

The background is a stylized, hand-drawn illustration. It depicts a city skyline with various skyscrapers and buildings in the distance. In the foreground, there's a waterfront park area with green grass, trees, and a body of water. Several people are shown walking along a path, and some are kayaking on the water. The overall style is artistic and sketchy, with a muted color palette of greens, blues, and greys.

EAST BANK

**EAST BANK
DEVELOPMENT AUTHORITY**

Board Meeting

April 28, 2026

EAST BANK

AGENDA ITEM IV – DISCUSSION OF CONTRACT AMENDMENT PROCESS



PROCUREMENT POLICY CLARIFICATION

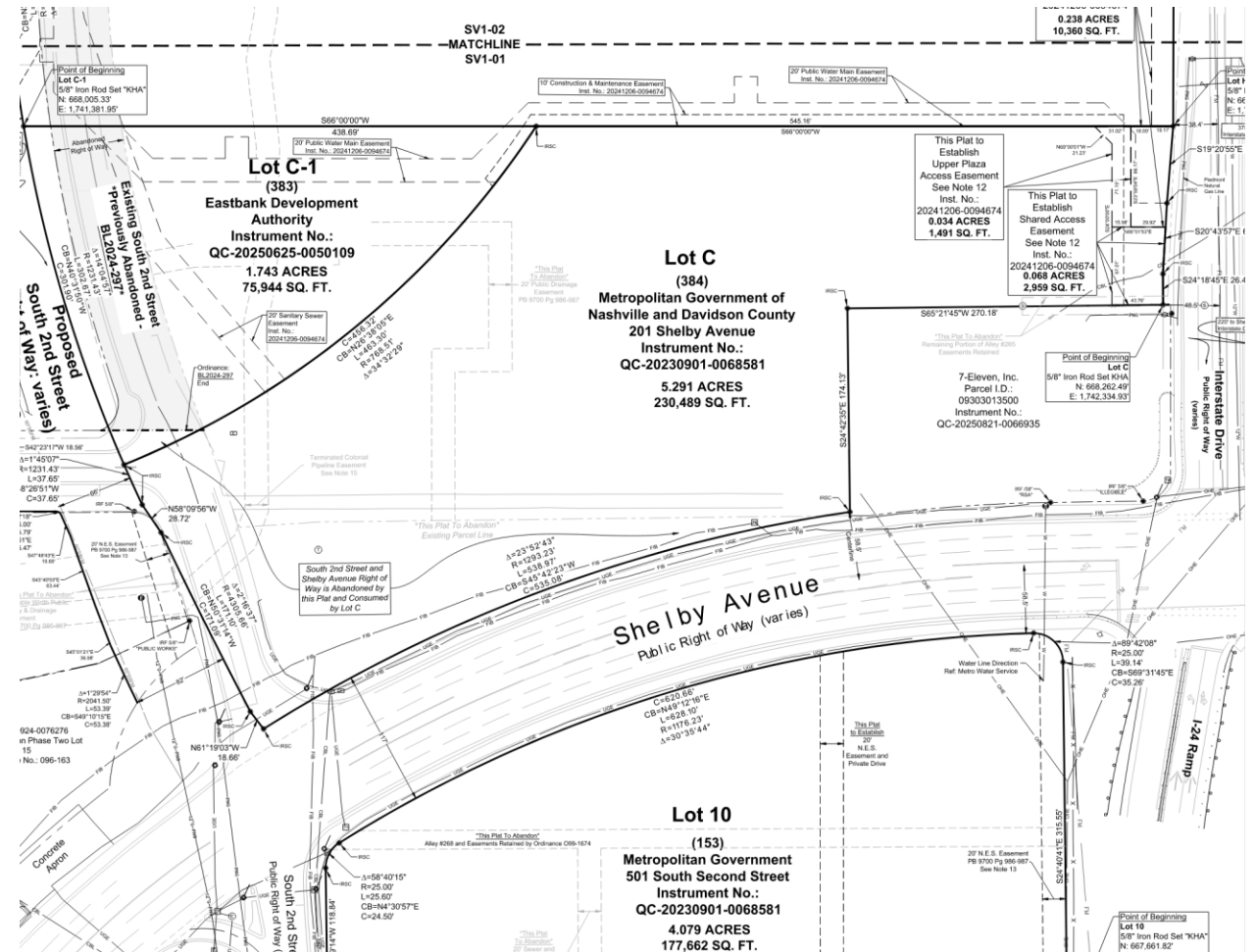
- Under the procurement policy:
 - IV. PROCUREMENT AUTHORITY AND ADMINISTRATION
 - D. APPROVAL AUTHORITY ON PROCUREMENT ACTIVITIES

“A change order having a value equal to or less than fifteen percent (15%) of the initial contract price may be approved by the Chief Executive Officer, Contracting Officer, or designee, provided that when the cumulative value of change orders against any contract exceeds 15% percent of the initial contract price, any subsequent change order against that contract must be approved by the Board. All other change orders must be approved by the Board.”

CONTRACT & P.O. AMENDMENT

Kimley Horn Associates

- Services include: general civil engineering for mass grading, utility master plan, 30% road design, utility design for Shelby Avenue; surveying and plats for IDA parcels
- Current Contract terms - \$3M for 5 years (expires 12/09/28)
- Current P.O. – \$2,980,426
 - Additional Services – \$140,000 (Utility design to serve TPAC, construction assistance for Shelby Avenue)
 - Project Contingency - \$190,000
 - Contract Ceiling Adjustment - \$330,000
 - New Contract Ceiling - \$3,330,000
 - % Change in Contract - 11%

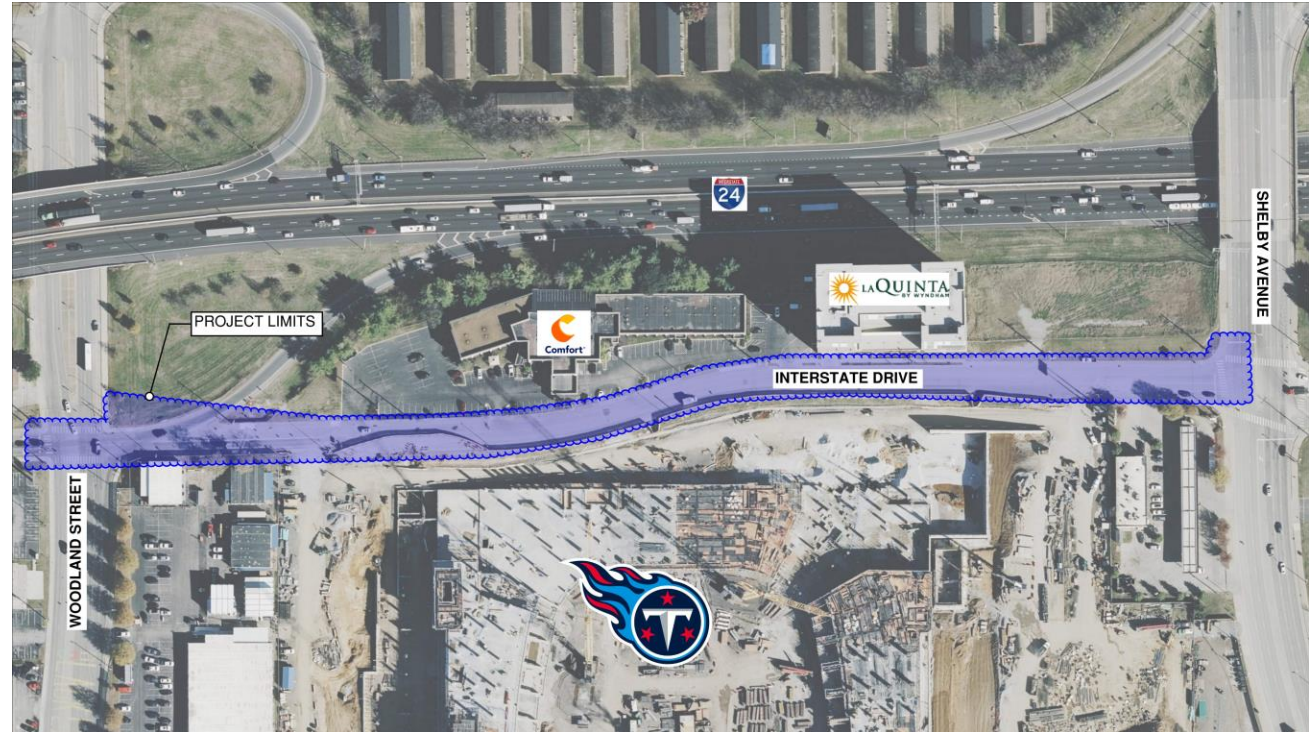


Portion of plat for Parcel C

CONTRACT & P.O. AMENDMENT

Garney Construction

- Services include: construction of shared NES and Metro ITS duct banks along Interstate Drive from Woodland Street to Shelby Ave
- Original Contract terms - \$5.8M (expires 8/31/27)
- Current P.O. – \$5,718,810
 - Additional Services – \$250,000 (*Metro ITS additional fiber installation, parking lot restoration and utility relocations*)
 - Project Contingency - \$110,000
 - Contract Ceiling Adjustment – \$360,000
 - New Contract Ceiling - \$6,160,000
 - % Change in Contract - 6%



Interstate Dr Duct Bank limits of construction

DOCUMENTATION



- Going forward, how will the Board be notified:
 - The EBDA Executive Committee will be notified of the issue prior to staff action.
 - EBDA Staff will work on supporting documentation
 - EBDA CEO will approve the change to the contract
 - EBDA Board will be notified via email of the change
 - At the next Board meeting, a copy of associated documents will be included in the Board packet.

EAST BANK

AGENDA ITEM V – APPOINTMENT TO EXECUTIVE COMMITTEE



EBDA EXECUTIVE COMMITTEE



As Described Under EBDA Bylaws:

II. Membership and Officers

- D. Executive Committee
- *“The Chair, Vice Chair, and one other Board member elected by the Board will comprise the Executive Committee. The Executive Committee shall meet as necessary to facilitate the operations of the Board and to consult with the CEO.”*

EBDA EXECUTIVE COMMITTEE - TYPICAL ROLES

- **Strategic Planning:** Review and recommend long-range objectives for EBDA and monitor progress against goals.
- **Board Support & Governance:** Assess board performance to ensure full board meetings are productive and appropriately resourced and that legal and ethical compliance issues are being addressed.
- **CEO Liaison:** Act as the primary link between the CEO and the Board, offering a venue for preliminary evaluation of proposals and offering feedback.
- **Oversight:** Supervises day-to-day operations and ensures policies developed by the Board are implemented.

