




**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building, 2nd Floor
800 Second Avenue South
Nashville, Tennessee 37219

Date: February 12, 2015

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Richard C. Bernhardt, FAICP, CNU-A 

Re: Executive Director's Report

The following items are provided for your information.

A. Planning Commission Meeting Projected Attendance (6 members are required for a quorum)

1. Planning Commission Meeting:
 - a. Attending: McLean; Farr; LeQuire; Hunt; Blackshear; Clifton; Dalton; Adkins
 - b. Leaving Early:
 - c. Absent: Haynes; Gee
2. Legal Representation – Susan Jones will be attending

B. MPC Workshops on NashvilleNext Draft Plan

1. **February 17, 2015, 9:00 – 12:00 pm; Nashville Room.**
Topic – Review of Proposed Community Character Policy Changes and overview of Bellevue Community Plan format and contents
2. **March 2015 TBD;**
Topic – Review of Volume 1 (Purpose, Issues and Implementation); and Arts, Culture & Creativity; Economic & Workforce Development; and Education & Youth Elements and Key Proposed Actions and Access Nashville 2040 Element
3. **March 2015 TBD;**
Topic – Review of Health, Livability & the Built environment; Housing; Natural Resources & Hazard Adaptation; and Land Use, Transportation, & Infrastructure Elements and Key Proposed Actions
4. **April 2015 TBD;**
Topic – Review of Antioch/Priest Lake; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
5. **April 2015 TBD;**
Topic – Review of Joelton; Madison; North Nashville; Parkwood/Union Hill; Southeast; South Nashville; and West Nashville Community Plan Updates

C. February 12, 2015 MPC meeting NashvilleNext MPC Topic

1. Summary of Phase 4.5 Input (Claxton)
 - a. Upcoming - February 26, 2015 - Map App Demo (Higgs) and Transit Network and Implications

D. Communications

1. We have started a series of meetings with local media in advance of the NashvilleNext Draft Plan release – our conversation with the Tennessean’s editorial board last Friday was particularly productive, we have also met with Channel 5, and have presentations scheduled over the next few days with the Nashville Scene and Channel 2. Meetings with WPLN radio and Channels 4 and 17 are still being set.
2. We have prepared a new “Guide for Neighborhoods” which explains how neighborhood leaders and organizations can access our services. It’s available both on paper and on our webpage, and got a positive response at the Mayor’s neighborhood leaders’ training last Saturday.

E. Community Planning

1. Adams Carroll, Active Mobility Planner has started work.
2. Greg Claxton will be presenting Nashville Next at Pecha Kucha night at the Nashville Civic Design Center on Friday, February 20, 2015.
3. The initial review of the UT design studio students’ preliminary work on application of missing middle housing will be held on February 23, 2015.
 - a. Key Study Objectives
 - i. Affordability – Can the transition provide lower cost housing types?
 - ii. Connectivity – Can the transition improve pedestrian, bicycle, and street connectivity?
 - iii. Context – How far into the neighborhood should the transition go?
 - iv. Open Space – Can the transition incorporate new open space?
 - b. Study Locations
 - i. Gallatin Pike (Corridor b/n Seymour & Granada)
 - ii. Dickerson Pike (Corridor b/n Cleveland & Douglas)
 - iii. White Bridge Road (Corridor b/n Vine Ridge & Brookwood)
 - iv. Bellevue (Edge of Memphis Bristol Hwy & Sawyer Brown Rd. Into Cross Timbers Residential)
 - v. Nolensville Pike (Corridor b/n Old Hickory Rd. to Brewer Dr)
 - vi. Nolensville Pike (Corridor b/n Nolensville Pike & Thompson Lane Intersection to Sunrise Avenue)
 - vii. Harding Pike (Corridor from Trousdale to stream)
 - viii. Green Hills (Edge of Hillsboro Pike & Richard Jones Rd into residential neighborhood)
 - ix. Harding Pike Corridor (Corridor from Danby to Shadecrest)

F. Land Development

1. We are continuing to interview for a Planner 3 to fill Brandon Burnette’s position.

G. GIS

1. Micah Taylor has been hired to fill Mary Beth Stephens' position as a GIS Analyst. He will begin on February 17, 2015.
2. Continuing to prepare launch for Cityworks in April 2015.

