

**COMMUNITY DEVELOPMENT PLAN**

As Required by Chapter 99

of the

Kentucky Revised Statutes

**HISTORIC BOWLING GREEN REVITALIZATION PROJECT**

**BOWLING GREEN, KENTUCKY**

**NOVEMBER 2002**

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**COMMUNITY DEVELOPMENT PLAN  
HISTORIC BOWLING GREEN REVITALIZATION PROJECT**

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# COMMUNITY DEVELOPMENT PLAN

## HISTORIC BOWLING GREEN REVITALIZATION PROJECT BOWLING GREEN, KENTUCKY

### I.

#### INTRODUCTION

The Urban Renewal Plan (hereinafter referred to as the Community Development Plan) for the Historic Bowling Green Revitalization Project Target Area is a document to be adopted by the City of Bowling Green City Commission after approval by the Downtown Redevelopment Authority. This document will serve as a plan for rehabilitation and new construction in the area, installation of new site improvements, and designation of specific uses permitted in the area. Authority for such an undertaking is provided by Chapter 99 of the Kentucky Revised Statutes (specifically KRS 99.370 and KRS 99.540).

The Development Plan for the Historic Bowling Green Revitalization Project Target Area, as required by Kentucky Revised Statutes and as approved by the various local bodies, is sufficiently complete to: (1) indicate the relationship of definite local objectives as to appropriate land uses, public facility improvements, public utilities, and other area improvements; (2) indicate proposed land uses and building requirements of the project area; (3) indicate those properties scheduled for acquisition; and (4) indicate the method of financing rehabilitation and new construction in the designated target area.

### II.

#### DEFINITIONS

Abbreviations, terms, phrases, words, and their derivatives used in the regulations, controls, and restrictions to be imposed by this plan on all real property acquired shall be the meaning given as follows:

Accessory Structure or Use: Any structure or use other than the principal structure or use; also, as specifically designated under the zoning district regulations of the Ordinance.

Act: Refers to Section 99.330 through 99.590, inclusive, of the Kentucky Revised Statutes, as amended.

Administrative Official: The official or officials designated by the City Commission to administer the provision of this Plan.

Building: Any structure, which fully encloses space for occupancy by persons and/or their activities. The enclosed space for occupancy may be for a residential dwelling, commercial or retail.

Building Permit: A permit issued by the City administrative official authorizing the construction, alteration, or removal of a specific building on a specific lot.

Code: Means the 2002 Kentucky Residential Building Code as adopted by the Commonwealth of Kentucky (Residential Building Code; CABO for new construction) The Kentucky Building Code (New Non-Residential), the International Property Maintenance Code and the Bowling Green City Commission.

Community Development Plan: Means this plan for redevelopment of the Historic Bowling Green Revitalization Project Target Area by and through the Bowling Green City Commission, which Development Plan has been prepared by Will Linder and Associates, Berea, Kentucky. This Development Plan is also referred to as Urban Renewal Plan and is defined in KRS 99.370 and KRS 99.540.

The following is an excerpt from HB 615 approved by the Legislators and signed by the Kentucky Governor on April 11, 2002 amending KRS 99.520 to KRS 99.50. “As used in KRS 99.250 to 99.590, an urban renewal project may include undertakings and activities for the prevention of the development or spread of slums or blighted, deteriorated, or deteriorating areas, or the elimination thereof, and may involve any work or undertaking for such purpose constituting a redevelopment project or any rehabilitation or conservation work, or any combination of such undertaking or work. For this purpose, “rehabilitation or conservation work” may include:

- (a) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
- (b) Acquisition of real property and demolition, removal, relocation, historic preservation, or rehabilitation of buildings and improvements thereon where necessary to eliminate unhealthful, unsanitary or unsafe conditions; lessen density; reduce traffic hazards; eliminate obsolete or other uses detrimental to the public welfare; remove or prevent the spread of blight or deterioration; or provide land or buildings, and improvements thereon for needed public facilities.
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project; and
- (d) The disposition, for uses in accordance with the objectives of the urban renewal project, of any property or part thereof acquired in the area of such project; provided that such disposition shall be in the manner prescribed in KRS 99.450 for the disposition of property in the redevelopment area.”

Conditional Use: A use which is essential to or would promote the public health, safety, or welfare in one or more zones, but would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character or performance are imposed in addition to those imposed in the zoning regulation.

Conditional Use Permit: Legal authorization to undertake a conditional use, issued by the City Administrative Official pursuant to authorization by the Board of Adjustment, consisting of two parts:

- a. A statement of the factual determination by the Board of Adjustment, which justifies the issuance of the permit.
- b. A statement of the specific conditions, which must be met in order for the use to be permitted.

