

Comments on January 11, 2018 Planning Commission agenda items, received January 8-9

Item 25, Simpkins Grocery (Development Plan Revision)

From: kris mumford [mailto:kmum4030@hotmail.com]
Sent: Tuesday, January 09, 2018 11:43 AM
To: Planning Commissioners; Withers, Brett (Council Member)
Subject: Please Disapprove 2014NL-002-003

Dear Commissioners and Councilman Withers,

Please disapprove the latest business plan for 1629 Shelby Avenue. Our home is directly adjacent at 406 S. 17th Street. The change from what was supposed to be low impact retail to six days a week---including Sundays, shows a total disregard for the longstanding wishes of immediate neighbors.

In neighborhood meetings and conversations the applicant was told that we would like to see some protections regarding what might come next should this latest business fail. This is a retail plan not tied to a bike shop. So if this business fails, the owner of this property is now gifted additional hours, including weekends.

The applicant is not owed a successful business plan. If his business can't be successful without Sunday hours -----which he was told would be strongly opposed, then he shouldn't have moved forward in the first place. Granting this property extra rights above nearby homeowners wishes is deeply disturbing. We purchased our home prior to the commercial zoning of 1629 Shelby Avenue, never imagining that a retail store would be next door. Now, we are precisely in the territory that we feared when we opposed the NOLD for this property. The NOLD was intended to help preserve historic property by allowing a commercial use. This was never necessary for this property which is covered by a separate overlay and is most certainly financially stable as a residence only.

Please disapprove this plan as written to remove Sunday hours and add language preventing group tours and events.

Sincerely, Kris Mumford

406 S. 17th Street, 37206

From: Sandoz, Mary Lynn [mailto:ML.Sandoz@Vanderbilt.Edu]
Sent: Tuesday, January 09, 2018 11:35 AM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: January 11, 2018, Metro Planning Commission Hearing for SIMPKINS GROCERY - 2014NL-002-003

Commissioners:

Please accept this email as a neighbor's input for the exceptions requested for the property listed above. I have lived at 1808 Fatherland St. for more than 10 years and my home is close to the property in question. I am very much in favor of having a bicycle shop in this location, BUT please consider my 2 concerns:

1. A primary responsibility of the Planning Commission is to protect the integrity of our neighborhoods and the investments we have made in them. The current proposal lacks protections for the immediate neighbors; and therefore, should be modified to balance everyone's interests. As I said above, I do not oppose a bicycle shop, but it certainly can exist in a manner that protects the rights of the immediate neighbors.

2. I also oppose operation hours that include Sunday. The location of this property is really bad for retail and those problems are exacerbated with Sunday hours. One immediate neighbor of the property is a major church that produces much traffic and many parking demands on most Sundays all day. The lack of Sunday hours was a primary reason the initial exception was given for this property and that, at the very least, should be upheld.

Thank you for reading and considering my input.

ML Sandoz

Director of Forensics

Vanderbilt University

Treasurer

Cross Examination Debate Association

From: Erika Borg [mailto:erikaleeborg@gmail.com]
Sent: Tuesday, January 09, 2018 10:34 AM
To: Planning Commissioners; Planning Staff
Cc: Withers, Brett (Council Member)
Subject: RE: 2014NL-002-003 SIMPKINS GROCERY (DEVELOPMENT PLAN REVISION)

Jan. 8, 2018

To the Members of the Planning Commission and Planning Staff:

I live exactly one block away from the Simpkins Grocery site and am writing to express my support for the proposed changes to the Neighborhood Landmark Development Plan.

My husband and I love the walkability of our community, and we would like to see it become even more walkable -- and bikeable. This historic site has the potential to be used by nearby residents, but its current time restrictions make it effectively inaccessible and (I imagine) impossible for a business.

The proposed hours of operation would be more useful for the community, and are in keeping with the historical nature of the site -- a former grocery store. Saturdays and Sundays are the main days that most people have set aside for retail shopping and retail services.

Also, the proposed sign changes are attractive and consistent with the site's historical character.

We both love to ride bikes, as do our neighbors, and we believe that Austin Bauman and Green Fleet Bikes would be a terrific addition to

the neighborhood. We are especially pleased that Austin will not only be operating a business in our community - but be a resident.

We understand that the hours of operation would last beyond his tenure at the site, and support this lasting change. It would make our neighborhood even more walkable and would be in keeping with this site's historic legacy.

