

**Comments on May 24, 2018 Planning Commission agenda items,
received May 21-23**

Item 1, Donelson Transit-Oriented Redevelopment Plan

From: Cheryl Walker [mailto:walker9206@comcast.net]

Sent: Wednesday, May 23, 2018 9:30 AM

To: Planning Staff

Cc: Barry Gearon

Subject: DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN

Please read the attachments and consider this request.

Thank you,

R. Barry Gearon

(2 attachments follow)

May 24, 2018

To: Nashville Planning Commission

Regarding: WITHDRAWAL OR VOTE DOWN OF DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN

CC: All Members

This bill proposes to prohibit or severely restrict twenty-one legally operating businesses from use of the property in the Donelson business district of Lebanon Pike. Under this plan, businesses which have been successfully operating in their current locations for decades, would be unable to sell their businesses. In addition, the landowners could not re-rent the property or operate it themselves even in the exact same business.

This idea is not only un-American, but would result in neither fair nor equal treatment under the law. The last thing the business people and citizens of Donelson need is another layer of bureaucracy or restrictive legislation.

My family and I moved to Donelson when I was seven years old. I played Little League Baseball, was a boy scout, and attended Holy Rosary Academy in Donelson through the eighth grade. In 1986, I bought a piece of commercial property on Lebanon Pike and opened World Class Sales, where we sold nice, pre-owned HONDAS. I operated this business for a period of twenty years, then retired. The building has recently had a \$200,000.00 renovation to accommodate the current tenant, Community Choice Financial. Community Choice Financial is a legal, upright business with four hundred and thirty five locations and twenty-six hundred employees, throughout the country. Their stock is traded on the stock exchange.

I am paid \$40,000.00 per year by this tenant, of which I forward \$8,536.00 for property taxes, to the city of Nashville every twelve months. The balance is used as my retirement income to support my family. This business, like many of the other twenty-one businesses to be condemned by the proposed bill, has been a benefit to myself and countless citizens.

Passing this bill would drastically affect the sale and rentability of the properties, rendering many of them unusable, and certainly preventing their highest and best use. This would be the taking of the value of the property without payment and INVERSE CONDEMNATION.

Please stand up for me, the citizens of Donelson, the people of Nashville, and the American free enterprise system. PLEASE VOTE THIS BILL DOWN.

Sincerely,

R. Barry Gearon
615-831-1996/rbarrygearon@hotmail.com

May 24, 2018

To: Nashville Planning Commission

Subject: REMOVAL OF OUR TWO PARCELS OF PROPERTY FROM THE PROPOSED
DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN

CC: All Members

We are requesting that our two parcels of property, located at the EXTREME east end of the proposed DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN overlay be removed. This can be easily done by redrawing a very short portion of the boundary line, three hundred and twenty feet to the west. (Please see attached map-next page.)

Thank you for your consideration,

R. Barry Gearon
2843 Lebanon Pike 37214
Parcel Number 096 09 0 184.00

owner (R. Barry Gearon)

Cumberland Partners
2845 Lebanon Pike 37214
Parcel Number 096 02 0 069.00

owner

Item 14, Hotel Church

From: Ray Liggett [mailto:ray.liggett@gmail.com]

Sent: Tuesday, May 22, 2018 4:14 PM

To: Planning Staff; Withers, Brett (Council Member); Lois Layne

Subject: Project No. Neighborhood Landmark 2018NHL-003-001

I am writing in regard to Project Number 2018NHL-003-001. Project Name Hotel Church Neighborhood Landmark Development Plan.

I have been a resident of 820 Russell Street for the past 38 years. As you might expect I have seen a great deal of change in the Historic Edgefield neighborhood. Most recently the unbridled development of business on Woodland Street has created a significant problem on and around the Russell Street, South 8th Street and South 9th street corridors. During the business day these streets are packed with non-resident parking from business on Woodland Street, and during the evening and late into the night with patrons from the entertainment establishments on Woodland Street. This has already lead to a significant quality of life issue for my immediate neighbors and me. We can no longer park our own vehicles nor have guest or service/maintenance vehicles park anywhere near our homes,

That said, I am in opposition to this business opening in a our residential neighborhood.