Development Plan: Means this plan for redevelopment of the Historic Bowling Green Revitalization Project Target Area by and through the Bowling Green City Commission, which Development Plan has been prepared by Will Linder and Associates, Berea, Kentucky. This Development Plan is also referred to as an Urban Renewal Plan or Community Development Plan and is defined in KRS 99.370 and KRS 99.540.

Dwelling: A house, apartment building, or other building designed or used primarily for human habitation.

Entity: Refers to the City of Bowling Green, Kentucky, or a sub-unit of the Governing Body acting on

behalf of the Entity.

First Floor Elevation: The level of the lowest horizontal structural member of the lowest floor in the structure as viewed from the exterior.

Governing Body: Refers to the Bowling Green City Commission.

Height of Structure: The vertical distance measured from the average finished grade at the front building line to the highest point of the structure.

Lot: A parcel of land under one ownership devoted to a common use or occupied by a single principal building plus accessory structures.

Lot of Record: A lot, which is recorded in the office of the County Court Clerk of Warren County, Bowling Green, Kentucky.

Mixed Land Use: Any building or development which includes two or more different uses in close proximity, but which planned in a manner to be compatible and complementary. Mixed Use for the purpose of the future land use map may include any residential, office or commercial land use specified by this plan.

Nonconforming Use of Structure: An activity or a building, sign, structure, or a portion thereof which lawfully existed before the adoption or amendment of the Zoning ordinance, but which does not conform to all the regulations which pertain to the zone in which it is located. Nonconforming use may also refer to future land use and redevelopment.

Person: Means any natural person, or any corporation, partnership, or other business entity.

Redevelopment: Activities planned for the Historic Bowling Green Revitalization Project Target Area by and through the Bowling Green City Commission in compliance with this Development Plan. Redevelopment activities will conform to land uses included in this Plan where the cost of improvements are greater than 50% of assessed value.

Renaissance Target Area: The Bowling Green target area approved by the Renaissance Kentucky Program where activities located within this target area receive priority for State and Federal incentives for a five (5) year period.

Structure: Any combination of materials fabricated to fulfill a function in a fixed location on the land or attached to something with a fixed location, including buildings and signs.

Variance: A departure from the terms of the Joint Zoning Ordinance pertaining to height or width of structures and size of yards and open spaces, where such departure will not be contrary to the public interest; and where, owing to conditions peculiar to the property because of its size, shape or topography, and not as a result of the actions of the applicant, the literal enforcement of the Zoning Ordinance would result in unnecessary and undue hardships.

Zoning: The Bowling Green Joint Zoning Code as adopted by the City of Bowling Green on December 1, 2001 and as amended by the City.

### III.

#### **DESCRIPTION OF PROJECT AREA**

##### Section 1. Boundary Map

A Boundary map for the Historic Bowling Green Revitalization Project identified as Map CD-1 and dated November 2002 is attached.

##### Section 2. Description of Project Area Boundaries

A narrative description of the Historic Bowling Green Revitalization Project Target Area boundaries is as follows:

Starting at a point which is the intersection of the west right-of-way of Eighth Avenue and the south right-of-way of Chestnut Street, which is identified as the point of beginning; thence eastwardly along the south right-of-way line of Chestnut Street from the point of beginning to the intersection of the south right-of-way of Chestnut Street and the west right-of-way of Fifth Avenue; thence southwardly along the west right-of-way of Fifth Avenue to the intersection of the west right-of-way of Fifth Avenue and the south right-of-way line of High Street, thence eastwardly along the south right-of-way of High Street to the intersection with the south right-of-way of High Street and the east right-of-way line of Fourth Avenue; thence Northwardly along the east right-of-way line of Fourth Avenue to the intersection of the east right-of-way line of Fourth Avenue and the south right-of-way line of Park Street; thence eastwardly along the south right-of-way of Park Street to the intersection of the south right-of-way of Park Street and the east right-of-way of the U.S. 31 Bypass; thence Northwardly along the east right-of-way of U.S. 31 W Bypass to its intersection with the south right-of-way line of Chestnut Street; thence eastwardly along the south right-of-way line of Chestnut Street to its intersection of the low water mark of the Barren River; thence Northwardly along the low water line of the Barren River to its intersection with the north right-of-way of States Street; thence Westwardly to the intersection of the east right-of-way of the U.S. 31 W Bypass; thence Northwardly along the east right-of-way of the U.S. 31 Bypass to the intersection of the east right-of-way of the U.S. 31 W Bypass and the north right-of-way of Center Street; thence Westwardly along the north right-of-way line of Center Street to its intersection with the north right-of-way line of Center Street and the east right-of-way line of Sixth Avenue; thence Northwardly along the east right-of-way line of Sixth Avenue to the intersection of the east right-of-way line of Sixth Avenue and the north right-of-way line of Kentucky Street; thence Westwardly along the north right-of-way line of Kentucky Street to the intersection of the north right-of-way line of Kentucky Street and the west right-of-way line of Eighth Avenue; thence southwardly along the west right-of-way of Eighth Avenue to the intersection of the west right-of-way of Eighth Avenue and the south right-of-way of Chestnut Street, which is also the point of beginning.