Sincerely,

Erika Borg

322 S. 17th Street

From: Carey Rogers [<mailto:careyrogers@comcast.net>]
Sent: Monday, January 08, 2018 6:48 PM
To: Planning Staff
Cc: Withers, Brett (Council Member); austin@greenfleetbikes.com
Subject: 2014NL-002-003 -- SIMPKINS GROCERY (DEVELOPMENT PLAN REVISION)

Planning Commission Members,

I write to support the application of Austin Bauman of Green Fleet Bicycle Shop for the requested zoning change at 1627 Shelby. I often bike in this area from my home in Inglewood and am familiar with the neighborhood. I can vouch that Austin is a respectable businessman and will absolutely fit into the neighborhood culture when he operates the shop. His location on Jefferson Street demonstrates that he responds to the needs of the neighborhood where he resides. It is perfectly understandable that neighbors may have reservations about the changes but I think they will ultimately learn that Austin will be a benefit to the community.

Carey Rogers

1310 Howard 37216

From: Avi Korine [mailto:akorine@gmail.com]
Sent: Monday, January 08, 2018 10:26 PM
To: Planning Commissioners; Withers, Brett (Council Member)
Subject: MPC 2014NL-002-003 1627 Shelby Avenue

To Whom It May Concern,

As the nearest neighbors to the Simpkins Grocery property we feel particularly impacted by the the proposed changes. The initial designation of the property as a commercial/historical property was made a mere three years ago. As a nod towards the strong objections to the nearby neighbors to having a business on this residential street a compromise was made whereby the business was only to be open four days a week. Perhaps we were naive and foolish, but we did not expect the hours and days to change so quickly - again despite the near unanimous objections of the nearby neighbors - after that concession was made. It feels like the nearby neighbors were placated with a temporary compromise, and as soon as the next opportunity to sell and expand hours, that compromise was quickly forgotten.

We understand that people like bike shops. We like bike shops, too! We often walk or bike to our local bike shop Eastside Cycles, (which though it's in a commercially zoned space, is not open on Sundays.) We have some concerns about large group tours, but if it truly is a local bike store catering to the community that's great!

We do, however, object to expanding the store hours, which was meant to be a low traffic, four days a week venue, into a full time, including Sunday, business. I stress Sundays in particular, because we have a busy and active church across the street. We have complete respect for Judah Temple of Praise and their fine parishioners. In fact, and to be frank, we find it somewhat disrespectful to have a business open on this residential street, across from a church on Sundays. For our family, Sunday is family day, a time to reflect and be with people close to us, having a busy commercial venture next door on a Sunday was not we anticipated when we moved here. We don't believe that Sunday hours are in keeping with the historical designation, and we don't believe they are necessary to preserve the property.

Additionally, were you to come here on a Sunday, you would find that there is little to no parking until well into the afternoon, (Both 1627 and our home at 1625 rarely have spaces until after 3 PM.) We believe that the addition of a business where people will be leaving their cars for long hours will only

exacerbate that problem. Several nearby neighbors have mobility issues, so I again want to strongly emphasize this objection.

Again, we understand that people like bike shops. I won't lie and say that were we several blocks away instead of the nearest neighbors we might not find these changes as onerous. But as our family and almost all of the near neighbors find the changes to the hours, particularly, and I can't stress this enough, the Sunday hours we hope you will take this into consideration. A compromise on the Sunday hours would make a big difference to the nearby neighbors, particularly those who never anticipated a business like this opening up next door.

Thank you for your consideration,

Avi Korine and Kendra DeColo

Non-agenda comments

Transit improvements

From: L.A.S. THERAPY NETWORK II - POLITICAL [mailto:las.politics@netzero.net]

Sent: Tuesday, January 09, 2018 11:46 AM

Subject: METRO COUNCIL NASHVILLE TRANSIT REFERENDUM PUBLIC HEARING TONIGHT

Good day all!

Today is the day to voice your thoughts, issues, concerns, and/or opinions about the proposed Nashville Transit System during the second [2nd] reading of the referendum during the 6:00 p.m. Metro Council meeting.

Yes, a transit system appears necessary to accommodate our densely populated communities, however, consider the following for your Constitutionally protected health, safety, and welfare.

1. Research, reports, and guidelines revealing above and below ground materials tolerance to blasting, heavy transportation equipment/vehicular vibrations, etc. from Geological Survey, Environmental Protection, US ARMY Corp of Engineers, and other agencies.
2. Physical, mental, emotional health issues such as hearing loss from blasting, high frequency traffic rail noises; air pollution causing respiratory distress; vision reduction from particles/debris floating; etc. effects researched by Health Departments, OSHA/TOSHA, and/or comparable studies from research institutions [i.e. CDC, NIH].

3. Eminent domain start date and community locations for home/property take over. Are you in a neighborhood targeted for relocation to provide space for the transit system?
4. Utilities underground or above ground wiring/piping destruction, plus increased costs to consumers to replace or repair water/gas pipes, electrical lines, etc. are not disclosed from NES, Public Works, Google Fiber, Metro Water, Piedmont Gas, and others should report on possible, prospective outcomes effecting consumers.
5. Feedback from police and fire departments addressing emergency and/or criminal activities have not been included in presentations to date. What are the costs of additional Transit Police, increased firefighters/EMS teams for protecting and serving residents/citizens/tourists using the new transit system?

