

TSITE Summer Meeting Gatlinburg

July 29, 2022



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MEMPHIS REGIONAL MEGASITE

70

CSX CLASS I RAILROAD

70

PROPOSED SUPPLIER PARK

1

NEWLY CONSTRUCTED WATER TOWER

2

PHASE ONE

PHASE TWO

222

PERFORMANCE CENTER

3

VISITOR CENTER

4

INTERSTATE 40 • EXIT 42

40

JACKSON, TN, 32 MILES

TIPTON

HAYWOOD

FAYETTE

TN, 25 MILES

Solar Farm



Memphis Regional Megaside (MRM) History

- Megaside Size – 4100 Acres
- Initiated by Governor Bredesen in 2006 as a center for solar panel production
- 2009 – State officials purchased the six square mile plot for \$40 million
- Solar Farm opened in 2012
- Governor Haslam requested and was awarded \$27 million to re-route SR-222
 - Included realignment and widening of SR-222 from I-40 to Keeling Road
 - 4 lane boulevard typical section
 - Bridge widening over I-40
 - Ramp widening and signalization
- Investment in MRM prior to Ford Announcement – \$174 million

Before Picture (I-40 at SR-222)



After Picture (I-40 at SR-222)



Blue Oval City



Ford announced Blue Oval City September 27, 2021

5.6 billion investment

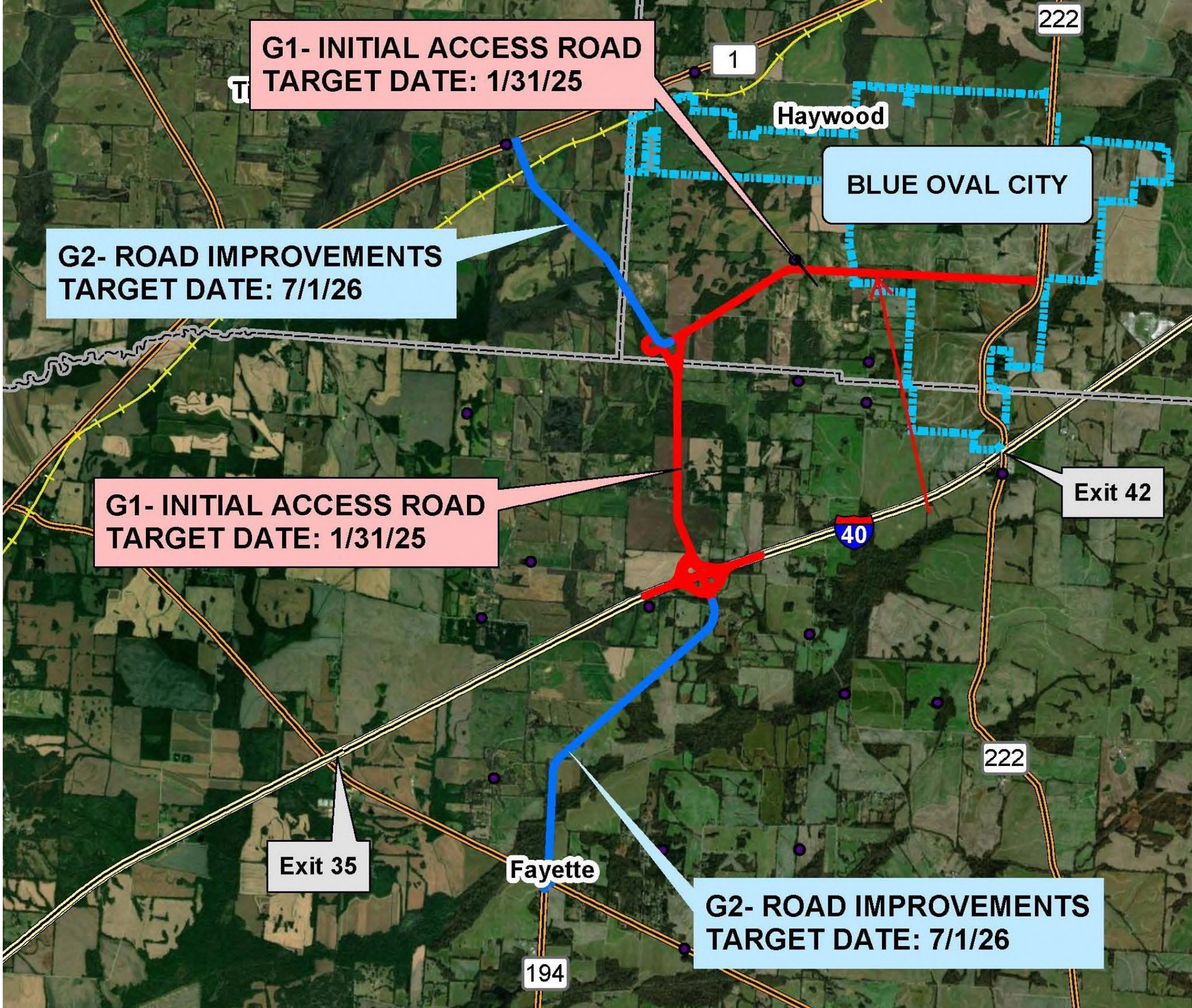
\$ 2.5 billion Ford Motor Company

\$ 3.1 billion SK Innovation Company

5,760 full time jobs

Overview

- **G1** Includes New Interchange at MM 39, 2 miles of SR-194 to northern Interchange, and 3.6 miles of Connector Road to SR-222. G1 will be 4 lane median divided roadway section
- **G2** Includes 3.5 miles of SR-194 from SR-59 to new Interchange at I-40 and 2.3 miles of SR-194 to SR-1. G2 will be 2 lane rural roadway section.



