

**MINUTES OF THE CONSTRUCTION & DEVELOPMENT
COMMITTEE MEETING OF THE
CONVENTION CENTER AUTHORITY OF THE
METROPOLITAN GOVERNMENT OF NASHVILLE &
DAVIDSON COUNTY**

The Construction & Development Committee of the Convention Center Authority of the Metropolitan Government of Nashville and Davidson County (CCA) met on September 27, 2012 at 8:07 a.m., in Room 102 at the Nashville Convention Center, Nashville, Tennessee.

CONSTRUCTION & DEVELOPMENT COMMITTEE MEMBERS PRESENT: Vonda McDaniel, Luke Simons, Mona Lisa Warren, and Leo Waters

CONSTRUCTION & DEVELOPMENT COMMITTEE MEMBERS NOT PRESENT:

OTHERS PRESENT: Charles Robert Bone, Barbara Solari, Patrick Holcombe, Kristen Heggie, Mark Sturtevant, Sharon Hurt, Roxianne Bethune, Seab Tuck, Stephanie Harris, Larry Atema, John Van Mol, Holly McCall, Kim Hawkins, and Hunter Gee.

The meeting was opened for business by committee Chairman Leo Waters.

ACTION: Vonda McDaniel made a motion to approve the Construction & Development Committee minutes of March 29, 2012 and May 31, 2012. The motion was seconded by Luke Simons and approved unanimously by the committee.

With no objection the agenda items were taken out of order and Larry Atema was asked to discuss the Songwriters Hall of Fame exhibit. Seab Tuck then gave an overview of the design and there was discussion.

ACTION: Luke Simons made a motion accepting the Nashville Songwriters recommendation of the Selection Committee and recommending to the full Authority that it negotiate and execute a License Agreement with the Nashville Songwriters Hall

of Fame. The motion was seconded by Vonda McDaniel and approved unanimously by the committee.

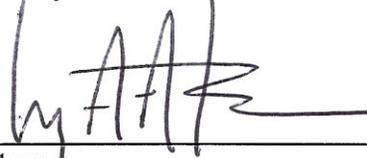
Kristen Heggie was then asked to give a project update. (Attachment #1) There was discussion.

Next, Mark Sturtevant introduced Kim Hawkins and Hunter Gee to give a South of Broadway planning update and there was discussion. (Attachment #2)

ACTION: Luke Simons made a motion approving and affirming the Consulting Agreement with Urban Design Associates for the development of a South of Broadway Master Plan and affirming Larry Atema, as the Senior Project and Development Manager, authority to execute such agreement. The motion was seconded by Vonda McDaniel and approved unanimously by the committee.

With no additional business a motion was made to adjourn. With no objection the Construction & Development committee of the CCA adjourned at 8:53 a.m.

Respectfully submitted,



Larry Atema
Senior Project Manager
Music City Center

Approved:



Leo Waters, Committee Chair
CCA Construction & Development Committee
Meeting Minutes of September 27, 2012

Convention Center Authority Construction Committee Meeting MCC Construction Update

September 27, 2012

- The plaza on 5th Avenue is nearing completion, including stone walls, concrete, and planters.
- Sidewalks and drop off lanes along Demonbreun are nearing completion.
- Level 1 bathrooms are complete and punch list/inspections have begun.
- Level 1 meeting room carpet and millwork is complete.
- Level 3 meeting room carpet is ongoing.
- Junior Ballroom millwork wall panels will be complete mid October.
- Parking control equipment and guard stations have begun arriving.
- The Exhibit Hall final floor prepping has begun in Exhibit Hall A to prepare for floor scoring and floor hardener.
- Permanent lights in Exhibit Hall A & B are installed and turned on.
- Grand Ballroom ceiling work has started.
- Green roof is complete.



South of Broadway Strategic Master Plan

NASHVILLE, TENNESSEE

Prepared for the Convention Center Authority and
The Nashville Downtown Partnership

