

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 conceptual, suggesting a vision for urban development.

EAST BANK

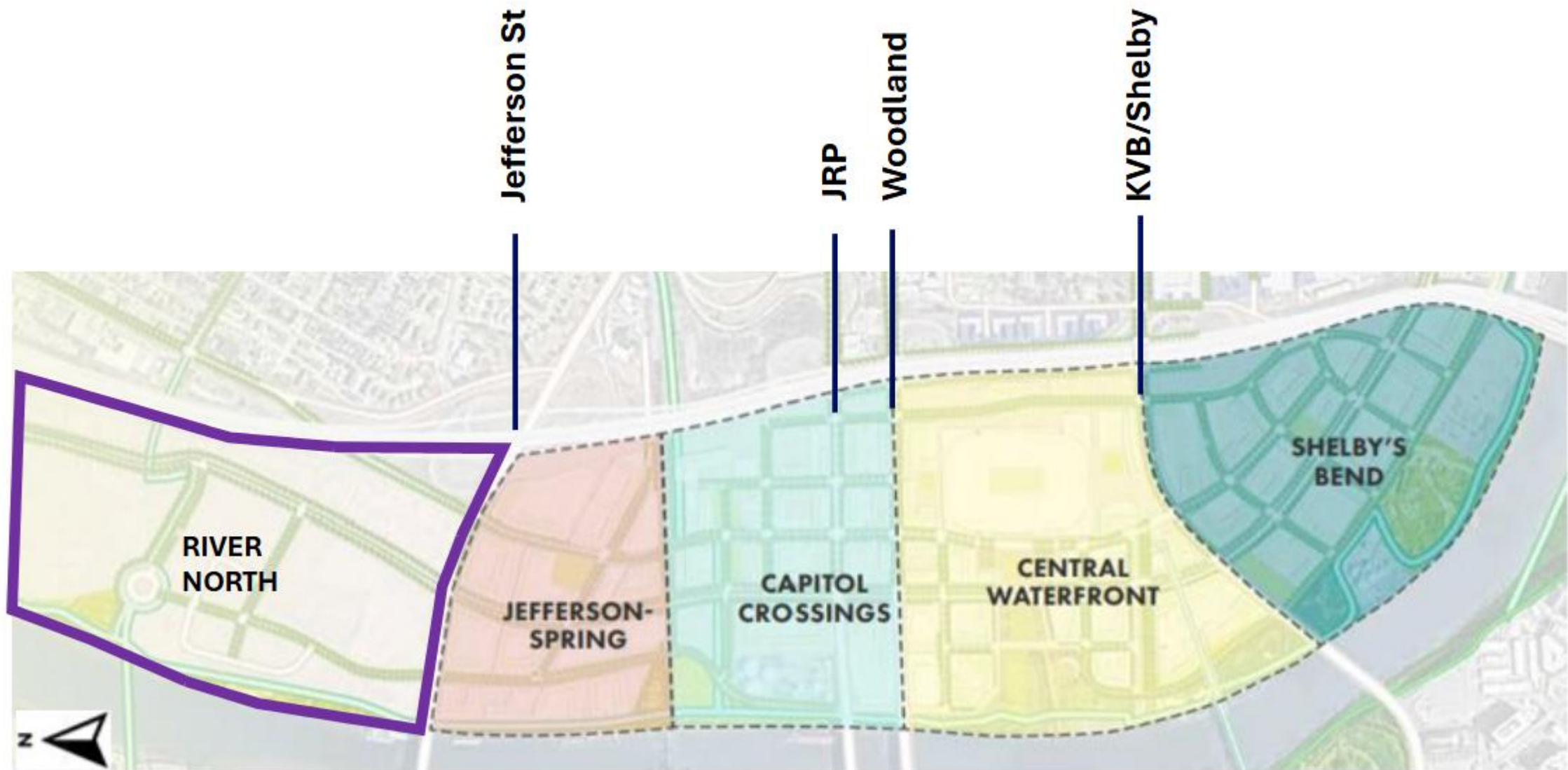
EAST BANK DEVELOPMENT AUTHORITY

Board Meeting
August 25, 2026

EAST BANK

AGENDA ITEM IV – EAST BANK PROGRAM UPDATE: RIVER NORTH





Map of East Bank Neighborhoods



Abberly Riverwalk
Apartment Homes by...

