

AMENDMENT NO. 1

TO

ORDINANCE NO. 082-845

Mr. President:

I move to amend Ordinance No. 082-845 by adding the following sentence at the end of Section One thereof to read as follows:

"Provided, no property shall be acquired by negotiation, condemnation or otherwise in the redevelopment area until the Metropolitan Council has reviewed and approved an Urban Development Action Grant."

INTRODUCED BY:


Member of Council

ADOPTED: MAR 2 1982

BILL NO. 082-845

AN ORDINANCE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY, TENNESSEE, APPROVING AN AMENDMENT
TO THE CAPITOL BOULEVARD EXTENSION BICENTENNIAL PARK AND
HOUSING DEVELOPMENT 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, the Metropolitan Development and Housing Agency has completed studies and plans for an amendment to said development plan, entitled, "Capitol Mall Redevelopment Project," (herein referred to as the "Plan") consisting of a plan text, Exhibit "A" attached thereto, and related maps, R.P Maps 1 through 3, all dated February 9, 1982, which have been filed with and referred to the Metropolitan Council of Nashville and Davidson County, Tennessee (herein referred to as the "Governing Body"), for review and approval; and,

WHEREAS, the Metropolitan Development and Housing Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the area, and has determined that the area is a slum area, blighted, deteriorated and deteriorating, and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because there are within said area buildings and improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land uses, obsolete layout and a combination of these factors are detrimental to the safety, health, morals and welfare of the community, and should be eliminated in the public interest, and the members of this Governing Body have been duly apprised by the Metropolitan Development and Housing Agency and are aware of these facts and conditions; and,

WHEREAS, said project is to be undertaken by the Metropolitan Development and Housing Agency in accordance with and in furtherance of the objectives of Article I, Section 8 and 21, and Article II, Section 28, of the Constitution of Tennessee: "The Housing Authorities Law," Chapters 20 and 45, Public Acts of Tennessee of 1935 (1st Ex. Session), as amended; Chapter 114 of Public Acts of Tennessee of 1945, as amended; Chapter 181 of Public Acts of Tennessee of 1955 (said statutes now codified in Section 13-20-101 through 304, Tennessee Code Annotated), and

WHEREAS, the redevelopment plan for the area prescribes certain land uses, provides for the acquisition by negotiation, condemnation or otherwise, clearance and resale of certain properties for the public and private development of pedestrian-ways, parking facilities, commercial/retail structures, hotels, and a convention center in the downtown area and will require, among other things, the closing, vacating and abandoning of alleys and other public ways, the establishment of new public ways, the location of and the possible relocation of sewer and water mains to assist development within a particular block, the creation of public areas and other public actions; and,

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the area to be redeveloped and, in light of such knowledge, have carefully considered and reviewed the proposal for redevelopment, including the relocation of individuals and families that may be displaced; and,

WHEREAS, the Metropolitan Development and Housing Agency desires to make application to the Federal Government for financial assistance and to utilize the tax increment funding provision pursuant to T.C.A. 13-20-205 in furtherance of its projects; and,

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of redevelopment projects with Federal financial assistance, including those prohibiting discrimination on the basis of race, color, creed, sex or national origin; and,

WHEREAS, in order to implement this Plan, the Governing Body must approve and authorize certain actions.

NOW, THEREFORE, BE IT AUTHORIZED, APPROVED AND ORDAINED BY THE METROPOLITAN COUNCIL OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE:

1. That it is hereby found and determined that the redevelopment area defined under the redevelopment plan entitled "Capitol Mall Redevelopment Project," dated February 9, 1982, is a slum and blighted area, as defined in Section 13-20-201, Tennessee Code Annotated, and qualifies as an eligible project under the provisions of Sections 13-20-201 through 13-20-215, Tennessee Code Annotated; that the blight and slum conditions existing therein are detrimental to the safety, health, morals and 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 T.C.A. 13-20-104

and shall be so designated by it pursuant to the redevelopment 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.

2. That the redevelopment plan entitled "Capitol Mall Redevelopment Project," consisting of a plan text, Exhibit "A" attached thereto, and related maps, R.P. Maps 1 through 3, all dated February 9, 1982, which replace R.P. Maps 1 through 5, all dated June 30, 1977, as filed with the Governing Body, is hereby in all respects approved.

3. That it is hereby found and determined that the redevelopment plan for the project area conforms to the general plan of the locality.

4. That the use of tax increment funding pursuant to T.C.A. 13-20-205, as previously approved by Ordinance No. 77-716, is hereby reaffirmed and extended to include properties within the project area, as amended.

5. That it is hereby found and determined that, in addition to the elimination of slums and blight from the project area, the undertaking of the project in such area will further promote the public welfare and the proper development of the community.

6. That it is hereby found and determined that the redevelopment plan for the project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area by private enterprise.

7. That the Metropolitan Development and Housing Agency is hereby authorized to make application for Federal financial assistance in furtherance of this plan for redevelopment.

8. That the Metropolitan Clerk is directed to file this Ordinance, together with the redevelopment plan and plan maps referred to herein as a part of the minutes of this meeting.

