

NASHVILLE
PLANNING

**East Bank
Council Committee**

Wednesday, Nov. 8, 2023



Presentation Overview

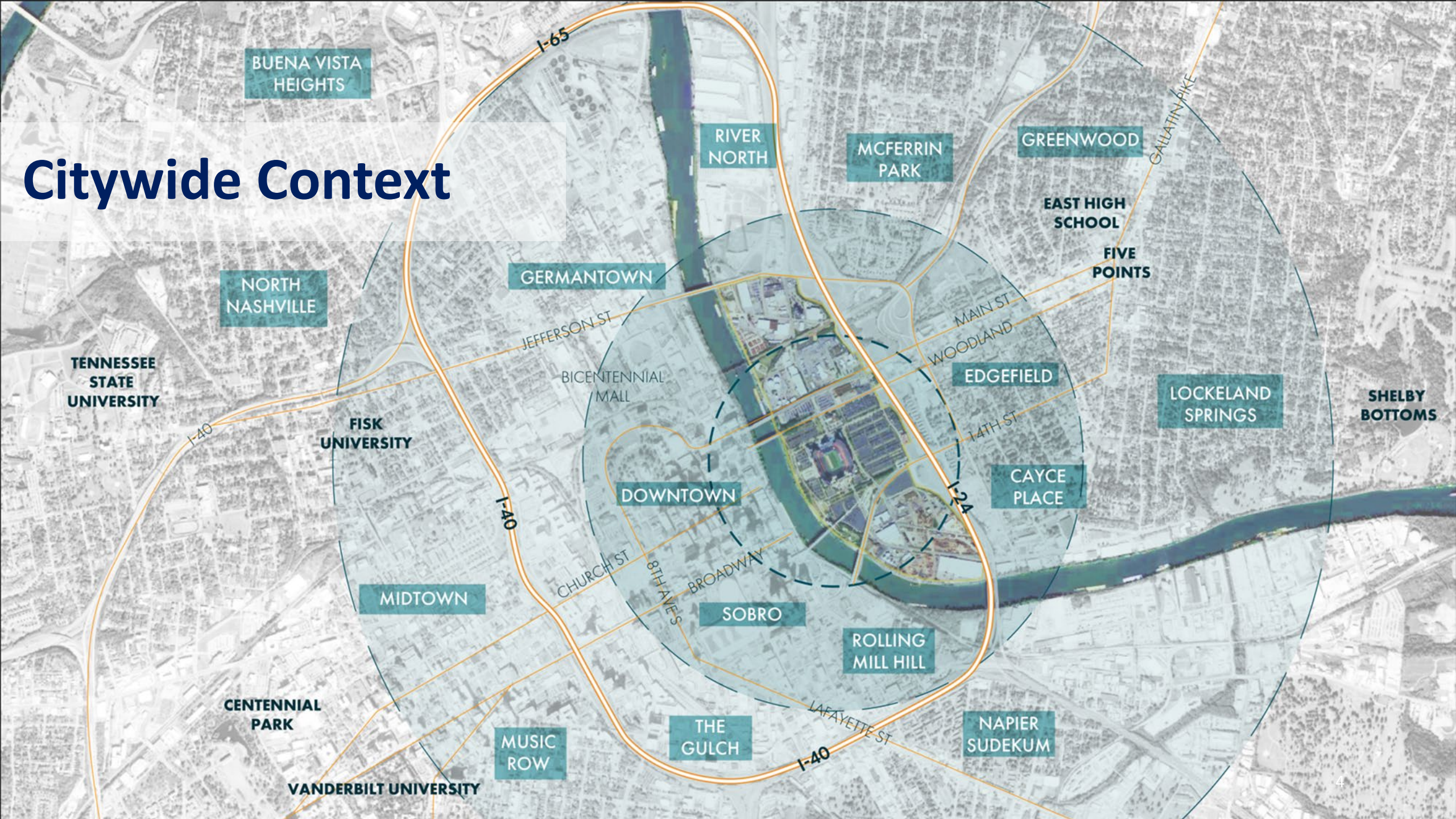
- Background: *imagine* **eastbank**
- Two Key Project Areas for Discussion Today:
 - Infrastructure/Mobility
 - Stewardship of Metro-Owned Land
- Project Negotiations
- Upcoming Council Actions

What is *imagine eastbank*?

- One of the largest and most complex planning studies Nashville has undertaken
- Broad vision with specific, foundational directions for:
 - Shaping new neighborhoods with essential building blocks: comfortable ways to move; green spaces to relax and play; a mix of places for people to live and work; cultural experiences; connections to major resources
 - Bringing a major piece of our city's core to life, starting with its public spaces
- Guidance for future rezonings