## IV.

### **STATEMENT OF DEVELOPMENT OBJECTIVE**

#### Section 1. Introduction

Recognizing the dangers of blight, deterioration and obsolescence to the continued stability and vitality of the Historic Bowling Green Revitalization Project Target Area, the City and the Downtown Redevelopment Authority has developed a Revitalization Program for upgrading and stabilizing property located within the Target Area.

The purpose of the program is to assist in removal of blighted conditions in the area, assist in rehabilitation of dwellings capable of being upgraded to State Housing and Building codes and historic standards for rehabilitation, create/expand Park and Green spaces in the target area, promote new development in areas which are presently identified as slum and/or blighted areas to increase the potential for tourism and commercial uses which support the downtown area and to initiate renovation of public uses and/or utilities in the redevelopment area.

#### Section 2. General Objective

1. To create a framework for implementing the Bowling Green Renaissance Kentucky Program.
2. To protect the health, safety, and welfare of residents, visitors and workers in the target area by elimination of hazardous or unsafe conditions of structures in the redevelopment area.
3. To encourage mixed use development, redevelopment, and general improvement of the project area, primarily for residential, commercial and tourism activities.
4. To improve the appeal of the target area as a desirable place to live and or work through acquisition of property, demolition of substandard structures, removal of non-conforming land uses, promotion of mixed land uses for new job oriented commercial and residential uses, and construction of new public improvements.
5. To develop focal points and anchors in the Target area such as Circus Square, a defined expansion of the medical facilities, expanded development of the Riverfront area and redevelopment/rehabilitation of the Historic "Shake Rag" African American Neighborhood which will enhance a "Mixed Land use Community" and improve the quality of life for both residents, employees and individuals interacting within the target area.

#### Section 3. Specific Objective

These specific or operating objectives, for the target area are oriented toward the implementation of a long-range development plan for the target area.

1. Provision for participation by residents on an organized basis, Business and Public Officials within the context of a broader representation of interest in decisions affecting the Project Area and its relation to the community as a whole.

2. In the setting of priorities for development, the maintenance of an equitable balance between activities relating to the improvement of the residential and commercial environment of the Project Area and the Community as a whole.
3. Utilization of all available legal and financial tools and, when necessary, the creation of new tools in order to provide an attractive, stimulating, and human environment while also enhancing economic development in the target area.
4. Coordinate efforts to incorporate recreational and green space components into the Renaissance area.
5. Preserve and create a mixed land use environment within the Project Area, which will protect the health, safety, and general welfare of the neighborhood, preserve existing values of properties remaining within the redevelopment area, as well as properties adjacent to the proposed target area.
6. Eliminate, repair, or revitalize substandard and obsolete buildings, blighting influences, and environmental deficiencies which presently distract from the functional unity, aesthetic appearance, safety of existing residents, and economic welfare of this section of the community and to establish conditions which will prevent recurrence of blight and blighting conditions.
7. Establish a façade improvement loan program for buildings in the Renaissance Target Area, including those abutting pedestrian right-of-ways.
8. Establish a housing rehabilitation revolving loan fund and grant program to assist residential property owners within the Renaissance Target Area.
9. Develop a new public space known as the “Bowling Green at Circus Square” as a focal point for new residential development at the crossroads of College and State and 6<sup>th</sup> and 7<sup>th</sup> Avenues.
10. To develop an affordable elderly housing complex which provides services to needy elderly persons.
11. Establish a pedestrian corridor within the existing public right-of-way between State and College Streets and between WKU and the riverfront known as “Heritage Walk.”
12. Upgrade and improve sidewalks in the Historic Bowling Green Revitalization Project Area including priority for:
  - a. College Street from E. 5<sup>th</sup> Street to the U.S. 31 By Pass
  - b. E. 2<sup>nd</sup> Avenue from State Street to Chestnut Street
  - c. State Street from E. 2<sup>nd</sup> Avenue to E. 3<sup>rd</sup> Avenue
  - d. E. 4<sup>th</sup> Avenue from Chestnut to State Street
  - e. E. 6<sup>th</sup> Avenue from State Street to College Street

And with a secondary priority for:

- a. Park Street from E. 6<sup>th</sup> Avenue to E. 1<sup>st</sup> Avenue
- b. Chestnut Street from E. 6<sup>th</sup> Avenue to the U.S. 31 By Pass
- c. State Street from E. 6<sup>th</sup> Avenue to E. 5<sup>th</sup> Avenue
- d. State Street from E. 4<sup>th</sup> Avenue to E. 3<sup>rd</sup> Avenue
- e. State Street from #. 2<sup>nd</sup> Avenue to the U.S. 31 By Pass

