



Metropolitan Council

**PROPOSED AMENDMENTS PACKET
FOR THE COUNCIL MEETING OF
TUESDAY, FEBRUARY 7, 2023**

Table of Contents

| | |
|-----|--|
| 001 | Amendment to BL2022-1481 |
| 002 | Amendment to BL2023-1665 |
| 003 | Substitute Resolution No. RS2023-1978 |
| 036 | Amendment to RS2023-1980 |
| 037 | Late Filed Ordinance – 2022SP-076-001 |
| 053 | Late Filed Ordinance – 2022SP-076-001 – Materials Restrictions |
| 054 | Amendment to BL2022-1630 |
| 055 | Substitute Ordinance No. BL2022-1631 |
| 060 | Amendment to BL2023-1684 |
| 062 | Amendment No. 1 to Substitute Ordinance No. BL2022-1471 |
| 063 | Amendment No. 2 to Substitute Ordinance No. BL2022-1471 |
| 065 | Amendment No. 3 to Substitute Ordinance No. BL2022-1471 |
| 066 | Amendment No. 4 to Substitute Ordinance No. BL2022-1471 |
| 067 | Amendment to BL2022-1531 |
| 068 | Amendment to BL2022-1621 |

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1481

Mr. President –

I hereby move to amend Ordinance No. BL2022-1481 as follows:

I. By amending Section 4, by adding the following conditions as Conditions 3:

3. Prior to building permit approval, the developer shall conduct a full signal warrant analysis for the intersection of Buena Vista Pike at Cliff Drive. If a traffic signal is not warranted, the developer shall coordinate with NDOT to design and construct a pedestrian refuge island on the east leg of Buena Vista Pike at Cliff Dr. with enhanced pedestrian crossing features such as solar-powered signal flashers, curb ramps and crosswalks to be approved with final construction drawings prior to issuance of building permits. If the signal study shows a new signal is warranted, the developer shall provide a funds-in-lieu-of contribution to NDOT for the signal design and construction which is equal to the cost of installation of the enhanced pedestrian crossing system in Buena Vista Pike, but no more than \$50,000 total. Funds-in-lieu-of payment would be required prior to issuance of final building permits for the project.

INTRODUCED BY:

Kyonzte Toombs
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-1665

Mr. President:

I move to amend Ordinance No. BL2023-1665 by adding the following provisions as a new Section 8, and renumbering the existing sections 8 and 9 accordingly:

Section 8. Be it further enacted, in recognition of recommendations from the Nashville Department of Transportation/Traffic and Parking as provided in the December 8, 2022 Planning Commission Staff Report regarding offsite improvements for this SP, the developer has agreed to make a one-time contribution of up to \$100,000 to the Metropolitan Government as the developer's pro rata share of traffic signaling and traffic calming improvements in the area of this SP. The developer shall make the up to \$100,000 contribution at the time the final SP plan for the first phase of the development is approved.

INTRODUCED BY:

Jennifer Gamble
Member of Council

Substitute Resolution No. RS2023-1978

An initial resolution determining to issue general obligation bonds of The Metropolitan Government of Nashville and Davidson County in an aggregate principal amount of not to exceed \$4783,540,000.

WHEREAS, it is necessary and in the public interest of The Metropolitan Government of Nashville and Davidson County (the "Metropolitan Government") to issue general obligation bonds in an aggregate principal amount of not to exceed \$4783,540,000 (the "Bonds") for the purposes hereinafter provided; and,

WHEREAS, pursuant to Section 9-21-205, Tennessee Code Annotated, prior to the issuance of any general obligation bonds, the governing body of the local government proposing to issue said bonds shall adopt a resolution determining to issue the same; and,

WHEREAS, for the purpose of complying with the requirements of said statute, the Metropolitan County Council of the Metropolitan Government adopts this Resolution.

NOW, THEREFORE BE IT RESOLVED BY THE METROPOLITAN COUNTY COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Purpose. For the purposes of financing (a) all or a portion of the costs of the acquisition of land for and the planning, design, development, construction, renovation, modification, improvement, upgrade, expansion, repair, maintenance, rehabilitation, equipping and/or acquisition of the following public works projects (as defined in Section 9-21-105, Tennessee Code Annotated): (1) school buildings, facilities, and vehicles, including monies for ADA compliance, environmental remediation, and technology facility infrastructure improvements; (2) new Juvenile Justice Center; (3) bikeways, sidewalks, roads, streets and rights-of-way, including streetscape improvements, street lights, drainage improvements, lighting, signage and signalization, roadway improvement related to traffic management and traffic calming; (4) facilities related to transit centers and shelter improvements; (5) public transportation (including monies for grant matches and bus fleet replacements); (6) fairgrounds facilities and infrastructure; (7) parks, parks' facilities, greenways, and equipment related to the foregoing; (8) public libraries and related facilities; (9) Metropolitan Government buildings and facilities, including planning and studies related thereto; (10) public safety buildings and facilities, including buildings and facilities for the police and fire departments, and technology improvements related to the foregoing; (11) public works projects of the Metropolitan Government, including planning and studies related thereto; and (12) stormwater system improvements (collectively, the "Projects"), as all such Projects are more specifically set forth on Exhibit A attached hereto; provided, however, that the specific portion of total funding allocated to each Project as set forth on Exhibit A may hereafter be amended by legislation of the Metropolitan Council; and further provided that such Projects with an estimated value in excess of \$5,000,000 are more specifically set forth on collective Exhibit B attached hereto; and further provided that the Council's CIB Project Prioritization List, attached as Exhibit C, was considered when determining such Projects; (b) acquisition of all property, real and personal, appurtenant to the foregoing and acquisition or construction of certain public art as required by Ordinance No. BL2000-250; (c) legal, fiscal, administrative, architectural and engineering costs incident to all the foregoing; (d) all other costs authorized to be financed pursuant to Section 9-21-109, Tennessee Code Annotated, including without limitation, costs of issuance of the Bonds; and (e) the payment or reimbursement of the payment of principal of and interest on any bonds, notes or other debt obligations issued in anticipation of the Bonds, the Metropolitan County Council hereby determines to issue the Bonds in an aggregate principal amount of not to exceed \$4783,540,000.

Section 2. Authorization. The Bonds described herein shall be issued pursuant to the Charter of the Metropolitan Government and/or the Local⁰⁰⁸ Government Public Obligations Act of 1986, as

amended, codified as Title 9, Chapter 21, Tennessee Code Annotated, and no referendum or election shall be required for the issuance of the Bonds unless a petition for an election relating to their issuance is filed within the time and in the manner provided for in said statute.

Section 3. Interest. The maximum rate of interest of the Bonds shall not exceed seven and one-quarter percent (7.25%) or the maximum rate permitted by applicable law.

Section 4. Source of Payment. Debt service on the Bonds shall be payable from and secured by ad valorem taxes on all taxable property in the General Services District and Urban Services District, fully sufficient to pay all such debt service falling due prior to the time of collection of the next succeeding tax levy; provided, however, taxes so levied in the General Services District shall be levied in an amount sufficient to pay that portion of such debt service attributable to school projects and projects in the General Services District financed by the Bonds; and the taxes so levied in the Urban Services District shall be levied in an amount sufficient to pay that portion of such debt service attributable to projects in the Urban Services District financed by the Bonds; provided, further, however, that the Metropolitan Government shall be unconditionally and irrevocably obligated to levy and collect ad valorem taxes without limit as to rate or amount on all taxable property within the Metropolitan Government to the full extent necessary to pay all debt service on the Bonds, and the full faith and credit of Metropolitan Government shall be irrevocably pledged to the payment thereof.

Section 5. Publication of Resolution. The Metropolitan Clerk is hereby directed to cause this Resolution, upon its adoption, together with the statutory notice required by Section 9-21-206, Tennessee Code Annotated, to be published in full once in a newspaper published and having general circulation in the Metropolitan Government.

Section 6. Effective Date. This Resolution shall take effect from and after its adoption, the welfare of the Metropolitan Government requiring it.

INTRODUCED BY:

Bob Mendes
Member(s) of Council

EXHIBIT A

FY 2022-23 CAPITAL SPENDING PLAN

Total - \$4783,540,000

GENERAL GOVERNMENT - \$31308,520,000 /
MNPS - \$139,020,000 / CONTINGENCY - \$26,000,000

| <u>Agency / Department</u> | <u>CIB Project ID</u> | <u>Allocation</u> | <u>Not to Exceed</u> (Plus Contingency) |
|---|-----------------------|-------------------|--|
| METRO NASHVILLE PUBLIC SCHOOLS | | | \$112,020,000 |
| <u>Design / Construction Projects</u> | | | |
| Lakeview Elementary - Replacement | 04BE0023 | \$39,320,000 | |
| Paragon Mills Elementary - Renovation | 04BE0027 | 33,420,000 | |
| Percy Priest Elementary - Replacement | 04BE0029 | 39,280,000 | |
| <u>Misc. Deferred Maintenance District-Wide Projects</u> | | | \$27,000,000 |
| ADA Compliance | 13BE0041 | 200,000 | |
| Environmental Remediation | 14BE0037 | 100,000 | |
| Emergency Construction and Contingency | 14BE0042 | 5,000,000 | |
| Bus and Fleet Replacement | 03BE0005 | 1,300,000 | |
| Office of School Improvements - Small Projects | 18BE0015 | 2,375,000 | |
| Technology - Facility Infrastructure Improvements Projects | 17BE0001 | 3,100,000 | |
| School - Safety and Security | 16BE0029 | 250,000 | |
| High School Competition Artificial Turf Fields | 23BE0002 | 3,000,000 | |
| District-Wide Projects - Maintenance | 18BE0019 | 11,675,000 | |
| JUVENILE JUSTICE | | | \$92,000,000 |
| New Juvenile Justice Center - Construction Phase 1 | 19GS0005 | 92,000,000 | |
| NDOT | | | \$78,990,000 |
| State of Good Repair | 22PW0002 | 38,076,000 | |
| Safety / Vision Zero / Traffic Calming | 22PW0005 | 13,736,000 | |
| Active Transportation / Bikeways | 22PW0006 | 5,346,000 | |
| Traffic Management Systems / Signal Upgrades | 22PW0007 | 6,026,000 | |
| Sidewalk Program | 22PW0001 | 13,806,000 | |
| Roadways | 23PW0001 | 500,000 | |
| Restoration & Resiliency, Partnership Funding | 22PW0004 | 1,500,000 | |
| MTA | | | \$24,930,000 |
| MTA Grant Match for State and Federal Grants | 15MT0001 | 6,000,000 | |
| RTA Grant Match through MTA for State and Federal Grants | 15MT0006 | 1,250,000 | |
| Neighborhood Transit Centers | 18MT0002 | 8,000,000 | |
| Better Bus Fleet Expansion | 22MT0001 | 8,180,000 | |
| Transit Stop and Shelter Improvements | 20MT0002 | 1,500,000 | |
| FAIRGROUNDS - NASHVILLE | | | \$19,300,000 |
| Fairgrounds Campus Completion | 20FB0001 | 19,300,000 | |
| PARKS | | | \$41,175,000 |
| Old Hickory Closeout | 19PR0006 | 7,900,000 | |
| Sunnyside Renovation Closeout | 19PR0001 | 550,000 | |
| Fort Negley - Stonework & Construction | 19PR0034 | 2,000,000 | |
| | 19PR0002 | 15,500,000 | |
| Riverfront Dock | 19PR0007 | 1,500,000 | |
| Naval Reserve Building Renovation | 23DS0004 | 2,500,000 | |
| Ted Rhodes Football Field | 19PR0001 | 1,500,000 | |
| Madison Station Park Design | 19PR0056 | 525,000 | |
| Mill Ridge Park - Construction | 19PR0035 | 8,700,000 | |
| Wharf Park - Conceptual Design | 19PR0054 | 500,000 | |

EXHIBIT A

FY 2022-23 CAPITAL SPENDING PLAN

Total - \$4783,540,000

GENERAL GOVERNMENT - \$313,520,000 /
MNPS - \$139,020,000 / CONTINGENCY - \$26,000,000

| <u>Agency / Department</u> | <u>CIB Project ID</u> | <u>Allocation</u> | <u>Not to Exceed</u> (Plus Contingency) |
|--|-----------------------|------------------------|--|
| LIBRARY | | | \$5,775,000 |
| Major Maintenance | 18PL0003 | \$4,275,000 | |
| PEG Studio Relocation Planning/Design | 19GS0014 | 500,000 | |
| Hadley Library Design | 17PL0001 | 500,000 | |
| Cohn School Design | 17PL0004 | 500,000 | |
| GENERAL SERVICES | | | \$26,100,000 |
| Project Closeouts - Donelson Library / SE Precinct / PSH / Others | 21GS0005 | 10,000,000 | |
| <u>Master Space Planning Phase 1 implementation</u> | | | |
| - Social Services / MAC / Postal Services Relocation | 21GS0009 | 7,536,000 | |
| - MSE | 20GS0006 | 1,000,000 | |
| - Parkway Towers | 23GS1002 | 6,564,000 | |
| Property Acquisitions | 23AD0005 | 1,000,000 | |
| FIRE | | | \$11,250,000 |
| Fire Station #2 / Cost Escalation & Mixed-Use Development | 23GS1004 | 11,000,000 | |
| Fire Master Plan - new station - Planning/Design | 16FD0001 | 250,000 | |
| POLICE | | | \$5,000,000 |
| PTA Gun Range Planning/Design/Site | 20GS0007 | 1,000,000 | |
| Police Mounted Patrol Barn | 23GS1003 | 4,000,000 | |
| PLANNING DEPT | | | \$72,000,000 |
| East Bank Infrastructure Prgm Mgmt / Coordination / Studies | 23PW0004 | 5,000,000 | |
| Neighborhood Planning and Infrastructure Studies | 20PC0002 | 1,000,000 | |
| Urban core multimodal and corridor planning study | 21PC0001 | 500,000 | |
| Planning / Design for Multipurpose Bldgs / Surplus Property | 23DS0001 | 500,000 | |
| ADMINISTRATIVE | | | \$2,000,000 |
| Participatory Budget/North Nashville | 23AD0004 | 2,000,000 | |
| Sub-Total | | \$45247,540,000 | \$45247,540,000 |
| CONTINGENCY / 1% FOR THE ARTS | | | \$26,000,000 |
| - GSD Contingency | | 18,000,000 | |
| - MNPS Contingency | | 8,000,000 | |
| GRAND TOTAL | | \$4783,540,000 | \$4783,540,000 |

EXHIBIT A

FY 2022-23 CAPITAL SPENDING PLAN

Total - \$4783,540,000

GENERAL GOVERNMENT - \$31308,520,000 /
MNPS - \$139,020,000 / CONTINGENCY - \$26,000,000

| <u>Agency / Department</u> | <u>CIB Project ID</u> | <u>Allocation</u> | <u>Not to Exceed</u> (Plus Contingency) |
|--|-----------------------|---------------------|--|
| OTHER / SELF FUNDING | | | |
| <u>Metro Water Services - Stormwater Projects</u> | | | \$18,500,000 |
| - Capital Construction / Remedial Maintenance | 09WS0025 | \$13,000,000 | |
| - Engineering | 09WS0027 | 3,000,000 | |
| - Compliance Assistance and Master Planning | 21WS0023 | 2,000,000 | |
| Building Operations Major Maintenance-ECC Power Supply | 20GS0002 | 500,000 | |
| Total - Other / Self Funding | | \$18,500,000 | \$18,500,000 |
| DEAUTHORIZATIONS | | 2,404,239 | |

Exhibit B

Cost Itemization Forms

CAPITAL PROJECT COST ITEMIZATION FORM

MNPS - Lakeview Elementary Replacement

CIB # **04BE0023**

Date **12/22/2022**

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | MNPS - Lakeview Elementary Replacement - \$ 39,320,000 |
| PROJECT DESCRIPTION: | Replacement school for Lakeview Elementary |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|---------------------------------------|-------------------|
| | RS2020-213 | 45220 | 80401220.507999.0.0.0.45220.080.0.0.0 | 2,400,000 |
| | | | | |
| | | | | |

* less any Contingency

**Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)**

| |
|-------------------------|
| No |
| FY2023 |
| \$ 13,690,000.00 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 0.00 |
| Design | 0.00 |
| Construction | 38,337,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 983,000.00 |
| Total Funding Request | 39,320,000.00 |

*** Details of Other Anticipated Project Costs:**

| |
|---|
| Project Management Services, Construction Materials Testing, Special Inspections |
|---|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------|
| Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | |

Details - On Impact to Operating Budget

| |
|--|
| |
|--|

Form Prepared By: David R Proffitt

CAPITAL PROJECT COST ITEMIZATION FORM

MNPS - Paragon Mills Addition & Renovation

CIB # **04BE0027**

Date **12/22/2022**

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | MNPS - Paragon Mills Elementary Addition & Renovation - \$ 39,320,000 |
| PROJECT DESCRIPTION: | Replacement school for Lakeview Elementary |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 45022 | 80407022.507999.0.0.0.45022.080.0.0.0. | 2,930,000 |
| | | | | |
| | | | | |

* less any Contingency

**Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)**

| |
|-------------------------|
| No |
| FY2023 |
| \$ 13,620,000.00 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|--|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 0.00 |
| Design | 0.00 |
| Construction | 32,584,500.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 835,500.00 |
| Total Funding Request | 33,420,000.00 |

*** Details of Other Anticipated Project Costs:**

| |
|---|
| Project Management Services, Construction Materials Testing, Special Inspections |
|---|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------|
| Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | |

Details - On Impact to Operating Budget

| |
|--|
| |
|--|

Form Prepared By: David R Proffitt

CAPITAL PROJECT COST ITEMIZATION FORM

MNPS - Percy Priest Elementary - Replacement

CIB # **04BE0029**

Date **12/22/2022**

| | |
|-----------------------|--|
| CAPITAL PROJECT NAME: | MNPS - Percy Priest Elementary - Replacement - \$ 39,280,000 |
| PROJECT DESCRIPTION: | Replacement school for Percy Priest Elementary |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 45022 | 80405022.507999.0.0.0.45022.080.0.0.0. | 3,000,000 |
| | | | | |
| | | | | |

* less any Contingency

*Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)*

| |
|------------------------|
| No |
| FY2023 |
| \$ 9,880,000.00 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 0.00 |
| Design | 0.00 |
| Construction | 38,298,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 982,000.00 |
| Total Funding Request | 39,280,000.00 |

*** Details of Other Anticipated Project Costs:**

| |
|---|
| Project Management Services, Construction Materials Testing, Special Inspections |
|---|

ESTIMATED OPERATING BUDGET IMPACT:

| | | |
|---|---------|------|
| | Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | | |

Details - On Impact to Operating Budget

| |
|--|
| |
|--|

Form Prepared By: **David R Proffitt**

CAPITAL PROJECT COST ITEMIZATION FORM

MNPS - Misc. District-Wide Projects

CIB # 18BE0019

Date 1/3/2022

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | MNPS - District-Wide Projects - \$ 27,000,000 |
| PROJECT DESCRIPTION: | Miscellaneous District-Wide Projects [Electrical Upgrades, HVAC Upgrades, Roof Repair / Replacement, Paving, Plumbing, IT equipment, Bus/White Fleet, Emergency Contingency, etc.] |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|----------------|-------------------|
| | RS2021-1201 | 45022 | | 85,000,000 |
| | RS2021-757 | 45021 | | 67,850,000 |
| | RS2020-213 | 45220 | | 46,350,000 |
| | RS2018-1454 | 45119 | | 36,000,000 |

* less any Contingency

**Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)**

| |
|--------------------------|
| No |
| Reoccurring annual needs |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 100,000.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering Design | 250,000.00 |
| Construction | 0.00 |
| Furniture, Fixtures & Equipment | 21,750,000.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 3,100,000.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 1,800,000.00 |
| | 27,000,000.00 |

*** Details of Other Anticipated Project Costs:**

| |
|--|
| Project Management Services, Bus and White Fleet replacement |
|--|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|---------|
| Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | FY 2024 |

Details - On Impact to Operating Budget

This capital funding for deferred maintenance and building component replacements will relieve general operational budget by reducing repairs and service costs which in turn allow resources to be redirected to other repair/maintenance needs in the district. Actual operating budget impact can not be quantified until project completion.