H. Executive Director Presentations

1. East Nashville Community Meeting, Preferred Future Book-A-Planner Presentation

I. NashvilleNext

1. **Guiding Principles** – They have been vetted and in final Draft Stage. They will form the basis for Draft Plan.

Ensure Opportunity for All – Opportunity is about equity and fairness for all.

- Nashville is accessible, allowing *all* Nashvillians to come together to work, to play, to learn, and to create community, regardless of background or ability.
- Nashville's accessibility extends to transportation, employment and educational opportunities, online capabilities, civic representation, access to nature and recreation and government services.
- In Nashville, we are all able to participate and contribute to community decision-making and the future of our community.

Expand Accessibility - Accessibility is critical for equity.

- Nashville is accessible, allowing *all* Nashvillians to come together to work, to play, to learn, and to create community, regardless of background or ability.
- Nashville's accessibility extends to transportation, employment and educational opportunities, online capabilities, civic representation, access to nature and recreation and government services.
- In Nashville, we are all able to participate and contribute to community decision-making and the future of our community.

Create Economic Prosperity - Access to prosperity improves all.

- Nashville's economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- Our strong workforce and high quality of life make Nashville's economy nationally and internationally competitive.
- Nashville's success is based on promoting opportunities for individual growth and success, for small and local businesses and entrepreneurs.
- To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

Foster Strong Neighborhoods - Neighborhoods are the heart and soul of Nashville.

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.

- Our neighborhoods are complete. They are healthy, safe, affordable and connected – with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural features and strong schools.
- Our diverse neighborhoods give our community character and grow with us as we move into the future.

Advance Education - Educational access for all is our foundation.

- Community investment is key to Nashville’s success in K-12 education. Neighborhoods, businesses, institutions, non-profits, families, individuals and Metro work to ensure access to opportunity for all children through child care and school choices, transportation options, and engaging Nashvillians in supporting children and families.
- Life-long learning also benefits from the community’s investment in continuing education, retraining opportunities and literacy.
- Nashville’s excellent colleges and universities are community assets that educate our youth and adults, are a tremendous resource for the community and add to the community’s prestige.

Champion the Environment - Environmental stewardship is our responsibility.

- Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville – from the Cumberland River to the hills of Beaman and Warner Parks – are part of our identity.
- We protect these landscapes because they contribute to our health and quality of life and retain the historic character of Nashville.
- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of sustainable buildings and infrastructure.

Be Nashville - ‘Nashville’ is our strength.

- Nashville is strong because we lift one another up and help people help themselves.
- We are strong because of our culture of creativity, respect for history, and optimism for the future.
- We are strong because of our welcoming culture that represents the best of Southern hospitality and celebrates Nashville’s multiculturalism.
- Nashville recognizes its role in the region and responds to improve and advance regional activities, quality of life and well-being for all.

2. NashvilleNext Overall Schedule

- a. Creating and Adopting the Plan (Fall 2014/Summer 2015)
 - i. Community Vision and Guiding Principles Statements
 - ii. Goals, Policies and Actions
 - iii. Preferred Development Scenario
 - iv. Community Plan Updates
 - v. Implementation Schedule
 - vi. Planning Commission Adoption

3. NashvilleNext Key Activities:

- a. **Participation** - Phase 4 (of 5) of the process is completed with over 17,000 participants.
- b. **Draft Plan** – The draft plan is being prepared between the staff and Resource Teams. All input received by January 23, 2015 will be evaluated and considered prior to the release of the draft plan in early March.
- c. **Community Engagement** – Preparing for Phase 5 community engagement after release of the draft plan.
- d. **Online** - Preferred Future Mapping and Information tool is at www.nashvillenext.net.

4. Resource Teams:

- a. NashvilleNext Resource Teams have moved into Phase 3 (of 3) of their process. The purpose of this Phase is to develop final goals, policies and actions for the preferred future.