RiverNorth District

Cumberland River

METRO/SECOND
& HUME

Metro Water Services
- Customer Service

Cumberland
River Greenway

The Optimist

Babychan

ermertown Hall

5th & Taylor

onell's

Topgolf Nashville

GERMANTOWN

4th Ave N

3rd Ave N

5th Ave N

Jefferson St

Soundry

Cumt

MARKET PROFILE

RIVER NORTH

STATS
192 AC Total
157 AC Privately Owned Land

CATALYST DEVELOPMENTS
Oracle - 60 AC
River North Landings - 11 AC

Land Use	River North
Residential (multi-family units)	3,900
Office (million square feet)	2.3
Hotel (rooms)	880
Retail (thousand square feet)	350
Restaurant (thousand square feet)	230



The Landings - RiverNorth

NEW INFRASTRUCTURE

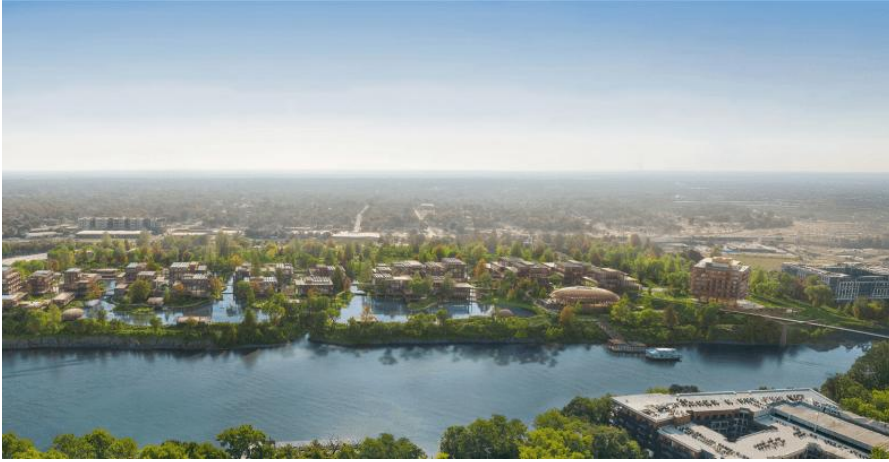
- Cowan St
- Marine Dr Extension
- Multi Use Paths
- Greenways
- Pedestrian Bridge
- New Utilities
- New Sewer Pump Station