Form Prepared By: David R Proffitt

CAPITAL PROJECT COST ITEMIZATION FORM

General Services - JJC - New JJC - Phase 2

FY23 CIB # **19GS0005**

Date **12/28/2022**

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | JUVENILE JUSTICE CENTER - \$92,000,000 |
| PROJECT DESCRIPTION: | New facility for Juvenile Justice Center - Partial Request. Balance of construction request anticipated in future CSP. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 26400022.507999.0.0.0.40022.010.0.0.0. | \$30,000,000 |
| | RS2017-713 | 40018 | 10402018.507999.0.0.0.40017.010.0.0.0. | \$2,000,000 |
| | RS2016-245 | 40017 | 10411017.507999.0.0.0.40017.010.0.0.0. | \$1,000,000 |

* less any Contingency

**Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)**

| |
|-----------|
| No |
| Oct-23 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 350,000.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 0.00 |
| Construction | 73,050,000.00 |
| Furniture, Fixtures & Equipment | 300,000.00 |
| Infrastructure Improvement | 4,500,000.00 |
| New and Supporting Technology | 300,000.00 |
| Utility-Relocation, Misc. Costs, etc. | 9,000,000.00 |
| Other Anticipated Project Costs * | 4,500,000.00 |
| Total Funding Request | 92,000,000.00 |

* Details of Other Anticipated Project Costs:

| |
|---------------------|
| Project Contingency |
|---------------------|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|--|
| Amount? | |
| What Fiscal Year will this Impact Operating Budget? | |

Details - On Impact to Operating Budget

| |
|--|
| |
|--|

Form Prepared By: Mike Leonard, DGS

CAPITAL PROJECT COST ITEMIZATION FORM

NDOT - State of Good Repair

CIB # 22PW0002
Date 12/28/2022

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | STATE OF GOOD REPAIR - \$38,076,000 |
| PROJECT DESCRIPTION: | State of Good Repair is funding to cover annual paving and sidewalk repair budgets. It also fully addresses the backlog of paving, bridge, street/bridge lighting, and brings non-ADA compliant sidewalks into compliance. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | | 40022 | 42400022.507999.0.0.0.40022.042.0.0.0. | \$50,000,000 |
| | RS2021-757 | 42021 | 42403021.507999.0.0.0.42021.042.0.0.0. | \$30,000,000 |
| | | | 42404021.507999.0.0.0.42021.042.0.0.0. | \$10,000,000 |
| | | | 42405021.507999.0.0.0.42021.042.0.0.0. | \$7,750,000 |
| | | | 42406021.507999.0.0.0.42021.042.0.0.0. | \$2,250,000 |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|-----------|
| NO |
| |
| Ongoing |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|--|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 0.00 |
| Design | 2,100,000.00 |
| Construction | 26,073,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 501,000.00 |
| New and Supporting Technology | 800,000.00 |
| Utility-Relocation, Misc. Costs, etc. | 100,000.00 |
| Other Anticipated Project Costs * | 8,502,000.00 |
| Total Funding Request | 38,076,000.00 |

* Details of Other Anticipated Project Costs:

| |
|--|
| CEI inspection for the Paving Program, Bridge Program and Permit Inspectors. Also Railroad Coordination, Railroad Flaggers and PE Agreement. |
|--|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------|
| Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | N/A |

Details - On Impact to Operating Budget

| |
|--|
| |
|--|

| |
|---|
| Form Prepared By: Kristin Kumrow |
|---|

CAPITAL PROJECT COST ITEMIZATION FORM

NDOT - Safety / Vision Zero / Traffic Calming

CIB # 22PW0005

Date 12/28/2022

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | SAFETY / VISION ZERO / TRAFFIC CALMING - \$ 13,736,000 |
| PROJECT DESCRIPTION: | Safety/Vision Zero/Traffic Calming programs would serve to address the existing backlog of traffic calming requests maintained by MPW as well as to address operation safety improvements in the highest accident locations. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 42405022.507999.0.0.0.42021.042.0.0.0. | \$10,000,000 |
| | RS2021-757 | 42021 | 42410021.507999.0.0.0.42021.042.0.0.0. | \$15,000,000 |
| | | | | |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|-----------|
| NO |
| Ongoing |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 0.00 |
| Design | 3,586,000.00 |
| Construction | 9,000,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 1,150,000.00 |
| Total Funding Request | 13,736,000.00 |

*** Details of Other Anticipated Project Costs:**

| |
|---|
| Vision Zero Education/Encouragement Program = \$900,000 Enforcement Support for MNPD = \$250,000 |
|---|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------|
| Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | N/A |

Details - On Impact to Operating Budget

| |
|--|
| |
|--|

Form Prepared By: Kristin Kumrow

CAPITAL PROJECT COST ITEMIZATION FORM

NDOT - Restoration & Resiliency

CIB # **22PW0006**

Date **12/28/2022**

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | Active Transportation - Bikeways - \$5,346,000 |
| PROJECT DESCRIPTION: | Active Transportation/Bikeways/Greenways program funds approximately seven miles of new bikeway every year, growing our network by 20% over five years. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | | 40022 | 42408022.507999.0.0.0.40022.042.0.0.0. | \$2,000,000 |
| | | | | |
| | | | | |

* less any Contingency

**Will this allocation complete the funding for this project?
 If Yes, what is the anticipated date to close-out the project?
 If No, when is additional funding anticipated? (Phased project)**

| |
|-----------|
| No |
| |
| Ongoing |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|---------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 0.00 |
| Design | 0.00 |
| Construction | 5,346,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 5,346,000.00 |

* Details of Other Anticipated Project Costs:

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------|
| Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | N/A |

Details - On Impact to Operating Budget

CAPITAL PROJECT COST ITEMIZATION FORM

NDOT - Traffic Management Systems / Signal Upgrades

CIB # **22PW0007**

Date **12/28/2022**

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | TRAFFIC MANAGEMENT SYSTEMS - SIGNAL UPGRADES - \$ 6,026,000 |
| PROJECT DESCRIPTION: | Traffic Management Systems/Signal Upgrades funding will implement the recommendations of the system evaluation currently underway. Significant reductions in travel time as well as safety improvements are anticipated. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 42404022.507999.0.0.0.40022.042.0.0.0. | \$7,000,000 |
| | RS2021-757 | 42021 | 42414021.507999.0.0.0.42021.042.0.0.0. | \$5,300,000 |

* less any Contingency

**Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)**

| |
|-----------|
| No |
| |
| Ongoing |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|---------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 0.00 |
| Design | 745,075.00 |
| Construction | 4,980,925.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 300,000.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 6,026,000.00 |

* Details of Other Anticipated Project Costs:

ESTIMATED OPERATING BUDGET IMPACT:

| | | |
|--|----------------|-----------|
| | Amount? | 20,000.00 |
| What Fiscal Year will this Impact Operating Budget? | | 2024 |

Details - On Impact to Operating Budget

Maintenance of new signals, detection, cameras, and communication systems. Maintenance activities will be minimal in the near-term while parts are under warranty and increase with time.

CAPITAL PROJECT COST ITEMIZATION FORM

NDOT - Sidewalks

CIB # 22PW0001

Date 12/28/2022

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | SIDEWALK - CONSTRUCTION - \$13,806,000 |
| PROJECT DESCRIPTION: | Sidewalk construction funding to address the remaining priority sidewalk needs across the county. These priorities are defined in Chapter 5 of the WalknBike master plan. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | | 40022 | 42409022.507999.0.0.0.40022.042.0.0.0. | \$5,000,000 |
| | RS2021-757 | 42021 | 42404021.507999.0.0.0.42021.042.0.0.0. | \$10,000,000 |
| | RS2020-213 | 40220 | 42402220.507999.0.0.0.40220.042.0.0.0. | \$4,000,000 |
| | | 40119 | 42402119.507999.0.0.0.40119.042.0.0.0. | \$30,000,000 |
| | RS2017-713 | 40018 | 42402018.507999.0.0.0.40018.042.0.0.0. | \$30,000,000 |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|-----------|
| No |
| |
| Ongoing |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|--|----------------------|
| Land Acquisition | 425,000.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 0.00 |
| Design | 575,000.00 |
| Construction | 9,500,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 3,306,000.00 |
| Total Funding Request | 13,806,000.00 |

* Details of Other Anticipated Project Costs:

| |
|--|
| Consultant Program Management Team Support = \$3,306,000 |
|--|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------|
| Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | N/A |

Details - On Impact to Operating Budget

| |
|--|
| |
|--|

Form Prepared By: Kristin Kumrow

CAPITAL PROJECT COST ITEMIZATION FORM

MTA - MTA Grant Match for Fed / State Funds

FY23 CIB # **15MT0001**
Date **12/28/2022**

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | MTA - MTA GRANT MATCH FOR FED & STATE GRANT FUNDS - \$6,000,000 |
| PROJECT DESCRIPTION: | MTA leverages 80% Federal/10% State funds and 75% State IMPROVE Act funds, approximately \$38 million annually, for transit projects. Additional opportunities for leverage will present themselves under the new Federal Infrastructure Investment and Jobs Act (IIJA) |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 78401022.507999.0.0.0.40022.078.0.0.0. | \$5,000,000 |
| | RS2021-757 | 40021 | 78401021.507999.0.0.0.40021.078.0.0.0. | \$4,000,000 |
| | RS2020-213 | 40220 | 78400220.507999.0.0.0.40220.078.0.0.0. | \$3,000,000 |
| | RS2018-1454 | 40119 | 78402119.507999.0.0.0.40119.078.0.0.0. | \$2,500,000 |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|-----------|
| No |
| |
| Annually |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|--|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering Design | 0.00 |
| Construction | 0.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 15,500,000.00 |
| Total Funding Request | 15,500,000.00 |

*** Details of Other Anticipated Project Costs:**

Local funding match is required to secure annual Federal & State transit grants that offset costs of MTA capital projects and operating expenses. The funding is essential for sustaining service and leverages approximately \$38 million in Federal & State funds annually.

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------------------------|
| Amount? | (20,428,870.00) |
| What Fiscal Year will this Impact Operating Budget? | FY24 |

Details - On Impact to Operating Budget

MTA relies on Federal and State grants to offset operating costs and complete capital projects. Failure to provide match dollars will equate to \$20.4 million dollar operating deficit starting in FY 24.

| | |
|--------------------------|------------------|
| Form Prepared By: | Stephen G. Bland |
|--------------------------|------------------|

CAPITAL PROJECT COST ITEMIZATION FORM

MTA - Neighborhood Transit Centers

FY23 CIB # **18MT0002**

Date **12/28/2022**

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | MTA - NEIGHBORHOOD TRANSIT CENTERS - \$8,000,000 |
| PROJECT DESCRIPTION: | Planning, environmental, land acquisition, design and construction of a network of neighborhood transit centers throughout Davidson County to serve as focal points of mobility |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 78408022.507999.0.0.0.40022.078.0.0.0. | \$3,300,000 |
| | | | | |
| | | | | |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|-----------|
| No |
| |
| FY 24 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 7,910,000.00 |
| Environmental Compliance | 1,130,000.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 1,130,000.00 |
| Design | 1,130,000.00 |
| Construction | 0.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 11,300,000.00 |

*** Details of Other Anticipated Project Costs:**

Cost above are based on estimates of CSP funds provided to advance development of sites toward construction and to allow for applications of larger funding opportunities through State & Federal competitive grants through demonstration of existing local match and "shovelreadiness."

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|-----------------------------------|
| Amount? | \$100,000 to \$1 million annually |
| What Fiscal Year will this Impact Operating Budget? | FY 2025 |

Details - On Impact to Operating Budget

Yearly utility costs and general operations of the facility. Actual year and operating budget impact will vary depending upon service at each center once completed. Hillsboro Transit Center was operational at the end of FY 2022, with and FY 2023 operating budget of less than \$100,000. North Nashville Transit Center is scheduled for completion in FY 2025, with an estimated operating budget increase of \$1 million.

| | |
|--------------------------|------------------|
| Form Prepared By: | Stephen G. Bland |
|--------------------------|------------------|

CAPITAL PROJECT COST ITEMIZATION FORM

MTA - Better Bus Fleet Expansion

FY23 CIB # **22MT0001**

Date **12/28/2022**

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | BETTER BUS FLEET EXPANSION - \$8,180,000 |
| PROJECT DESCRIPTION: | Purchase of additional passenger vehicles to increase peak hour frequency, new routes route expansion and Access services. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 78406022.507999.0.0.0.40022.078.0.0.0. | \$2,000,000 |
| | | | | |
| | | | | |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|------------|
| Yes |
| FY 2026 |
| |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 0.00 |
| Construction | 0.00 |
| Furniture, Fixtures & Equipment | 10,180,000.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 10,180,000.00 |

*** Details of Other Anticipated Project Costs:**

| |
|--|
| Purchase of additional passenger vehicles to increase peak hour frequency, new routes, route expansion, and Access services as described in the Metro Nashville Transportation Plan. |
|--|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|--------------|
| Amount? | 6,700,000.00 |
| What Fiscal Year will this Impact Operating Budget? | FY 24 |

Details - On Impact to Operating Budget

| |
|--|
| Implementation of increased services will increase the operating budget as follow: FY 24- \$6.7 million, FY 25- \$5.5 million, FY 26- 8.4 million |
|--|

| |
|---|
| Form Prepared By: Stephen G. Bland |
|---|

CAPITAL PROJECT COST ITEMIZATION FORM

Fairgrounds - Fairgrounds Infrastructure

FY23 CIB # **20FB0001**

Date **1/2/2023**

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | FAIRGROUNDS SITES IMPROVEMENTS - \$19,300,000 |
| PROJECT DESCRIPTION: | Additional Improvements to Fairground Sites |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 62401022.507999.0.0.0.40022.062.0.0.0. | \$22,000,000 |
| | RS2018-1328 | 40019 | 62401019.507999.0.0.0.40019.062.0.0.0. | \$25,000,000 |
| | RS2016-245 | 40017 | 62401017.507999.0.0.0.40017.062.0.0.0. | \$17,000,000 |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|------------|
| Yes |
| 2025 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 3,860,000.00 |
| Design | 0.00 |
| Construction | 15,440,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 19,300,000.00 |

* Details of Other Anticipated Project Costs:

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------------|
| Amount? | 100,000.00 |
| What Fiscal Year will this Impact Operating Budget? | 2025 |

Details - On Impact to Operating Budget

Maintenance and operation of improved spaces.

Form Prepared By: Laura Womack

CAPITAL PROJECT COST ITEMIZATION FORM

PARKS - Old Hickory Community Center - Closeout

CIB # 19PR0006

Date 12/28/2022

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | COMMUNITY CENTERS - REPLACEMENT AND EXPANSIONS - \$7,900,000 |
| PROJECT DESCRIPTION: | Replacement, expansion or major renovation of existing facilities per Plan to Plan |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 40402022.507999.0.0.0.40022.040.0.0.0. | \$13,400,000 |
| | | | | |
| | | | | |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|------------|
| YES |
| Jul-24 |
| |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|---------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 0.00 |
| Construction | 7,900,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 7,900,000.00 |

* Details of Other Anticipated Project Costs:

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------------|
| Amount? | 858,800.00 |
| What Fiscal Year will this Impact Operating Budget? | FY24 |

Details - On Impact to Operating Budget

Amount includes community center operations (staffing and supplies). This community center will be our first site where we have all elements of cultural arts programming on site, for their staffing (visual arts, music, dance, and theater)

Form Prepared By: Tim Netsch

CAPITAL PROJECT COST ITEMIZATION FORM

PARKS - Fort Negley - Stonework and Construction - \$17,500,000

CIB #s **19PR0034** **19PR0002**
Date **12/28/2022**

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | FORT NEGLEY - ONGOING STONEWORK REPAIR AND PLANNING - \$2,000,000 IMPLEMENTATION OF INDIVIDUAL PARK MASTER PLANS - \$15,500,000 |
| PROJECT DESCRIPTION: | Projects in existing parks typically include renovations (asset protection). Projects in existing and new parks reflect current user needs and expansion into underserved areas. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-1201 | 40022 | 40404022.507999.0.0.0.40022.040.0.0.0. | \$1,000,000 |
| | | | | |
| | | | | |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|-----------|
| NO |
| |
| |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 2,000,000.00 |
| Construction | 15,500,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 17,500,000.00 |

* Details of Other Anticipated Project Costs:

| |
|--|
| |
|--|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------------|
| Amount? | 750,200.00 |
| What Fiscal Year will this Impact Operating Budget? | N/A |

Details - On Impact to Operating Budget

| |
|--|
| |
|--|

Form Prepared By: **Tim Netsch**

CAPITAL PROJECT COST ITEMIZATION FORM

PARKS - Mill Ridge Park - Construction

CIB # **19PR0035**

Date **1/19/2023**

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | MILL RIDGE PARK MASTER PLAN IMPLEMENTATION - PHASE TWO - \$8,700,000 |
| PROJECT DESCRIPTION: | Phase Two master plan implementation |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2018-1454 | 40119 | 40403119.507999.0.0.0.40119.040.0.0.0. | \$12,000,000 |
| | | | | |
| | | | | |

* less any Contingency

*Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)*

| |
|-----------|
| NO |
| FY2026 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|---------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 800,000.00 |
| Construction | 7,900,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 8,700,000.00 |

* Details of Other Anticipated Project Costs:

| |
|--|
| |
|--|

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|------------|
| Amount? | 182,000.00 |
| What Fiscal Year will this Impact Operating Budget? | FY24 |

Details - On Impact to Operating Budget

| |
|-------------|
| Maintenance |
|-------------|

CAPITAL PROJECT COST ITEMIZATION FORM

General Services - Project Closeout

FY23 CIB # **21GS0005**

Date **12/28/2022**

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | GENERAL SERVICE - PROJECT CLOSEOUTS - \$10,000,000 |
| PROJECT DESCRIPTION: | Supplemental funding for previously authorized capital projects negatively impacted by unprecedented pandemic related material and labor cost escalation. |

| PROJECT FUNDING HISTORY | <u>Resolution #</u> | <u>Fund #</u> | <u>Account String</u> | <u>Total Allocated*</u> |
|-------------------------|---------------------|---------------|-----------------------|-------------------------|
| | | | N / A | |
| | | | | |
| | | | | |

* less any Contingency

***Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)***

| |
|------------|
| Yes |
| Dec-24 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 0.00 |
| Construction | 10,000,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 0.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 10,000,000.00 |

* Details of Other Anticipated Project Costs:

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|--|--|
| Amount? | |
| What Fiscal Year will this Impact Operating Budget? | |

Details - On Impact to Operating Budget

Form Prepared By: Mike Leonard, DGS

CAPITAL PROJECT COST ITEMIZATION FORM

General Services - Master Space Planning - Phase 1

FY23 CIB # **21GS0009**

Date **12/28/2022**

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | GENERAL SERVICES - MASTER SPACE PLANNING - PHASE 1 - SOCIAL SERVICES, MAC, POSTAL SERVICES OFFICES - RELOCATION - \$6,194,000 |
| PROJECT DESCRIPTION: | Relocate Metro agencies currently located in the Clifford Allen Building |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|----------------|-------------------|
| | | | | |
| | | | | |
| | | | | |

* less any Contingency

**Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)**

| |
|-----------|
| No |
| |
| Fall 2023 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|---------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 843,700.00 |
| Construction | 1,712,000.00 |
| Furniture, Fixtures & Equipment | 2,320,000.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 1,265,600.00 |
| Utility-Relocation, Misc. Costs, etc. | 52,700.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 6,194,000.00 |

* Details of Other Anticipated Project Costs:

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|---|------|
| Amount? | TBD |
| What Fiscal Year will this Impact Operating Budget? | FY24 |

Details - On Impact to Operating Budget

Impact to operating budget depends on new location which is not determined at this time.

