

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2026-1446

Madam President –

I hereby move to amend Ordinance No. BL2026-1446 by amending Section 4 by adding the following conditions:

8. Heights within Zone A of the SP shall not exceed a total of 12 stories in a maximum of 135 feet as measured from 31st Avenue.
9. Heights within Zone B shall not exceed a total of 20 stories in a maximum of 300 feet.
10. Heights within Zone C shall not exceed 25 stories in a maximum of 370 feet.
11. Heights in Zone D shall not exceed 30 stories in a maximum of 420 feet.
12. Heights in Zone E shall not exceed 35 stories in a maximum height of 475 feet, and all height shall be measured in the same manner that height is measured in the Alternative Zoning Districts.
13. Vanderbilt shall create a Traffic Calming Fund of \$750,000 to be funded in three equal installments of \$250,000 each (timed to release at the completion of each new traffic study). The funds shall be administered by NDOT and used to directly implement the recommendations from the traffic calming studies.
14. For any construction within the SP boundary, Vanderbilt shall provide all developers with construction traffic routes that their construction crews must generally use to avoid residential roads within the Hillsboro West End Neighborhood. Deviations can occur to accommodate accidents, emergencies or road closures.
15. For any construction within the SP boundary Vanderbilt shall require developers and their contractors to formulate a parking plan for construction workers, accommodating construction parking outside residential streets within the HWEN neighborhood.
16. For any construction within the SP boundary, Vanderbilt and any developer and its contractor shall not use public roads or public property within the Hillsboro West End neighborhood for staging.
17. Vanderbilt will maintain safe and accessible pedestrian routes throughout construction with any temporary closures accompanied by a clearly marked alternative and advance notice to the community, in partnership with NDOT.
18. Before construction begins on the first phase of the SP, Vanderbilt will develop the following items and will keep them in place while construction is ongoing within the SP:
 - a. A dedicated project website;
 - b. An interactive mapping tool to provide real-time pedestrian, vehicular and accessible routes to navigate through the area;
 - c. A newsletter which will include insights to the project, anticipated noise levels, and a summary of any impactful work that may occur;
 - d. Real Time Messaging – Vanderbilt will use a direct messaging system so that neighbors may opt to receive direct text messages or emails about any unexpected or urgent issues associated with the construction or report noncompliance issues with contractor traffic, parking, and staging; and,
 - e. A posted telephone number dedicated to monitoring neighborhood inquiries and responding rapidly.

19. For any blasting that occurs within Subdistrict A of the SP, Vanderbilt shall offer to survey any home on the South side of 31st Avenue, within the Hillsboro West End Neighborhood, that falls within 600 feet of the blasting zone.
20. The SP shall include ninety minutes of free parking for a 10-year period for retail customers within the SP. This commitment shall begin when the first building that includes retail uses within the SP is complete and receives a Use and Occupancy permit, and it shall conclude after 10 years.
21. Vanderbilt will work with WeGo Public Transit to encourage and incentivize the use of Easy Ride passes by office tenants and retail users within the SP.
22. An Innovation Neighborhood Advisory Committee shall be formed, including 6-8 members appointed by the District Council Member in whose district the SP is located for 4 year terms. The members of the committee should include a broad range of area stakeholders and should come from among the following: residents who live in the area most directly impacted by the project, residents from area HOAs or neighborhood associations such as Hillsboro West End and the Bristol West End, West End area merchants, a representative from VUMC, and a representative of the innovation community that is intended as the end-user of the development. This committee shall serve in an advisory role and meet quarterly with Vanderbilt to review plans, get updates on phasing, construction and blasting, and review traffic, parking and traffic calming studies and recommendations. Vanderbilt shall share any final site plans with this advisory committee prior to submitting them to the planning department for approval. The meetings shall be in January, April, July, and October on the 4th Monday of the month and open to the public but may be rescheduled as needed. The committee may meet additional times if needed to present plans in a timely manner. The committee shall terminate at the earlier of 30 years or when construction is complete.

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Tom Cash
Member of Council