The Landings - RiverNorth



ORACLE CAMPUS



Concept Rendering Oracle Campus

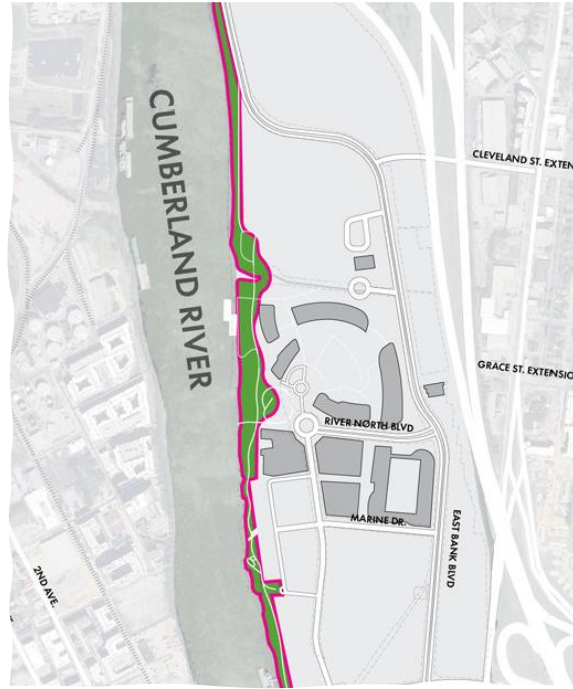


Oracle campuses early work construction

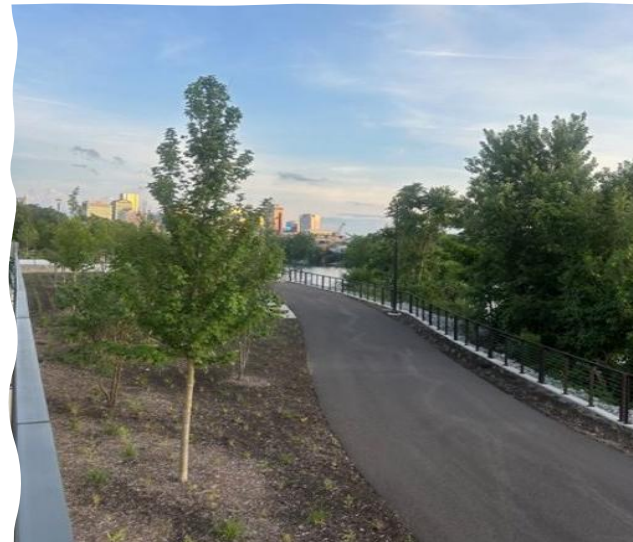
- Purchased in Summer 2021
- TIF for \$175M for public infrastructure
- Spring 2024 Oracle announces this site as the home of the World HQ
- Early works began Q1 2026

RIVERNORTH GREENWAY PHASE 1

- First segment of River North Greenway on third reading Sept 1st.
- Phase 2 planned north from this segment to Cowan St.
- Lateral connection to East Nashville is planned.
- Over 5200 LF of greenway to be added.



RiverNorth Greenway





PEDESTRIAN BRIDGE

- Connecting River North to Germantown
- At the US Army Corps of Engineers for permitting
- Preliminary reviews with Metro Departments are underway



Concept Renderings of Pedestrian Bridge

HOTEL AT 611 COWAN ST



Google Streetview of 611 Cowan



Concept Rendering of 611 Cowan Hotel

East Bank Development Authority

Topic: River North Description and Status

Date: last revised on 08/24/2026

District	Project Name	Project Type	Current Phase	Owner	Description	Percent complete	Status
River North	Cowan Street - North of Marine Dr.	Multimodal Infrastructure	Design & Permitting	Oracle/Metro	Roadway improvements along Cowan street to support land use changes in the River North neighborhood, including Oracle's campus. Improvements include a multi-use path on the western side of the street that connects to the greenway network of the East Bank.	50%	
River North	Oracle Campus	Buildings	Design & Permitting	Oracle	Includes more than 2 million square feet of combined office space, retail, and hospitality uses, new pedestrian and bicycle connections, and a 2 acre park.	10%	
River North	Oracle Pedestrian Bridge	Multimodal Infrastructure	Design & Permitting	Oracle/Metro	Connects Germantown to the East Bank.	25%	
River North	Oracle Early Works	Utilities	Construction	Oracle	Relocation of existing utilities to enable Oracle campus development, and installation of new infrastructure to support the growth. Includes new stormwater, sewer, electrical, and gas.	35%	
River North	River North Greenway Phase 1	Open Space	Construction / Acceptance	Oracle/Metro	Adjacent to The Landings development. This portion of the greenway connects to the riverfront greenway network of the East Bank. The greenway will eventually extend along the entire length of East Bank.	90%	
River North	River North Greenway Phase 2	Open Space	Construction	Oracle/Metro	Adjacent to the Oracle campus. This portion of the greenway connects to the riverfront greenway network of the East Bank. The greenway will eventually extend along the entire length of East Bank.	10%	
River North	Upper East Bank Sewer Pump Station	Capacity Building Infrastructure	Design & Permitting	Oracle / Metro Water Services	New sewer pump station as part of the first phase of Oracle construction that will provide capacity to Metro Water Services.	60%	
River North	611 Cowan	Hotel	Construction	Private Development	New Hotel on west side of Cowan.	70.00%	
River North	100 Spring St	Hotel	Design & Permitting	Private Development	New Hotel at corner of Jefferson and Cowan.	10%%	
River North	The Landings	Mixed Use	Leasing	Private Development	Apartments, retail, restaurant, civic space	90%	
River North	Marine Drive	Multimodal Infrastructure	Design	TDOT/Metro	Extend Marine Drive from Cowan intersection, underneath I-24 to Dickerson Pike.	30%	
River North	Cowan Street - South of Marine Dr.	Multimodal Infrastructure	Design	TDOT/Metro	Roadway improvements along Cowan Street between Marine and Jefferson/Spring Street is part of TDOT's Marine Dr. project. Improvements to underground utilities and multimodal infrastructure.	30%	

