

ORDINANCE NO. 093-774

AN ORDINANCE APPROVING AMENDMENT NO. 3
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the Metropolitan Council approved the "Capitol Mall Redevelopment Project Plan" which revised the boundaries and superseded the text, maps, and exhibits of the original "Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan" previously approved by Ordinance No.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, certain changes and amendments to the text, maps, and boundaries of the "Capitol Mall Redevelopment Project Plan" are necessary and proper to facilitate the orderly and desirable redevelopment of the project area; and

WHEREAS, there has been prepared and referred to the Metropolitan Council for review and approval, Amendment No. 3 to the "Capitol Mall Redevelopment Project Plan" consisting of certain changes in the text, boundaries, and maps of the redevelopment plan; and

WHEREAS, said Amendment No. 3 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 findings and determinations relative to the "Capitol Mall Redevelopment Project Plan" are hereby reaffirmed and redetermined.

SECTION 2. That the "Capitol Mall Redevelopment Project Plan" is amended by replacing "Section C.2.b.(1), C.2.b.(2) and C.2.b.(6) Regulations and Controls" with new sections which are dated August 10, 1993, and attached hereto and made a part of this Ordinance.

SECTION 3. That the "Capitol Mall Redevelopment Project Plan" is amended by adding "Sections C.2.b.(10), C.2.b.(11), C.2.b.(12), C.2.b.(13), C.2.b.(14), C.2.b.(15), C.2.b.(16), C.2.b.(17), C.2.b.(18), C.2.b.(19), C.2.b.(20), C.2.b.(21), C.2.b.(22), C.2.b.(23), C.2.b.(24), C.2.b.(25), and C.2.b.(26), Regulations and Controls" which are dated August 10, 1993 and attached hereto and made a part of this Ordinance.

SECTION 4. That "Exhibit A" to the "Capitol Mall Redevelopment Project Plan" is hereby replaced by a new "Exhibit A", dated August 10, 1993, depicting a revised

boundary description, and attached hereto and made a part of this Ordinance.

SECTION 5. That the "Capitol Mall Redevelopment Project Plan" is amended by adding six maps, R.P. Maps 1B, 2B, 3B, 1C, 2C, and 3C all dated August 10, 1993, which pertain to the area added to the Capitol Mall Project and are attached hereto and made a part of this Ordinance. Any reference in the Plan text to R. P. Map 1 shall be construed to include Maps 1A, 1B, and 1C, any reference to R. P. Map 2 shall be construed to include Maps 2A, 2B, and 2C, and any reference to R. P. Map 3 shall be construed to include Maps 3A, 3B, and 3C.

SECTION 6. That the "Capitol Mall Redevelopment Project Plan" is hereby amended by replacing "Section F, Tax Increment," with a substitute "Section F" which is dated August 10, 1993, and attached hereto and made a part of this Ordinance.

SECTION 7. That Amendment No. 3 to Ordinance No. 87-1695 is amended to extend the provisions pertaining to minority contracting and purchasing to include contracts or agreements with developers throughout the Capitol Mall Redevelopment Project Area by eliminating the reference to specific tracts included in Amendment No. 3 to Ordinance No. 87-1695.

SECTION 8. That it is hereby found and determined that the additional area to be incorporated into the area of the "Capitol Mall Redevelopment Project Plan" by this amendment is a blighted area as defined in Section 13-20-201, Tennessee Code Annotated and qualifies as an eligible project under provisions of Sections 13-20-201 through 216, Tennessee Code Annotated; that such declaration of blight previously made by the Governing Body by Resolution No. 74-1159 is hereby reaffirmed; that conditions existing in the Plan area 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 Tennessee Code Annotated 13-20-104 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 blight and slum conditions eliminated.

SECTION 9. That this Ordinance take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED BY Metropolitan
Planning Commission

Executive Director, MPC

APPROVED BY Metropolitan
Development and Housing Agency

[Signature]

Executive Director

APPROVED AS TO LEGALITY OF FORM
AND COMPOSITION

[Signature]

EDHA Attorney

INTRODUCED BY:

[Signature]

Member(s) of Council

CAPITOL MALL REDEVELOPMENT PROJECT PLAN

C.2.b. Regulations and Controls

(1) Tract 61A (portions of Block 61)

Intent: To redevelop portions of this tract to provide for commercial/office, residential, public use, arts/institutional and/or retail space in new or rehabilitated structures.

Principal Use: Commercial office/retail, consumer services, and parking and religious services related to the activities of the Downtown Presbyterian Church located on this block. Where opportunities permit, residential use and public open space or institutional/arts related uses should be encouraged.

Design Objectives: Judicious consideration should be given to the presence and architectural/historical importance of the Downtown Presbyterian Church and the L & C Tower in providing for setbacks, height, bulk, and architectural detail of proposed developments on this block. Design and functional relationships of new facilities should consider the impacts on these key structures located on the block. The design and development of any office facilities on Church Street should incorporate street level retail space where MDEA considers it feasible from design or long term market perspectives.