EXECUTIVE COMMITTEE MEMBERS



Current Members:

- Mona Hodge (Chair) and Jimmy Granbery (Vice Chair)
- Previously, former Chair Lamb

Next Steps:

- Board to appoint one new member

EAST BANK

AGENDA ITEM VI – HDR PROGRAM MANAGEMENT UPDATE



The background is a light-colored, sketchy illustration. It shows a city skyline with several tall buildings, including one with a pointed top. In the foreground, there's a river or lake with several small boats. To the left, a person is walking on a path, and to the right, there's a grassy area with trees and a small structure. The overall style is artistic and conceptual.

EAST BANK

QUARTERLY REPORT

East Bank Development Authority Board Meeting

April 28, 2026



Program Management Team

ON PLAN



EAST BANK

PROJECTS



EBDA – PLANNING PROJECTS

- East Bank Parks Framework and Greenway Network Plan
 - Presented to the Board on March 24
 - Final report being finalized
- Music City Mile Pedestrian Structure
 - Extends from the Seigenthaler Bridge elevator bank to the east side of future EBB
 - Progressive design build procurement in Summer/ Fall 2026
- CWD Stormwater and East Bank Park
 - Collaborating with Metro Planning to procure planning and design services
 - Planning and Design to occur during 2027



Planning	Engineering	Construction
----------	-------------	--------------

EBDA – ENGINEERING PROJECTS

- Civil Engineering Services for the East Bank Vision Plan
 - Plats for Parcels C, G and the Stadium Plaza were approved by Metro Planning and recorded in January
 - Preliminary plats for Parcels A, B, D, E1, and F are in progress
- Spire Natural Gas Relocation
 - Will provide necessary utility connections to TPAC
 - Approved by Metro Council in February
 - Construction in Summer 2026
- Shelby Ave Utilities
 - Utilities from the Future East Bank Boulevard to Interstate Drive to serve Fallon's Parcels C and G
 - 90% design plans were completed in March
 - Final plans expected to be completed in Q2 2026

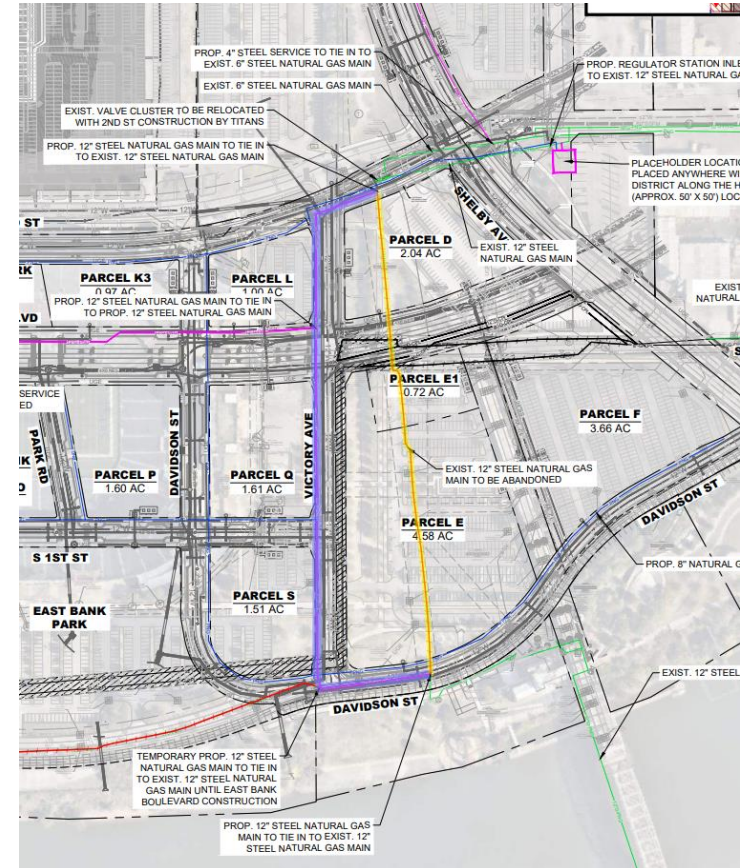


Image of Draft Spire Natural Gas Relocation Exhibit

EBDA – CONSTRUCTION PROJECTS

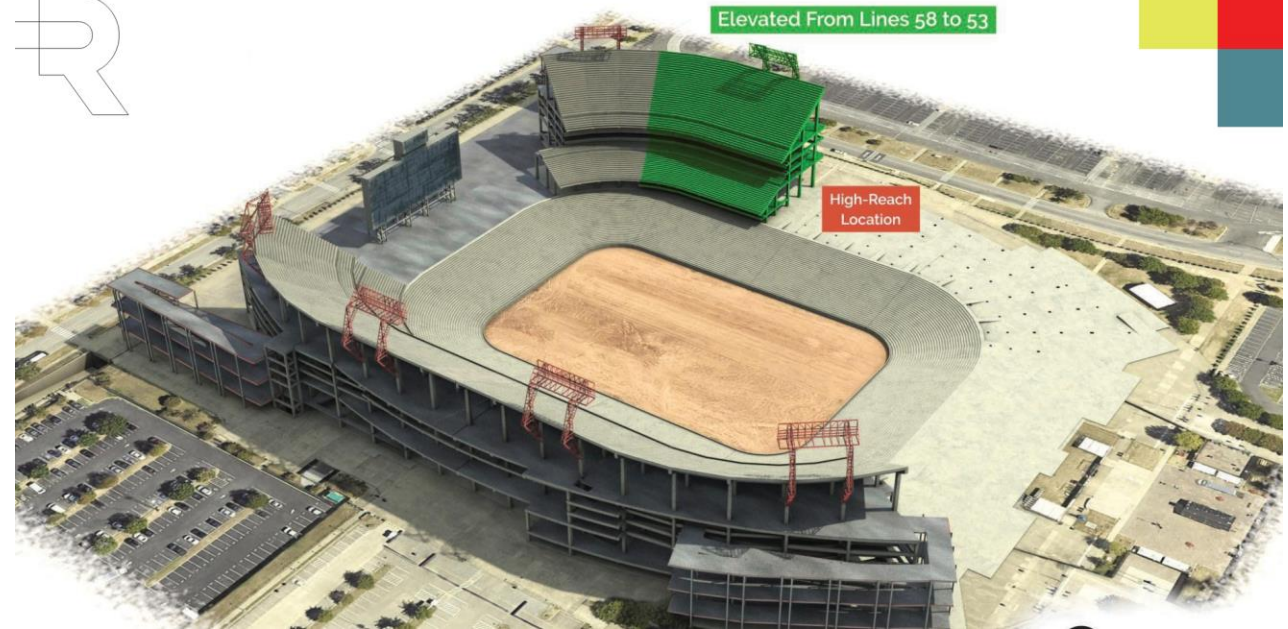
- Interstate Dr NES/ITS Duct Bank
 - NES and ITS duct bank to serve the Fallon parcels and East Bend
 - Construction completion September 2026
- Sylvan St Temporary Overhead Power
 - Relocates overhead power on Sylvan from the north side to the south side of the street
 - ITS and AT&T relocations are being coordinated in tandem to unencumber Fallon's Parcels
 - Construction to be completed in May 2026
 - Allows for Elmington to begin construction on G-1, Affordable housing project



Image of Interstate Dr NES/ITS Duct Bank Installation

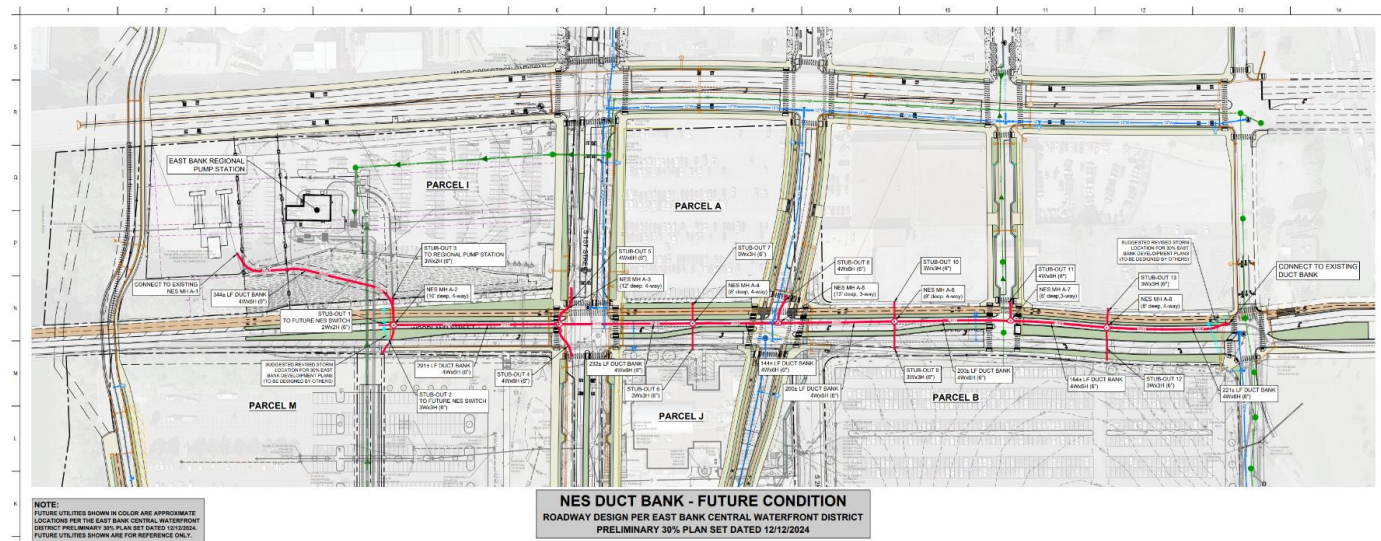
SPORTS AUTHORITY – PLANNING PROJECTS

- Existing Stadium Demolition
 - Demolition to begin in February 2027 and be brought to grade by February 2028
- Interstate Dr One-way Conversion
 - Extends from Woodland St to Shelby Ave
 - Safety Operations Report (SOAR) was developed and is under review with NDOT and FHWA
- Seigenthaler Bridge Connector
 - Will connect the Ped Bridge to Wasioto Park
 - Maintains bike/ped access during MCM construction
 - Construction Manager at Risk (CMAR) to expedite construction
 - Targeting completion in late 2027



