

**Nashville Area MPO
Northeast Corridor Mobility Study
Station Area Development/ Redevelopment Targets for LRT-Supportive Corridor**

Trinity	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	316.0	50%	158.0	45%	71.1			50.0%	79.0			5.0%	7.9		0%	0.0	0	0	
			Low	50%	35.6	15	533	100%	79.0	0.38	1,307,671	100%	7.9	0.25				86,031	
			Medium	25%	17.8	30	533	0%	0.0	1.00	0	0%	0.0	0.6				0	
			High	25%	17.8	75	1,333	0%	0.0	4.50	0	0%	0.0	0.8				0	
Sub Total							2,400				1,307,671							86,031	

Dickerson\ Skyline	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	322.0	50%	161.0	50%	80.5			40.0%	64.4			10.0%	16.1		0%	0.0	0	0	
			Low	25%	20.1	15	302	50%	32.2	0.38	533,000	0%	0.0	0.25				0	
			Medium	25%	20.1	30	604	50%	32.2	1.00	1,402,632	50%	8.1	0.6				210,395	
			High	50%	40.3	75	3,019	0%	0.0	4.50	0	50%	8.1	0.8				280,526	
Sub Total							3,924				1,935,632							490,921	

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Old Hickory	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	133.0	50%	66.5	100%	66.5			0.0%	0.0			0.0%	0.0		0%	0.0	0	0	
			Low	50%	33.3	15	499	25%	0.0	0.38	0	0%	0.0	0.25				0	
			Medium	40%	26.6	30	798	75%	0.0	1.00	0	50%	0.0	0.6				0	
			High	10%	6.7	75	499	0%	0.0	4.50	0	50%	0.0	0.8				0	
Sub Total							1,796				0							0	

Conference Drive	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	656.0	50%	328.0	60%	196.8		0	25.0%	82.0		0	15.0%	49.2		0%	0.0	0	0	
			Low	70%	137.8	15	2,066	75%	61.5	0.38	1,017,997	0%	0.0	0.25				0	
			Medium	15%	29.5	30	886	20%	16.4	1.00	714,384	75%	36.9	0.6				964,418	
			High	15%	29.5	75	2,214	5%	4.1	4.50	803,682	25%	12.3	0.8				428,630	
Sub Total							5,166				2,536,063							1,393,049	

Center Point	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	264.0	50%	132.0	30%	39.6			50.0%	66.0			20.0%	26.4		0%	0.0	0	0	
			Low	50%	19.8	15	297	50%	33.0	0.38	546,242	0%	0.0	0.25				0	
			Medium	50%	19.8	30	594	50%	33.0	1.00	1,437,480	100%	26.4	0.6				689,990	
			High	0%	0.0	75	0	0%	0.0	4.50	0	0%	0.0	0.8				0	
Sub Total							891				1,983,722							689,990	

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New Shackle Island	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	334.0	50%	167.0	50%	83.5			30.0%	50.1			20.0%	33.4		0%	0.0	0	0	
			Low	50%	41.8	15	626	75%	37.6	0.38	621,971	25%	8.4	0.25					
			Medium	30%	25.1	30	752	25%	12.5	1.00	545,589	75%	25.1	0.6	654,707				
			High	20%	16.7	75	1,253	0%	0.0	4.50	0	0%	0.0	0.8	0				
Sub Total							2,630				1,167,560							745,638	

Indian Lake	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	257.0	50%	128.5	50%	64.3			30.0%	38.6			20.0%	25.7		0%	0.0	0	0	
			Low	50%	32.1	15	482	50%	19.3	0.38	319,055	0%	0.0	0.25	0				
			Medium	30%	19.3	30	578	50%	19.3	1.00	839,619	100%	25.7	0.6	671,695				
			High	20%	12.9	75	964	0%	0.0	4.50	0	0%	0.0	0.8	0				
Sub Total							2,024				1,158,674							671,695	

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Saundersville	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	722.0	50%	361.0	80%	288.8			10.0%	36.1			10.0%	36.1		0%	0.0	0	0	
			Low	60%	173.3	15	2,599	75%	27.1	0.38	448,167	75%	27.1	0.25	294,847				
			Medium	30%	86.6	30	2,599	25%	9.0	1.00	393,129	25%	9.0	0.6	235,877				
			High	10%	28.9	75	2,166	0%	0.0	4.50	0	0%	0.0	0.8	0				
Sub Total							7,364				841,296							530,724	

Big Station Camp	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	1,120.0	50%	560.0	80%	448.0			10.0%	56.0			10.0%	56.0		0%	0.0	0	0	
			Low	70%	313.6	15	4,704	75%	42.0	0.38	695,218	75%	42.0	0.25	457,380				
			Medium	20%	89.6	30	2,688	25%	14.0	1.00	609,840	25%	14.0	0.6	365,904				
			High	10%	44.8	75	3,360	0%	0.0	4.50	0	0%	0.0	0.8	0				
Sub Total							10,752				1,305,058							823,284	