My concerns are with the increased traffic that will be generated by hotel guest arriving and departing at all hours of the day and night just across the street from my home. The plan calls for 17 rooms, and I understand these are double occupancy rooms, that's a potential of 34 guest every day and night. Pedestrian traffic and noise already keeps me awake many nights a week. My house is about 150 years old sits 4 feet from the sidewalk and was not sound proofed back in 1870.

Some of my other concerns about this business are addressed in the plan submitted by the developers and the Planning Staff recommendations. I would reluctantly agree to this hotel if all of those recommendations and some others were approved and the developer/owners be held accountable if the recommendations were not followed to the letter.

I am also very disappointed the plan does not call for the restoration of the steeple on the east side of the building. The plan only calls for the repair of doors and windows. I'm also concerned about how the remaining stained glass windows and missing windows will be replaced. I understand this is a preservation verses a restoration, but the building needs to be preserved as close to it's original state as possible to preserve and protect the landmark features to protect the quality and character of the neighborhood and community as described in the NLOD. This building deserves that.

Should the Planning Commission approve this zoning change I would respectfully request that each and every suggested staff recommendation be a part of this approval and that any breach of these recommendations be subject to penalties and/or fines imposed on the property owners for each breach. These include, no special events including conferences, meetings, or receptions. An on-site manager should be present at all times, 7 days a week, 24 hours a day to enforce and regulate any guest who may violate the recommendation set force in the plan, such as loud private events or large gatherings that could get out of control if the hotel is booked by a large group. .

I would like to have some clarity on condition #4 on page 83 of the plan. It states that valet parking stands, ride-share drop-off, and loading and check-in areas shall be prohibited along Russell Street. Hotel guest drop-off and loading shall be limited to the rear of the site via the alley. However separate conversations with the developers have indicated that the Russell Street entrances may be used until 10:00 P.M.

I am also concerned that the parking lot adjacent at 901 Russell Street will become restricted to hotel guest only. This parking lot is sparingly used by the above mentioned employees and patrons of Woodland Street business and entertainment venues. The loss of the parking lot to paid public parking will further exacerbate the residential parking problems we already have. I would encourage the developers and commissioners to make any parking spaces not used by hotel guest be made available as paid public parking when possible.

Thank you for consideration of my views.

M. Ray Liggett

820 Russell Street

Nashville, Tn 37206

From: Ray Liggett [mailto:ray.liggett@gmail.com]
Sent: Wednesday, May 23, 2018 9:58 AM
To: Planning Commissioners
Subject: Project No. Neighborhood Landmark 2018NHL-003-001

This email was previously sent to the Planning Staff email address, I am resending to Planning Commissioners email to ensure my concerns are addressed to the appropriate people.

I am writing in regard to Project Number 2018NHL-003-001. Project Name Hotel Church Neighborhood Landmark Development Plan.

I have been a resident of 820 Russell Street for the past 38 years. As you might expect I have seen a great deal of change in the Historic Edgefield neighborhood. Most recently the unbridled development of business on Woodland Street has created a significant problem on and around the Russell Street, South 8th Street and South 9th street corridors. During the business day these streets are packed with non-resident parking from business on Woodland Street, and during the evening and late into the night with patrons from the entertainment establishments on Woodland Street. This has already lead to a significant quality of life issue for my immediate neighbors and me. We can no longer park our own vehicles nor have guest or service/maintenance vehicles park anywhere near our homes,

That said, I am in opposition to this business opening in a our residential neighborhood.

