

SUBSTITUTE ORDINANCE NO. BL2004-424

A substitute ordinance approving Amendment No. 7 to the Capitol Mall Redevelopment Project Plan.

WHEREAS, by Ordinance No. 77-716, the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee approved the "Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan"; and

WHEREAS, by Ordinance No. 82-845, the Metropolitan Council approved the "Capitol Mall Redevelopment Project Plan" which revised the boundaries and superseded the text, maps, and exhibits of the original "Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan" previously approved by Ordinance No. 77-716; and

WHEREAS, by Ordinance No. 87-1695, as amended, the Metropolitan Council approved Amendment No. 1 to the "Capitol Mall Redevelopment Project Plan"; and

WHEREAS, by Ordinance No. 91-1567, the Metropolitan Council approved Amendment No. 2 to the "Capitol Mall Redevelopment Project Plan"; and

WHEREAS, by Ordinance No. 93-774, the Metropolitan Council approved Amendment No. 3 to the "Capitol Mall Redevelopment Project Plan"; and

WHEREAS, by Ordinance No. 97-755, the Metropolitan Council approved Amendment No. 4 to the "Capitol Mall Redevelopment Project Plan"; and

WHEREAS, by Ordinance No. 98-1187, the Metropolitan Council approved Amendment No. 5 to the "Capitol Mall Redevelopment Project Plan"; and

WHEREAS, by Ordinance No. BL2002-1033, the Metropolitan Council approved Amendment No. 6 to the "Capitol Mall Redevelopment Project Plan"; and

WHEREAS, there has been prepared and referred to the Metropolitan Council for review and approval Amendment No. 7 to the "Capitol Mall Redevelopment Project Plan" consisting of certain changes in the text and maps of the redevelopment plan; and

WHEREAS, said Amendment to the aforesaid redevelopment plan has been approved by the Board of Commissioners of the Metropolitan Development and Housing Agency; and

WHEREAS, the Metropolitan Council has held a public hearing and has carefully considered and reviewed the proposed amendment to the redevelopment plan.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the "Plan" is amended by replacing the following paragraphs in Section C.2.b of the Plan with the following:

(20) Tract 74A

Intent: To develop existing surface parking on the block for any of a variety of high intensity uses and to preserve and enhance the historic structures on Lower Broadway and the Ryman Auditorium.

Principal Uses: Entertainment, commercial/retail, residential, office, parking, museums, and public spaces.

Design Objectives: The Ryman Auditorium should be renovated as a museum or other appropriate use and be incorporated into the development of this block, which will include public

park, plaza or pedestrian mall space. The development is envisaged to consist of a mixture of low-rise buildings, ranging up to twelve stories, all carefully integrated with tower developments, which may range up to twenty-three stories. The tallest structures shall be built on Commerce Street with the scale diminishing toward Broadway. The scale of structures on the block should diminish from Commerce Street, where highrise structures may be appropriate, to Lower Broadway. New construction on the existing parking lot north of the Ryman Auditorium should be designed to foster pedestrian traffic along the adjacent streets and should not unduly diminish the character of the Ryman Auditorium or the visibility of the Ryman's west façade. Façade guidelines of the Market and Design Study for Broadway will be the basis for design review on parcels in the Broadway National Register Historic District. In addition to preserving the Ryman Auditorium, historically significant buildings on Broadway will be preserved and integrated into the development and any deteriorating facades will be repaired and upgraded. New construction located immediately behind the buildings fronting on Broadway or on Broadway itself will be compatible with the earlier buildings in materials, size, scale, height, proportion, orientation, color and texture. Contemporary design must be compatible with the character of the Broadway Historic District, but any new structures should not imitate past architectural styles. Care should be taken in the design of new development on this block to promote the economic revitalization of the Broadway Historic District.

Vehicle Access: Not restricted.

