

## Bellevue Community Plan Update – Community Survey Responses – May 2011

### ❖ Please write down the first word or phrase that comes to your mind when you think about the Bellevue

#### Community:

- Home (10 responses)
- Family suburb/community; family oriented; peaceful family community (8 responses)
- Great/nice place to live (4 responses)
- Great place to live – “community feel” – lots of potential!
- Community
- Suburban (2 responses)
- Rural (2 responses)
- Rolling hills (2 responses)
- Safe (2 responses)
- Bedroom community (2 responses)
- Growing (2 responses)
- Well maintained, pretty, sense of community
- Nature
- Nature – clean – safe
- No sidewalks
- Sometimes neglected
- Diverse
- Friendly
- Small town in a big city
- Great neighbors
- Second class community
- Pretty, green (2 responses)
- Boring and stale
- Sprawl, can’t walk to amenities
- Poor traffic flow
- Disjointed
- Remote
- Too many apartments
- Declining
- Natural preservation amidst respectful growth
- Last on the list for improvements, neglected, planning done by “home cooking”
- Underdeveloped
- Warner Parks
- Lacking
- Pleasant
- Neighborliness of our little neighborhood; help each other; have get-togethers; visit a lot; go to Warner Parks or Red Caboose Park
- Lost potential
- Insufficient commercial development (stores, mall, restaurants)
- No retail
- Rus-in-urb – country in the city
- Anonymous, bland, full of potential
- Going the wrong direction
- Quiet
- Quiet – still some rural areas
- Need to be sustainable
- Nothing to do

- Diverse – spread out
- SP zoning – It ruined Gallatin Road
- Defunct mall, economically slow
- Community, friendliness, natural areas
- Unified
- Down to earth and friendly, attractive and natural area
- Quiet – not much happening
- Planning area is too large – Vaughns Gap and Vatican Valley do not belong in Bellevue
- What people think of when they mention Tennessee and the South
- Where am I? Where is the center?
- Very community caring people work and play together very well
- Easy living
- Flood plain
- Needs developmental help!
- Do not want to be in Bellevue – do not want to be told what we can do by the Bellevue Community.
- Do not want to be concentrated in Bellevue. Does not have a good reputation for business.
- Possibilities
- *17 did not answer this question*

### ❖ What are three things you like most about the Bellevue Community?

#### Natural Features, Green Space and Parks

- Parks; proximity/nearby to park; Warner Parks, Edwin Warner Park, Red Caboose Park; near Natchez Trace *(26 responses)*
- Green; abundant natural/green spaces; closeness to nature; preserve green spaces and add more *(20 responses)*
- Natural habitats; beautiful scenery; wooded land; nice landscape; trees; hills; tree covered hills; rolling hills; wildlife; see 50 species of birds on ¼ acre lot *(17 responses)*
- River; Harpeth River; Harpeth River Greenway; river amenities; streams *(9 responses)*
- Outdoor opportunities; great walks outdoors *(2 responses)*
- Undeveloped land

#### Location/Convenience

- Proximity/convenience/accessibility to Downtown/West End/Nashville/Nashville West/interstate/everything *(22 responses)*
- Location *(9 responses)*
- Closeness to churches; lots of churches *(4 responses)*
- Close community businesses
- Proximity to Downtown with a more rural environment
- Close to work
- Access to basic necessities
- Access to most creature comforts – food/entertainment

#### Transportation

- Easy transportation; lack of congestion; traffic isn't too bad; not too much traffic; less congested than Green Hills or Cool Springs; I-40 to downtown is not as congested as I-65 or I-24; easy commute to downtown (west is the best) *(17 responses)*
- Easy to get around *(3 responses)*
- Ability to walk to the store/library/church; can walk and/or ride bike to parks and stores *(2 responses)*
- Quiet streets
- Love that don't have to get on the interstate to get everywhere
- Accessibility

## **Community/People and Community Character**

- Friendly people; neighborly; friendliness; nice people; great/good neighbors (28 responses)
- Safe; security; low crime (15 responses)
- Quiet; peaceful; calm quiet neighborhoods; relaxed (13 responses)
- Size; not too big; convenient to Nashville without the hustle; suburban life with access to city; just right distance from the city; small town/big city; small town feel; bedroom community feel of city within city (16 responses)
- Sense of community; community spirit; community pride; feeling of “community” instead of an urban area; way the community came together during flood (14 responses)
- Rural setting/atmosphere; natural unspoiled farmland; farms (7 responses)
- Schools; closeness to schools; school system; elementary schools; Harpeth Valley Elementary (5 responses)
- Pleasant neighborhoods; nice neighborhood; my neighborhood; good residential environment (4 responses)
- Not too crowded/urban; not as busy as Green Hills or Midtown (3 responses)
- Pretty; beautiful (3 responses)
- Has everything I need; close access to everything necessary for living (never having to leave Bellevue for anything); almost everything I need can be found in Bellevue (3 responses)
- Multi-use (residential neighborhoods and shopping); good mix of uses (2 responses)
- Low density development; not too dense (2 responses)
- Affordability for living in Davidson County (2 responses)
- Diverse community
- Growing community
- Mix of housing
- Nice mix of rural and suburban properties
- Good mix of urban and rural area
- New neighborhoods
- Volunteers set up annual picnic; building of Red Caboose Park, etc.
- YMCA
- Variety of ages
- Growth has seemed manageable
- Bell Garden
- Opportunity
- Stable property values