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:

Farris A. Deep, Director and
Secretary of Metropolitan
Planning Commission

APPROVED:

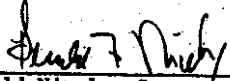
Charles E. Cardwell
Charles Cardwell, Director of
Finance-Metropolitan Government
of Nashville and Davidson County

INTRODUCED BY:

Robert L. Peasner
MEMBER OF COUNCIL

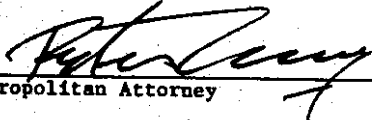
APPROVED BY:

METROPOLITAN DEVELOPMENT AND
HOUSING AGENCY:



Gerald Nicely, Secretary

APPROVED AS TO FORM AND
LEGALITY:



Metropolitan Attorney

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NASHVILLE--DAVIDSON COUNTY, TENNESSEE

CAPITOL MALL
REDEVELOPMENT PROJECT PLAN

AN
AMENDMENT TO ORDINANCE 77-716 AUTHORIZING
A REDEVELOPMENT PLAN ENTITLED
"CAPITOL BOULEVARD EXTENSION, BICENTENNIAL PARK
AND
HOUSING DEVELOPMENT FOR DOWNTOWN NASHVILLE"
DATED: JUNE 30, 1977

FEBRUARY 9, 1982

CAPITOL MALL
REDEVELOPMENT PROJECT PLAN

PREFACE

This Redevelopment Plan is an amendment to the Capitol Boulevard Extension Bicentennial Park and Redevelopment Plan dated June 30, 1977, (adopted as Ordinance No. 77-716), is a portion of the downtown development proposal known as the NEIGHBORHOOD DEVELOPMENT PROGRAM, PROJECT NO. TENN. A-19 (adopted Resolution No. 74-1159), and is a portion of the Fort Nashboro Slum and Blight Neighborhood Strategy Area (adopted Ordinance No. 80-403), and relates to the area described in Exhibit "A" (hereinafter referred to as the "Project Area"). The project is located in Metropolitan Nashville, Tennessee, and is undertaken by the Metropolitan Development and Housing Agency (hereinafter referred to as "MDHA", in accordance with and in furtherance of the objectives of Article I, Sections 8 and 21, Article II, Section 28, of the Constitution of Tennessee: "The Housing Authorities Law", Chapters 20 and 45, Public Acts of Tennessee of 1935 (1st Ex. Session), as amended; Chapter 114 of Public Acts of Tennessee of 1945, as amended; Chapter 181 of Public Acts of Tennessee of 1955 (said statutes now codified in Sections 13-801 through 833, Tennessee Code Annotated).

February 9, 1982

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This Redevelopment Plan is an amendment to the Capitol Boulevard Extension, Bicentennial Park and Housing Development Plan dated June 30, 1977, and consists of, and only of, the following Text, Exhibits and Maps:

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III. MAPS (Separate attachment)

- Redevelopment Plan Map No. 1, Project Boundary Map, February 9, 1982
- Redevelopment Plan Map No. 2, Land Use Map, February 9, 1982
- Redevelopment Plan Map No. 3, Land Acquisition Map, February 9, 1982

B. DESCRIPTION OF PROJECT AREA

The Project Area is non-residential in character and composed of an aggregation of inappropriate and marginal land uses within the broader area addressed by the Neighborhood Development Program (Project Tenn. A-19), the Fort Nashboro Neighborhood Strategy Area and adjacent areas. The Project Area is an area that has been determined to be a slum area, blighted, deteriorated and deteriorating. The amount and character of the land included in the boundary of the area is necessary to complete the integrated redevelopment plan described herein.

1. BOUNDARIES OF THE PROJECT AREA

The boundaries of the Project Area are shown on Redevelopment Plan (R.P.) Map No. 1, Project Boundary Map, and are as described in Exhibit "A".

2. REDEVELOPMENT PLAN OBJECTIVES

The intent of this Redevelopment Plan is to accomplish those objectives of the Neighborhood Development Program (Project Tenn. A-19), of the Fort Nashboro Neighborhood Strategy Area, and of other plans and programs which are pertinent to the Project Area. Those objectives are as follows:

- a. To provide for the redevelopment of the Project Area, wherein deleterious land uses, dilapidation, obsolescence, the present subdivision and ownership of land and a combination of these factors precludes the orderly assemblage and necessary changes in the use of land. Certain structures which are not structurally substandard will also be acquired and demolished in order that the use of the Project Area may be of such density and design as to meet the long range needs of the central core of Metropolitan Nashville and complete the integrated redevelopment plan described herein.

- b. To establish a harmonious land use pattern which separates incompatible land uses and also provides sites suitably adequate for planned development.
- c. To make effective use of existing investments in infrastructure in the Downtown area.
- d. To provide for the improvement of the traffic system and other public facilities consistent with state and/or local government plans.
- e. To improve pedestrian movement through the area.
- f. To provide land for a convention center in the central core of Metropolitan Nashville.
- g. To make possible public and private development integrated with and important to the development and successful operation of a convention center, including a convention hotel, retail, public spaces, parking, and linkages between facilities.
- h. To promote additional private investment in and around the Project Area over a long-term period.
- i. To promote Downtown Nashville as a strong center for retail, hotel, and office development.

3. TYPES OF PROPOSED REDEVELOPMENT ACTIONS

The proposed redevelopment actions are those necessary to accomplish the Redevelopment Plan objectives listed above. These objectives include clearance and redevelopment. All properties proposed for acquisition are designated on the Land Acquisition Map, R.P. Map No. 3. Proposed redevelopment actions are:

- a. The acquisition and provision of land for improvement of the traffic system.
- b. Demolition, clearance and relocation as necessary within the Project Area to achieve redevelopment objectives and the integrated redevelopment plan.
- c. Closing various alleys and portions of streets within the Project Area and replacing them with service and emergency access ways to service the proposed structures.
- d. The construction of a convention center.
- e. The acquisition and provision of land and/or air-rights for the construction of new hotels, offices, parking and commercial facilities by private developers.
- f. Construction of public improvements such as utilities, pedestrian ways, street improvements, etc. necessary to achieve the objectives of this plan.