Form Prepared By: **Beth Williams**

CAPITAL PROJECT COST ITEMIZATION FORM

General Services - Master Space Planning - Phase 1

FY23 CIB # **23GS1002**

Date **12/28/2022**

| | |
|------------------------------|--|
| CAPITAL PROJECT NAME: | GENERAL SERVICES - MASTER SPACE PLANNING - PHASE 1 - PARKWAY TOWERS - RELOCATION - \$5,606,000 |
| PROJECT DESCRIPTION: | Relocate Metro agencies currently located in Parkway Towers |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated* |
|-------------------------|--------------|--------|----------------|------------------|
| | | | | |
| | | | | |

* less any Contingency

**Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)**

| |
|-----------|
| No |
| |
| Fall 2023 |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|---------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 763,600.00 |
| Construction | 1,549,900.00 |
| Furniture, Fixtures & Equipment | 2,099,700.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 1,145,300.00 |
| Utility-Relocation, Misc. Costs, etc. | 47,500.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 5,606,000.00 |

* Details of Other Anticipated Project Costs:

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|---|------|
| Amount? | TBD |
| What Fiscal Year will this Impact Operating Budget? | FY24 |

Details - On Impact to Operating Budget

Metro's lease at Parkway Towers ends August 2023. Impact to operating budget depends on new location which is not determined at this time.

Form Prepared By: **Beth Williams**

CAPITAL PROJECT COST ITEMIZATION FORM

FIRE - Station #2

FY23 CIB # **23GS1004**

Date **12/28/2022**

| | |
|------------------------------|---|
| CAPITAL PROJECT NAME: | FIRE STATION 2 / Cost Escalation and Future Mixed-Use Development Premium - \$11,000,000 |
| PROJECT DESCRIPTION: | Supplemental funds to account for construction cost escalation and increased scope to include 6-bay, multi-story reduced footprint Fire Station No. 2 with provisions to allow future Metro office space to be constructed above. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-757 | 40021 | 32400021.507999.0.0.0.40021.032.0.0.0. | 14,000,000 |
| | RS2020-213 | 40220 | 32400220.507999.0.0.0.40220.032.0.0.0. | 1,250,000 |
| | | | | |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|------------|
| Yes |
| Dec-26 |
| |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|----------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural & Engineering | 0.00 |
| Design | 0.00 |
| Construction | 7,800,000.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 1,250,000.00 |
| New and Supporting Technology | 200,000.00 |
| Utility-Relocation, Misc. Costs, etc. | 750,000.00 |
| Other Anticipated Project Costs * | 1,000,000.00 |
| Total Funding Request | 11,000,000.00 |

* Details of Other Anticipated Project Costs:

| |
|----------------------------------|
| Soft costs, project contingency. |
| |
| |

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|---|--|
| Amount? | |
| What Fiscal Year will this Impact Operating Budget? | |

Details - On Impact to Operating Budget

| |
|--|
| |
| |
| |

Form Prepared By: Mike Leonard, DGS

CAPITAL PROJECT COST ITEMIZATION FORM

Planning / NDOT - East Bank Infrastructure Program Mgmt

CIB # **23PW0004**

Date **12/28/2022**

| | |
|-----------------------|---|
| CAPITAL PROJECT NAME: | EAST BANK INFRASTRUCTURE - DESIGN AND DEVELOPMENT - \$5,000,000 |
| PROJECT DESCRIPTION: | Design, development and property acquisition for infrastructure, including, but not limited to, environmental remediation, new utilities, utility relocation, transit hub, and parking. |

| PROJECT FUNDING HISTORY | Resolution # | Fund # | Account String | Total Allocated * |
|-------------------------|--------------|--------|--|-------------------|
| | RS2021-757 | 40024 | 07402021-507999-0-0-0-40021-007-0-0-0- | \$538,000 |
| | | | | |
| | | | | |

* less any Contingency

Will this allocation complete the funding for this project?
If Yes, what is the anticipated date to close-out the project?
If No, when is additional funding anticipated? (Phased project)

| |
|-----------|
| No |
| |
| Ongoing |

PROJECT COST ITEMIZATION:

BL2019-77: 5.04.150 Cost Itemization for capital projects. A. The Department of Finance shall develop a Capital Project Cost Itemization Form to be completed for all proposed capital projects with an estimated total value greater than \$5,000,000.00. Such form shall itemize the present value full projected costs, allowing for local market cost escalation, including, but not limited to, the following costs, as applicable:

| | |
|---------------------------------------|---------------------|
| Land Acquisition | 0.00 |
| Environmental Compliance | 0.00 |
| Temporary Relocation | 0.00 |
| Architectural Engineering | 4,600,000.00 |
| Design | 0.00 |
| Construction | 0.00 |
| Furniture, Fixtures & Equipment | 0.00 |
| Infrastructure Improvement | 0.00 |
| New and Supporting Technology | 0.00 |
| Utility-Relocation, Misc. Costs, etc. | 400,000.00 |
| Other Anticipated Project Costs * | 0.00 |
| Total Funding Request | 5,000,000.00 |

* Details of Other Anticipated Project Costs:

ESTIMATED OPERATING BUDGET IMPACT:

| | |
|---|------|
| Amount? | 0.00 |
| What Fiscal Year will this Impact Operating Budget? | N/A |

Details - On Impact to Operating Budget

Form Prepared By: Ben York

| Rank | Points | ProjectID | Title | Districts |
|------|--------|-----------|---|---------------------|
| 1 | 139 | 23DS0008 | Pedestrian Bridge | 9, AL-1, AL-2, AL-3 |
| 2 | 127 | 23FD0007 | NEW FIRE HALL IN DISTRICT 31 | 31, AL-4, AL-1 |
| 3 | 120 | 22PR0004 | Browns Creek Greenway - 440 to Cumberland River | 19, 17 |
| 4 | 115 | 19PR0056 | Madison Station Boulevard Park | 8, 7 |
| 5 | 110 | 19DS0029 | Improvements At Timothy Park | 1, AL-2 |
| 6 | 109 | 23DS0071 | Dodson Chapel Rd widening, sidewalks, and bike lanes from Old Hickory | 14, AL-1 |
| 7 | 105 | 97PL003 | NEW INGLEWOOD BRANCH LIBRARY - PLANNING AND CONSTRUCTION | 7, AL-3, AL-1 |
| 8 | 100 | 19DS0034 | Create A Complete Street On Belmont Blvd From Shackelford To Woodmo | 25 |
| 9 | 100 | 23DS0004 | Renovation of Naval Reserve Building in Shelby Park | 6 |
| 10 | 98 | 19DS0007 | Old Harding From Hwy 70 To Learning Ln | 35 |
| 11 | 82 | 17PL0004 | NEW RICHLAND PARK LIBRARY BRANCH - PLANNING, RENOVATION AND/ | 24 |
| 12 | 80 | 19DS0013 | Intersection Improvement At Edmondson Pike, Mt. Pisgah Rd, And Banbur | 4 |
| 13 | 80 | 23DS0133 | Repair Gateway to Heritage | AL-2 |
| 14 | 70 | 19PR0038 | Two Rivers Mansion Master Plan -- Phase One Implementation | 15 |
| 15 | 70 | 18PL0002 | NEW MURFREESBORO ROAD / BRILEY PARKWAY BRANCH LIBRARY - PLA | 13 |
| 16 | 60 | 19DS0053 | Moormans Arm Road And Whites Creek Pike Turn Lane Improvements | 2 |
| 17 | 55 | 04BE0029 | PERCY PRIEST ELEMENTARY REPLACEMENT | 34 |
| 18 | 50 | 17PL0001 | NEW HADLEY PARK BRANCH LIBRARY - PLANNING AND CONSTRUCT | 21 |
| 19 | 50 | 19DS0137 | Sidewalks On Davidson Rd And Davidson Dr | 23 |
| 20 | 50 | 20GS0008 | Global Mall - Master Plan and Implementation | 32 |
| 21 | 50 | 19DS0145 | Stormwater Mitigation In Vaughns Gap Rd Area | 23 |
| 22 | 50 | 19PR0094 | Upgrade McFerrin Neighborhood Community Center to Regional | 5 |
| 23 | 50 | 23DS0010 | Tulip Grove/Central Pike Light Improvements | 12 |
| 24 | 50 | 21DS0026 | Intersection correction at Sidco, Eugenia and Thompson Lane | 16 |
| 25 | 50 | 22DS0030 | Improvements to Frederick Douglass Park | 5 |
| 26 | 45 | 23DS0001 | New Parkwood/ Brick Church Pike Library- Planning and Construction | 3 |
| 27 | 40 | 19GS0004 | ECC/OEM new facility | 28, AL-3 |
| 28 | 40 | 19DS0019 | Traffic Improvements To Support Relocation Of Hillwood High School | 22 |
| 29 | 40 | 15PD0001 | TRAINING - GUN RANGE TOTAL CONTAINMENT TRAP FOR FIREARMS PROJ | 2 |
| 30 | 40 | 21DS0105 | Sidewalk - Blackman Rd between Trousdale Dr. and Edmondson Pike | 26 |
| 31 | 40 | 20DS0045 | Turn lane completion Central Pike to North New Hope Road | 12 |
| 32 | 30 | 20DS0051 | Lock Two Park Improvements | 15 |
| 33 | 30 | 19PR0035 | Mill Ridge Park Master Plan Implementation - Phase Two | 32, 33 |
| 34 | 30 | 22DS0015 | Install crosswalks on Edmondson Pike at the McMurray Dr./Oakley Dr. int | 27 |
| 35 | 30 | 20DS0022 | Sidewalk - Extension on Page Road | 34 |
| 36 | 30 | 23DS0019 | Extend the Whitfield Park/Seven Mile Creek Greenway to Oakley Drive. T | 27 |
| 37 | 30 | 04BE0013 | GLENCLIFF HIGH RENOVATION | 16 |
| 38 | 30 | 23DS0020 | Install workout areas, benches and dog services stations along the Whitfi | 27 |
| 39 | 30 | 22DS0036 | Study to improvement safety and accessibility Charlotte Pk. Corridor | 22 |
| 40 | 30 | 17PL0005 | NEW SMITH SPRINGS BRANCH LIBRARY - PLANNING AND CONSTRUCTIO | 29 |

| Rank | Points | ProjectID | Title | Districts |
|------|--------|-----------|---|-----------|
| 41 | 30 | 21DS0108 | Sidewalk - Trousdale Dr between Blackman Rd to Harding Place | 26 |
| 42 | 25 | 19DS0110 | Sidewalks - Thomas Edison School Entrance To Tru Long Drive | 33 |
| 43 | 25 | 19DS0026 | Sidewalks - Hobson Pike From Pin Hook Rd To JFK Middle School | 33 |
| 44 | 25 | 03BE0001 | APOLLO MIDDLE SCHOOL - RENOVATION | 28 |
| 45 | 25 | 19DS0097 | Upgrade Streetscape And Sidewalks On James Robertson Parkway | 19 |
| 46 | 25 | 19DS0112 | Sidewalks - Smith Springs Road - From Anderson Rd To Milbridge Rd | 33 |
| 47 | 25 | 19DS0098 | Reconstruct Rosa L Parks Blvd From James Robertson To I-65 | 19 |
| 48 | 25 | 04BE0025 | J E MOSS ELEMENTARY - RENOVATE | 28 |
| 49 | 24 | 18AC0003 | RICHLAND HEADSTART REPLACEMENT FACILITY | 20, AL-5 |
| 50 | 20 | 17AR0007 | North Nashville Area Projects | 21 |
| 51 | 20 | 21DS0114 | Beautification for 2068 SMITH SPRINGS RD | 29 |
| 52 | 20 | 17AC0002 | TOM JOY HEADSTART - ADDITIONAL PARKING AND PAVING PROJECT | AL-5 |
| 53 | 20 | 19PR0110 | New park development at Cloverland/Edmondson Pike | 4 |
| 54 | 20 | 19DS0002 | Parkwood Community Center - Expansion And Upgrades | 3 |
| 55 | 20 | 18AC0002 | BERRY HEADSTART REPLACEMENT FACILITY | AL-5 |
| 56 | 20 | 19BE0010 | JOHN EARLY MUSEUM MIDDLE MAGNET - RENOVATION | AL-5 |
| 57 | 20 | 18AC0001 | NORTH REPLACEMENT HEADSTART FACILITY | AL-5 |
| 58 | 17 | 23FD0006 | Fire Station | AL-4 |
| 59 | 17 | 23FD0005 | Construction of Fire Station on Whites Creek Pike at Old Hickory Blvd. | AL-4 |
| 60 | 17 | 23FD0003 | Replace Fire Station #7 | AL-4 |
| 61 | 16 | 23FD0004 | Fire Hall - McCrory Lane | AL-4 |
| 62 | 16 | 23FD0002 | Add Fire Hall In Bell Rd. Area | AL-4 |
| 63 | 15 | 20DS0082 | Traffic Light at Murfreesboro Road and Townepark Drive | 28 |
| 64 | 15 | 21DS0014 | Traffic light at Southfork Blvd and Old Hickory Blvd | 11 |
| 65 | 15 | 23DS0098 | Sidewalks along 31st Ave N between Park Plaza and West End Ave - Com | 21 |
| 66 | 15 | 19PR0040 | Aaitfama Archeological Park Master Plan Implementation | 34 |
| 67 | 15 | 19DS0115 | Sidewalks - Kirkwood Avenue From Belmont To 12th Ave | 18 |
| 68 | 15 | 19DS0159 | Greenway Expansion And Streetscape At Antioch Pike | 28 |
| 69 | 15 | 20DS0063 | West Linden stormwater improvements | 18 |
| 70 | 15 | 19PR0092 | Replace Easley Community Center, upgrade to Regional | AL-3 |
| 71 | 15 | 22MT0003 | WEGO STAR RAIL UPGRADES | AL-3 |
| 72 | 15 | 20DS0023 | Sidewalk - Ferguson Ave from Granny White to Belmont | 18 |
| 73 | 15 | 19DS0114 | Construct Sidewalks On Acklen Ave | 18 |
| 74 | 10 | 17PL0002 | NEW THOMPSON LANE BRANCH LIBRARY - PLANNING AND CONSTRUCTIO | 16 |
| 75 | 10 | 20DS0015 | Red light at Brideway and Robinson Road | 11 |
| 76 | 10 | 20DS0018 | Bridges - OHB at SR 45 - installation of lights | 11 |
| 77 | 10 | 19PR0057 | Fort Nashborough - Phase Two | AL-3 |
| 78 | 10 | 21DS0112 | Sidewalk on Smith Springs Rd. from Bell to Anderson | 29 |
| 79 | 10 | 19DS0146 | Street Lights - On Bell Rd - From Smith Springs Rd To Stewarts Ferry Pike | 29 |
| 80 | 10 | 20DS0061 | Ashwood stormwater improvements | 18 |

| Rank | Points | ProjectID | Title | Districts |
|------|--------|-----------|---|-----------|
| 81 | 10 | 19DS0113 | Intersection Improvement For Bicyclists On Belmont Blvd Between Portlan | 18 |
| 82 | 10 | 20DS0065 | Upgraded arms for the railroad crossings on this stretch of 12th Ave N | 19 |
| 83 | 10 | 19DS0090 | Widen And Repave Old Old Hickory Blvd | 11 |
| 84 | 10 | 22PR0005 | Downtown Greenway - Fort Negley to Browns Creek | 19 |
| 85 | 10 | 20DS0085 | Widening Smith Springs Road from Anderson Road to Bell Road | 29 |
| 86 | 10 | 21DS0159 | Sidewalk- Taylor | 30 |
| 87 | 10 | 21DS0110 | Sidewalk - Danby Dr. from W. Longdale to Blackman Rd | 26 |
| 88 | 10 | 22DS0014 | Sidewalk - Hogan Rd from Overton to Regent | 26 |
| 89 | 10 | 22DS0016 | Install a traffic light at the crosswalk located on Edmondson Pike at the E | 27 |
| 90 | 10 | 22DS0020 | Traffic light at Bell Rd and Reelfoot Drive | 13 |
| 91 | 10 | 22DS0037 | Traffic Calming on 70s between OHB and exit 196 | 22 |
| 92 | 10 | 21DS0157 | Bus Shelter- Corner of Wallace and Nolensville | 30 |
| 93 | 10 | 22DS0067 | Jubilee Bridge Improvements | 21 |
| 94 | 10 | 21DS0158 | Sidewalk- Alice ave | 30 |
| 95 | 10 | 22PR0006 | Cumberland River Greenway - Rolling Mill Hill to Wharf Park to Browns Cre | 19 |
| 96 | 10 | 23DS0009 | Widen Hills Lane to two full lanes | 11 |
| 97 | 10 | 23DS0027 | Pedestrian Infrastructure | 32 |
| 98 | 10 | 23DS0076 | Crosswalk on 21st near Linden | 18 |
| 99 | 10 | 23DS0099 | Improvement to Sawyer Brown Rd at narrow 1.5 lane section | 22 |
| 100 | 10 | 23DS0125 | Sidewalk- Apache Trail | 30 |
| 101 | 10 | 23DS0126 | Sidewalk- Linbar Dr | 30 |
| 102 | 10 | 19DS0033 | West Nashville Convenience Center And Collection Center | 22 |
| 103 | 10 | 21DS0128 | Sidewalk- Fairlane dr | 30 |
| 104 | 10 | 19DS0059 | Add Primitive Pathways To Nacorata Property | 11 |
| 105 | 10 | 19DS0070 | Bell Rd. Sidewalks Completion | 32 |
| 106 | 10 | 19DS0078 | Greenway Completion Between Crooked Branch Park With Stones River G | 11 |
| 107 | 10 | 21DS0148 | Linden sidewalks | 18 |
| 108 | 10 | 19DS0102 | Sidewalks - Nashboro Blvd From Bell Rd To Murfreesboro Pk | 29 |
| 109 | 10 | 21DS0022 | Sidewalks on Massman Dr | 13 |
| 110 | 10 | 19DS0080 | Sidewalks On McGavock Pike By Seven Oaks Park | 13 |
| 111 | 10 | 21DS0109 | Sidewalk - Trousdale Dr. between Elysian Fields Dr and 4658 Trousdale | 26 |
| 112 | 10 | 21DS0129 | Sidewalk- Packard dr | 30 |
| 113 | 10 | 21DS0130 | Sidewalk- Keeley Dr | 30 |
| 114 | 10 | 21DS0131 | Sidewalk- Bart Dr | 30 |
| 115 | 10 | 21DS0132 | Sidewalk- Hopedale | 30 |
| 116 | 10 | 21DS0142 | Stop light at S. New Hope and John Hagar Road | 12 |
| 117 | 10 | 21DS0111 | Sidewalk and Road Improvement for Hamilton Church | 29 |
| 118 | 9 | 19DS0087 | Traffic Calming Or Bike Lanes On Frontier Ln And Highlands Way | AL-1 |
| 119 | 9 | 19DS0118 | Upgrade The Music City Bikeway, Including Providing Lighting | AL-1 |
| 120 | 9 | 19DS0127 | Create An Urban Bike Center In Downtown | AL-1 |