## **Commercial/Retail**

- Easy shopping; access to shopping; easy to get to stores and restaurants (8 responses)
- Proximity to grocery stores; plenty of grocery stores (3 responses)
- Bank, grocer, and pharmacy a mile from our neighborhood (but have to take the car; it’s impossible to walk there. Tried it!)
- A few shops, clothing – grocery
- Expanded dining options
- Quiet mall
- Nodal commercial areas rather than end-to-end commercial
- Like that Hwy 100 area has been developed
- Businesses – the few that are here use a lot
- Small shops

## **Miscellaneous**

- Recycling
- When it’s not raining!
- Little library (can pick up books from throughout the library system)
- Representation
- Do not regard my neighborhood as Bellevue; more akin to Belle Meade

## ❖ What are three things you would like to see change about the Bellevue Community?

### Additional Shopping/Retail

- Bellevue Mall (54 responses)
  - Bring back shopping mall; it has stood derelict too long (23 responses)
  - Mall redevelopment; Bellevue Center Mall developed into something beneficial; plan for the vacant mall; mall rejuvenation to anything else (10 responses)
  - Do something about the mall; solve the mall issue (5 responses)
  - Turn old mall into outlet mall (2 responses)
  - Revitalize the mall area – everything is moving to Hwy 100
  - Reinvigorate Bellevue Center Mall
  - Mall respectfully developed with medical/restaurant/open development
  - Mall/shopping center with at least one department store (not too expensive, but a Macy's or Dillard's type store)
  - TIF financing implemented for mall development
  - Find a larger area with more parking
  - Mall – restored or redeveloped
  - The Mall, so convenient and necessary in many, many ways
  - Mixed use for mall area
  - Open retail at mall area
  - Develop an outdoor mall
  - Put something in mall space – regular or outlet mall
  - Mall can become a new retail facility with respect to children's needs. New Regal Theater! Bowling arena, etc.
  - Develop the mall area by introducing businesses back to the area
  - Use Bellevue Mall as new high school and public library
- More community restaurants and shopping; more options for restaurants and retail; more thoughtful shopping/restaurant options; more relevant shopping/dining places; retail growth (not necessarily big box stores) (21 responses)
- More restaurants; better restaurants; real restaurants (less chains); local restaurants; good family restaurants; make economic environment conducive to better restaurants than fast food (21 responses)
- Hwy 70 revitalization; clean up Hwy 70 (dead area with riff-raff) (2 responses)
- Improved commercial areas – Bellevue Mall, shops, restaurants
- Better retail shopping; anchor shops; not Wal-Mart; get a Kohl's
- Store which sells wine; wine and liquor store in the area (2 responses)
- Local food (grown and sold here)
- More theaters, hotels
- More family entertainment sites
- New movie theater (one behind McDonald's is nasty)
- Give me a reason not to go to Green Hills
- Shopping (craft store)
- Reasonable shopping – outlet mall, especially children's
- Like to be able to buy a spool of thread without going across town

### New Library

- Build new, larger library (20 responses)
- Improved/better library (8 responses)

### More Transportation Options

- Transportation choice; more transportation options than just using a car to get around (4 responses)
- Walking/Biking (42 responses)
  - Additional sidewalks; more ways to walk places (16 responses) (on all streets, in commercial areas, along Old Harding, Coley Davis Road)
  - Additional bike paths/lanes/routes (11 responses)
  - Increased walkability; more pedestrian friendly; easier to walk to different things in community; more safe walking areas (6 responses)
  - Create better walking/biking connections between communities

- Sidewalks so we can walk to shops without getting maimed or killed
- Walkways to encourage activity and safety
- Love to see our walking/biking become even a more easy way to travel in Bellevue
- Add significantly more sidewalks on arterial and collector roads
- Better pedestrian connectivity – e.g. Old Hickory Blvd. between Hwy 70S and Hwy 100, difficult to walk
- Sidewalks leading in Edwin Warner Park with crosswalks at Old Hickory and Hwy 100
- Bike lanes thru the countryside
- More walking bridges
- Public Transportation (*15 responses*)
  - Public transportation of all kinds; better transit/bus service; better access to public transportation; more efficient public transportation (*7 responses*)
  - Public transportation that has usable hours for normal business people and direct route for magnet students (no bus changes)
  - Public transportation after 6:30 PM and on weekends (*2 responses*)
  - Bus route out Hwy 100
  - Express bus to the airport
  - More public transportation to walking areas
  - Rail transit come in
  - Train or train service to Downtown Nashville

