

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 on a small bridge or walkway. The overall style is artistic and sketchy, with a focus on urban development and public space.

EAST BANK

EAST BANK DEVELOPMENT AUTHORITY

Board Meeting

July 28, 2026

EAST BANK

AGENDA ITEM IV – EAST BANK PROGRAM UPDATE



EAST BANK PROGRAM UPDATES

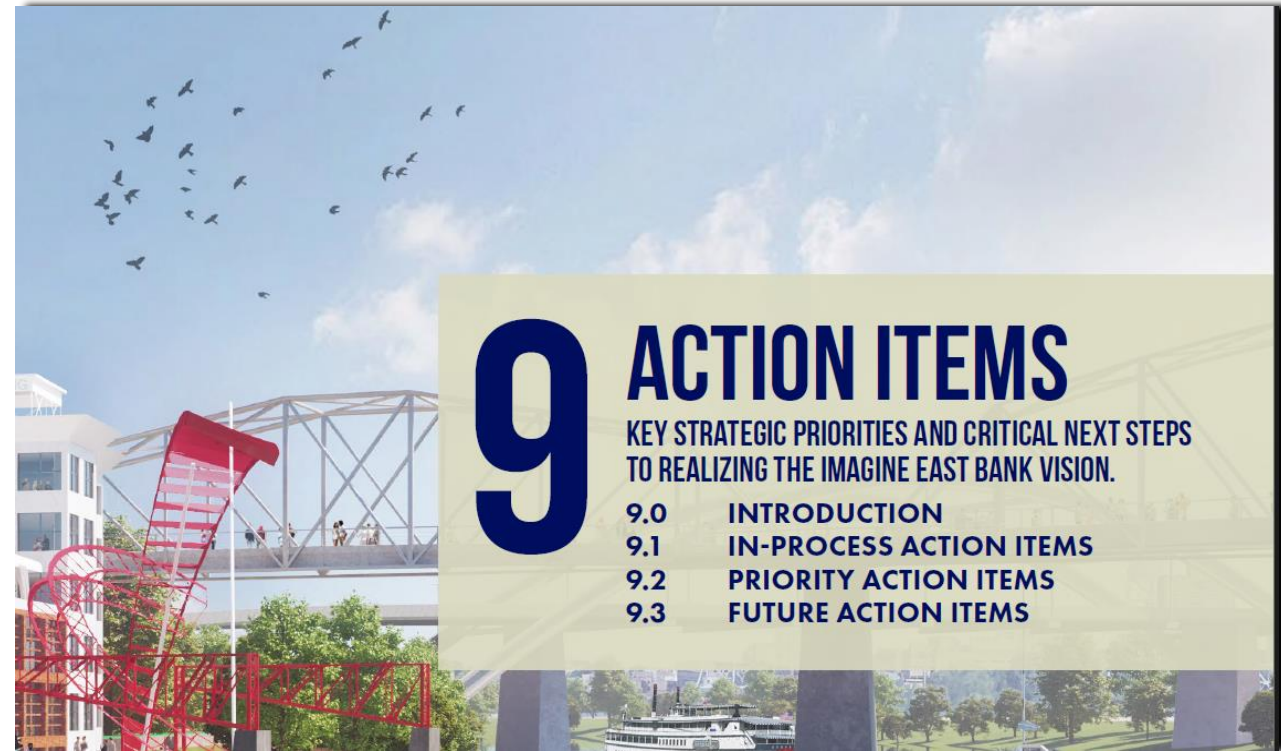


- Provide the board with high level updates on significant program status at each meeting
- Today, present the background and process for giving these updates
- Receive feedback and begin updates at board discretion

IMAGINE EAST BANK



- Program direction is founded in Imagine East Bank
- Specifically, Chapter 9 – Action Items