TDOT- GMGC05 SR-194 Extension / Exit 39

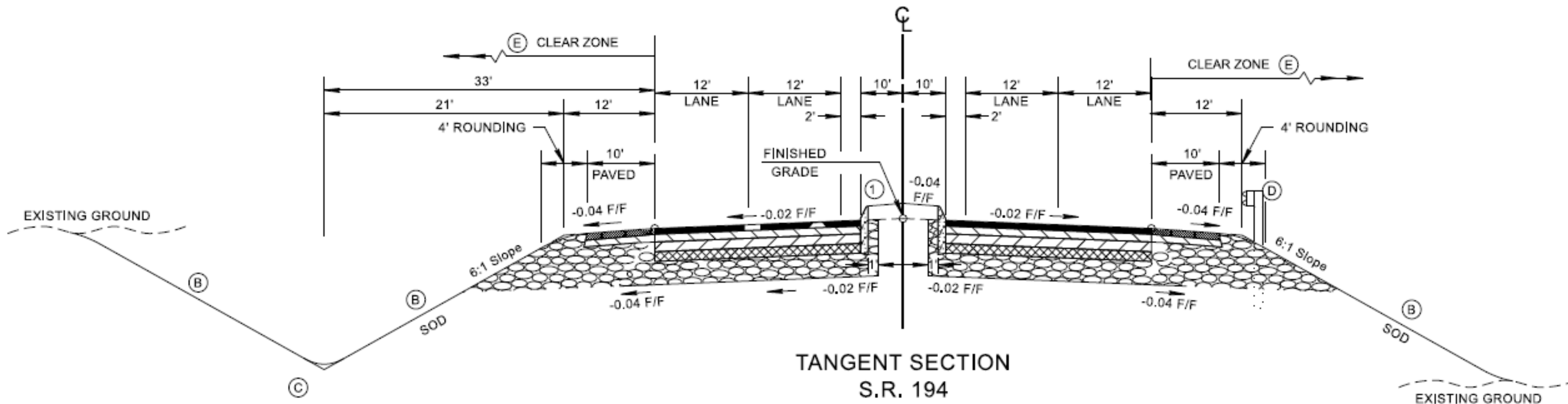


TDOT- GMGC05 SR-194 Extension / Exit 39



TDOT- GMGC05 SR-194 Extension / Exit 39

Proposed SR-194 extension between proposed Exit 39 at I-40 and the Northern Connector Interchange - This portion of the proposed SR-194 extension would consist of four 12-foot travel lanes (two lanes in each direction), 12-foot shoulders on either side of the roadway and a 24-foot inside median separating the travel lanes. The design speed would be 55 mph. Full access control would be provided for this portion of the project. A bridge would be constructed over Thorpe Drive to allow continued access by local traffic.



TDOT- GMGC05 SR-194 Extension / Exit 39

Northern Connector Interchange - A partial directional interchange is proposed to be constructed at the intersection of the proposed SR-194 extension and the proposed SR-468 Connector. The proposed SR-194 extension would bridge over the proposed SR-468 connector. Connection points to the proposed SR-194 extension to the south and north would be constructed at-grade.

