

Comments on March 22, 2018 Planning Commission agenda items, received March 21-22

Item 7, Belmont University Institutional Overlay Amendment

From: David Drake [mailto:ddrake.co@gmail.com]

Sent: Thursday, March 22, 2018 11:59 AM

To: Planning Commissioners

Subject: Belmont Institutional overlay Case # 2018IN-001-001-- Request for deferral, reanalysis

Commission Members:

I'm posting regarding the impact from Belmont University (BU) on traffic flow on Ashwood Ave (AW) between 12 Ave S (12S) and Belmont Blvd (BB that direction also referred to as Natchez Trace in study documents.) Specifically, the area most at issue is the traffic from the collector street 15th Ave S (15S) away from BU that turns onto Ashwood Ave at the 4-way stop. This intersection is effectively the southern exit from the campus not only during peak evening hours but from also evening classes that surge through the area after 9PM. The existing and proposed Belmont Institutional Overlay (BIO) includes the entire northern half of the stretch of AW from 15S to Belmont Blvd.

The executive summary of my request to defer a decision on recommending this overlay follows I ran out of time to scan and attach the reference documents only available at the Planning desk:

The counts taken in traffic studies are not accurate representations of what resident deal with and are artificially suppressed due to on-going construction like water main replacement or time of year/weather (2016 counts at 12th S taken on Dec 12-nearly the longest days of darkness and also I've been told when classes aren't in session. All of the conclusions from these counts are therefore compromised nor do not attempt to have the accurate representation of the effects of a healthy growing wealthy university campus such as the usual episodic and predictable traffic surge from students leaving their small dorms when the weather is nice. The most glaring problem is the impact off the southern end of campus is so far off it misses 80% of the traffic from campus. The IO update proposes to continue this despite my bringing this to the traffic study engineer and their agreement on my conclusion that

*****The Belmont Traffic Study Profession Engineer brought out their copy of the counts and agreed with me that 80% of outbound Belmont traffic turned onto Ashwood Ave before it would be considered the impact analysis point *****

The true amount that would won't be known as traffic there is can choose to go elsewhere and probably did due to annoying on-going construction of Water Main replacement and Google Fiber crews rock boring. I just found out about he construction during count-takine yesterday at planning

They referred me to Planning to refer me to Public Works who have decided not to do anything as best I can determine from their emails. An accurate representation of traffic without count-altering influence such as **the recent bad weather or redirection of traffic away from a count station such as is currently being done on the Belmont Campus while counts are being taken at the AW/15S intersection the past few days!**

In the public meeting, the first official notice and effective response that I've gotten from Belmont despite multiple calls month's earlier, important study details were finally disclosed. Electronic information (once the 80+% missing traffic problem at AW/15S was uncovered) stopped coming from the Belmont contact. They refused to send further electronic copies from its engineering firm regarding the study count details such as date and conditions counts were taken. Instead, they've referred me to review the hard copies meaning travel during work hours to Planning for \$4/page copies of the study documents (11x17'.) The 2010 study did have a CD with the entire IO and study binder in a convenient PDF file. so I feel BU is no longer working with the community to find a solution that helps them grow in harmony with us and our support and admiration and must be directed to by ordinance/Institutional Overlay.

As I've just been able to get some critical information to effectively determine why the analysis is so out of touch with reality, I haven't been able to pass that along and build a significant response to the inaccurate analysis referenced in the IO update proposal. Decisions based on that study by the commission and leadership such as the council members are not based on correct information. Instead, that false analysis has been used to repeatedly suppress community response, that once informed has been clear and definite. Belmont traffic has increased dramatically, not just typical city traffic. That it should be directed to stay on the collector 15th S and leave by it to arteries and not residential class roads. Further that due to the other, difficult to source traffic, any impact by Belmont traffic has an unusually high impact so should have an effort by Belmont to redirect or other influence to stay off residential roads.

What is requested is that the place of analysis/study site (for this and the following IO review cycles) for impact be changed to include, as a priority to catch all exiting (southbound) traffic, the leg of 15 Ave S entering the 4-way @ Ashwood Ave in the evening and morning (northbound). Belmont University is to work with residents and Public Works (PW) to develop and implement a plan to reduce and prevent as much as it can the BU related traffic in and out of the residential streets, particularly as Ashwood Ave as it has appeal as the first street on the south end of campus to be a routine pathway east to 12S & west to BBlvd. The proposed ordinance should include reviews at the halfway mark between every 5 yrs by community members and Belmont representative to determine if Public Works should be brought in for modifications or general consultation on traffic, parking, or other potential unlisted problems (such as security, littering, noise) items impacting the surrounding residential area.