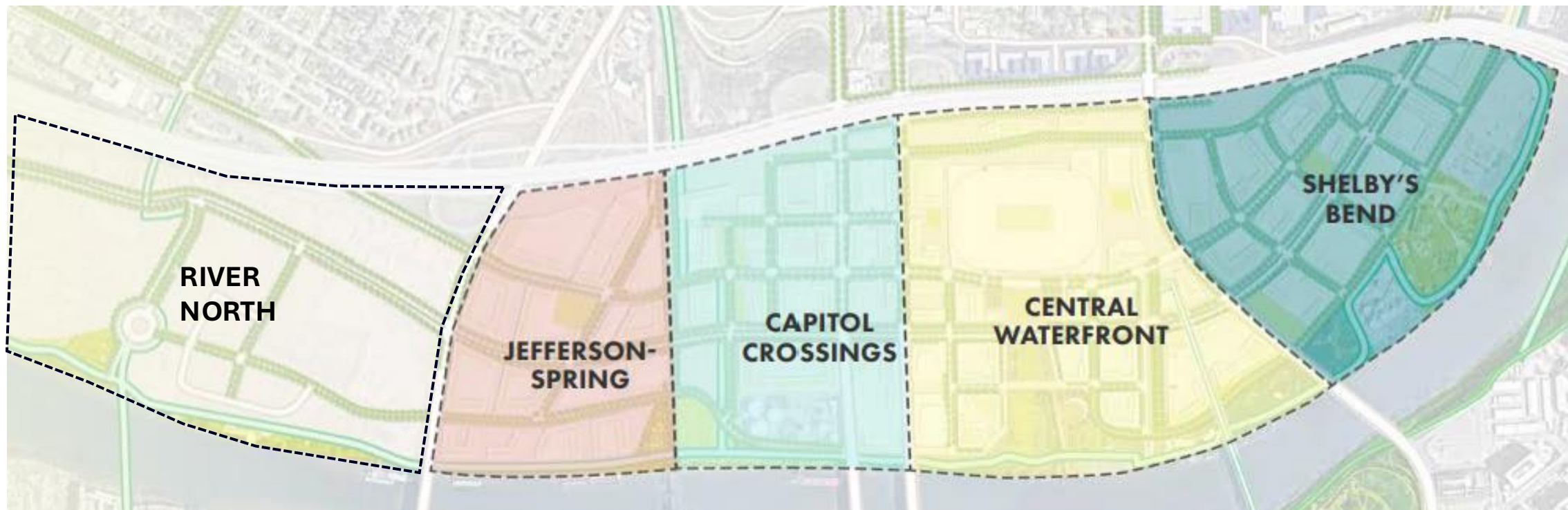


DETAILS DEVELOPED THROUGH:



- utility masterplans
- mobility analysis & traffic studies
- floodplain modeling,
- district stormwater management plan
- public realm frameworks
- open space and greenway network plan
- parking studies
- agreements and obligations in place with private entities, including Fallon, TPAC, Oracle, the Titans, the State and the Super Bowl
- new zoning and land use regulations

UPDATE BY NEIGHBORHOODS



Map of East Bank Neighborhoods

CENTRAL WATERFRONT



- Using the Central Waterfront neighborhood as the example
- Provide a quick narrative overview e.g. – *boundaries, contains the most metro owned land and will be location of the Super Bowl in 2030*



Graphic of the Metro Owned land – highlighting Central Waterfront

CENTRAL WATERFRONT CRITICAL PROJECTS



Category	Project / Element	Scope Note	Sponsor	Start Date	Status
Multimodal Infrastructure	James Robertson Parkway lowered to grade	Elevated JRP removed; rebuilt at grade	TDOT / Metro / EBDA	8/11/2025	Red
	South 2nd Street (Shelby Ave to Woodland Ave)	Phases 1–4 of S 2nd St corridor	Titans / Metro / EBDA	7/7/2025	Green
	Victory Avenue reconstructed	Rebuilt to support Spire relocation & TPAC	TPAC / Metro / EBDA	11/1/2026	Yellow
	Seigenthaler Bridge Connector (SBC) open	Pedestrian/bike connector landing	Titans / Metro / EBDA	10/2/2026	Red
	Music City Mile	Rebuilt landing of ped bridge	Meto / EBDA	10/29/2027	Red
Open Space	South Plaza of Nissan Stadium	Public plaza south of new stadium	Titans / EBDA	1/1/2026	Green
	Improvements to Wasioto Park	Park upgrades; coord. w/ SBC project	Metro / EBDA	10/2/2026	Yellow
	River North Greenway	New greenway segment (Oracle-area)	Oracle / Metro / EBDA	1/1/2026	Green
Buildings	Eastpoint Flats (Parcel G)	Affordable housing (Elmington G-1)	Elmington / Fallon	6/1/2026	Green
	Hotel, exterior (Parcel C) & underground parking	Hotel C-1 exterior complete	Fallon	7/15/2027	Red
	TPAC exterior (Parcel E)	TPAC exterior only	TPAC	2/1/2027	Yellow
	New Nissan Stadium	Substantial completion / opens	Titans	9/13/2024	Green
Removed	Old Nissan Stadium	Full demolition & site restoration	Titans / Metro / EBDA	2/17/2027	Yellow
	Juvenile Justice Center	Full demolition	Metro - GS	8/1/2027	Red
	Elevated James Robertson Parkway	Removed as part of lower-to-grade	TDOT / EBDA	6/9/2026	Red
	Landing of the Seigenthaler Pedestrian Bridge	Existing landing removed for MCM	EBDA	10/29/2027	Green