Resource Team - Phase 3	1 st	2 nd	3 rd	4 th
Economic/Workforce Development	●	●	●	○
Arts, Culture, & Creativity	●	●	●	○
Natural Resources/Hazard Adaptation	●	●	●	○
Education & Youth	●	●	●	○
Housing	●	●	●	○
Health, Livability, & Built Environment	●	●	●	○
Land Use, Transportation, & Infrastructure	●	●	●	●

5. NashvilleNext Special Studies

- a. **Cost of Service Tool – RCL.** Nashville was chosen as a test case for this study. The cost of service tool aims to quantify the varying per household and employee cost of providing municipal and county services at different densities of development. Rather than focusing on infrastructure/capital costs, RCL will focus on ongoing operating costs that are the backbone of municipal budgets. Upon completion, this tool will be used to: a) estimate a gradient by which costs of municipal and county services are expected to increase or decrease depending on density and b) allow municipalities to better estimate the cost of future development at varying densities. RCL hopes that the tool will allow municipalities and counties to improve on the traditional average cost methodology of fiscal impact analysis by taking density, and its cost impact, into account

RCL’s goal is to measure the cost of service across densities for road, fire, police, water and sewage, waste and school bussing services. By measuring costs individually by services in existing sheds and collecting data across municipalities and counties for a richer dataset, they hope to bring data specificity to the literature, which currently tends to rely on case studies.

J. Planning Commission Workshops (all include 1.5 hours Planning Commissioners Training credits)

K. APA Training Opportunities Specifically for Planning Commissioners (cosponsored by Lincoln Institute of Land Policy) (all include 1.5 hours Planning Commissioners Training credits). These programs are designed for planning commissioners; some are also appropriate for planners.

1. Scheduled APA Webinars
2. Nashville Room, 2nd floor MOB.
3. All are scheduled from 3:00 – 4:30 pm (except April 20, 2015 meeting)
4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
February 18, 2015	Sustaining Places through the Comprehensive Plan
April 20, 2015 (time TBD)	Planning Commissioner Ethics (Live Webcast from APA’s National Planning Conference)

L. APA Training Opportunities (Planning Commissioners and Staff)

1. Scheduled APA Webinars
2. Nashville Room, 2nd floor MOB.
3. All are scheduled from 3:00 – 4:30 pm
4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
June 3, 2015	The Planning Office of the Future
June 24, 2015	2015 Planning Law Review

Administrative Approved Items and Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 2/05/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	1	1
PUDs	0	0
UDOs	0	0
Subdivisions	4	5
Mandatory Referrals	10	11
Total	15	17

SPECIFIC PLANS (finals only): MPC Approval
Finding: Final site plan conforms to the approved development plan.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
9/11/2014	1/26/2015	Rec Approval	2013SP-037-002	HILL CENTER SYLVAN HEIGHTS (FINAL)	A request for final site plan approval for various properties located along Charlotte Avenue, Park Avenue, 40th Avenue North and Elkins Avenue, east of the CSX railroad right-of-way, zoned SP (6.3 acres), to permit a mixed-use development, requested by Barge Cauthen & Associates, applicant; H.G. Hill Realty, Co., owner.	24 (Jason Holleman)

