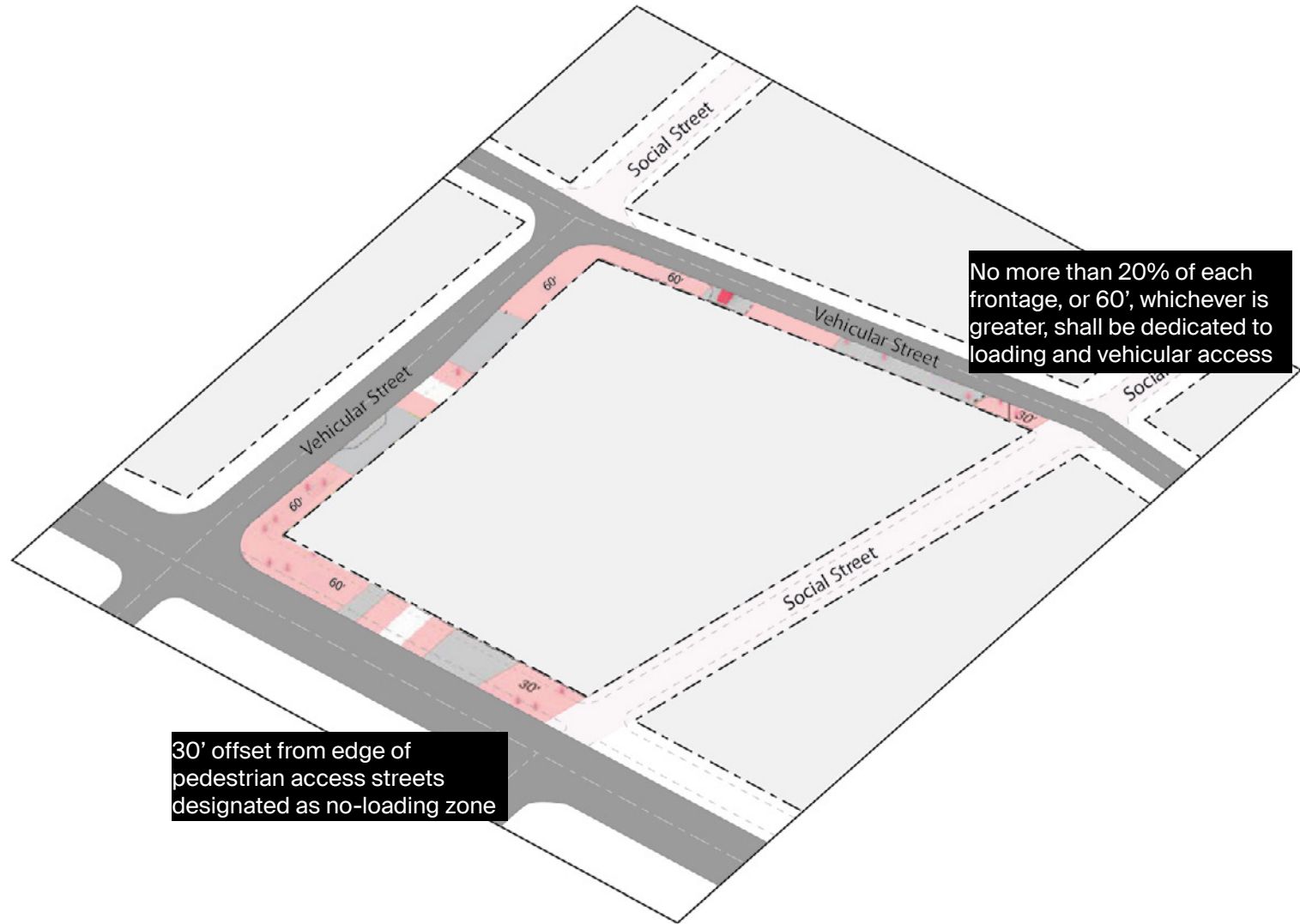
Additional materials shall be permitted for temporary uses, provided they maintain visual and physical integrity for the duration of installation.

Modifications may be permitted insofar as it is determined that these materials are necessary to further an established, overriding policy goal and will not significantly diminish the pedestrian experience.