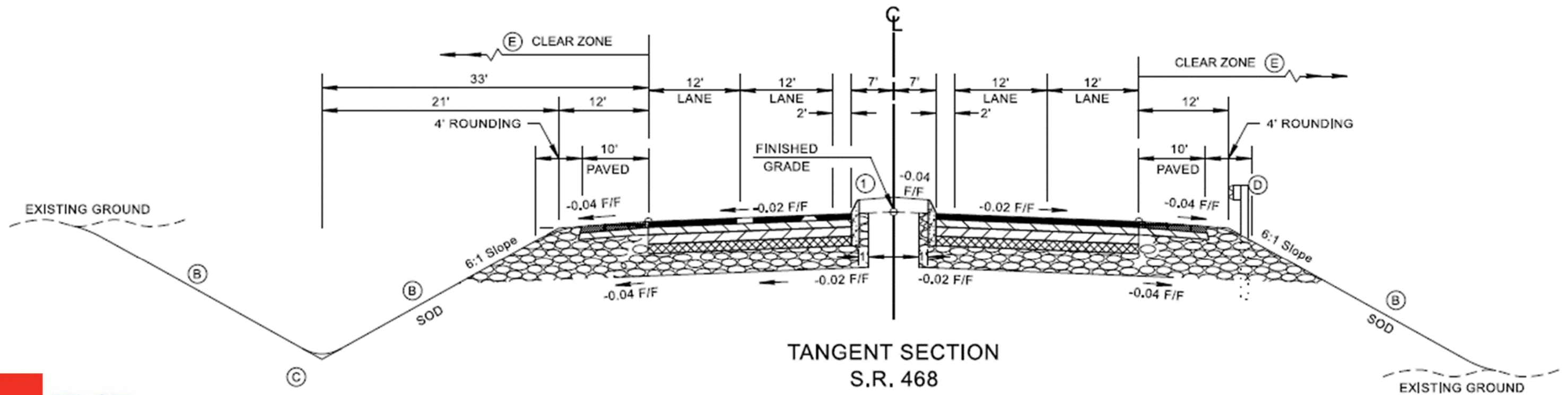


TDOT- GMGCO5 SR-194 Extension / Exit 39

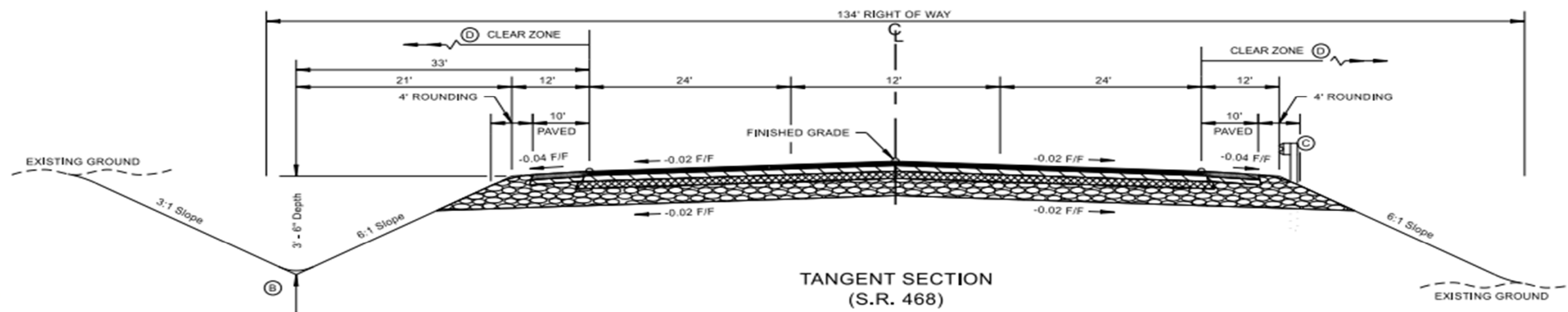


TDOT- GMGC05 SR-194 Extension / Exit 39

Proposed SR-468 - This portion of the project would consist of four 12-foot travel lanes (two lanes in each direction) separated by an 18-foot median (14-foot raised median and two-foot inside shoulders) and 12-foot outside shoulders. The proposed SR-468 would be a limited access-controlled facility to the MRM boundary. From the boundary of the MRM to the intersection of SR-222, the road would consist of four 12-foot travel lanes (two lanes in each direction) separated by a 12-foot two-way center turn lane. At the intersection of the SR-468 and SR-222 a four-way stop-controlled intersection is proposed.



TDOT- GMGC05 SR-194 Extension / Exit 39

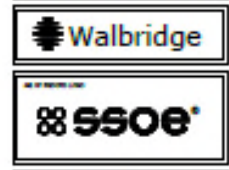


TANGENT SECTION
(S.R. 468)

(BASED ON STD. DWG. RD11-TS-2B)
FROM STA. +. . TO STA. +. .
FROM STA. +. . TO STA. +. .



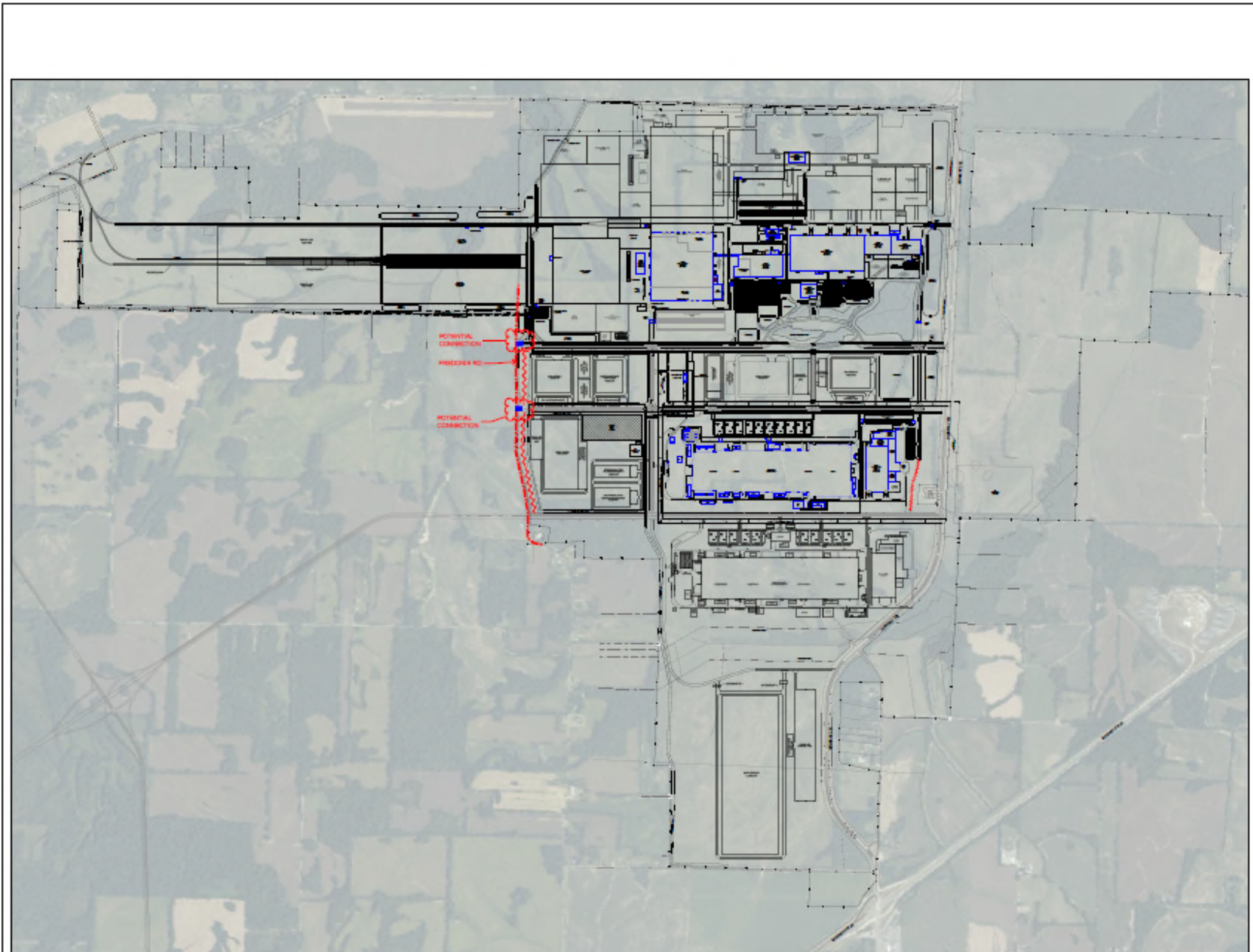
TENNESSEE ELECTRIC
VEHICLE CENTER
BLUE OVAL CITY
SITE



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SCALE: 1" = 60'