Citywide Context



NashvilleNext Perspective

A Connected System of Communities & Mobility



Community Centers

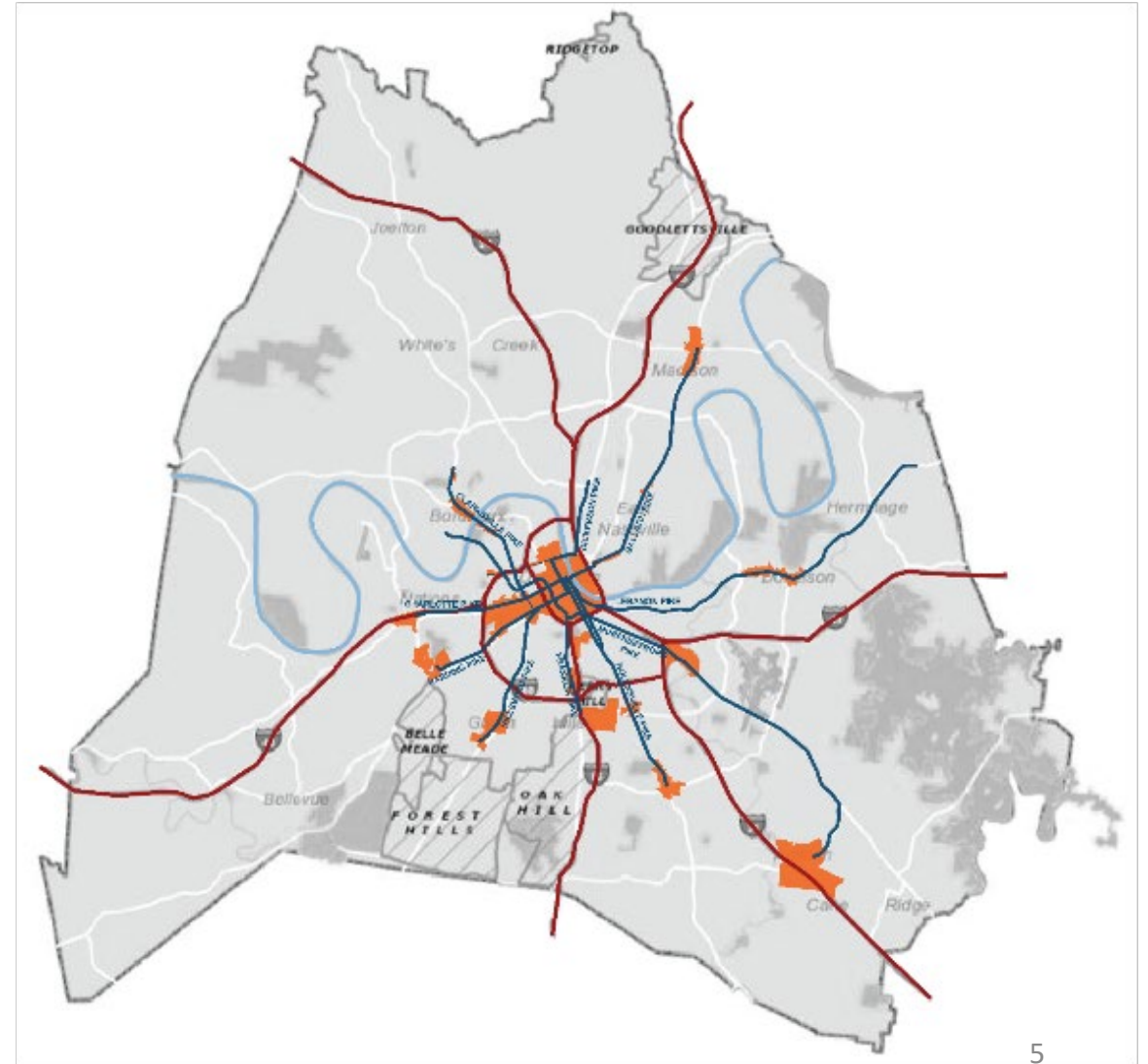
Focus of coordinated investments to shape growth and support increased transit service.



High-Capacity Corridors



Interstates



imagine eastbank TODAY

127
acres of parking lots

43 acres of building footprint

0 housing units



4 hotels

12,756
population within 0.5 miles of east bank

acres of other pavement **103**

338
acres of study area



1.7 miles of riverfront

7+
disconnected streets

continuous north-south connections

0

0.25 miles of activated riverfront

12.9
acres of park space



3.6
miles of greenway

3 interstate interchanges

3



6.5
miles of streets





21 months of public engagement:

50+ public meetings and presentations / 1700+ survey responses / 200+ technical meetings / 1100 email subscribers



Community Priorities = Vision Plan Goals



BIG IDEAS:
multimodal opportunities, pedestrian & cyclist safety, North-South connectivity, downtown connectivity



BIG IDEAS:
access to jobs, affordability, safety, transportation, housing, equitable places



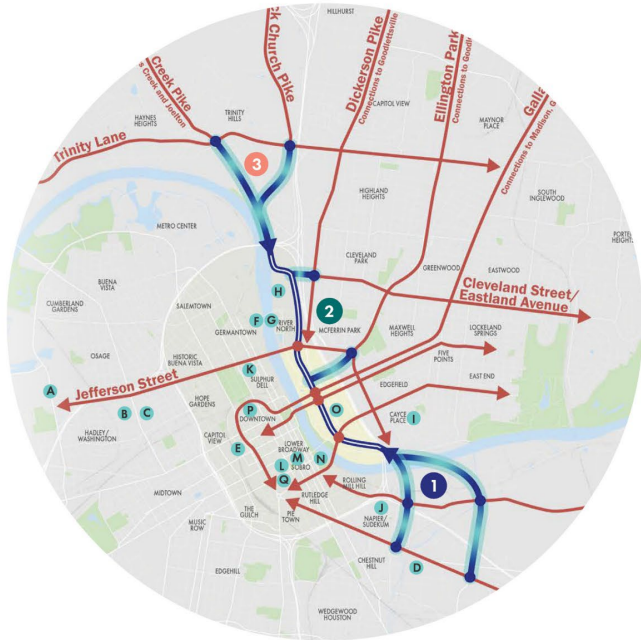
BIG IDEAS:
resiliency, river access, placemaking, improved greenway network, riverfront parks



BIG IDEAS:
places for Nashvillians, family-friendly destinations, housing diversity, mixed-use neighborhoods, pedestrian-friendly, parks, outdoor dining

Multiple Scales of Work

Evaluated the four community priorities at several scales:



SYSTEMS & NETWORK

- transportation systems
- regional street network
- stormwater & resiliency
- infrastructure