Disclosing the needs, locations, advantages of the transit system are persuasive tools, but not all inclusive to add a referendum on the May 2018 ballot. Providing the disadvantages will create a total picture for the public and Council for voting decisions. Read the presentation attachment for more information to consider.

Thank you for holistic thinking and reasoning independently and collectively.

Respectfully,

Lisa

Lisa A. Spells, Consultant

L.A.S. THERAPY NETWORK II

Political Consulting and Legal Issues Management Services

611 North Fifth Street

Nashville, TN 37207-5812

615/226-1265 Phone

Mediation and Notary Services Available

Have a blessed day!

Disclaimer: L.A.S. Therapy Network II and/or representatives/consultants are not attorneys barred in Tennessee nor by any state in the United States. Legal education and national/international work experience are available upon request.

(attachment follows)



L.A.S. THERAPY NETWORK II
POLITICAL CONSULTATION & LEGAL ISSUES MANAGEMENT SERVICES

METRO COUNCIL NASHVILLE TRANSIT REFERENDUM JANUARY 9, 2018
SECOND READING PUBLIC HEARING PRESENTATION

Good day all!

You appear as children placed in the best toy store ever looking at multitudes of beautifully wrapped and presented items and dubbed with selecting what you want. The packages are bright with color and all the gadgets that will afford a wonderful opportunity to play and ride. You **blissfully** select your item[s], play with the new gadgets/toys/**transportation system**; then,...realize you failed to read the warning labels. Suddenly, and without knowledgeable warning, you receive injuries. Your life is drastically changed with a disfiguring disability, displacement, and/or death.

The Nashville Transit System displays, provided in various locations/venues, have been beautifully colorful and graphic, indicating locations of available placement opportunities, yet fail to provide research disclosing health, safety, welfare, and/or population displacement warnings for public awareness wise voting choices. There have been no research studies, graphics, nor processes identifying deficits of the proposed new transit system. Where are the reports from the following entities that disclose risks to public health, safety, and welfare of community residents, citizens, visitors, and/or others?

GEOLOGICAL SURVEY
ENVIRONMENTAL PROTECTION
HEALTH DEPARTMENT
OSHA/TOSHA
US ARMY CORP OF ENGINEERS
CODES DEPARTMENT
PUBLIC WORKS
NES
WATER COMPANY
HOUSING AGENCIES
REGISTRY OF DEEDS

So many previously passed and executed ordinances have resulted in unsafe conditions, adverse property use zoning issues, and more without input from local, state, and/or

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federal government agencies official input to protect the health, safety, and welfare of the community at-large. Some examples include, but are not limited to, the following listing.

1. **Short Term Rental Properties/Air Bed and Breakfast** permits issued in residentially zoned communities without policing the number of permits issued within a city block; creating adverse possession questions and changing residential to commercial use and bypassing required zoning changes by the Planning Commission.
2. **Blasting** to support taller buildings without notice to the public of soil shifting, increased vibratory damage to existing homes/structures, increased respiratory distress from polluted particles filtering debris into the air, potential hearing loss, fault line weaknesses, increased sink holes, etc.
3. **Firefighter access and reasonable rescue** support warnings to the public that create increased risks of bodily harm when incidents occur above the sixth [6th] floor of buildings resulting from unavailable ladder and/or inflatable equipment/supplies or rescue training necessary and proper for successful rescue.
4. **Transit Police** are required in major cities with mass transit systems. It appears that Metro Nashville Police are currently diminished in numbers. How are policing policies and modifications addressed when considering a local mass transit system?
5. **Property Owners' Rights** have not been addressed during presentations of mass transit that support stability/security and maintenance of homes, land, businesses, etc. Is the government to take over property to support land required for mass transit systems? Eminent domain appears inevitable for some neighborhoods to afford appropriate building space.
6. **Public Utilities [gas, electric, telephone, water]** have wires or pipes that have not been replaced in some instances since the, plus or minus, 1960s. Blasting, building, shaking, etc. will, without a doubt, create damage to sensitive, weak under/over ground vessels/pipes/wires/ and other systems/structures. Who will incur the costs? Where are the surveys/reports to address these issues?

Are you voting with diminished knowledge on a hugely, expensive transportation project where extreme, overt or covert, risks have not been provided on the warning label,

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displays and graphics for the community? Has the distributor of the future proposed product failed to provide adequate research and/or disclose dangers/risks purposefully?

Are you willing to **blissfully** vote with limited knowledge at the hidden costs to your voting constituents and you? **Ignorance is bliss!** How happy are you voting 'yes' without all necessary and proper information; thus, placing Metro Nashville Davidson County residents/citizens/visitors in harms way and raising costs to the public?

