

## Comments on March 22, 2018 Planning Commission agenda items, received March 17-20

### Item 20, Donelson Transit-Oriented Redevelopment Plan

From: ray sells [mailto:thesells836@gmail.com]  
Sent: Tuesday, March 20, 2018 6:40 AM  
To: Planning Commissioners  
Subject: Take time to do it right

Transit planning for Donnelson area remains a challenge to include a wide range of voices, assure there is affordable housing in the mix, and to create a process that serves not only this decision but future decisions related to development. Ray Sells

Sent from my iPad

**From:** Nancy Colowick [mailto:ncolowick@gmail.com]  
**Sent:** Monday, March 19, 2018 9:58 PM  
**To:** Planning Commissioners  
**Subject:** Please Defer the Donelson Transit-Oriented Development Plan

Dear Commissioners,

As a member of the NOAH Affordable Housing Task Force, I am writing to ask you to defer the Donelson Transit-Oriented Development Plan. It is critical to develop this plan thoughtfully and there are no good reasons to rush the vote.

Nashville has a severe affordable housing crisis, and NOAH (Nashville Organized for Action and Hope) has been pushing for solutions for several years. On March 8, our Affordable Housing Task Force held a public forum on the proposed transit plan and the need for affordable housing, and over 500 people attended. The experience of other cities has shown that light rail can increase gentrification and make housing less affordable.

Former Mayor Barry created a "Transit and Affordability Task Force" that carefully developed recommendations for keeping housing affordable in transit areas. To date, none of these recommendations has been added to the Donelson Transit-Oriented Development Plan.

The Donelson Transit-Oriented Development Plan will likely become a template for the 12 or more Transit-Oriented Development plans. That is another sound reason for deferring this vote. It is very important to take

the time to to give property owners, neighborhood leaders, and housing advocates the time to truly understand this plan and participate in shaping it. There is no need to hurry approval of the current Plan!

Thank you for your work as Planning Commissioners and for your consideration of this critical matter.

Sincerely,

Nancy Colowick  
10

1325 5th Avenue N, Unit  
Nashville, TN 37208

**From:** Dale& Pat Finney [mailto:finneydale@att.net]  
**Sent:** Monday, March 19, 2018 8:58 PM  
**To:** Planning Commissioners  
**Subject:** Please DEFER the Donelson Transit-Oriented Development Plan

Dear Commissioners,

Thank you for your work as Planning Commissioners.

As a member of the NOAH Affordable Housing Task Force,\* I am writing to ask you to defer the Donelson Transit-Oriented Development Plan. It is critical to develop this plan thoughtfully and there are no GOOD reasons to rush the vote.

Former Mayor Barry created a "Transit and Affordability Task Force" that carefully developed recommendations for keeping housing affordable in transit areas. To date, NONE of these recommendations has been added to the Donelson Transit-Oriented Development Plan.

The Donelson Transit-Oriented Development Plan will likely become a template for the 12 or more Transit-Oriented Development plans. That is another sound reason for deferring this vote. It is very important to take the time to to give property owners, neighborhood leaders, and housing advocates the time to truly understand this plan and participate in shaping it. There is NO rush!

Sincerely,

Patricia Finney

1315 Montgomery Ave.

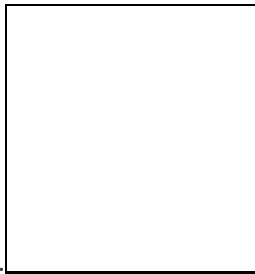
Nashville, TN 37207

\*NOAH (Nashville Organized for Action and Hope) has been pushing for solutions to our affordable housing crisis for several years. On March 8, our Affordable Housing Task Force held a meeting with 500 people about the proposed transit plan and the need for affordable housing. The experience of other cities has shown that light rail can increase gentrification and make housing LESS affordable.

**From:** Louise Morris [mailto:louisemorris.1@comcast.net]  
**Sent:** Monday, March 19, 2018 7:21 PM  
**To:** Planning Commissioners  
**Subject:** Please DEFER the Donelson Transit-oriented development plan

Dear Commissioners,

Thank you for your work as Planning Commissioners.



I am writing to ask you to defer the Donelson Transit-Oriented Development Plan. It is critical to develop this plan thoughtfully and there are no GOOD reasons to rush the vote.

The "Transit and Affordability Task Force" that Mayor Barry created, carefully developed recommendations for keeping housing affordable in transit areas. To date, NONE of these recommendations has been added to the Donelson Transit-Oriented Development Plan.

The Donelson Plan will most likely become a template for the 12 or more Transit-Oriented Development plans. That is another sound reason for deferring this vote.

It is very important to take the time to give property owners, neighborhood leaders, and housing advocates the time to truly understand this plan and participate in shaping it. There is NO rush! Please DEFER the vote!