Vehicle Access: Not restricted.

(2) Tract 62A (all of Block 62)

Intent: To redevelop portions of this tract to provide for commercial/office, residential, arts/institutional and/or retail space in new or rehabilitated structures.

Principal Use: Commercial office/retail, hotel, consumer services, and parking and religious services related to the activities of two existing churches on the block. Where opportunities permit, residential use and public open space or institutional/arts related uses should be encouraged. It is anticipated that uses connected with the churches such as day care or other services provided for the convenience of the public may be developed.

Design Objectives: Judicious consideration should be given to the existence of church properties on the block and to the Downtown Presbyterian Church in providing for setbacks, height, bulk, and architectural detail of proposed developments on this block. Design and functional relationships of new facilities should consider impacts on churches located on the block. The design and development of any office facilities on Church Street should incorporate street level retail space where MDEA considers it feasible from design or long term market perspectives.

Vehicle Access: Not restricted.

(6) Tract 82A (Includes all of Block 82)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena

facility or complex or expansion of the Nashville Convention Center.

Principal Use: Arena, convention center, and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, and 100A. Special considerations should be devoted to such items as landscaping, lighting, aesthetics, safety and security. The tract should be connected to the convention center on tract 73A by a tunnel or other structure protected from the weather.

Vehicle Access: Not restricted.

August 10, 1993

CAPITOL MALL REDEVELOPMENT PROJECT PLAN

C.2.b. Regulations and Controls

(10) Tract 32A (portions of Block 32)

Intent: To redevelop portions of this tract to provide for parking, public use, and plaza area.

Principal Use: Public park or plaza areas together with possible expansion of public uses in connection with the adjacent Ben West Public Library, and parking.

Design Objectives: Consideration should be given to the appearance of this parcel as a gateway to downtown along Church Street. Plaza/park areas should be developed to provide a pleasant forecourt to the Library and to the Doctor's Building adjacent to the tract.

Vehicle Access: Not restricted.

(11) Tract 33A (portions of Block 33)

Intent: To redevelop portions of this tract to provide for commercial/office, hotel, residential, arts/institutional/public and/or retail space in rehabilitated structures.

Principal Use: Commercial office/retail and consumer services. Where opportunities permit, residential use and arts/institutional/public related uses attracting pedestrian traffic and twenty-four hour use of Church Street should be encouraged.

Design Objectives: Judicious consideration should be given to the preservation and renovation of existing buildings on the tract. The development of any properties on the Church Street frontage should incorporate street level retail space where MDHA considers it feasible from design or long term market perspectives.

Vehicle Access: Not restricted.

(12) Tract 34A (portions of Block 34)

Intent: To redevelop portions of this tract to provide for parking, commercial/office, hotel, residential, arts/institutional/public and/or retail space in new or rehabilitated structures.

Principal Use: Commercial office/retail and consumer services. Where opportunities permit, residential use, parking and arts/institutional/public related uses attracting pedestrian traffic and twenty-four hour use of Church Street should be encouraged.

Design Objectives: The design of new or rehabilitated properties on this block should be undertaken to enhance the pedestrian environment of Church Street and Capitol Boulevard with consideration to the design and scale and aerial linkage with the Church Street Retail Mall on Tract 63A. The development of any properties on the Church Street frontage should incorporate or preserve street level retail space where MDHA considers

it feasible from design or long term market perspectives.

Vehicle Access: Not restricted.

(13) Tract 38A (portions of Block 38)

Intent: To clear and redevelop this tract to provide for a public park/plaza area.

Principal Use: Public park/plaza.

Design Objectives: A park or plaza area should be developed to enhance the pedestrian environment of Church Street and Capitol Boulevard.

Vehicle Access: None.

(14) Tract 39A (portions of Block 39)

Intent: To redevelop portions of this tract to provide for commercial/office, residential, arts/institutional/public and/or retail space in new or rehabilitated structures.

Principal Use: Commercial office/retail and consumer services. Where opportunities permit, residential use and arts/institutional/public or park/plaza related uses attracting pedestrian traffic and twenty-four hour use of Church Street should be encouraged.

Design Objectives: Judicious consideration should be given to the preservation and renovation of existing buildings on the tract. The development of any properties on the Church Street frontage should incorporate street level retail space where MDEA considers it feasible from design or long term market perspectives. New construction should be compatible with the adjacent Fifth Avenue National Register Historic District in terms of materials, size, scale, height, proportion, orientation, setback, color and texture.

Vehicle Access: Not restricted.

(15) Tract 60A (portions of Block 60)

Intent: To redevelop portions of this tract to provide for commercial/office, residential, parking, arts/institutional/public and/or retail space in new or rehabilitated structures.

Principal Use: Commercial office, hotel, residential and/or arts/institutional/public or park/plaza related uses attracting pedestrian traffic and twenty-four hour use of Church Street should be encouraged.