Voting with wisdom is indicative to great leadership. Voting from passion, emotion is characteristic of blissful ignorance and a willingness to suffer severe consequences and future failures at a cost to the masses. Why not wait, research, collect all data, and make voting choices with wisdom for the health, safety, and welfare of the public at-large? What say you, ... **bliss or wisdom?**

Thank you for your consideration. Vote your conscience. I say **"NO"** until all disclosures are considered.

Respectfully,

Lisa A. Spells
District 5 Voting Constituent

611 North Fifth Street Nashville, TN 37207-5812 615/226-1265 Phone

las.politics@netzero.net las.law@netzero.net

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Whites Creek quarry site

From: Robert A. A. KalanuWalker [mailto:ra7kalanuw@gmail.com]

Sent: Monday, January 08, 2018 1:36 AM

To: Barry, Megan (Mayor)

Cc: Hastings, DeCosta (Council Member); Briley, David (Vice Mayor); Haywood, Brenda (Council Member); Gilmore, Erica (Council Member); Jameson, Mike (Council Office); Planning Commissioners; Wilhoite, Vivian (Assessments); JOYCE GEORGE; Bill Transley; coreydjenkinsr@gmail.com; Bobby Stockard; Wblanch@netzero.com; Branding, Ed; Leshyn8@comcast.net; DAVID Williams; JANNA BOWMAN; cookspook@bellsouth.net; Marichelle Angeles; Maricris Wigley; James Minter

Subject: No Underground Expansion of the Whites Creek Limestone Quarry; but possible rezoning of existing site for Multipurpose usage...

Dear Mayor Barry,

On behalf of 'Concerned Citizens of the Whites Creek vicinity', numerous neighborhoods and myself, the attached information is submitted. Please give it a read and consideration when your busy schedule permits.

Respectfully,

--

RAK

Robert A. KalanuWalker, BS, MFA

(attachment follows)

{Revised from March 21, 2014}

Robert A. Kalanu-Walker
2992 Claymille Blvd.
Nashville, TN 37207

Ref.: **No Underground Expansion** of the Whites Creek Limestone Quarry; but possible rezoning of existing site for Multipurpose usage should be considered

Honorable Megan Barry,
100 Metro Courthouse,
Nashville, TN 37209

Dear Mayor Barry,

Concerned Citizens of the Whites Creek vicinity are very aware that change and progress will and often must occur. I was asked (in 2014, by Mrs. Joyce George of Haynes Manor subdivision) to address some of this area's problems caused by Rock Quarry actions. The information herein will give you and the Metro-Nashville Council, some **environmental reasons why** this quarry **should not expand further**; and to avoid litigation, should have blast charges reduced. We realize that more frequent blast may be needed (if the charge is reduced) but homes will be spared much damage. I shall also mention damage done, and still possible to homes and health. This quarry has been allowed to shake, rattle and decimate homes and nerves; and pollute the air with impunity for decades. As the Quarry nears an end, they attempt to bury the problems, and offer to reduce problems by 30 to 40%, or even 80%. We submit a guaranteed 100% reduction and improvement, by leaving the 300 or-so acres near the quarry as residential (or even green-space; or multi-purpose use). The council and your office may even show some creativity (and real growth potential) by helping to get this area: bike paths, sidewalks, a retail center, or even an amphitheater. The gigantic hole about to be left in the earth may become an attraction, if properly used. This location could be a premier spot for folk; who could walk or bike for groceries, health needs or entertainment (and not have to drive every time they leave the house). Perhaps add a cable-car network (or monorail) to aid traffic concerns. There is dire need of real neighborhood enhancements (such as sidewalks) and fewer detrimental components.

My suggestion to creative urban planners, is that the Eastside (of a no longer active quarry) may have towers built that house: residential, commercial, grocery and recreational areas. Possibly with crossovers and conveyor steps connecting various areas (along with elevators, of course). The Westside could have platforms in varying locations that support manmade trees (stylized structures covered with flowering vines and evergreen flora; and lights). There may even be a large screen (or jumbotron) in the center of this side; for showing movies or network programs. With proper safety netting there could even be promenade areas included. I could provide an illustration of such a plan for your office to view, if need be.

We specifically refer to parcels 05900012200, 123, 124, 125, 208, 209 through 212, 221 and 060000070., 071 and 072. The area of proposed zone change is in the fringe of what is called a 'Karst Topography' region. You may know that the United States Geological Survey proposes that the "Nashville Basin" is one of the areas that could be adversely affected by underground mining. **Karst topography** is a geological formation shaped by the dissolution of layer(s) of soluble bedrock; usually carbonate rock such as **limestone** or dolomite, but also in gypsum.