Residents that are informed of the options have indicated they do want traffic calming effort from Belmont traffic. As Ashwood is dominated by a long rather steep hill, the typical casual walk and talk activity that would happen on level roads simply isn't occurring and particularly not in the recent bad weather. To that end, we need time to gather a community response FROM AN ACCURATE study of the possible options from Public Works and Belmont University. It is clear that those outside the most immediate impact area are very certain they want this to be an example of keeping our residential streets residential and commercial use to spend the time and effort required to be at harmony with where we live.

In order to make these changes, or at least determine how to get accurate traffic analysis to predict present and future impact requires a deferment on the vote to recommend until the current counts and analysis are correct.

I am so requesting the above items for myself, the residents of Ashwood, the immediate surrounding area as well all of the Belmont-Waverly-12S-Hillsboro community.

Thank you for your consideration,

--David Drake, Ashwood Ave resident.

Item 11, 1088-1090-1092 12th Ave South

From: Janet Shands Mutual Contractors [mailto:shands.janet@gmail.com]

Sent: Thursday, March 22, 2018 9:07 AM

To: Planning Commissioners

Subject: 2017Z-122PR-001-12th Ave South R-6 to RM 20

Dear Commissioners,

The applicant did attend our neighborhood meeting last 3/15. This was his first interface with the neighborhood group. The applicant said he was taking his lead from the planning staff and the Councilman. He offered that this was his first development effort. He did not provide concept plans for the development.

We are not opposed to density, but believe that community should have input that an SP would provide.

We as a community expect that developers will engage with with the community.

Both our Councilpersons are very familiar with the neighbor groups.

We are not hard to find. We know that Councilpersons take different approaches to community engagement in up zoning situations. We have two Council people in Edgehill and we can attest to this firsthand. We as a community are asking for

due process in the further development of our community.

We want development FOR and With US, not To US. We do **not** believe that upzoning is a right. Thank you for your consideration of these matters.

Janet Shands

1001 14th Ave South

Janet Shands

Mutual Contractors, LLC

phone 615-319-6491

fax 615-254-7908

Item 16, 44th Avenue Townhomes

(attachment follows)

James L. Murphy III
jmurphy@bradley.com
615.252.2303 direct



March 21, 2018

VIA HAND DELIVERY AND EMAIL TO

Bob.Leeman@nashville.gov

Chairman Greg Adkins and Members of the
Metropolitan Planning Commission
Metropolitan Nashville/Davidson County
Planning Department
800 Second Avenue South
Nashville, TN 37219-6300

RE: Specific Plan 2018SP-011-001, 44th Avenue Townhomes SP

Dear Chairman Adkins and Commissioners:

I represent Red Seal Development Corp. ("Red Seal"), the developer of the 44th Avenue Townhomes SP. Since I will not be able to attend the meeting on March 22, 2018, I am submitting this letter to address the process Red Seal has utilized to engage the neighborhood about this project. Red Seal is proposing to develop 37 multi-family townhome units, including 28 attached units and 9 stacked flat units (which are being provided as for-sale workforce housing) on approximately 1.96 acres on the west side of 44th Avenue North, south of Centennial Boulevard and north of Albion Street. The property is currently zoned IR and RS5. American Towel and Rental Service is operating a commercial laundry service on a portion of the IR zoned property and the remainder of the IR zoned property and a single lot zoned RS5 are vacant. Planning Department staff has recommended approval of the SP with conditions which are acceptable to Red Seal. As the result of the community engagement process Red Seal utilized for the project, a majority of the neighbors are supportive of the project and Councilmember Ed Kindall has agreed to sponsor and support the adoption of the ordinance to approve the 44th Avenue Townhomes SP.