### **More Open Space**

- More parks/playgrounds/ball fields/park activities (swings, pools) (*6 responses*)
- More greenways (*7 responses*)
  - Connect and develop greenways with art-type facilities along them
  - Greenway path completed
  - Newsom Station Park (where homes were flooded) with connecting greenway to Riverwalk Greenway
- Community recreation center (*2 responses*)
- Improve the community center – more programs, upgrade
- Public outdoor pool
- Dog park
- Mountain bike trail
- Community gardens

### **New/Improved Schools**

- New high school, bring back a high school (*7 responses*)
- New schools – elementary, middle, high school
- Home of Nashville’s next magnet high school
- Additional elementary schools
- School zoning change for Bellevue Middle
- Schools – more central
- Improve schools
- Public schooling is, for the most part, terrible. Fix it!
- Have schools serve locally grown, organic produce

### **Improved Community Character**

- Defined town center (*2 responses*)
- More attractive designs in housing
- Less ugly commercial strip development
- Updated look
- More restored
- Some landscaping with light poles and banners with same look to tie both sides of Bellevue together
- Better/more “modern” development
- Consistency on business/retail development (from a design perspective)

- Sustainability
- Raising property values
- Make it overall more attractive so housing prices increase
- Predominantly residential neighborhood
- More diversity
- More mixed ethnicities
- More culture (think Asheville, NC)

### **Growth/Development**

- Just more positive development
- Zoning protection for ridges, steep slopes and streams
- No more construction in floodplains (*2 responses*)
- No high rises on Delrose soil
- Slower, more environmentally friendly growth
- Keep centers – Hwy 70S not Hwy 100
- Stopping more commercial development on Hwy 100
- Revive abandoned “out of business” buildings or tear them down
- Farmers market located here
- No more apartment complexes/multi-family; no multi-family with transient population (*10 responses*)
- Less apartments (population too dense); less density of apartments (*3 responses*)
- No more concentrated, isolated apartment development
- Stop or significantly reduce apartment community growth
- Change the apartments to condos
- No more condos
- No Section 8
- Stop over-building
- Agriculture
- Redevelop existing areas – add infrastructure
- Public development along the river
- Zone creep to stop. Require builders to be more responsible.
- Mixed use development
- More single family homes; need single family homes now (*2 responses*)
- More single unit dwellings
- Smaller single family homes
- Increased single family housing above \$250,000
- Limit or restrict types of development
- Get rid of hotel weekly establishments
- Keep density low except in central area “nodes”
- Need sewer down River Road
- No more fast food restaurants
- Need offices and professionals – doctors, etc.
- Less government restrictions on private development (get out of the way!)

### **More Economic Development**

- More economic/business development; attract businesses/employment; involve more businesses to create jobs (*4 responses*)
- More businesses (*4 responses*)
- More small businesses (like in East Nashville)
- More offices
- Encourage business

## **Transportation Improvements**

- Better streets with sidewalks and street trees
- More connectivity
- Eco-friendly transit
- Wider roads
- Bring arterial and collector roads to standards, width and shoulders
- Improve the road network. Hwy 100 and Old Harding are bottlenecked.
- Clean up Hwy 70 – too many curb cuts (tough traffic)
- More traffic lights/signals, more street lights on Old Harding Pike (3 responses)
- Additional access to Hwy 70 and I-40 from Old Harding Road to reduce congestion on Sawyer Brown Road
- Correct dangerous intersection at River Road Pike
- Widen and straighten River Road Pike
- Cannot say too much about widening River Road
- Congestion
- Traffic at peak times
- Speed limit on Hwy 70 as it comes into Bellevue
- Fix potholes – there's one the size of a swimming pool behind McDonald's
- Wider streets/roads – McCrory Lane, Hwy 70, Hwy 100

## **Community Services**

- Senior center that doesn't cost to participate (2 responses)
- Closer services
- More access to urban services
- Recycle pickup, free recycling (2 responses)
- Potential Police "annex" or substation
- Need a well developed hospital
- More safety (had two cars stolen)
- Poplar Creek safer
- Metro trash pickup
- Local newspaper
- Street lights

## **Miscellaneous**

- Good plan for flood control, central flooding, less flooding (3 responses)
- More community responsibility – clean-up trash, etc.
- More community cooperation
- Better communication
- Doing something about unoccupied property
- Removal of rubble pile at corner of Hwy 100 and Temple Road
- Council that represents community
- Representation politically – we need a change
- Do away with zoning laws
- Less government planning

## **❖ How would you like to see them change?**

- Improve walking/biking/greenways (21 responses)
  - Attention to bike and walking
  - Sidewalks, bike lanes
  - Sidewalks, bikeways or signs
  - More sidewalks to encourage active, healthy lifestyles