There once was a lake in the proposed zoning change area. Cantrells' Lake no longer exist as a body of water, containing fish; (most likely drained away by fissures). Whether or not this is a direct result of past quarry activity is debatable of course. But future development of sinkholes and increased flooding in the area is assured **if underground mining** and filling in this watershed area is allowed. The result would put homes at greater risk in many subdivisions: Aldrich Heights, Brookview, Haynes Manor, Highland Trace, Claymille Station, Park Preserve, Trinity Hills Village, Willow Trace and the Brick Church Business Park. Encroachment as planned by the Rogers Group for the "next 100 years" (their words) reeks of disaster. Please know, this is not an anti-Rogers Group writing; but more of a pro-community notice. For even this huge company cannot control natural forces in action. We have been given story-after-story of residents who have and continue to suffer property damage from the blasting (although the Rogers Group denies a connection) as-well-as stories of health issues due to airborne quarry particles. Yes, there are those who want to form a class-action lawsuit, hiring engineers to substantiate causes; and some residents that feel putting things underneath greenway cover and berms is acceptable. The latter mentioned folk may not have done enough research. It is worth noting, that the County and Metro's Assessor may be subjects in any action; for not coding parcels within a certain radius of quarry blasting. Such a coding may alert homebuyers; much like the current **Flood-plain coding** does, for citizens and builders within the metro area.

Your codes office might consider specifying 'vibration resistant structures' or building material be used within certain proximity of a quarry. They could even recommend that central air conditioners (near a quarry) have coated coils; to prevent particulates damage. Or your office might lobby for 'reduced blast strength' but increase the number of blast.

Mayor, we have neighbors, who are called by the quarry personnel and told a blast is about to happen, can actually watch debris fall from their chimneys at the time of blast; or watch certain cracks grow. One friend has told of replacing a particular bathroom window several times, which shattered after blast shakes. The underground facility in Kentucky may not be as close to a Karst Basin area; [but is put forth as justification for Nashville's acceptance](#).

But, so you do not mistake this writing as off the top of someone's head (as a neighbor of ours has said) I have data herein from studies by David Barber, of the **U.S. Geological Survey** and Professor Sam Lupica. The illustration on page 5 herein, shows most of the parcels targeted for underground mining.

'Environmental Hazards of Limestone Mining' by David Barber follows:

Limestone, composed mostly of calcium carbonate, is used primarily to produce Portland cement for the building industry. Other products that use limestone are breakfast cereal, paint, calcium supplements, antacid tablets, paper and white roofing materials. Limestone is a karst-forming rock, which produces landforms that are formed by dissolution, and represents about 10 percent of the world's land surface. **But limestone cannot be mined without impacting the environment.**

Groundwater quality can be affected by quarrying limestone by increasing sediment and accidental spills directly into the aquifers. These contaminants can also include material like oil and gas from mining equipment. Because contaminants in ground water move faster through limestone than other types of rocks, quarries in karst areas must be especially careful. Quarrying also removes the entire subcutaneous zone, an important ground-water storage area. Pumping water out of underground mines changes the direction and the amount of groundwater flow. When the operation of a quarry or mine ends, the direct impacts on groundwater quality may decrease but the long-term contamination can persist.

Subsidence (the process by which a building becomes damaged because the land it is on has sunk) Limestone is often mined from a quarry. However, underground limestone mines can be found in the central and eastern United States, especially near cities. In humid climates, limestone dissolves quickly and is carried away by water. This creates caves which can become weak and collapse. Underground mining of limestone can cause a cascading environmental impact. Mining in the karst can lower the water table, which removes the support of rock that overlies water-filled caverns, which can create sinkholes.

Dust is one of the most visible impacts associated with limestone quarrying due to the drilling, crushing and screening of the rock. The mine site conditions can affect the impact of dust generated during extraction, including rock properties, moisture, ambient air currents and prevailing winds, and the proximity to population centers. Fugitive dust can escape from trucks traveling on excavation haul roads and from blasting. This airborne dust can travel long distances from a mining site and affect urban and rural residential areas. | * Mr. Barber is a print and radio journalist.

He received a 1981 Los Angeles Press Club Award and was co-author of the 1998 "Insider's Guide to Tucson." He holds a B.S. in biology from State University of New York.

To Read more: http://www.ehow.com/list_7634673_environmental-hazards-limestone-mining.html#ixzz2x6C7KJDj

1. Public Exposure:

A study conducted by the California Environmental Protection Agency stated that the general public can be exposed to silica dust from mining operations. Their findings, published in the December 2005 issue of "Regulatory Toxicology and Pharmacology" stated that the actual levels of silica exposure have been underestimated in previous reports. The researchers found that a range of 3 to 10 µg of silica dust per cubic meter of air was typical around California quarries. The study concluded that these levels have been linked to chronic lung disease in previous studies.