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval
Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
1/12/2015	1/22/2015	RECOM APPR	2015M-003PR-001	402 HATHAWAY COURT PROPERTY ACQUISITION	A request authorizing the Director of Public Property to exercise an option to purchase real property to be used by Metropolitan Parks and Recreation as a park, requested by the Metro Department of Finance, applicant; Tennessee Parks and Greenways Foundation, property owner.	23 (Emily Evans)
1/14/2015	1/23/2015	RECOM APPR	2015M-002AB-001	ALLEY #701.5 ABANDONMENT	A request to abandon Alley #701.5 from 31st Ave N to Alley #719 (easements and utilities to be abandoned and relocated), requested by Barge Waggoner, Sumner & Cannon, Inc., applicant; LLU Opus 31, LLC, property owner.	21 (Edith Taylor Langster)
1/21/2015	1/26/2015	RECOM APPR	2015M-003EN-001	NASHVILLE B-CYCLE	A request to allow encroachments into the public right-of-way for "Nashville B-Cycle" for the construction of a concrete pad and the installation of a third generation automated single-sided solar powered bike station that will contain up to 11 bikes and 11 docks on property located at 2101 Belmont Boulevard, requested by Nashville B-Cycle, applicant.	18 (Burkley Allen)
1/20/2015	1/26/2015	RECOM APPR	2015M-005ES-001	610 MERRITT AVENUE ABANDONMENT OF EASEMENT RIGHTS	A request to abandon the existing 40' wide Public Utility Easement in a portion of the former right-of-way of 50th Avenue (previously retained in Council Ordinance 077-786) on property located at 610 Merritt Avenue, requested by Metro Water Services, applicant; SixTen Land Group, LLC, owner.	17 (Sandra Moore)
1/21/2015	1/26/2015	RECOM APPR	2015M-004PR-001	ECKERD CORPORATION GROUND LEASE RENEWAL	A request to approve the renewal of a ground lease agreement by and between the Metropolitan Government of Nashville and Davidson County and Eckerd Corporation, requested by the Metropolitan Department of Finance, applicant.	21 (Edith Taylor Langster)
1/22/2015	1/29/2015	RECOM APPR	2015M-006ES-001	210 AND 310 FIRST AVENUE SOUTH EASEMENT ABANDONMENT	A request to abandon approximately 125 linear feet of existing 48" combination sewer main and easement, and to accept approximately 215 linear feet of existing 48" combination sewer main and easement on properties located at 210 and 310 1st Avenue South, Metro Water Services Project # 14-SWC-0018, requested by Metro Water Services, applicant; Metropolitan Government of Nashville and Davidson County,owner.	19 (Erica S. Gilmore)
1/28/2015	1/30/2015	RECOM APPR	2015M-007ES-001	14TH & WEDGEWOOD	A request to abandon the easement rights that were retained in the former 11th Avenue South previously abandoned under Council Bill 2006-930, requested by Metro Water Services, applicant; Nashville Urban Venture, LLC,owner.	19 (Erica S. Gilmore)

1/26/2015	2/3/2015	RECOM APPR	2015M-004AB-001	ALLEY #922 ABANDONMENT	A request to abandon a portion of Alley #922 from Belcourt Avenue southward to Alley #917 (easements and utilities to be abandoned and relocated), requested by Civil Site Design Group, PLLC, applicant; Sunset Partners, LLC., and Senior Citizens Building Corp, property owners.	18 (Burkley Allen)
1/26/2015	2/3/2015	RECOM APPR	2015M-004EN-001	1807 21ST AVE S AERIAL ENCROACHMENT	A request to allow aerial encroachments comprised of canopies and signs encroaching above the public right-of-way for property located at 1807 21st Avenue South, zoned MUL, requested by Barge, Cauthen & Associates, applicant; Hill Center Acklen, LLC., owner.	18 (Burkley Allen)
1/27/2015	2/3/2015	RECOM APPR	2015M-005PR-001	SAUNDERS AVENUE PROPERTY ACQUISITION	A request authorizing the Director of Public Property, or his designee, to exercise an option to acquire real property by purchase for use as part of Saunders Avenue Stormwater Improvement Project, requested by the Metro Department of Finance, applicant.	08 (Karen Bennett)

INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval
Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
12/10/2014	1/20/2015	APADMIN	2015S-012-001	WEST RIVERFRONT	A request for final plat approval to create one lot, dedicate right-of-way along 1st Avenue South and abandon existing right-of-way for Molloy Street within the Rutledge Hill Redevelopment District on properties located at 110, 210 and 310 1st Avenue South, 301 Molloy Street, 82 Korean Veterans Boulevard, 1st Avenue South (unnumbered), Korean Veterans Boulevard (unnumbered), and Peabody Street (unnumbered), south of Shelby Avenue (12.24 acres), zoned DTC, requested by Civic, applicant; Metro Government, owner.	19 (Erica S. Gilmore)