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AGENDA ITEM V – CONSIDERATION OF MOU WITH NES



CENTRAL WATERFRONT NES MOU

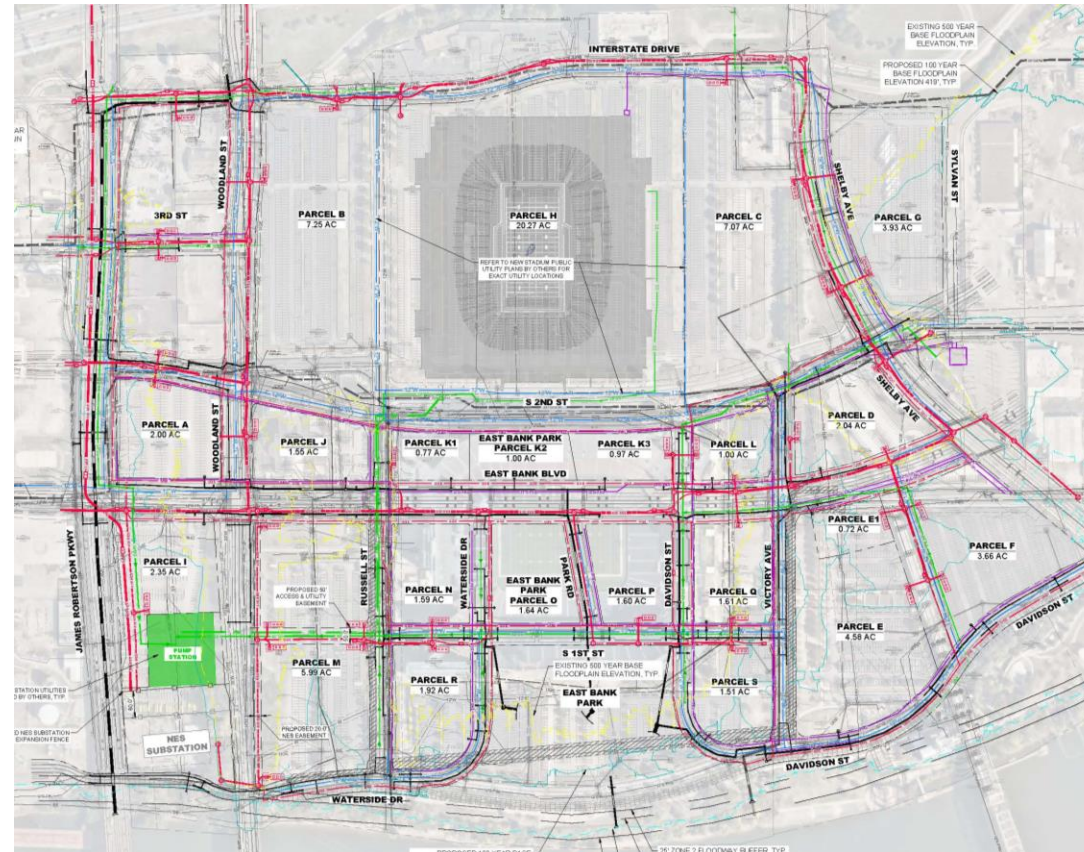


- Modeled after previous approved MOUs with NES
 - Interstate Drive
 - Shelby Avenue
- Shared responsibilities
 - EBDA: Design, Permitting, Coordination, and Construction
 - NES: Installation and procurement electrical equipment, cables, etc.
- Holistic approach