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NO.	REVISION	DATE	BY	CHKD



PRELIMINARY
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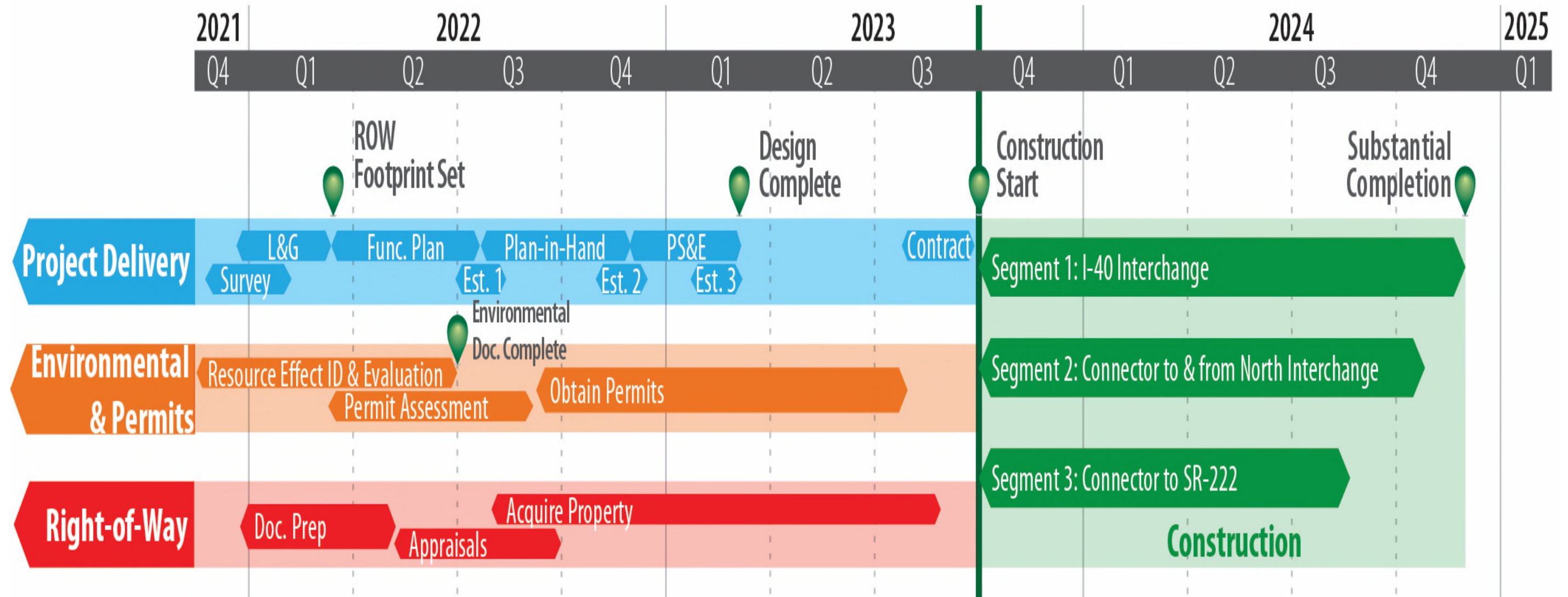


PROJECT: BLUE OVAL CITY OVERALL SITE LAYOUT
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Project Progress

- **IAR** – In Progress
- **Technical Studies** – In progress (Archaeology, Historic, Air, Noise, Hazmat, & Ecology)
- **NEPA** – In progress
- **ROW** – In progress
- **Design** – Concepts for I-40 Interchange, Line and Grade plans, and coordination with Environmental (Utilizing Open Roads-Bentley)
- **Utilities** – Utility early notice

G1 – Project Timeline



Cleveland Street Extension “Oracle”



Who is Oracle and Investment Impact

- Global software company
 - Founded in 1977 in Silicon Valley
 - Integrated cloud applications
 - Platform services
- 1.2 billion investment – Nashville River North
- Nashville expects \$18 million more a year
 - Potential to attract more companies
 - Grow Nashville's tech scene

Who is Oracle and Investment Impact

- 60+ acre office hub on the Cumberland River
- Pedestrian bridge across the Cumberland River to Germantown
- Second U.S. Headquarters (Austin is first)
- Oracle development will entice the following jobs:
 - 8,500 direct positions
 - 12,000 indirect support
 - 21,000 construction positions

TDOT / NDOT Joint Project

- Technical Report signed September 2021
- General Fund Transfer (GFT) Project to Support Economic Development
- Provide a new connection from existing Cleveland Street in East Nashville to Cowan Street
- Provide a new pedestrian access from near Grace Street in East Nashville to Cowan Street

TDOT / NDOT Joint Project

- Cleveland Street to have the following features:
 - 2 travel lanes in each direction
 - Multi-use paths on each side
 - Raised median
- Secondary pedestrian access to be 12-14 foot wide
- Agreements in place with Metro Nashville for cost sharing throughout various phases