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Harris	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	1,358.0	50%	679.0	80%	543.2			10.0%	67.9			10.0%	67.9			0%	0.0	0	0
			Low	70%	380.2	15	5,704	75%	50.9	0.38	842,951	75%	50.9	0.25	554,573				
			Medium	20%	108.6	30	3,259	25%	17.0	1.00	739,431	25%	17.0	0.6	443,659				
		High	10%	54.3	75	4,074	0%	0.0	4.50	0	0%	0.0	0.8	0					
Sub Total						13,037				1,582,382				998,232					

Gallatin	Station Area Redevelopment			Residential				Office				Retail				Industrial			
	Station Area Redevelopment (acres)	% open space + streets + stormwater + misc.	Net Acreage	% Res Acreage	Res Acreage	Res density (du/ac)	Res Units	% Office Acreage	Office Acreage	Office FAR	Office Sq Ft	% Retail Acreage	Retail Acreage	Retail FAR	Retail Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
	640.0	30%	448.0													100%	448.0	0.4	7,805,952
	304.0	50%	152.0	80%	121.6			10.0%	15.2			10.0%	15.2						
			Low	55%	66.9	15	1,003	75%	11.4	0.38	188,702	75%	11.4	0.25	124,146				
		Medium	40%	48.6	30	1,459	25%	3.8	1.00	165,528	25%	3.8	0.6	99,317					
		High	5%	6.1	75	456	0%	0.0	4.50	0	0%	0.0	0.8	0					
Sub Total						2,918				354,230				223,463				7,805,952	

**Nashville Area MPO
Northeast Corridor Mobility Study
Summary of Station Area Development/ Redevelopment Targets for LRT-Supportive Corridor**

Station Area Redevelopment			Residential				Office				Retail				Industrial			
Station Area	Gross Acres	Net Acreage	% Res Acreage	Res Acreage	Ave net density (du/ac)	Units	% Office Acreage	Office Acreage	Average FAR	Sq Ft	% Retail Acreage	Retail Acreage	Average FAR	Sq Ft	% Industrial Acreage	Industrial Acreage	Industrial FAR	Industrial Sq Ft
Trinity	316	158	45%	71	34	2,400	50%	79	0.4	1,307,671	5%	8	0.3	86,031	0%	0		0
Dickerson/I-65	322	161	50%	81	49	3,924	40%	64	0.7	1,935,632	10%	16	0.7	490,921	0%	0		0
Old Hickory	133	67	100%	67	27	1,796	0%	0		0	0%	0		0	0%	0		0
Conference Drive	656	328	60%	197	26	5,166	25%	82	0.7	2,536,063	15%	49	0.7	1,393,049	0%	0		0
Center Point	264	132	30%	40	23	891	50%	66	0.7	1,983,722	20%	26	0.6	689,990	0%	0		0
New Shackle Island	334	167	50%	84	32	2,630	30%	50	0.5	1,167,560	20%	33	0.5	745,638	0%	0		0
Indian Lake	257	129	50%	64	32	2,024	30%	39	0.7	1,158,674	20%	26	0.6	671,695	0%	0		0
Saundersville	722	361	80%	289	26	7,364	10%	36	0.5	841,296	10%	36	0.3	530,724	0%	0		0
Big Camp	1,120	560	80%	448	24	10,752	10%	56	0.5	1,305,058	10%	56	0.3	823,284	0%	0		0
Harris	1,358	679	80%	543	24	13,037	10%	68	0.5	1,582,382	10%	68	0.3	998,232	0%	0		0
Gallatin - Mixed Use	304	152	80%	122	24	2,918	10%	15	0.5	354,230	10%	15.2	0.3	223,463				
Gallatin - Industrial	640	448													100%	448		7,805,952
Total (Original + Added stations)	6,426	3,341		2,004		52,902		555		14,172,290		334		6,653,028		448		7,805,952
Total (Original stations)	4,463	2,360		1,372		35,311		330		7,789,203		210		3,977,137		448		7,805,952
Additional Allocations																		
						20,000												
						3,500												
						3,500												
						3,500												
Allocation Goal						133,986				37,483,400				23,630,950				18,059,250

Housing Market Comparables

Downtown Nashville	3,700
Downtown Memphis	13,400
Downtown St. Louis	8,200
Downtown Charlotte	10,800
City of Nashville	270,000
Nashville MSA	510,000

Nashville Office Market Comparables

CBD	7,400,000
Total	30,500,000

Atlanta Office Market Comparables

Buckhead	19,700,000
Midtown	19,300,000
Downtown	25,200,000

Nashville Retail Market Comparables

Total	38,500,000
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