NEIGHBORHOOD

East Bank Study Area: 338 acres

- hierarchy
- adjacencies
- connections



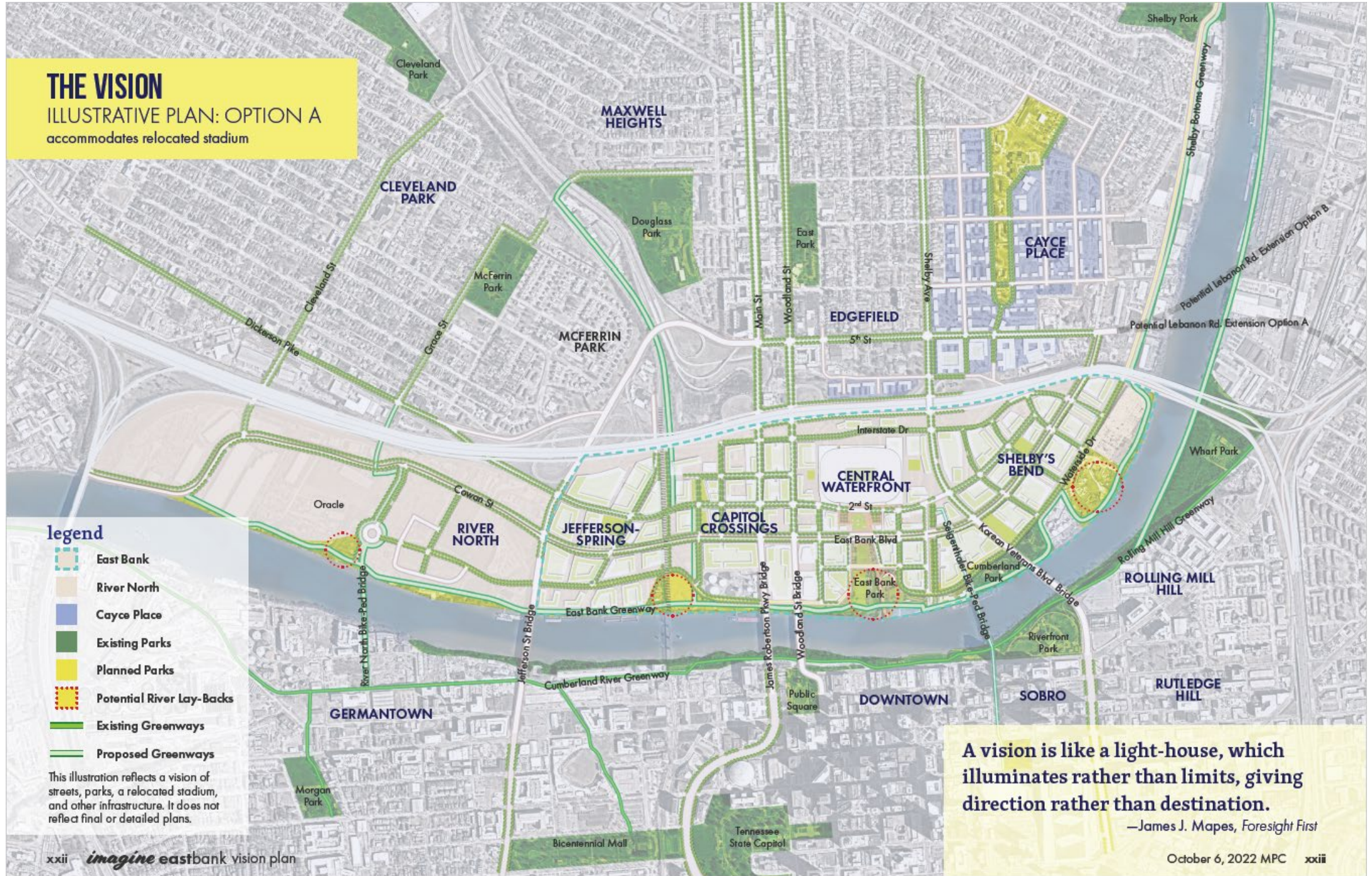
SITE

Metro-owned land: 113 acres

- placemaking & programming
- streetscape design

THE VISION

ILLUSTRATIVE PLAN: OPTION A
accommodates relocated stadium



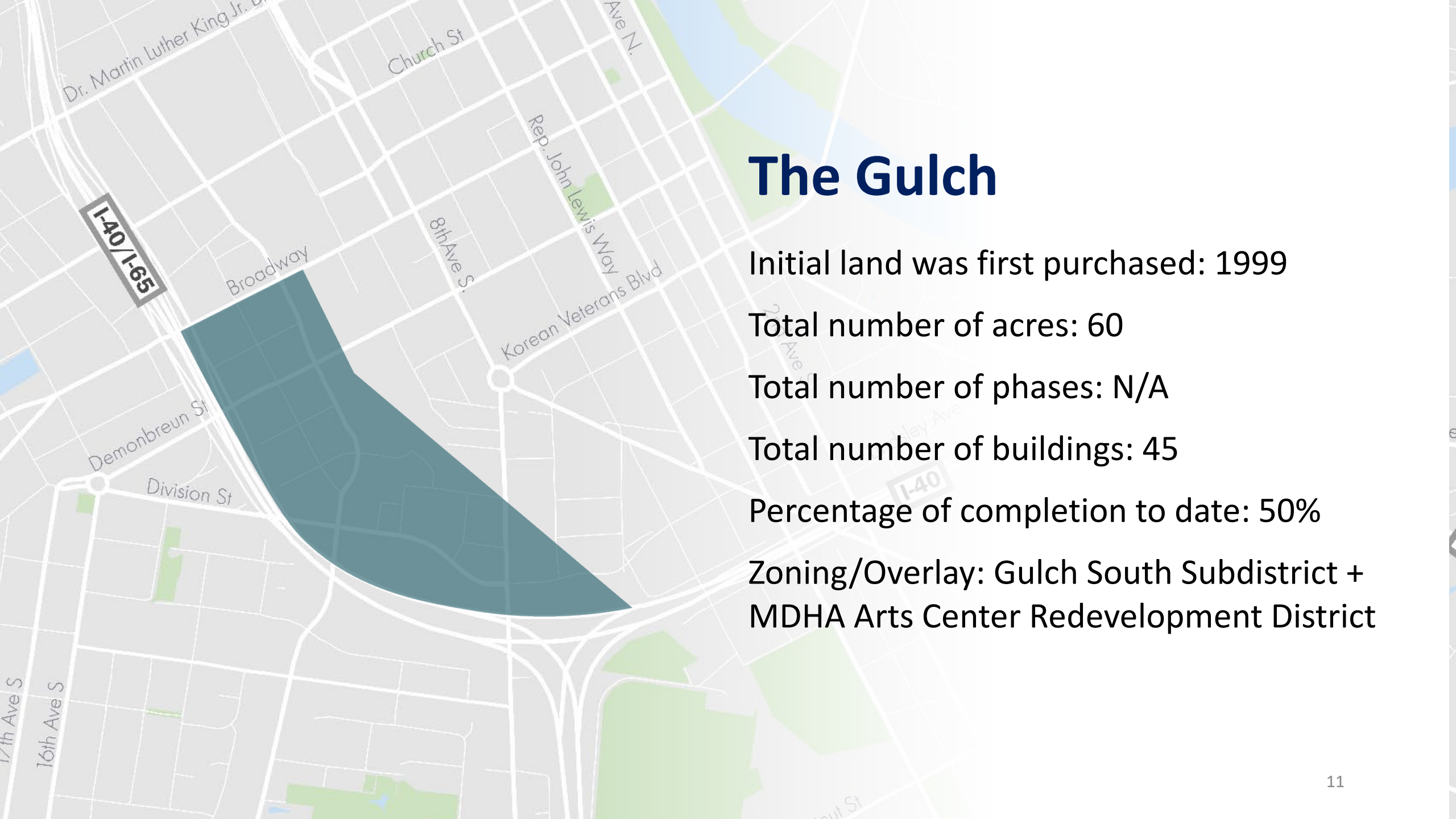
legend

- East Bank
- River North
- Cayce Place
- Existing Parks
- Planned Parks
- Potential River Lay-Backs
- Existing Greenways
- Proposed Greenways

This illustration reflects a vision of streets, parks, a relocated stadium, and other infrastructure. It does not reflect final or detailed plans.