- The City build sidewalks and residents care for them
- Walk ways as well as bike routes may help residents become more active in the community as well as living a healthier way of life
- Connecting greenways/bikeways
- Greenways, bike lanes, wide smooth shoulders for walking or biking
- More space for bikes, paths, sidewalks
- Live less than one mile from post office, Staples and Publix and don't think it's safe – as a pedestrian – to walk to these businesses. Hope this could change. Thanks.
- Study pedestrian routes from homes to grocery store
- Grocery that seniors could walk to in River Plantation
- Create pedestrian walk/bike full length of Harding Pike from Kroger Hwy 70 to Kroger Hwy 100
- Developers should be required to install sidewalks – greenways and bikeways are good, but baby boomers will want to walk to grocery, drugstore, movie, etc.
- Access to Warner Parks without having to drive
- Shopping access by bike
- Connect Hwy 70 to Hwy 100 via greenway
- Neighborhoods aren't really connected to each other whether it is connecting streets or planning neighborhoods better. Would like park space and shopping areas connected in some way.
- Better parks and recreation, connecting green belts and walks
- Attract more retail/businesses (*8 responses*)
  - More available business/office space
  - Provide opportunity to new businesses, office complexes, etc.
  - More opportunities for small business
  - Bring new businesses here
  - Recruit more sit-down restaurants and nice stores – no strip malls
  - Development such as Green Hills or the Center on Charlotte Pike. Bellevue needs a facelift.
  - Would like some good restaurants on the Hwy 70S site. Like some general shopping close so don't have to travel to Nashville West or Cool Springs
  - Have attractive businesses open in the area
- Improve public transportation (*9 responses*)
  - Better access to public transportation
  - More buses
  - Light rail, green buses (which run later than evening)
  - Thoughtful use of bus and light rail
  - Better bus service, light rail
  - Bus service in the early evening with smaller buses (buses now stop running at 6 PM)
  - Improve bus system into city
  - Better bus access to downtown – come back later – few stops
  - Access to mass transit like high-speed rail (trains)
- Create a Town Center (*6 responses*)
  - Has no identity at present. A central point where shops and restaurants make for a community identity.
  - Bellevue needs a community center area with shopping and eating options with multimodal access to the entire community. Would be nice if this area included offices and lofts, etc.
  - More sense of a central community (Bellevue Mall?)
  - Use mall space as a town center with character
  - Concentrate density at Town Center, if you can find one
  - Would like to see Bellevue Mall area redeveloped to a higher density mixed use development town center, similar to Hill Center in Green Hills. Could locate library, post office there.
- Reuse existing buildings (*4 responses*)
  - Use vacant mall effectively other than developing other commercial sites
  - Develop on existing corridors and leave green space green
  - Don't think we need to develop new business areas, but use existing areas that are being abandoned (mall, shopping strips on Hwy 70S)
  - Stop over building by using existing structures

- Through community commitment and business/investment support
- Slow – with a plan
- Focus on long range plans rather than pleasing developers
- Strike a balance between growth and maintaining quality of life. Prefer low growth to keep the good quality of life.
- Planned implementation
- Real restrictions on developers – no variances or exceptions to the plan
- Strict limits on growth
- Need another bridge across the Harpeth
- Community gathering places
- Current library is just too small. Too often have to put books on reserve and have them sent to the Bellevue Branch.
- There is money for starting the new Bellevue Library. Get it going!
- Add in high school and library
- New high school for community area (Hillwood too far away)
- No further commercial development east of Publix on Hwy 100 as far as Ensworth School
- Appears that commercial development around Publix and Kroger shopping areas has been too “helter-skelter” – Better planning needed.
- Face life for existing buildings and new businesses or property
- No more building, especially apartments or condos
- No more apartment complexes or densely packed single family homes or property tax breaks for keeping vacant land vacant
- Citizen concerns should be reflected in the City Plan and stop all apartments that aren’t built yet. Get the corporations with money for apartments to move their money to the mall project.
- Bellevue has enough apartments and condos. Area needs to improve housing quality and push the price points up but schools must be improved to attract buyers and keep residents here.
- Have too many apartments in Bellevue. Need more family homes, not multi-family units. More apartments have seen decreased business developments and increased crime. Need permanent residents, not transient renters.
- Homes, apartments, churches and schools separated from commercial businesses
- Building with LEED certification and solar cells
- More choice to eat healthy
- Rezoning for buyout owners
- Do not allow rebuilding in flood areas
- Mandates which must be met
- Implement garbage/recycling programs and more street lights
- Green Hills already too congested and Bellevue is nicely connected by internal roads and interstate to downtown.
- Evaluate population densities especially for school-age children to best place schools as well as nodes for commercial
- Plenty of notice given to residents
- Flow of traffic around single family areas rather than through
- Concentrate development at nodes/hamlets
- Funding for a senior center such as Knowles
- Dredge the Harpeth River and Cumberland to remove debris
- Need a plan for a less oil dependent environment, have land preserves, have solar and geo-thermal public places. Need local industry so we won’t be dependent on oil.
- A liquor law, allow a liquor store, tax incentive to encourage more local business start-up
- Get into the Urban Services District
- Unsure – that’s why I am here
- Preserve the natural park setting
- Promote community activities even more than now
- Door-to-door engagement of Bellevue residents to promote being part of Bellevue
- More activities, especially indoor for bad weather
- Push gardening
- Promote children getting outside to play