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AGENDA ITEM V – RESOLUTION APPROVING FUNDING OF EAST BANK INFRASTRUCTURE



EAST BANK INFRASTRUCTURE FUNDING

- Partnership between Metro and State on extension of Marine Drive and Cowan Street improvements.
- TDOT has “short listed” 3 design and construction teams.
 - Kewitt Infrastructure South Co.
 - MasTec Civil, LLC
 - Shimmick Construction Company, Inc



MARINE DRIVE DESIGN STATUS



- TDOT's Program Manager – HNTB is leading the design coordination.
- American Structurepoint is the lead civil engineering design firm.

Event	Date
TDOT's Release of the Draft RFP	April 2026
TDOT's Release of the Final RFP	October 2026
Proposer's Technical and Price Proposal due date	December 2026
Award of design-build contract	February 2027

TDOT Contract Award Schedule

FUNDING OF EAST BANK INFRASTRUCTURE



- This allows certainty for a dedicated funding stream for the partnership
- Infrastructure investment in Marine Drive extension
- Commits EBDA to funding up to \$80M.

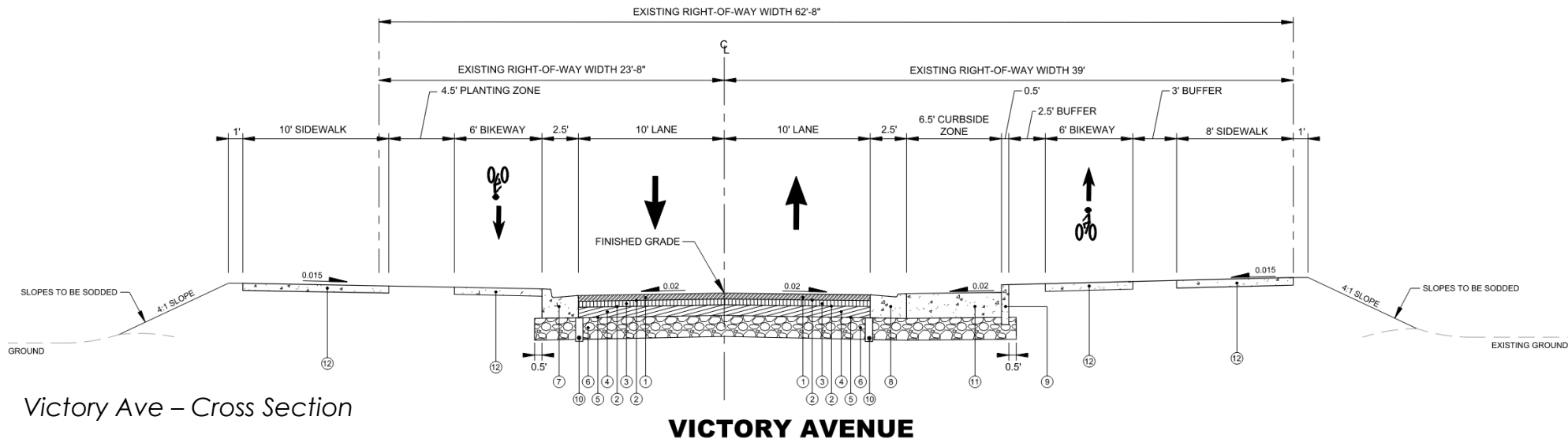


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AGENDA ITEM VI – RESOLUTION APPROVING A PARTICIPATION AGREEMENT WITH TPAC FOR THE DESIGN AND CONSTRUCTION OF VICTORY AVE