SPORTS AUTHORITY – ENGINEERING PROJECTS

- Woodland St NES Circuit
 - NES duct bank to allow for a dedicated circuit for the new Nissan Stadium
 - Design expected to be completed in Q2 2026
 - Construction expected to start Summer 2026



Planning

Engineering

Construction



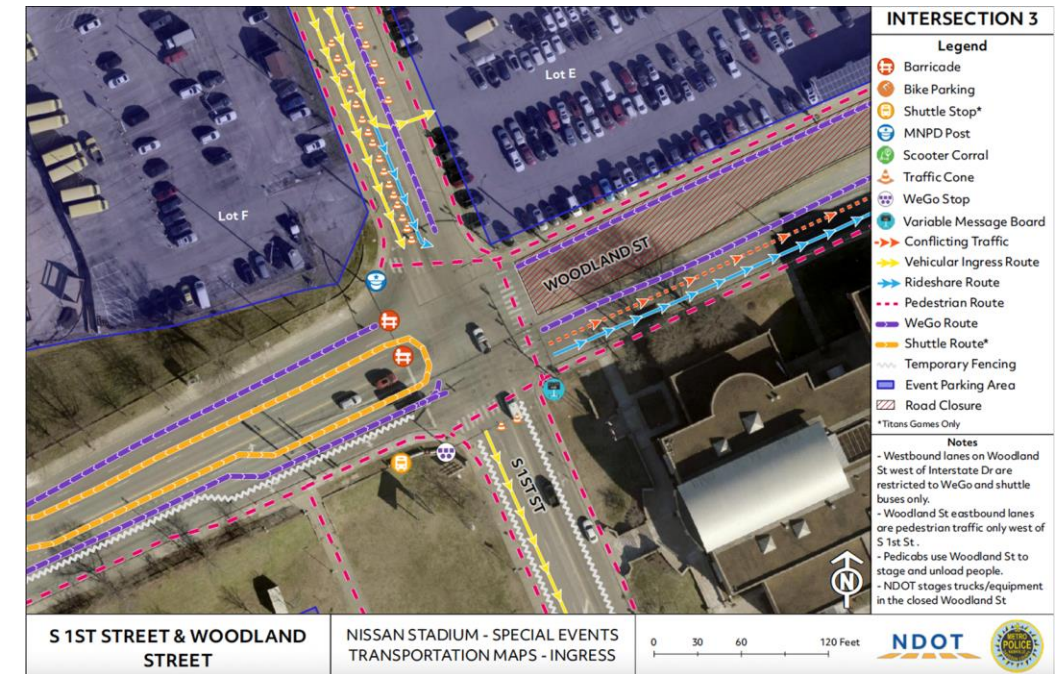
SPORTS AUTHORITY – CONSTRUCTION PROJECTS

- New Nissan Stadium
 - Anticipated to open February 2027
- Lower Pump Station
 - Sanitary pump station is needed to serve the CWD
 - Construction expected to be completed end of 2026
- S 2nd St Realignment
 - Extends from Shelby Ave to Woodland St
 - Bike and ped priority street
 - Phases 1 and 2 to be complete in Q4 2026
 - Phases 3 and 4 expected to be complete in Q2 2028



NDOT PROJECTS

- Travel Demand Management
 - Special events strategies that include comprehensive transportation demand management practices
- Provides Transportation Control Plans for special events
 - Existing conditions
 - Opening year of new stadium when JRP is under construction



METRO WATER SERVICES (MWS) PROJECTS

- CWD Regional Sanitary Sewer Trunk Line
 - First phase is complete
 - Second phase is in engineering
 - To be installed after demolition of the existing stadium
- Upper Sanitary Sewer Pump Station
 - In the design phase
 - Will support the Oracle Campus and other developments in River North and Jefferson Crossings



Planning

Engineering

Construction

PUBLIC OPEN SPACE PROJECTS

- River North Greenway
 - 800 ft of new greenway has been installed
 - Designed and constructed by Oracle
 - Oracle is drafting easement and maintenance agreements



TDOT PROJECTS



- Marine Dr Extension
 - Will extend Marine Dr from River North, under I-24, to Dickerson Pike in East Nashville
 - TDOT posted a notice to contractors in December 2025
 - MWS submitted 30% design plans to TDOT on 4/10



TDOT PROJECTS

- James Robertson Parkway Modification (JRP)
 - Will lower JRP to match the existing street network's grade
 - Progressive Design Build project with Neel-Schaffer as the designer and Wright Brothers Civil Construction as the contractor
 - MWS submitted 30% design plans to TDOT on 4/3



Planning

Engineering

Construction

EAST BANK

DEVELOPMENTS



FALLON COMPANY - EASTPOINT



- Eastpoint Flats (Parcel G1)
 - 300+ units of affordable housing
 - In final stages of design
 - A final plat was recorded for Parcel G in January
 - Construction starts Summer 2026
- C-1 (hotel), Parcel C-2 (market-rate residential)



ORACLE CORP.

- Oracle Campus
 - Corporate campus in planning and design
 - Features a pedestrian bridge connecting River North and Germantown
- River North Early Works
 - Plans approved in March
 - Site demolition and utility relocations in progress
 - Anticipated completion in Spring 2027
- Cowan Street (North of Marine Drive)
 - Roadway improvements adjacent to Oracle's Campus
 - In the planning/design phase



TENNESSEE PERFORMING ARTS CENTER (TPAC)

- TPAC and Metro agreement was approved by Metro Council on January 20, 2026
- Design and engineering in progress
- Construction anticipated to begin late 2026/early 2027
- Victory Ave and Davidson St likely to be designed and constructed with the facility

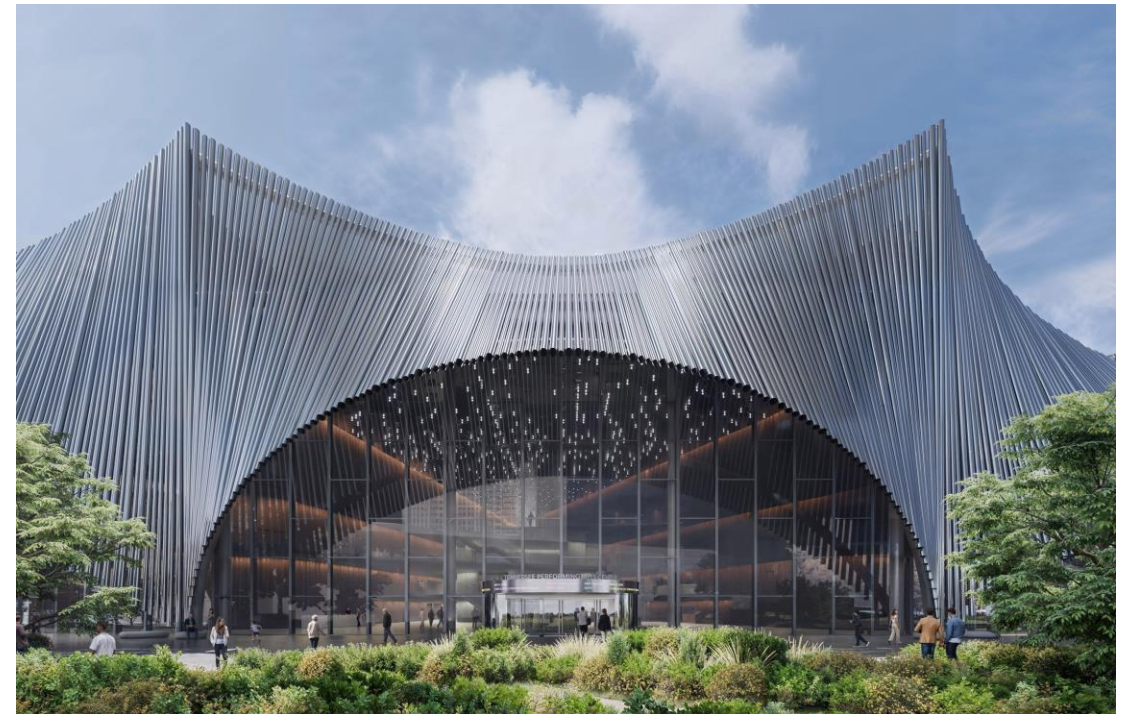


Image Courtesy of WKRN

EAST BANK

FINANCIAL STATUS



EBDA SOURCES AND USES OF FUNDS

(RECONCILIATION IN PROGRESS)