- Access to adult education (college) – located in the community
- Government needs to not be involved in planning
- Certain restrictions in zoning and potential design ordinances
- Better representation of Council leaders
- More people run for local offices
- Additional options and expansion of options
- More meetings on future development
- Increased
- Soon
- Now

❖ **What street do you live on, or is your business or property on?**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Allen’s Green</li> <li>• Barlin Court</li> <li>• Bay Cove Trail</li> <li>• Beautiful Valley Drive</li> <li>• Beech Bend</li> <li>• Belle Forest</li> <li>• Bellevue Road</li> <li>• Birch Bark Drive</li> <li>• Birkdale Place</li> <li>• Boone Trace (4 responses)</li> <li>• Brenner Drive</li> <li>• Bridle Drive (2 responses)</li> <li>• Burleigh Court</li> <li>• Camelot Drive</li> <li>• Charlotte Pike (4 responses)</li> <li>• Coley Davis Road</li> <li>• Commonwealth Circle</li> <li>• Dan Kestner Drive (4 responses)</li> <li>• Deer Lake Drive</li> <li>• Dorshire Lane</li> <li>• Dove Valley Court</li> <li>• E. Colony Drive (2 responses)</li> <li>• Eades Court</li> <li>• East Griffin Court (2 responses)</li> <li>• Footpath Terrace</li> <li>• General George Patton Road (2 responses)</li> <li>• Gower Road (2 responses)</li> <li>• Harpeth Bend Drive (4 responses)</li> <li>• Harpeth Knoll Road</li> <li>• Harpeth Parkway West</li> <li>• Harpeth Valley Court</li> <li>• Hester Beasley Road</li> <li>• Hickory Trail Drive (2 responses)</li> <li>• Highway 70S</li> <li>• Hillmeade Court</li> <li>• Holt Valley Road</li> </ul> | <ul style="list-style-type: none"> <li>• Hooten Hows Road (2 responses)</li> <li>• Indian Creek Road (2 responses)</li> <li>• Meadow Lane Drive (2 responses)</li> <li>• Meadow Ridge Circle</li> <li>• Meadow View Drive (2 responses)</li> <li>• Old Hickory Boulevard</li> <li>• Plantation Court (2 responses)</li> <li>• Poplar Creek (2 responses)</li> <li>• Poplar Creek Trace</li> <li>• Poplarwood Lane</li> <li>• Regency Drive (2 responses)</li> <li>• River Bend Circle</li> <li>• River Ridge Drive</li> <li>• River Road (2 responses)</li> <li>• River Road Pike (2 responses)</li> <li>• Riverwalk Subdivision</li> <li>• Rodney Drive</li> <li>• Rolling Hills Drive</li> <li>• Saddle Ridge</li> <li>• Sawyer Brown Road (7 responses)</li> <li>• Spring Ridge Lane</li> <li>• Stacy Drive</li> <li>• Still Spring Hollow Drive (2 responses)</li> <li>• Stirrup Drive</li> <li>• Stone Creek Road</li> <li>• Tidwell Road</li> <li>• Valley Trace Drive</li> <li>• Vaughn’s Gap</li> <li>• Watervale Drive</li> <li>• West Running Brook Road (3 responses)</li> <li>• Westfall Drive</li> <li>• Westfield Drive</li> <li>• Willaimsport Court</li> <li>• Willow Oak Drive</li> <li>• Woodstream Drive</li> </ul> |
|--|--|

❖ **What is your role in the Bellevue Community? Check as many as apply.**

- Resident 97 (27 noted they were a also a property owner)
- Non-Resident Property Owner 3
- Business Owner 41
- Church 10
- Other Institution 5
- Other, please explain 2 – Bellevue Chamber, 2 – Employee, 1 – Architect/Developer,  
1 – Community Leader/Volunteer, 1- regular user of Community  
Center and Library

❖ **How many years have you lived in or been involved with the Bellevue Community?**

