

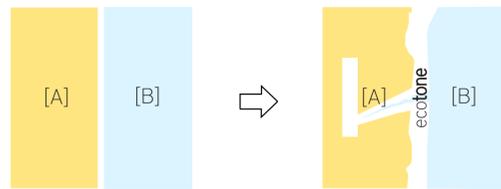


aa _ Sulphur Dell: the ecotone dry stream as Nashville's new playground

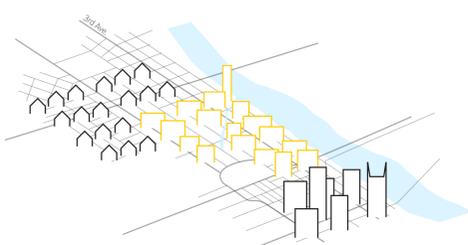
ecotone

ecotuning sulphur dell's neighborhood

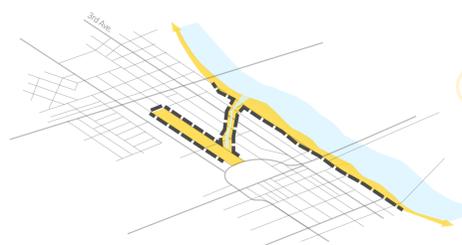
From 'oikos' – home and 'tonos' – tension, an ecotone is a transition zone where two ecosystems meet and blend to form a unique environment. While the ecotone integrates species and communities from both bordering *milieux*, it remains a specific yet diverse community.



ecotone is an imbrication of water and earth, of nature and culture, of city-region and neighborhood, of local communities and civic assets, of the extraordinary and the mundane. ecotone is the place where Nashville's rich history collides with its promising future to form a neighborhood with a strong identity.



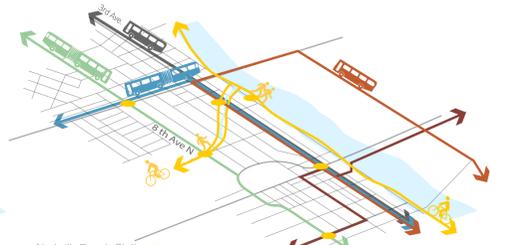
_connected communities
connecting downtown and adjacent residential neighborhoods, ecotone acts as their extension through a mix of land uses and building types.



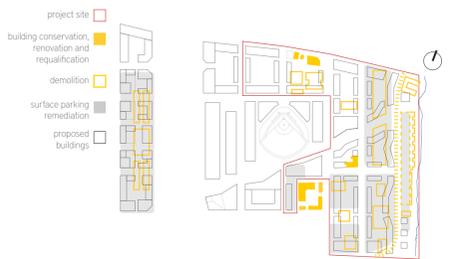
_resilient waterfront
taking the form and function of an ecological corridor linking the new Riverfront Market to the Bicentennial Mall, ecotone is a Dry Stream whose bed is both a living and evolving green open space. It extends the waterfront to the heart of the new neighborhood.



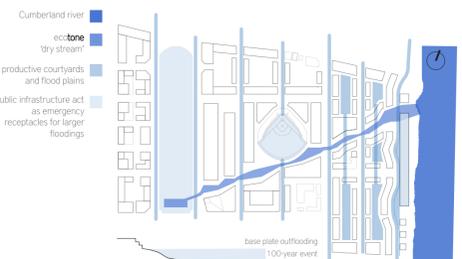
_neighborhood
decentralizing the Farmer's market towards Nashville's neighborhoods helps promote healthy lifestyles and local access to healthy food, while also promoting community building.



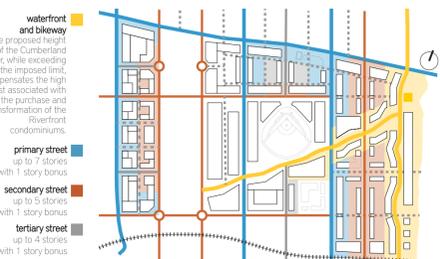
_active living
ecotone prioritizes public transit and sustainable mobility. New efficient local and regional bus lines are implemented. The streetscapes are redefined to procure secure bikeways, large pedestrian sidewalks and a generous green canopy. Complementing the new bus lines, green streets are designed to foster active and safe modes of transportation.