2. Lung Inflammation:

Inhalation of dust from rock quarries can induce inflammation of lung tissue. A study published in the April 2005 issue of "The Annals of Occupational Hygiene" exposed human epithelial cells from the lung to microscopic particles similar to those obtained from a stone quarry in Norway. The researchers found that the stone particulate matter induced the cells to release chemicals known as chemokine, which are proteins that induce inflammation in tissues. However, researchers were unable to identify the particular elements in the dust that induced this effect. | * The two items above reflect the research of Professor Sam Lupica. Mr. Lupica began scientific writing in 2007, specializing in physiology, toxicology and reproductive biology. He teaches chemistry and biology, and has published several journal articles in "Aquaculture Research" and informational articles in online publications.

[I made no corrections of any typographic errors found in online writings.]

In closing, I offer commendations to you and the council for commitment to inclusionary housing in Nashville and Davidson county. This data was given to our previous mayor and council members, and is being shared with the new regime. We trust your administration's moral compass will put public and nature benefits ahead of those wanting individual gain. We concerned citizens shall remain vigilant with you.

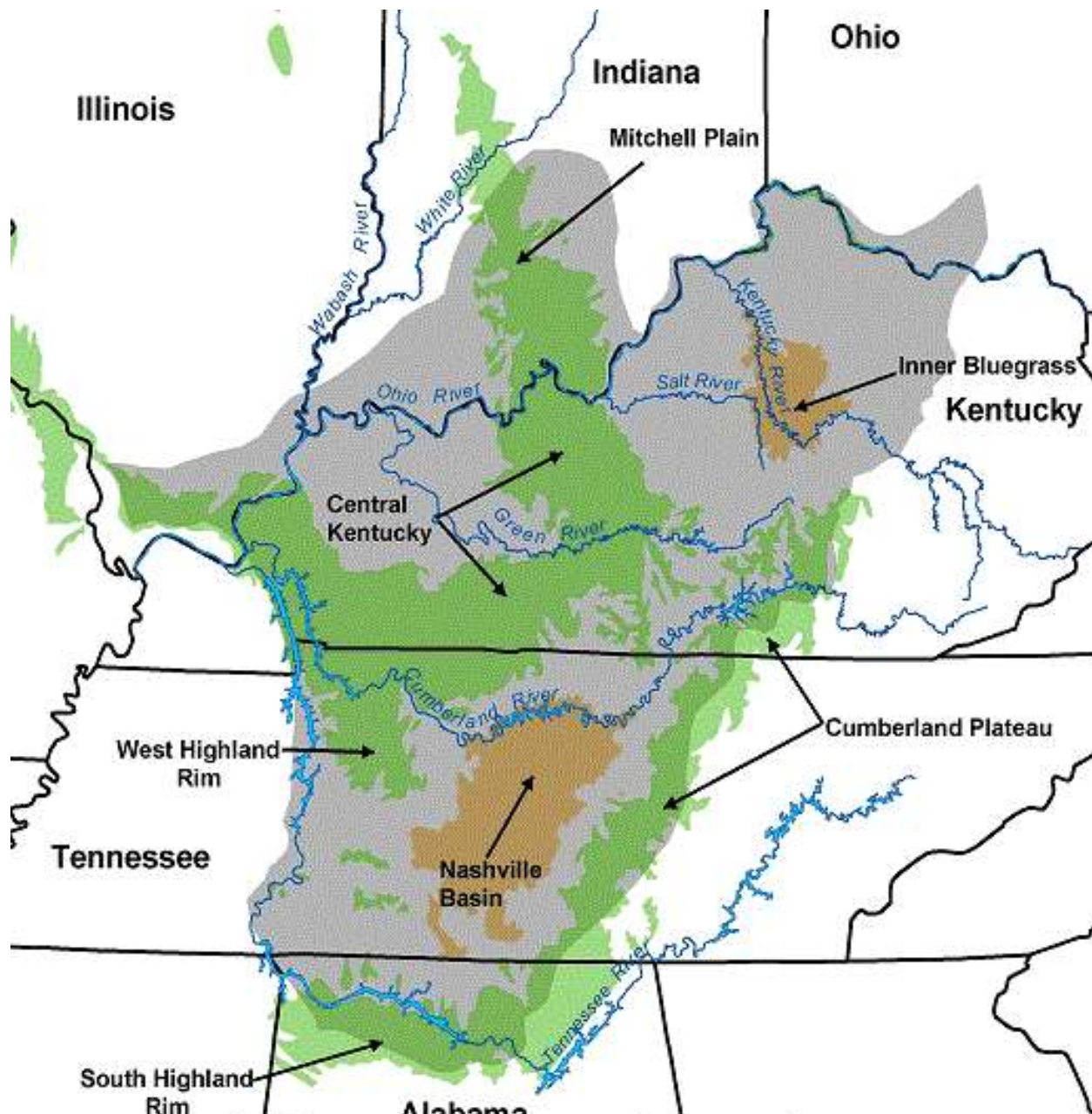
Sincerely,

R AK

Robert A. Kalanu-Walker, B.S., MFA
Visual Artist | Entrepreneur
Metro-Nashville Deputy Assessor (ret.)