Representatives of Red Seal met with Planning Department staff on April 7, 2016, within a week of first getting the property under contract, in order to discuss a proposed concept plan for the multi-family project. Following that meeting, Red Seal met with Councilmember Ed Kindall to discuss the project and the best methods to engage the community about the project. At the recommendation of Councilmember Kindall, representatives of Red Seal met at the Immanuel Missionary Baptist Church on May 9, 2017 with Councilmember Kindall and a group of 6 to 8 neighbors organized by Mr. Eldridge Simmons. All of the neighbors in attendance lived in the neighborhood east of the property, with most of them living either on 42nd Avenue North or 43rd Avenue North. At the meeting, representatives of Red Seal displayed the proposed concept plan which would replace the existing industrial use with a multi-family townhome development. Several of the neighbors expressed concerns that the proposed multi-family development would create a precedent for multi-family development in their neighborhood. The Red Seal representatives explained that the property being proposed for development was in a T4 Neighborhood Evolving policy area while the properties east of 44th Avenue North were in a T4 Neighborhood Maintenance policy area, so there would be little if any precedential value if a multi-family development was proposed in the future to be located in the T4 Neighborhood Maintenance

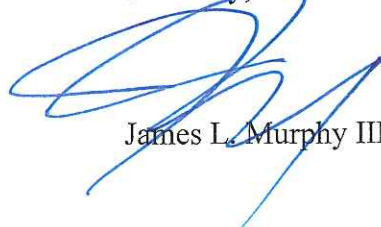
policy area. Other neighbors expressed concerns regarding an increase in property tax assessments that might result from the devolvement, and Councilmember Kindall suggested that he invite a representative of the Assessor's Office to meet with the neighbors to explain why the proposed multi-family development would not impact the future valuation of the neighbors' single family homes. Neighbors also expressed concern that the project would lead to gentrification of their neighborhood, and the Red Seal representatives responded that this project was proposed to provide a transition between their single family neighborhood and the industrially zoned property to the west and would not result in the loss of any existing single family homes.

Following that meeting Red Seal revised the concept plan and met again with Mr. Simmons and a group of 8 to 10 neighbors on June 13, 2017. Similar concerns regarding the project were expressed by these neighbors. At the conclusion of that meeting, representatives of Red Seal met with Councilmember Kindall, who was attending the Metro Council meeting. After several follow-up conversations with Councilmember Kindall over the next few weeks, Councilman Kindall agreed to hold a neighborhood meeting at the West Police Precinct on September 27, 2017.

Prior to the September 27, 2016 neighborhood meeting, Red Seal retained Corey Hammonds with The Hammonds Group, Inc. to canvass the neighborhood in order to explain the project to the neighbors living in close proximity to the property and solicit their support. The Hammonds Group obtained signatures on petitions in support of the project and letters in support of the project, copies of which are enclosed with this letter. Maps showing the locations of the persons who support the project highlighted in yellow and red are also enclosed with this letter.

At the neighborhood meeting on September 27, 2017, Red Seal discussed the revised plan with a group of approximately 20 neighbors, many of whom had not attended the meetings at the Immanuel Missionary Baptist Church. Several of the neighbors in attendance advised Red Seal of their support of the project and a few neighbors expressed their opposition to the project for the reasons that had been expressed at the meetings at the Immanuel Missionary Baptist Church. Following the meeting and Red Seal's further revision of the concept plan to include 9 units of workforce housing, Councilmember Kindall advised representatives of Red Seal that he would sponsor and support the adoption of the ordinance to approve the 44th Avenue Townhomes SP. Red Seal then submitted the Specific Plan Application to the Planning Department on November 30, 2017.

Sincerely,



James L. Murphy III

JLM/jlm

Enclosure

cc: Todd Fishbein (vial email, w/ enclosures)
Jeff Heinze (via email, w/ enclosures)

Neighborhood Support Letter
1003 44th Ave North, Nashville, TN

Dear Neighbor,

Red Seal Development, Inc. has the opportunity to purchase the warehouse building at 1003 44th Ave North, Nashville, TN, which is currently being used by American Towel as a manufacturing/distribution warehouse.

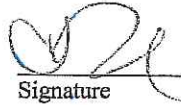
Red Seal Development's proposal is to rezone the American Towel properties at 44th Avenue and Albion Street from Industrial Restrictive Use to a Specific Plan for a residential townhome project.

We are asking for your support. Please sign and return this letter. Thank you!

I support the rezoning application.

Name (Printed)

Crystal Davis


Signature

9-20-17
Date

1038 40th Ave N, Nash TN 37209
Address

6158387540
Phone Number (Optional)

Please return to:
The Hammonds Group, Inc.
215 2nd Ave North, Suite 100
Nashville, TN 37201

Neighborhood Support Letter
1003 44th Ave North, Nashville, TN

Dear Neighbor,

Red Seal Development, Inc. has the opportunity to purchase the warehouse building at 1003 44th Ave North, Nashville, TN, which is currently being used by American Towel as a manufacturing/distribution warehouse.