- f. College Street from E. 7<sup>th</sup> Avenue to E. 5<sup>th</sup> Avenue
  - g. Center Street from E. 8<sup>th</sup> Avenue to E. 6<sup>th</sup> Avenue
  - h. U.S. 31 By Pass from Center Street to College Street
  - i. East 4<sup>th</sup> Avenue from College Street to Parks Street
  - j. East 5<sup>th</sup> Avenue from Park Street to Chestnut Street
  - k. East 6<sup>th</sup> Avenue from Chestnut to State Street
  - l. East 7<sup>th</sup> Avenue from College Street to State Street
  - m. East 8<sup>th</sup> Avenue from Center Street to College Street
13. Construct/Reconstruct sewerlines within the target area including:
    - a. A new 8-inch sewerline in College Street from 8<sup>th</sup> Avenue to the U.S. 31 By Pass
    - b. A new 8-inch sewerline in State Street from 8<sup>th</sup> Avenue to 5<sup>th</sup> Avenue
    - c. A new/upgraded 8-inch sewerline in 3<sup>rd</sup> Avenue from Park Street to Center Street
  14. Construct/upgrade potable waterlines within the target area including:
    - a. A new 8-inch waterline in 3<sup>rd</sup> Avenue from Park Street to Center Street
    - b. A new 8-inch waterline on College Street from 8<sup>th</sup> Avenue to the U.S. 31 By Pass
    - c. A new 8-inch waterline on State Street from 8<sup>th</sup> Avenue to 5<sup>th</sup> Avenue
  15. Implement riverfront park improvements and provide additional public amenities adjacent to the riverfront.
  16. Convert selected one-way streets to two-way.
  17. Modify traffic controls at State Street and US 31 Bypass.
  18. Extend public transit routes to include loop to downtown and riverfront via State and College Streets.
  19. As the market permits, seek to redevelop vacant parcels within the Renaissance Target Area to reestablish the urban streetscape and to eliminate large open spaces.
  20. Organize a consortium of local banks to create a low interest loan pool for developers in constructing affordable housing and other mixed land uses which enhance the quality of life for occupants, workers and shoppers.
  21. To encourage homeownership in the target area through provision of low-interest loans, land write-downs and other incentives.
  22. Establish a Tax Increment Financing (TIF) district to redirect tax revenues to Renaissance improvement projects.
  23. Establish a Business Improvement District (BID) to fund enhanced management and promotion of the District.
  24. Enforce code violations relative to the on-site storage of miscellaneous materials, junk or unregistered vehicles in the District.

25. Adopt a zoning scheme that will allow greater mixed uses in the area between 8<sup>th</sup> Avenue and the riverfront, including a variety of housing types and neighborhood retail uses.

## V.

### **GENERALIZED LAND-USE PLAN**

#### Section 1. Existing Land Use Map

An existing Zoning and Land Use Map for the Historic Bowling Green Revitalization Project identified as Map CD-3 and dated November 2002 is attached.

#### Section 2. Future Land-Use Map

A Future Land Use (Reuse) map for the Historic Bowling Green Revitalization Project identified as Map CD-4 and dated November 2002 is attached.

#### Section 3. Land-Use Regulations

Land use regulations proposed for the Historic Bowling Green Revitalization Project Target Area correspond to the present Bowling Green Zoning Ordinance with the following exceptions:

##### 1. Single Family Residential (RS-1A-D)

The uses for Single Family Residential District allowed in the target area will be the same as those allowed in the Section 4.4.3 of the Bowling Green Zoning Ordinance. The Single-Family Residential District is intended to provide opportunities for detached single family residential development, including zero lot line homes. Occupancy in the district is limited to one family per residential unit. No accessory apartments allowed; the district will be served by public sanitary sewer. Residential types permitted include single-family detached, modular homes, and zero lot line. Manufactured homes are excepted from the Target Area.

##### 2. Light Industrial District (L.I.)

The uses for Light Industrial District allowed in the target area will be the same as those allowed in the Light Industrial Zone of the Bowling Green Zoning Ordinance except for the following uses which are prohibited:

- a. Off Premise Advertising Sign (billboard)
- b. Retail – Vehicle Sales
- c. Retail – Heavy Vehicle & Manufacture Home Sales
- d. Light Industrial Services – welding
- e. Light Industrial Services – Machine shop
- f. Light Industrial Services – Heavy Truck Service/Repair
- g. Light Industrial Services – Truck Stop
- h. Above ground storage tanks
- i. Warehouses – Cold storage plants, including frozen food locker
- j. Warehouses – Storage of weapons and ammunitions
- k. Warehouses – Truck and Air freight terminals
- l. Warehouses – Bus barns
- m. Warehouses – Grain Terminals
- n. Warehouses – Train switch yards or freight yards
- o. Mulch operations
- p. Wholesale sales – Agriculture sales such as fertilizer

- q. Light aviation

3. Neighborhood Business District Class (N.B.)

The uses for the Neighborhood Business District allowed in the target area will be the same as those listed in the Neighborhood Business Zone of the Bowling Green Zoning Ordinance, except for the following uses which are prohibited:

- a. Vehicle Sale
- b. Vehicle Repair
- c. Full-service, mini-services and self-service gas stations which can service more than eight (8) vehicles at a time.