(25) Tract 91A

Intent: To provide land for a variety of new high intensity uses compatible with existing civic and cultural facilities located south of Broadway, including the Gaylord Entertainment Center, Country Music Hall of Fame and Museum, and Schermerhorn Symphony Center.

Principal Use: Arts and entertainment, office, retail, hotel, residential, structured parking, civic facilities, and public spaces.

Design Objectives: The redevelopment of these blocks should be planned and designed to accommodate high intensity development supportive of a strong pedestrian environment in the area south of Broadway. The scale and orientation of new development south of Broadway should emphasize the importance of Demonbreun Street, 5th Avenue, and any future extension of Gateway Boulevard as primary streets in the area.

Vehicle Access: Not restricted, except for new development located on any future extension of Gateway Boulevard from which access will be restricted.

(28) Tract 94A

Intent: To provide land for a variety of new high intensity uses compatible with existing civic and cultural facilities located south of Broadway, including the Gaylord Entertainment Center, Country Music Hall of Fame and Museum, and Schermerhorn Symphony Center.

Principal Use: Arts and entertainment, office, retail, hotel, residential, structured parking, civic facilities, and public spaces.

Design Objectives: The redevelopment of these blocks should be planned and designed to accommodate high intensity development supportive of a strong pedestrian environment in the area south of Broadway. The scale and orientation of new development south of Broadway should emphasize the importance of Demonbreun Street, 5th Avenue, and any future extension of Gateway Boulevard as primary streets in the area.

Vehicle Access: Not restricted, except for new development located on any future extension of Gateway Boulevard from which access will be restricted.

(29) Tract 95A

Intent: To provide land for a variety of new high intensity uses compatible with existing civic and cultural facilities located south of Broadway, including the Gaylord Entertainment Center, Country Music Hall of Fame and Museum, and Schermerhorn Symphony Center.

Principal Use: Arts and entertainment, office, retail, hotel, residential, structured parking, civic facilities, and public spaces.

Design Objectives: The redevelopment of these blocks should be planned and designed to accommodate high intensity development supportive of a strong pedestrian environment in the area south of Broadway. The scale and orientation of new development south of Broadway should emphasize the importance of Demonbreun Street, 5th Avenue, and any future extension of Gateway Boulevard as primary streets in the area.

Vehicle Access: Not restricted, except for new development located on any future extension of Gateway Boulevard from which access will be restricted.

(30) Tract 96A

Intent: To provide land for a variety of new high intensity uses compatible with existing civic and cultural facilities located south of Broadway, including the Gaylord Entertainment Center, Country Music Hall of Fame and Museum, and Schermerhorn Symphony Center.

Principal Use: Arts and entertainment, office, retail, hotel, residential, structured parking, civic facilities, and public spaces.

Design Objectives: The redevelopment of these blocks should be planned and designed to accommodate high intensity development supportive of a strong pedestrian environment in the area south of Broadway. The scale and orientation of new development south of Broadway should emphasize the importance of Demonbreun Street, 5th Avenue, and any future extension of Gateway Boulevard as primary streets in the area.

Vehicle Access: Not restricted, except for new development located on any future extension of Gateway Boulevard from which access will be restricted.

(31) Tract 97A

Intent: To provide land for a variety of new high intensity uses compatible with existing civic and cultural facilities located south of Broadway, including the Gaylord Entertainment Center, Country Music Hall of Fame and Museum, and Schermerhorn Symphony Center.

Principal Use: Arts and entertainment, office, retail, hotel, residential, structured parking, civic facilities, and public spaces.

Design Objectives: The redevelopment of these blocks should be planned and designed to accommodate high intensity development supportive of a strong pedestrian environment in the area south of Broadway. The scale and orientation of new development south of Broadway should emphasize the importance of Demonbreun Street, 5th Avenue, and any future extension of Gateway Boulevard as primary streets in the area.

Vehicle Access: Not restricted, except for new development located on any future extension of Gateway Boulevard from which access will be restricted.