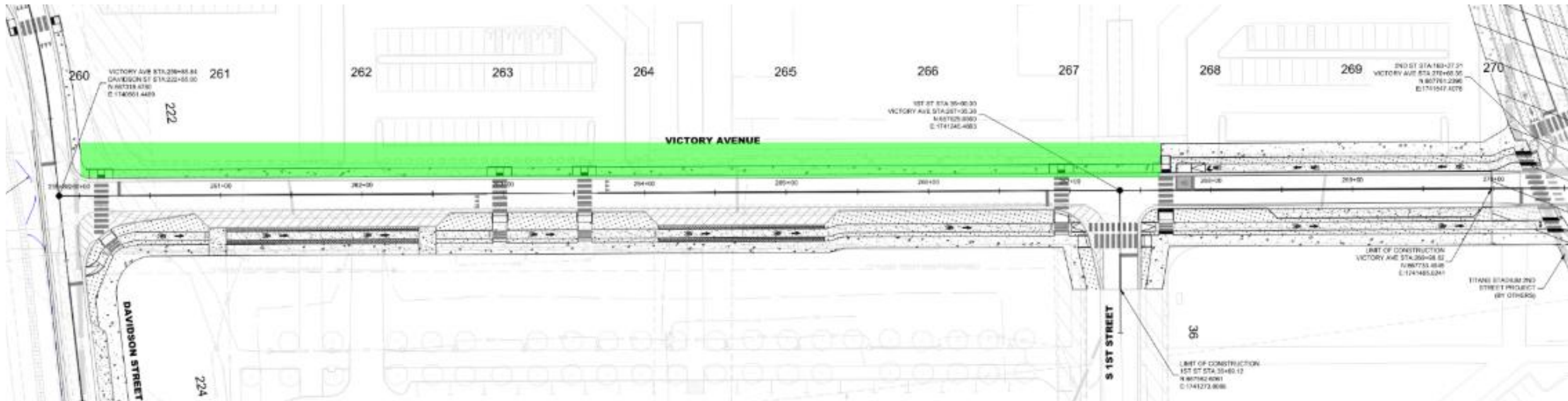
VICTORY AVE

- As part of the TPAC Master Development Agreement, Metro and TPAC agreed to split the cost of improvements to Victory Ave
- Improvements include:
 - Road Construction above base flood
 - Utility Construction – water, storm, electrical
 - Sidewalk and streetscape improvements



VICTORY AVE, INFO AND ROAD DESIGN

- Design and construction funded via FY26CSP from Metro Council
- EBDA has funds in hand
- Engineers estimate for cost with contingency approx. \$2.5M



Victory Ave – Road Design

VICTORY AVE – RESOLUTION



- Commits EBDA to fund the design and construction of Victory Ave, from S 1st to S 2nd
- Current estimate is around \$2.5M
 - EBDA to continue coordination with TPAC design and construction teams to further refine the estimate.
- TPAC will finalize design within the next 1-2 months
- TPAC will construct based on coordination with EBDA and Metro, no later than Fall 2029.

EAST BANK

AGENDA ITEM VII – CEO REPORT



TELECOMMUNICATIONS UPDATE

DRAFT METRO ITS MASTERPLAN
DATE: 08.10.2026



LEGEND:

- EXISTING UNDERGROUND ITS
- EXISTING OVERHEAD ITS
- PLANNED ITS ROUTING
- POSSIBLE ADDITIONAL/ALTERNATE ITS ROUTING

DRAFT

East Bank ITS – DRAFT Masterplan

Alternative Masterplans

- Active workshops with providers:
 - AT&T
 - Comcast
 - Verizon
 - Metro ITS
 - Zayo, GFiber, etc
- Requires heavy coordination
- Shared trench space
- Locate in ROW, shared use paths
- Central Waterfront District
- River North/Cowan

EBDA FINANCE UPDATE



- EBDA Procurement
 - a. Board approved policy in March 2026
 - b. Staff have been working with Metro Finance and ITS
 - c. EBDA procurement is anticipated to be completed early September
- EBDA Finance Manager – Andy Keen started 8/10/26
- Finance Manager working on an Operating Financials report for September

EBDA PARKS AND OPEN SPACE UPDATE



- Task order for Wasioto Park Assessment is finalized
 - Work to commence in the next month
- RFQ out for Professional Design Services for East Bank Park
 - Partnership between Planning and EBDA
- Seigenthaler Bridge Connector construction to commence in November
 - Design coordination ongoing

SEIGENTHALER BRIDGE CONNECTOR



SBC Concept Renderings



SBC Concept Renderings

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QUESTIONS?

Stay in the know
<https://nasheastbank.org/connect/>