Design Objectives: Judicious consideration should be given to the preservation and renovation of existing buildings on the tract. New construction should be compatible with the adjacent L & C Tower in terms of materials, size, scale, height, proportion, orientation, setback, color and texture and supportive of the economic health of the adjacent Printer's Alley Historic District on the adjacent block.

Vehicle Access: Not restricted.

(16) Tract 81A (portions of Block 81)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: New construction behind the buildings fronting on Broadway will be compatible with the buildings in the Broadway National Register Historic District in materials, size, scale, height, proportion, orientation, setback, color and texture. Contemporary design must be compatible with the character of the Broadway District, but any new structures should not imitate past architectural styles. Care should be taken in the design of the new development on this block to promote the economic revitalization of the Broadway National Register Historic District.

Vehicle Access: Not restricted.

(17) Tract 91A (portions of Block 91)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(18) Tract 92A (all of Block 92)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(19) Tract 93A (all of Block 93)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 92A, 94A, 95A, 96A, 97A, 98A, 99A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(20) Tract 94A (all of Block 94)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 92A, 93A, 95A, 96A, 97A, 98A, 99A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(21) Tract 95A (all of Block 95)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 92A, 93A, 94A, 96A, 97A, 98A, 99A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(22) Tract 96A (all of Block 96)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed

to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 92A, 93A, 94A, 95A, 97A, 98A, 99A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(23) Tract 97A (all of Block 97)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 99A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(24) Tract 98A (all of Block 98)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 99A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(25) Tract 99A (all of Block 99)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, and 100A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

(36) Tract 100A (all of Block 100)

Intent: To provide land for an arena or activities associated with or supportive of a multi-purpose arena facility or complex.

Principal Use: Arena and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of this block should be planned and designed as an entity with the development of Tracts 81A, 82A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, and 99A. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

Vehicle Access: Not restricted.

August 10, 1993

CAPITOL MALL REDEVELOPMENT PROJECT PLAN

F. TAX INCREMENT

With the approval by the Metropolitan Council of Ordinance 77-716, tax increment financing was approved for the undertaking and carrying out of approved redevelopment projects with the increment from designated urban renewal parcels. Ordinance 82-845 reaffirmed the tax increment funding provision and extended it to include properties within the amended boundaries of the Capitol Mall Redevelopment Project. Ordinance 87-1695 expanded the boundaries of the plan to include the Ryman Center mixed use development and provided for a tax increment component to this project.

The Capitol Mall Redevelopment Project is currently being implemented. The designated tax increment parcels in the Capitol Mall Project are now generating in excess of \$1.1 million per year that is committed to retiring bonded or other indebtedness incurred on approved redevelopment projects. Hotel and Convention facilities assisted by a \$9.75 million Urban Development Action Grant (UDAG) were completed in 1987. The office development atop the hotel has been completed. Additional land acquisition for an arena or convention center expansion has been accomplished, and the development of retail space on air rights above parking garages in accordance with the Capitol Mall Redevelopment Plan was completed in 1989. Major construction is underway on the new Tennessee headquarters building for South Central Bell. Renovation of the Ryman Auditorium and construction of support facilities is underway by the Gaylord Entertainment Company.

There are currently three authorized redevelopment areas with tax increment authority in Nashville, including the Capitol Mall. In 1992, the tax increment from all three districts equalled one half of one percent of the total property tax revenues due to the Metropolitan Government. The projected increase in the value of property developed in conjunction with the plan, as amended, on land leased or sold by MDHA is estimated to be \$400 million. The total estimated annual increase of over \$7 million in property taxes so generated in the expanded Capitol Mall Project will not occur without the redevelopment activities of MDHA.

As of 1992, the existing cap on tax increment backed indebtedness in the Capitol Mall Redevelopment Project was \$27.5 million. The present increment stream plus that projected from the renovation of the Ryman Auditorium and the South Central Bell Project is expected to be sufficient to retire outstanding debt and commitments. With the increase in the cap to \$65 million, tax increment backed indebtedness from existing and future obligations will require less than eighty-five percent of the projected increment of over \$7 million, and the project will also generate substantial sales tax and other revenues to the benefit of the Metropolitan Government. In the area included in the Plan as part of this amendment, development is unlikely to occur or could be substantially delayed due to title problems or the diversity of ownership of individual tracts. The activities of MDHA will remedy these problems and provide for new development and increased tax revenues to the Metropolitan Government. Therefore, the Project Area, as the taxing agency within the Project Area, has not and will not be negatively impacted by a tax increment financing provision.

