PROGRAM **EXPERIENCE STRATEGIES** 78 pts. LAYERS OF HEALTHY LIVING **Financial Summary ESTABLISH** a sense of place at the Dell via Current Site Value: a broad mix of new amenities. \$42,532,625 Waterfront parks Projected Site Value: Great streets Public plazas Unleveraged IRR: 15.81% **CREATE** a resilient community that promotes Leveraged IRR: 23.4% MAJORITY OF RESIDENTS ARE WITHIN A 1/4 MILE SIMPSON DIVERSITY INDEX GREATER THAN 0.7 a diverse economy. Pursue social justice Development Breakdown Support healthy living Total Buildout: 3,520,600 SF Residential SF: 1,713,000 **ENERGIZE** the Dell by providing a wide array of Residential Units: 1,797 diverse activities and development. Office SF: 413,000 Retail SF: 324,000 24-hour activation of streets Unique seasonal activities TRANSFORM the Music City bikeway into a high **LEADOFF** performance green street Shared Bike and pedestrian corridor Complete the new neighborhood and enhance existing waterfront amenities. Advance the runner with a mix of uses Get on base by creating a place Quaint residential street that promotes economic development. around the existing ball park Storm water management and flood mitigation Highlights
5th Avenue Apartments
Bio-Tech Medical Office I **PROMOTE** environmental stewardship. Băllpark Condos "The Dump" Restaurant The Dell Stroke Nashville Farmers Market
 Nashville Sounds Ballpark Green building design Organic Grocery Store Library and Archives Improved infrastructure performance 3 Stockyard Restaurant The Dell Stroke Gardens Reduced auto dependence 4 Forge Pizzeria Landscape integration 5 Riverfront Condominium PROPOSED 1 "The Dump" 2 Music City Plaza 3 Iron Works Fitness center 4 Riverfront Plaza 5 Tennessee State Museum 6 The Dell Theater and Music Academy Presidential Hotel Barge Eco Walk Oumberland Park Parking Garage B Bike Share Station DELL STROKE GARDENS of TAKING A STROLL ON A BRISK FALL EVENING THE DUMP AT RIGHT FIELD B-E STORMWATER MANAGEMENT