**Signage** Signage standards shall comply with the Downtown Code, as amended by Ordinance No. BL2025-799, adopted on May 20,2025. For the purposes of this Specific Plan, all streets within the district shall be classified as Transitional Street Types.



FIGURE 13 | BLOCK ACCESS STRATEGY



Curb Cuts

<b>Service and Vehicular Access</b>	<p>Vehicular access points must meet the following requirements:</p> <ul style="list-style-type: none"><li>• No more than 20 percent of any site frontage and/or 60 feet, whichever is greater, can be dedicated to a vehicular garage entry or loading entry, or combination thereof on any street.</li><li>• 60 feet offset from property line along vehicular streets.</li><li>• 30 feet offset from edge of pedestrian access streets designated as no-loading zone</li></ul> <p>Planning Staff may approve modifications to these requirements.</p>
<b>Parking</b>	<p>Parking may be shared across the entire SP and across any properties, regardless of ownership. Parking maximums shall be calculated at the district level. A maximum of 1,200 additional parking spaces shall be permitted above the district parking maximums within the Specific Plan area, specifically to accommodate existing off-site uses.</p> <p>Shared parking is allowed according to the provisions of 17.20.100 of the Metro Government of Nashville and Davidson County Code of Ordinances.</p> <p>All parking within Subdistrict C shall be below grade.</p> <p>All parking within Subdistrict A, B and D should be below grade. If it is not below grade, any garage with exposure to a public street, open space or the Meander shall be lined with an active use or habitable space.</p>



Activation Uses: Temporary and Semi-Permanent Structures

The purpose of this section is to enable flexible and innovative land use within the neighborhood in a manner that supports placemaking, cultural programming, and encourages entrepreneurship and economic development. It is also intended to reinforce district identity and enable activation of public spaces and common areas.

- Temporary and semi-permanent uses may be located anywhere within the Specific Plan area, subject to these standards.
- Improvements to existing permanent structures, parking lots, and sites are allowed if they do not significantly increase or create new non-compliance, as determined by Planning Staff.

- Definitions
- Temporary Pop-Up Use: Short-term activities (food, retail, cultural, community events).
  - Short-term Activation: Movable/demountable, up to 90 days (e.g., tents, kiosks).
  - Temporary structure: Prefabricated/modular, 90 days to 1 year (e.g. containers, kiosks, pavilions).
  - Semi-permanent structure: Prefabricated/modular, 1+ year (seasonal enclosures)
  - Activation Zone: Designated area for public use and flexible programming.
  - Extension of these timeframes is allowed with Planning Staff approval, so long as structure is compliant with zoning, health, safety, and fire codes.

- Temporary and Semi-Permanent structure Standards
- Location:
- Allowed in plazas, open spaces, parking areas, parcels, or designated activation zones.
  - Accessible parking, fire lanes, and emergency routes must remain clear or be accomodated.
- Design & Appearance:
- Façade, signage, and lighting must reinforce placemaking objectives.
  - Temporary Pop-up use, Short-term activation: May use innovative or recycled materials if safe, well-maintained, and visually compatible for the whole duration of installation.
  - Semi-permanent structures: Must use durable, architectural-grade materials consistent with SP standards.
- Utilities & Services:
- Temporary uses may rely on temporary connections.
  - Semi-permanent structures may connect to utilities or temporary connections.
- Operations:
- Permitted: retail, food/beverage, cultural, arts, innovation, and community uses.
  - Hours consistent with community standards and context.
- Standards:
- Deviations from SP design standards may be permitted where they do not significantly increase non-conformity, with Planning Staff approval.

- Exemptions
- Community-sponsored events (≤14 days), such as farmers’ markets, festivals, and fairs, are exempt from duration limits if compliant with zoning, health, safety, and fire codes.
  - University or community-partnered pilot projects (e.g., innovation showcases, research exhibitions, student pop-ups) may operate beyond standard duration limits subject to Planning approval.