C. LAND USE PLAN

1. LAND USE MAP

The categories of land uses and the areas of their applicability are as shown on R.P. Map No. 2, Land Use Map.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

In order to achieve the objectives of this Redevelopment Plan, the redevelopment and use of land sold by the MDHA will be made subject to the provisions and requirements specified in the following subsections of this Section and Section D.2.

a. Permitted Uses.

The general categories of uses are as follows:

Commercial/Retail

Convention Center

Hotel

Parking

Public Use - streets, pedestrian ways and plazas

The specific principal and accessory uses permitted under each category are given by tract in Subsection b.

b. Regulations and Controls

(1) Tract 61A (SW corner of Block 61)

Intent: To clear this tract (parcels 93 and 94) for an interim use as surface parking and a long-term use as multi-level parking.

Principal Use: Parking for cars and buses, subject to local government requirements and to general regulations and controls under this plan.

Design Objectives: Redevelopment of this tract should be planned and designed with judicious consideration for its architectural relationship to adjacent blocks. Parking should be landscaped at street level.

Vehicle Access: Access to the site may be permitted from Commerce Street.

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

Intent: To redevelop this tract to include a commercial/retail structure on air rights over garage parking as an integral part of the development to occur on Tracts 63A and 64A. Tracts 62A, 63A and 64A will be connected by aerial linkages spanning the intervening streets.

Principal Use: Parking and a combination of retail shops, department stores, and offices that provide for the convenience and service of the ultimate consumer, such as banks, the sale of food, drugs, wearing apparel, household supplies, theaters, etc., restaurants and other eating and drinking establishments, but not drive-in facilities, and personal service businesses such as barber or hairdressing shops, shoe repair, watch and jewelry repair, news-stands, tailoring, laundry, drycleaning and pressing shops, etc., provided that no advertising other than identification signs visible from the exterior of the building are permitted.

Design Objectives: The redevelopment of this tract should be planned and designed as an entity with the development of Tracts 63A and 64A. Judicious consideration should be given to the existence of the adjacent church property; design and functional relationship of new facilities should consider impacts on the church. All efforts should be made to integrate existing retail facilities on the block, not needed for the Mall, particularly Parcel 82, into the design of the planned retail facility. Parcel 84 is intended as a vehicle unloading and pick-up area for customers entering the retail facility on Tract 62A. Special attention should be given to the visual impact presented by the southeast corner of the tract.

Vehicle Access: Access to the site may be permitted from Commerce and Sixth Ave., North.

(3) Tract 63A (all of Block 63)

Intent: To construct a well-coordinated retail and commercial mall development on air space above an expanded Municipal Parking Garage with integrally designed pedestrian ways connecting the intersection of Capitol Boulevard and Church Street with Tract 72A, and linking Tract 63A with Tracts 62A and 64A.

Principal Use: Parking and a combination of retail shops, department stores and offices that provide for the convenience and service of the ultimate consumer, such as banks, the sale of food, drugs, wearing apparel, household supplies, theater, etc., restaurants and other eating and drinking establishments, but not drive-in facilities; and personal service businesses such as barber or hair-dressing shops, shoe repair, watch and jewelry repair, newsstands, tailoring, laundry, dry cleaning and pressing shops, etc., provided that no advertising other than identification signs visible from the exterior of the building be permitted.

Design Objectives: The development of this area should be planned and designed as an entity with the existing Metro Parking Garage, and planned development of Tracts 62A and 64A, and with judicious consideration for its architectural relationship to the State Capitol and the axis of Capitol Boulevard. A pedestrian linkage as an integral part of the enclosed retail mall should be provided to connect Church Street to Tract 72A and the Commerce Street area. Strong consideration should be given to renovation of the building on parcel 67 (Watkins Building) and linkage with new development.

Vehicle Access: Access to the site will be permitted from Commerce St., Sixth Ave., N. and Seventh Ave., N. A motor lobby to serve the Convention Center and hotel may be allowed on Commerce St.

(4) Tract 64A (all of Block 64)

Intent: To redevelop this tract to include a commercial/retail structure on air rights over garage parking as an integral part of the development to occur on Tracts 62A and 63A. Tracts 62A, 63A, and 64A will be connected by aerial linkages spanning the intervening streets.

Principle Use: Parking and a combination of retail shops, department stores, and offices that provide for the convenience and service of the ultimate consumer, such as banks, the sale of food, drugs, wearing apparel, household supplies, theaters, etc., restaurants and other eating and drinking establishments, but not drive-in facilities, and personal service businesses such as barber or hairdressing shops, shoe repair, watch and jewelry repair, newsstands, tailoring, laundry, dry-cleaning and pressing shops, etc., provided that no advertising other than identification signs visible from the exterior of the building are permitted.

Design Objectives: The redevelopment of this tract should be planned and designed as an entity with the development of Tracts 62A and 63A. Consideration should be given where feasible to the integration of existing retail facilities not needed for the mall into the design of the planned retail facility.

Vehicle Access: Access to the site may be permitted from Commerce, Sixth Avenue North, and Seventh Avenue North.

- (5) Tract 72A (portions of Block 72) and Tract 73A (all of Block 73) and existing Sixth Avenue North Right of Way between Commerce Street and Broadway.

Intent: To develop a multi-purpose convention center and hotel complete with meeting rooms, exhibit areas and service areas such as restaurants, small retail shops, newsstands, etc. for the convenience of the ultimate user. Development should include integrally designed pedestrian crossings or overpasses connecting with Tracts 63A and 82A. Portions of these tracts bordering on Commerce Street are reserved for the widening of Commerce Street. Sixth Avenue N. between tracts 72A and 73A is to be closed.