9 DEVELOPMENT RUNDOWN



NAME: Oracle - River North
PROPOSAL TYPE: Mixed-Use
PHASE: Planning

WHAT'S NOW

Industrial-Use Site

WHAT'S NEXT

Office Campus

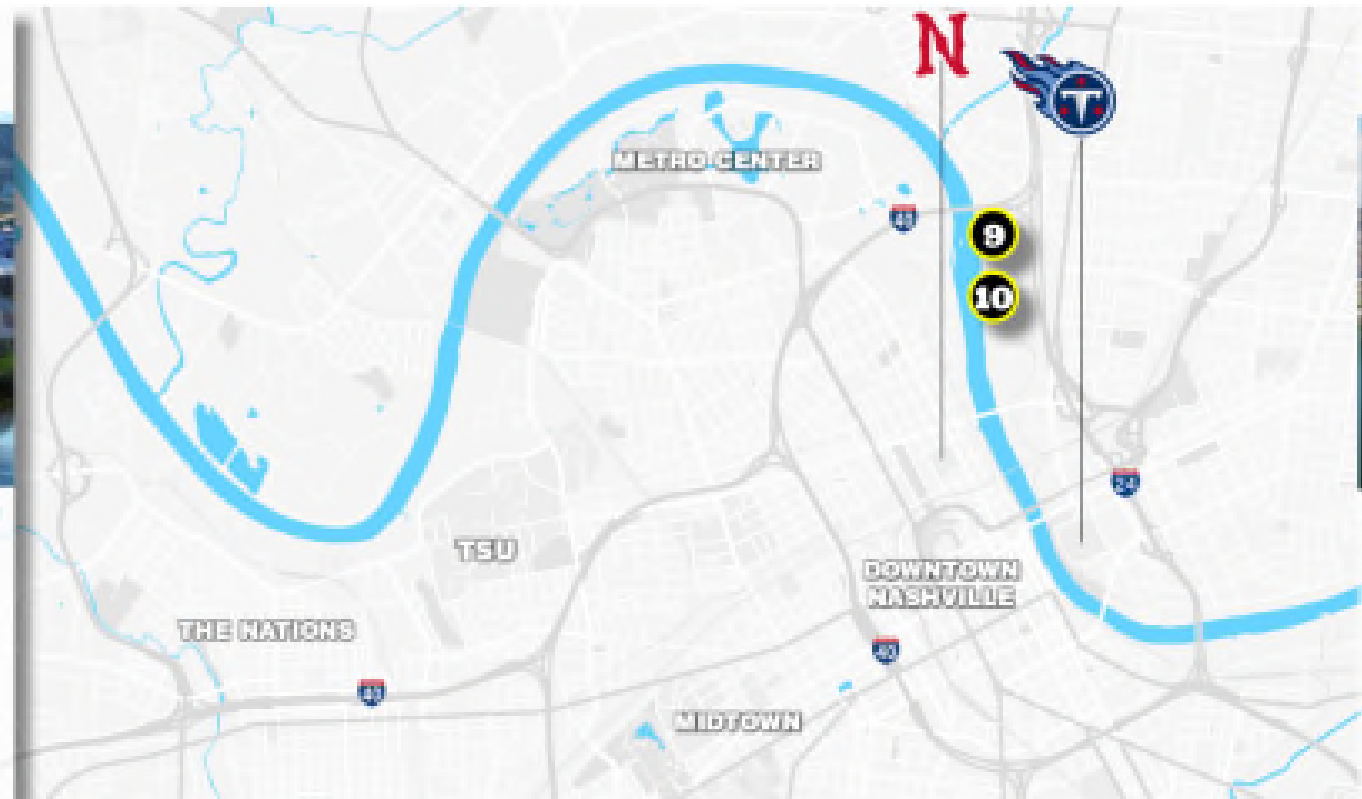
LOCATION

750 Cowan Street
 East Bank - East Nashville

COUNCIL DISTRICT

05

Image Credit: Oracle



10 DEVELOPMENT RUNDOWN



NAME: The Landings - River North Ph. 1
PROPOSAL TYPE: Multi-Family
PHASE: Under Construction - Walsh