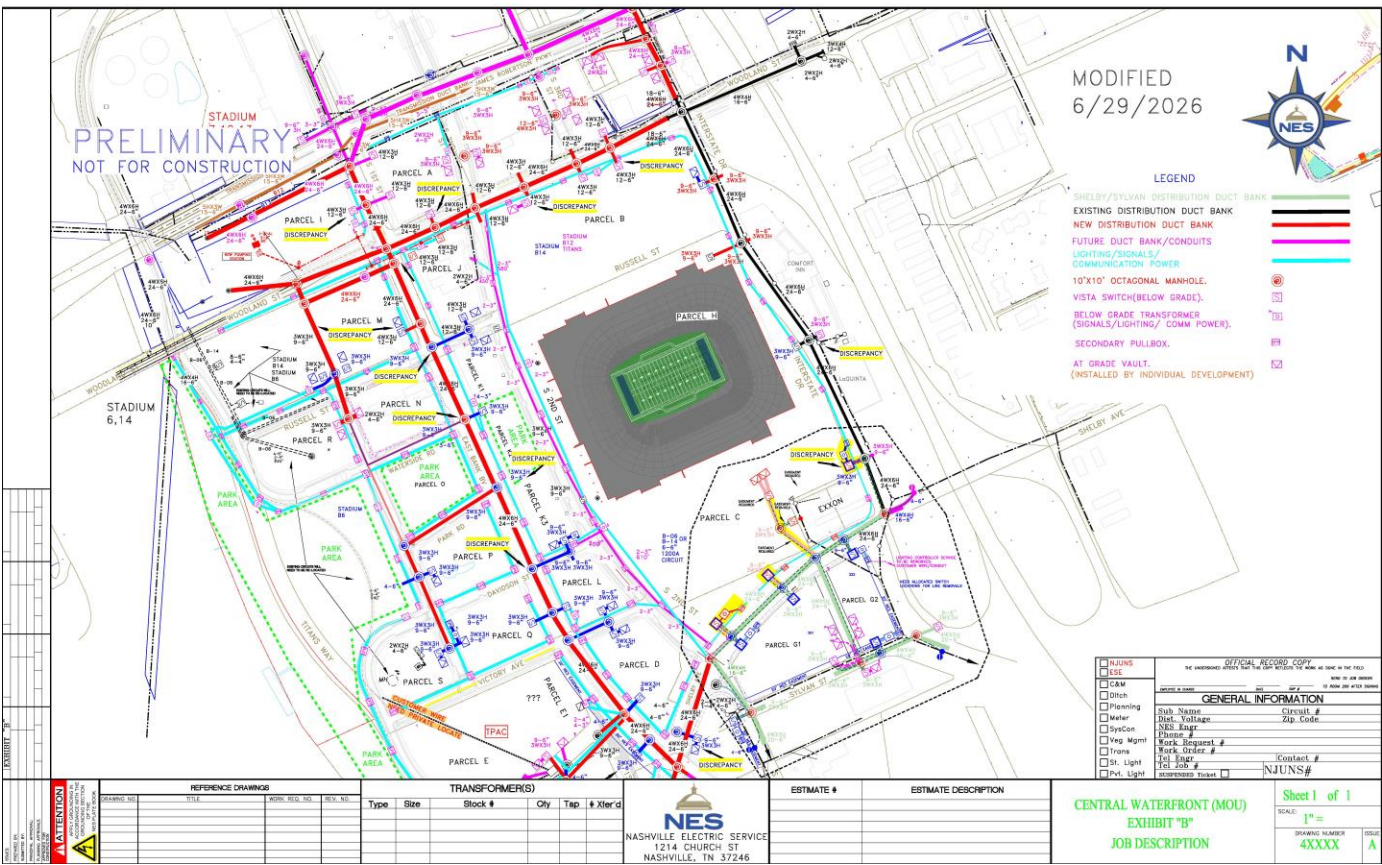
NES MOU - BOUNDARY

MOU Exhibit A –

MOU Boundary
Central Waterfront
District



An aerial perspective of the proposed park area along the river. The foreground shows a lush green park with winding paths, trees, and a small structure. The river flows through the middle ground, with a city skyline visible in the background. A cable-stayed bridge is visible on the right side of the image.



ELECTRICAL DUCT BANK PROJECTS

Under Construction

- Interstate Drive
- Woodland Street
- Shelby Ave/ KVB

Future Construction

- James Robertson
- East Bank Blvd
- Russell Ave
- Waterside Drive
- and many more...