Principal Uses: Convention center, for meetings and exhibitions, and hotel.

Accessory Use: Accessory uses incidental to the principal uses, such as, offices for the use of businesses and professions, retail businesses for the convenience and service of the ultimate consumer, parking, offices to accommodate the convention center management staff, truck unloading area, and access roads or ramps.

Design Objectives: The redevelopment of this tract should be planned and designed with judicious consideration for its architectural relationship to adjacent blocks and should compliment the entire Capitol Mall Redevelopment Area.

Vehicle Access: Access to the site may be permitted from Commerce Street, Seventh Avenue North, Broadway and Opry Place.

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

Intent: To provide parking and truck marshalling yard for the convention center. This tract may later be used for other development subject to approval of the MDHA.

Principal Use: Parking.

Design Objectives: To maximize parking capacity and facilitate traffic flow. Special consideration shall be given to items such as landscaping, lighting, drainage, aesthetics, safety and security.

Vehicle Access: Access to the site may be permitted from McGavock Street, Fifth Avenue South, Broadway and Sixth Avenue South.

c. General Regulations and Controls

The following general regulations and controls shall apply to all land within the project area acquired by the MDHA and are in addition to those set forth in the previous subsection:

(1) Site Plan

In the redevelopment of all blocks and parcels of land, the building and improvements shall be planned and designed as an entity. A site plan shall be prepared by the developer which shows buildings uses, plazas, terraces, pools, walls, fences, walks, steps, signs, driveways, parking facilities, service facilities, utilities, planting, grades and elevations, and any other facilities which are proposed. The site plan shall be reviewed and approved by the MDHA, and where the redevelopment is to be accomplished in stages, a breakdown and staging of the proposed construction shall accompany the site plan. Development shall conform to the approved site plan.

If after initial approval, an amendment to the site plan is approved by the MDHA, then the latest officially amended site plan shall constitute the approved site plan.

(2) Exterior Design.

All of the exposed sides of the building (i.e., any building wall not abutting another) shall be treated architecturally with finish materials in character with the main facade of the building. Similarly, the exterior design and treatment of other facilities (e.g., courts, plazas, terraces, walls, walks, steps, etc.) shall be reviewed and approved by the MDHA with respect to general design and materials affecting exterior appearances.

(3) Temporary Structures.

Temporary structures including those used in connection with construction on any block or street within the Project Area shall be permitted with the approval of the MDHA for successive periods up to six months each.

(4) Parking.

Parking garages may be extended beneath adjacent sidewalks to within ten feet of the curb line provided; however, that the topmost surface of the structure is not less than four feet below the grade of the sidewalk, in order to maintain a minimum four-foot depth of soil for street trees and utilities.

(5) Off-Street Loading and Unloading.

Service facilities for off-street loading and unloading shall be provided for each building where feasible. The facilities shall be adequate to handle the needs generated by the building for pick-up and/or delivery of goods by truck, removal of waste materials, delivery of fuel, and other servicing functions.

The intent and design objective of the plan is to provide common service facilities serving all of the buildings on a tract wherever feasible and practicable. Vehicular access to the service facilities may be shared or combined in the driveway to parking.

The truck entrance to a building or structure shall be not less than 14 feet in height. This vertical height may be reduced at the discretion of the MDHA.

(6) Signs.

Signs shall be limited to those which apply only to the use or business conducted on the same site in accordance with the permitted uses and to incidental sign of a clearly general nature such as, for example, to portray time, temperature, or announcements of activities taking place at the location. Such signs will be subject to review and approval of the MDHA, and will be permitted only when designed and placed in harmony with the improvements upon the building site and surrounding development. No billboards or general advertising sign will be permitted.

(7) Storage in Open Areas.

The storage of equipment, goods, wastes, trash, debris and any other materials, or containers for such storage in open areas, will be prohibited.

(8) Interim Use.

The MDHA may establish such interim uses as it deems desirable in the public interest on property which it has acquired and not yet sold to a developer.

(d) Period of Duration of These Provisions.

The provisions of this Plan, specifying the land uses for the Project Area and the requirements and restrictions with respect thereto, shall commence upon approval of the Plan by the governing body of the Metropolitan Government of Nashville and Davidson County, and shall continue to be in effect until December 31, 2002.

(e) Applicability of Provisions and Requirements.

The provisions and requirements set forth herein under Section C.2. (a), (b), (c), (d) and Section C.3., shall apply to all property within sections, which are identified in Land Acquisition Map, R.P. Map No. 3 proposed for acquisition. The provisions are also applicable for the development that is proposed on air rights above parking garages, even though a garage itself may be under separate ownership and the land and improvements never acquired by the MDHA. If the land is sold for private redevelopment, written agreements to abide by said provisions shall be negotiated by the MDHA with the owners of said properties after adoption of this Redevelopment Plan. Failure to comply may be cause for the MDHA to reacquire such property, if such acquisition may be necessary to achieve the objective of the Plan.

3. Alternate Development.

Alternate development may be permitted where such development complies with the general intent and standards for land use as herein before specified under the regulations and controls provisions for these tracts but which, because of the nature of comprehensively planned development, may deviate in detail from exact compliance with all the various development restrictions. An alternate development of this type will be viewed as a planned development and deviation from development regulations and controls will be subject to approval by the MDHA.

D. PROJECT PROPOSALS

1. Land Acquisition.

Real properties to be acquired are designated on R.P. Map No. 3, Land Acquisition Map, and are proposed as follows:

(a) Clearance and Redevelopment.

Clearance and redevelopment will be for two major purposes: for private redevelopment and public redevelopment for uses as permitted by the Plan.

(b) Public Facilities.