| Rank | Points | ProjectID | Title | Districts |
|------|--------|-----------|---|-----------|
| 121 | 9 | 19DS0094 | Two Rivers Parkway – From Mcgavock Pike To Two Rivers Park Entrance | AL-1 |
| 122 | 9 | 21DS0008 | Sidewalks and Bike Lane on Ardee Ave | AL-1 |
| 123 | 9 | 21DS0133 | Bike Lane Connection to Rosa Parks | AL-1 |
| 124 | 8 | 22PR0009 | Cumberland River Greenway - Pennington Bend Master Plan | AL-1 |
| 125 | 5 | 19DS0050 | Greenway Expansion On The East Side Of E Thompson Ln At Mill Creek. | 16 |
| 126 | 5 | 19BE0012 | OLD CENTER ELEMENTARY - ADDITION AND PARTIAL RENOVATION | 3 |
| 127 | 5 | 18PR0026 | Add a dog park to Charlotte Park | 20 |
| 128 | 5 | 21DS0068 | Traffic light at Shutes Lane and Brandywine Pointe Blvd | 11 |
| 129 | 5 | 03BE0027 | ALEX GREEN ELEMENTARY RENOVATION | 3 |
| 130 | 5 | 23DS0003 | Renovate and upgrade Whites Creek High Auditorium | 3 |
| 131 | 5 | 23DS0002 | MTA/WeGo bus stop improvements | 3 |
| 132 | 5 | 22MT0004 | MURFREESBORO PK - BUS RAPID TRANSIT PROJECT | 32 |
| 133 | 5 | 22DS0066 | Charlotte Park tennis courts improvements | 20 |
| 134 | 5 | 22DS0063 | Paving Walter S. Davis Parkway | 21 |
| 135 | 5 | 21DS0006 | Cornelia Fort Playground sunshades | 7 |
| 136 | 5 | 21DS0162 | Sidewalk on Zelida Rd. between Bell Rd. and Hamilton Church | 32 |
| 137 | 5 | 19PR0098 | Replace West Park Neighborhood Community Center, expand to Regional | 20 |
| 138 | 5 | 21DS0060 | Sidewalk construction on Brick Church Pike from Village Trail to Westches | 3 |
| 139 | 5 | 21DS0015 | Riverside Drive Sidewalk from 15th street to 20th street | 11 |
| 140 | 5 | 21DS0013 | Sidewalks on entire length of Martingale Drive to Robinson Rd. | 11 |
| 141 | 5 | 21DS0012 | Sidewalks along Ray Ave from Crooked Branch Park to Pitts Ave | 11 |
| 142 | 5 | 19BE0007 | HUNTERS LANE HIGH - TRACK & STADIUM UPGRADES | 3 |
| 143 | 5 | 20MT0001 | DICKERSON PIKE CORRIDOR IMPROVEMENTS | 3 |
| 144 | 5 | 17AR0009 | Nolensville Area Projects | 16 |
| 145 | 5 | 20DS0066 | Expand England Park | 20 |
| 146 | 5 | 20DS0017 | Red light at Montchanin and Old Hickory Blvd | 11 |
| 147 | 5 | 21GS0006 | Fuel Site Upgrade | 28 |
| 148 | 4 | 20DS0069 | Pave Morrow Rd | 20 |
| 149 | 4 | 09BE0016 | MCCANN (NASHVILLE PREP) - RENOVATION | 20 |
| 150 | 4 | 09BE0004 | COCKRILL ELEMENTARY RENOVATION | 20 |
| 151 | 4 | 04BE0009 | CHARLOTTE PARK ELEMENTARY RENOVATION | 20 |
| 152 | 4 | 04BE0007 | BASS, W. A. MIDDLE RENOVATION | 20 |
| 153 | 4 | 20DS0073 | Sidewalk on James Ave from Briley Pkwy bridge to Robertson Ave. | 20 |
| 154 | 4 | 23DS0079 | Traffic Calming along Patton St. | 20 |
| 155 | 4 | 23DS0078 | Traffic Calming along Robertson Ave. | 20 |
| 156 | 4 | 23DS0077 | Sidewalks on 46th Ave from Charlotte Pike to Michigan Ave. | 20 |
| 157 | 4 | 23DS0017 | New Charlotte Park Community Center | 20 |
| 158 | 4 | 23DS0016 | Renovated Playground for Charlotte Park | 20 |
| 159 | 4 | 23DS0015 | Improvements for Charlotte Park including a pavillion, enhanced lighting, | 20 |
| 160 | 4 | 20DS0076 | Sidewalk on Oceola Ave from Charlotte Ave to the dead-end | 20 |

| Rank | Points | ProjectID | Title | Districts |
|-------------|---------------|------------------|--|------------------|
| 161 | 4 | 20DS0075 | Sidewalk on Burgess Ave from Bellmore Ave. to Richland Creek Apartmen | 20 |
| 162 | 4 | 20DS0067 | West Park tennis court improvements | 20 |
| 163 | 4 | 20DS0074 | Sidewalk on American road from existing SW at Annex Ave to 150 feet so | 20 |
| 164 | 4 | 19BE0003 | CANE RIDGE CLUSTER - NEW MIDDLE SCHOOL | 32 |
| 165 | 4 | 20DS0072 | Sidewalk on Annex Ave from existing SW at Robertson Ave to 24th St. | 20 |
| 166 | 4 | 20DS0071 | Sidewalk on Thunderbird Dr. from Annex Ave. to Westboro Dr. | 20 |
| 167 | 4 | 20DS0068 | Develop State of Tennessee prison | 20 |
| 168 | 3 | 19PR0105 | McCabe Golf Course -- Maintenance Facility replacement | 24 |
| 169 | 3 | 19PR0100 | McCabe Community Center -- Add locker rooms | 24 |
| 170 | 3 | 19PR0049 | Richland Creek Greenway - St Thomas segment | 24 |
| 171 | 3 | 19DS0083 | Sidewalks On Nebraska Ave, Woodmont Blvd, And Bowling Ave From Woo | 24 |
| 172 | 3 | 18AR0003 | Mill Ridge Park Project | 32 |
| 173 | 3 | 19DS0066 | Intersection Realignment At Woodlawn Dr. And Bowling Ave. | 24 |
| 174 | 3 | 19BE0001 | A Z KELLEY ELEMENTARY - RENOVATION | 32 |
| 175 | 3 | 23DS0132 | Bowling / Whiteland traffic calming | 24 |
| 176 | 3 | 17BE0004 | ANTIOCH CLUSTER - LAND - DESIGN - NEW ELEMENTARY SCHOOL | 32 |
| 177 | 2 | 22DS0061 | Bellevue Road Skatepark | 35 |
| 178 | 2 | 19DS0021 | Bell Road Lighting Improvement | 32 |

AMENDMENT NO. ____
TO
RESOLUTION NO. RS2023-1980

Mr. President –

I hereby move to amend Resolution No. RS2023-1980 by amending Section 7 as follows:

Section 7: That the appropriation in Section 5 ~~6~~ is funded from the following source:

| REVENUE ACCOUNT # | ACCOUNT DESCRIPTION | AMOUNT |
|------------------------------|---|--------------------|
| 30509.335000 | Surplus Parking Fund - Undesignated Fund Balance | \$3,181,900 |
| | TOTAL | \$3,181,900 |

Sponsored by:

Kevin Rhoten
Member of Council

ORDINANCE NO. BL2023-_____

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R6 to SP zoning for property located at 1833 Ed Temple Boulevard, at the northwest corner of Ed Temple Boulevard and Buchanan Street, (3.32 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2022SP-076-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R6 to SP zoning for property located at 1833 Ed Temple Boulevard, at the northwest corner of Ed Temple Boulevard and Buchanan Street, (3.32 acres), to permit a mixed-use development, being Property Parcel No. 023 as designated on Map 081-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 081 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 142 multi-family units or hotel/motel rooms and a maximum of 2,000 square feet of non-residential uses of the MUN-A-NS zoning district. Short term rental property, owner occupied and short term rental property, not owner occupied shall be prohibited.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Tuck under parking in building A shall be fully screened from the right-of-way along Ed Temple Boulevard. The minimum glazing requirements are required along the eastern façade of building A.
2. Preserve the existing hotel sign on the site and gain approval of a Historic Landmark Sign Overlay is prior to the approval of the final site plan.
3. On the corrected copy, an A-2 landscape buffer shall be provided along the southern property line.
4. On the corrected copy, permitted and prohibited uses shall be outlined consistent with the use condition above.
5. On the corrected copy, the drawing on page 12 should be updated to remove transit plaza from railroad right of way. No encroachments into the railroad right of way is approved with this plan.
6. On the correct copy, remove references to 5' knee wall along balconies.
7. Comply with all conditions and requirements of Metro reviewing agencies.
8. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the

required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

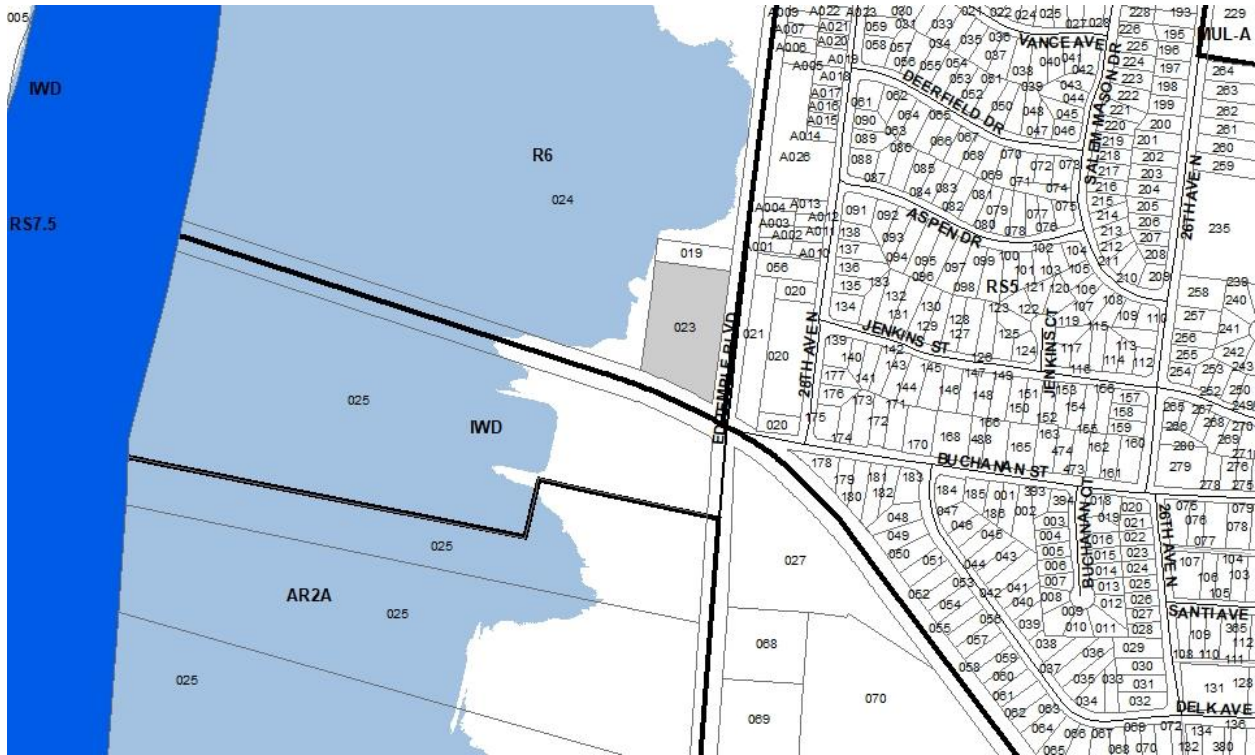
Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Brandon Taylor
Member of Council

2022SP-076-001
1833 ED TEMPLE BLVD SP
Map 081, Parcel(s) 023
Subarea 08, North Nashville
District 21 (Brandon Taylor)
Application fee paid by: Wedgewood Avenue LLC

A request to rezone from R6 to SP zoning for property located at 1833 Ed Temple Boulevard, at the northwest corner of Ed Temple Boulevard and Buchanan Street, (3.32 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; William H. Otey Jr., ET UX, owners.

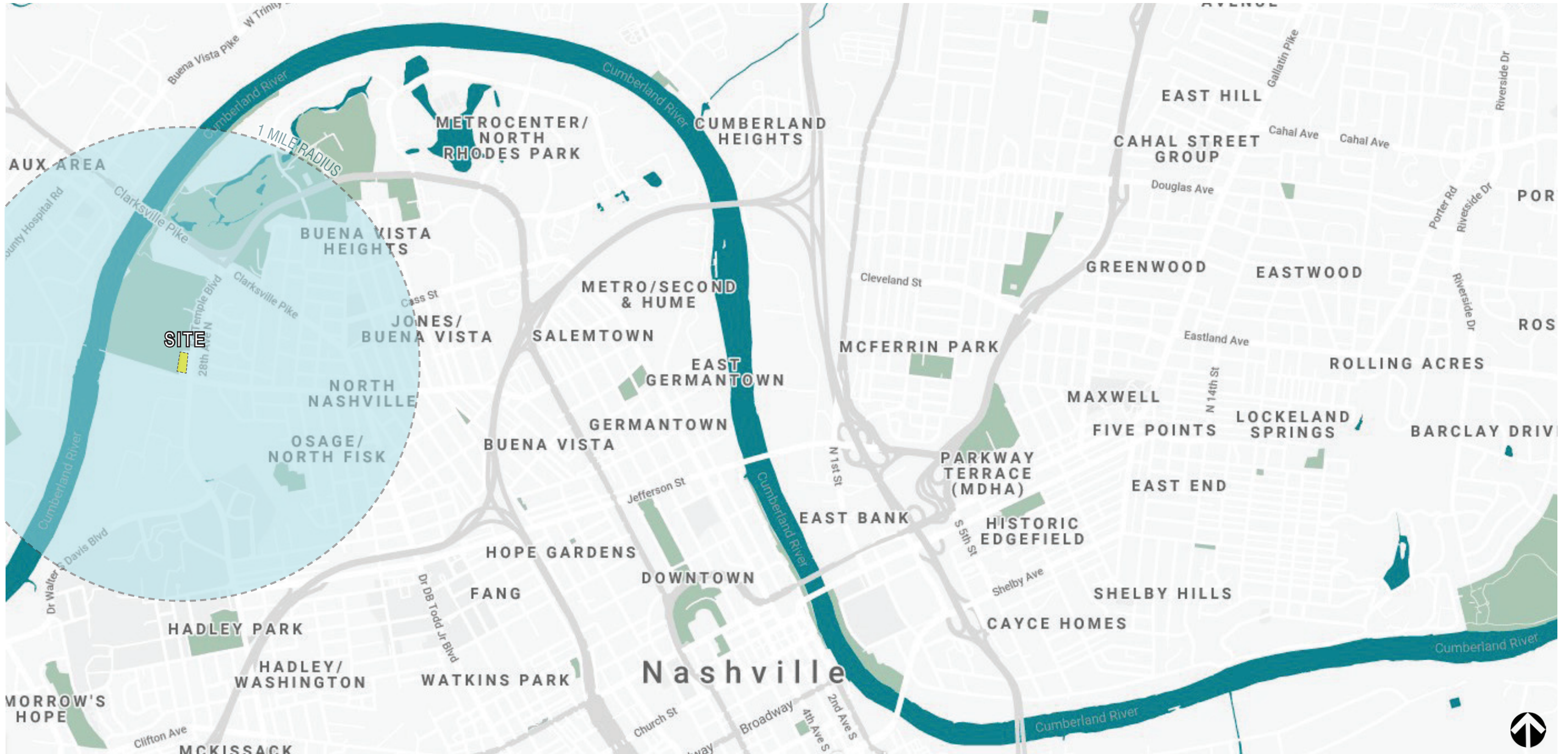


Specific Plan

1833 ED TEMPLE BOULEVARD

MIXED-USE DEVELOPMENT





01

CONTEXT MAP

Parcel ID: 08100002300
 Address: 1833 Ed Temple Boulevard
 Nashville, TN 37208

Owner: Otey, William H. Jr. et ux.
 Address: 3945 Hydesdale Lane
 Nashville, TN 37218

Council District: District 21
 Council member: Brandon Taylor

Developer: Wedgewood Avenue
 Address: 1033 Demonbreun St. Suite 300
 Nashville, TN 37203

Applicant/Land Planner: Smith Gee Studio
 Address: 602 Taylor St., Suite 201
 Nashville, TN 37208
 ATTN: Scott Morton
 smorton@smithgeestudio.com



LEGEND

-  Eldorado Site (1833 Ed Temple Blvd)
-  Recent Development
-  Arterial-Boulevard
-  Collector-Avenue
-  10 min walk radius
-  Bike Trail or Bike Lanes

EXISTING SITE PHOTOS



SITE DATA

| | |
|-----------------|----------------------------|
| Base Zoning | R6 |
| Land Use Policy | T3-NM |
| Acreage | 2.380 acres (103,665sf) |



02

EXISTING CONDITIONS & DEVELOPMENT CONTEXT

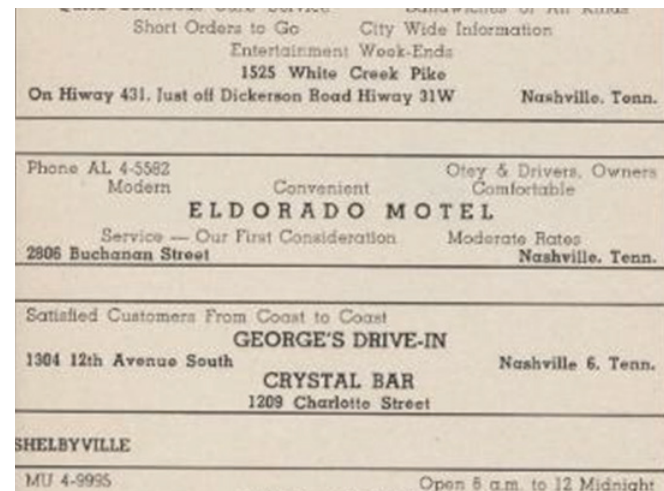
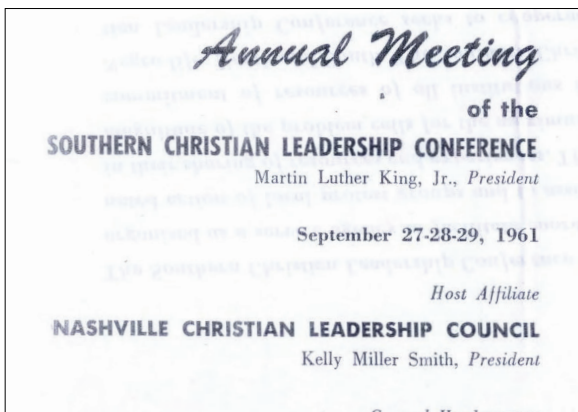
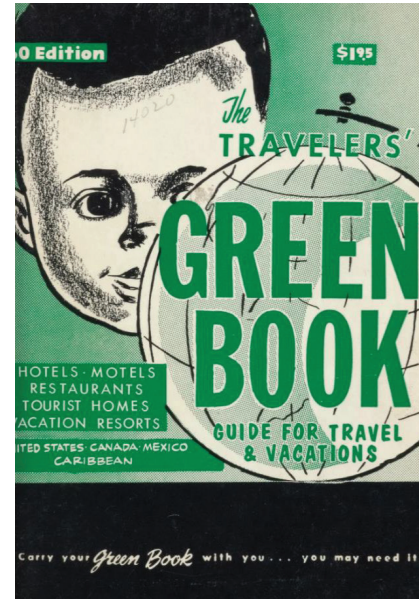


ELDORADO MOTEL

The Eldorado Motel sign is the last remaining physical remnant of what used to be the once prominent Eldorado Motel at the end of Buchanan Street. Its original owners, George Driver, a restaurant operator, and Bill Otey, a chain grocer, opened the hotel in 1957. They were the first black business owners to receive Federal Small Business Administration loan to open the business and a \$112,000 participating loan for improvements.