(32) Tract 98A

Intent: To provide land for a variety of new high intensity uses compatible with existing civic and cultural facilities located south of Broadway, including the Gaylord Entertainment Center, Country Music Hall of Fame and Museum, and Schermerhorn Symphony Center.

Principal Use: Arts and entertainment, office, retail, hotel, residential, structured parking, civic facilities, and public spaces.

Design Objectives: The redevelopment of these blocks should be planned and designed to accommodate high intensity development supportive of a strong pedestrian environment in the area south of Broadway. The scale and orientation of new development south of Broadway should emphasize the importance of Demonbreun Street, 5th Avenue, and any future extension of Gateway Boulevard as primary streets in the area.

Vehicle Access: Not restricted, except for new development located on any future extension of Gateway Boulevard from which access will be restricted.

(33) Tract 99A

Intent: To provide land for a variety of new high intensity uses compatible with existing civic and cultural facilities located south of Broadway, including the Gaylord Entertainment Center, Country Music Hall of Fame and Museum, and Schermerhorn Symphony Center.

Principal Use: Arts and entertainment, office, retail, hotel, residential, structured parking, civic facilities, and public spaces.

Design Objectives: The redevelopment of these blocks should be planned and designed to accommodate high intensity development supportive of a strong pedestrian environment in the area south of Broadway. The scale and orientation of new development south of Broadway should emphasize the importance of Demonbreun Street, 5th Avenue, and any future extension of Gateway Boulevard as primary streets in the area.

Vehicle Access: Not restricted, except for new development located on any future extension of Gateway Boulevard from which access will be restricted.

(34) Tract 100A

Intent: To provide land for a variety of new high intensity uses compatible with existing civic and cultural facilities located south of Broadway, including the Gaylord Entertainment Center, Country Music Hall of Fame and Museum, and Schermerhorn Symphony Center.

Principal Use: Arts and entertainment, office, retail, hotel, residential, structured parking, civic facilities, and public spaces.

Design Objectives: The redevelopment of these blocks should be planned and designed to accommodate high intensity development supportive of a strong pedestrian environment in the area south of Broadway. The scale and orientation of new development south of Broadway should emphasize the importance of Demonbreun Street, 5th Avenue, and any future extension of Gateway Boulevard as primary streets in the area.

Vehicle Access: Not restricted, except for new development located on any future extension of Gateway Boulevard from which access will be restricted.

Section 2. That the findings and determinations relative to the "Capitol Mall Redevelopment Plan" approved by Ordinance No. 77-716 as the "Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan," amended by Ordinance No. 82-845 to become the "Capitol Mall Redevelopment Project Plan" and subsequently amended by Ordinance No. 87-1695, Ordinance No. 91-1567, Ordinance No. 93-774, Ordinance No. 98-1187, Ordinance No. BL2002-1033 are hereby reaffirmed and redetermined. That it is hereby found and determined that the redevelopment area defined by the Plan entitled "Capitol Mall Redevelopment Plan," dated April 2, 2002, is a blighted area as defined in and in accordance with Sections 13-20-201 through 13-20-209, of the Housing Authorities Law; that conditions existing therein are detrimental to the safety, health, morals or welfare of the people of Nashville and Davidson County, that said area or such portions thereof as deemed necessary for acquisition by the Metropolitan Development and Housing Agency by negotiation, condemnation or otherwise, as provided by any applicable provision of the Housing Authorities Law, and so designated pursuant to the Plan, or any amendment or amendments thereto, should be so acquired by the Metropolitan Development and Housing Agency; and such blighting conditions eliminated.

Section 3. That this Ordinance take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Mike Jameson, J. B. Loring

LEGISLATIVE HISTORY	
Introduced:	November 16, 2004
Passed First Reading:	November 16, 2004
Referred to:	Federal Grants Review Committee

Substitute Introduced:	December 7, 2004
Passed Second Reading:	December 7, 2004
Passed Third Reading:	December 21, 2004
Approved:	December 22, 2004
By:	