Properties are to be acquired and cleared for the proposed convention center, hotel, parking, pedestrian links, streets, and commercial/retail developments.

2. Redeveloper's Obligation and Land Use Controls.

Disposition of the land comprising the Project Area will be made on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. The land in the area will be disposed of, by lease or sale, to private parties or public bodies for redevelopment by them, in accordance with the provisions of this Plan and their contracts with the MDHA. Preliminary plans for the redevelopment of the property and the construction drawings for the improvements thereon shall be submitted by the developer to the MDHA for review and approval, to determine compliance with this Redevelopment Plan. Construction of the improvements shall not be undertaken without the MDHA's prior written approval of said plans and construction drawings.

The MDHA, in disposing of the land in the Project Area to be redeveloped by private or public parties, will, in its contract and deed or other

instruments of conveyance to such parties, include such terms and conditions as in the judgment of the MDHA will be necessary or advisable to insure redevelopment of the Project Area and its use thereafter, in accordance with this Redevelopment Plan, and to prevent recurrence of the condition of blight or inappropriate land uses in this area. Such provisions will be contained in such contracts, deeds or other instruments of conveyance irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws, ordinances, or regulations with respect to the Project Area, so that such obligations may operate independently of such zoning or other laws, ordinances or regulations. In all instances, the improvements in the Project area will be made in accordance with the applicable Metropolitan Comprehensive Zoning Ordinance provisions and regulations; building, electrical, plumbing and other local codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between the MDHA and the redevelopers. Any contract or agreement for disposal of project land by sale, lease or retention shall contain, and the deed or deeds to the land shall contain, a covenant that the redeveloper and its successors and assigns shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental, or in the use or occupancy of the property or any improvements erected or to be erected thereon.

It is intended by this Plan that the MDHA be beneficiary of all such covenants and obligations and that it (in addition to other appropriate public agencies) shall be entitled to represent the interests and to act on behalf of the community in enforcing any covenants and obligations as to the redevelopment and continued uses of the Project Area in accordance with the Plan.

Such contracts, deeds, or other instruments of conveyance, in addition to including such other terms and conditions as the MDHA may find desirable in order to implement and effectuate the objectives of this Plan, will obligate the purchasers of land in the Project Area and their successors in interest to:

- (a) Devote the parcels owned by them to, and only to, uses and controls specified in this Redevelopment Plan;
- (b) Diligently pursue the construction of the improvements as provided in the disposition contract, and to begin and complete such improvements within a reasonable time as provided by the Contract. (This

obligation, however, will not be made applicable to mortgagees and their successors in interest);

- (c) Make no changes, additions or alterations in such improvements after completion of their construction that are not approved by the MDHA as being in conformity with this Plan;
- (d) Not reassign contract rights, or to not resell or otherwise transfer the land or any part thereof or interest therein purchased by them prior to the completion of the improvements thereon without the approval of the MDHA and except in cases satisfactory with the MDHA, and not to speculate in or with respect to such land. Upon the proper completion of improvements as required in the disposition contract, the MDHA will promptly provide certification to the owner that improvements have been completed in accordance with said contract.

3. Underground Utility Lines.

All existing and proposed utility distribution lines (i.e., electric and telephone) will be placed and/or relocated underground where feasible.

A majority of the existing electric and telephone distribution lines are underground, but most of the existing service connections to buildings are overhead. All service connections will also be placed underground or inside the structure where feasible. Any new or existing lines for water, sewer, thermal or gas will be placed or relocated consistent with applicable codes, ordinances, or regulations.

E. RELOCATION ASSISTANCE

The Metropolitan Development and Housing Agency, in accordance with applicable laws and regulations, shall provide assistance to individuals and businesses currently within the Redevelopment Plan area who are displaced during initial implementation of property acquisition by the MDHA.

F. TAX INCREMENT

The estimated total cost of the redevelopment project is \$161,871,000.

Anticipated sources of revenue to finance the project, including the estimated amount from the tax increment, are:

Federal grants	\$15,250,000
Private Investment & Industrial Revenue Bonds	\$95,371,000
Bonds Backed by Hotel/Motel Tax	\$39,500,000
Bonds backed by Revenues from Income-Pro- ducing Facilities	\$7,750,000
Bonds backed by Additional Tax Increment	<u>\$4,000,000</u>
TOTAL	\$161,871,000

The estimated amount of bonded indebtedness to be incurred is \$51,250,000.

This total includes \$39,500,000 in General Obligation Bonds backed by hotel/motel taxes and \$11,750,000 in Limited Obligation Bonds backed by revenues from parking facilities and the tax increment.

The projected net increase in the value of property added to the tax rolls within the project boundary is approximately eighty million dollars. The annual increase of about \$2.2 million in property taxes so generated will be sufficient to retire tax increment bonds in the amount of \$4.0 million and still provide the Metropolitan Government with a net increase of 1.7 million dollars in annual property tax collections from land within the project boundary. Such revenues are unlikely to be generated without undertaking the Capitol Mall Redevelopment Project. The project will also generate substantial increases in local sales tax revenues.

G. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

Prior to the sale of any project land or the execution of a contract for such a sale, this Redevelopment Plan may be modified, changed or amended by MDHA, with the subsequent approval by resolution of the Metropolitan Council.

After part or all of the project land has been disposed of by the MDHA, the Plan, including the provisions specifying the land uses for the Project area and the requirements and restrictions with respect thereto, may be modified,

changed or amended by the MDHA with the subsequent approval by resolution of the Metropolitan Council; provided, however, that in no event will the provisions of this Plan be modified in any manner which will adversely affect any land in the Project Area that has been sold or leased by the MDHA, or as to which a sales contract has been entered into by the MDHA, except with the written consent of the then owners of such land or of the parties to such contract, or their successors in interest.