The estimated total cost of public investment in the redevelopment project is approximately \$233.7 million. Existing and anticipated sources of revenue to finance the undertaking, including the estimated amount from tax increment backed bonds or other indebtedness are:

Federal Grants	\$9,750,000
Bonds Backed by Hotel/ Motel Tax	39,500,000
Bonds Backed by Revenues from Parking Facilities	15,000,000
Tax Increment	65,000,000
Urban Renewal Land Sale Funds	1,500,000
General Obligation Bonds	102,950,000

Federal grants consisted of the \$9.75 million UDAG for the Convention Center/Hotel/Office project. Bonds backed by the hotel/motel tax were used in connection with the Convention Center. Additional revenue bonds to be backed by parking revenues are proposed, most probably for use in constructing a garage on the block between Commerce and Church Streets and 7th and 8th Avenues North. General obligation bonds have been used in construction of the deck over the Church Street Garage upon which a retail plaza was built and are proposed for the new Metropolitan Arena. Tax increment financing has been used in connection with public purposes identified in the construction of the Church Street retail center, the South Central Bell Development, the Ryman Auditorium renovation project, and land acquisition for future arena/convention facilities. Additional tax increment financing is expected to be used for improvements to assist in the revitalization of Church Street, Broadway, and the periphery of the planned arena. Estimates of the public cost of the project do not include potential improvements to Demonbreun Street which are under study and likely to be implemented with the assistance of State and Federal funds regardless of the existence of the redevelopment district.

The estimated amount of total public bonded indebtedness from the beginning to end of the project is \$222,450,000. The amount of bonds or other indebtedness backed by the tax increment shall not exceed \$65 million. The final maturity date on any bonded or other indebtedness backed by the tax increment from eligible properties shall be on or before December 31, 2020. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax increment funds or at such time as moneys on deposit in the tax increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the Project shall be retained by the Metropolitan Government. Activities or improvements eligible for tax increment financing shall include planning, engineering and legal expenses; administrative costs; land acquisition; relocation; site clearance; and streets, pedestrianways, utilities, public open spaces, and parking garages or other structures or public improvements necessary for carrying out the Capitol Mall Redevelopment Project or other adopted and approved redevelopment plans.

August 10, 1993

EXHIBIT A

CAPITOL MALL REDEVELOPMENT PROJECT PLAN

BOUNDARY DESCRIPTION
(As Amended)

Being a tract of land in Metropolitan Nashville and Davidson County, Tennessee as shown on Project Boundary Map Nos. 1, 1A, 1B, and 1C and generally described as follows:

Beginning at the point of intersection of the northwesterly line of Church Street and the northeasterly line of Eighth Avenue, North; thence, with the northeasterly line of Eighth Avenue, North northwardly approximately 248 feet to a point in the northwesterly property line of Parcel No. 93-5-2-4; thence, with the northwesterly line of Parcel No. 93-5-2-4 and its extension northeastwardly approximately 170 feet to the point of intersection with the northeasterly line of Polk Avenue and the southeasterly line of Alley No. 103; thence, with the northeasterly line of Polk Avenue southeastwardly approximately 100 feet to a point in the northwesterly property line of Parcel No. 93-5-2-12; thence, with the northwesterly property line of Parcel Nos. 93-5-2-12, 93-5-2-13, 93-6-1-1 and 93-6-1-2 northeastwardly approximately 375 feet to a point in the southwesterly line of Capitol Boulevard; thence, with the southwesterly line of Capitol Boulevard northwardly approximately 125 feet to a point, said point being an extension of the northwesterly line of Alley No. 59; thence, crossing Capitol Boulevard northeastwardly approximately 90 feet to the point of intersection with the northeasterly line of Capitol Boulevard and the northwesterly line of Alley No. 59; thence, with the northwesterly line of Alley No. 59 and its extension northeastwardly approximately 185 feet to the point of intersection with the northeasterly line of Sixth Avenue, North; thence, with the northeasterly line of Sixth Avenue, North northwardly approximately 50 feet to a point being the northwesterly property line of parcel No. 93-6-1-132 and the southeasterly property line of parcel 93-6-1-16; thence, with the irregular property line between parcel numbers 93-6-1-132 and 93-6-1-16 eastwardly approximately 247 feet to the point of intersection with the southwesterly line of Alley No. 74; thence, crossing Alley No. 74 eastwardly approximately 15 feet to the point of intersection with the northeasterly line of Alley No. 74 and northwesterly property line of Parcel No. 93-6-1-38; thence, with the northeasterly line of Alley No. 74 southeastwardly approximately 80 feet to a point being the northwesterly property line of Parcel No. 93-6-1-40; thence, with the northwesterly property line of Parcel No. 93-6-1-40 and its extension northeastwardly approximately 222 feet to the point of intersection with the northeasterly line of Fifth Avenue, North; thence, with the northeasterly line of Fifth Avenue, North southeastwardly approximately 175 feet to the point of intersection with the southeasterly line of Church Street; thence with the southeasterly line of Church Street northeastwardly approximately 760 feet to the point of intersection with the southwesterly line of Third Avenue, North; thence, with the southwesterly line of Third Avenue, North southeastwardly approximately 110 feet to a point in the southeasterly property line of Parcel No. 93-6-1-114; thence, with the southeasterly property line of Parcel Nos. 93-6-1-114, 93-6-1-117, 93-6-1-118 and 93-6-1-99 southwestwardly approximately 360 feet to the intersection with the northeasterly line of Fourth Avenue, North; thence, with the northeasterly line of Fourth Avenue, North southeastwardly approximately 125 feet to a point, said point being the extension of the northwesterly line of Alley No. 54; thence, southwestwardly crossing Fourth Avenue, North and with the northwesterly line of Alley No. 54 approximately 416 feet to the point of intersection with the