When the hotel first opened it was Nashville's only lodging option listed in the Green Book Travelers Guide. The Eldorado served many prominent figures in national history, including Harry Belafonte and Dr. Martin Luther King, Jr. Belafonte and King were in Nashville for Belafonte's Southern Christian Leadership Conference (SCLC)-sponsored concert at the Ryman Auditorium in September of 1961. Ted Rhodes, the first Black professional golfer, who the adjacent golf course is named after, stayed at the hotel many times. He even lived at the hotel later in his life.

The hotel was demolished in 2012, with only the sign remaining to mark this important part of Nashville's history and culture. The proposed development aims to honor the history of the site, by providing a location for visitors to see the sign and learn more about the history of the hotel and its owners. The development will also honor the history and culture of the site by drawing inspiration for the material and color palette from the rich midcentury design of the historical structure.



03 HISTORICAL CONTEXT

TITLE COMMITMENT - 1833 Ed Temple Blvd.

Title Insurance Co.: Fidelity National Title Insurance Company
Commitment File Number: 20220672CTN
Commitment Effective Date: April 07, 2022 at 8:00 AM

PROPERTY MAP REFERENCE

Subject Property is Tax Parcel ID: 0810002300 as shown per the Davidson County Property Assessor.

DEED REFERENCE

Being the same property conveyed to William H. Otey, Jr. and wife, Ann Otey, by Quitclaim Deed of record in Book 7990, Page 211, Register's Office for Davidson County, Tennessee.

PLAT REFERENCE

Being Lot 2 on the Plan of Subdivision of the East Part of Lot 10, of the Harding Bosley Tract, as of record in Book 547, Page 4, in the Register's Office for Davidson County, Tennessee.

SITE ACREAGE INFORMATION

Parcel 1: ±103,542 Sq. Ft. or ±2.377 Acres
Parcel 2: ±8,787 Sq. Ft. or ±0.202 Acres
Total Acreage = ±2.579 Acres

SCHEDULE B, PART II - EXCEPTIONS

- 1, 2, 4, 5, 6, 7, 8, & 9 have been omitted here as they are not survey related matters.
- 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Land survey has been completed by TWM-INC as shown and dated hereon.
- 10. Subject to all matters shown on the Plan of record in Plat Book 547, Page 4, Register's Office for Davidson County, Tennessee. Its location is shown.
- 11. Easement of record in Book 3645, Page 418, in the Register's Office for Davidson County, Tennessee. Its location is shown.
- 12. Easements as set forth in Decree of record in Book 8270, Page 634, in the Register's Office for Davidson County, Tennessee. Its location is shown.
- 13. Possible right of Railroad to increase its right-of-way to the full extent of its charter. Its location is shown.
- 14. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. Its location is shown hereon if any.

DESCRIPTION PER TITLE COMMITMENT:

The property described hereon is the same as the property described in the referenced Title Commitment.

Parcel 1:

Being Lot No. 2 on the Plan of the Subdivision of the East Part of Lot 10, of the Harding Bosley Tract, as of record in Book 547 page 4 Register's Office for said county, said Lot No. 2 fronts 286 feet on the north side of the Tennessee Central Railroad right of way and runs back between lines 463 feet on the east line and 403 feet on the west line to a dead line in the rear on which it measures 262.5 feet; together with all improvements, structures, buildings now situate thereon.

Being a portion of the same property conveyed to Willie Ann Otey, to create estate by the entirety by Quitclaim deed from William H. Otey, Jr. and wife, Willie Ann Otey of record in Book 4902, page 906, Register's Office for Davidson County, Tennessee, dated April 7, 1975 and recorded on April 10, 1975.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is that property particularly described in the deed of record in Book 8270, page 634, Register's Office for Davidson County, Tennessee

Parcel 2:

LAND in Davidson County, Tennessee, being part of the MAC&N Railroad right-of-way bounded by the south property boundary of William H. Otey and a line 15 feet to the north of and running parallel to the center line of the track. The parcel shall be closed on the east and west by lines running from the Otey property southeast and southwest corners to the center line parallel at right angle, as outlined on the print attached hereto and made a part hereof.

Being the same property conveyed to William H. Otey Jr. and wife, Ann Otey by Quitclaim Deed from Cheatham County Rail Authority of record in Book 7900, page 211, Register's Office for Davidson County, Tennessee, dated November 17, 1959 and recorded on November 22, 1959. William Otey Jr. having since died May 10, 1992, leaving Willie Ann Otey, also known as Ann Otey, as the surviving tenant by the entirety.

SPECIAL UTILITY NOTE:

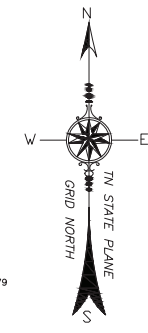
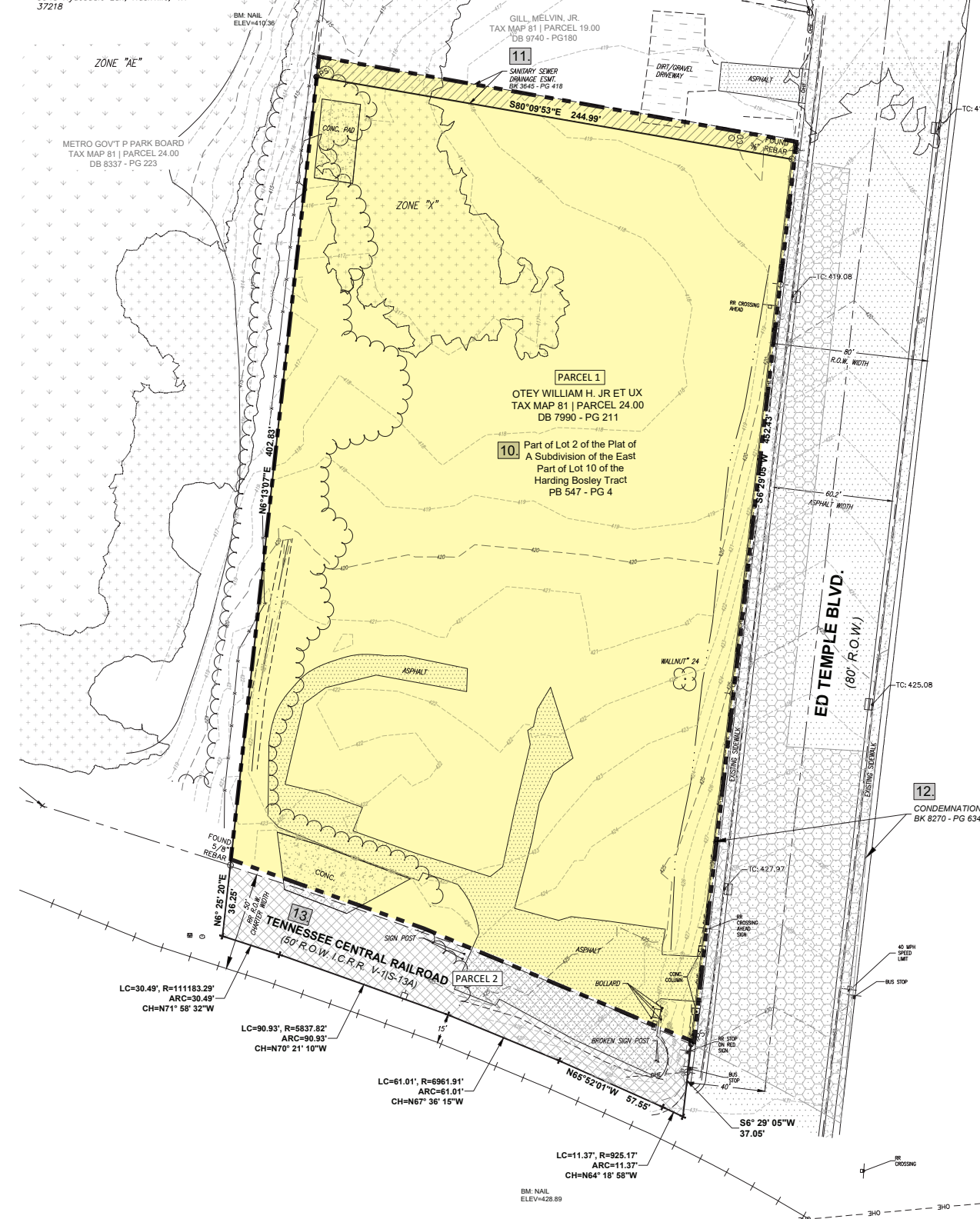
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPROPRIATE RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERE TO ITS MAINTENANCE AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PROPERTY ADDRESS

1833 Ed Temple Blvd.
Nashville, TN
37208

PROPERTY OWNER

William H. Otey Jr. ET UX
5945 Hydesdale Ln, Nashville, TN
37218



- GENERAL NOTES:**
 - Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet horizontal ground distances.
 - By scaled map location and graphic plotting only, a portion of this property lies within Flood Zones "X" and "0.2% Annual Chance Flood Hazard", as designated on current Federal Emergency Management Agency Map No. 4703702231W with an effective date of April 05, 2017, which makes up a part of the National Flood Insurance Administration Report; Community No. 470040 Metro Government of Nashville, Panel No. 0237 Suffix H, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
 - This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
 - All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Davidson County, Tennessee.
 - This survey does not address the ownership of existing fences.

LEGEND

- Iron Pin (Set) With Cap Stamped TWM INC
- Property Corner Found As Noted
- Property Corner (point) along RR R.O.W.
- Utility Pole
- Storm Inlet
- Sanitary Sewer Clean-out
- Highway Lightpole
- Highway Sign (as noted)
- Utility Pole
- Telephone Pole
- Deciduous Tree (as noted)
- Subject Property Boundary Line
- Adjoiner Lot Line
- Road Centerline
- Existing Fence Line
- OHE Overhead Electric Line
- Existing Contour Minor
- Existing Contour Major
- Tree Drip Line

Abbreviation Glossary

- TC Top of Casting
- E Invert Elevation
- BK Book
- PB Plat Book
- DB Deed Book
- PG Page
- Instr. No. Instrument Number
- R.O.W. Right of Way
- RR Rail Road

HATCH KEY

- CONDEMNATION BK 8270 - PG 634
- SANITARY SEWER DRAINAGE ESM. BK 3645 - PG 418
- Parcel 2 & that portion of Rail Road Charter L.C.R.R. V-1(S-134) encompassed by subject property
- Fema Zone AE
- Pavement
- Concrete
- Fema Zone X

SURVEYOR'S ALTA/NSPS CERTIFICATE
To: Wedgewood Avenue Partners, LLC;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 9, 11, 13, and 16 of Table A thereof. The field work was completed on 05/12/2022.
G. Scott Carter, TN RLS # 2391



ALTA/NSPS LAND TITLE SURVEY
1833 ED TEMPLE BLVD.
TAX MAP 81 - PARCEL 23.00
Nashville, Davidson County, Tennessee

FOR: WEDGEDOOD AVENUE PARTNERS
C/O BEAU FOWLER
1033 DEMONRUEN STREET, SUITE 300
NASHVILLE, TN 37203
615-208-2944
beau@wedgedoodvenue.com

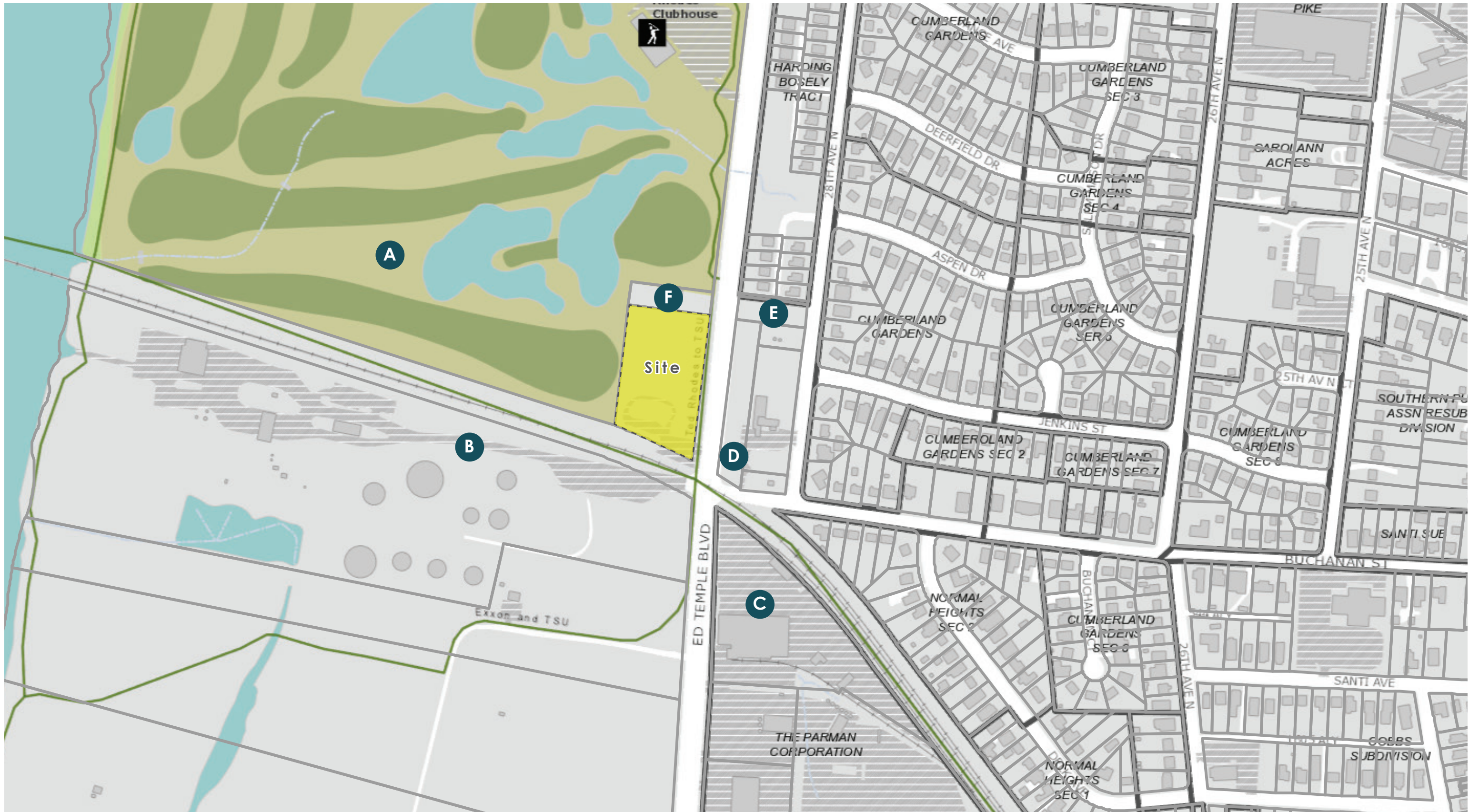
| REV. | DATE | DESCRIPTION |
|------|------------|-------------------------------------|
| 01 | 05/16/2022 | Update boundary topo to ALTA Survey |
| | | |
| | | |
| | | |
| | | |

G. SCOTT CARTER, RLS
This survey has been signed and sealed digitally.

PROJECT NO: 220439
FIELD BY: CHJC
DRAWN BY: GKG/SGC
CHECKED BY: SGC
APPROVED BY: SGC

SCALE: 1"=30'

1 OF 1



05 PARCELS

A Parcel ID: 08100002400
Address: 1901 ED TEMPLE BLVD
Owner: METRO GOV'T P PARK BOARD

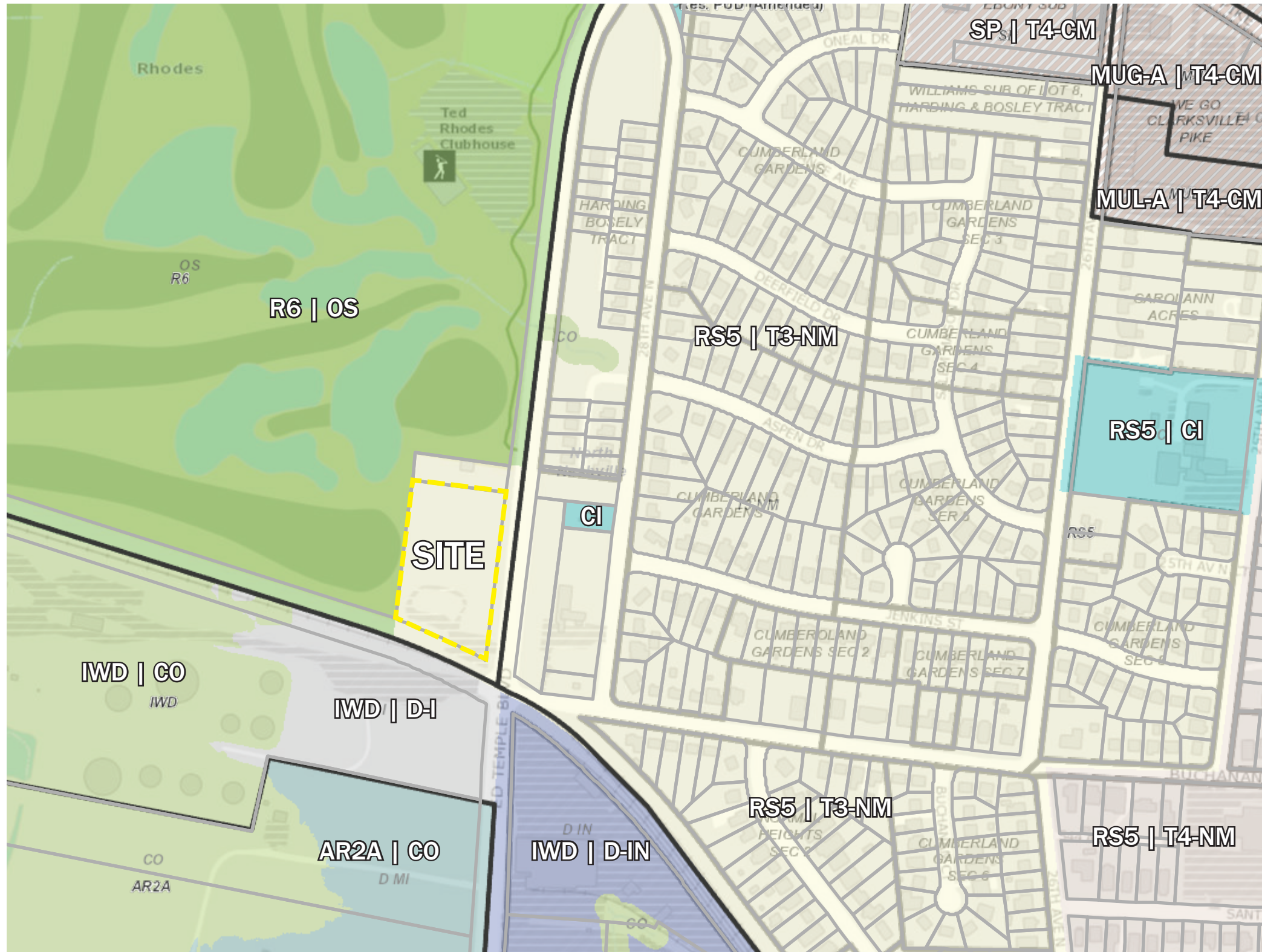
B Parcel ID: 08100002500
Address: 1741 ED TEMPLE BLVD
Owner: EXXON CORPORATION

C Parcel ID: 08100002700
Address: 1740 ED TEMPLE BLVD
Owner: TRI STAR SERVICES, LLC

D Parcel ID: 08100002100
Address: 2802 BUCHANAN ST
Owner: HOWARD UNITED CH. OF CHRIST CONG. TRS.
045

E Parcel ID: 08100005600
Address: 1811 28TH AVE N
Owner: KISS, L.P.