10-19 SEPTEMBER 2012

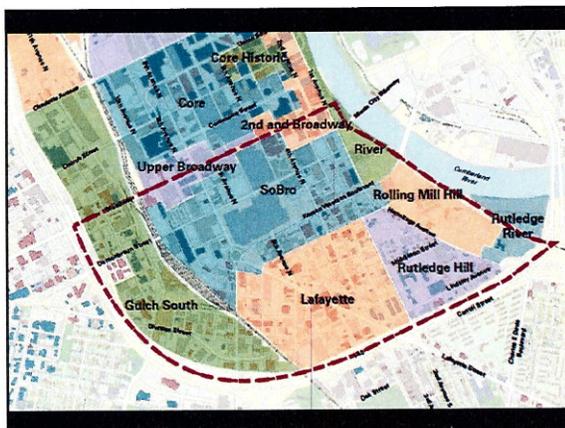
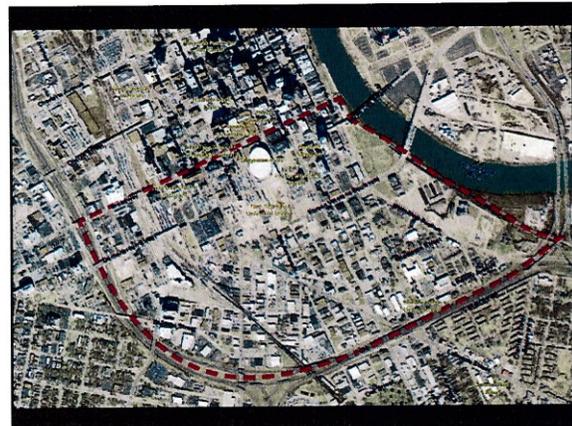
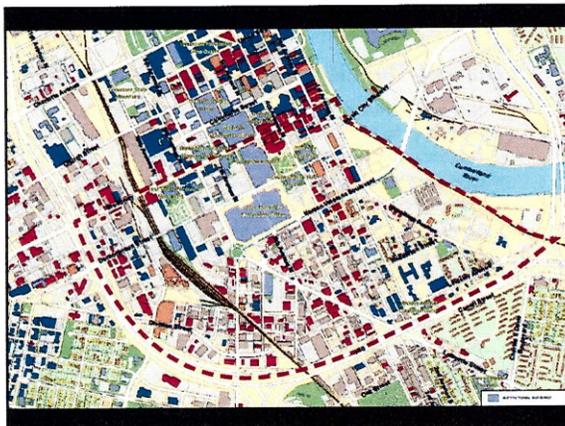
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WWW.SOUTHOFBROADWAY.COM
OR CONTACT US AT
THE EISEN GROUP
PARSONS BRINCKERHOFF
SMITH GEE STUDIO
HAWKINS PARTNERS
VARALLO PUBLIC RELATIONS



Design Team

Urban Design Associates - Lead Firm, Urban Design & Public Process
Smith Gee Studio - Architecture
The Eisen Group - Market Analysis
Parsons Brinckerhoff - Transportation Engineering
Hawkins Partners - Landscape Design
Civil Site Design Group - Civil Engineering
Varallo Public Relations - Public Relations and Outreach

SOUTH OF BROADWAY STRATEGIC MASTER PLAN



A Three Phase Process

A. Understanding Figuring out what is going on

B. Exploring Trying out various ideas

C. Deciding Selecting a preferred plan

IMPLEMENTATION!

SOUTH OF BROADWAY STRATEGIC MASTER PLAN

What are the stakeholder groups and individuals?

- » CCA and NDP
- » Community Advisor Group
- » Transportation
- » Parks and Open Space
- » Flooding & Stormwater Management
- » Utilities
- » Music, Sports, and Convention Tourism
- » Entertainment & Retail
- » Institutions and Non-Profits
- » "Creatives"
- » Housing
- » Property Owners
- » Elected Officials
- » Railroad

SOUTH OF BROADWAY STRATEGIC MASTER PLAN

Market/Development Opportunities

- Significant pent-up residential demand across downtown area, planned projects in SoBro, elsewhere
- Pricing an issue for affordable housing
- Integration of social services provides benefits and challenges
- Study area is large, disjointed; flood mitigation is critical
- Office market will likely be specialized, multi-tenanted
- Retail and attractions should be focused on key streets, blocks and connections to greater area

Market/Development Opportunities

- Niche/"Nashville-specific" land use opportunities (whiskey, fashion, music production/post production facilities, culture/arts, tourism...)
- Residential markets include both GenX and Gen Y, and retirees/empty nesters from suburban neighborhoods
- Transportation, walkability, connectivity between complementary uses will extend, fill-in the SoBro "Urban Neighborhood"
- Retail focus should include local/regional stores as well as selected national tenants; critical mass and contiguous street level stores will strengthen market

SoBro Market/Planning Issues

- What land uses are most compatible with MCC?
- How can connectivity across SoBro be improved, linking Music Row, The Gulch, Rutledge Hill, Rolling Mill Hill, the Downtown Core and other areas?
- What should be the priority retail streets and blocks
- Where and how many hotels are supportable?
- How will future MCC expansion affect the SoBro development program?
- Other questions/issues determined during the September 2012 SoBro Workshop

Moving forward: Key Milestones

August 16: Project Kick-off

September 10-12: Analysis Workshop/Baseline Assessments

September 13: Progress Report

October 9-12: Design Charrette

November 15: Progress Report

December 5: Plan refinement and "Deciding" workshop

January 15: Final presentation to Boards and Elected Officials

SOUTH OF BROADWAY STRATEGIC MASTER PLAN