northeasterly line of Fifth Avenue, North; thence, with the northeasterly line of Fifth Avenue, North southeastwardly approximately 145 feet to a point in the northwesterly property line of Parcel No. 93-6-1-93; thence, with the northwesterly property line of Parcel No. 93-6-1-93 northeastwardly approximately 169 feet to the southwesterly line of Alley No. 67; thence, with the southwesterly line of Alley No. 67 southeastwardly approximately 90 feet to the point of intersection with the northwesterly line of Commerce Street (as widened); thence, with the northwesterly line of Commerce Street (as widened) northeastwardly approximately 780 feet to a point, said point being an extension of the northeasterly line of Alley No. 11; thence, crossing Commerce Street (as widened) southeastwardly approximately 100 feet to the point of intersection with the northeasterly line of Alley No. 11; thence, with the northeasterly line of Alley No. 11 southeastwardly approximately 410 feet to a point being the property line between Parcel Nos. 93-6-2-44 and 93-6-2-47; thence, with the property line between Parcel Nos. 93-6-2-44 and 93-6-2-47 northeastwardly approximately 120 feet to a point lying on the centerline of Second Avenue, North; thence, southeastwardly with said centerline to its intersection with the centerline of Broadway; thence southwestwardly approximately 1,050 feet with the centerline of Broadway to its intersection with the northeasterly line of Fifth Avenue South, if extended; thence, leaving the centerline of Broadway in a southeastwardly direction and with the northeasterly line of Fifth Avenue, South approximately 162 feet to a point of intersection with the northwesterly property line of Parcel No. 93-6-3-113; thence, with the northwesterly property line of Parcel No. 93-6-3-113 northeastwardly approximately 162 feet to a point in the southwesterly property line of Parcel No. 93-6-3-110; thence, with the southwesterly property line of Parcel No. 93-6-3-110 southeastwardly approximately 48 feet to a point in the southeasterly line of said parcel; thence, with the southeasterly line of said parcel northeastwardly approximately 13 feet to the southwesterly line of Alley No. 68; thence, southeastwardly with the southwesterly line of Alley No. 68 approximately 22 feet with its intersection with the northeasterly line of Alley No. 69; thence, with the northwesterly line of Alley No. 69 and its extension northeastwardly approximately 220 feet to the centerline of Fourth Avenue, South; thence, southeastwardly with the centerline of Fourth Avenue, South approximately 1,800 feet to the southeasterly line of Peabody Street, if extended to the centerline of Fourth Avenue, South; thence, southwestwardly with the southeasterly line of Peabody Street approximately 1,320 feet to a point, said point being an extension of the southeasterly line of Peabody Street with the intersection of the southwesterly line of Seventh Avenue, South, if extended; thence, northwestwardly with the southwesterly line of Seventh Avenue, South approximately 1,400 feet to a point being the southeasterly line of Alley No. 73, if extended; thence crossing Seventh Avenue, South northeastwardly to the southeasterly line of Alley No. 73 and in a northeastwardly direction along the southeasterly line of Alley No. 73 approximately 375 feet to a point of intersection with the southwesterly line of Sixth Avenue, South; thence, with the southwesterly line of Sixth Avenue, South northwestwardly approximately 600 feet to a point of intersection with the southeasterly line of Broadway; thence, with the southeasterly line of Broadway southwestwardly approximately 125 feet to a point which is the extension of the southwesterly line of Alley No. 57; thence, with the southwesterly line of Alley No. 57 and its extension northwestwardly approximately 300 feet to a point being the southeasterly property line of Parcel No. 93-6-3-27; thence with the southeasterly property line of Parcel No. 93-6-3-27 southwestwardly approximately 170 feet to the northeasterly line of Seventh Avenue, North; thence with the

northeasterly line of Seventh Avenue, North northwestwardly approximately 73 feet to the point of intersection with the northwesterly line of Alley No. 63; thence, with the northwesterly line of Alley No. 63 northeastwardly approximately 168 feet to the southwesterly line of Alley No. 57; thence with the southwesterly line of Alley No. 57 northwestwardly approximately 91 feet to a point being the southeasterly property line of Parcel No. 93-6-3-24; thence, with the southeasterly property line of Parcel No. 93-6-3-24 and its extension southwestwardly approximately 228 feet to a point in the southwesterly line of Seventh Avenue, North; thence, with the southwesterly line of Seventh Avenue, North northwestwardly approximately 115 feet to the point of intersection with the southeasterly line of Commerce Street (as widened); thence, with the southeasterly line of Commerce Street (as widened) southwestwardly approximately 332 feet to the point of intersection with the northeasterly line of Eighth Avenue, North; thence, with the northeasterly line of Eighth Avenue North northwestwardly approximately 625 feet to the point of intersection with the northwesterly line of Church Street, being the point of beginning.