Red Seal Development's proposal is to rezone the American Towel properties at 44th Avenue and Albion Street from Industrial Restrictive Use to a Specific Plan for a residential townhome project.

We are asking for your support. Please sign and return this letter. Thank you!

I support the rezoning application.

Name (Printed) Delores Fentress

Delores Fentress
Signature

9/27/17
Date

3925 Alameda St.
Address

(615) 321-9070
Phone Number (Optional)

Please return to:
The Hammonds Group, Inc.
215 2nd Ave North, Suite 100
Nashville, TN 37201

Neighborhood Support Letter
1003 44th Ave North, Nashville, TN

Dear Neighbor,

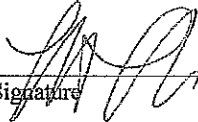
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Red Seal Development's proposal is to rezone the American Towel properties at 44th Avenue and Albion Street from Industrial Restrictive Use to a Specific Plan for a residential townhome project.

We are asking for your support. Please sign and return this letter. Thank you!

I support the rezoning application.

Name (Printed) Meredith DiManna

Signature 

Date 9/19/12

Address 1017 44th Ave N.

Phone Number (Optional) 917.873.0492

Please return to:
The Hammonds Group, Inc.
215 2nd Ave North, Suite 100
Nashville, TN 37201

Neighborhood Support Letter
1003 44th Ave North, Nashville, TN

Dear Neighbor,

Red Seal Development, Inc. has the opportunity to purchase the warehouse building at 1003 44th Ave North, Nashville, TN, which is currently being used by American Towel as a manufacturing/distribution warehouse.

Red Seal Development's proposal is to rezone the American Towel properties at 44th Avenue and Albion Street from Industrial Restrictive Use to a Specific Plan for a residential townhome project.

We are asking for your support. Please sign and return this letter. Thank you!

I support the rezoning application.

Name (Printed) Kenny & Kelly Lockhart

Kelly Lockhart
Signature

9/27/17
Date

1036A 40th Ave N.
Address

Phone Number (Optional)

Please return to:
The Hammonds Group, Inc.
215 2nd Ave North, Suite 100
Nashville, TN 37201

Neighborhood Support Letter
1003 44th Ave North, Nashville, TN

Dear Neighbor,

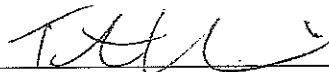
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Red Seal Development's proposal is to rezone the American Towel properties at 44th Avenue and Albion Street from Industrial Restrictive Use to a Specific Plan for a residential townhome project.

We are asking for your support. Please sign and return this letter. Thank you!

I support the rezoning application.

Name (Printed) TRISTAN R. KIRKBRIDE


Signature

9-25-17
Date

910 46th AVENUE NORTH
Address

Phone Number (Optional)

Please return to:
The Hammonds Group, Inc.
215 2nd Ave North, Suite 100
Nashville, TN 37201



Board of Directors

Kristy Seaton, Chairman
HCA

September 25, 2017

Allison Wootson, Vice-Chair
Titus Young Real Estate

Mending Hearts, Inc.
P.O. Box 280236
Nashville, TN 37228

Elizabeth McLeod, Treasurer
Lattimore Black Morgan & Cain

Dear Neighbor,

Ryan Kovach, Secretary
Pillsbury Winthrop Shaw Pittman

Mending Hearts, Inc. supports Red Seal Development, Inc. proposal is to rezone the American Towel properties at 44th Avenue and Albion Street from Industrial Restrictive Use to a Specific Plan for a residential townhome project.

Bill Dalfus
Core Civic

Sincerely,

James Thiltgen,
MDHA

A handwritten signature in cursive script that reads "Trina Frierson".

Nicole Wright,
Treasurer
Pinnacle Bank

Trina Frierson
President/CEO
Mending Hearts, Inc.

Executive Team

Katrina Frierson
CEO

Charlotte Grant
Vice-President

P.O. Box 280236
Nashville, TN 37228
Tel: 615-385-1696
Fax: 615-385-5016
mendingheartinc.org

Neighborhood Support Letter
1003 44th Ave North, Nashville, TN

Dear Neighbor,

Red Seal Development, Inc. has the opportunity to purchase the warehouse building at 1003 44th Ave North, Nashville, TN, which is currently being used by American Towel as a manufacturing/distribution warehouse.

