

Design Features

This mall has integrated a large public greenspace containing walking paths and connections to retail entrances. This space not only fosters public gathering but offers space for events, relaxation, and community building.



2014 Aerial Innovation

Policies

While healthy design features are important, implementing policies that promote these features is equally important. Below are some policy recommendations to encourage healthy design in the Center Transect.

Consider existing land use policies, and how they promote or deter health promoting design. Updating or creating new policies that allow mixed uses, especially housing, food stores, and public spaces promote a more livable and connected transect for employees, visitors, and residents.

Develop a "complete centers" plan, outlining strategies and timelines for developing a transect which allows people to live, work, and play in accessible and affordable locations.

Adopt complete streets policies in and around the transect to encourage safety for multiple methods of travel, reduce parking needs, and free up space for more profitable uses.

HEALTHY DESIGN IN TENNESSEE

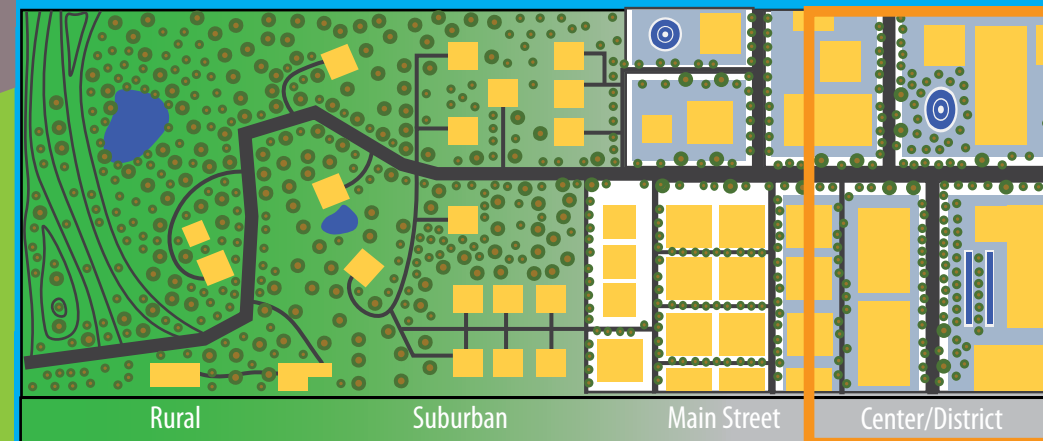
What is a Transect?

The *transect* model of city planning defines a community by a series of "zones", each with its own unique features and design. The full transect model contains seven zones, ranging from natural undeveloped land, to dense urban cores. The transect model has been partially adapted for this series to show health promoting design in Tennessee's non-urban contexts.

Why Study Transects?

The transect model provides a common, unified language in which to talk about land use and planning practices. Using this language, communities can create clearer outlines for their growth while specifying context specific design, density, and connectivity. If done mindfully these features produce healthy and more vibrant communities for all residents.

Series 4: Center/District Transect



2014 Eric Hoke, Nashville Civic Design Center



Retrofitting existing open space into connective infrastructure, such as this greenway, allows for greater access and opportunities for new and creative uses.



The mission of the Nashville Civic Design Center is to elevate the quality of Nashville's built environment and to promote public participation in the creation of a more beautiful and functional city for all.



The mission of the Tennessee Department of Health is to protect, promote and improve the health and prosperity of people in Tennessee.

To see more case study, visit the TN Department of Health's list of [Case Studies](#).



Center/District Transect

While actually two separate transects, Centers and Districts exhibit many common features. Both are generally high density, but low residential areas such as office parks, industrial zones, malls, and universities. Buildings in this transect often have a large footprint with minimal open or green space. Transportation infrastructure is frequently oriented towards cars and delivery trucks, with large parking lots and close highway access.

Transportation

Transit options just as shuttle service, park-and-ride, and bike rentals should be provided to and within the transect. Adopting complete streets and pedestrian connectivity to surrounding residential areas can encourage alternative transit methods while reducing the number of personal vehicles.

Food Resources

Permanent food stores should be encouraged in the transect, particular those places with a high numbers of workers. These stores should be within walkable distance from existing and future developments, and located near or along public places within the center. Farmers markets and pop-up stores can be implemented to provide alternative access to healthy foods during the work day, then taken down during off hours.

Design Features

Creative integration of artwork, like this mural on an active silo, transforms even industrial areas to more attractive places.



2015 Nashville Civic Design Center



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Neighborhood Design

Diversify land use by encouraging mixed-use and residential development in and throughout the transect that incorporates all of one's basic needs - a process known as creating a "complete center", or a "live/work community". Infill development of vacant lots or underutilized parking can lead to developing mixed use nodes and central gathering places for public life.

Housing

Develop housing, particularly multi-unit mixed use buildings with smaller footprints, within the transect. This housing should include diverse types and prices so that transect employees and/or students may reside locally. Housing should be developed in tandem with connective pedestrian, bike, and transit infrastructure to connect residents to workplaces and amenities.

Open Spaces and Parks

Open and green space can be creatively woven within and between existing amenities. Placing malls around central parks or plazas creates gathering places for shoppers. College lawns and open spaces may be open to the public, when appropriate, to increase access and use. Greenways can connect centers/districts with surrounding residential areas, while providing green space and active transportation options.

Walkability

Developing attractive and interconnected pedestrian infrastructure throughout the transect, and especially to nearby residential areas, encourages alternative transit options and opportunities for physical activity.

Most malls and shopping centers in this transect contain large parking lots, which act as informal buffers between the street and storefront. This buffer encourages vehicle use and discourages walking or biking, reducing access.