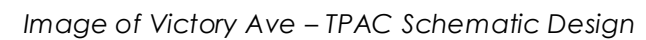
Image of Interstate Dr NES/ITS Duct Bank Installation

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AGENDA ITEM VI – INFORMATIONAL SESSION ON TPAC MOU – VICTORY AVE



An aerial perspective of the proposed park area. The foreground shows a lush green park with winding paths, trees, and a small bridge. A river flows through the middle ground, with a city skyline visible in the background. The city features various buildings, including a prominent tall skyscraper. A cable-stayed bridge is visible on the right side of the river. The overall scene is a blend of nature and urban development.



METRO/ TPAC RESPONSIBILITIES



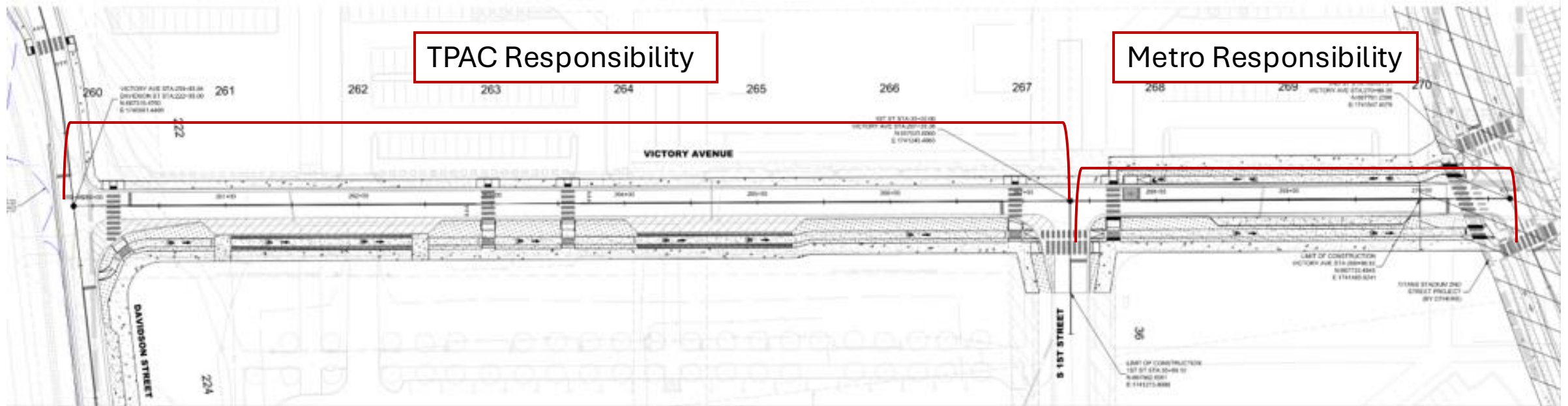
Per Master Development Agreement, Amendment 1:

- Metro - design and installation of the modified Victory Ave from S 2nd St to S1st St
- TPAC - design and installation of the modified Victory from S1st St to Davidson St

Modified Victory Ave includes:

- Updated utility infrastructure – water, storm, etc.
- Improved mobility infrastructure – wider sidewalks and new protected bike facilities
- Construction above the base flood elevation

PROJECT LIMITS



Victory Ave Design Highlighting the TPAC and Metro Responsibilities

- With this partnership:
 - TPAC will design and construct all of Victory Ave
 - EBDA will serve as the Owners Representative for Metro

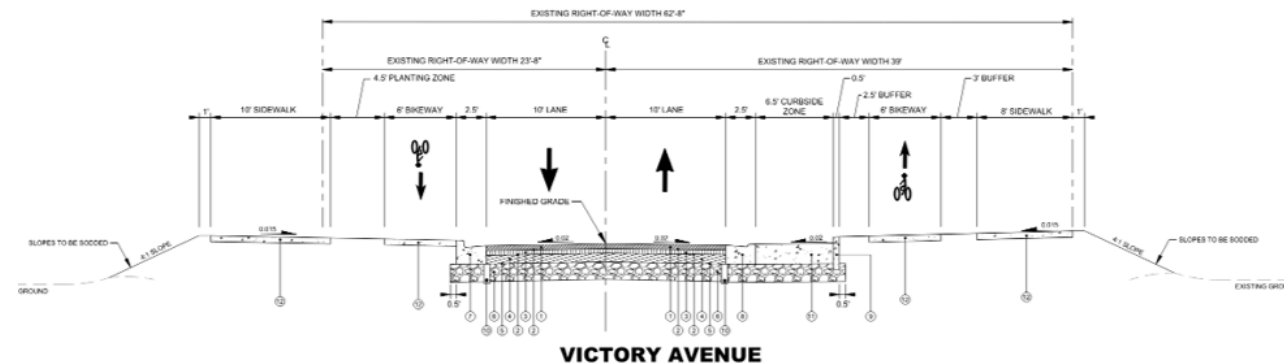
EBDA/ TPAC VICTORY AVE MOU

Design and construction includes:

- Centerline raised above the 100-yr flood elevation
- 12" potable water main
- Storm system
- Street lighting conduit
- Sidewalks, bike facilities, furnishing zones

Funding:

- EBDA requested & received funds for this in the 2026 Capital Spending Plan (CSP)
- Current ROM estimate for construction and soft costs is approx. \$3M for EBDA portion



Victory Ave typical cross section

The background is a light-colored, sketchy illustration. It shows a city skyline with various skyscrapers in the distance. In the foreground, there's a park area with green grass, trees, and several small figures of people walking or standing. A body of water is visible between the park and the city. The overall style is artistic and conceptual.

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AGENDA ITEM VII - INFORMATIONAL SESSION ON EAST BANK SUSTAINABILITY REPORT

SUSTAINABILITY REPORT

Our annual **Sustainability Report** documents the key sustainability and resiliency elements that are being integrated into the redevelopment of the East Bank.

These elements are based on the recommendations of the *Imagine East Bank* Vision Plan, Metro Codes, and Metro's goals and targets, as well as guidance from the Institute for Sustainable Infrastructure.



Cover of Annual Sustainability Report for East Bank

SUSTAINABILITY: HOW WE MEASURE IT



We use five domains, sourced from the **Envision v3 Sustainability and Resilience Framework** from the **Institute for Sustainable Infrastructure**.



Envision P3 - Graphic of How Sustainability is Measured

SUSTAINABILITY ELEMENTS BY PROJECT



Project / Initiative	Quality of Life (QL)	Leadership (LD)	Resource Allocation (RA)	Natural World (NW)	Climate & Resilience (CR)
Active Projects					
CWD Utility Master Plan		✓	✓		✓
East Bank Boulevard NEPA/PE	✓	✓	✓		✓
Parks Programming & Greenway Network Plan	✓	✓		✓	
BRAG Phase II (Brownfield ESA)				✓	✓
Seigenthaler Bridge Connector	✓				✓
Music City Mile	✓				✓
CWD Stormwater Design		✓	✓	✓	✓
Interstate Dr. NES ITS Duct Bank		✓	✓		✓
Shelby Ave NES Duct Bank		✓	✓		✓
New Nissan Stadium	✓	✓	✓	✓	✓
Lower Pump Station		✓	✓	✓	✓
South 2nd Street Realignment	✓	✓		✓	
Nissan Stadium Demolition			✓	✓	
Interstate Dr. One-Way Conversion	✓				
Woodland St. NES Circuit			✓		✓
Travel Demand Management Plan	✓	✓			
SPOKES	✓	✓			
NDOT & TDOT Roadway Projects	✓	✓			
CWD Regional Sanitary Sewer Trunk Line		✓	✓	✓	✓
Upper Sanitary Sewer Pump Station		✓	✓	✓	✓
River North Greenway	✓			✓	
Marine Drive Extension	✓	✓			
James Robertson Pkwy Modification	✓				
TPAC	✓			✓	

Table from Sustainability Report – Details Sustainable Elements by Project

MULTIMODAL NETWORK & OPEN SPACE PLANNING



Map of planned open space and greenways on the East Bank.



Photograph of River North Greenway.

BROWNFIELD REMEDIATION



Aerial photo of SA Recycling site, also known as "the scrapyards."

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AGENDA ITEM VIII - UPDATE ON EBDA STAFF - FINANCE MANAGER



EBDA FINANCE MANAGER

Andrew (Andy) Keen

- Elon University Graduate
 - Public Administration
 - Political Science
- Previous Experience:
 - Program Analyst with US General Services Administration
 - Mgmt. and Program Analyst with Architect of the Capitol
- Starts August 10th



Photo of Andrew Keen, EBDA's new Finance Manager.

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QUESTIONS?