- |                                  |                     |
|----------------------------------|---------------------|
| • Less than a year (2 responses) | • 20+ (2 responses) |
| • 1 (3 responses)                | • 21                |
| • 2 (2 responses)                | • 23 (2 responses)  |
| • 3 (2 responses)                | • 24 (3 responses)  |
| • 4 (5 responses)                | • 25 (8 responses)  |
| • 5 (4 responses)                | • 26                |
| • 6 (3 responses)                | • 30 (3 responses)  |
| • 7 (5 responses)                | • 30+ (2 responses) |
| • 8 (4 responses)                | • 31                |
| • 10 (6 responses)               | • 32                |
| • 10+                            | • 33                |
| • 11 (2 responses)               | • 35                |
| • 12 (2 responses)               | • 37                |
| • 13 (3 responses)               | • 40                |
| • 15 (2 responses)               | • 43                |
| • 16 (2 responses)               | • 44 (2 responses)  |
| • 17 (3 responses)               | • 47                |
| • 18 (4 responses)               | • 59                |
| • 19 (2 responses)               | • 71                |
| • 20 (6 responses)               | • Life-long         |

**This represents 1,766 years of living in and being involved in the Bellevue Community!**

❖ **Are you in an organized neighborhood group, business group or other group?**

- |  |   |
|--|---|
| • Yes (44 responses)                               |   |
| • No (57 responses)                                |   |
| • If yes, what group?                              |   |
| ○ Allen's Green (2 responses)                      | ○ Deer Lake Retirement Advisory Board       |
| ○ Bell Garden                                      | ○ Meade Vue Subdivision                     |
| ○ Bellevue Area Citizens for Planned Growth        | ○ Poplar Creek Homeowners Association       |
| ○ Bellevue Chamber of Commerce(5 responses)        | ○ River Bend Estates                        |
| ○ Bellevue Community Garden at Middle School       | ○ River Plantation Presidents               |
| ○ Bellevue Manor Homeowners Association            | ○ River Plantation Section II (2 responses) |
| ○ Boone Trace Homeowners Association (4 responses) | ○ River Plantation Section VII              |
| ○ Cross Point Community Church                     | ○ River Plantation Section IX               |
| ○ Cross Timbers Neighborhood Assoc. (2 responses)  | ○ Riverside Homeowners Association          |
| ○ Cross Timbers Neighborhood Watch (2 responses)   | ○ Riverwalk Homeowners                      |

- Rolling River Homeowners Association (2 responses)
- The River at Music City Church
- Southampton Neighborhood
- Sullivan Ridge Community (2 responses)
- Traceside
- Walnut Hills Manor Association
- Warner Park Neighborhood Association
- Westchase Property Owners Association
- White's Bend
- YMCA (2 responses)

❖ **In a few words, please describe your ideal Bellevue Community.**

- Green, pedestrian friendly with sidewalks, safe at all times, well lit, with community activities.
- Place primary importance on quality of life, meaning environment first. Healthy lifestyles, good public education, no pollution, limited growth.
- Bellevue would make a great community with a “small-town” feel. I see communities being built as “pedestrian friendly” or urban living. I think with a little planning, we are in a great place to become one of those types of communities naturally.
- Pretty much what it is now – friendly, picturesque, peaceful, safe, uncongested, convenient and family friendly – but with maybe a centrally located park, and more interesting, diverse shops and restaurants.
- Remain a peaceful place where more and more families will feel comfortable to stay here because it is responsive to health, housing, hobbies, etc.
- No litter or trash, no dogs and cats running loose, sidewalks, bike lanes, traffic bottlenecks addressed.
- Of course the Westhaven Community in Franklin is ideal – you never have to leave the area – for exercise, walking, some shopping, grocery, entertainment venues.
- More sidewalks, better road maintenance, mall rejuvenated.
- More friendly and easy pedestrian areas – it would be nice to be able to walk to supermarkets.
- Think Roswell, GA or Germantown, TN – the look and feel of a walkable European community – think Mainz, Germany – sidewalks, bikeways.
- We need to plan for peak oil. We need local industry that is sustainable. Less density, more solar, geo-thermal and green roofs. More locally grown food. More land for animals/plants (preserves), more bike lanes, less apartments, more diversity.
- Green, quiet.
- Keep it simple – businesses that provide what we need.
- Bring back a high school, the mall and more shopping areas and restaurants.
- More offices and conveniences within the community, bike lanes along roadways.
- To have all needs met – including medical assistance, shops, places to eat.
- Open with dining and retail choices, centrally located schools, walkable space.
- Bellevue offers a great bunch of folks that love life. We just need more activities for growth of jobs and healthy environments.
- Sidewalks on main streets, redeveloped mall and library, including movie theater – not over developed, no more apartments, keep green space.
- Great neighbors, great schools, shopping.
- Would like to see large lots and suburban planning that keeps the rural feel.
- Families able to interact easily, car traffic is moderated to allow for other means of transportation.
- Vibrant, culturally diverse, welcoming with lots of choice, be it shopping, eating, entertainment and staying healthy.
- Small town feel, modern, good transportation i.e. sidewalks, cycling path routes, public transportation, commercial opportunities i.e. office buildings to attract people to town to spend dollars to maintain businesses.
- Something to the effect of a Green Hills but less congested (still have a small town feel).
- We will get our share of the Metro budget for infrastructure. I would like to escape Davidson Co. to avoid the Convention Center debacle.
- Less government.
- A change from a bedroom community to a quality place with a neighborhood feeling.
- While preserving the natural spaces of the community, a stronger community center of retail, restaurants, library, schools, etc., more attractive building styles.