A vision is like a light-house, which illuminates rather than limits, giving direction rather than destination.

—James J. Mapes, *Foresight First*



The Gulch

Initial land was first purchased: 1999

Total number of acres: 60

Total number of phases: N/A

Total number of buildings: 45

Percentage of completion to date: 50%

Zoning/Overlay: Gulch South Subdistrict +
MDHA Arts Center Redevelopment District



Nashville Yards

When planning started/when the land was first purchased: 2015

Total number of acres: 18 acres

Total number of phases: 9

Total number of buildings: 13, including those yet to be designed

Percentage of completion to date: 80%

Zoning/Overlays: DTC – Core Subdistrict

A map showing the location of the Music City Center project. The site is highlighted in a dark green color and is bounded by 8th Ave S to the west, Rep. John Lewis Way to the north, and Korean Veterans Blvd to the east. The map also shows other streets like 2nd Ave S and a light green area to the north of the site.

Music City Center

When project started: 2006

Total number of acres: 14.6 acres

Total number of phases: 1

Total number of buildings: 2 – MCC and Omni Hotel

Percentage of completion to date: 100%

Any kind of special zoning or overlay: No, but MDHA Rutledge Hill/Arts Center Districts play a role.

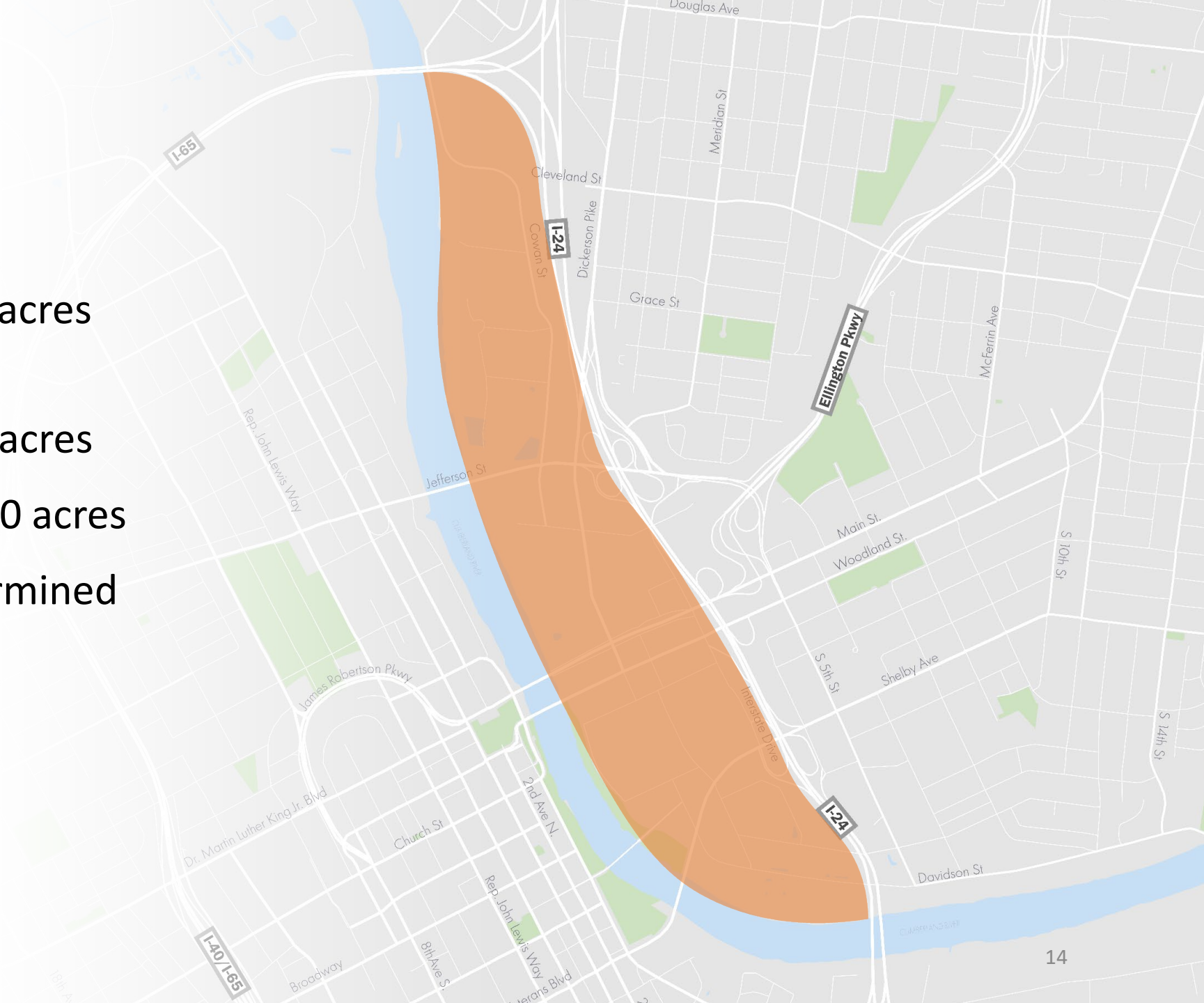
East Bank

Total number of acres: 550 acres
(330 acres Study Area)