**FIGURE 14 | PUBLIC SPACE CHARACTER**



*\*Renderings for illustrative purposes only; courtesy of James Corner Field Operations*



FIGURE 15 | PUBLIC SPACE CHARACTER



*\*Renderings for illustrative purposes only; courtesy of James Corner Field Operations*



FIGURE 16 | PUBLIC SPACE CHARACTER



*\*Renderings for illustrative purposes only; courtesy of James Corner Field Operations*

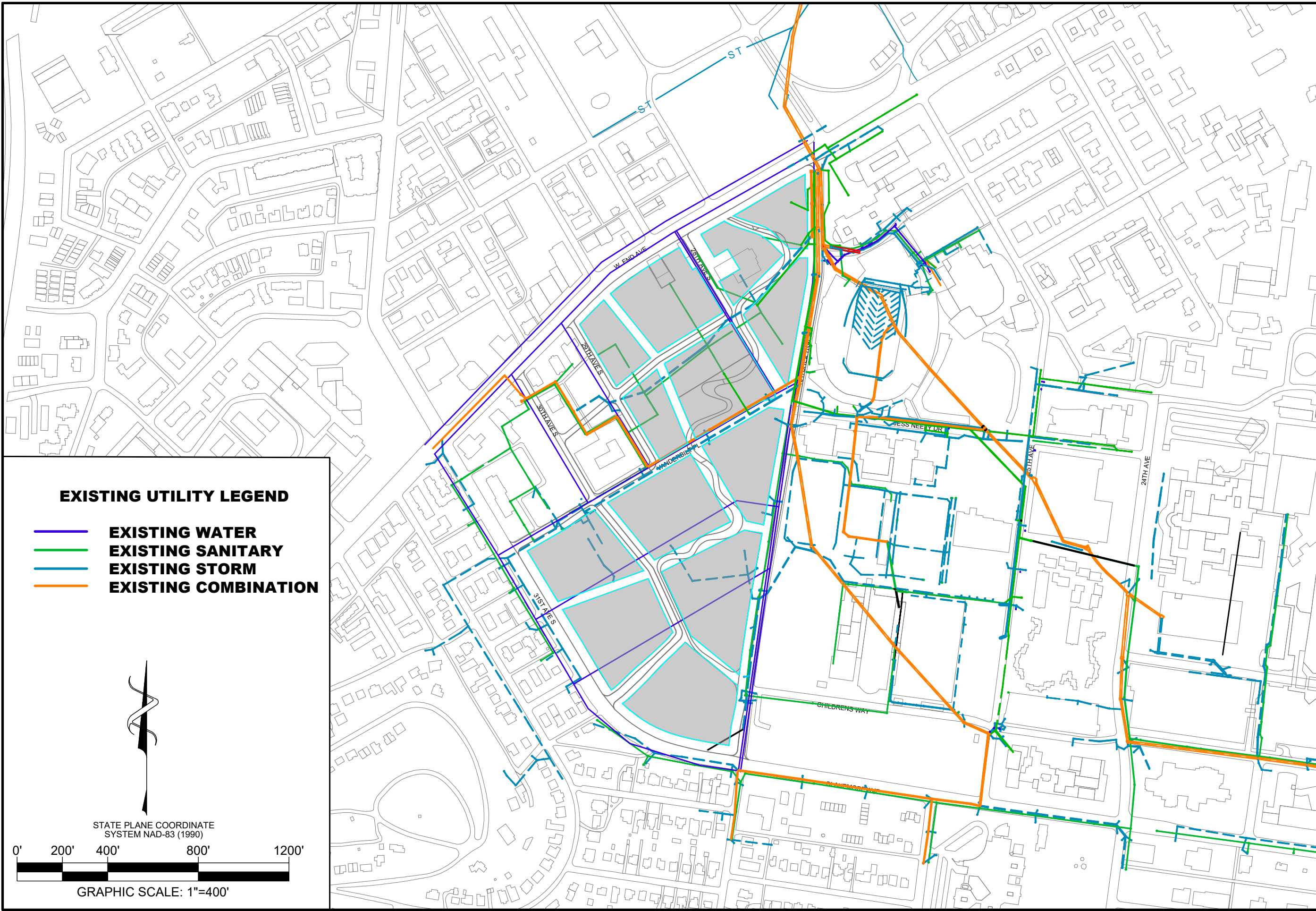


FIGURE 17 | PUBLIC SPACE CHARACTER



*\*Renderings for illustrative purposes only; courtesy of James Corner Field Operations*