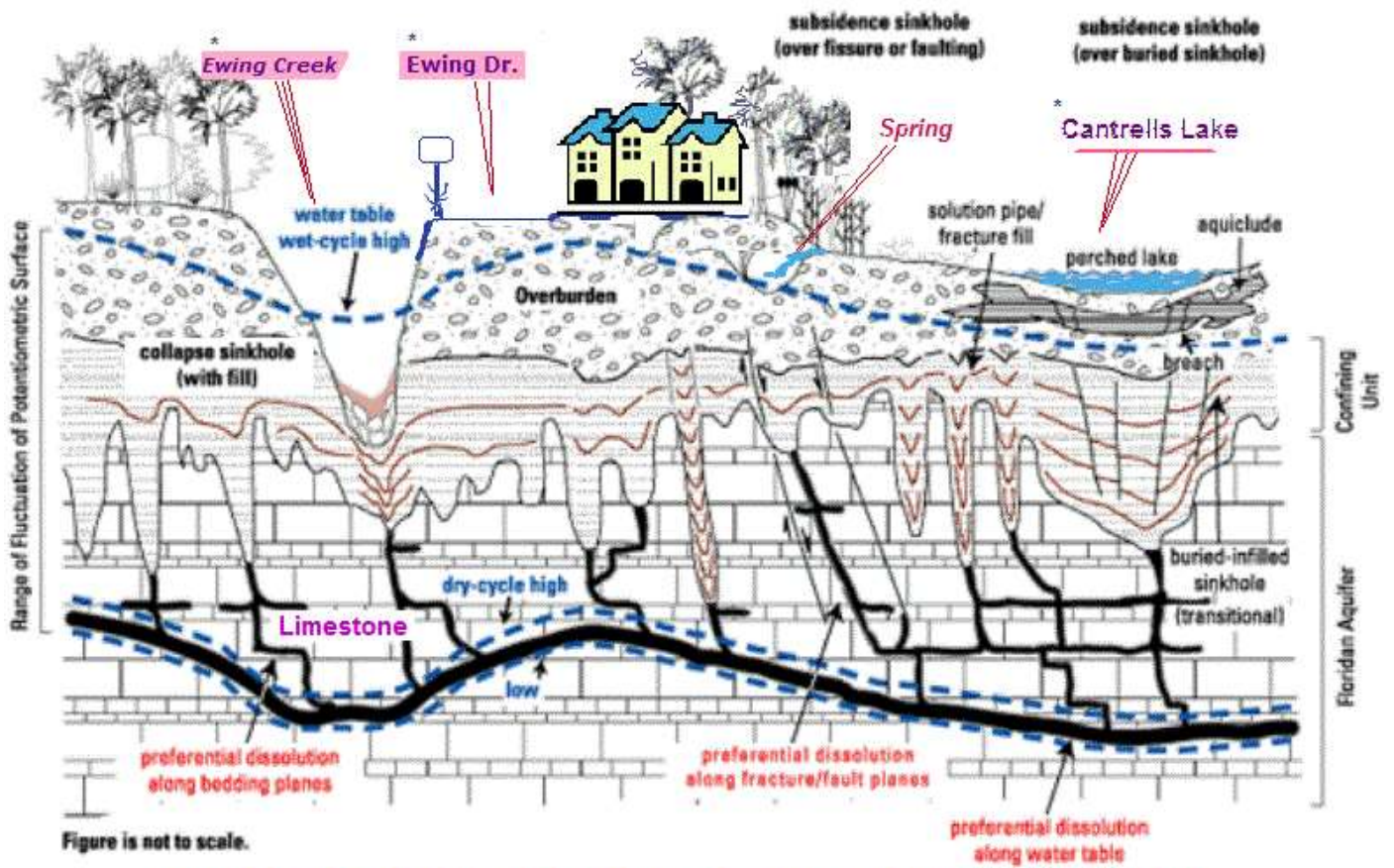
Copy: Vice Mayor David Briley, 1 Public Sq., Suite 204 - P.O. Box 196300, Nashville, TN 37219-6300
Councilman Decosta Hastings, 1 Public Sq., Suite 204 - P.O. Box 196300, Nashville, TN 37219-6300
Councilwoman Brenda Haywood, Councilman at Large Erica Gilmore, Mike Jameson, Metro Council Attorney
Rogers Group Investments, c/o 421 Great Circle Road, Nashville, TN 37228
Planning Commissioners, via planning.commissioners@nashville.gov \ Mrs. Joyce George
Davidson Co. Assessor, Vivian Wilhoite \ A Host of [Nashville Citizenry](#)

cc: Nellie J. Bowman, Marilyn G. Walker, Cleveland & Jan Johnson, William Transley, Officer Claude Mann,
Marcus Jordan



Karst Hydrology Initiative study area showing major karst hydro-geologic settings in the Interior Low Plateaus physiographic region. Areas underlain by Lower-Middle Ordovician limestone is shown in brown.