Sincerely,

Louise Morris

**From:** Nell Levin [mailto:bernellalevin@gmail.com]

**Sent:** Monday, March 19, 2018 6:38 PM

**To:** Planning Commissioners

**Subject:** Don't Rush Through Donelson TOD Plan!

Dear Commissioners,

I am writing to ask you to defer voting on the Donelson Transit-Oriented Development Plan. This Transit Plan will likely become a template for the 12 or more Transit-Oriented Development plans. It is crucial to take the time to give property owners, neighborhood leaders, and housing advocates the time to truly understand this plan and participate in shaping it. It is critical to develop this plan thoughtfully and there are no good reasons to rush the vote.

Furthermore, none of the recommendations from the Transit and Affordability Task Force have been implemented the Donelson TOD Plan. We really do need to take the time to implement these recommendations and make sure we get this TOD right.

Sincerely,

Nell Levin

1611 Forrest, 37206

Member of NOAH Affordable Housing Task Force

\*NOAH (Nashville Organized for Action and Hope) has been pushing for solutions to our affordable housing crisis for several years. On March 8, our Affordable Housing Task Force held a meeting with 500 people about the proposed transit plan and the need for affordable housing. The experience of other cities has shown that light rail can increase gentrification and make housing LESS affordable.

From: Elaine and Bob Smyth [mailto:smyth416@comcast.net]  
Sent: Monday, March 19, 2018 5:05 PM  
To: Planning Commissioners  
Subject: Please defer Donelson Plan

Dear Commissioners,

I understand there is a motion to defer the Transit-Oriented Development District plan for Donelson. This makes a lot of sense to me, as it will no doubt set a precedent for future transit areas to come. The Referendum vote is only weeks away, and after that decision, there should be ample time to get this plan to fully reflect the voices of all Nashvillians involved across the county. Especially with such change in the City Hall there has not been sufficient time or attention given to all aspects of smart and progressive development.

Thank you for your judgment in this important situation,

Robert V Smyth

**From:** Ellen Wolfe [mailto:emwolfe84@att.net]  
**Sent:** Monday, March 19, 2018 5:05 PM  
**To:** Planning Commissioners  
**Subject:** SUBJECT: Please DEFER the Donelson Transit-Oriented Development Plan

Dear Commissioners,

First, thank you for your work as Planning Commissioners. As a member of the NOAH Affordable Housing Task Force,\* I am writing to ask you to defer the Donelson Transit-Oriented Development Plan. It is critical to develop this plan thoughtfully and there are no GOOD reasons to rush the vote.

Former Mayor Barry created a "Transit and Affordability Task Force" that carefully developed recommendations for keeping housing affordable in transit areas. To date, NONE of these recommendations has been added to the Donelson Transit-Oriented Development Plan.

The Donelson Transit-Oriented Development Plan will likely become a template for the 12 or more Transit-Oriented Development plans. That is another sound reason for deferring this vote. It is very important to take the time to give property owners, neighborhood leaders, and housing advocates the time to truly understand this plan and participate in shaping it. There is NO rush!

Sincerely,

Ellen M. Wolfe

915 Montrose Ave.

Nashville, TN 37204

\*NOAH (Nashville Organized for Action and Hope) has been pushing for solutions to our affordable housing crisis for several years. On March 8, our Affordable Housing Task Force held a meeting with 500 people about the proposed transit plan and the need for affordable housing. The experience of other cities has shown that light rail can increase gentrification and make housing LESS affordable.

**From:** Elaine Smyth [mailto:ehugheysmyth@gmail.com]

**Sent:** Monday, March 19, 2018 4:35 PM

**To:** Planning Commissioners

**Subject:** Please DEFER the Donelson Transit-Oriented Development Plan

**It is critical to develop this plan thoughtfully as it is the first of Nashville's transit-oriented developments.**

**The problem for me as a concerned citizen and frequent attendee of Mayor Purcell and Brenda Wynn's Transit and Affordability Committee (appointed by Mayor Barry) is that NONE of the recommendations are included in this plan, and it could by default become the template for all the 12-15 subsequent transit districts.**

**There should be no rush — and the commission, the public and the Council should be given time to consider this first zone carefully, including ample public hearings. Otherwise Nashville may continue to lose neighborhood character and housing for existing**

**residents.** Elements excluded from the plan include: guidelines for building a portion of new building as 'affordable housing' so that none of the future income stream from the *new tax increase* is granted to developers without some contribution to the affordable housing stock; prohibiting short-term rentals in new construction projects *that receive public financing*; and simplifying the planning process to give fairer access to builders (especially some of the smaller, local ones focused on the lower-income population).

There SHOULD be no reason to rush on this. We need to get it right for all the people who live and work in this city.

YOURS TRULY

Elaine Smyth

Green Hills

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

From: Elizabeth Patterson [mailto:libpatterson@comcast.net]

Sent: Monday, March 19, 2018 3:33 PM

To: Planning Commissioners

Subject: Please DEFER the Donelson Transit-Oriented Development Plan

Dear Commissioners,

As a concerned Nashville citizen and supporter of the NOAH Affordable Housing Task Force\*, I am writing to ask you to defer the Donelson Transit-Oriented Development Plan. It is critical to develop this plan thoughtfully and there are no GOOD reasons to rush the vote.