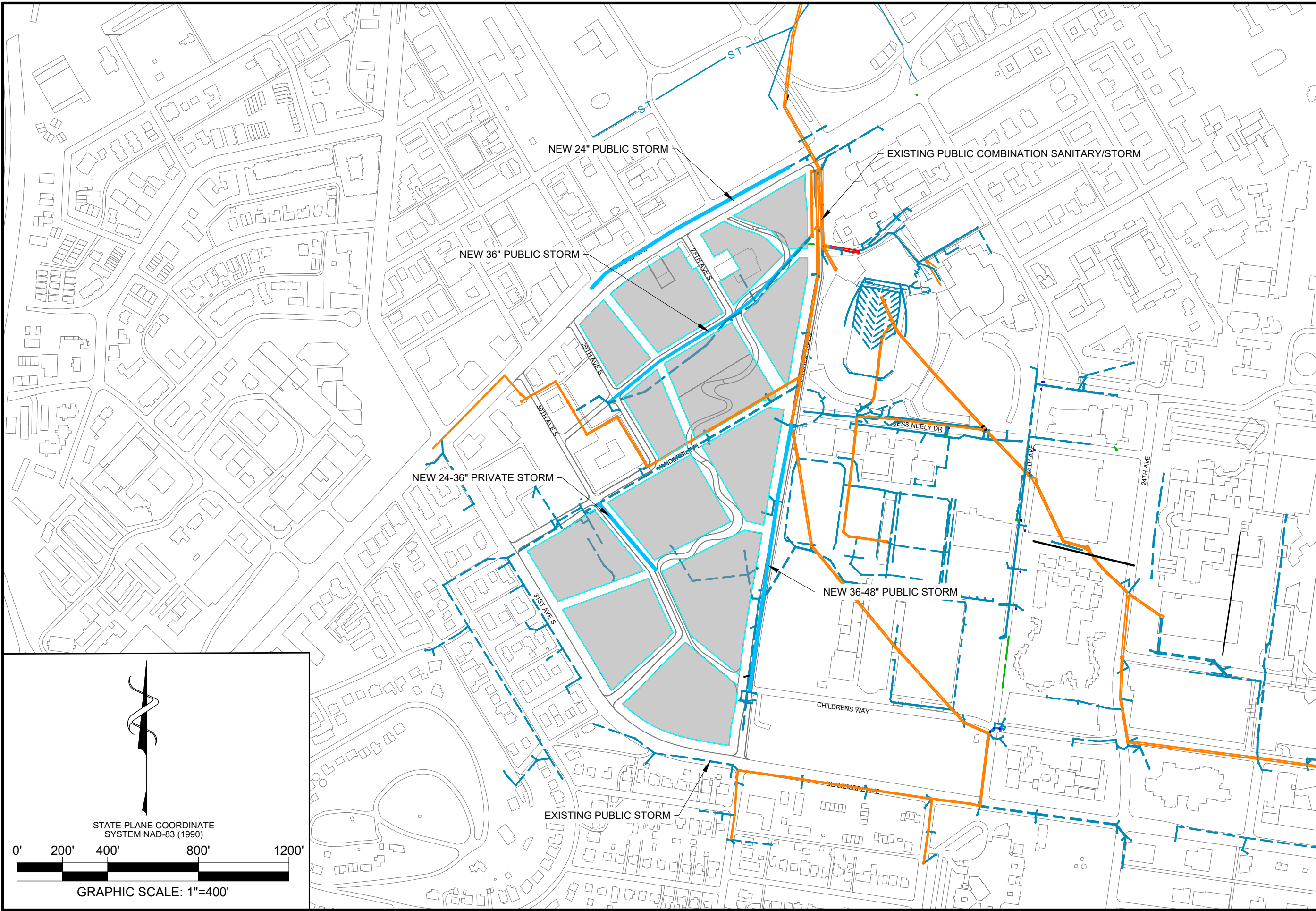




**EXISTING UTILITIES**  
**INNOVATION PARK SP**  
**NASHVILLE, TN 37212**

**EX A**



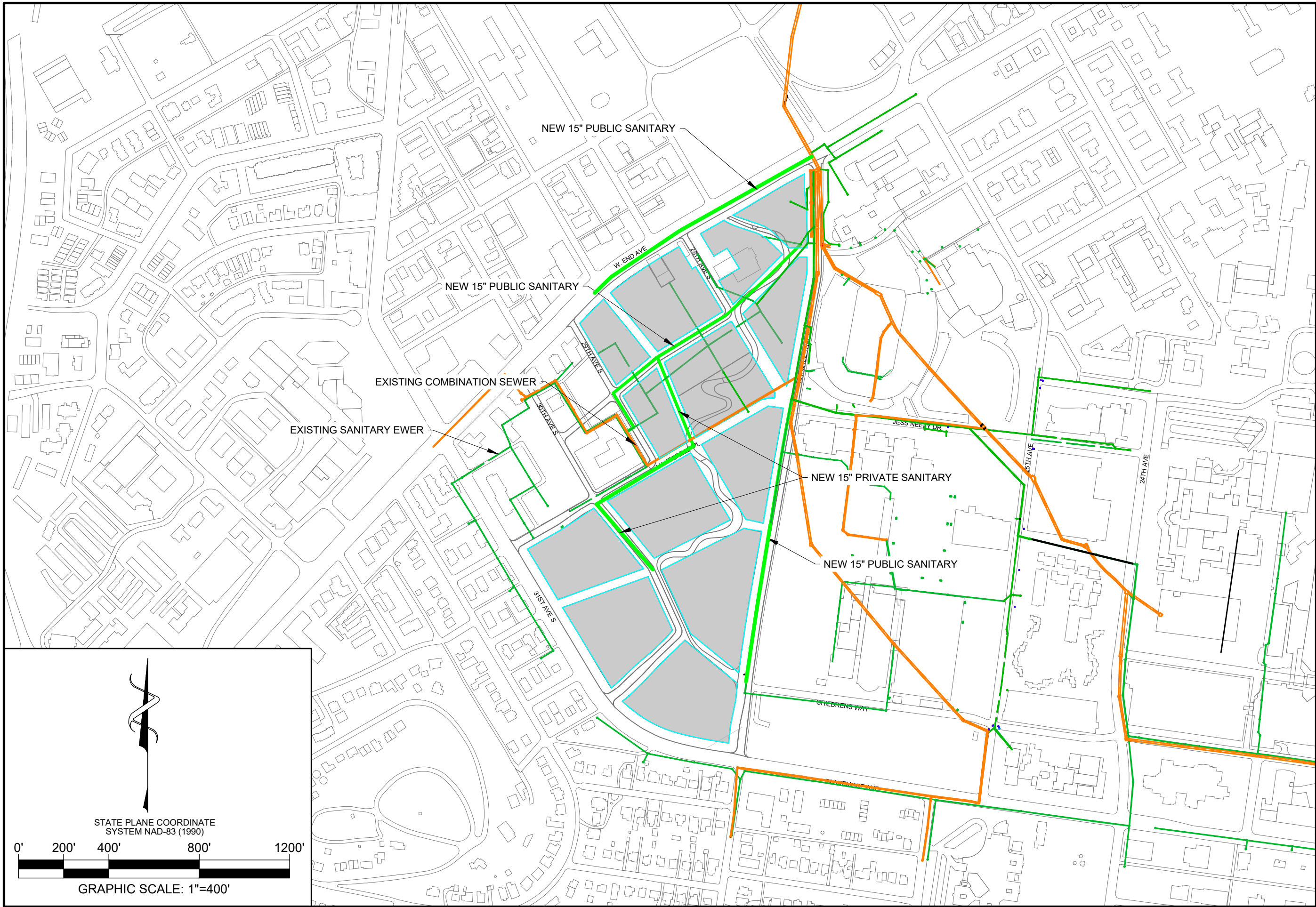


**PROPOSED STORM**  
**INNOVATION PARK SP**  
**NASHVILLE, TN 37212**

**EX B**



P:\2064\_Hadlaga\2064-134\_XU Innovation Park DD Study\SPDWg\SHEETS-SPV\andyville.dwg-EX C SANITARY