Metro Owned Land: +/-110 acres

Initial Development Area: 30 acres

Zoning/overlay: To be determined



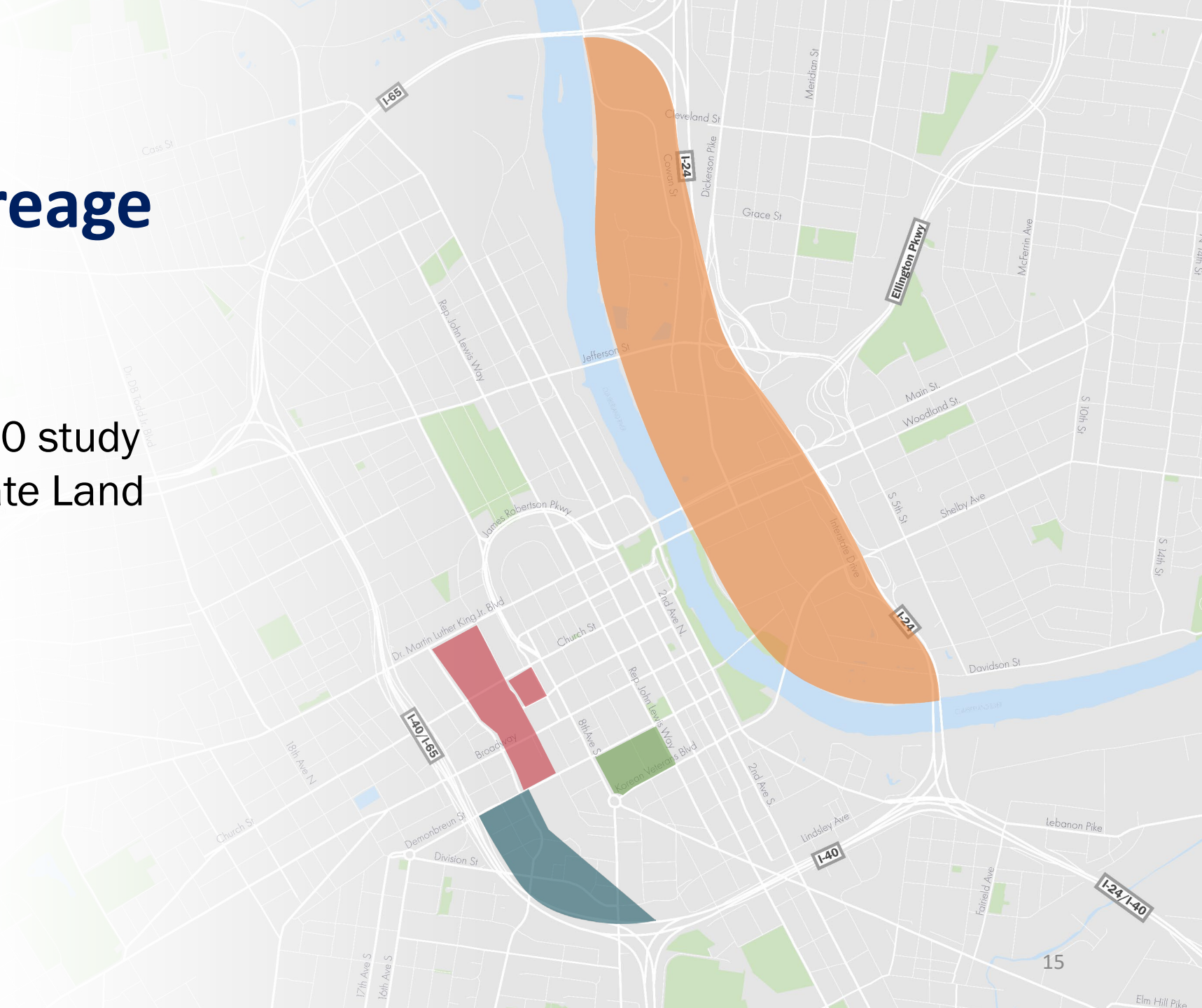
Development Acreage Comparison

East Bank: Approx. 550, (330 study area) - Both Public and Private Land

Nashville Yards: 16.5

Music City Center: 21

The Gulch: 60



Two Key Project Areas for Discussion Today:

- 1. Infrastructure/Mobility
- 2. Stewardship of Metro-Owned Land

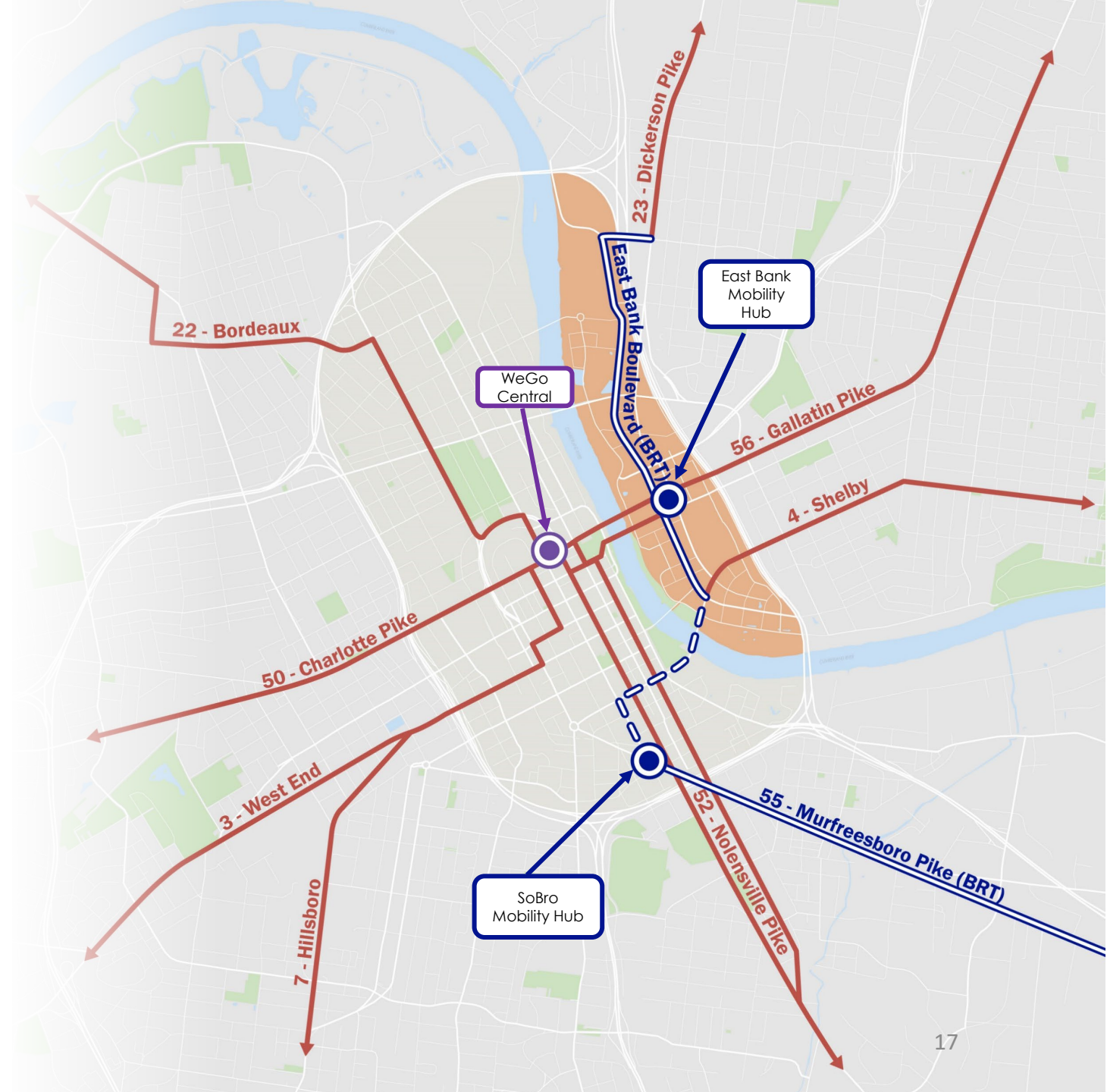


Regional Mobility - Transit

Connecting the dedicated transit lanes and BRT on the East Bank and Murfreesboro Pike is critical to connecting cross-city routes