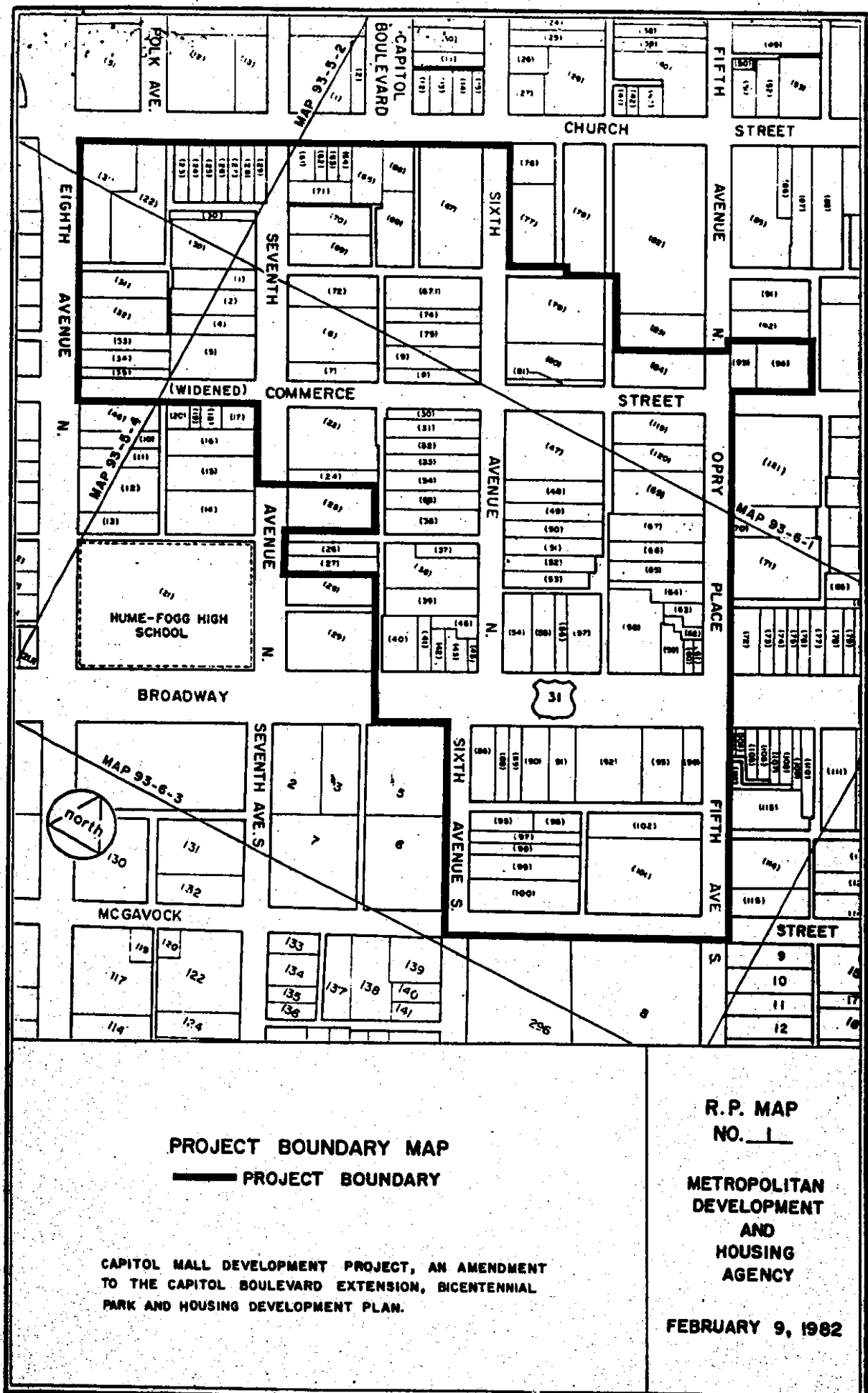
EXHIBIT "A"