Cost Center Number and Description	Starting Budget(s)	Encumbrances		"Earmarked" Funds		Remaining
New Funding Strings from IGA Residual Funds						
1073401022 EBDA 2022 Restrtn&Resil- Prtnershp East Bk Total	\$ 19,611,499.06	\$ -		\$ 19,611,499.06	ROW	\$ -
1073402022 EBDA 2022 Restrtn&Resil-Trffc Mgt East Bk Total	\$ 5,000,000.00	\$ 27,150.30	RTG - Sylvan St.	\$ 4,972,849.70	EBB	\$ -
1073401023 EBDA 2023 E Bk Infr Prg Mgt/Coord/Study Total	\$ 872,143.76	\$ 289,225.50	Civil Eng Serv			\$ 582,918.26
1073401024 EBDA 2024 E Bk Infr Prgm Mgt/Coord/Study Total	\$ 4,772,343.39	\$ 4,761,924.90	Prog Mgmt			\$ 10,418.49
1073406024 EBDA 2024 East Bk Infrastructure & Grid Total	\$ 20,000,000.00	\$ -		\$ 20,000,000.00	ROW	\$ -
1073401025 EBDA 2025 E Bk Infr Prgm Mgt/Coord/Study Total	\$ 5,502,255.34	\$ 1,290,451.18	Prog Mgmt			\$ 4,211,804.16
1073406025 EBDA 2025 East Bk Infrastructure & Grid Total	\$ 33,254,192.07	\$ 4,964,096.52	Interstate Dr. NES/ITS	\$ 28,290,095.55	ROW	\$ -
1073409021 EBDA 2021 Restoratn & Resiliency-Rdways Total	\$ 2,336,632.45	\$ 2,038,931.45	EBB Design			\$ 297,701.00
1073409121 EBDA 2021 East Bk Planning Total	\$ 403,522.06	\$ -				\$ 403,522.06
1073409119 EBDA 2019 East Bk/Cowan-Infrastrct Total	\$ 6,172,725.78	\$ -		\$ 6,172,725.78	River North Inf	\$ -
Subtotals	\$ 97,925,313.91	\$ 13,371,779.85		\$ 79,047,170.09		\$ 5,506,363.97
Funds from 2026 Capital Spending Plan						
1073400026 EBDA Infrastructure & Grid Total	\$ 27,800,000.00	\$ -		\$ 26,900,000.00	Early ROW, Parking	\$ 900,000.00
1073401026 EBDA Infrastructure Prog Mgmt/Coordn Total	\$ 6,000,000.00	\$ -		\$ 6,000,000.00	PM and Eng.	\$ -
1073402026 EBDA Duct Bank NES Total	\$ 2,900,000.00	\$ -		\$ 2,900,000.00	NES to parcel G	\$ -
1073403026 EBDA Line / Pipe Relocations Total	\$ 1,100,000.00	\$ -		\$ 1,100,000.00	Spire gas relocation	\$ -
Subtotals	\$ 37,800,000.00	\$ -		\$ 36,900,000.00		\$ 900,000.00
Grand Totals	\$ 135,725,313.91	\$ 13,371,779.85		\$ 115,947,170.09		\$ 6,406,363.97

FUTURE FUNDING NEEDS



Project Start	Project Name
2/17/2028	Central Waterfront Park Construction (Interim Condition)
6/1/2026	Central Waterfront Park Design
2/17/2028	Central Waterfront Stormwater Construction
5/1/2026	Central Waterfront Stormwater Design
2/2/2027	Greenway Connector CEI
2/2/2027	Greenway Connector Construction
4/1/2026	Greenway Connector Design
2/1/2027	James Robertson Parkway
8/31/2027	Marine Drive Extension
11/4/2027	Music City Mile CEI
11/4/2027	Music City Mile Construction
5/1/2026	Music City Mile Design
6/1/2026	On-Call Design Services (FY27 & 28)
6/1/2026	On-Call Survey Services (FY 27 & 28)
6/2/2026	PM and Design (FY 27 & 28)
6/8/2027	S 2 nd St Construction (PH 3 & 4)
2/17/2028	Sanitary Sewer Main
4/6/2027	Shelby NES Construction (to Parcel E- TPAC)
6/2/2026	Shelby NES Construction (to Parcel G)
6/2/2026	Stadium Support Parking Construction
11/1/2027	Wasioto Park Construction
6/2/2026	Woodland NES Construction



EBDA EXPENDITURES



East Bank Active Project Financial Data							
Project Name	Purchase Order Number	Purchase Order Amount	Paid	Pending Approval/ Payment	Amount Remaining on PO	Percent Remaining on PO	PO Status
AECOM, East Bank Blvd	6591046	\$2,663,367.55	\$2,663,367.55	\$0.00	\$0.00	0.00%	Closed
AECOM, East Bank Blvd	PO6005703	\$2,038,931.45	\$0.00	\$4,577.50	\$2,034,353.95	99.78%	Open
Subtotal		\$4,702,299.00					
Collier - Parks Programming	6589531	\$148,500.00	\$148,499.99	\$0.00	\$0.01	0.00%	Closed
Garney - Interstate Dr. NES-ITS	6607439	\$164,827.10	\$164,827.10	\$0.00	\$0.00	0.00%	Closed
Garney - Interstate Dr. NES-ITS	PO6005076	\$5,553,982.92	\$1,296,688.97	\$0.00	\$4,257,293.95	76.65%	Open
Subtotal		\$5,718,810.02					
HDR-PM BRAG Phase 2	6591048	\$92,952.10	\$92,952.10	\$0.00	\$0.00	0.00%	Closed
HDR-PM Core Services	6555318	\$610,560.56	\$610,560.56	\$0.00	\$0.00	0%	Closed
HDR-PM Core Services	6570937	\$5,507,798.30	\$5,507,798.30	\$0.00	\$0.00	0.00%	Closed
HDR-PM Core Services	PO6007090	\$6,052,376.08	\$0.00	\$0.00	\$6,052,376.08	100.00%	Open
Subtotal		\$11,560,174.38					

EBDA EXPENDITURES (CONTINUED)



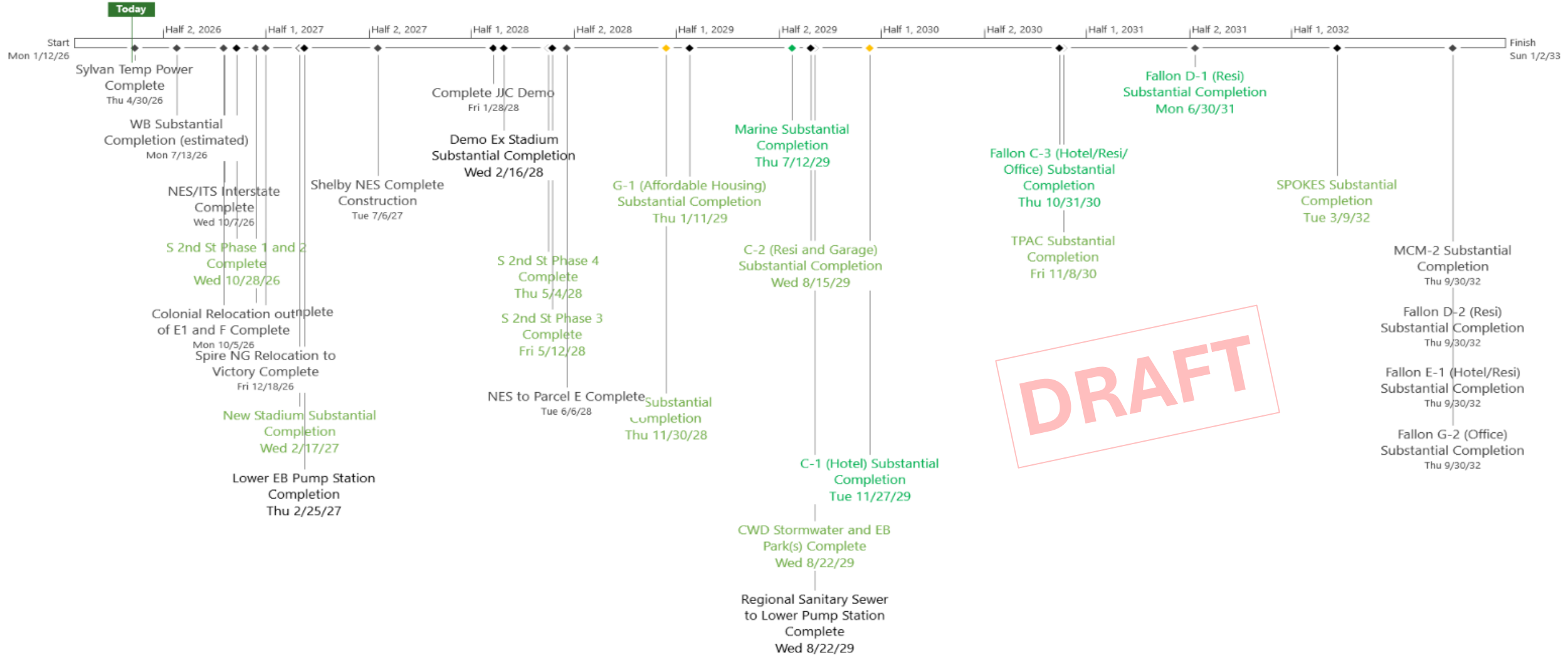
East Bank Active Project Financial Data							
Project Name	Purchase Order Number	Purchase Order Amount	Paid	Pending Approval/ Payment	Amount Remaining on PO	Percent Remaining on PO	PO Status
HDR-PM PEL-NEPA Training	6593366	\$118,199.88	\$31,460.32	\$45,950.00	\$40,789.56	34.51%	Open
HDR-PM Temporary Detention	6591044	\$179,012.43	\$179,012.43	\$0.00	\$0.00	0.00%	Closed
HDR-PM Temporary Detention	PO6005699	\$706,802.57	\$0.00	\$70,445.83	\$636,356.74	90.03%	Open
Subtotal		\$885,815.00					
HDR-PM Travel Demand Management	6578715	\$69,675.00	\$69,669.80	\$0.00	\$5.20	0.01%	Closed
HDR-PM Travel Demand Management	6582695	\$677,550.69	\$450,614.88	\$105,428.33	\$121,507.48	17.93%	Open
Kimley Horn ALTAs and Parcel E Legal	PO6005193	\$25,295.50	\$6,004.61	\$0.00	\$19,290.89	76.26%	Open
Kimley Horn Civil Site Engineer	6557447	\$402,369.69	\$402,369.69	\$0.00	\$0.00	0.00%	Closed
Kimley Horn Civil Site Engineer	6570936	\$1,990,935.31	\$1,977,240.31	\$0.00	\$13,695.00	0.69%	Closed
Kimley Horn Fallon IDA Plats	6600674	\$53,890.00	\$53,890.00	\$0.00	\$0.00	0.00%	Closed
Kimley Horn Fallon IDA Plats	PO6005143	\$4,050.00	\$4,011.62	\$0.00	\$38.38	0.95%	Open
Subtotal		\$57,940.00					
Kimley Horn Shelby Ave Design	6601905	\$90,332.50	\$90,332.50	\$0.00	\$0.00	0.00%	Closed
Kimley Horn Shelby Ave Design	PO6005261	\$404,372.00	\$115,195.00	\$43,055.85	\$246,121.15	60.87%	Open
Subtotal		\$494,704.50					
RTG - Sylvan St Temp OH	PO6005628	\$27,150.30	\$0.00	\$0.00	\$27,150.30	100.00%	Open
Totals		\$27,582,931.93	\$13,864,495.73	\$269,457.51	\$13,448,978.69		

EAST BANK

SCHEUDLE



CONCEPTUAL PROJECT COMPLETION SCHEDULE (SUBJECT TO CHANGE)



EAST BANK

THANK YOU!