The exploration of dedicated transit lanes should be explored:

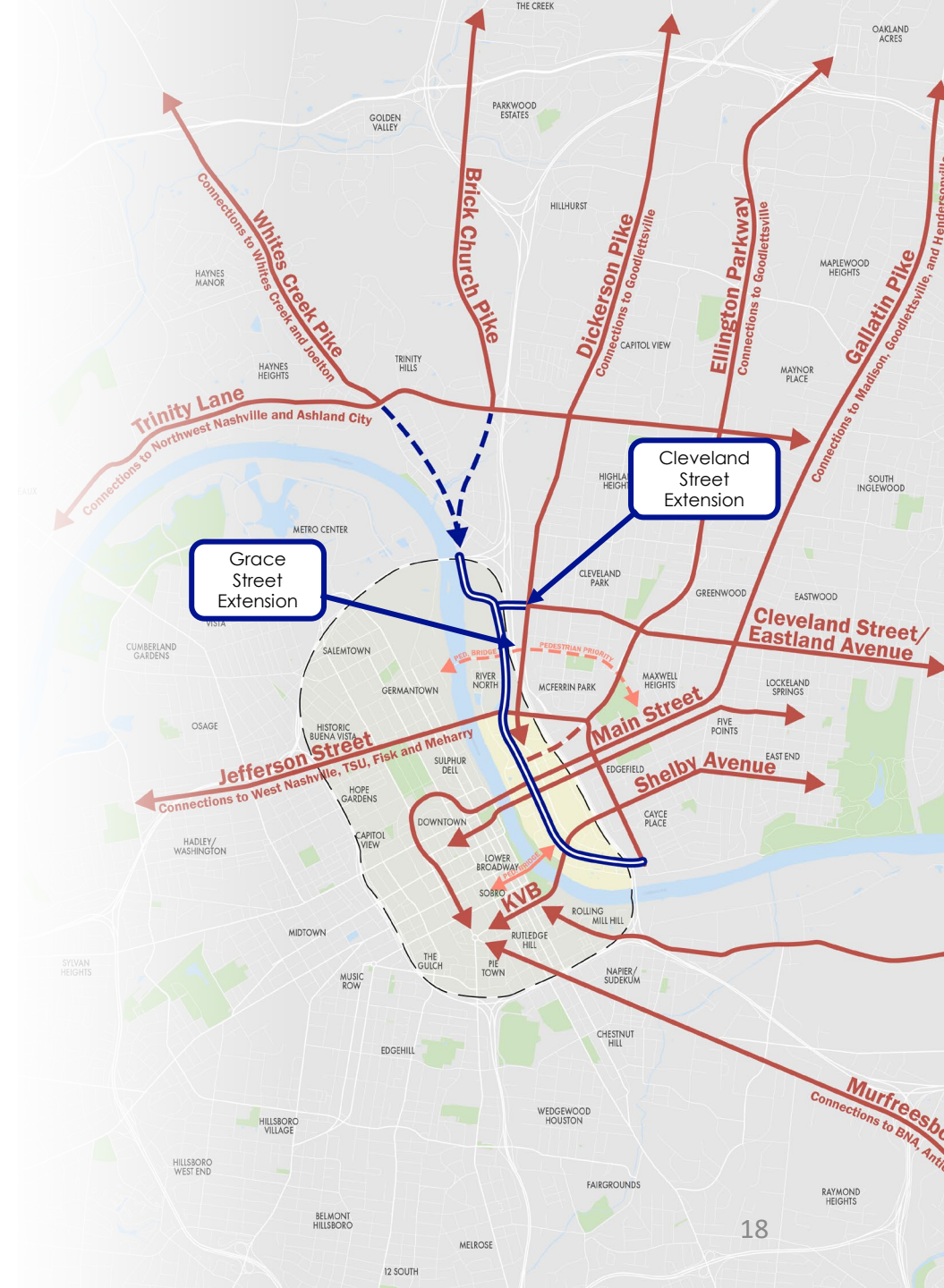
- A north-south route through the downtown core
- Along Shelby Avenue/KVB and Rep. John Lewis Way



Preserving Our Transit Future

3 Vital Infrastructure Pieces to Accomplish:

- Negotiate ROW for the Boulevard to protect and ensure transit readiness
- Multi-Modal connection between Dickerson Pike and North-South Boulevard
- Removing the barrier that is James Robertson Parkway bridge landing





James Robertson Parkway

James Robertson Parkway Modifications

JRP modification is critical for:

East Bank Boulevard

Vital for overall transit mobility north to south and east to west

East Bank Mobility Hub

Situated at the cross connect between East Bank boulevard and Gallatin Road/ Main Street transit lines.