My concerns are with the increased traffic that will be generated by hotel guest arriving and departing at all hours of the day and night just across the street from my home. The plan calls for 17 rooms, and I understand these are double occupancy rooms, that's a potential of 34 guest every day and night. Pedestrian traffic and noise already keeps me awake many nights a week. My house is about 150 years old sits 4 feet from the sidewalk and was not sound proofed back in 1870.

Some of my other concerns about this business are addressed in the plan submitted by the developers and the Planning Staff recommendations. I would reluctantly agree to this hotel if all of those recommendations and some others were approved and the developer/owners be held accountable if the recommendations were not followed to the letter.

I am also very disappointed the plan does not call for the restoration of the steeple on the east side of the building. The plan only calls for the repair of doors and windows. I'm also concerned about how the remaining stained glass windows and missing windows will be replaced. I understand this is a preservation verses a restoration, but the building needs to be preserved as close to it's original state as possible to preserve and protect the landmark features to protect the quality and character of the neighborhood and community as described in the NLOD. This building deserves that.

Should the Planning Commission approve this zoning change I would respectfully request that each and every suggested staff recommendation be a part of this approval and that any breach of these recommendations be subject to penalties and/or fines imposed on the property owners for each breach. These include, no special events including conferences, meetings, or receptions. An on-site manager should be present at all times, 7 days a week, 24 hours a day to enforce and regulate any guest who may violate the recommendation set force in the plan, such as loud private events or large gatherings that could get out of control if the hotel is booked by a large group. .

I would like to have some clarity on condition #4 on page 83 of the plan. It states that valet parking stands, ride-share drop-off, and loading and check-in areas shall be prohibited along Russell Street. Hotel guest drop-off and loading shall be limited to the rear of the site via the alley. However separate conversations with the developers have indicated that the Russell Street entrances may be used until 10:00 P.M.

I am also concerned that the parking lot adjacent at 901 Russell Street will become restricted to hotel guest only. This parking lot is sparingly used by the above mentioned employees and patrons of Woodland Street business and entertainment venues. The loss of the parking lot to paid public parking will further exacerbate the residential parking problems we already have. I would encourage the developers and commissioners to make any parking spaces not used by hotel guest be made available as paid public parking when possible.

Thank you for consideration of my views.

M. Ray Liggett

820 Russell Street

Nashville, Tn 37206

From: Brandon Dyce [mailto:brandon.dyce@gmail.com]
Sent: Wednesday, May 23, 2018 8:47 AM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: Hotel Church Plan // Case HNL2018-003-001

Dear Planning Commission,

As you evaluate the request to turn the historic church in our residential neighborhood into a commercial hotel, I would ask that you please consider this case carefully. It has the potential to be either a dynamic project for that building or a stick of dynamite for the quality of life in our neighborhood. That being said, I strongly urge you to place the highest value on the feedback from Edgefield residents who must live beside/with/around this hotel 24/7, in perpetuity, should it move forward.

While it would be great to preserve a historic building, we must first ensure that we are preserving the integrity of the historic neighborhood in which it sits. Historic Edgefield is fortunate in many ways to be located adjacent to busy commercial districts and downtown Nashville; however, we must not let the desire for business development consume our residential community. We are a neighborhood first and foremost, and everyone who lives in Edgefield purchased homes here because we want to live in an *urban, residential neighborhood*, not a busy commercial business district. Should this hotel move forward, there must be guidelines that justify its place within a neighborhood filled with families of all ages and socioeconomic levels.

I understand that the landmark zoning designation will likely result in some form of commercial development on this property. If the city intends to approve this hotel, at the bare minimum, I'd encourage you to heed all of the staff recommendations:

- Limit the occupancy to 17 rooms
- Prohibit special events
- Do not allow bar or restaurant services
- Require 24x7 management presence
- Provide **free parking** for hotel guests

Should this hotel come to fruition, and should the proper guidelines be put in place, I do think it could be a creative use for that building. However, if the developer is given free reign for this project, I would rather see the building demolished; otherwise, you'll be demolishing the quality of life in our neighborhood. Please don't place the interests of one developer over the interests of the hundreds of people and families who purchased homes in a historic, residential neighborhood.