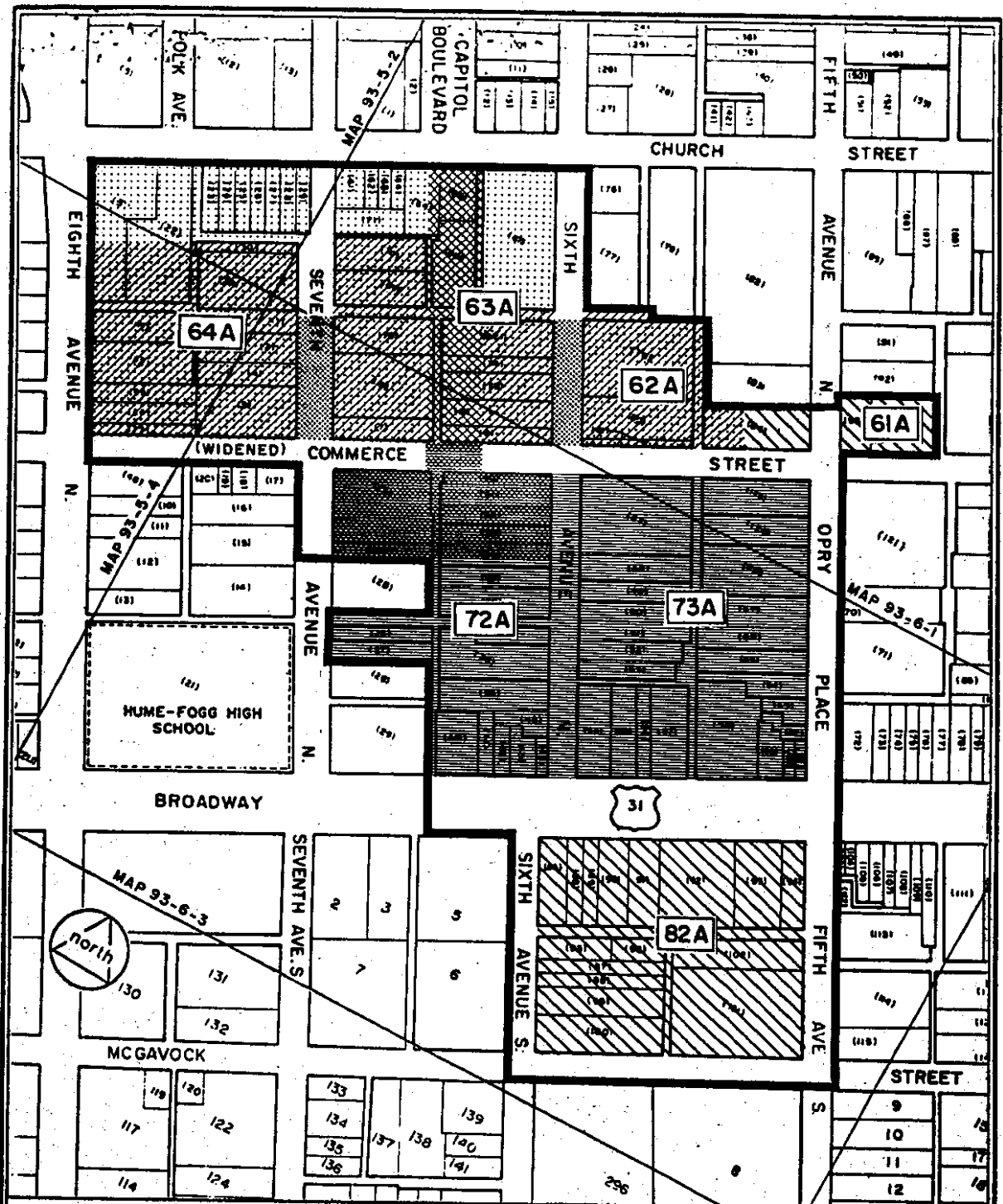
CAPITOL MALL REDEVELOPMENT PROJECT

BOUNDARY DESCRIPTION








Beginning at the point of intersection of the southeasterly line of Church Street and the northeasterly line of Eighth Avenue, North; thence, with the southeasterly line of Church Street northeastwardly approximately 800 feet to the point of intersection with the northeasterly line of Sixth Avenue, North; thence, with the northeasterly line of Sixth Avenue, North southeastwardly approximately 245 feet to the northwesterly line of Alley No. 61; thence, with the northwesterly line of Alley No. 61 and its extension northeastwardly approximately 104 feet to a point in the northeasterly line of Alley No. 62; thence, with the northeasterly line of Alley No. 62 southeastwardly approximately 12 feet to a point in the northwesterly property line of Parcel No. 93-6-1-79; thence, with the northwesterly line of Parcel No. 93-6-1-79 and its extension northeastwardly approximately 98 feet to a point in the northeasterly line of Alley No. 74; thence, with the northeasterly line of Alley No. 74 southeastwardly approximately 138 feet to the northwesterly property line of Parcel No. 93-6-1-84; thence, with the northwesterly property line of Parcel No. 93-6-1-84 and its extension northeastwardly approximately 214 feet to a point in the northeasterly line of Fifth Avenue, North; thence, with the northeasterly line of Fifth Avenue, North northwestwardly approximately 20 feet to a point being the northwesterly property line of Parcel No. 93-6-1-93; thence, with the northwesterly property line of Parcel No. 93-6-1-93 and Parcel No. 93-6-1-94 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; thence, with the northwesterly line of Commerce Street southwestwardly approximately 169 feet to the point of intersection with the northeasterly line of Fifth Avenue, North; thence, with the northeasterly line of Fifth Avenue, North, Opry Place, and Fifth Avenue, South southeastwardly approximately 1,080 feet to the point of intersection with the southeasterly line of McGavock Street; thence, with the southeasterly line of McGavock Street southwestwardly

approximately 540 feet to the point of intersection with the southwesterly line of Sixth Avenue, South; thence, with the southwesterly line of Sixth Avenue, South northwestwardly approximately 410 feet to the point of intersection with the southeasterly line of Broadway; thence, with the southeasterly line of Broadway southwestwardly approximately 110 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 151 feet to the point of intersection with the southeasterly line of Commerce Street; thence, with the southeasterly line of Commerce Street 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 521 feet to the point of intersection with the southeasterly line of Church Street, being the point of beginning.