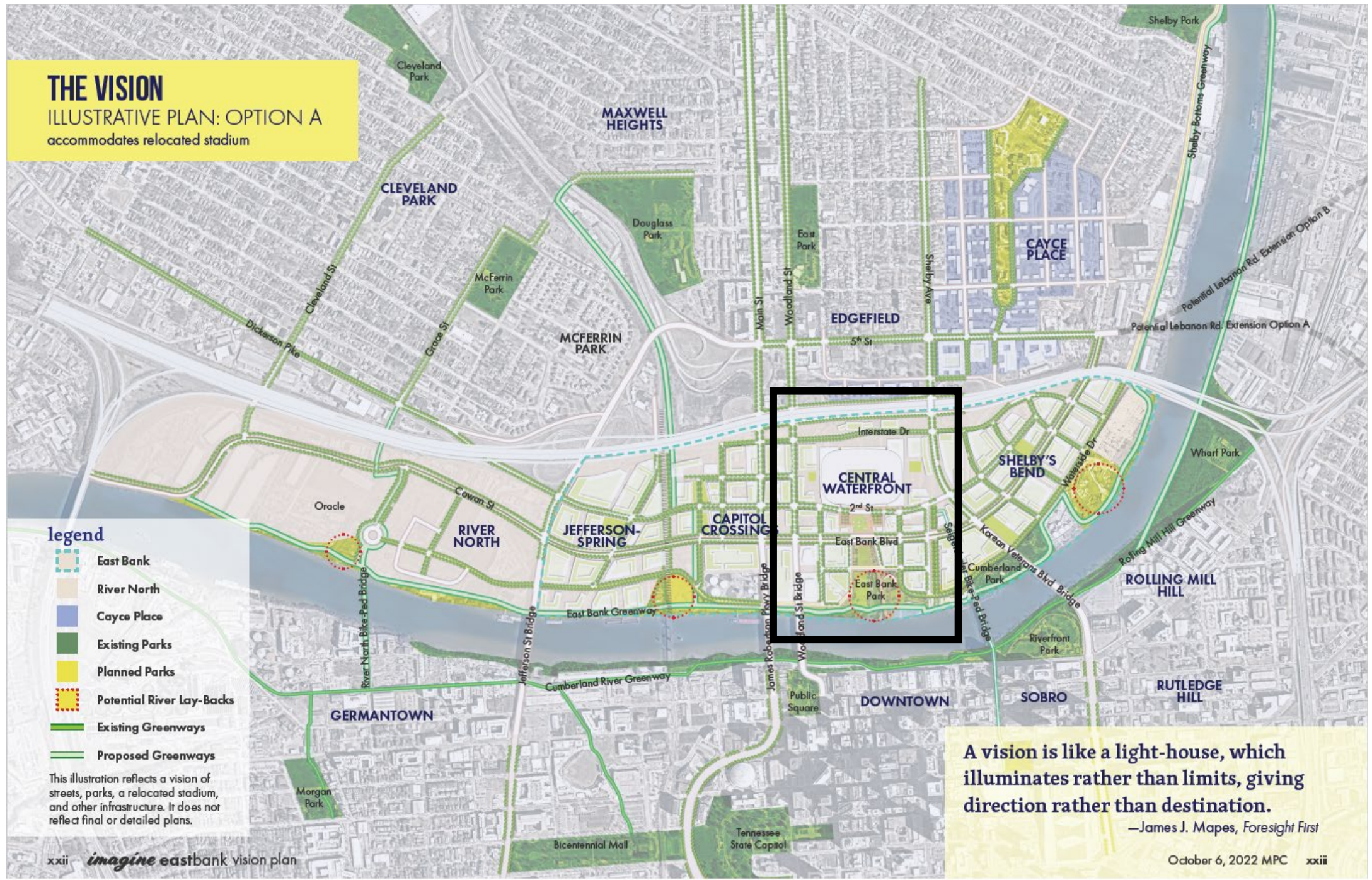
S 2nd St. Connection

Facilitates north south mobility parallel to the boulevard



THE VISION

ILLUSTRATIVE PLAN: OPTION A
accommodates relocated stadium



- legend**
- East Bank
 - River North
 - Cayce Place
 - Existing Parks
 - Planned Parks
 - Potential River Lay-Backs
 - Existing Greenways
 - Proposed Greenways

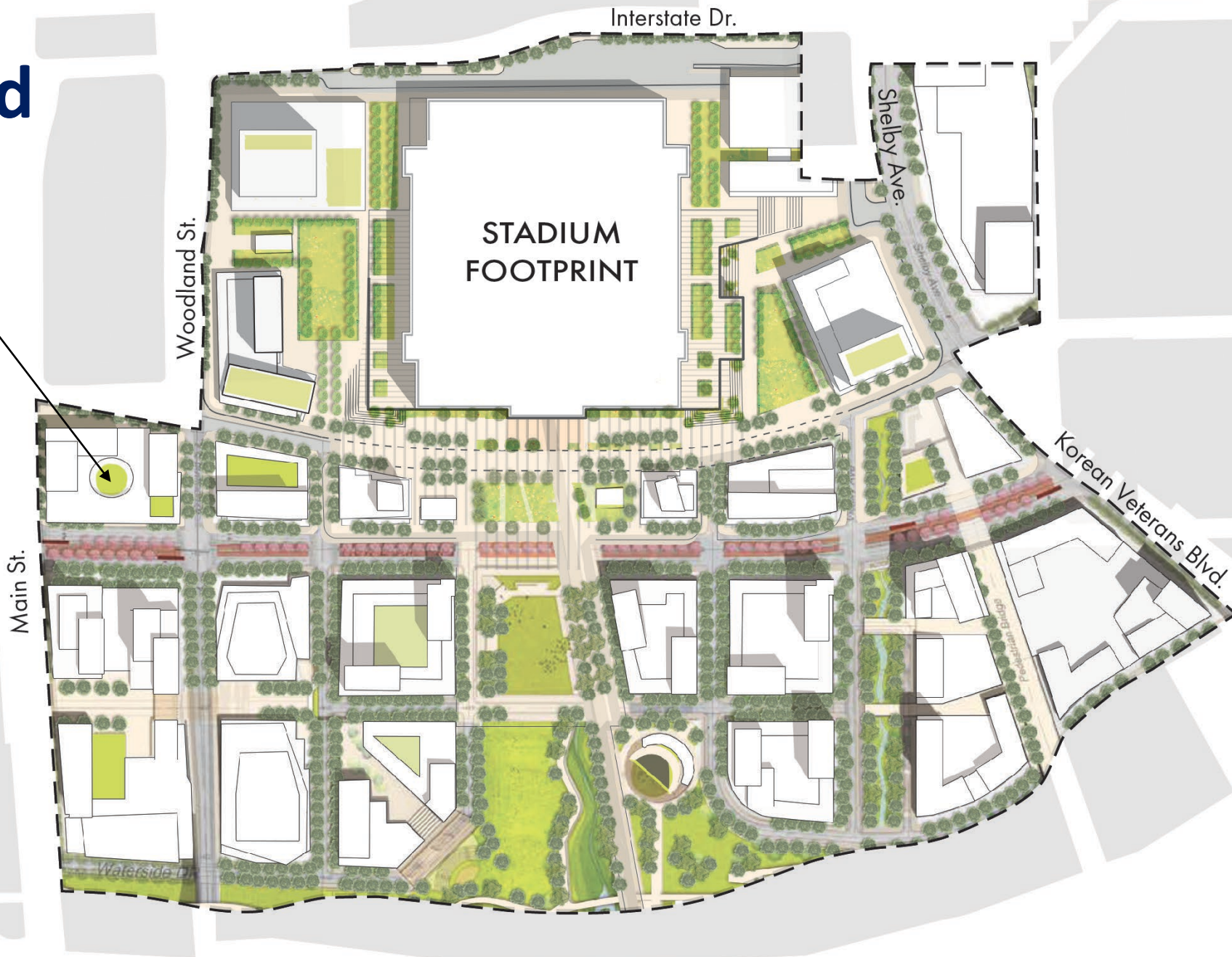
This illustration reflects a vision of streets, parks, a relocated stadium, and other infrastructure. It does not reflect final or detailed plans.