I have spoken with people from both Charlotte, NC and the DC area and they both said that while development rose substantially in the areas around the transit system, rents

also rose substantially. That result in no way helps with the affordable housing crisis.

Former Mayor Barry created a "Transit and Affordability Task Force" that carefully developed recommendations for keeping housing affordable in transit areas. To date, NONE of these recommendations has been added to the Donelson Transit-Oriented Development Plan.

The Donelson Transit-Oriented Development Plan will likely become a template for the 12 or more Transit-Oriented Development plans. That is another sound reason for deferring this vote. It is very important to take the time to to give property owners, neighborhood leaders, and housing advocates the time to truly understand this plan and participate in shaping it. There is NO rush!

Thank you for your work as Planning Commissioners.

Sincerely,

Elizabeth Patterson  
210 Deer Park Drive  
Nashville, TN 37205

\*NOAH (Nashville Organized for Action and Hope) has been pushing for solutions to our affordable housing crisis for several years. On March 8, our Affordable Housing Task Force held a meeting with 500 people about the proposed transit plan and the need for affordable housing. The experience of other cities has shown that light rail can increase gentrification and make housing LESS affordable.

**From:** Susie Ries [mailto:susiewries@gmail.com]  
**Sent:** Monday, March 19, 2018 3:25 PM  
**To:** Planning Commissioners  
**Subject:** Please DEFER the Donelson Transit-Oriented Development Plan

Dear Commissioners,

Thank you for your work as Planning Commissioners.

As a member of the NOAH Affordable Housing Task Force,\* I am writing to ask you to defer



the Donelson Transit-Oriented Development Plan. It is critical to develop this plan thoughtfully. There are no *GOOD* reasons to rush the vote.

Former Mayor Barry created a "Transit and Affordability Task Force" that carefully developed recommendations for keeping housing affordable in transit areas. To date, *NONE* of these recommendations has been added to the Donelson Transit-Oriented Development Plan.

The Donelson Transit-Oriented Development Plan will likely become a template for the 12 or more Transit-Oriented Development plans. That is another sound reason for deferring this vote. It is very important to take the time to give property owners, neighborhood leaders, and housing advocates the time to truly understand this plan and participate in shaping it. There is *NO* rush!

Sincerely,  
Susie Webb Ries

3506 Richland Ave

Nashville, TN 37205

\*NOAH (Nashville Organized for Action and Hope) has been pushing for solutions to our affordable housing crisis for several years. On March 8, our Affordable Housing Task Force held a meeting with 500 people about the proposed transit plan and the need for affordable housing. The experience of other cities has shown that light rail can increase gentrification and make housing *LESS* affordable.

**From:** Paulette Coleman [mailto:saico7@aol.com]  
**Sent:** Sunday, March 18, 2018 11:28 PM  
**To:** Planning Commissioners  
**Subject:** Please DEFER the Donelson Transit-Oriented Development Plan

Dear Planning Commissioners

*Dear Commissioners,*

*NOAH (Nashville Organized for Action and Hope) has been pushing for solutions to our affordable housing crisis for several years. Last week, our Affordable Housing Task Force held a meeting with 500 people about the proposed transit plan and the need for affordable housing (March 8). The experience of other cities has shown that light rail can increase gentrification and make housing LESS affordable.*

*Former Mayor Barry had created a "Transit and Affordability Committee" that developed good recommendations for keeping housing affordable in transit areas. However, NONE of these have been implemented. The Donelson Transit-Oriented Development Plan includes NONE of these recommendations.*

*Please defer this Donelson plan, to give property owners, neighborhood leaders, and housing advocates the time to truly understand this plan and to participate in shaping it. This plan may set the precedent for all other such plans -- and we need to get this right the first time! There is NO rush!*

*Sincerely,*

Paulette Coleman, Ph.D.

(615) 662-5172

Certified Mediator

(615) 294-7211

## Item 21, 353-57 Glenrose Ave and 354 Hester Ave.

**From:** Duane Cuthbertson [mailto:dcuthber@gmail.com]  
**Sent:** Monday, March 19, 2018 10:14 AM  
**To:** Planning Commissioners  
**Cc:** William Smallman; Joe Baine Colvert; Sledge, Colby (Council Member)  
**Subject:** 2018Z-024PR-001 (Glenrose / Hester)

Members of the Planning Commission -

As owners of property across the street (356 - 358 Glenrose) from the zone change requested at 353 - 357 Glenrose and 354 Hester Avenue we would like to express our **support for MUL-A zoning.**

We think this proposal will assist the positive transition of this section of Glenrose Avenue into an active and diverse mixed use corridor - one that will enable a diversity of housing types and small neighborhood oriented services. The request represents positive incremental urbanism that can enable healthy communities and beneficial improvements in the public realm.

Thank you for all you do.

--

Duane Cuthbertson

615.924.9618