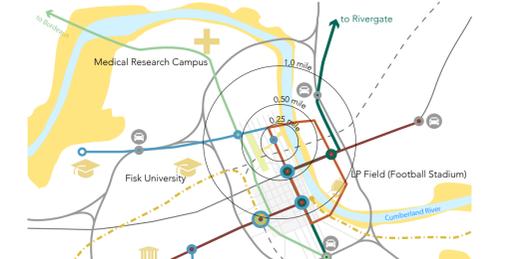
_restructuring strategy
Sulphur Dell ecotone district increases ground permeability by converting most of the surface parking. Buildings, rather than resting isolated in the middle of their parcels, are implemented along the streets, thereby creating wide-open green courtyards. The development plan ensures conservation and long-term enhancement of historic buildings.



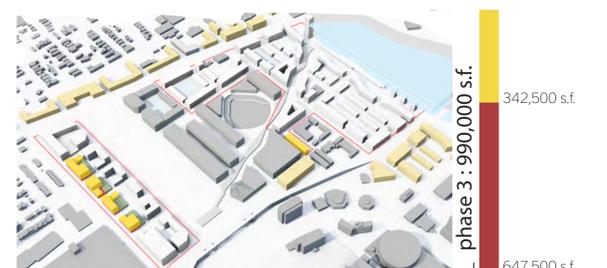
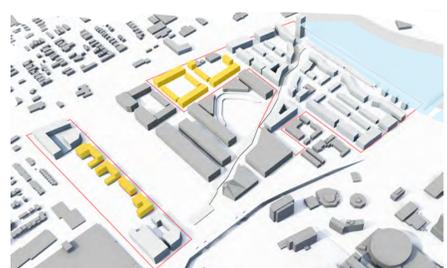
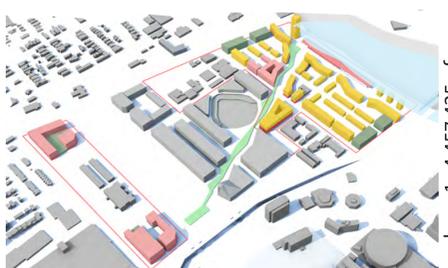
_adaptation to climate change
adapting its urban forms to the effects of climate change, ecotone is an integrated collection system organized around the 'dry stream' into a series of topographical plateaus that can harvest, filter and purify stormwater. The neighborhood is planned so flooding is controlled and public spaces remain safe and appropriate.



_street hierarchy and land use
The construction of LEED-certified buildings and high-quality open spaces throughout the neighborhood allows the Sulphur Dell Development Corporation (SDDC) to add an extra story to the maximum heights permitted by the Building Regulations through the Bonus Height Program.



_connecting to Greater Nashville



Mixed Housing (3,598 units) _ 3,557,500 s.f. Retail _ 977,400 s.f. Office spaces _ 977,400 s.f. Parking _ 919,125 s.f.