A vision is like a light-house, which illuminates rather than limits, giving direction rather than destination.

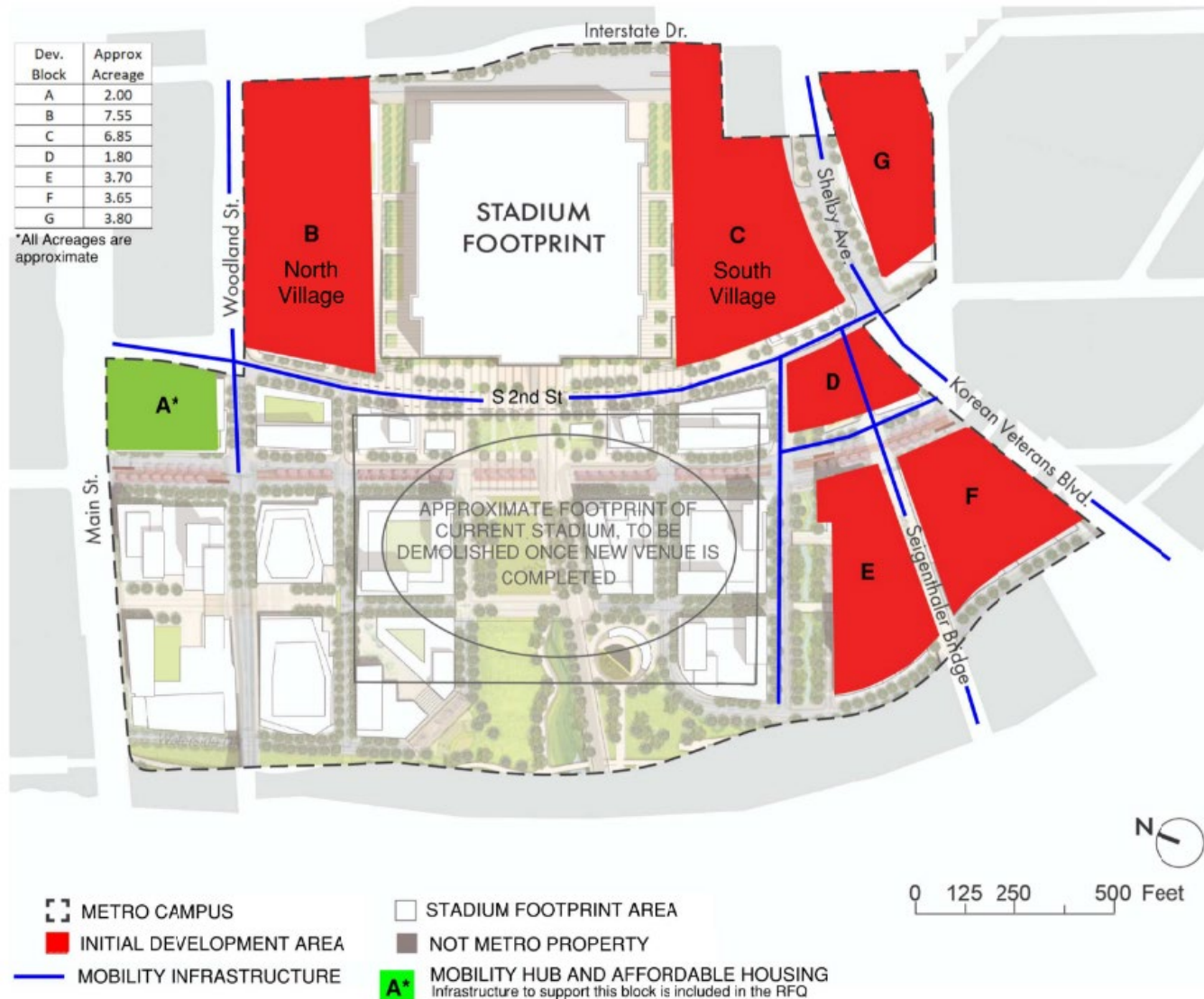
—James J. Mapes, *Foresight First*

Metro-Owned Campus

Future
Mobility
Hub



Initial Development Area (IDA)



Key Land Use Opportunities

- Transit Hub, with vertical housing as part of the project
- Cultural Uses
- Stormwater Management/Parks and Open Space
- Mixed Use Neighborhood Development, including housing
- Initial housing benchmarks were developed in consultation with the Affordable Housing Task Force and informed by community input and data – these goals are for PHASE I within the IDA.
- Housing benchmarks established through this process did not weigh basic infrastructure investment with its recommendations
- Housing benchmarks in future phases within the IDA should be evaluated and developed as the project progresses

RFP Process and Negotiations

- Master Developer selection process:
 - RFQ solicitation released January 12, 2023
 - RFP solicitation released May 9, 2023
 - RFP addendum released July 28, 2023

Key purpose of addendum: get apples to apples comparison of proposals

Key purpose of overall selection: select a qualified partner

The RFP process was NOT to negotiate specific terms or outcomes as part of the procurement.

- Several key points about Fallon's response to the RFP
 - Music City Mile
- Current status of negotiations

Upcoming Council Action

- Sewer Pump Station (SPS)
 - Partnership agreement between Titans and Metro Water Services
 - Cost recovery strategy for remaining costs associated with SPS
 - Both to be filed in December 2023
- Mandatory Referrals
 - South Second Street – between Victory Ave and Woodland Street
 - Russell Street – between South Second Street and Interstate Drive
 - Both to be filed in December 2023
- Master Developer Contract and related agreements
 - To be filed Q2 2024, see previous slide



Questions?