PROPOSED LAND USE MAP

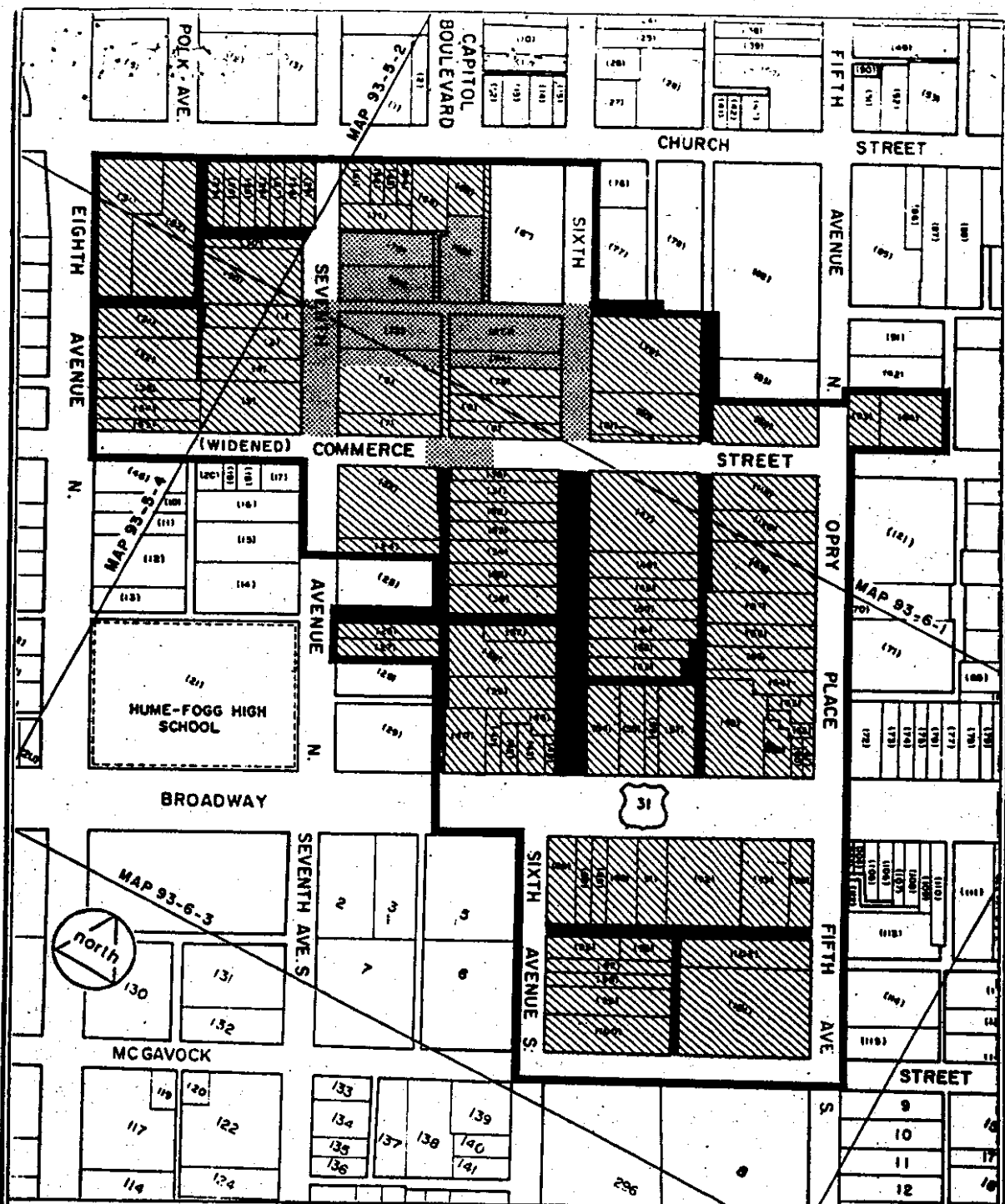
-  COMMERCIAL/RETAIL
-  COMMERCIAL/RETAIL ON TOP OF GARAGE PARKING
-  PEDESTRIAN WAY ON TOP OF GARAGE PARKING
-  CONVENTION CENTER
-  HOTEL ON TOP OF CONVENTION CENTER
-  AIR RIGHTS DEVELOPMENT OVER PUBLIC STREETS
-  SURFACE PARKING

CAPITOL MALL DEVELOPMENT PROJECT, AN AMENDMENT
TO THE CAPITOL BOULEVARD EXTENSION, BICENTENNIAL
PARK AND HOUSING DEVELOPMENT PLAN.

R.P. MAP
NO. 2

METROPOLITAN
DEVELOPMENT
AND
HOUSING
AGENCY

FEBRUARY 9, 1982



LAND ACQUISITION MAP

73-2-4
93-6-2

PROPERTY MAP NUMBERS

(46)

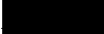
PARCEL NUMBER



PROPERTY TO BE ACQUIRED



PROPERTY TO BE ACQUIRED - AIR RIGHTS ONLY



STREETS OR ALLEYS TO BE ACQUIRED

CAPITOL MALL DEVELOPMENT PROJECT, AN AMENDMENT
TO THE CAPITOL BOULEVARD EXTENSION, BICENTENNIAL
PARK AND HOUSING DEVELOPMENT PLAN.

R.P. MAP
NO. 3

METROPOLITAN
DEVELOPMENT
AND
HOUSING
AGENCY

FEBRUARY 9, 1982

FILED
METROPOLITAN
COUNCIL

FEB 3 1 51 PM '82

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. 082-845

AN ORDINANCE OF THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,
APPROVING AN AMENDMENT TO THE CAPITOL BOULEVARD
EXTENSION BICENTENNIAL PARK AND HOUSING DEVELOP-
MENT PLAN

NOTIFIED

MDHA

Finance Dept.

Planning Commission

Publishers

MINUTE BOOK NYT PAGE NO. 458

The within bill approved as to form and
legality.

Metropolitan Attorney.

FEB 16 1982

Introduced

FEB 16 1982

Passed first Reading
BUDGET & FINANCE & PLANNING, ZONING,
Referred to HISTORICAL & PORT AUTHORITY COMMITTEES

MAR 2 1982

Amended

Passed second Reading MAR 2 1982

Referred to

Passed third Reading MAR 16 1982

Approved

MAR 18 1982

By

Metropolitan Mayor

Departments Notified MAR 22 1982

Advertised FEB 15 1982-FEB 22 1982-MAR 1 1982

Form-41