4. Public District Uses (P)

The uses for the Public District allowed in the target area will be the same as those listed in the Public District Zone of the Bowling Green Zoning Ordinance.

5. Multi-family Residential District Uses (RM-2, RM-3 and RM-4)

The uses for the Multi-family Residential District allowed in the target area will be the same as those listed in the Multi-family Residential District Zone of the Bowling Green Zoning Ordinance.

6. General Business District Uses (GB)

The uses for the General Business District allowed in the target area will be the same as those listed in the General Business Zone of the Bowling Green Zoning Ordinance, except for the following uses which are prohibited:

- a. Vehicle Sales
- b. Vehicle Repair
- c. Full-service, mini-service and self-service gas stations which can service more than eight (8) vehicles at a time.

7. Central Business District Uses (CB)

The uses for the Central Business District allowed in the target area will be the same as those listed in the Central Business Zone of the Bowling Green Zoning Ordinance, except for the following uses which are prohibited:

- a. Vehicle Sales
- b. Vehicle Repair
- c. Full-service, mini-service and self-service gas stations which can service more than eight (8) vehicles at a time.

8. Office and Professional – Residential District Uses (OP-R)

The uses for the Office and Professional – Residential District allowed in the target area will be the same as those listed in the Office and Professional – Residential Zone of the Bowling Green Zoning Ordinance.

Section 4. Development Controls

- 1. All development/redevelopment to be undertaken in the target area must be undertaken in accordance with the Future Land Use Map identified in this Development Plant as CD-4 and dated November 2002.

2. All development regulations pertaining to building height, set back, side yard requirements, parking, etc. shall be identical to those delineated for the appropriate zoning district and listed in the Bowling Green Zoning Ordinance.

#### Section 5. Appeal Process for Redevelopment of Non-Conforming Use

1. Individuals can appeal a decision relating to re-development of a non-conforming use by obtaining a Conditional Use Permit from the City-County Planning Commission Board of Adjustments.

**VI.**

**URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES**

**Section 1. Identification of Area**

A Project Activities Map for the Historic Bowling Green Revitalization Project identified as CD-2 and dated November 2002 is attached.

**Section 2. Acquisition and Clearance**

Acquisition, to the greatest extent feasible, will be limited to properties economically incapable of being rehabilitated. All purchases/relocation benefits will follow the Uniform Relocation Act. Additional properties may be acquired and cleared as follows:

1. To remove buildings that are structurally substandard/or functionally obsolete.
2. To remove buildings, other than buildings that are structurally substandard, in order to effectively remove blighting influences that are exerted on the area. Such blighted influences include, but are not limited to, the following:
  - a. Incompatible uses or land-use relationships.
  - b. Overcrowding of building on the land
  - c. Excessive dwelling unit density
  - d. Obsolete buildings not suitable for improvement or conversion
3. To acquire properties which are needed for assemblage of a site necessary to meet the objectives of the Urban Renewal Plan.
4. Voluntary acquisition may occur when an owner submits a proposal to the City for the purchase of his property. This may occur as a result of the owner's desiring not to rehabilitate his building or because of a desire to advance the goals and objectives of the proposed Development Plan. All voluntary acquisition must be approved by the City of Bowling Green and a purchase price must be justified based upon a local appraisal. It should be explicitly interpreted that voluntary acquisition does not allow the owner to waive the relocation benefits of tenant as a condition of the sale.

**Section 3. Specific Land to be Acquired Under this Development Program**

The following properties will be acquired in the project area in accordance with Chapter 99.330 through 99.590 of the Kentucky Revised Statutes and, if necessary, KRS Chapter 99.420 and Chapters 416.540 - 416.680, (Eminent Domain Proceedings). The following properties as shown on Map CD-2 will be acquired:

<u>Address</u>	<u>Owner of Record as of October 1, 2002</u>	<u>PVA #</u>
636 State Street	R.E. Petrie	039A04 092
422 8 <sup>th</sup> Avenue E.	Mark Schaap	039A04 103