F Parcel ID: 08100001900
Address: 1821 ED TEMPLE BLVD
Owner: GILL, MELVIN, JR



Current Zoning: R6

Current Land Use Policy: The current land use policy for the property is Suburban Neighborhood Maintenance (T3-NM).

Proposed Land Use Policy: The proposed land use policy change for the property is Suburban Neighborhood Center (T3-NC).

T3 Suburban Neighborhood Center:

T3-NC policy is applicable to areas where there is a concentration of land that is zoned, used, or intended to be used as commercial and mixed use, that is situated to serve a suburban neighborhood, and where the center's intensification is supported by surrounding existing or planned residential development, adequate infrastructure, and adequate access such as arterial boulevard and collector-avenue streets.

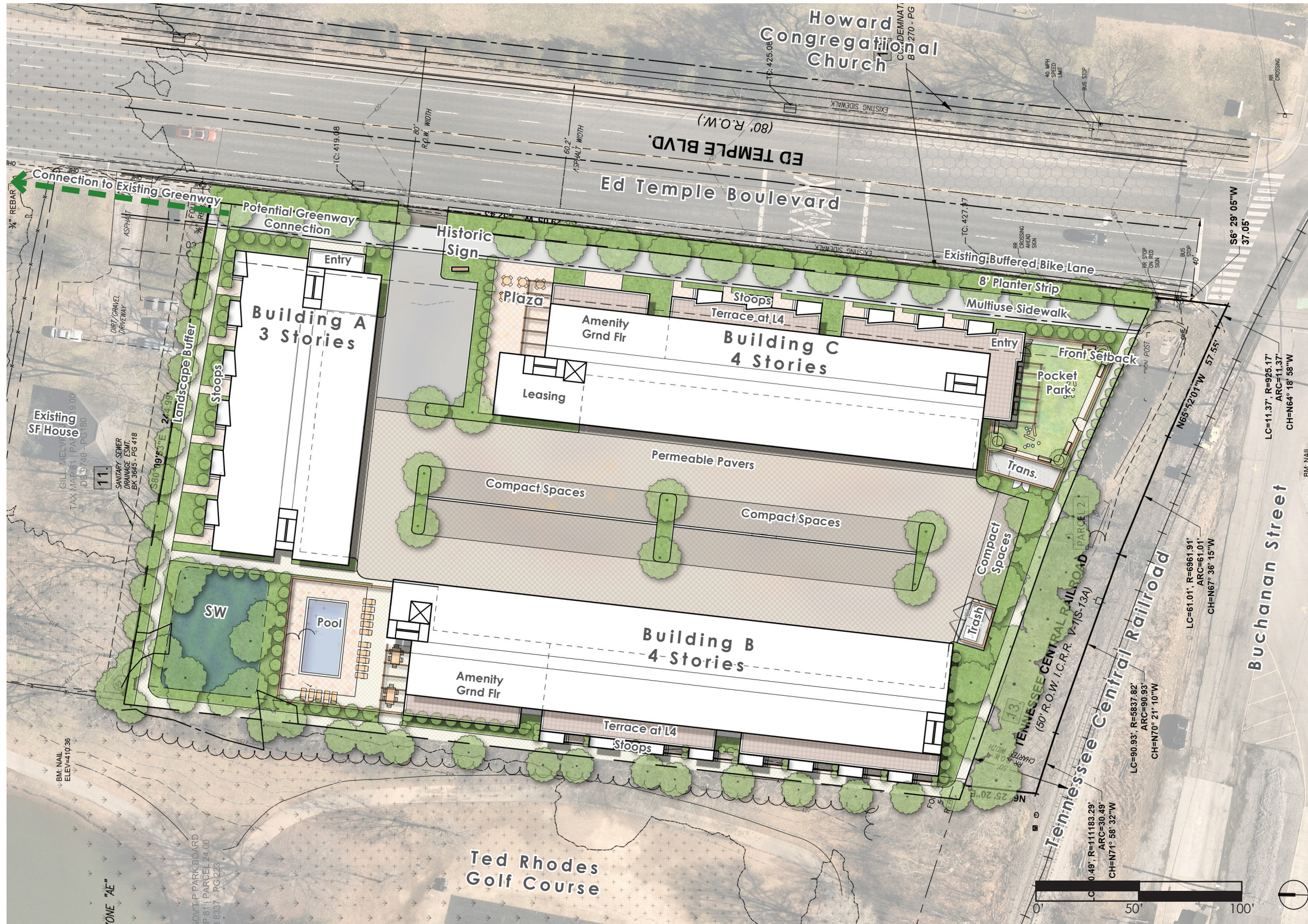
A mix of building types is expected with preference given to mixed use buildings. These buildings use land efficiently and contribute to the vitality and function of the center by providing opportunities to live, work, and shop.

Buildings of all types are generally one to three stories tall at any location within the center, but taller buildings may be found in limited instances. The appropriate height is based on the building type, surrounding context, architectural elements, and location within the center.

This development respects and adheres to the T3 Suburban Neighborhood Center policy area by:

1. Prioritizes connectivity for not only vehicles, but also prioritizes pedestrian and bicycle connections.
2. Building height and massing respects and provides a transition within the contextual development with the use of stepbacks to mitigate increased building heights and the articulated breakdown of the building massing.
3. Improves the existing public realm, transforming the context into a pedestrian friendly environment through standards for building frontages, street frontage design standards, and locating parking behind buildings.
4. Provides creative environmentally sensitive design by creating internal green parklets and attractive stormwater mitigation strategies within the site.

06
EXISTING POLICY



VISION

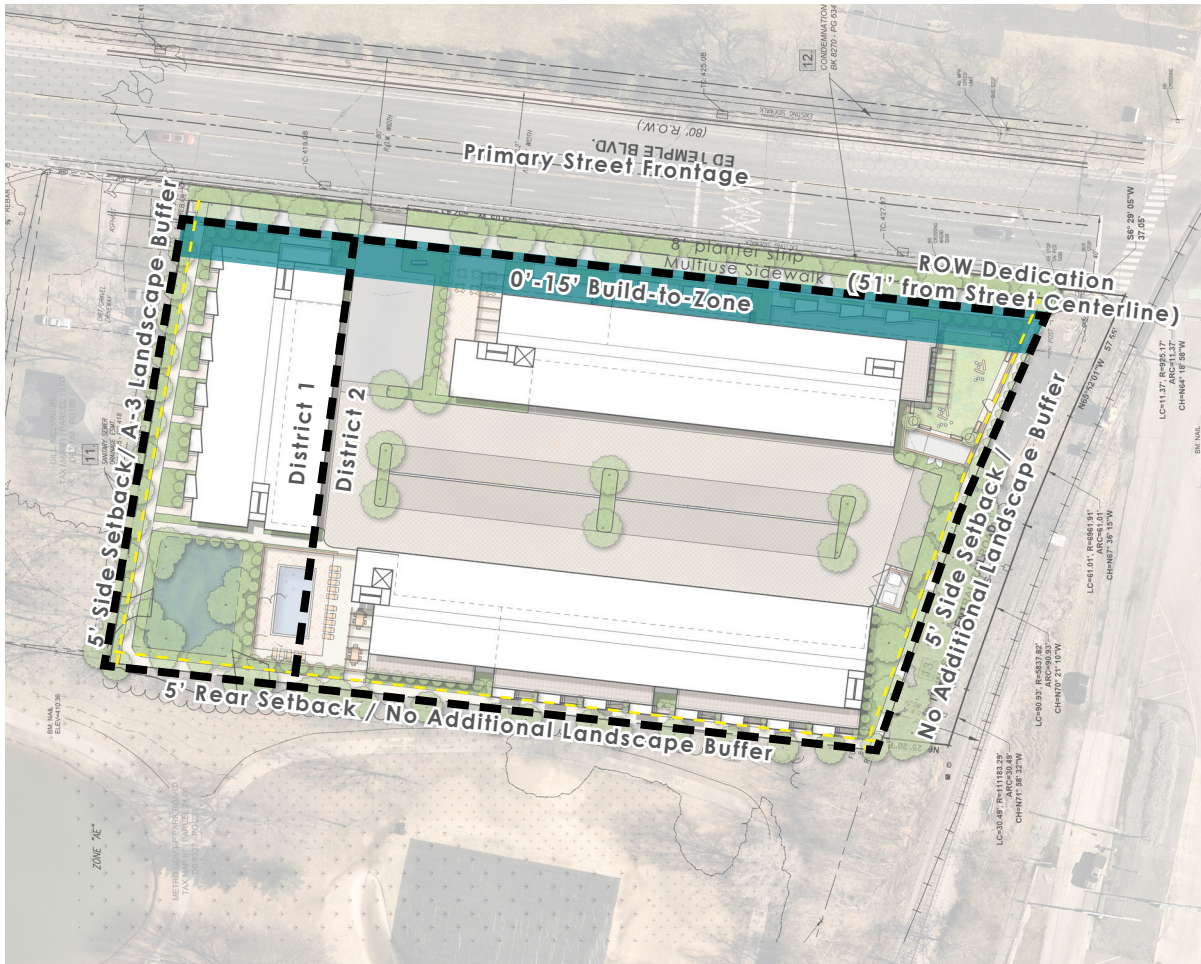
The purpose of this SP application is to permit a mixed-use development built in one (1) phase. The area will be regulated to best respond to the intensity planned for under the updated land use policy, while respecting the zoning and existing form of the adjacent properties. The regulations will remain consistent with the Suburban Neighborhood Center (T3-NC) policy areas on the property as described in the Nashville Next Community Character Manual.

The proposed design scenario at left provided to demonstrate a conceptual scenario representative per the design standards. This development intends to provide holistic development approach, providing an opportunity for additional housing and potential commercial at a potential future transit node within the neighborhood. The site plan provides an essential link to the existing Greenway. Finally, the site plan respects the highlights the unique history of the site. The site plan provides an activated plaza for the historic Eldorado motel sign and provides opportunity for residents and visitors to learn about the important context of the site in relation to the neighborhood and greater Nashville area.

07

SITE PLAN

REGULATING PLAN



DEVELOPMENT STANDARDS

| | | |
|---|--|--|
| Permitted Uses | Multi-family residential, Permitted by right; Hotel/motel, Permitted by right; All other uses permitted by MUN-A-NS Base Zoning at the time of Metro Council approval of this SP | |
| Prohibited Uses | Owner occupied and Non-owner occupied STRP | |
| Non-residential Uses | 2,000 GSF maximum | |
| Density | 142 dwelling units max. (For the purpose of this SP, each Hotel Key should count as One Dwelling Unit) | |
| Max ISR | 0.90 | |
| Maximum Building Height¹ | | |
| District 1 | 3 stories within 45 feet max. | |
| District 2 | 4 stories within 60 feet max.; Horizontal 10' stepback required at Level 4 along primary street frontage and western property line abutting Ted Rhodes Golf Course | |
| Build-to-zone: General^{2,3} | 0 to 15 feet | |
| Side Setback³ | 5 feet | |
| Rear Setback³ | 5 feet | |
| Parking Requirements⁴ | Per Title 17 UZO Parking Standards, no parking is required for uses located on a multimodal corridor | |
| Glazing⁵ | Residential | 15% min. |
| | Commercial | 50% min. ground floor 15% min. upper floors |
| Raised Foundations⁶ | 18 in. Min. to 36 in. Max. | |

- FOOTNOTES:**
- 1 Overall building height in feet shall be measured per Title 17 requirements.
 - 2 Build-To-Zone to be measured from back of proposed sidewalks on public streets.
 - 3 Stoops/stairs may encroach side setbacks and build-to-zones
 - 4 Site is located within the UZO and the majority of the parcel's frontage is on Ed Temple Boulevard, which is a designated Long Term Need Multimodal Corridor. Per 17.20.040, no parking shall be required for uses located on a multimodal corridor, as designated by the major and collector street plan.
 - 5 Minimum glazing requirements shall be required on building facades facing public rights of way. The first floor transparent glazing area calculation shall be measure from finished grade at the set-back to finished floor elevation of the second floor.
 - 6 With the exception of accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36" along public streets, easements and open spaces.

ARCHITECTURAL STANDARDS

1. Buildings shall provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level. Where feasible, due to site elevations and ground floor conditions, residential units fronting a public street or green space shall provide a connection/entrance to public sidewalk.
2. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
3. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
4. Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
5. Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
6. If provided, porches shall have a minimum depth of 6 feet; stoops shall have a minimum depth of 4 feet.

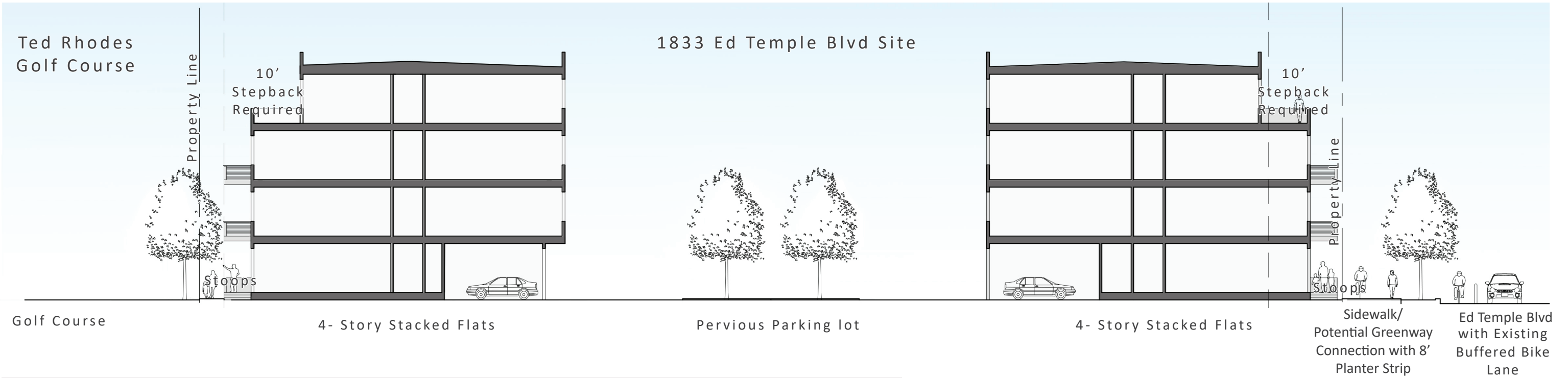
ACCESS & PARKING

7. Site Access shall be from the public ROW along Ed Temple Boulevard.
8. Bicycle parking will be provided per the Metro Zoning Code Table 17.20.135 Bicycle Parking Requirements. Bicycle parking locations to be identified in Final SP.
9. Site is located within the UZO and the majority of the parcel's frontage is on Ed Temple Boulevard, which is a designated Long Term Need Multimodal Corridor. Per 17.20.040, no parking shall be required for uses located on a multimodal corridor, as designated by the major and collector street plan.

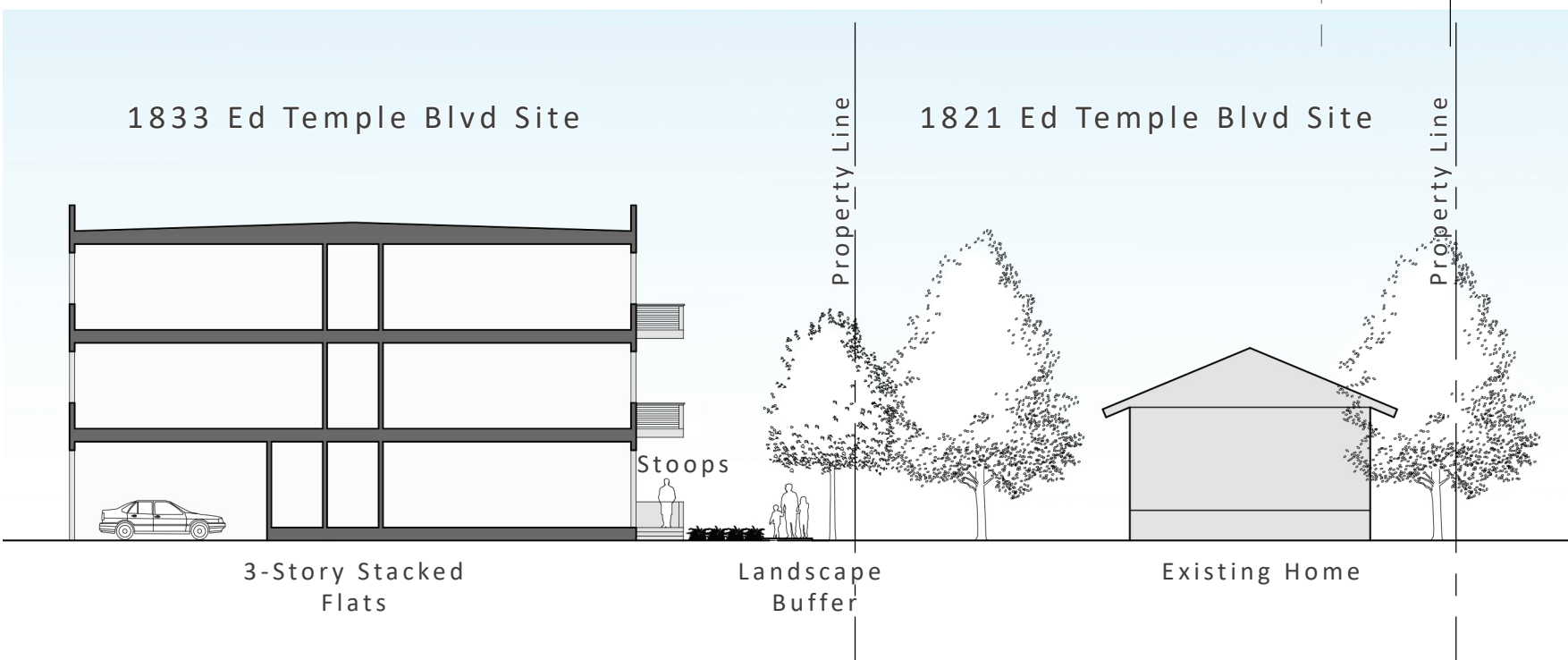
LANDSCAPE STANDARDS

10. The developer of this project shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
11. Street trees shall be provided, irrigated and maintained by Owner along all street frontages at a minimum spacing average of 40 linear feet. Street trees shall be a minimum of 3" caliper of healthy stock trees from the approved Metro vendor list. Additionally, the use of native plants should be encouraged where possible within the interior lot landscaping areas and planned buffer areas. All plant species selected on final site plan shall be approved by the Metro Urban Forrester. Proposed landscape buffers abutting residentially zoned properties shall require a type A-3 landscape buffer at final site plan.
12. Parking area screening and landscaping shall comply with UZO requirements per Metro Code Chapter 17.24.
13. Proposed landscape buffers abutting the residential property to the north shall require a type A-3 Landscape buffer. Proposed landscape buffers abutting the parks property to the west and the railroad easement to the south, shall not require a landscape buffer.