Red Seal Development's proposal is to rezone the American Towel properties at 44th Avenue and Albion Street from Industrial Restrictive Use to a Specific Plan for a residential townhome project.

We are asking for your support. Please sign and return this letter. Thank you!

I support the rezoning application.

Name (Printed) Carolyn James

Carolyn James
Signature

Sept 27, 2017
Date

1048-44th Avenue N, Nashville TN 37209
Address


615-330-4832
Phone Number (Optional)

- ▷ Suggest a taller wall by RR track to block engine noise of train (comes by at Midnight)
- ▷ Suggest some overhang over windows and good shades to block summer sun.

Please return to:
The Hammonds Group, Inc.
215 2nd Ave North, Suite 100
Nashville, TN 37201

I support the rezoning application.

Name (Printed) Brittany Baughman


Signature

9/25/17
Date

1028 42nd Ave N, Nashville, TN 37209
Address

Phone Number (Optional)


Please return to:
The Hammonds Group, Inc.
215 2nd Ave North, Suite 100
Nashville, TN 37201

9/26/2017

CRS Data - Property Map for 1003 44th Ave N



Corey Hammonds
The Hammonds Group, Inc.
615.216.4809
chammonds@hammondsrealestate.com
www.HammondsRealEstate.com

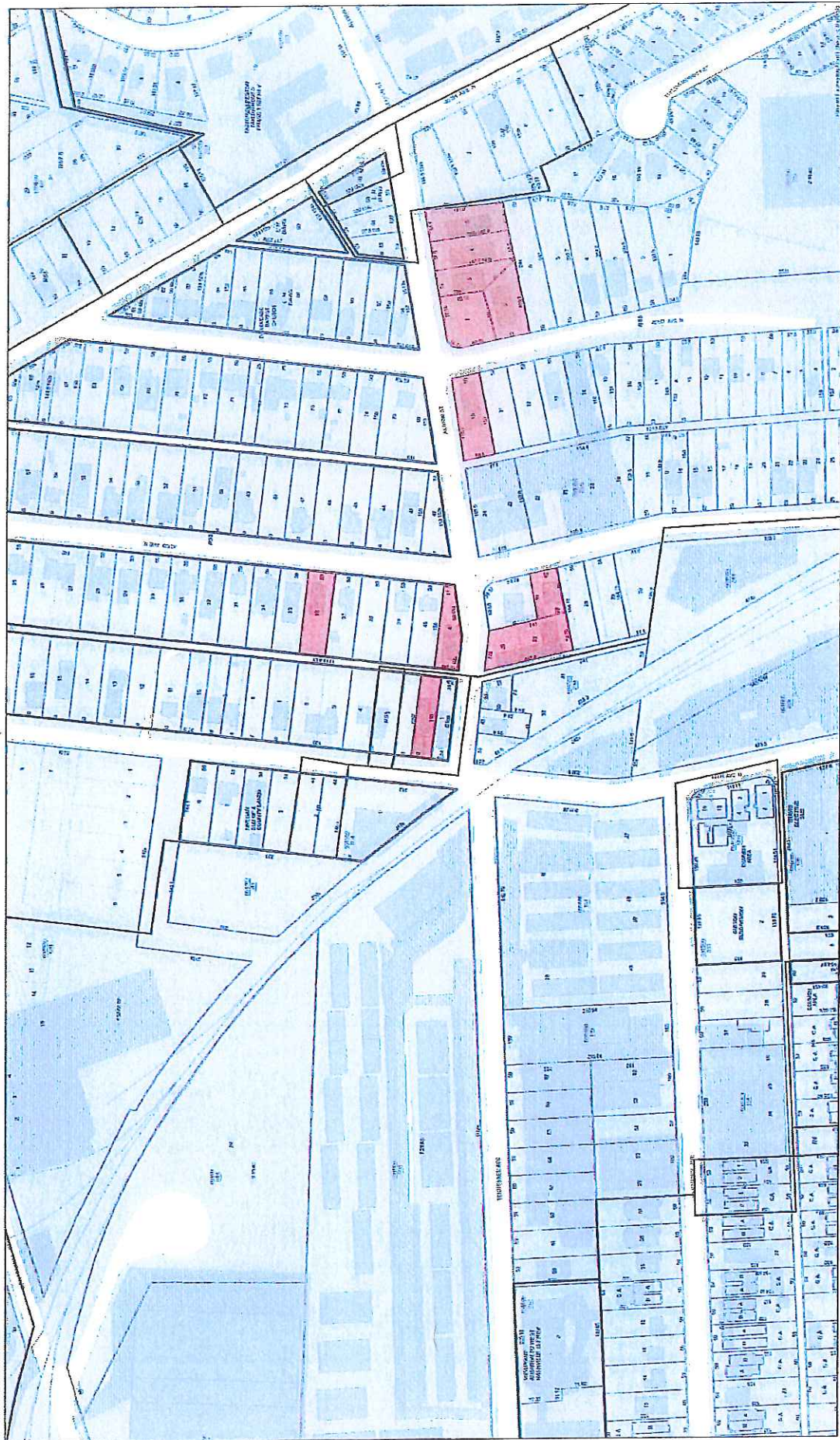
Powered by 

Map for Parcel Address: 1003 44th Ave N Nashville, TN 37209-1528 Parcel ID: 091-08-0-014.00



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Information Deemed Reliable But Not Guaranteed.

Nashville / Davidson County Parcel Viewer



Legend

- Parcel Under Contract
- Parcel

Scale: 0 0.025 0.05 0.1 mi

Date: 9/27/2017

Item 17, Combs GUB SP

From: Agnes Grider [mailto:grideragnes@bellsouth.net]
Sent: Wednesday, March 21, 2018 5:28 PM
To: Planning Commissioners
Subject: Postpone 2018SP-032-001 COMBS GUB SP

To the Planning commissioners:

I live in the immediate area of the plans for development of a really large area (36 acres) that apparently is on the consent agenda this Thursday, 3/22, despite there having been NO COMMUNITY INPUT NOR EDUCATION REGARDING THIS DEVELOPMENT., I HAVE RECEIVED A postcard from Planning Commission, however, have heard nothing from the developers.

