

From: [O'Connell, Freddie \(Council Member\)](#)
To: [Planning Commissioners](#)
Cc: [Planning Staff](#)
Subject: 2021DTC-002-001: Please Support
Date: Tuesday, February 9, 2021 2:35:52 PM

Commissioners,

This week, you will hear a proposal for Ballpark Village Mixed Use.

Unlike a previous proposal, we followed a more traditional community-based process to consider the merits of this proposal.

The project team (and I) engaged at length with nearby residents, particularly among the District Lofts and Harrison Square communities.

I do not believe we have arrived at consensus, but I do think there is significant acceptance and support of the community sufficient for the proposal to advance.

Many residents have contacted me with traffic and parking concerns. I do think that Planning, Public Works, and WeGo Public Transit all need to work on a more comprehensive basis to look at urban traffic, transit, and active transportation networks when considering traffic impact studies.

That is certainly true of this project, but it is not uniquely true of this project.

As such, there are three important considerations that, to me, make this proposal worth supporting:

- It will include a permanent fix for a longstanding infrastructure frustration in District 19: the incorporation of a greenway into the private footprint of the Sounds ballpark, which is too often closed (as it generally has been for most of the COVID-19 pandemic). Re-engineering the greenway and making it a truly and fully public resource has been one of the top requests I've received from residents in the Capitol District.
- It fulfills a promise of the original ballpark proposal: that adjacent mixed use development would help pay for the ballpark. The ballpark has been open for five years, and development of these parcels is overdue. This proposal would improve our tax base and fulfill the original intention of the overall ballpark development.
- It adds housing. We continue to see robust demand for housing in Nashville's urban core. I look for every opportunity possible to ensure that we are adding affordable, attainable housing. But I generally look for opportunities to create appropriately scaled housing in District 19. We are transitioning underdeveloped parcels into a project that will make the pedestrian experience of the Capitol Mall corridor safer, more interesting, and generally improve quality of life.

Thank you for your consideration.

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Freddie O'Connell
Metro Council, District 19

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