8/18/2014	1/20/2015	APADMIN	2014S-191-001	CROLEY 2 LOT SUBDIVISION	A request for final plat approval to create two lots on property located at 550 Croley Drive, at the southeast corner of Alamo Place and Croley Drive, zoned R8 (0.49 acres), requested by Donlon Land Surveying, LLC, applicant; Susan Henderson and James Privett, owners.	20 (Buddy Baker)
10/2/2014	1/22/2015	APADMIN	2014S-217-001	53RD AT KENTUCKY	A request for final plat approval to create one lot on a portion of property located at 5300 Kentucky Avenue, approximately 390 feet west of 52nd Avenue North, zoned R6 (0.172 acres), requested by Dale & Associates, applicant; 949 Main, LLC, owner.	20 (Buddy Baker)
10/31/2014	1/26/2015	APADMIN	2014S-236-001	Resub of Lot 1 on Plan of Resub of Lot 45, Sec 2, Forest Acres Estates & Resub of Lot 59, Forest Acres Estates, Sec 2	A request for final plat approval to shift lot lines between properties located at 444 and 450 Kinhawk Drive and a portion of property located at Kinhawk Drive (unnumbered), approximately 1,870 feet west of Nolensville Pike, zoned R15 (3.47 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Warner Properties, LP, James and Maria Moen, and Richard Smith et ux, owners.	04 (Brady Banks)

DTC MPC Approval

Finding: Final site plan conforms to the provisions of the DTC as conditioned.

Project Name	Location	Project Summary	Planning Staff	MDHA/DRC/ By right	Staff Recommended Conditions
NONE					

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/2/15	Approved New	2013B-031-002	BURKITT SPRINGS, PHASE 2
1/21/15	Approved Extension/Reduction	2014B-039-002	VOCE, PHASE 1B
2/3/15	Approved New	2015B-003-001	SUNSET HILLS, PHASE 4
2/2/15	Approved New	2015B-004-001	BURKITT VILLAGE, PHASE 5, SECTION 1
2/5/15	Approved Release	2014B-001-002	4100 WYOMING AVENUE

Schedule

- A. Thursday, February 12, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. Tuesday, February 17, 2015 – [MPC NashvilleNext Workshop](#)**; 9:00 – 12:00 pm; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Proposed Community Character Policy Changes and overview of Bellevue Community Plan format and contents
- C. Thursday, February 26, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. March TBD, 2015 – [MPC NashvilleNext Workshop](#)**; TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Volume 1 (Purpose, Issues and Implementation); and Arts, Culture & Creativity; Economic & Workforce Development; and Education & Youth Elements and Key Proposed Actions and Access Nashville 2040 Element
- E. Thursday, March 12, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. March TBD, 2015 – [MPC NashvilleNext Workshop](#)**; TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Health, Livability & the Built environment; Housing; Natural Resources & Hazard Adaptation; and Land Use, Transportation, & Infrastructure Elements and Key Proposed Actions
- G. Thursday, March 26, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. April TBD, 2015 – [MPC NashvilleNext Workshop](#)**; TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Antioch/Priest Lake; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
- I. Thursday, April 9, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. April TBD, 2015 – [MPC NashvilleNext Workshop](#)**; TBD; 800 Second Ave. South, Metro Office Building, 2nd Floor, Nashville Room.
Topic – Review of Joelton; Madison; North Nashville; Parkwood/Union Hill; Southeast; South Nashville; and West Nashville Community Plan Updates
- K. Thursday, April 23, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. Thursday, May 14, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. Thursday, May 28, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. Thursday, June 11, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. Thursday, June 25, 2015 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- P. Thursday, July 23, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- Q. Thursday, August 13, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- R. Thursday, August 27, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- S. Thursday, September 10, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- T. Thursday, September 24, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- U. Thursday, October 8, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- V. Thursday, October 22, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- W. Thursday, November 12, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- X. Thursday, December 10, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- Y. Thursday, January 14, 2016 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**