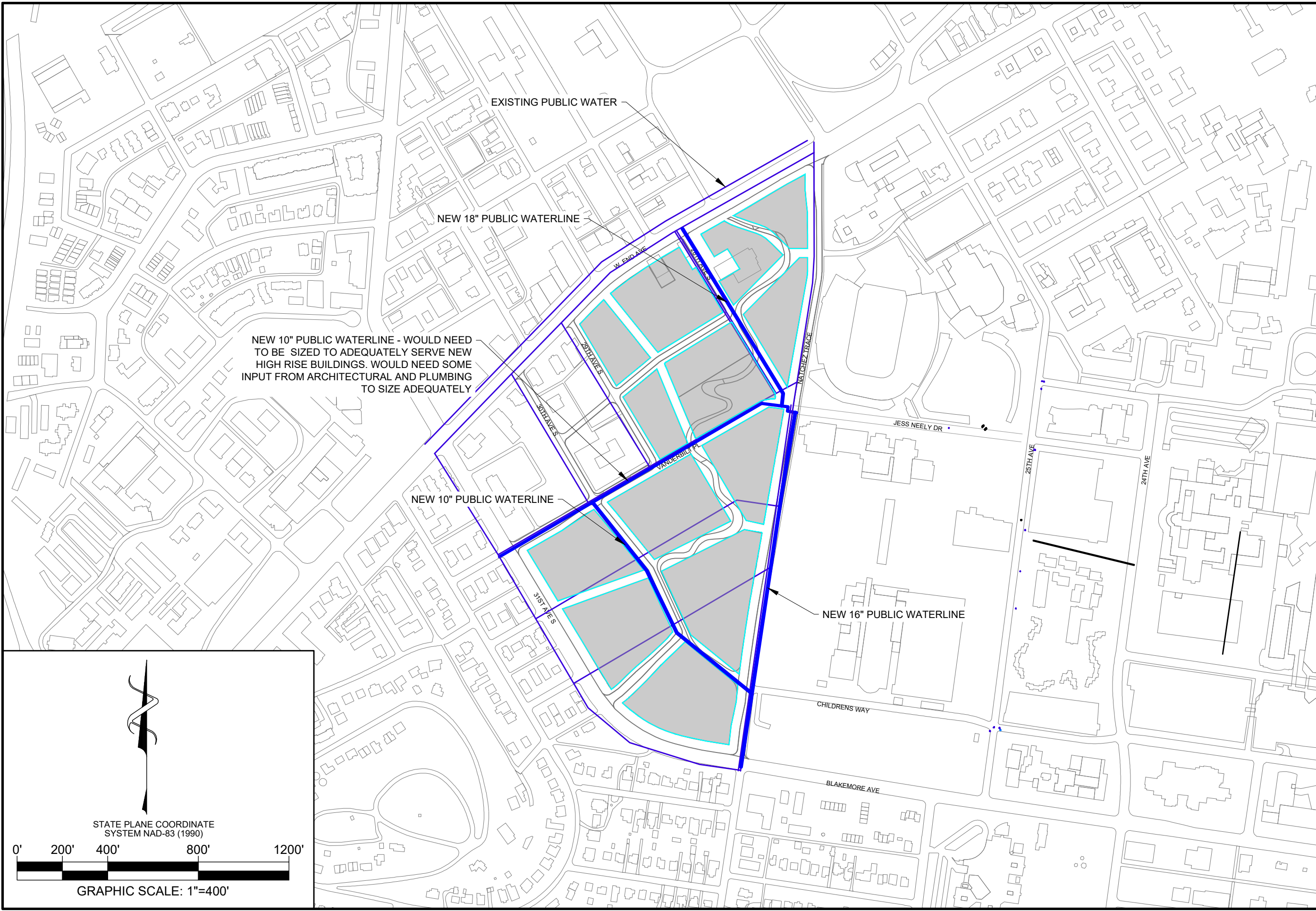
6806 CHARLOTTE PIKE, STE 210,  
NASHVILLE, TN 37209  
615.356.9911 • BCACivil.com