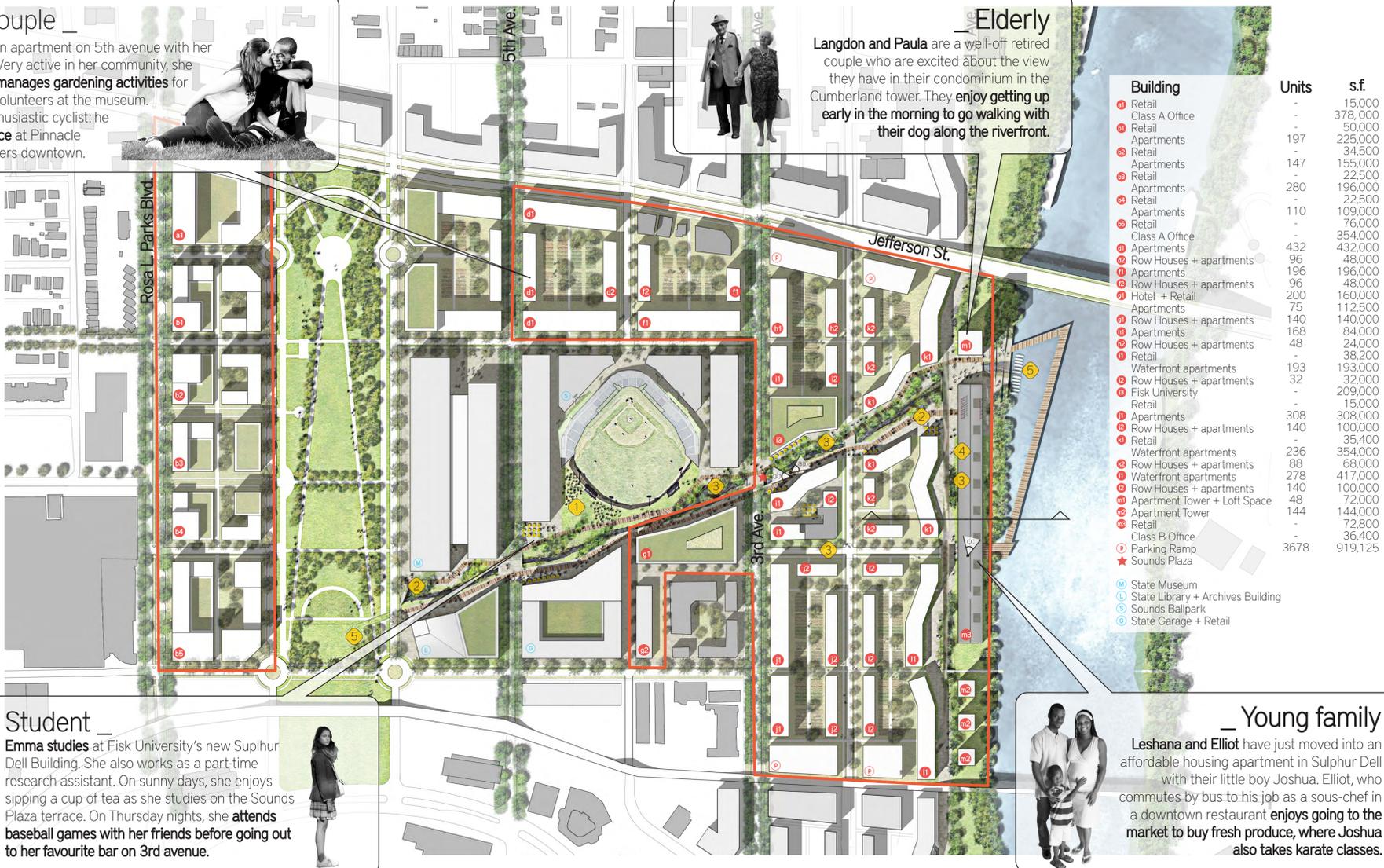
Young couple

Jenny lives in an apartment on 5th Avenue with her fiancée Travis. Very active in her community, she organizes and manages gardening activities for her block and volunteers at the museum. Travis is an enthusiastic cyclist: he bikes to his office at Pinnacle Financial Partners downtown.



Elderly

Langdon and Paula are a well-off retired couple who are excited about the view they have in their condominium in the Cumberland tower. They enjoy getting up early in the morning to go walking with their dog along the riverfront.



Student

Emma studies at Fisk University's new Sulphur Dell Building. She also works as a part-time research assistant. On sunny days, she enjoys sipping a cup of tea as she studies on the Sounds Plaza terrace. On Thursday nights, she attends baseball games with her friends before going out to her favourite bar on 3rd Avenue.



Young family

Leshana and Elliot have just moved into an affordable housing apartment in Sulphur Dell with their little boy Joshua. Elliot, who commutes by bus to his job as a sous-chef in a downtown restaurant enjoys going to the market to buy fresh produce, where Joshua also takes karate classes.





_ night time excitement along the dry stream



_ 500 % more permeable surfaces.
 With permeable surfaces for courtyards, bioswales, retention basins and green roofs, the strategy for the site as a whole is to harvest runoff water on site to release the pressure on the city's sewer system. The surface runoff is not contaminated by pollutants, thereby facilitating natural drainage while reducing the urban heat island effect and generally improving urban comfort.



_ 240,000 s.f. of productive gardens
 Conforming to the principles of Nashville's last *Healthy Eating, Active Living Summit*, the residential blocks are designed to promote active living and healthy eating; a permeable and eventful street grid fosters sustainable forms of mobility, and productive gardens facilitate local urban agriculture.



_ 46% more walkable
 Using both *WalkScore* and *Street Smart Score*, the neighborhood scores 66%. With the addition of restaurants, coffeeshops, convenience stores, sports facilities and offices, the new Riverfront Market and University antenna, the scores increase to an impressive 97%. Augmenting urban permeability and walkability thus directly contributes to the health of its inhabitants.



[The WalkScore and the Street Smart Score are measures assessing the quality of the urban form and the mix of activities. This tool, available online, evaluates the 'walkability' of a given neighborhood with respect to a specific location from the number, proximity and variety of shops and services located in this area. Its validity has been scientifically proven (Duncan, 2011) and has been associated with other variables measuring urban form, such as street connectivity, access to public transportation and residential density. The Street Smart Score reflects street connectivity and lot sizes in assessing walkability.] source: walkscore.com



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cc _ a robust and flexible cultural space