And as you make your decision, ask yourself, "if someone wanted to put a hotel in my neighborhood, one block over from my house, how would I feel and what stipulations would I want put in place?"

Thank you for your consideration,

Brandon Dyce

812 Fatherland Street

Historic Edgefield

From: Alison Otto [mailto:alisonotto@gmail.com]

Sent: Tuesday, May 22, 2018 6:32 PM

To: Planning Commissioners

Cc: Withers, Brett (Council Member); Lois Layne

Subject: Hotel Church NHL2018-003-001

May 22, 2018

Subject: Hotel Church NHL2018-003-001

To whom it may concern:

Thank you giving me the opportunity to share my thoughts on the conversion of the church at 819 Russell St. to a boutique hotel.

"I just paid off my mortgage. Thirty years," my elderly neighbor told me the other day. "And now this."

Like my neighbor, I am weary from commercial businesses changing the character of our lovely historic neighborhood, and disrupting our lives on a daily basis. I'm weary from the rock club that opened on Woodland Street behind my house that literally caused the pictures on my wall to rattle and kept me up until 3 am for years until they got the sound adjusted. I'm weary from the airbnb that sprung up next door to my house with no notification. And I'm really exhausted from the enormous 40,000-sq.-ft. WeWork office building right behind my house that caused unbearable construction noise for 2 years and that has now turned Russell Street and 9th Street into a dirty, crowded parking lot for commuters. (with 13,000 sq. feet of more mixed use space currently under construction at 9th and Main St. with no parking available as far as I can see.)

I'm not in favor of commercial businesses in our neighborhood, of them using our neighborhood as a parking lot, or of living in a constant stressful state of "what's going to happen next." I'm wary of developers who often say one thing and do another, and that we will have no recourse.

Having said that, I know that the church is zoned for commercial use and that it eventually will succumb to being repurposed—most likely with little value given to historic preservation. It's a sad, but true reality, I guess.

I would give my lukewarm support of the church renovation plan if the residents of Edgefield would in turn be granted some courtesies:

- Residential permit parking is approved on portions of Russell and S. 9th St. as we have requested with a petition signed by more than 40 households
- 24x7 onsite management of the hotel
- Permitted uses shall be limited to a hotel with a maximum of 17 rooms and one manager's apartment within the existing structure. No over the counter sales of food, beverage or merchandise to the general public permitted
- Special events shall be prohibited
- Parking shall be limited to use by hotel guests and staff only, and will be made available free of charge. Public paid parking shall be prohibited
- Valet parking stands, ride-share dropoff areas, and loading and check-in areas shall be prohibited along Russell Street and S 9th Street.
- All service vehicle loading shall occur on-site accessed via the alley to the rear of the building. Hotel guest drop-off and loading shall be limited to the rear of the site accessed via the alley or to the hotel parking lot.

· Signage shall be limited to the existing ground sign located at the front of the building along Russell Street. Lighting for the existing sign shall be limited to goose neck lighting installed on top of sign or ground mounted uplighting. No internal illumination is permitted.

Please keep in mind that our neighborhood is a made of up families and includes children, elderly, people who work from home, and people who work at night as well as during the day. Please know that **people live here**, and consider what you would deem acceptable next door to your own home.

Edgefield is a historic neighborhood and 100 year-old homes are not sound proof. This project is being proposed for a site where people live three FEET away from the building. A couple with a small child lives adjacent to the proposed parking lot.

Thank you for taking all of these factors into consideration as you make your decision.

Sincerely,

Alison Otto

911 Russell St.

From: Ashlyn Scott [mailto:ashlyn.l.scott@gmail.com]

Sent: Tuesday, May 22, 2018 5:14 PM

To: Planning Commissioners

Subject: Russell Street Church

Good Evening-

As a young adult living in East Nashville, I would like to display my support of the revival of the historic church at 819 Russell Street.