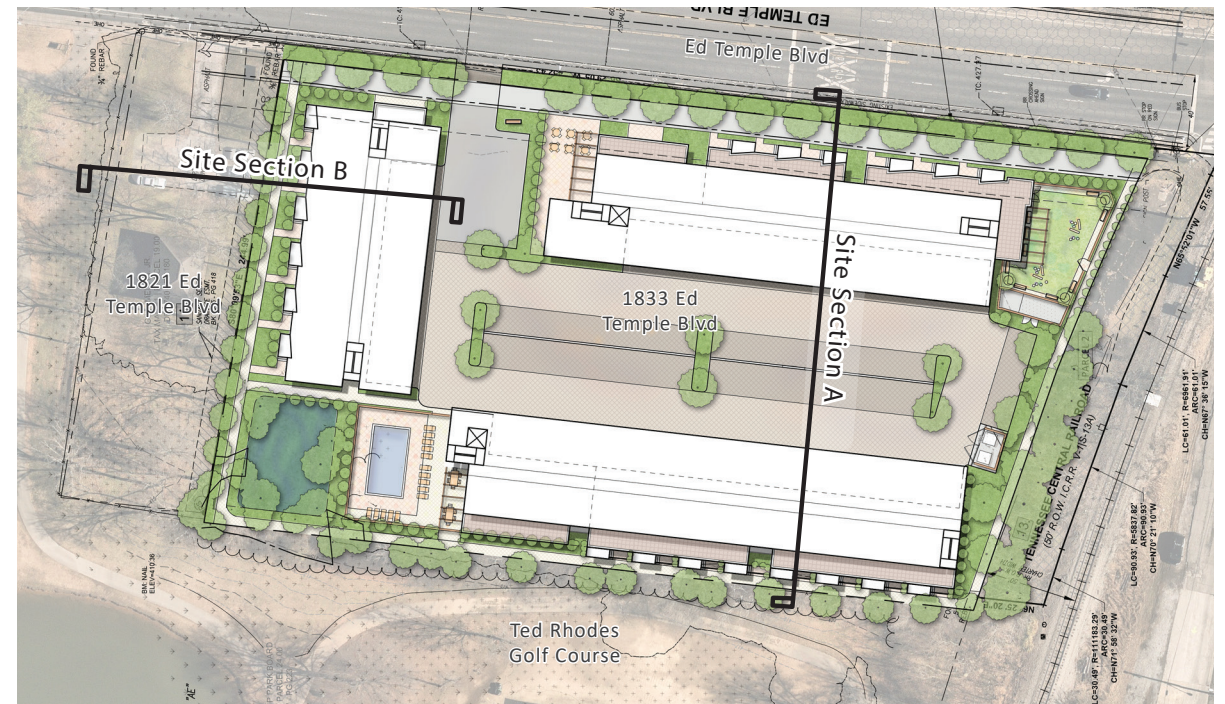
SITE SECTION A



SITE SECTION B



SITE PLAN KEY



09 SITE SECTION

This design scenario is provided to demonstrate a conceptual scenario representative of the development possible per the design standards. The section illustrates the intent of the design standards, namely to provide stepbacks at Ed Temple Boulevard and the adjacent sites at fourth story. The intent of the stepback is to preserve the pedestrian experience and provide a transition to existing adjacent residential site and open space.



10

ADDITIONAL REGULATIONS + NOTES

The Concept Plan provided within this application is intended to represent one scenario of general compliance with the regulatory standards and standard notes herein. Adjustments may be required to provide flexibility during design development.

Standard SP Notes:

1. The purpose of this SP is to permit a mixed use development with a maximum of 2,000 square feet of non-residential uses, a maximum of 142 units, and the following uses: hotel/motel (refer to development standards for full list of uses). Short term rental property, owner occupied, and short term rental property, not owner occupied shall be prohibited.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of MUN-A-NS, as of the date of the application request or application.
3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by the Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.

4. All development is currently planned to be constructed in one phase and will begin the planning and design stages for Final SP after the approval of the preliminary SP by Metro Planning Commission.

FEMA Note:

5. This property lies in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0237H, dated April 5, 2017.

Metro Public Works Notes:

6. The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements.
8. Developer will ensure bike lanes are continuous through intersections.
9. The developer's final construction drawings shall comply with the design regulations established by

the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

10. All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications.
11. Developer should coordinate with WeGo on upgrades to the nearby bus stops and crosswalk on Ed Temple Boulevard.
12. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specifications.
13. Submit copy of ROW dedications prior to building permit sign off.
14. Primary access to the site shall be from Ed Temple Boulevard.
15. An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.
16. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.

Fire Marshal Notes:

17. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.
18. No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
19. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
20. All dead-end roads over 150 ft. in length require a 100-ft. diameter turnaround, this includes temporary turnarounds.
21. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
22. If more than three stories above grade, Class I standpipe system shall be installed.
23. If more than one story below grade, Class I standpipe system shall be installed.
24. When a bridge is required to be used as part of a fire

department access road, it shall be constructed and maintained in accordance with nationally recognized standards.

25. A fire hydrant shall be provided within 100 ft. of the fire department connection.
26. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

27. Where feasible, this development will be served with underground power and pad-mounted transformers.
28. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

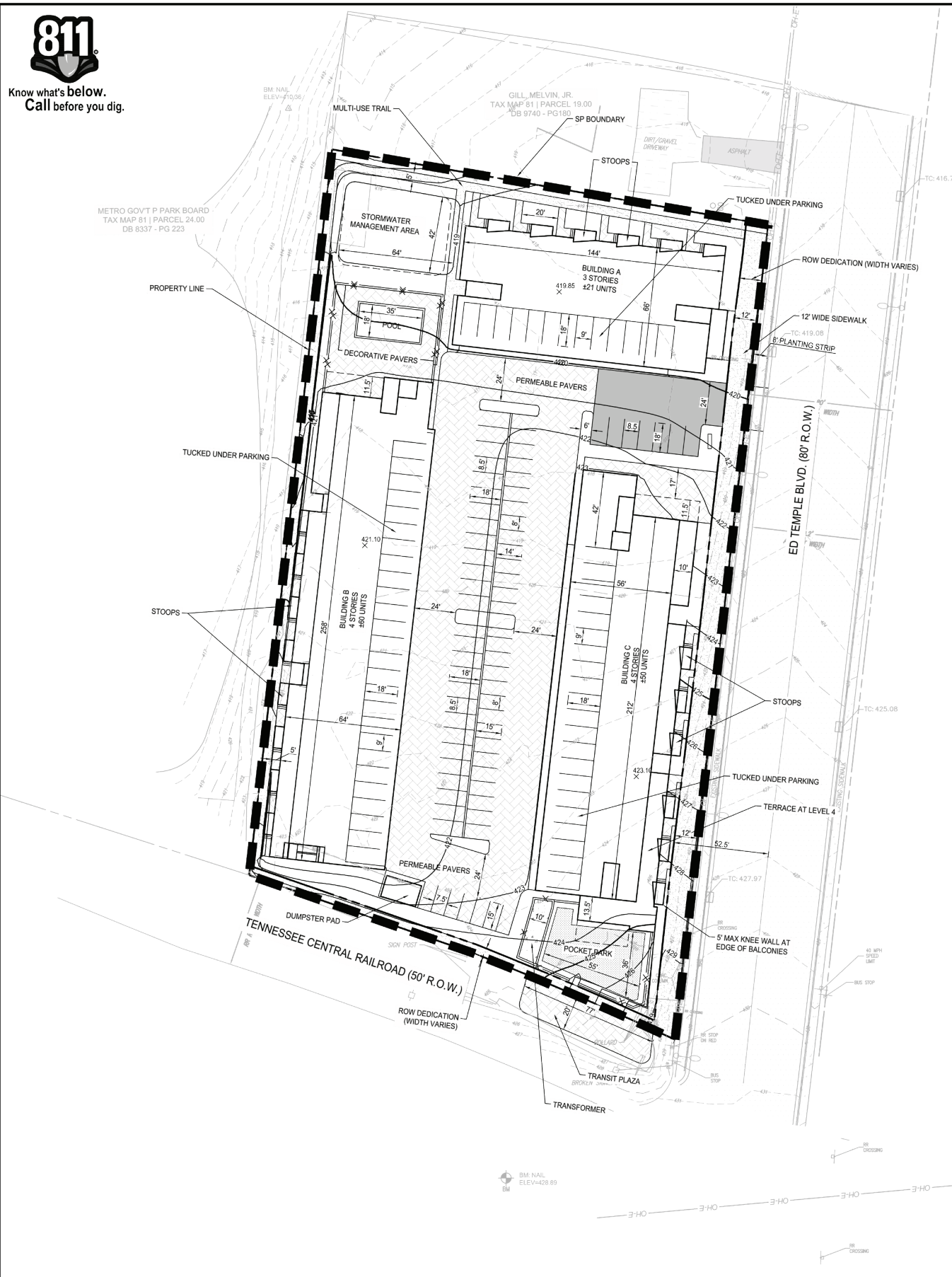
29. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services
30. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
31. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" CMP.)
32. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.

Soils:

33. Soils on the site are in the "Maury Urban Land Complex (McB)", which are a soil Group "B".

Federal Compliance:

34. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.



STANDARD SP NOTES:

1. THE PURPOSE OF THIS REGULATORY SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF ±131 MULTI-FAMILY RESIDENTIAL UNITS WITHIN A 2.38 ACRE DEVELOPMENT.
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE REGULATORY SP PLAN AND/OR INCLUDED AS A CONDITION OF COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF M.U.A. AS OF THE DATE OF THE APPLICATION REQUEST OR APPLICATION.
3. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING, OR SITE DESIGN AND THE ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY THE METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE.
4. ALL DEVELOPMENT IS CURRENTLY PLANNED TO BE CONSTRUCTED IN ONE PHASE AND WILL BEGIN THE PLANNING AND DESIGN STAGES FOR FINAL SP AFTER THE APPROVAL OF THE PRELIMINARY SP BY METRO PLANNING COMMISSION.
5. THIS PROPERTY LIES IN AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA FLOOD INSURANCE MAP PANEL NUMBER 47037C0234H, DATED APRIL 5, 2017.
6. REFER TO EL DORADO PRELIMINARY SP SHEETS 8 AND 11 FOR ALL ARCHITECTURAL, ACCESS AND PARKING, LANDSCAPE, METRO PUBLIC WORKS, FIRE MARSHAL, NES, STORMWATER, SOILS, AND FEDERAL COMPLIANCE NOTES.

NOTES:

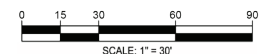
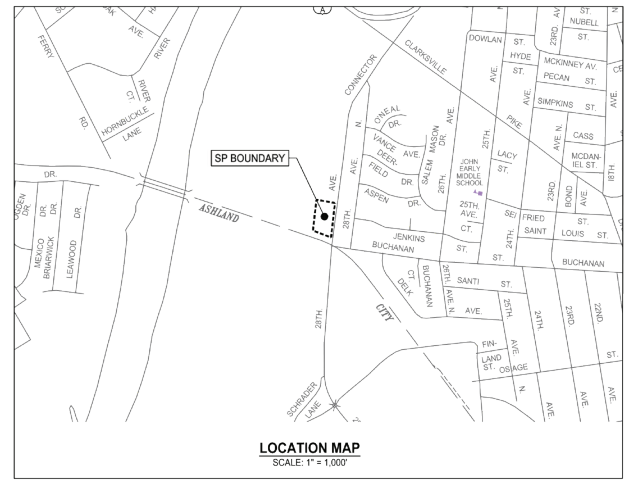
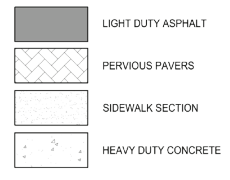
1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
5. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
6. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
7. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
8. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADI ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
11. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
14. FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
15. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
17. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
18. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
19. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
20. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER METRO PUBLIC WORKS SPECIFICATIONS SECTION 02523 (<http://www.nashville.gov/Public-Works/Developer-Services/Engineering-Details-and-Specifications.aspx>).
21. ALL BUILDINGS WITHIN 10' OF THE BIoretention AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
22. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE. AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT VOLUME 1, REGULATIONS.
23. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
24. DRIVEWAY CULVERTS ARE TO BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP).

DEVELOPMENT SUMMARY:

SP NAME: EL DORADO
 PLAN DATE: SEPTEMBER 1, 2022
 COUNCIL DISTRICT: 21 - BRANDON TAYLOR
 OWNER INFO: OTEY, WILLIAM H., JR. ET UX
 ADDRESS: 3945 HYDES DALE LN, NASHVILLE, TN 37218
 FEMA FIRM MAP: ZONE X ON 47037C0234H (04/05/2017)
 ENGINEER: AVERY STEED, PE
 COMPANY: FULMER LUCAS ENGINEERING
 ADDRESS: 2002 RICHARD JONES ROAD, SUITE B200
 NASHVILLE, TENNESSEE 37215
 PHONE: 678.371.5554
 E-MAIL: AVERY@FULMERLUCAS.COM

EX LAND USE POLICY: T3 SUBURBAN NEIGHBORHOOD MAINTENANCE

PAVING LEGEND



SURVEY INFO PROVIDED BY: THM
 DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

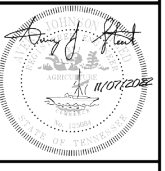
SITE DEVELOPMENT PLANS FOR:

EL DORADO

1833 ED TEMPLE BLVD
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37208

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
 NASHVILLE, TENNESSEE 37215
 INFO@FULMERLUCAS.COM - (615) 345-3770



| DR. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

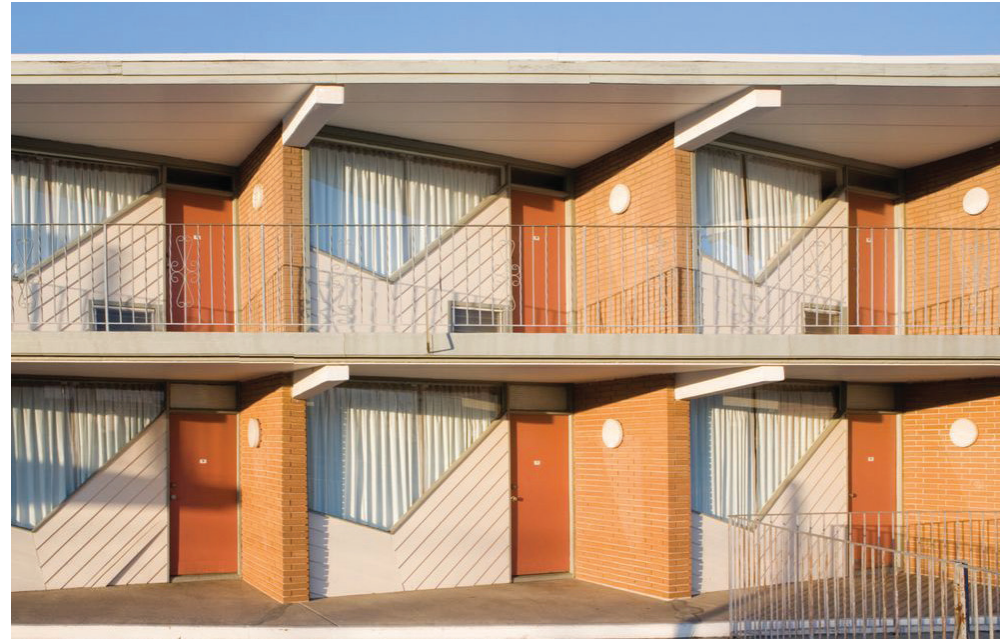
CIVIL SITE PLAN

SP-1

1250-03 EL DORADO



Historic Brick Detailing



Sawtooth Entryways



Pedestrian Friendly Frontage



Stoop Experience



Simple Geometry



Activated Ground Floor



Mid Century Modern Motel Aesthetic



Resident's Community Amenities



Color Palette



Unique Midcentury Modern Detailing



Breezeblock Detailing

12 ATTACHMENT B: CHARACTER IMAGERY

ORDINANCE NO. BL2023-_____

An ordinance to authorize building material restrictions and requirements for BL2023 - _____ a proposed Specific Plan Zoning for various properties located at 1833 Ed Temple Boulevard, at the northwest corner of Ed Temple Boulevard and Buchanan Street, 3.32 acres), (Proposal No. 2022SP-076-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the following building material restrictions and requirements as a part of BL2023-_____, a proposed Specific Plan Zoning District located at 1833 Ed Temple Boulevard, at the northwest corner of Ed Temple Boulevard and Buchanan Street, 3.32 acres), are hereby authorized:

- Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, and glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.

Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 3. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Brandon Taylor
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1630

Mr. President –

I hereby move to amend Ordinance No. BL2022-1630 by amending the final recital as follows:

WHEREAS, the Tennessee Entertainment Commission has indicated that it would officially recognize an entertainment industry entity positioned in the Nashville Chamber of Commerce, the Nashville Convention & Visitors Corporation, the Metro Arts Commission, or the Mayor’s Office:

Sponsored by:

Robert Swope
Member of Council

SUBSTITUTE ORDINANCE NO. BL2022-1631

An Ordinance to amend Title 2 of the Metropolitan Code of Laws to create the Nashville Entertainment ~~Creation~~ Commission.