- A place you can walk or ride around without risking your life. Dam up the river and make a nice lake.
- To have local input not outside input. Do not let Planning Commission control too much. It will drive up costs and slow down positive growth.
- One where my needs are met without leaving Bellevue. Decent social scene with restaurants and shopping.
- Safer, less congested. River Road Pike is dangerous and overdue for improvements in engineering, particularly at the s-curves, intersection with River Road and intersection with Old Charlotte Pike.
- More sidewalks. Hwy 70 businesses are dying, need to bring them back. Why are all of the new businesses on Hwy 100? We need a real community newspaper. We need to become a destination place in Nashville.
- Maintain primary suburban feel, but improved commercial developments that have improved accessibility for cars, pedestrians, and bicyclists.
- Better retail plan – uniformity/consistency.
- No more apartments! Too many transients without a feeling of ownership – more businesses that go home at night and weekends – a reasonable mall that provides for the needs of the Bellevue people – more eating places – a larger library.
- A community where you could walk to the grocery, church – more areas where you can exercise like the greenways – more restrictions on building.
- A place with neighborhoods, businesses and greenways connected.
- Quiet, safe, transit and retail within walking distance, green spaces protected.
- Bellevue would have a “heart” – a town center, possibly where the mall is now. It would be a mixed use area with landscaped streets, shops with lofts or offices above. It could be accessed by sidewalks, greenways, etc. as well as by automobile.
- More evening activities, skate park
- Open spaces, beautiful vistas.
- Regardless of the information in today’s presentation, I like the neighborhoods to be “closed” to reduce traffic and increase privacy. However, schools, churches should be included in residential neighborhoods with commercial businesses in a defined zoned area.
- A community that stays quaint and surrounded by nature but still supplies the general needs of entertainment, shopping and food. Has a reliable public transit that can help preserve our earth but works with the average schedule. Great schools and community involvement in the arts and schools.
- A community in which families can flourish by having good options in childcare, libraries, play-areas, etc. However, also an area that can provide modern shopping, dining and office space for a changing economy.
- More mixed use with retail/office and residents with ability to walk to and from. I’d like to see Hwy 70S have a more cohesive look.
- More retail balanced with existing residential, a new library.
- More shops – safer roads – bike trails – yes! Bellevue mall utilized and vibrant again.
- Community feeling, walkable.
- Another park.
- Where cross section of residents come together for various projects, raising awareness of the importance of community.
- Bellevue is a terrific community – if we could grow and develop with local flavor and simplicity it would stay in character.
- I like things the way they are except I would like to be able to shop and eat at something besides fast food without leaving Bellevue. Would also like more medical facilities out here.
- Great shopping, we don’t need an outlet mall, increased family restaurants, improved (or continue to improve) green areas and spur growth in single family housing. A gaming area i.e. ice rink, skating rink or public recreational complex unlike the community center for young teens. Red Caboose is fabulous; where can they go after that?
- One in which I could catch a bus or train to downtown – to a museum, or our wonderful downtown library, or to a concert – and come back.
- I would love to see a mall and businesses wanting to come here instead of closing and leaving. A place people want to live because of what we have to offer homeowners and businesses, all the while keeping traffic minimal.
- I would like to see more activities. I would like it easier to get around by bike or walking. I would like to not have to leave the Bellevue area, i.e. shopping, eating, etc.
- Economic development – the mall is a shame/waste – more connectedness.

- The ideal community would stop any and all apartments and build single family homes, bring in doctors' offices and shopping. We had a wonderful community before all the fast food restaurants and apartment complexes.
- Peaceful, small town, efficient, mixed use.
- A safe place to raise a family, have a career, and ultimately retire. A community with top-notch schools, increased property values, thriving businesses, growing churches and continued involvement planning by both younger and older residents and businesses owners.
- A place that continues to maintain middle-upper class homes while preserving the natural settings. I would just hate for it to be nothing but apartments and strip malls.
- Much like it is: but as a town of 35,000 people, we need more parks, a high school and an adequate library.
- A safe and happy community in which residents feel as if they are part of a productive living family along with a functional neighborhood in which all local community needs can be met with efficiency.
- A community with quality homes and neighborhoods.
- Better shopping, restaurants, office space, etc.
- A more affordable Asheville, NC.
- It does not need a Subarea 6 group making decisions for the whole community. As before, need better council involvement to help the whole community, not just certain groups.
- Has some kind of "town center" like Franklin downtown with easy transportation, but no traffic issues. Conserve land, retain parks, greenways. Have neighborhoods like Westhaven.
- Walkable town core with a transit oriented design and rail connection to downtown surrounded by suburban development and open space.
- Bellevue is close to ideal now! We are close to the city and have a decent commute. We still have plenty of green space with the Warner Parks. It is a safe community too. It would be nice to be known as a friendly diverse community.