I am intrigued in the transformation of this landmark to a hotel unlike any that currently exist on the East side.

I know that many residents in East Nashville are excited to see the space utilized in a beautiful new format, especially with the charitable purpose behind the partnership with Room at the Inn (room for a room).

With this email, I'd like to show my support for this project as the Planning Committee reviews it for approval.

Thank you,

Ashlyn Scott

From: James Damato [mailto:jpdamato@aol.com]
Sent: Tuesday, May 22, 2018 1:55 PM
To: Planning Commissioners
Cc: Shepard, Shawn (Planning); Withers, Brett (Council Member)
Subject: Hotel Church NHL2018-003-001

Planning Commissioners:

I'd encourage you to be cautious regarding development of the historic church building at 819 Russell St. in Historic Edgefield. While this building is adjacent to a burgeoning commercial district on Woodland St., it is part of a residential neighborhood. Edgefield is a small historic neighborhood, and it will crumble if we allow commercial development to extend beyond the commercial districts at its perimeter. It would be ironic and unfortunate if the historic preservation efforts that saved Edgefield and helped revitalize East Nashville over the past few decades became the cause of Edgefield's demise.

In the hotel church proposal I see no plans to actually restore the tower structure damaged during the 1998 tornado. Efforts seem to be focused on strictly on restoring what has been lost due to deferred maintenance. I'd ask whether this is honestly a historic preservation effort or merely an effort to exploit an old building's landmark zoning exception, allowing commercial development for profit at the expense of damaging the historic neighborhood's residential character.

Planning has already seen fit to approve a large office building one block away from this proposed hotel, with pay parking lots that force tenant traffic and parking into the residential district on the immediate surrounding streets. Because Russell St. is at the boundary between commercial and residential areas it is taking on the burden of being the de-facto commercial parking lot for commercial development.

Hotels typically at least minimal provisions for pickup and dropoff of guests and luggage. This proposal appears to place that burden on the neighborhood's public streets and alleys. Neighbors are already concerned about the parking burden place on these streets by significant commercial businesses such as the WeWorks office building and The Basement East venue and bar, both near 9th and Woodland close to this proposed hotel. Our council representative has advised Edgefield neighbors that as they pursue parking remedies they're likely to be expected to consider their own off-alley parking as a solution, but now we're seeing a Planning staff recommendation for a commercial hotel that includes utilizing the alley for business purposes. Can the residential blocks and alleys surrounding 9th and Russell support the demands of all of the projects being approved in its immediate proximity?

I understand that the landmark zoning designation will likely result in some form of commercial development on this property. If the city intends to approve this hotel, at the bare minimum I'd encourage you to heed all of the staff recommendations:

- Limit the occupancy to 17 rooms.
- Prohibit special events.
- Do not allow bar or restaurant services.
- Require 24x7 management presence.
- Provide **free parking** for hotel guests. As the WeWorks experience has taught us, pay parking is an empty gesture that encourages guests to increase the burden on public on-street parking.

I'd also ask that you consider sending this request back to your staff for further analysis, and requiring the developer of the hotel to specifically document the pickup and dropoff solution for the hotel. It's unclear how alley access could be feasible, and it's unclear how the main entrance at 819 Russell will be used. Perhaps a small driveway on the church property at the front entrance could be recommended or considered.

Historic preservation has a purpose that goes far beyond saving old buildings. Please carefully consider the effect on the character of this historic residential neighborhood as well as quality-of-life impact on the people who make up this neighborhood; the diverse residential makeup of singles, couples, and families from children to the elderly. As a Planning commission, ask yourself where you see this neighborhood in ten to twenty years. Will it survive or become the next Music Row?

Thank you for your consideration.