601 State Street	Allen Hudson	039A04 085
623 Center Street	C & C Clark	039A10 009
625 Center Street	C & C Clark	039A10 011
627 Center Street	C & C Clark	039A10 012
629 Center Street	C & C Clark	039A10 013
639 Center Street	Billy Hammonds	039A10 015
641 Center Street	Rose Marie Williams	039A10 016
419 7 <sup>th</sup> Avenue E.	Jimmy Sneed	039A07 081
440 8 <sup>th</sup> Avenue E.	Kirtley Living Trust	039A04 105
619 Center Street	C & C Clark	039A10 007
637 State Street	Alvin & Ruth Stephenson	039A04 091
737 State Street	Mark Schaap	039A04 101
738 State Street	Charlie & Vivian Glass	039A04 102
725 State Street	Mark Schaap	039A04 095

#### Section 4. Possible Acquisition

- The following properties may be acquired as part of the proposed project for the expansion of the medical facilities dependent upon finalizing the redevelopment plans for the area, willingness of owner to sell structures to enhance the redevelopment plans adopted by the City of Bowling Green

<u>Address</u>	<u>Owner of Record as of October 1, 2002</u>	<u>PVA #</u>
622 2 <sup>nd</sup> Avenue	Bobby & Lavina Gatewood	039A03 024
624 2 <sup>nd</sup> Avenue	Bobby and Lavinia Gatewood	039A03 025
628 2 <sup>nd</sup> Avenue	J.P. Tucker	039A03 027
630 2 <sup>nd</sup> Avenue	J. Massey	039A03 028
602 4 <sup>th</sup> Avenue E.	P & N Walker	039A03 029
604 4 <sup>th</sup> Avenue E.	C & C Clark	039A03 080
612 4 <sup>th</sup> Avenue E.	Evergreen Lilliard	039A03 082
613 4 <sup>th</sup> Avenue E.	P. Lowe	039A03 085
618 4 <sup>th</sup> Avenue E.	F & N Austin	039A03 084
623 4 <sup>th</sup> Avenue E.	W & D Beasley	039A03 085
624 4 <sup>th</sup> Avenue E.	Robert Duncan	039A03 086
625 4 <sup>th</sup> Avenue E.	Robert & Pamela Cherry	039A03 087
630 4 <sup>th</sup> Avenue E.	C. Ballinger & F. Beckner	039A03 090
634 4 <sup>th</sup> Avenue E.	Val & Ronnie Poole	039A03 091
640 3 <sup>rd</sup> Avenue	Church of Christ	039A03 056
627 4 <sup>th</sup> Avenue	P & N Walker	039A03 089
702 5 <sup>th</sup> Avenue	Eulene Pierce	039A02 073
704 5 <sup>th</sup> Avenue	T & C Brand	039A02 074
706 5 <sup>th</sup> Avenue	Gloann Oldham	039A02 075
708 5 <sup>th</sup> Avenue	W & T Woods	039A02 076
140 Chestnut Street	Morton & Marie Hampton	039A03 008
150 Chestnut Street	M & H George	039A03 011

302 Chestnut	S. Anderson et. al.	039A03 058
318 Chestnut Street	Lillie Blewitt	039A03 064
320 Chestnut Street	Nathaniel & Evelyn Lewis	039A03 065
322 Chestnut Street	Griffin & Sylvia Parrish	039A03 067
340 Chestnut Street	O & D Gillium	039A03 073
402 Chestnut	P. Lowe	039A03 092
406 Chestnut	Inez & Percy Miller	039A03 095
408 Chestnut	Robert & Pamela Cherry	039A03 096
420 Chestnut	Dolores & O.A. Moses	039A03 099
428 Chestnut	Mary Jones Estate	039A03 102
434 Chestnut	Billy Dee Miller	039A03 104
121 Park Street	J & J Tarter	039A02 003
311 Park Street	James Dixon	039A02 013
325 Park Street	William Whitney	039A02 015
415 Park Street	Paul & Nell Walker	039A02 021
425 Park Street	Barbara Denning	039A02 022
435 Park Street	A. Thalyne Smith	039A02 023
445 Park Street	Maggie & Bonnie Hudson	039A02 024
460 Park Street	Harold Link	039A02 025
461 Park Street	Warren County	039A02 026
215 US 31 W By Pass	Toohey Realty	039A01 022

2. The following properties are non-conforming uses (non-conforming with the Plan, not necessarily with the Zoning Ordinance) which may be acquired as part of the proposed project dependent upon finalizing the redevelopment plans for the area, willingness of owner to redevelop the area in accordance with this Development Plan, and to enhance the redevelopment plans adopted by the City of Bowling Green.