August 10, 1993



R.P. MAP NO. 1B
PROJECT BOUNDARY MAP

**AMENDMENT NO.3 TO THE CAPITOL MALL
REDEVELOPMENT PROJECT PLAN**

**METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY**

———— BOUNDARY OF AREA ADDED TO PROJECT

AUGUST 10, 1993





R.P. MAP NO. 2B

PROPOSED LAND USE MAP

**AMENDMENT NOS TO THE CAPITOL MALL
REDEVELOPMENT PROJECT PLAN**

**METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY**



ARTS, CULTURE, SPORTS, ARENA OR CONVENTION ACTIVITIES AND SUPPORT FACILITIES

AUGUST 10, 1993





R.P. MAP NO. 3B
LAND ACQUISITION MAP

**AMENDMENT NO.3 TO THE CAPITOL MALL
REDEVELOPMENT PROJECT PLAN**

**METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY**



PROPERTY TO BE ACQUIRED

AUGUST 10, 1993



R.P. MAP NO. 1C

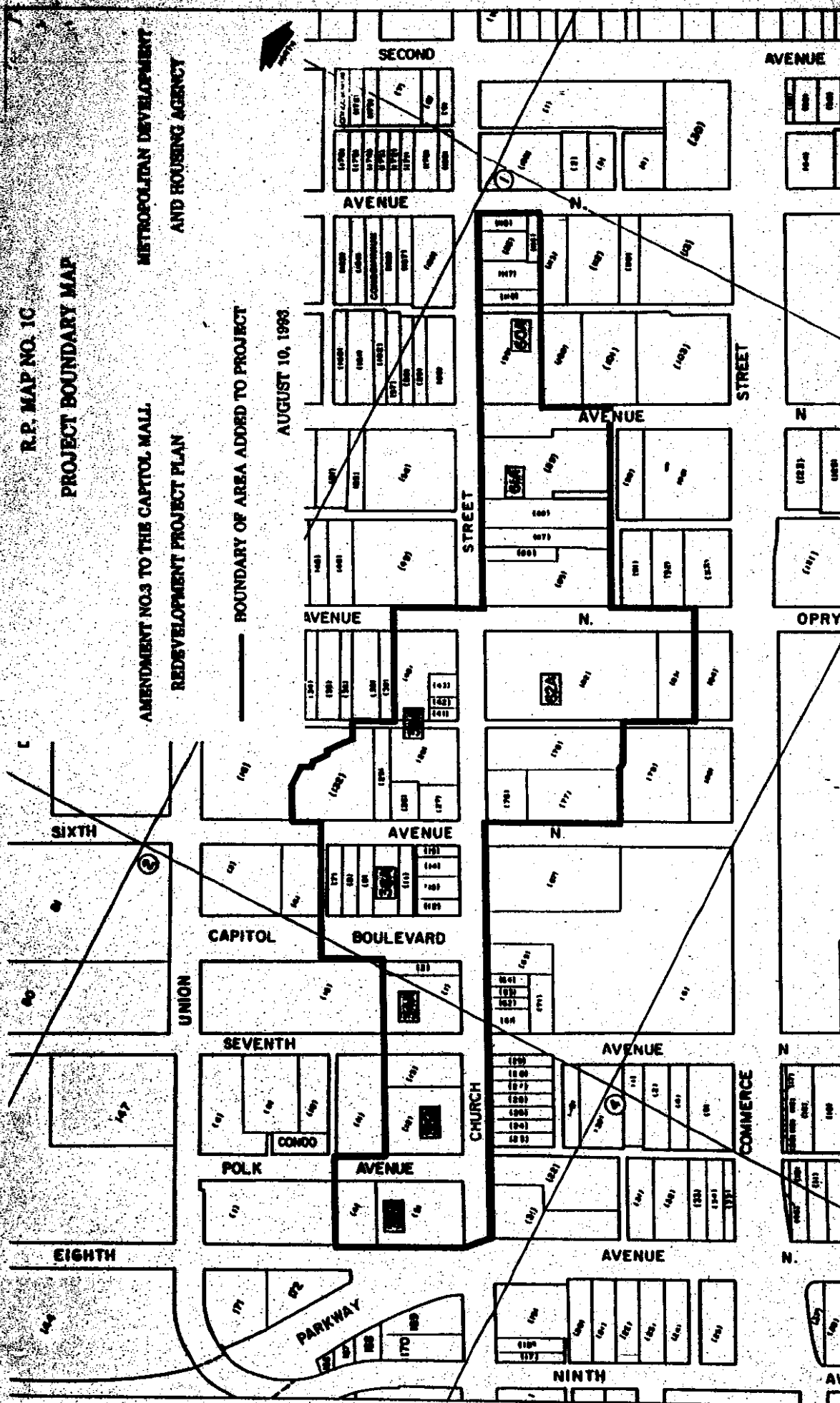
PROJECT BOUNDARY MAP

METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY

AMENDMENT NO.3 TO THE CAPITOL MALL
REDEVELOPMENT PROJECT PLAN

— BOUNDARY OF AREA ADDED TO PROJECT

AUGUST 10, 1983



R.P. MAP NO. 20

PROPOSED LAND USE MAP

AMENDMENT NO.3 TO THE CAPITOL MALL

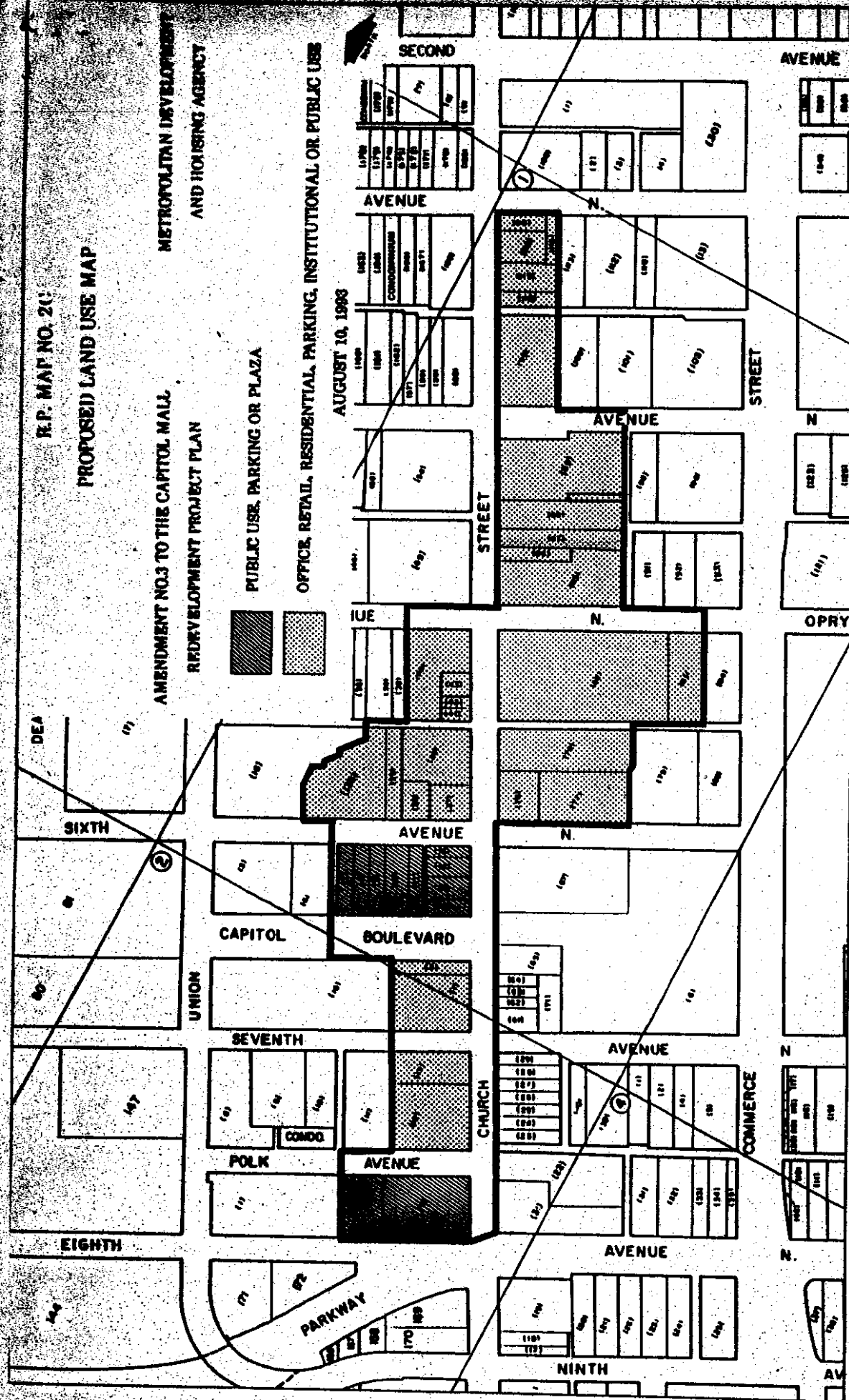
METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY

REDEVELOPMENT PROJECT PLAN

PUBLIC USE, PARKING OR PLAZA

OFFICE, RETAIL, RESIDENTIAL, PARKING, INSTITUTIONAL OR PUBLIC USE

AUGUST 10, 1983



R.P. MAP NO. 30

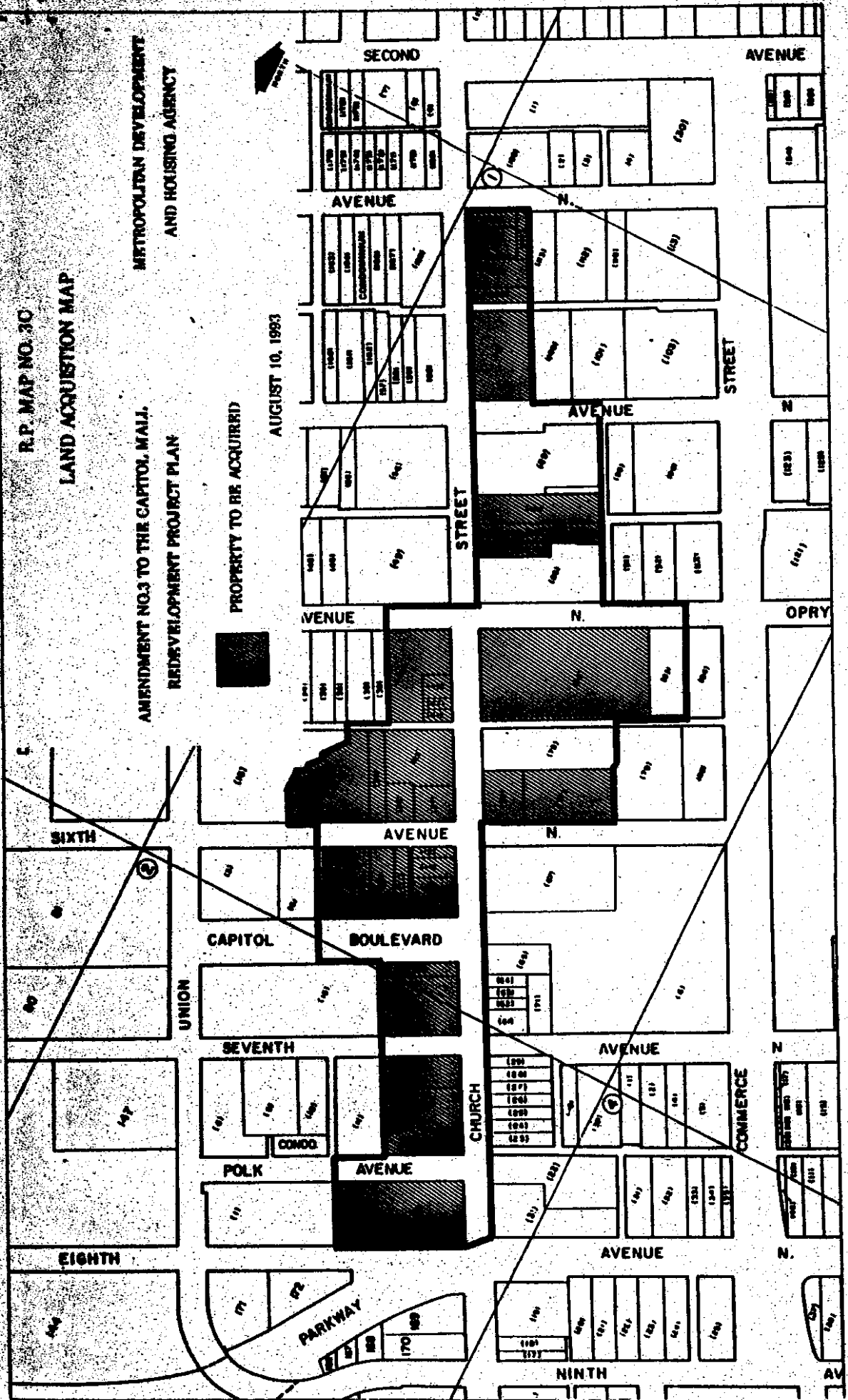
LAND ACQUISITION MAP

METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY

AMENDMENT NO.3 TO THE CAPITOL MALL
REDEVELOPMENT PROJECT PLAN

PROPERTY TO BE ACQUIRED

AUGUST 10, 1983



ORIGINAL

METROPOLITAN COUNTY COUNCIL

NO. 093-774

**FILED
METROPOLITAN
COUNCIL**

AUG 10 3 26 PM '93

**IN CONNECTIONS APPROVING AGREEMENT
NO. 3 TO THE CAPITAL BAIL
REIMBURSEMENT PROJECT PLAN**

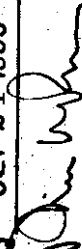
MINUTE BOOK (A55) PAGE NO. 1401

APPROVED BY PLANNING COMMISSION

Introduced **AUG 17 1993**
Passed first Reading **AUG 17 1993**
Referred to **FEDERAL GRANTS REVIEW AND
PLANNING & ZONING COMMITTEES**

Amended _____
Passed second Reading **SEP 7 1993**
Referred to _____
Passed third Reading **SEP 21 1993**

Approved **SEP 24 1993**

By 
Metropolitan Mayor

Departments Notified **SEP 24 1993**
Advertised **AUG 23 1993** **AUG 30 1993** **SEP 6 1993**