- **Credit: U.S. Geological Survey**



Graphic of Solution and collapse features of karst topography.
 - Credit: U.S. Geological Survey

* Local Names Added by Kalanu-Walker

* The U.S. Geological Survey group warn against blasting (especially underground) in regions like that which exist in this area of Davidson County.



"Particulate matter," also known as particle pollution or PM, is a complex mixture of extremely small particles and liquid droplets. **Particle pollution** is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health problems. The EPA is concerned about particles that are 10 micrometers in diameter or smaller because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects. I've no test alerts for Nashville. EPA groups particle pollution into two categories:

- "Inhalable coarse particles," such as those found near roadways and dusty industries, are larger than 2.5 micrometers and smaller than 10 micrometers in diameter.
- "Fine particles," such as those found in smoke and haze, are 2.5 micrometers in diameter and smaller. These particles can be directly emitted from sources such as forest fires, or they can form when gases emitted from power plants, industries and automobiles react in the air.

[Basic Information](#) - Basics about particle pollution.

[Health](#) - Effects of particle pollution.

[PM Standards](#) - Links to technical info' that regards national air quality standards for particle pollution.

[PM Designations](#) - Regional, state and local information related to PM nonattainment.

[PM Implementation](#) - Programs and requirements for reducing particle pollution.

Fort Negley preservation

-----Original Message-----

From: LeAnne Péters [mailto:leanne.peters55@gmail.com]

Sent: Thursday, January 04, 2018 10:12 AM

To: Planning Commissioners

Subject: Save Fort Negley 's grounds!

No development on hallowed ground!

LeAnne Péters

37215

Proposed revisions to historic guidelines

(The Planning Commission does not review these)

From: Scott Werbel [mailto:swerbel@theardentcompanies.com]

Sent: Monday, December 18, 2017 5:45 PM

To: O'Connell, Freddie (Council Member); Cooper, John (Council Member); Briley, David (Vice Mayor); Shulman, Jim (Council Member); Zeigler, Robin (Historical Commission); Gilmore, Erica (Council Member); Planning Commissioners; Hurt, Sharon (Council Member); Walker, Tim (Historical Commission); Sloan, Doug (Planning)

Subject: re: Nashville - Proposed Revisions to Historic Guidelines

Dear Nashville Planning Commission members:

My name is Scott Werbel and I'm Managing Director at The Ardent Companies. Since 2014, my partners and I have acquired four iconic buildings in the Lower Broadway area, investing more than \$50 Million. We have plans to acquire more property in the downtown area. Our assets include 312 Broadway (which we subsequently sold in 2017), 305 Broadway, and 208-212 Broadway.

It has recently been brought to my attention that there is a proposal to revise the historic guidelines pertaining to Lower Broadway and 2nd Avenue. Unfortunately, my partners and I will not be able to attend the meeting on Dec 20th therefore I am writing to express our thoughts and concerns regarding these proposed revisions.

Ardent has paid some of the highest, often record setting prices, in the historic district of downtown Nashville. We are only able to invest at these prices due to the demand from tenants and the market rents in the district. Our tenants, such as the Valentine and Redneck Riviera, have made significant capital improvements to their buildings while also protecting their historical integrity.

The allure of lower Broadway is manifested in the sights and sounds of the Music City character that it exudes. Its current character is unique beyond compare although we like to affectionately refer to it as “the Times Square of the South.”

Our concern is that future tenants at buildings we own or plan to buy, will not have the same competitive advantage of those that have been redeveloped previously. The proposed revisions include significant changes to rooftop guidelines, lighting, new construction, and renovations. My partners and I believe it is critical for downtown Nashville's sustained growth, increased property tax values and significant sales tax revenues, to limit additional requirements that potentially hinder future redevelopment or make it more costly. We are proud of the properties we own in Nashville and their historical significance and strongly believe that the current zoning rules are adequate, as they allow for creativity, unique branding, and individuality.

We will continue to invest here and support the efforts to maintain the historical relevance, but must urge that the proposed revisions not be implemented.

On behalf of the Ardent Companies, I thank you for your consideration. Should you have any questions or if we can add more to the discussion, please do not hesitate to contact me.

Regards, Scott



Scott Werbel

Managing Director

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