<u>Address</u>	<u>Owner of Record as of October 1, 2002</u>	<u>PVA #</u>
425 1st Avenue E.	Bale Oil Co.	039A01 008
422 2nd Avenue E.	Faye Sims	039A04 020
424 2nd Avenue E.	Faye Sims	039A04 021
308 3rd Avenue E.	L. & L. Walker	039A09 010
414 3rd Avenue E.	James & Francis Lee	039A04 030
319 4th Avenue E.	Jones Builders	039A07 042
320 5th Avenue E.	Billy Miller	039A07 050
320 5th Avenue E.	Billy Miller	039A07 051
410 5th Avenue E.	David & Sharon Sears	039A07 052
225 6th Avenue E.	V. Duncan	039A10 001
229 6th Avenue E.	Harold Link	039A10 002
419 6th Avenue E.	D. & S. Gorman	039A07 068A
212 7th Avenue E.	P. & D. McFarland	039A11 005
214 7th Avenue E.	7th Street Church	039A11 006
219 7th Avenue E.	Mrs. Jesse F. Bewley	039A11 008

222 7th Avenue E.	Elmo Blewitt	039A10 018
224 7th Avenue E.	D. & L. Minton	039A10 019
326 8th Avenue E.	Allpest Chemical	039A07 098
422 8th Avenue E.	Mark Schaap	039A04 103
516 8th Avenue E.	K. & B. Wallace	039A04 100A
226 Center Street	Mike Justice	039A09 008
232 Center Street	L. & L. Walker	039A09 009
340 Center Street	Larry Suddeth	039A09 016
350 Center Street	Richard Emerson	039A09 017
400 Center Street	Brian & Nancy Talcott	039A09 019
609 Center Street	H. & E. Wardlow	039A10 004
613 Center Street	R. Wefferson	039A10 005
619 Center Street	C. & C. Clark	039A10 007
623 Center Street	C. & C. Clark	039A10 009
625 Center Street	C. & C. Clark	039A10 011
627 Center Street	C. & C. Clark	039A10 012
629 Center Street	C. & C. Clark	039A10 013
639 Center Street	Billy Hammonds	039A10 015
641 Center Street	Rose Marie Williams	039A10 017
647 Center Street	P. & D. McFarland	039A10 017
709 Center Street	L. Wright Cook	039A10 033
713 Center Street	L. Wright Cook	039A10 035
719 Center Street	P. & D. McFarland	039A10 037
723 Center Street	Chris & Kelly Blevins	039A10 038
515 Chestnut Street	Norman Burks	039A03 115
529 Chestnut Street	Norman Burks	039A03 120
105 College Street	Edwin Jr. & Nalda Willbanks	039A07 001
112 College Street	Edwin Jr. & Nalda Willbanks	039A07 002
230 College Street	Charles & Sandra Lewis	039A07 028
301 College Street	Morris Lightfoot	039A07 032
307 College Street	Morris Lightfoot	039A07 033
311 College Street	Billy Miller	039A07 035
337 College Street	B. & D. Basham	039A07 038
339 College Street	B. & D. Basham	039A07 039
347 College Street	Beacon Properties	039A07 040
401 College Street	Ray Jones & Sons Builders	039A07 043
409 College Street	Ray Jones & Sons Builders	039A07 044
415 College Street	Jones Builders	039A07 045
425 College Street	Taylor & Alene Moore	039A07 047
427 College Street	Medical Center	039A07 048
441 College Street	Billy Miller	039A07 049
601 College Street	Kenneth & Beverly Childress	039A07 063
602 College Street	Bowling Green Bank & Trust	039A07 064

606 College Street	Bowling Green Bank & Trust	039A07 065
612 College Street	D. & S. Gorman	039A07 066
623 College Street	Roger & Mary Carter	039A07 063
723 College Street	Jerry & Vineeda Tarrance	039A07 089
731 College Street	J. & H. Campbell	097A07 094
602 Kentucky Street	Linda Frasier	039A11 001
100 State Street	Don & Margaret Raymer	039A04 001
100 State Street	Don & Margaret Raymer	039A04 001A
101 State Street	Samuel Kirtley Living Trust	039A04 002
112 State Street	Don & Margaret Raymer	039A04 003
115 State Street	Charles & Carolyn Hardcastle	039A04 004
128 State Street	Phil Brown & M. Corliss	039A04 009
137 State Street	T. Kuhlenhoelter	039A04 013
200 State Street	Capital Aluminum MFG Co.	039A04 022
236 State Street	Billy Miller	039A04 025
237 State Street	Cecil Whitehead	039A04 024
237 State Street	Cecil Whitehead	039A04 024B
237 State Street	Cecil Whitehead	039A04 024C
302 State Street	Cecil Whitehead	039A04 033
319 State Street	Randolf Hale & Meredi	039A04 038
401 State Street	Billy Miller	039A04 051
419 State Street	David & Sharon Sears	039A04 059
429 State Street	David & Sharon Sears	039A04 063
438 State Street	Phillips Ice	039A04 065
438 State Street	Phillips Ice	039A04 065A
527 State Street	Smith & Jamison Gross	039A04 075
600 State Street	B. & D. Basham	039A04 084
601 State Street	Allen Hudson	039A04 085
614 State Street	John & Donna Kirk	039a04 086
636 State Street	R.E. Petrie	039A04 092
636 State Street	A. Stephenson	039A04 092A
637 State Street	Alvin & Rugh Stephenson	039A04 091
725 State Street	Mark Schaap	039A04 095
737 State Street	Mark Schaap	039A04 101
738 State Street	Charlie & Vivian Glass	039A04 102
State Street		039A04 005
134 State Street	Kelly & Patricia Lawrence	039A04 011
State Street		039A04 055
507 Short Avenue	Billy Miller	039A04 026
110 US 31W By Pass	Bale Oil Co.	039A01 018A
110 US 31W By Pass	Bale Oil Co.	039A01 010