WHEREAS, though known worldwide as “Music City, ~~USA~~”, all of Nashville’s creative industries have grown substantially over the last ten years. While the music industry has been at the forefront, Nashville ~~has not~~ must likewise strategically nurtured relationships within the film/television, theatre, virtual reality, and other creative industries ~~with the same commitment, and there is a great need now~~ in order to embrace, support, and uplift all creative industries ~~fairly~~ across the board, and

WHEREAS, the establishment of a Nashville Entertainment ~~Creation~~ Commission (“NECC”) (“NEC”) would equitably address all of Nashville’s creative industries and build positive relationships across sectors. The ~~NECC~~ NEC would encourage the recruitment of out-of-state projects and the development of locally created content to help drive tourism and additional tax revenues to Metro Nashville and further facilitate the creation of intellectual property content owned by Nashvillians; and

WHEREAS, the ~~NECC~~ NEC would recruit and develop projects by having membership comprised of creative industry executives and lay people who have national and international relationships which would have transformational economic impacts for Nashville and Davidson County; and

WHEREAS, ~~there has been a consistent lack of attention to~~ in order to foster greater diversity in the entertainment industries of Nashville, and the ~~NECC~~ NEC would create a focused and intentional process ~~in order~~ to create and maintain cultural representation and ~~be able~~ engage students interested in entertainment careers through Metro schools as well as Nashville area colleges and universities, and

WHEREAS, in 2006, the State of Tennessee, via the Tennessee Film Commission, passed the Visual Content Act to compete with cities and states that already had or would soon create film incentives in the form of rebates, and/or transferable tax credits; and

WHEREAS, the Tennessee Film Commission subsequently changed its brand to the Tennessee Entertainment Commission to include other entertainment industries; and

WHEREAS, in 2018 the Tennessee Entertainment Commission and Tennessee Department of Economic and Community Development (“ECD”) proposed and secured the passage of legislation for an expansion of the Visual Content Act to enable incentives to include feature films, television, video games, animation, digital entertainment and music scoring; and

WHEREAS, in 2021 the Tennessee Entertainment Commission and ECD proposed and secured passage of legislation for a new Franchise and Excise (“F&E”) Tax Credit that could be applied to all entertainment industry categories served by the Tennessee Entertainment Commission; and

WHEREAS, the Nashville Entertainment ~~Creation~~ Commission, in conjunction with the new Nashville Office of Music, Film and Entertainment, shall endeavor to bring projects to the Nashville area that can capitalize on the new tax incentives created by the Tennessee Entertainment Commission and Tennessee Department of Economic and Community Development and build relationships with these two entities.

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 2 of the Metropolitan Code of Laws is hereby amended by creating a new Chapter 2.147 as follows:

Chapter 2.147 –Nashville Entertainment ~~Creation~~ Commission

2.147.010 – Established.

There is hereby established a commission to be known as the “Nashville Entertainment ~~Creation~~ Commission”, referred to in this chapter as “commission.”

2.147.020 – Definitions.

“Entertainment Industry” means commercial activity that involves the production and sale of entertainment, whether in music, film, television, digital streaming content, and virtual/augmented reality or within the metaverse/omniverse.

Occupations in the entertainment industry include, but are not limited to, musicians, recording artists, songwriters, composers, music producers, record label executives, recording studio owners, recording engineers, music venue owners, music craftsman (such as a luthier), performing rights organizations, actors, film/television studio executives, screenwriters, directors, casting agents, film/television producers, crew members, editors, location scouts, videographers, voiceover artists, digital designers, grips, stagehands, film/television marketing professionals, entertainment related bankers, packaging/distribution financiers, managers, publicists, stylists, theatre companies, fashion design/promotion, playwrights, theater directors, film/television/digital gaming composers, graphic software architects and other ~~not listed entertainment industry marketing professionals~~ occupations not listed herein.

2.147.030 – Membership and term of office.

A. The commission shall be composed of ~~49~~ 15 members. ~~Five~~ Four members shall be appointed by the mayor and confirmed by the council. One member shall be a council member elected by the Council’s Public Facilities, Arts and Culture Committee. ~~Four~~ Two members shall be selected by the council from nominations submitted by council members. ~~Six~~ Five members shall be selected by the council from nominations submitted from the Entertainment Industry at large. One member shall be selected by the council from nominations submitted by the International Alliance of Theatrical Stage Employees (IATSE). One member shall be selected by the council from nominations submitted by the Screen Actors Guild - American Federation of Television and Radio Artists (SAG-AFTRA). One member shall be selected by the council from nominations submitted by the American Federation of Musicians (AFM).

All members shall hold occupations in the Entertainment Industry with a minimum of five years of professional experience. ~~and show substantial business relationships for the recruitment of productions both locally and out of state or country.~~ The commission shall never have more than 10 members from ~~either the film industry or the music~~ any single industry serving at any one time.

B. Members of the commission shall serve without compensation.

C. Commission members shall serve staggered five-year terms. Of the initial members appointed, three members shall be appointed for one year, ~~four~~ three members shall be appointed for two years, ~~four~~ three members shall be appointed for three years, ~~four~~ three members shall be appointed for four years, and ~~four~~ three members shall be appointed

for five years. The appointing authorities shall equitably divide the durations of their respective initial appointments until the commission is fully appointed as described here.

- ~~D. The commission shall meet monthly. For the first six months after its establishment, the commission shall meet at least twice a month and work to establish the office of film, music and entertainment, including the hiring of the executive director of the office. The commission may schedule additional meetings as needed.~~

2.147.040 – Purpose of the commission

The purpose of the commission shall be to:

- A. ~~Create~~ Establish, develop, market, promote and sustain maintain relationships related to ~~recruiting the recruitment of~~ entertainment projects and endeavors to Nashville and Davidson County and the development and promotion of the entertainment industry in Nashville and Davidson County. This includes promoting projects that involve multiple sectors of the entertainment industry; projects that promote economic development; and projects that create jobs related to the entertainment industry to local, regional, national, and international companies.
- B. ~~Increase diverse representation~~ Promote gender and racial equity across all creative sectors through multiple initiatives, including (i) the creation of a directory of services and needs for entertainment productions within Nashville and Davidson County, and (ii) facilitating greater awareness at high schools in Metro Nashville of potential careers in the entertainment industry, facilitating practical pathways and training into Nashville vocational schools, two-year colleges, and university programs, culminating in guidance to career and business opportunities in the private sector.
- C. Endeavor to work closely with, and build relationships with, the Tennessee Entertainment Commission to establish and maintain operational connectivity to franchise and excise tax incentives and other opportunities for recruitment, promotion, and development of entertainment projects.

2.147.045 – ~~Initial~~ Primary goals of the commission.

The ~~initial~~ primary goals of the commission shall be to:

- A. Create and maintain a strong brand identity for Nashville and Davidson County related to the Entertainment Industry;
- B. ~~Be in the top 10 cities and counties in the United States for Entertainment Industry.~~ Pursue top-tier rankings within national and international entertainment industry publications and ratings services;
- C. Provide significant and sustained assistance and investment in the Entertainment Industry in Nashville; ~~and~~
- D. Establish means, mechanisms, and metrics to maintain diversity and inclusion within all sectors of the Entertainment Industry;
- E. Establish workforce development and education initiatives to Hhelp Nashville and Davidson County grow its own workforce for the Entertainment Industry;
- F. Address quality of life issues affecting those within the Entertainment Industry, including affordable housing, financial planning, and healthcare access; and

G. Engage in community outreach to all citizens and residents of Nashville and Davidson County.

2.147.050 – Powers and Duties.

~~In order to~~ To carry out the commission's purposes, the commission shall have authority to:

A. Elect a chair and other officers as necessary to carry out the functions and duties of the commission.

B. Promulgate and maintain regulations and bylaws for the commission.

C. Recruit and hire the executive director who shall serve as the executive director of the commission and of the Nashville Office of Music, Film and Entertainment. ~~The executive director must have experience in more than one area of the Entertainment Industry in order to be better able to address multiple entertainment needs.~~

D. Promote, market, and support the Nashville Office of Music, Film and Entertainment, including the creation of a strategic plan for the Nashville Office of Music, Film and Entertainment that outlines the goals, purpose, and duties of the office and the creation of a diversity and inclusion plan for the office.

E. Create ~~subcommittees~~ advisory committees to address the issues in Entertainment Industry. Members of these ~~subcommittees~~ advisory committees are to be selected by the commission. ~~Subcommittee~~ Advisory committee members are not required to be current members of the commission but must hold occupations in the Entertainment Industry and should have a minimum of five years of professional experience. ~~Each subcommittee shall meet monthly and submit a report to the commission, unless otherwise determined by the commission.~~ The commission shall create the following ~~subcommittees~~ advisory committees and may create additional ~~subcommittees~~ advisory committees as needed:

1. Film and television production

2. Music industry

3. Diversity and inclusion

4. Independent venue preservation

~~1. Music production;~~

~~2. Film production;~~

~~3. Diversity and inclusion;~~

~~4. Workforce development and education;~~

~~5. Music venue preservation;~~

~~6. Community engagement;~~

~~7. Quality of life issues facing those in the Entertainment Industry including affordable housing, financial planning, and healthcare.~~

F. Submit recommendations to the Metropolitan Council and mayor's office for the establishment of separate boards or commissions representing individual sectors of the entertainment industry, if deemed necessary for the effective pursuit by such sector(s) of the goals and objectives established herein.

G. Establish additional membership requirements for advisory committee members.

2.147.060 – Staffing.

The work of the commission and of the Nashville Office of Music, Film and Entertainment shall be managed by an executive director, who shall be appointed by the commission in accordance with Section 2.147.050.C and serve at the pleasure of the commission. Additional staff may be provided for by the metropolitan government upon the recommendation of the commission. The executive director and any staff shall be organized under the Mayor's Office.

Among other duties as described by the commission, ~~t~~The executive director and approved staff shall be responsible for:

- i. Managing the permitting platform;
- ii. Building relationships for community engagement;
- iii. Managing location-scouting software;
- iv. Establishment of relationships with the Metro Nashville Police Department and other security services, Metro Nashville Fire Department, Nashville Electric Service, and Metro Water Services Department; Security services;
- v. Warehouse contacts and managing a directory of production personnel, vendors, soundstages, and equipment rental; and
- vi. Any additional ~~work~~ actions necessary to carry out the duties and responsibilities established by this chapter.

Section 2. This Ordinance shall take effect from and after its final passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by:

Delishia Porterfield

Burkley Allen
Members of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2023-1684

Mr. President –

I hereby move to amend Ordinance No. BL2023-1684 as follows:

I. By amending the third recital as follows:

WHEREAS, the owner of 3136 Parthenon Avenue has agreed to demolish all structures and restore the natural contours of the land, clear underbrush, ~~and~~ remediate the site with seed and straw, and remove the paved drive running along the northeast property line of 3136 Parthenon Avenue from the east corner to the north corner of the property within 60 days of the enactment of this ordinance; and,

II. By amending Section 2 as follows:

Section 2. The current owner of 3136 Parthenon Avenue shall demolish all structures and restore the natural contours of the land, clear underbrush, ~~and~~ remediate the site with seed and straw, and remove the paved drive running along the northeast property line of 3136 Parthenon Avenue from the east corner to the north corner of the property within 60 days of the enactment of this ordinance. All healthy and mature trees shall be preserved on the property located at 3136 Parthenon Avenue.

III. By replacing the Planning Commission recommendation letter with the updated Planning Commission recommendation letter attached to this amendment.

INTRODUCED BY:

Brandon Taylor
Member of Council



**METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY**

Metro Office Building
800 President Ronald Reagan Way
P.O. Box 196300
Nashville, TN 37219-6300

December 6, 2022

To: Ron Colter, Metro Finance – Public Property

**Re: Parthenon Avenue Land Swap
Planning Commission Mandatory Referral #2022M-051AG-001
Council District #21 Brandon Taylor, Council Member**

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

An ordinance authorizing the Metropolitan Government of Nashville and Davidson County, by and through the Department of Parks and Recreation, to swap 3140 Parthenon Avenue (Parcel No. 10402004300) and a portion of 3138 Parthenon Avenue (Parcel No. 10402004200) for 3136 Parthenon Avenue (Parcel No. 10402004100) to allow for a future expansion of the Centennial dog park (Proposal No. 2022M-051AG-001).

The relevant Metro agencies (Metro Parks, Metro Public Works, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, Metro Finance – Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval: none

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at delilah.rhodes@nashville.gov or 615-862-7208.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa Milligan', written over a circular stamp.

Lisa Milligan
Land Development Manager
Metro Planning Department
cc: Metro Clerk

AMENDMENT NO. 1
TO
SUBSTITUTE ORDINANCE NO. BL2022-1471

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2022-1471 as follows:

I. By amending Section 1 as follows:

"Family" means for purposes of this chapter:

1. An individual; or
2. Two or more persons related by blood, marriage or law; or
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed five ~~seven~~ persons. Such group may include a combination of related and unrelated persons.

II. By amending Section 3 as follows:

"Family" means one of the following:

1. An individual, or
2. Two or more persons related by blood, marriage or law, or,
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed five ~~seven~~ persons. Such group may include a combination of related and unrelated persons.
4. A group of not more than eight unrelated persons with disabilities including three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities, residing together in a home in accordance with Tennessee Code Annotated § 13-24-102. For purposes of this subsection, 'persons with disabilities' includes persons with a physical or mental impairment which substantially limits one or more of such person's major life activities, a record of having such an impairment, or being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)). For the purposes of this subsection, "persons with disabilities" does not include persons who pose a substantial likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such disability.
5. A group of not more than eight unrelated persons over the age of sixty-five, including two additional persons acting as house parents or guardians, living together as a single housekeeping unit.

Sponsored by:

Sean Parker
Colby Sledge
Members of Council

AMENDMENT NO. 2
TO
SUBSTITUTE ORDINANCE NO. BL2022-1471

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2022-1471 as follows:

I. By amending Section 1 as follows:

Section 1. That Section 16.24.030 of the Metropolitan Code of Laws is amended by deleting the definition of “Family” and replacing it with the following:

"Family" means for purposes of this chapter:

1. An individual; or
2. Two or more persons related by blood, marriage or law; or
3. A group of two or more unrelated persons living together in a dwelling unit. In the urban zoning overlay district, the number of unrelated persons living together in a dwelling unit is limited to twice the number of bedrooms, not to exceed ~~four~~ seven persons. Outside of the urban zoning overlay district, the number of unrelated persons living together in a dwelling unit is limited to three persons. Such group may include a combination of related and unrelated persons.
4. Family, as defined herein, is subject to the occupancy limitations in Section 16.24.400.J of the Metropolitan Code of Laws, including minimum square footage requirements for living rooms, dining rooms, kitchens, and bedrooms.

II. By amending Section 3 as follows:

Section 3. That Section 17.04.060 of the Metropolitan Code of Laws is amended by deleting the definition of “Family” and replacing it with the following:

"Family" means one of the following:

1. An individual, or
2. Two or more persons related by blood, marriage or law, or,
3. A group of two or more unrelated persons living together in a dwelling unit. In the urban zoning overlay district, the number of unrelated persons living together in a dwelling unit is limited to twice the number of bedrooms, not to exceed ~~four~~ seven persons. Outside of the urban zoning overlay district, the number of unrelated persons living together in a dwelling unit is limited to three persons. Such group may include a combination of related and unrelated persons.
4. A group of not more than eight unrelated persons with disabilities including three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities, residing together in a home in accordance with Tennessee Code Annotated § 13-24-102. For purposes of this

- subsection, 'persons with disabilities' includes persons with a physical or mental impairment which substantially limits one or more of such person's major life activities, a record of having such an impairment, or being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)). For the purposes of this subsection, "persons with disabilities" does not include persons who pose a substantial likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such disability.
5. A group of not more than eight unrelated persons over the age of sixty-five, including two additional persons acting as house parents or guardians, living together as a single housekeeping unit.
 6. Family, as defined herein, is subject to the occupancy limitations in Section 16.24.400.J of the Metropolitan Code of Laws, including minimum square footage requirements for living rooms, dining rooms, kitchens, and bedrooms.

Sponsored by:

Courtney Johnston
Russ Pulley
Tonya Hancock
Jeff Syracuse
Members of Council

AMENDMENT NO. 3
TO
SUBSTITUTE ORDINANCE NO. BL2022-1471

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2022-1471 as follows:

I. By amending Section 1 as follows:

"Family" means for purposes of this chapter:

1. An individual; or
2. Two or more persons related by blood, marriage or law; or
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed three ~~seven~~ persons. Such group may include a combination of related and unrelated persons.

II. By amending Section 3 as follows:

"Family" means one of the following:

1. An individual, or
2. Two or more persons related by blood, marriage or law, or,
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed three ~~seven~~ persons. Such group may include a combination of related and unrelated persons.
4. A group of not more than eight unrelated persons with disabilities including three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities, residing together in a home in accordance with Tennessee Code Annotated § 13-24-102. For purposes of this subsection, 'persons with disabilities' includes persons with a physical or mental impairment which substantially limits one or more of such person's major life activities, a record of having such an impairment, or being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)). For the purposes of this subsection, "persons with disabilities" does not include persons who pose a substantial likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such disability.
5. A group of not more than eight unrelated persons over the age of sixty-five, including two additional persons acting as house parents or guardians, living together as a single housekeeping unit.

Sponsored by:

Courtney Johnston
Russ Pulley
Tonya Hancock
Members of Council

AMENDMENT NO. 4
TO
SUBSTITUTE ORDINANCE NO. BL2022-1471

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2022-1471 as follows:

I. By amending Section 1 as follows:

"Family" means for purposes of this chapter:

1. An individual; or
2. Two or more persons related by blood, marriage or law; or
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed four ~~seven~~ persons. Such group may include a combination of related and unrelated persons.

II. By amending Section 3 as follows:

"Family" means one of the following:

1. An individual, or
2. Two or more persons related by blood, marriage or law, or,
3. A group of two or more unrelated persons living together in a dwelling unit, not to exceed four ~~seven~~ persons. Such group may include a combination of related and unrelated persons.
4. A group of not more than eight unrelated persons with disabilities including three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities, residing together in a home in accordance with Tennessee Code Annotated § 13-24-102. For purposes of this subsection, 'persons with disabilities' includes persons with a physical or mental impairment which substantially limits one or more of such person's major life activities, a record of having such an impairment, or being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)). For the purposes of this subsection, "persons with disabilities" does not include persons who pose a substantial likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such disability.
5. A group of not more than eight unrelated persons over the age of sixty-five, including two additional persons acting as house parents or guardians, living together as a single housekeeping unit.

Sponsored by:

Russ Pulley
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1531

Mr. President –

I hereby move to amend Ordinance No. BL2022-1531 as follows:

I. By amending the subsequently numbered subsection in Section 1 as follows:

- __. Notice. Applicants seeking an adaptive residential development use shall provide mailed notice of the proposed use, including the total number of dwelling units proposed, to all property owners within one thousand feet of the subject property ~~at least~~ no more than twenty-one days ~~prior to~~ following the ~~issuance~~ application of any permit related to the proposed adaptive residential development. Properties owned by the applicant shall not be included in the distance measurement for public notice. In addition to notification of individual property owners, an incorporated condominium association registered with the metropolitan clerk as requesting notification shall also be notified.

INTRODUCED BY:

Kyonzté Toombs
Member of Council

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2022-1621

Mr. President –

I hereby move to amend Ordinance No. BL2022-1621 as follows:

I. By amending Section 3 by adding the following language:

Section 3. Be it further enacted, that the uses of this SP shall be limited to 136 multi-family residential units and 16 single-family residential lots. Short term rental property – owner occupied and short term rental property – not owner occupied uses shall be prohibited.

II. By amending Section 4, by adding the following conditions as Conditions 7, 8, and 9:

7. The developer shall work with the Nashville Department of Transportation and Multimodal Infrastructure (NDOT) to identify and install traffic calming initiatives along the public rights-of-way within the development at the developer's expense.

8. The developer shall work with the Metropolitan Historical Commission to locate, protect, and preserve any cemeteries located within the proposed development area. The developer must comply with any conditions imposed by the Metropolitan Historical Commission staff during this process.

9. A type C-3 bufferyard shall be installed along the perimeter of the development. Existing plant material may be used to meet this requirement where sufficiently present.

INTRODUCED BY:

John Rutherford
Member of Council