James Damato

Historic Edgefield

800 Boscobel Street

From: Anderson Williams [mailto:anderson.edgefield@gmail.com]

Sent: Tuesday, May 22, 2018 1:40 PM

To: Planning Commissioners; Withers, Brett (Council Member)

Subject: Russell St Church hotel plan: case 2018NHL-003-001

Dear Commissioners,

I am writing to ask that you support ***all of the conditions*** of the Metro Planning staff recommendation as it pertains to the reuse of the church at the corner of 9th and Russell Street. I live and grew up at the corner of 8th and Russell.

There are not a lot of good solutions for the reuse of a big church in the midst of a neighborhood. And, the reuse for a hotel as proposed toes a fine line between disastrous for our small historic neighborhood and a nice addition to it. (Imagine someone opening a hotel on your street and how it could impact your life, sleep, and the daily coming and going of your families.)

For me, that line between disaster and workable hinges at a minimum on the recommendations made by the Metro Planning staff that reflect some of the feedback and concerns of immediate neighbors like my family. Clearly, the conditions don't cover all concerns and I encourage you to consider those expressed by the closest residents about parking, garbage/dumpsters and entry/exit during the day and night; but I do believe they collectively meet a minimum threshold.

Please ensure the following staff-recommended conditions are included in any plan you choose to pass regarding this property.

1. *Permitted uses shall be limited to a hotel with a maximum of 17 rooms and one manager's apartment within the existing structure. No over the counter sales of food, beverage or merchandise to the general public is permitted.*
2. *Special events shall be prohibited.*
3. *Parking shall be limited to use by hotel guests and staff only. Public paid parking shall be prohibited.*
4. *Valet parking stands, ride-share dropoff areas, and loading and check-in areas shall be prohibited along Russell Street and S 9th Street. All service vehicle loading shall occur on-site accessed via the alley to the rear of the building. Hotel guest drop-off and loading shall be limited to the rear of the site accessed via the alley or to the hotel parking lot. Metro Planning Commission Meeting of 5/24/18 84*
5. *Signage shall be limited to the existing ground sign located at the front of the building along Russell Street. Lighting for the existing sign shall be limited to goose neck lighting installed on top of sign or ground mounted uplighting. No internal illumination is permitted.*

Thank you for your service and consideration.

Anderson Williams

800 Russell Street

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

From: Carol Williams [mailto:wachtel@bellsouth.net]

Sent: Tuesday, May 22, 2018 12:57 PM

To: Planning Commissioners

Cc: Shepard, Shawn (Planning)

Subject:

Case 2018NHL-003-001

To the Planning Commission:

In several of the letters supporting the Boutique Hotel at 819 Russell, the addresses do not show the writer resides in the Historic Edgefield neighborhood that is directly affected by the commercial activity. Also, please note that the plan as it is presented is not restoring the church as one letter stated. Several letters are from business owners who will understandably benefit from additional tourism.

Saying all that, to say, I am not opposed to the Boutique Hotel with stipulations as presented.

--Parking free for all guests and staff in the provided lot. " WeWorks" at 9th and Woodland has parking but charges a large fee so their tenants are filling Russell Street and South 9th Street. Please don't let this happen.

--24/7 management, as any hotel, needs to be on duty. This is a residential neighborhood with 12 young children in the 800 block of Russell along with their working parents. Let's not forget several retirees as well.

--Please no outside entertainment along with no special events

--Neither public bar nor restaurant please.

Please remember this is a small neighborhood that is fighting to maintain our quality of life and preserve residential status. 800 Russell has been my home for 42 years, so I am asking you to keep the recommended stipulations while adding no outside entertainment neither at the church nor on the parking lot.

We can make this work if you do your part to preserve our quality of life while allowing the managed Boutique Hotel with conditions.

Thank you for your time.