3. The following properties may be acquired as part of the proposed project for the construction of affordable elderly housing dependent upon finalizing the redevelopment plans for the area, willingness of owner to sell structures to enhance the redevelopment plans adopted by the City of Bowling Green.

<u>Address</u>	<u>Owner of Record as of October 1, 2002</u>	<u>PVA #</u>
519 2 <sup>nd</sup> Avenue	Vechel Rhodes	039A03 012
521 2 <sup>nd</sup> Avenue E.	F.C. Ragland	039A03 013
533 2 <sup>nd</sup> Avenue	Dolores Moses	039A03 016
506 3 <sup>rd</sup> Avenue	Billy Miller	039A03 037
508 3 <sup>rd</sup> Avenue	Billy Miller	039A03 038
510 3 <sup>rd</sup> Avenue	Billy Miller	039A03 039
200 State Street	Capitol Aluminum Mfg Co.	039A04 022
236 State Street	Billy Miller	039A04 025
242 State Street	Billy Miller	039A04 027
225 Chestnut Street	S. Anderson et. al.	039A03 058
507 Short Avenue	Billy Miller	039A04 026
511 Short Avenue	James Thomas	039A03 032

#### Section 5. Rehabilitation

The goal of property rehabilitation in the designated target area is to provide a decent, safe and sanitary environment for the residential or commercial reuses currently utilizing these structures. Fundamental to this goal is the restoration of all existing structures feasible of rehabilitation to a condition meeting minimum building standards as defined by the City of Bowling Green and the Commonwealth of Kentucky. Initial rehabilitation activities will include the provision of technical assistance to property owners to facilitate and stimulate achievement of rehabilitation standards and objectives. The standards to be utilized for the purposes of property rehabilitation will be those as previously discussed for the Project Area and as found acceptable by the Commonwealth of Kentucky. The Downtown Redevelopment Authority will provide a Façade Program with a 50% grant, matched by the property owner to upgrade (improve) the exterior appearance of the structure. This program will be a voluntary program. Homeowner rehabilitation/rebuilt will also be encouraged through use of Forgivable Deferred Loans, low-interest loans and other financial institutions.

Any development/redevelopment undertaken must conform with the Future Land Use Map identified in this Development Plan as identified in CD Map 4 dated November 2002.

## VII.

### **DISPOSITION OF ACQUIRED LAND**

The land acquired in the proposed target area identified in CD-Map 2 and located within the project boundary will be utilized for uses which support and enhance the objectives delineated in Section IV, (State of Development Objectives) of the Community Development. Priority, where feasible will be:

- a. Bowling Greet Circus Square
- b. Expansion of the medical facilities
- c. Development of single-family homeownership especially in the Shake Rag Historic District
- d. Expansion and/or development of the Riverfront area
- e. An elderly housing complex providing affordable housing and services to elderly persons

## VIII.

### **OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW**

1. The Development Plan is in general conformance with the City's Comprehensive Plan.
2. A public hearing on the Development Plan has been held by the City of Bowling Green prior to adoption of the plan, to solicit citizen input.
3. The City has approved the Development Plan, financing, and findings on existence of slum and/or blighted conditions within the Project Area.

## IX.

### **PROCEDURE FOR CHANGES IN THE APPROVED COMMUNITY DEVELOPMENT PLAN**

If the City of Bowling Green desires to modify this plan, it may do so after the necessary public hearings and City Commission approval on the proposed changes in accordance with applicable state and local law.

Any change affecting any property or contractual right can be effectuated only in accordance with applicable state and local law and provided that, if modified after sale or lease of land in the area, such modification is consented to in writing by the owners and the lessees of the properties directly affected by this modification.

## X.

### **DURATION OF COMMUNITY DEVELOPMENT PLAN OBJECTIVES**

All land-use provisions and building requirements specified in this plan shall be applicable upon the date of approval of this plan and shall remain in effect for a minimum of twenty (20) years. Modification of the land use plans and the various building codes and development regulations of Bowling Green shall only be undertaken after appropriate public hearings and proper notification of all affected property owners.