EAST BANK

AGENDA ITEM VII - TOURISM DEVELOPMENT ZONE UPDATE

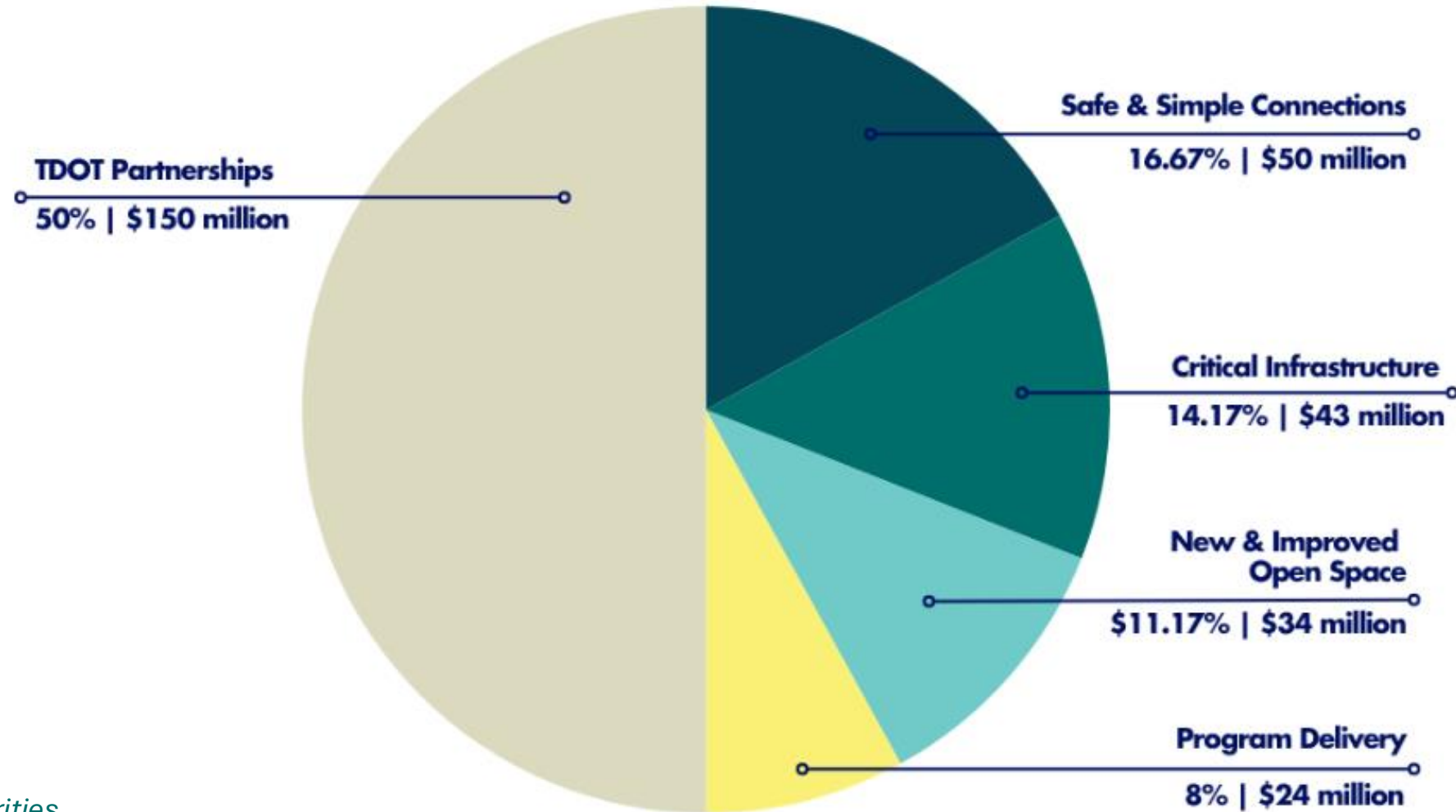


TDZ BACKGROUND INFORMATION



- State legislation to modify the terms of the existing Tourist Development Zone that supports the Music City Center.
- Up to \$300M in funds could be transferred to the EBDA.
- The intended uses are:
 - “funding capital costs and related debt service and financing costs incurred in connection with the construction, installation, renovation, and equipping of roads, bridges, utilities, and other public infrastructure improvements”*
- Legislation passed April 22nd and is awaiting Governor's signature.
- EBDA Staff will work with all parties within the Legislation on implementation.

EAST BANK CAPITAL PROJECT PRIORITIES



EAST BANK CAPITAL PROJECT PRIORITIES



- Lowering of James Robertson Parkway
- Extension of Marine Drive
- Enhancements to the John Seigenthaler Pedestrian Bridge
- Utility infrastructure to support:
 - East Bank Flats
 - Tennessee Performing Arts Center (TPAC)
 - Adjacent future private developments
- Enhancements to public open space at Wasioto Park and new waterfront park in the footprint of existing Nissan Stadium

EAST BANK

AGENDA ITEM VII - SEIGENTHALER BRIDGE CONNECTOR UPDATE



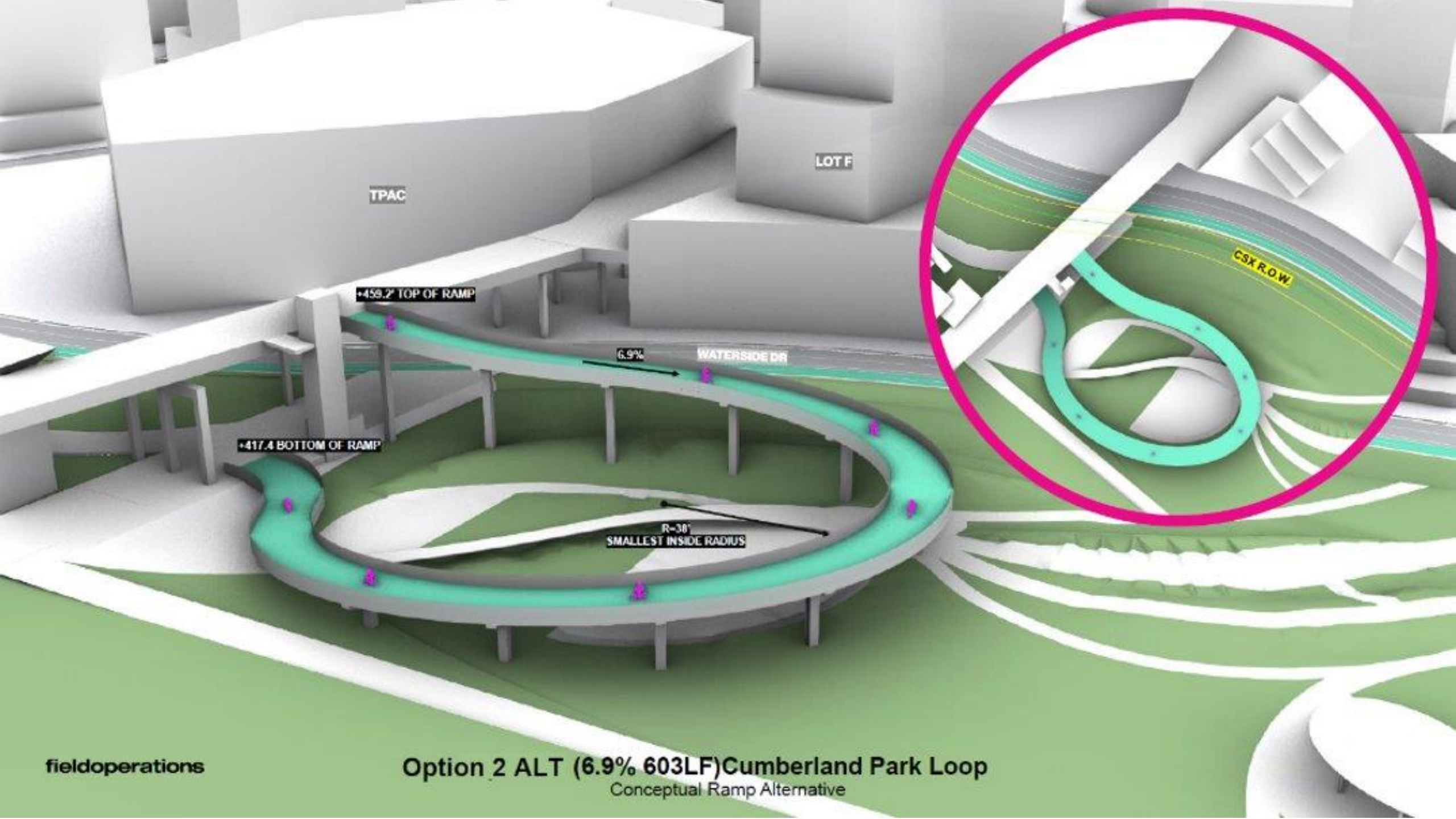
BACKGROUND



- First phase of pedestrian bridge updates
- Tennessee Titans, authorized by Sports Authority, are doing the design and construction
- To meet an expedited schedule to align with delivery of TPAC, Nissan Stadium, and Music City Mile
- Funded from the Stadium Eligible Projects Fund, due to its ability to support stadium events

CURRENT DESIGN PARAMETERS FOR CONNECTOR

- Width of structure 20' - 25'
- Slope of ramp – between 8% and 5%
 - Current slope of ped bridge is in excess of 8%
- Vehicular rating for emergency vehicles and maintenance equipment
- Railing for user safety
- Lighting for user safety
- Modifications to Wasioto park to incorporate the ramp into the park



fieldoperations

Option 2 ALT (6.9% 603LF) Cumberland Park Loop
Conceptual Ramp Alternative

BARGE
DESIGN SOLUTIONS

618 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1504 / FAX (615) 254-5752

PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT PLAN - 8.3%

MULTI-USE RAMP
EAST BANK GREENWAY CONNECTOR
NASHVILLE, TN

INFORMATION
DESCRIPTION
3% SCHEMATIC DESIGN

Greenway Connector Ramp 8.3%

- Maximum slope: 8.3% (Not ADA compliant)
- Alignment follows the water fountain park and crosses the park between the fountain and the amphitheater.
- Less impact to park than 6.9% alignment.