Carol Williams
800 Russell Street
Nashville, TN 37206

From: Jim Wolf [mailto:jim.wolf1@comcast.net]
Sent: Tuesday, May 22, 2018 5:46 AM
To: Planning Commissioners
Subject: 819 Russell Boutique Hotel

This will be a great addition to East Nashville.

Good for employment, and commerce.

Mostly, this will give me a place to house my all too frequent visiting relatives and friends who always end up staying just a few days too long at my house.

Make this happen.

Long overdue.

Thanks,
Jim & BettyJo Wolf
20 year East Nashvillian.

From: Withers, Brett (Council Member)
Sent: Monday, May 21, 2018 4:03 PM
To: Hannah Scott
Cc: Planning Commissioners
Subject: RE: 819 Russell St Hotel

Hannah:

Thank you for writing. I am copying the Planning Commissioners on your email so that they will be aware of your correspondence as they prepare for Thursday's public hearing.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett.A.Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)

From: Hannah Scott [hannahscott615@gmail.com]
Sent: Monday, May 21, 2018 3:55 PM
To: Withers, Brett (Council Member)
Subject: 819 Russell St Hotel

Good afternoon!

I live in East Nashville and wanted to express how excited I am hearing about the Russell Street hotel project. With as much change that is happening in Nashville, I love hearing about innovative, and exciting projects on the East side. This beautiful hotel will thrive as a place for those coming to visit our city, and cannot wait to check it out myself as a native. I think this project will be a huge benefit to the community.

Thank you!

From: Hannah Scott [mailto:hannahscott615@gmail.com]
Sent: Monday, May 21, 2018 3:56 PM
To: Withers, Brett (Council Member)
Subject: 819 Russell St Hotel

Good afternoon!

I live in East Nashville and wanted to express how excited I am hearing about the Russell Street hotel project. With as much change that is happening in Nashville, I love hearing about innovative, and exciting projects on the East side. This beautiful hotel will thrive as a place for those coming to visit our city, and cannot wait to check it out myself as a native. I think this project will be a huge benefit to the community.

Thank you!

From: Amanda McEachern [mailto:amanda@graystonequarry.com]
Sent: Monday, May 21, 2018 2:35 PM
To: Planning Commissioners; Withers, Brett (Council Member)
Subject: Hotel Church on Russell St

Hi There,

The Hotel Church project at the Russell St location recently came to my attention and I wanted to reach out and show my support for the project!

Being an East Nashville homeowner and resident, I am always excited to see the city grow on "my" side of the river. This church has always been one that I thought was particularly beautiful and representative of Nashville's rich religious history so when I saw a hotel was going to revive the location and keep the facade just as beautiful, my curiosity was ignited.

As I did a little more research and reached out to those dreaming up the project, it sounds like it would be an absolutely wonderful addition to my neighborhood. They have thought through and solved all of the concerns I may have had including providing sufficient parking for their guests, having mandatory quiet hours, and even having a full-time manager who lives onsite. They even donate 5% of their profits to local housing charities!

I am looking forward to the Hotel Church opening and being able to recommend it to all of my friends and family when they come to visit!

Thank you for your time,

Amanda McEachern

Business Development & Finance Manager | Graystone Quarry Events

4520 Graystone Quarry Lane | Franklin, TN 37064

www.graystonequarry.com | 408.314.0016

From: Withers, Brett (Council Member)
Sent: Monday, May 21, 2018 10:32 AM
To: Cody Wilkins
Cc: Planning Commissioners
Subject: RE: 819 Russell Street Hotel

Thank you for writing on this matter, Cody. I have copied the Planning Commissioners on this email so that they will be aware of the correspondence.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett A. Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)

From: Cody Wilkins [cwilkins@wilsonbank.com]
Sent: Monday, May 21, 2018 9:09 AM
To: Withers, Brett (Council Member)
Subject: 819 Russell Street Hotel

Mr. Withers,

I wanted to send a quick note to issue my support of Micah Lacher's development proposal for 819 Russell St. As an East Nashvillian, I think having boutique hotel options on the eastside of town would really benefit the community, especially since the future of short-term rental properties in East Nashville is uncertain. I am also anxious to see such a beautiful historic property be revitalized and functional so the community can benefit from it socially, culturally and economically.