**PROPOSED SANITARY**  
**INNOVATION PARK SP**  
**NASHVILLE, TN 37212**

**EX C**

BCA JOB NO. 2064-134

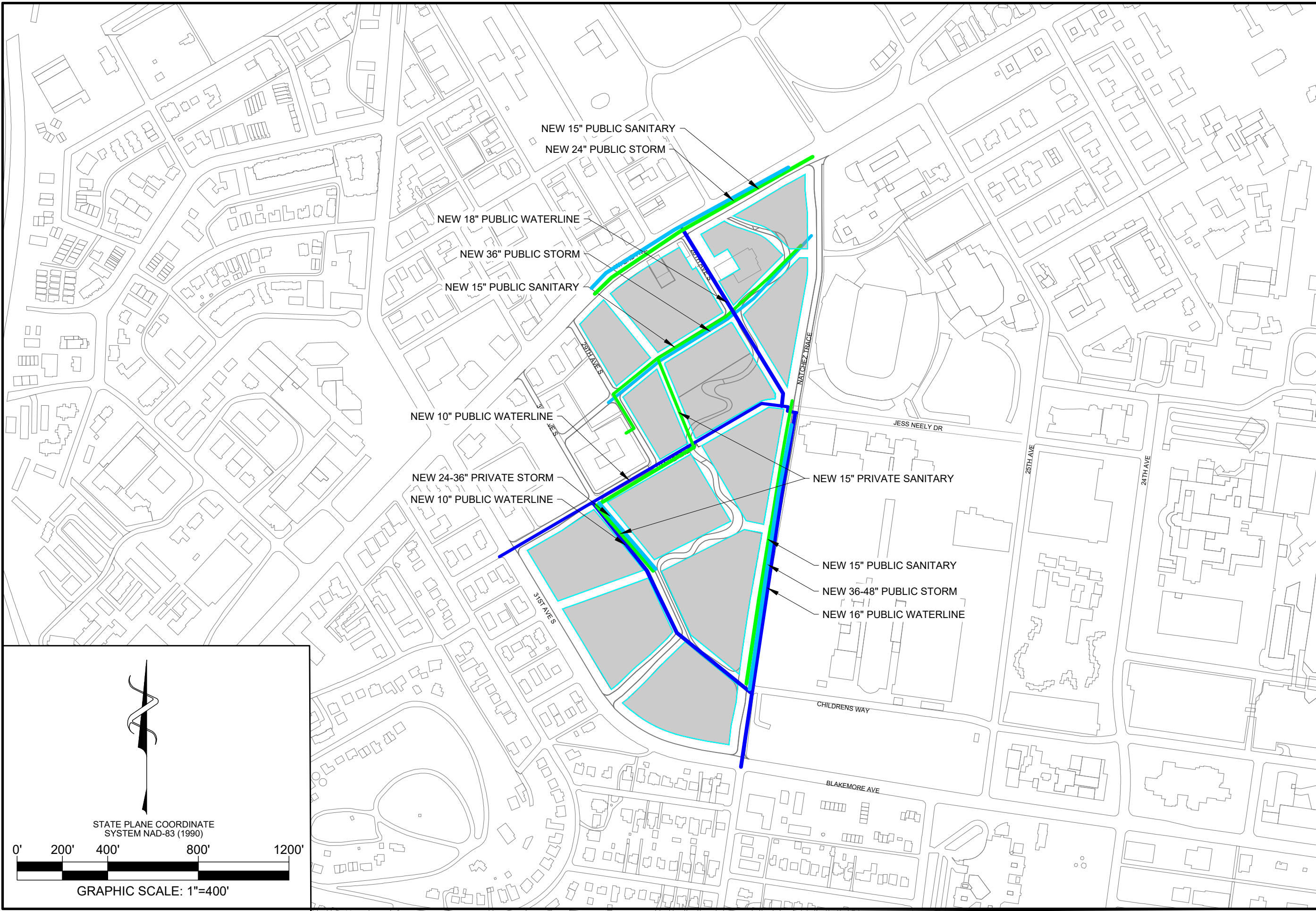




**PROPOSED WATER**  
**INNOVATION PARK SP**  
**NASHVILLE, TN 37212**

**EX D**





**PROPOSED UTILITIES**  
**INNOVATION PARK SP**  
**NASHVILLE, TN 37212**

**EX E**