Please remove this SP proposal from the consent agenda for 3-22-18. I am an organizing member of our newly formed ... Haynes Trinity Neighborhood Coalition. My address: 1605 Haynes Meade Cr. 37207. Your attention to this matter is greatly appreciated.

Thank you,

Agnes Grider

Item 20, Donelson Transit-Oriented Redevelopment Plan

From: James Harbison <jharbison@Nashville-MDHA.org>

Date: March 22, 2018 at 11:43:10 AM CDT

To: "Leeman, Bob (Planning) (Bob.Leeman@nashville.gov)" <Bob.Leeman@nashville.gov>

Cc: "Saul Solomon (saul.solomon@kleinbussell.com)" <saul.solomon@kleinbussell.com>, "Charles R. Bone (crb@bonelaw.com)" <crb@bonelaw.com>

Subject: Donelson TOD

Bob, see attached.

Jim

J.E. Harbison

Executive Director

Metropolitan Development and Housing Agency

701 South 6th Street

Nashville, TN. 37206

Direct: 615-252-8412

(attachment follows)

Metropolitan Development and Housing Agency
701 SOUTH SIXTH STREET * NASHVILLE, TENNESSEE 37206 * TELEPHONE (615) 252-8400
TELEPHONE DEVICE FOR DEAF (615) 252-8599

James E. Harbison
Executive Director

Mailing Address: P. O. Box 846
Nashville, TN 37202

March 22, 2018

Memo To: Bob Lehman, Interim Executive Director
Metropolitan Planning Commission

From: Jim Harbison, Executive Director

Subject: Request for one meeting deferral

MDHA understands that Councilman Jeff Syracuse has requested a one meeting deferral by the Planning Commission for the Donelson Transit-Oriented Redevelopment Plan.

MDHA supports Councilman Syracuse's request and we request a one meeting deferral.



Jim Harbison

From: Ophelia Paine [mailto:otpaine@gmail.com]
Sent: Thursday, March 22, 2018 8:02 AM
To: Planning Commissioners
Subject: Please DEFER the Donelson Transit-Oriented Development Plan

Dear Commissioners,

As a member and supporter of NOAH, I am writing to ask you to defer the Donelson Transit-Oriented Development Plan tonight.

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

Since the Donelson Transit-Oriented Development Plan will likely become a template for the 12 or more Transit-Oriented Development plans, I believe that it is extremely 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.