CONCEPT B

BARGE
DESIGN SOLUTIONS

615 2nd Avenue South of Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 254-8572

PRELIMINARY
NOT FOR
CONSTRUCTION

CONCEPT PLAN - 7.2% ALTERNATIVE

MULTI-USE RAMP
EAST BANK GREENWAY CONNECTOR
NASHVILLE, TN

Greenway Connector Ramp 7.2%

- Maximum slope: 7.2% (Not ADA compliant)
- Alignment follows the water fountain park and crosses the park between the fountain and the amphitheater



CONCEPT C

Greenway Connector Ramp 6.9%
-Maximum slope: 6.9% (Not ADA compliant)







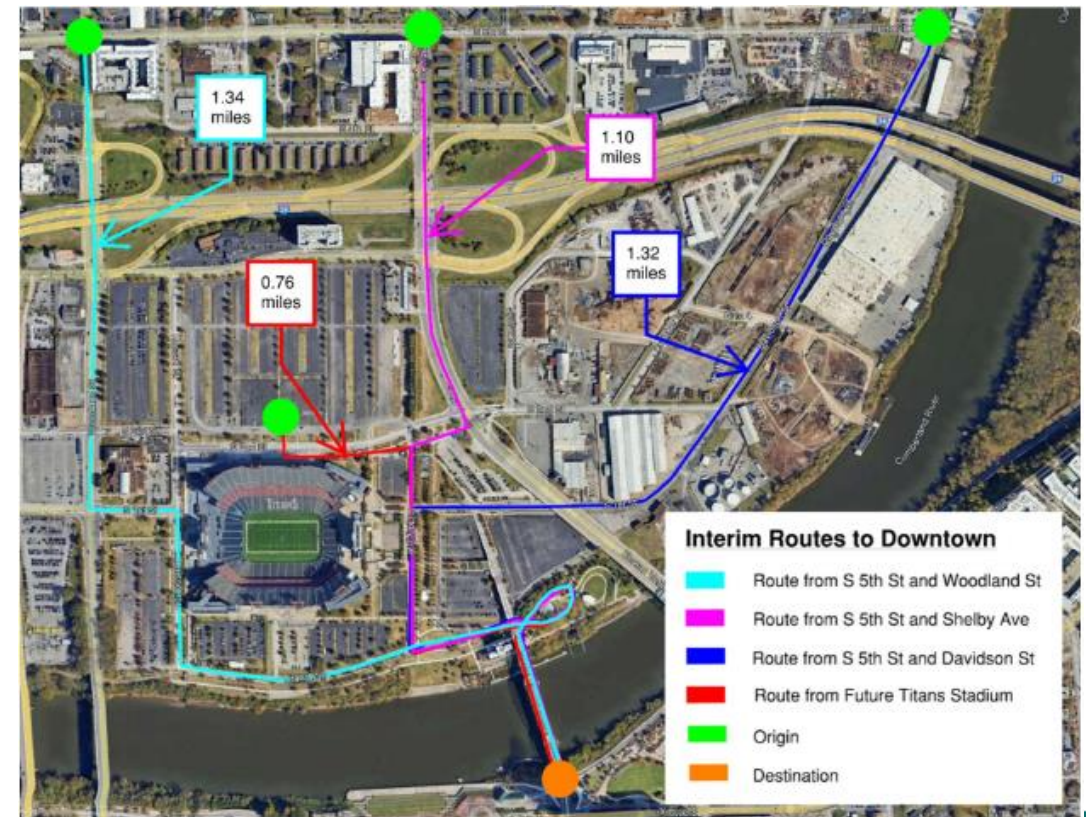
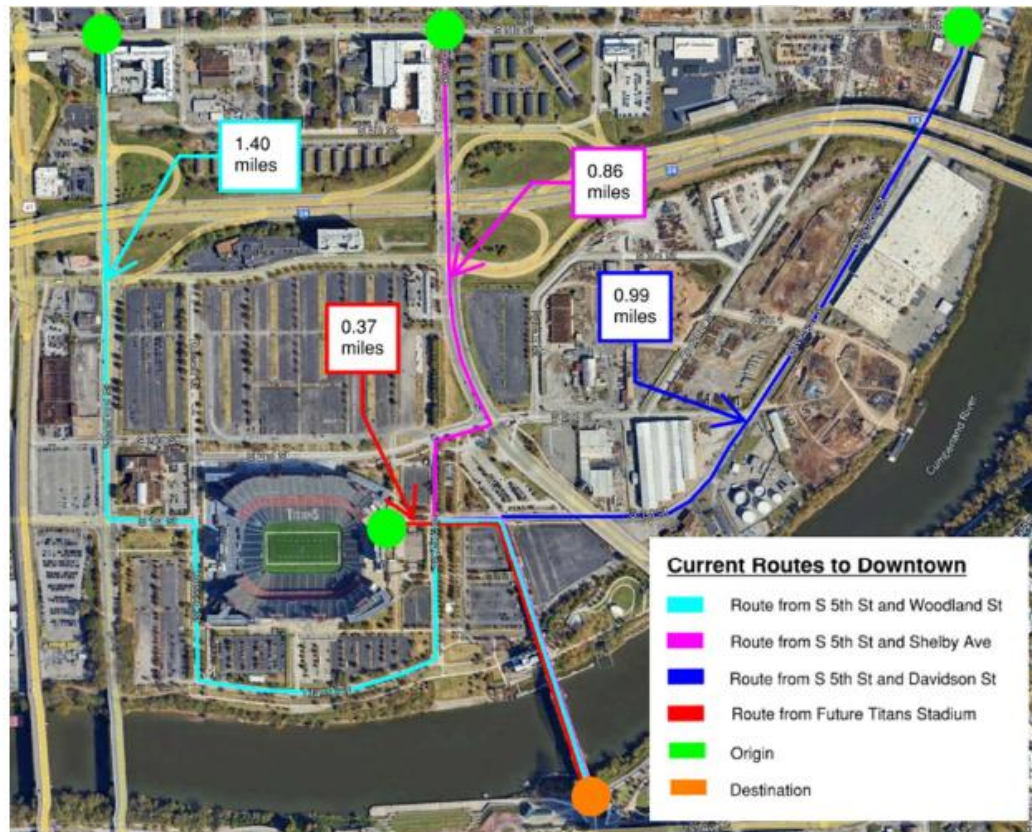


IMPACTS TO MOBILITY

- Preliminary analysis - origin destination
- Determine impact on mobility of the area
- Completed on current, interim, and future conditions



IMPACTS TO MOBILITY (CONT)

