

AMENDMENT NO. \_\_

TO

SUBSTITUTE ORDINANCE NO. BL2026-1273

Madam President –

I hereby move to amend Exhibit A of Substitute Ordinance No. BL2026-1273 by adding the following language to the East Bend General Regulations section of Section II of the Downtown Code as a new subsection titled “Infrastructure and Public Realm Contribution”:

“Infrastructure and Public Realm Contribution

To ensure the fiscal burden of necessary infrastructure is internalized by the development which necessitates and benefits from such growth, the following standards shall apply:

1. Infrastructure Sufficiency: Final Site Plan approval shall be contingent upon a binding commitment by the applicant to construct and dedicate the full street grid and mobility infrastructure necessary to support the high-quality urban environment envisioned for the East Bend subdistrict, in accordance with the Major and Collector Street Plan (MCSP).
2. Public Realm Performance: To meet the lifestyle and transit needs of a walkable, mixed-use community, the applicant shall fully fund and implement all public realm improvements—including pedestrian promenades, linear parks, and greenways—as identified in the East Bend Public Realm Design.
3. Phasing and Certificate of Occupancy: No final Certificate of Occupancy shall be issued for any phase of development until the infrastructure and public realm improvements required for that specific phase are complete and accepted by the Metropolitan Government.
4. Proportionality: These requirements are established as performance standards to ensure that private development meaningfully supports the infrastructure required for its own success, balancing the opportunity provided by these zoning entitlements with the high-quality public realm required for all of Nashville to enjoy.”

SPONSORED BY:

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