Thank you for your service to our city.

Sincerely,

Ophelia T. Paine

3702 Whitland Avenue

37205

From: Doug [mailto:doug.luckes@gmail.com]
Sent: Wednesday, March 21, 2018 9:08 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 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,

Douglas S. Luckes
1325 5th Ave N, Apt 10

, Nashville, TN, 37208.

*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: Wednesday, March 21, 2018 6:56 PM
To: Planning Commissioners
Subject: Thank you for deferring the Donelson TOD Plan

Dear Commissioners:

Thank you for your commitment to public service by serving as Planning Commissioners. I am grateful for your commitment and dedication.

As the chair, of the NOAH Affordable Housing Task Force,* I wrote you a few days ago asking you to defer the Donelson Transit-Oriented Development Plan. You have done that I truly appreciate that action. It is critical to develop this plan thoughtfully because it will be used as a template for other Transit Oriented Development Districts (TODD) and will guide the development of transit oriented development for up to 30 years.

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!

NOAH will be asking its members and supporters to closely monitor the actions of the Planning Commission, MDHA, and any others to insure that the TODDs are done properly and in a manner that insures justice, fairness, and equity for all Nashvillians.

Thank you again for deferring this matter and should you have questions or require additional information, please feel free to contact me.

Sincerely,

Paulette Coleman, Ph.D.

Chair, NOAH Affordable Housing Task Force

6205 Willow Oak Drive, Nashville, TN 37228

(615) 662-5172

*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.

NOAH

<http://www.noahtn.org/>

From: Gloria Sanders [mailto:gloriasanders411@gmail.com]

Sent: Wednesday, March 21, 2018 3:32 PM

To: Planning Commissioners

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

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. Let us make sure these recommendations are included and considered.

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,

Gloria Sanders

3817 Dubois Drive

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: CARLEEN DOWELL [mailto:carleen.dowell@comcast.net]

Sent: Wednesday, March 21, 2018 3:03 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.

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participate in shaping it. There is NO rush!

Sincerely,

Carleen Dowell

741 Windsor Trace

Goodlettsville, TN

37072

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

From: phil manz [mailto:philmanz07@msn.com]

Sent: Wednesday, March 21, 2018 2:32 PM

To: Planning Commissioners

Subject: Please do not take final vote on Donaldson TOD District Plans

I can not download the document that was just updated last Friday on MDHA's website. The handouts from community meetings did not clarify the important specifics of the plan so please defer a final vote.

Sent from my iPhone

From: Diane Clements [mailto:dedeclements@icloud.com]

Sent: Wednesday, March 21, 2018 1:55 PM

To: Planning Commissioners

Subject: Please DEFER the Donelson Transit-Oriented Development Plan

Attention Planning Commission:

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

The problem is that NONE of the recommendations from the Transit and Affordability Committee (appointed by Mayor Barry and headed by Mayor Purcell) are included in this plan, and it could by default become the template for all the 12-15 subsequent transit districts.

Just say in your email: **There should be no rush — and the commission, the public and the Council should be given time to consider this first zone carefully, including 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).

Thank you for considering this request for time,

Diane Clements

From: Martha Carroll [mailto:marthacarroll15@gmail.com]
Sent: Wednesday, March 21, 2018 1:50 PM
To: Planning Commissioners
Subject: Please DEFER Donelson Transit-Oriented Development Plan

Dear 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,

Martha Carroll

325 Gatewood 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: Hanna Naum-Stoian [mailto:h.naumstoian@gmail.com]

Sent: Wednesday, March 21, 2018 9:25 AM

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!

Please defer the Donelson Transit-Oriented Development Plan and allow the proper time, consideration, and participation that is crucial to such an influential plan.

Sincerely,

Hanna Naum-Stoian

310 Village at Vanderbilt

*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: Susan Dupont [mailto:susan.dupont@gmail.com]
Sent: Thursday, March 22, 2018 10:30 AM
To: Planning Commissioners
Subject: Donelson Transit Development Plan - please DEFER

Dear Commissioners,

I am writing as a concerned Davidson County homeowner and resident to ask

you to defer the Donelson Transit-Oriented Development Plan under consideration tonight. It is critical to develop this plan thoughtfully and there are no GOOD reasons to rush the vote on this plan which may have broader ramifications in our city as it expands with new transit options.

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,

Susan Dupont

906 Cantrell Ave

Nashville, TN 37215