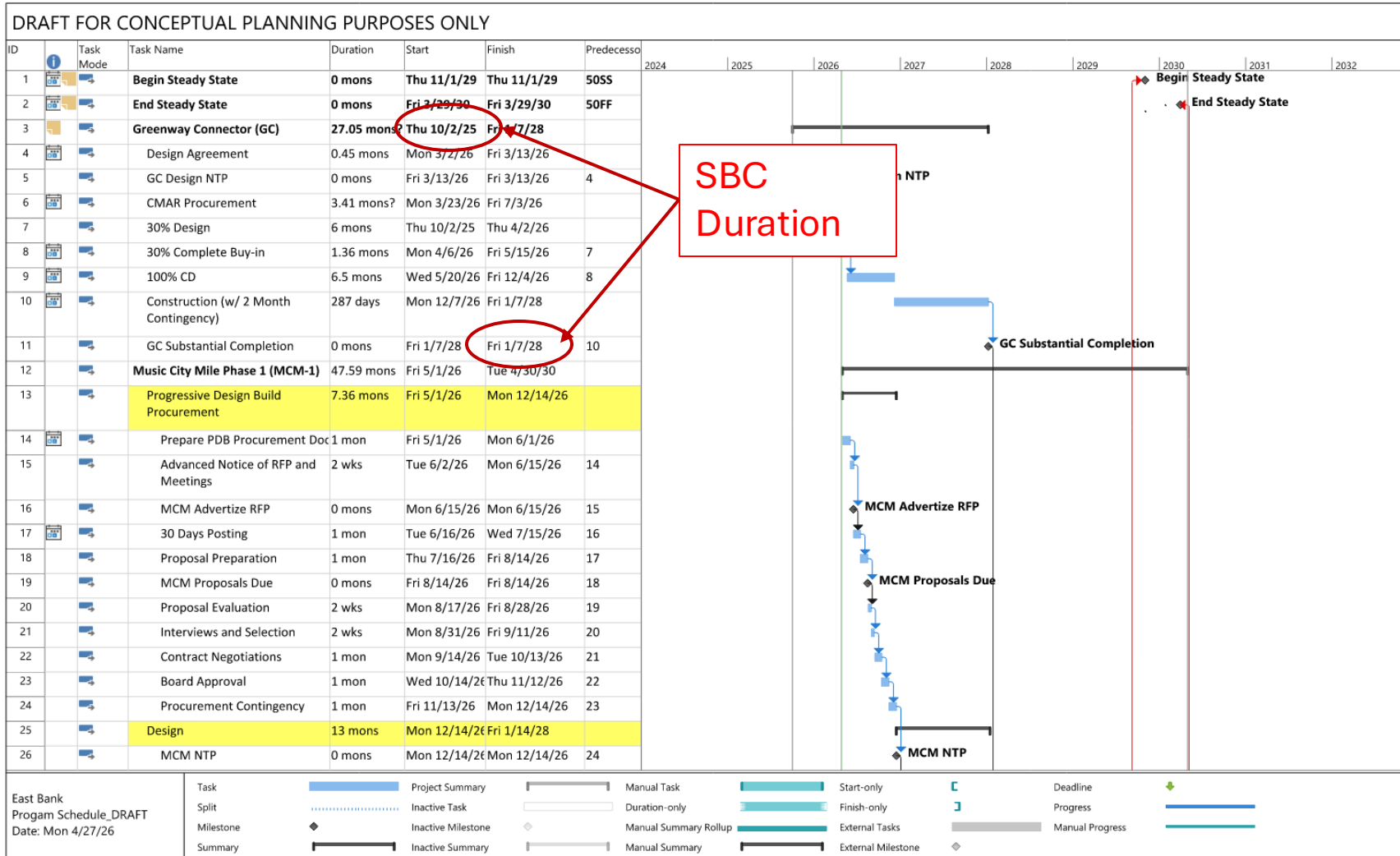


NEXT STEPS FOR CONNECTOR



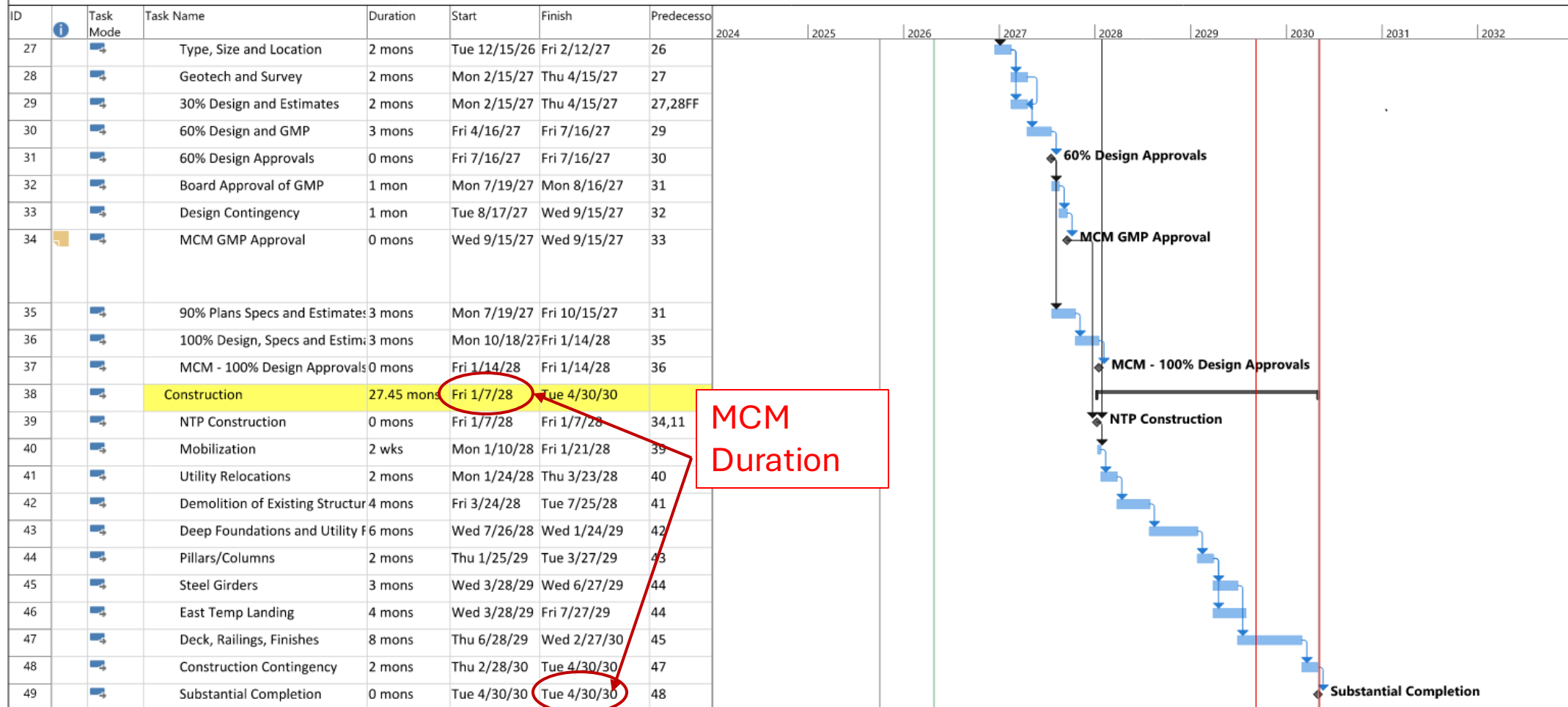
- Titans leading a procurement for construction team this summer
- Early works construction commence Fall 2026
- Design finalized Q1 27
- Completion scheduled for Fall 2027
- EBDA will contract with a CEI to monitor construction
 - Staff will bring that contract to Board
- EBDA will work with Metro Planning and Parks to develop a plan for modifications to Wasioto Park to integrate the ramp
- EBDA will contract with a construction team to implement the modifications

CONNECTOR/ MCM COORDINATION - DRAFT



CONNECTOR/ MCM COORDINATION - DRAFT

DRAFT FOR CONCEPTUAL PLANNING PURPOSES ONLY





EAST BANK

AGENDA ITEM IX - CONSIDERATION OF A 2026 BOARD SCHEDULE MODIFICATION

EBDA 2026 MEETING SCHEDULE



Remainder of 2026 is as follows:

- 4/28
 - 5/26
 - 6/23
 - 7/28
 - 8/25
 - 9/22
- Potential combined date 6/11
- 10/27
 - 12/01 – combined Nov/Dec meeting

EAST BANK

AGENDA ITEM X - UPDATES FROM THE CEO



UPDATES TO DISCUSS



- East Bank Boulevard
- Eastpoint Update
- East Bend Update
- ULI Spring Meeting
- Website Update
- Economic Analysis Update
- State of East Bank

An architectural rendering of a proposed urban development. The scene shows a wide, paved boulevard with a central green lawn area. The lawn is divided into sections by light-colored paths. People are depicted walking, sitting on benches, and playing on the lawn. The boulevard is lined with mature trees. In the background, there are several modern high-rise buildings with glass and wood facades. The sky is blue with some clouds.

EAST BANK

EAST BANK BOULEVARD UPDATE

BACKGROUND



- **October 2024:** AECOM work began
- **April 2025:** First NEPA required public meeting
- **July - August 2025:** AECOM work paused
- **Q3 - Q4 2025:** Coordination with EBDA, CHYM, WeGo, Planning, and NDOT
- **Q4 2025 - Q1 2026:** Data gathering and analysis
- **April 2026:** AECOM scope amendment and restart

CONSENSUS AGREEMENTS

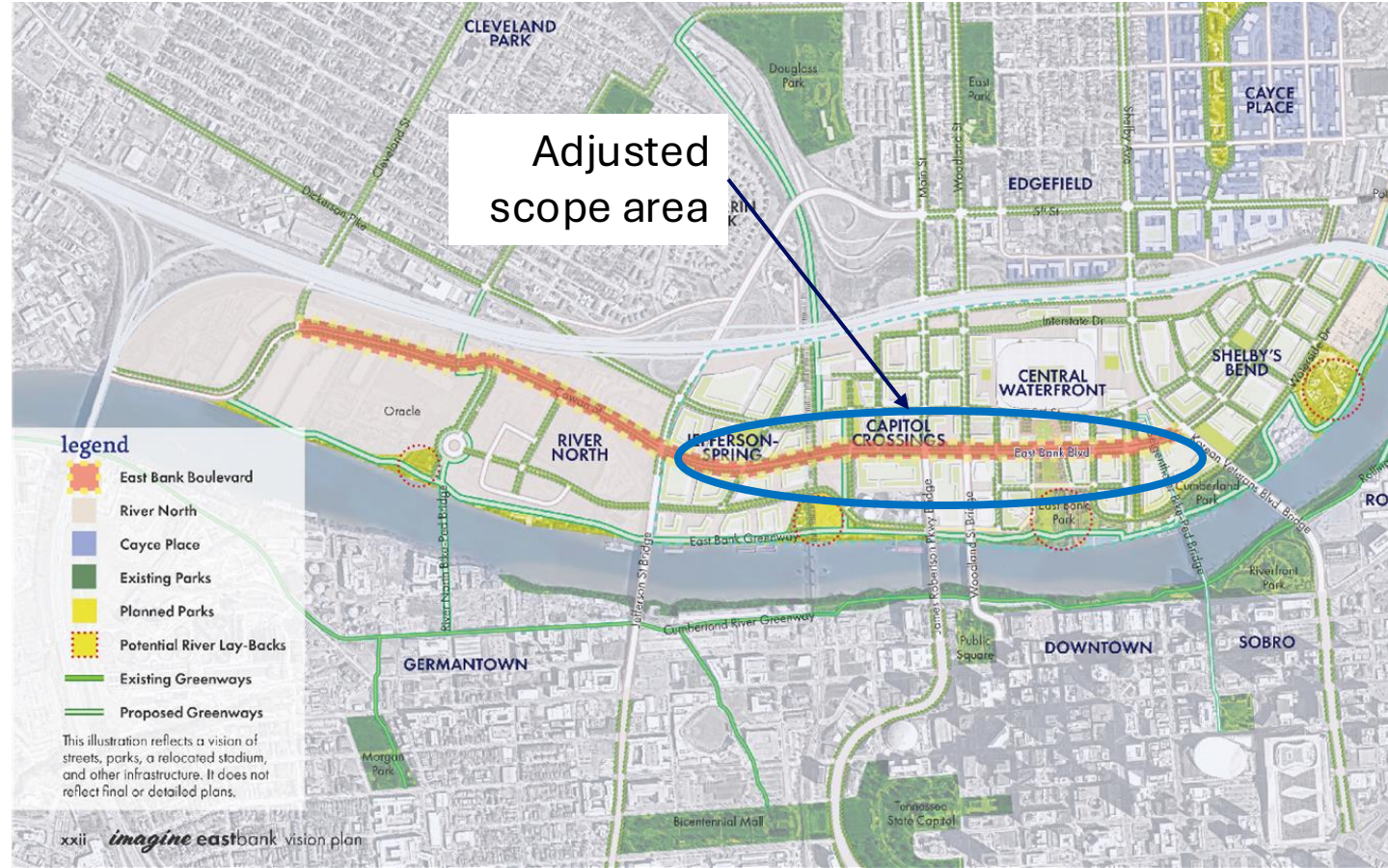


Typical Section Element	Description	Agreement
Dedicated BRT	Center Running	✓
Wide Sidewalks	Min 10' Width	✓
Green Infrastructure	5' Width Bioswales	✓
Raised Center Median	Continuous for Access Management	✓
Intersection Design	NACTO, Vision Zero Best Practices	✓
Phased ROW	110' ROW (Sections Phased for Future Flexibility)	✓
Number of "Active" Travel Lanes Needed Prior to Full Build-Out	By EBB Sections & Based upon Traffic Operations	✓
Desired Use of "Non-Active" Travel Lanes	Uses dependent on Sections where opportunities exist	✓

WHAT CHANGED?