WHAT'S NOW

Industrial-Use Site

WHAT'S NEXT

Mixed-Use District

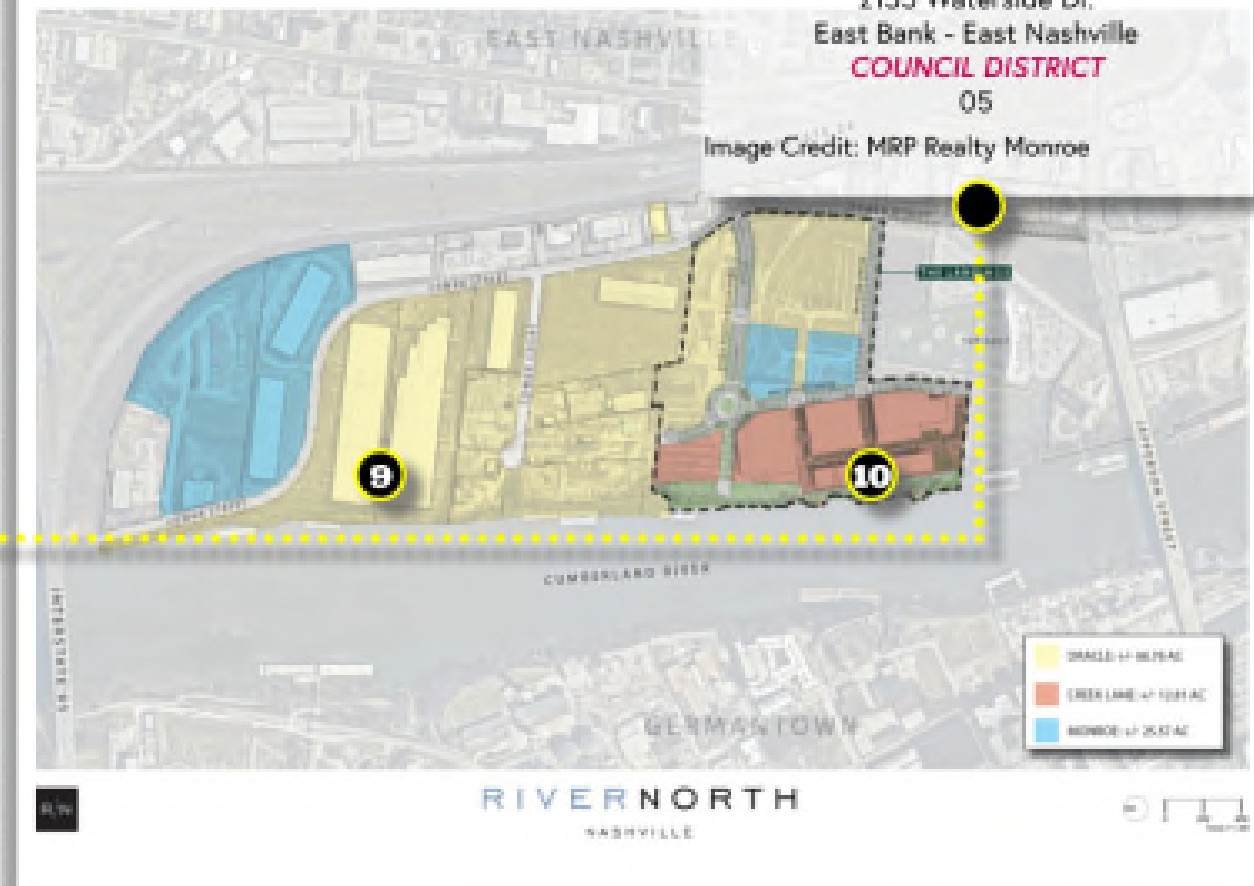
LOCATION

2135 Waterside Dr.
 East Bank - East Nashville

COUNCIL DISTRICT

05

Image Credit: MRP Realty Monroe





TENNESSEE D. O. T.
STATION
FILE NO.

TYPE	YEAR	COUNTY	FIGURE NO.
TR	2023	DAVIDSON	2

NOTE: REQUESTS FOR AESTHETIC IMPROVEMENTS AND LANDSCAPING WILL BE AT THE COST OF THE LOCAL GOVERNMENT



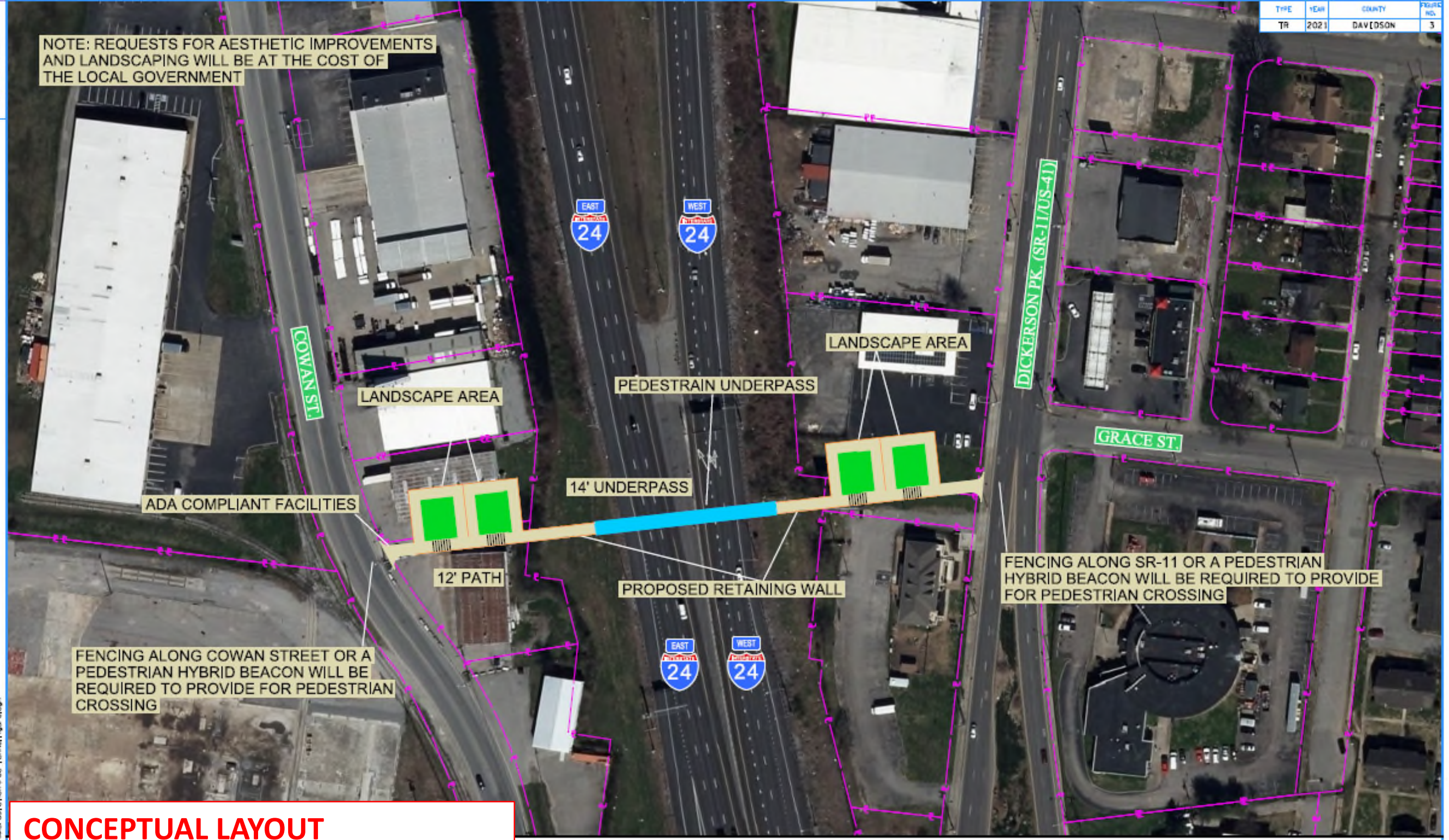
CONCEPTUAL LAYOUT
SUBJECT TO CHANGE UPON ADDITIONAL COORDINATION WITH NDOT, ORACLE, AND TDOT PROJECT DEVELOPMENT

TECHNICAL REPORT
CLEVELAND ST. EXTENSION
RIVER NORTH DEVELOPMENT
DAVIDSON COUNTY



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NOTE: REQUESTS FOR AESTHETIC IMPROVEMENTS AND LANDSCAPING WILL BE AT THE COST OF THE LOCAL GOVERNMENT

