

**REQUEST FOR INFORMATION (RFI) 2024158
UPPER DICKERSON PIKE TRANSIT CENTER**

Date Issued: June 12, 2024

Proposal Due: July 15, 2024

Kim Hereford

Procurement Manager

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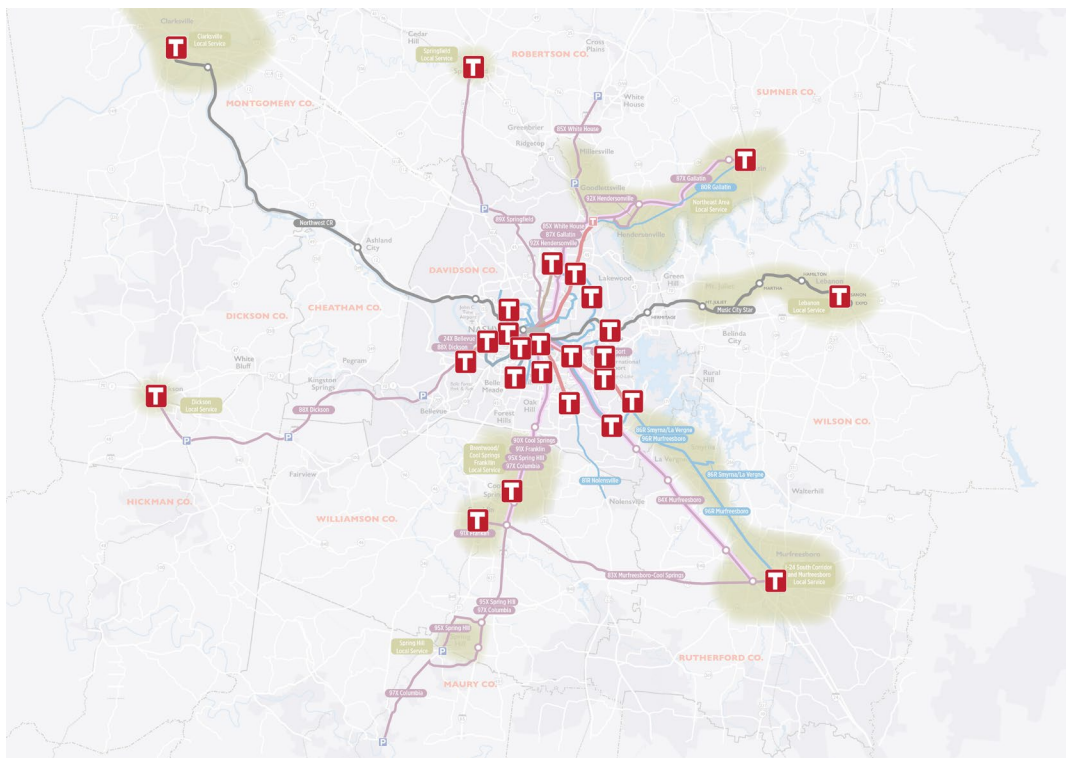


I. REQUEST FOR INFORMATION

1.1 OVERVIEW

WeGo aims to broaden our service reach by establishing additional transit centers across Nashville. This Request for Information (RFI) is directed towards property owners in the upper Dickerson Pike area who are interested in leasing their properties for the development and use of a Transit Center.

WeGo's nMotion Strategic Plan identifies the development of a network of transit centers as a key strategy to enhance transit network connectivity. Transit centers facilitate non-downtown travel, help serve more locations, and provide comfortable and safer connections between local and regional services.



Conceptual Map of Transit Centers Network

Expanding our service reach through additional transit centers across Nashville brings several benefits:

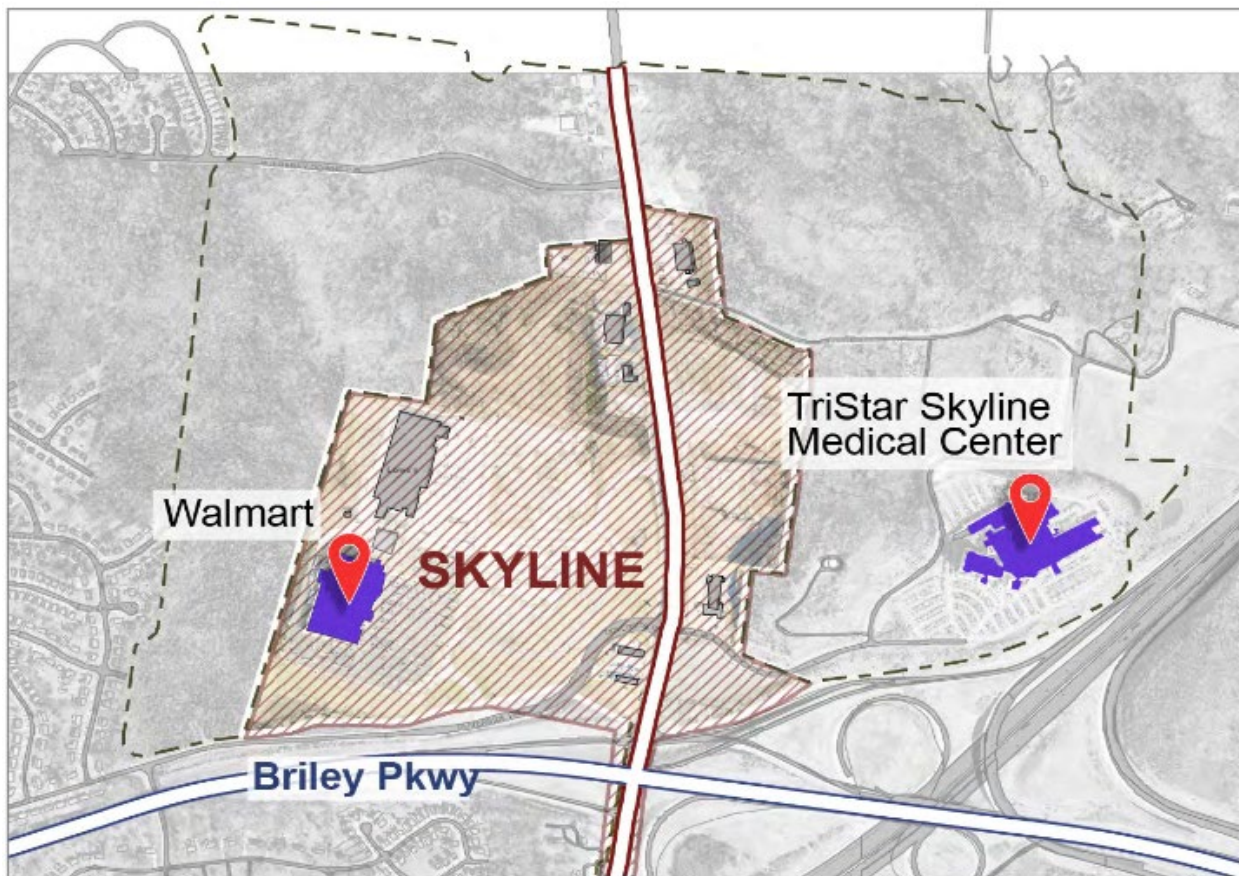
1. **Enhanced Accessibility:** More transit centers mean improved access to public transportation for residents, making it easier for them to commute and travel around the city.
2. **Reduced Traffic Congestion:** By encouraging the use of public transit, we can alleviate traffic congestion on roads, leading to smoother and more efficient transportation for everyone.
3. **Environmental Impact:** Increased reliance on public transportation reduces carbon emissions, contributing to a cleaner and more sustainable environment for current and future generations.

4. Economic Growth: Transit centers serve as focal points for commercial and residential development, attracting businesses and residents to the surrounding areas, and thereby stimulating economic growth.
5. Community Connectivity: Transit centers not only facilitate travel but also serve as community gathering points, fostering social interaction and cohesion among residents.

By inviting property owners in the upper Dickerson Pike area to lease their properties for the development of a Transit Center, we aim to realize these benefits while serving the needs of the community.

1.2 LOCATION OF INTEREST

The Skyline character area as depicted below on the Metro Planning's Dickerson North Corridor Study is the general area of interest for establishing a transit center. Proximity and easy access to Dickerson Pike and Briley Parkway are important factors for a suitable location. This area is currently served by WeGo Routes 23 Dickerson and 79 Skyline. Additionally, the adjacent Brick Church Pike and Skyline WeGo Link zones provide connections to fixed route service in this area.



1.3 INFORMATION REQUEST

As per the relevant regulations set forth by the Federal Transit Administration (FTA) under the United States Department of Transportation (USDOT), and in line with the internal protocols of the MTA, individuals or entities interested in presenting a competing proposal to lease the specified property and provide services similar to those offered by Holladay Venture (as detailed in section II. Notice of Unsolicited Proposal), must submit a formal written proposal via email to:

Kim Hereford
Procurement Manager
kim.hereford@nashville.gov

These proposals should adhere fully to the Joint Development regulations of the Federal Transit Administration.

1.4 SOLICITATION SCHEDULE

Pre-Conference meeting (if applicable)	NA
Question/Clarification Submittal Deadline	Thursday, June 27, 2024, by 1:00 p.m.
Proposal Submittal Deadline	Monday, July 15, 2024, by 1:00 p.m.
Presentation/Interviews (if applicable)	TBD

II. NOTICE OF UNSOLICITED PROPOSAL

2.1 WEGO’S INTENT

The Metropolitan Transit Authority (MTA) has taken under consideration entering into a lease and joint development negotiations with Holladay Ventures, LLC in the building of a transit center located at 3539 Dickerson Pike in Madison, Tennessee, in conjunction with an art-inspired mixed-use development with transit access.

On May 3, 2024, MTA received an unsolicited proposal from Holladay Ventures to lease a portion of Artist Lofts multiple parcels that total 38.76 acres of property for development. This project includes up to 450 rental units, 20 townhomes for first-time homebuyers, and 65 single-family homes, the development of which will be spread over several phases - each utilizing different financing structures. The unsolicited proposal intends to comply with MTA’s regulatory bodies (USDOT, TDOT) requirements in negotiating a development agreement for this property.

MTA reserves the right to proceed with the unsolicited proposal if it is determined that no other entity responding to this notice offers a proposal with similar benefits. Alternatively, if it is determined that multiple entities could potentially fulfill the project's objectives, MTA may solicit competitive proposals.

Click the provided link below to view Holladay Ventures' unsolicited proposal.

 [Artist Lofts Unsolicited Proposal 2024 5.3.24.pdf](#)