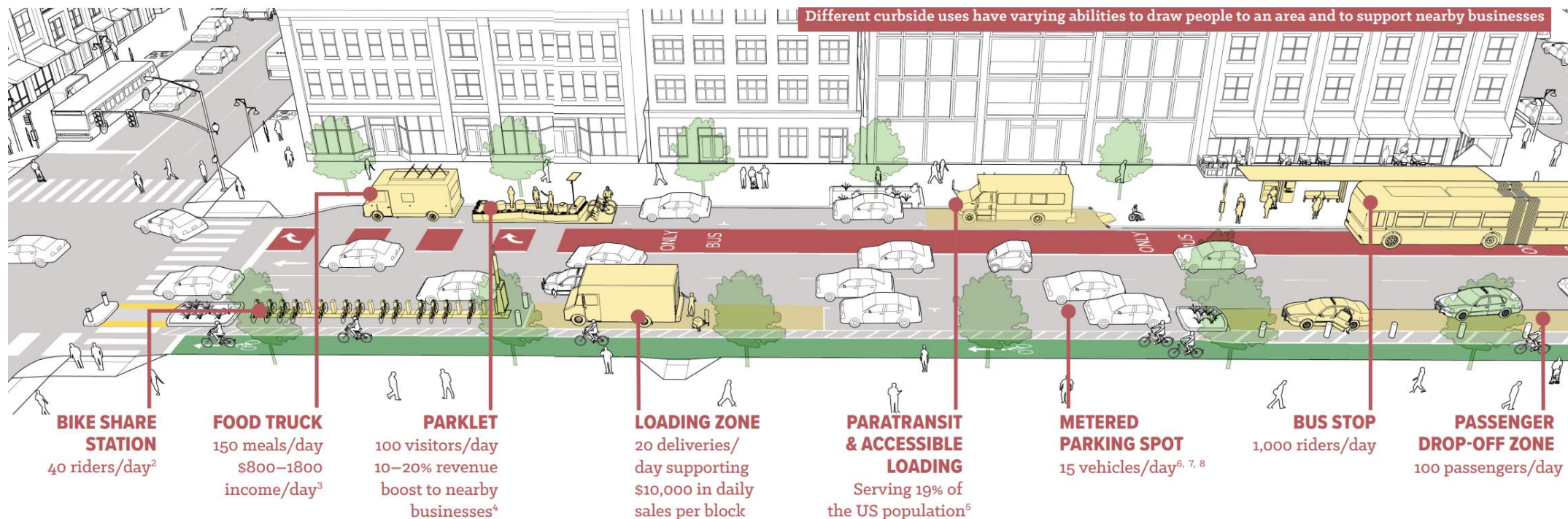
- Oracle reduced their anticipated office space footprint.
- East Bend accelerated its timeline for redevelopment.
- Cleveland St connector replaced by Marine Dr extension.

Need for phased approach and flexibility as the East Bank develops



WHAT ARE FLEX LANES?

Flex zones enable flexible, semi temporary uses of a travel lane adjacent to the curb, prioritizing the needs of surrounding land uses



Source: NACTO

FLEX LANES: INNOVATIVE, AGILE, ADAPTABLE



Public Seating Area



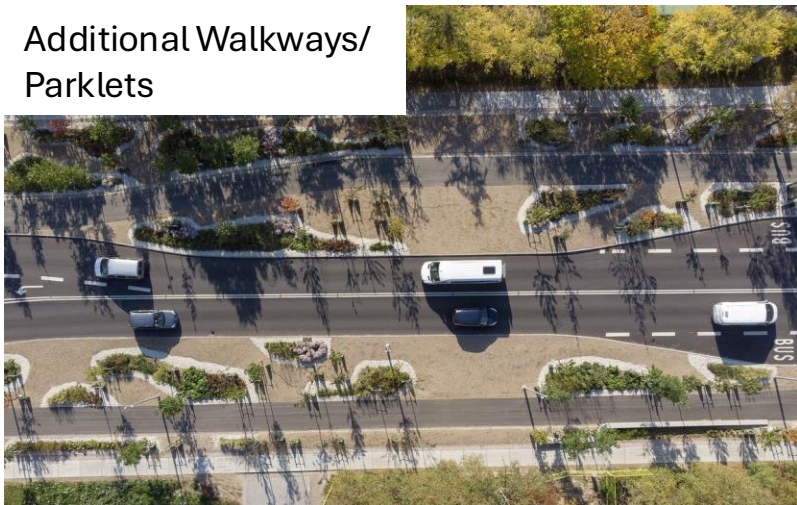
Bike Share Station/
Bike Corral



Outdoor Dining Patio



Additional Walkways/
Parklets



Food Trucks



EAST BANK BOULEVARD: LOOKING FORWARD



- **April - Summer 2026:** Explore boulevard design by phases with a flexibility approach. Includes community engagement and feedback
- **Late Summer 2026:** Public Meeting
- **Early 2027:** NEPA and 30% design complete. Ready to compete for federal funding
- **2030:** First phase of East Bank Boulevard under construction
- **2036:** East Bank Boulevard from Jefferson - Korean Veterans Bridge opens

EASTPOINT UPDATE



- **Parcel G** – Affordable Housing – Elmington Capital
 - Ground breaking soon
 - Permitting is underway
 - Enabling utilities and site work to begin in May
- **Parcel C** – Hotel/ Residential/Retail - The Fallon Co
 - Groundbreaking Q3 2027
 - Submittal to DTC DRC Summer 2026
 - Enabling utilities Q1 2027

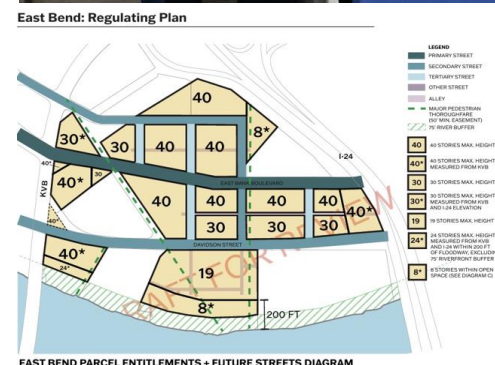
An aerial perspective of a riverfront park. A wide river flows from the left towards the background. On the right bank, a cable-stayed bridge with a tall pylon and multiple stay cables spans the river. The foreground and middle ground are filled with lush green grass, scattered trees, and winding pedestrian paths. Several small figures of people are visible walking along the paths and near the water's edge. In the background, a dense urban skyline with various skyscrapers and buildings is visible across the river. The overall style is a soft, painterly illustration.

Rezoning approved for 47
acres

New zoning is DTC

- Includes standards on building height, structured parking, build-to zones, and future roadway networks/infrastructure

Discussion ongoing with Metro
Planning on EBDA role in DTC reviews



URBAN LAND INSTITUTE – SPRING MEETING

- National Event (~5,000 expected)
- May 5-8, 2026
- EBDA Staff will be on several panels discussing the East Bank:
 - Partnerships
 - Placemaking
 - Activation

WHERE TO FIND THE EAST BANK DEVELOPMENT AUTHORITY



MAY 5-7 | NASHVILLE
SPRING MEETING

THURSDAY, MAY 7

8:30 A.M.	PUBLIC DEVELOPMENT & INFRASTRUCTURE COUNCIL <i>222 Second Avenue South</i>
9:00 A.M.	PLACEMAKING COUNCIL <i>Peabody Union</i>
9:30 A.M.	PUBLIC PRIVATE PARTNERSHIP COUNCIL <i>Hilton Downtown Nashville</i>
10:00 A.M.	URBAN MIXED USE - PLATINUM COUNCIL <i>29 Hermitage Avenue</i>
1:00 P.M.	PUBLIC PRIVATE PARTNERSHIP COUNCIL - STADIUM TOUR <i>Nissan Stadium</i>
1:00 P.M.	REVIVING AND ACTIVATING THE RIVER AND PARKS TO CATALYZE GROWTH <i>Music City Center</i>
2:30 P.M.	COMMUNITY DEVELOPMENT - SILVER COUNCIL <i>Union Station Hotel Windsong Room</i>

EAST BANK



WEBSITE UPDATE



What we have: EBDA digital presence is atomized across several pages on Nashville.gov.

- Content is difficult to quickly update as information changes.
- Navigation is counter-intuitive.

What we need: An efficient and accessible digital presence that is transparent, informative, and useful for members of the media, future development partners, and the general public.

What is happening: HDR and their partners, McNeely Brockman Public Relations, are working with EBDA staff to create a new standalone website.

Website will be developed in two phases:

- **Phase 1:** May 2026: basic information about EBDA mission, vision, staff, and Board meetings
- **Phase 2:** August 2026: more robust interactive graphics, timelines, and contact forms

ECONOMIC ANALYSIS UPDATE



What we need: an objective and comprehensive understanding of how development activity on the East Bank will impact Nashville's metropolitan economy.

What is happening: EBDA staff have prepared a request for proposals to engage a professional firm with specific competency in real estate and land use analytics to produce an economic impact analysis:

- Intended to examine current and anticipated full time and part time jobs, wages, and business-to-business commercial activity.
- Covering July 1, 2026-June 30, 2030.
- Anticipated RFP release: May 4, 2026.
 - 30 day response deadline.

"STATE OF THE EAST BANK" EVENT



Save the date! August 24, 5pm at the Drift Hotel.

We will mark two years since Metro Council's ratification of the legislation that created EBDA.

Intended to be an annual event to:

- celebrate our partners
- acknowledge milestone achievements over the last year
- preview big things to come in the year ahead!

EAST BANK

QUESTIONS?