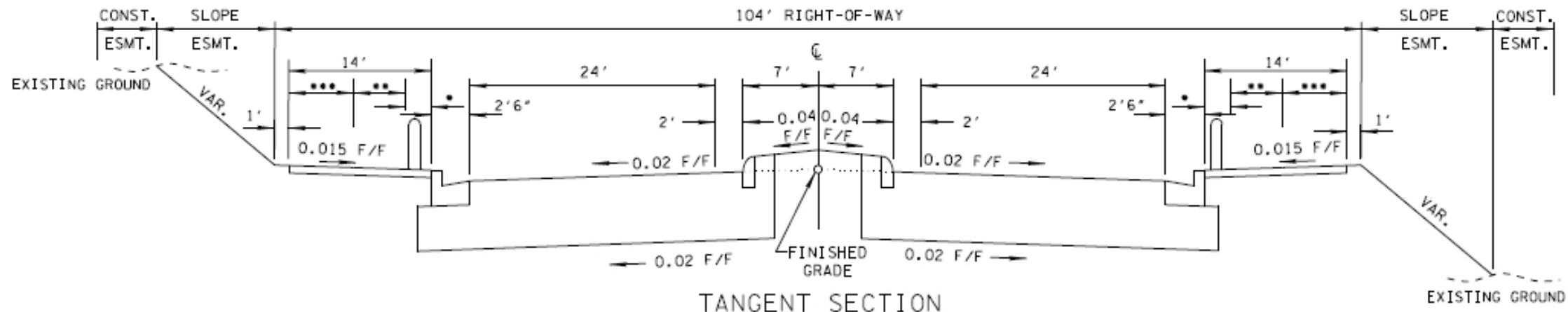


CONCEPTUAL LAYOUT
SUBJECT TO CHANGE UPON ADDITIONAL
COORDINATION WITH NDOT, ORACLE, AND
TDOT PROJECT DEVELOPMENT

TECHNICAL REPORT
 GRACE ST. PEDESTRIAN UNDERPASS
 RIVER NORTH DEVELOPMENT
 DAVIDSON COUNTY



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TANGENT SECTION
 (BASED ON STD. DWG. RD11-TS-6)

- * - 2' BUFFER
- ** - 4' BIKE LANE
- *** - 8' SIDEWALK

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CONCEPTUAL LAYOUT
 SUBJECT TO CHANGE UPON ADDITIONAL
 COORDINATION WITH NDOT, ORACLE, AND
 TDOT PROJECT DEVELOPMENT

TECHNICAL REPORT
 CLEVELAND ST. EXTENSION
 RIVER NORTH DEVELOPMENT
 DAVIDSON COUNTY



Schedule

- TDOT has completed most survey activities using flown aerial lidar
- TDOT is currently working through procurement and discussing options for project delivery
- TDOT continues to coordinate with stakeholders
- Oracle first use and occupancy Q2-Q3 of 2026

GENERAL FUND TRANSFER PROJECTS

TDOT's annual three-year transportation program:

Just over \$ 3.6 billion in infrastructure investments

58 individual project phases in 34 counties across the state

Program supports Governor Lee's first Executive Order by funding work on 22 highway and bridge projects in economically distressed and at-risk counties

Emphasizes the repair and replacement of bridges, with activities beginning on 34 structures in 17 counties. Nine of those bridges are on the state highway system, with the other 25 on local roads

Continues to build on the IMPROVE Act's progress, which provides for infrastructure investments in all 95 counties

Budgets dollars for 92 of the 962 projects identified in the 2017 legislation

General Fund Transfer (GFT) allocation to the department

Added \$ 519 million in General Fund dollars for new transportation investments supporting job creation in Tennessee

Three programs supporting 22 additional projects are funded in the state budget:

Economic Development Projects = \$ 77 M

State Highway Partnership Program = \$ 266 M

Rural Interchange Improvement Program = \$ 176 M

In addition:

IMPROVE Act Acceleration = \$ 100 M

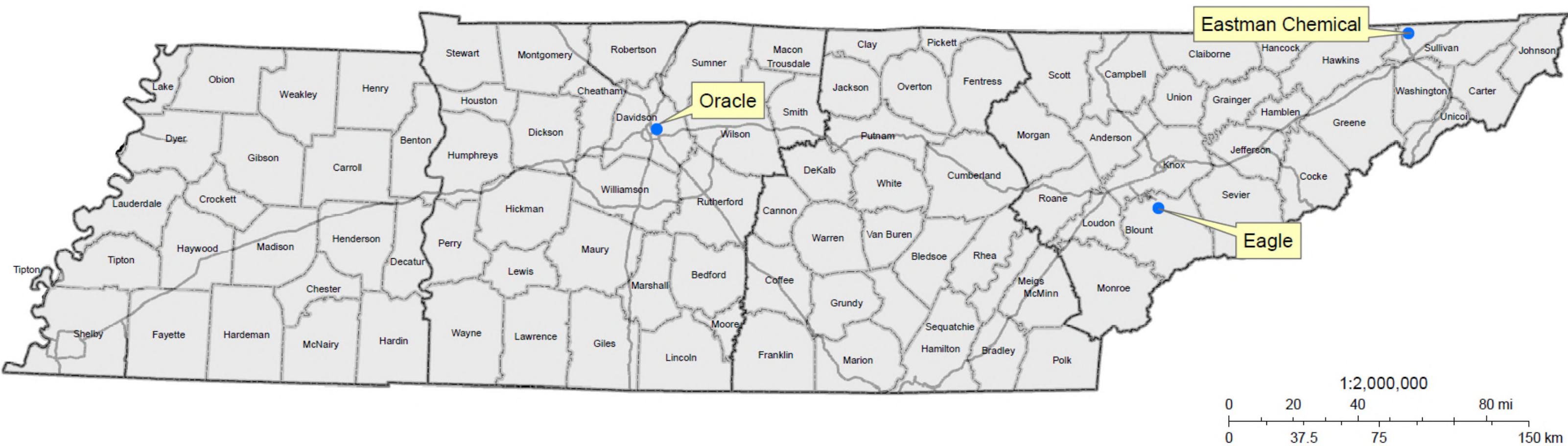
Enhanced Litter Removal = \$ 4 M

Transportation Equity Fund = \$ 3.5 M

Total GFT to TDOT \$ 626.5 million

Economic Development Projects

- Improves economic development through the construction of transportation facilities