❖ **Any additional comments:**

- Thank you for allowing community members to contribute to the planning process. I purchased a condo in River Plantation in the summer of 2008, experienced flooding in 2010, rebuilt over the summer months. I've never been prouder to be a Bellevue resident!
- I would love for the area of Bellevue Center to become like a Hill Center or Nashville West – please no Wal-Mart!
- Good job!
- I like the area because it is easy to get to places, kind of. Could it be better? Yes, but I do not want my morning or evening commute to be ridiculous. I-40 east and with respect to morning and evening are the only ways into Nashville that do not have wrecks or stop and go traffic like I-24, I-65.
- I think the "nodal" sub-area 6 plan has worked well in avoiding the spot-zoning requests from individuals who wished to profit financially from inappropriately rezoning residential to more intense commercial at the expense of the sub-area plan's integrity – and their neighbors' quality of life.
- It would be good to see population/residential projections – this would enhance the ability to take into consideration future needs.
- I feel like Bellevue is taking steps back not just since the flood but that has hindered our growth prior to the flood. Let's work together to bring notice, interest and desire to our community for future growth and success.
- Please do not put mixed density/use high rise on Westside Club property. Please deal with traffic flow issues in Warner Park Neighborhood.
- Schools closer to the people they serve, especially for the middle and high schools.
- Bellevue is large enough to support a high school. Many Bellevue teens are in magnet and private schools. A new school and public library are sorely needed.
- Remember the more you pave, the more you build, the more rainfall runs off, creating floodplain problems. The more you build the more will come, creating congestion and crime. Keep Bellevue beautiful.
- Do something with the empty mall.
- Show us what McCrory Lane development will look like.
- Would like to see Old Harding improved to a three lane road with sidewalks and sidewalks added to Poplar Creek.

- I like the idea of allowing my property use to be determined by good architectural design. Perhaps will allow me to build townhouses with a ground floor of professional offices in the future.
- Prior knowledge of what to expect may have allowed a more knowledgeable and organized response.
- I would like to see subsidized housing scatter throughout the community, not concentrated in large apartment complexes.
- Bellevue seems to be either a place to start out or to settle in. A neighborhood that empowers more of a sense of community could be encouraged by planning.
- I am concerned about the upcoming development on McCrory Lane and Interstate 40 – this will take away from Bellevue and we already have an empty mall that has parking, toilets and basic infrastructure.
- Quality restaurants, not only fast food such as McDonalds. There are 23 fast food restaurants currently in Bellevue yet just 2 or 3 quality restaurants.
- A liquor store would be great! We need a better way to get community-wide information out. Better communication for all of Bellevue.
- The areas with 25% slopes should remain undeveloped or have extremely low density of single family dwellings on large lots – very low density. Our corridor streets need to be brought up to standard. They are far below that now! Bring offices and retailers to Bellevue near Highway 70.
- I live off of 70S. One of the things I really miss is a sidewalk. It will be nice to have a sidewalk at least on one side of the road. Secondly, Old Hickory Blvd. is pitch dark and no street lights at all which you really need particularly in the winter when it gets dark very early.
- Long to see some quality public art that is created through the community – e.g. an art trail in one of our wonderful parks. Love our park areas.
- Thanks!
- Bring back the Produce Place.
- I'd like to see the Bellevue Mall utilized/repurposed/used!
- We want all new construction to have the look of “Bellevue” – stone amenities especially, no new curb cuts on 70 (actually like some to go away). Someone said we are zoned for 17,000 apartments and more apartments/townhomes – No!
- Need to protect public water from privatization – very important.
- Need more businesses and professional offices.
- Please keep this area small. East Nashville has character. All public areas should have geo-thermal, solar and green roofs.
- The people in Bellevue do not support all the local businesses. Just look at the buildings that are empty – the mall, movie theater, Jack-in-the-Box, Church's Chicken for a few – there are many more.
- Thanks for your time and thoughts.
- My parents and their parents have lived in Bellevue over the last 40 years or so. Bellevue was considered “the sticks” back then. I think some of the desire of living in Bellevue has to do with that feeling of being separate from “the big city,” even to this day. If we can keep that feeling with a reasonable inclusion of the connections to Nashville, it would be great.
- I have been a real estate agent since 1972 in Nashville, owned a bed and breakfast in N.C. and would love to be involved in this process. I would love to see Bellevue a place that I would be happy to come from.
- It's great timing for this to be reviewed. As much as we can help plan the future growth of Bellevue now is ideal, rather than trying to react to issues later. I don't want 70S that runs through Bellevue to start looking like Charlotte Pike. Great meeting and I look forward to this process!
- I participated in the original Subarea 6 plan as well as the update. Looking forward to some new ideas to get Bellevue back on track!
- Love our community, but we need to as they say kick the old mule in the \_\_\_\_ get moving.