I am familiar with other properties that Mr. Lacher has renovated and repurposed in the downtown area and those projects have been very thoughtfully and tastefully executed to ensure that the neighborhood aesthetic was well kept. I also know Mr. Lacher to be community-minded, charitable and possessing high integrity, which are character traits we need to value when determining development partners in Historic East Nashville.

Thank you,

Cody

Cody Wilkins
Wilson Bank & Trust

VP - Commercial Lender
NMLS1417127

Phone: 615-232-5927 Fax: 615-232-3905
cwilkins@wilsonbank.com
2930 West End Avenue
Nashville, TN 37203



From: Withers, Brett (Council Member)
Sent: Wednesday, May 23, 2018 1:56 PM
To: Lois Layne; Planning Commissioners
Subject: RE: Case 2018NHL-003-001

Lois:

Thank you for your participation in the community meeting and ongoing discussions of this proposal to date and for taking the time to write to share your thoughts, concerns, and constructive feedback with the Commissioners, the Planning Department staff and me. I assure you that as you are the immediate neighbor to this property I take your concerns seriously. I am working with the staff and the applicant to ensure that as many protections as are feasible are included in the final site plan that the Commissioners will consider at tomorrow's public hearing. Thank you.

Brett A. Withers

Metro Council, District 6

Mobile (615) 427-5946 | [facebook.com/Brett.A.Withers](https://www.facebook.com/Brett.A.Withers) | [twitter.com @brettawithers](https://twitter.com/brettawithers)

From: Lois Layne [mailto:loislayne42@gmail.com]
Sent: Wednesday, May 23, 2018 1:46 PM
To: Planning Commissioners
Cc: Withers, Brett (Council Member)
Subject: Case 2018NHL-003-001

Dear Commissioners,

My husband and I live at 817 Russell Street, We have been expecting to see an adaptive reuse of the historic church next for at least 10 years. We were reassured because we knew that the Neighborhood Historic Landmark status would require neighborhood input before a plan was approved. The Planning Commission has had a history of respecting the neighbors' opinion in making decisions.

The proposed hotel could be an asset to the neighborhood and a good neighbor, or it could be a noisy, disruptive disaster that would make it difficult to either live in our home or sell it. The "devil is in the details" and the details are the important conditions that have been recommended by staff. **Please do not approve this redevelopment plan without including the conditions.**

The developer, Micah Lacher, Councilman Withers and Dawn Shepard have worked with neighbors to modify the initial proposal to make it more appropriate for a residential setting, but is still a risky to add a 17 Room Hotel with the accompanying noise, strangers coming and going, and the additional stress on traffic and parking. The conditions mitigate the impact on the neighbors.

Please take into consideration the unique character of the neighborhood and the quality of life issues at stake:

- Noise can be a serious problem. Homes and churches that are over 100 years old are built close together and lack sound proofing. An evening concert at the church makes it impossible to sleep; people from late Basement East concerts who park their cars on Russell St. wake up neighbors

with loud conversation and car door slamming. A neighborhood controversy over noise from the church resulted in a court case in the early 2000s.

- We are a residential neighborhood. The stretch of Russell St near the church is a real, diverse neighborhood which included retired elders, young families (12 children live on my block), empty nest families, neighbors who work from home and those who work at night and come home late. We have neighbor who have lived on the street for 30 or 40 years and some who moved in last year.

We appreciate your thoughtful consideration of the church redevelopment plan which if approved, will have a significant impact on our life and our neighborhood. Don't the plan approve without the 4 conditions.

Sincerely,

Lois Layne
817 Russell St
Nashville, TN 37206