Economic Development Projects

REGION	COUNTY	PROJECT	DESCRIPTION	EST. COST (\$M)
3	Davidson	Oracle	Cleveland Street extension under I-24	40
1	Blount	Eagle	Widening of SR-334	15
1	Sullivan	Eastman Chemical	Roadway Improvements	22

Total Investment: \$77 million

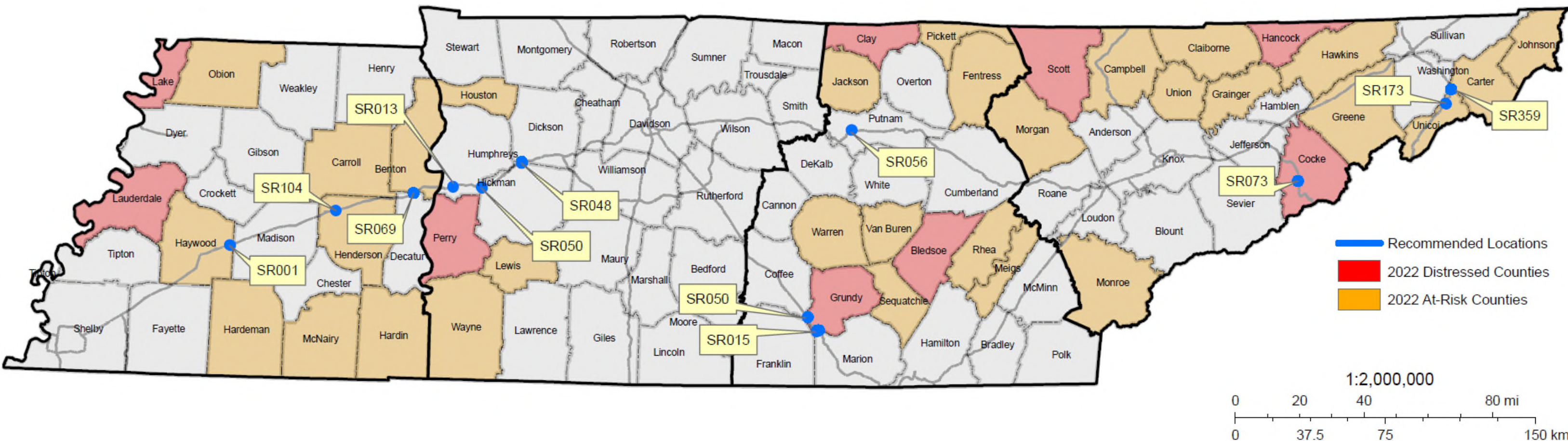
State Highway Partnership Program

- Targets projects on the state highway system where local agencies have proposed a funding partnership with TDOT to implement a project to support private sector investment in communities
 - Economic development based
 - Local agency/private sector support of about 20% project cost
 - 7 project locations identified totaling \$266 million

REGION	COUNTY	ROUTE	LOCATION	EST. COST (\$M)	LOCAL PARTICIPATION
1	Knox	I-40	Interchange @ Watt Road	35	Private sector investment in commercial/retail development
1	Knox	I-40	Interchange @ Campbell Station Road	48	Local Government investment supporting commercial/retail development
1	Sevier	SR-449	SR-449 Extension (Veterans Blvd)	39	Local Government investment supporting commercial/retail development
3	Davidson	I-40	Interchange @ McCrory Lane	28	Private sector investment in commercial/retail development
3	Rutherford	I-24	Interchange @ Epps Mill Road	24	Local Government investment supporting commercial/retail development
3	Sumner	SR-386	From SR-174 to SR-109	76	Local Government investment supporting commercial/retail development
4	Madison	I-40	Interchange @ Christmasville Road Phase 2	16	Local Government investment supporting commercial/retail development

Rural Interchange Improvement Program

- Improves interchanges at state highway facilities providing access to “At-Risk” and “Distressed” counties



Rural Interchange Improvement Program

- Targets interchanges that improves access to “At-Risk” and “Distressed” counties
 - Incentivize economic growth in the vicinity of the interchanges
 - 12 Interchange locations identified totaling \$176 million

REGION	COUNTY	ROUTE	ROUTE NAME	EST. COST (\$M)	POTENTIAL PROJECT
4	HICKMAN	SR050	HWY. 50	22	Major widening on State Route and Interchange Lighting
3	HUMPHREYS	SR013	STATE HWY. 13	11	Widening State Route
2	PUTNAM	SR056	GAINESBORO HWY.	22	Widening State Route and Interchange Lighting
1	COCKE	SR073	WILTON SPRINGS RD.	22	Major widening on State Route, Ramp Improvements, and Interchange Lighting
4	DECATUR	SR069	STATE HWY. 69 N.	11	Ramp Improvements
2	GRUNDY	SR050	SR-50	11	Ramp Improvements and Interchange Lighting
1	CARTER	SR359	SR-359	5.5	Interchange Lighting
3	DICKSON/HICKMAN	SR048	STATE HWY. 48	16.5	Minor widening on State Route, Ramp Improvements, and Interchange Lighting
4	HAYWOOD	SR001	HWY. 70 E.	11	Ramp Improvements and Interchange Lighting
4	HENDERSON	SR104	SR-104	22	Major widening on State Route, Ramp Improvements, and Interchange Lighting
2	MARION	SR015	MAIN ST. W.	16.5	Minor widening on State Route, Ramp Improvements, and Interchange Lighting
1	UNICOI	SR173	SR-173	5.5	Interchange Lighting

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