

From: MaryAnne Poposky [mailto:mpoposky@yahoo.com]

Sent: Thursday, May 28, 2009 8:04 AM

To: Murray, Pam (Council Member); Tygard, Charlie (Council Member); Gilmore, Erica (Council Member); Maynard, Jerry (Council Member); Langster, Edith (Council Member); Crafton, Eric (Council Member); Evans, Emily (Council Member); Holleman, Jason (Council Member); Hunt, Walter; Barry, Megan (Council Member); Planning Commissioners; Matthews, Lonnell (Council Member); Garrett, Tim (Council Member); Neighbors, Diane (Vice Mayor); Steine, Ronnie (Council Member)

Subject: No to Maytown Request

Please do not grant the request that is being proposed by the Maytown developers.

The surrounding communities of this area are the stewards of the land in our county. We should be planning for our future generations and be leaders to create visions that are not detrimental to the environment. This Maytown development is not suitable and does not match our vision as stewards.

Thank you for taking this request to the upcoming meeting.

MaryAnne Poposky
5570 Eaton's Creek Rd.
Joelton, TN 37080

From: Durwood Edwards [mailto:durwoode@hughes.net]
Sent: Thursday, May 28, 2009 7:43 AM
To: Planning Commissioners
Subject: Bells Bend

Dear Members of the Planning Commission:

I want to voice my strong opposition to the planned development in Bells Bend. To lose this wonderful rural area, so rich in wildlife habitats and human history would be a tragedy. It is doubly distressing as it not only adds to our government's already overextended infrastructure expenses but would certainly increase sprawl in direct conflict with all recognized responsible urban development practices.

This development has been touted as "another Cool Springs", but I hardly see that as a positive recommendation. Anyone who has seen that area sprout and spread traffic, pollution, including light and noise, as well as air, could hardly wish another such traffic tangle on our community, especially not in Bells Bend!

I appreciate your consideration of my opinion in this matter.

Yours,
Durwood Edwards
6324 Marrowbone Lake Road
Joelton, TN 37080

From: Kim Hawkins [mailto:k.hawkins@hawkinspartners.com]

Sent: Thursday, May 28, 2009 7:52 AM

To: Planning Commissioners

Cc: Bernhardt, Richard (Planning); Lalonde, Kristine (Council Member); Steine, Ronnie (Council Member); Barry, Megan (Council Member); Holleman, Jason (Council Member - Fwd); Jameson, Mike (Council Member)

Subject: May Town Center - Vote NO

Dear Commissioners and Councilpersons:

I do not support the May Town Center. I know the site very well and the issues that are at stake, having been involved in a far smaller proposal for the site 3 years ago. Interestingly, in 2006 a proposal for Bell's Landing was made on this same parcel under the same community plan and policies that continue to be in place today (the Bordeaux White's Creek Community Plan, adopted 9-25-03 and amendments through 12-8-2005).

In 2006, with a majority of the current planning commissioners serving then as now, the planning commission voted that the Bell's Landing proposal was inconsistent with the Natural Conservation and Rural land policies of the Bordeaux White's Creek community plan. That proposal included 30,000 s.f. of retail and commercial development and 1200 residential units.

Today, 3 years later, the May Town Center now calls for 287 times more retail and commercial development (from 30,000 s.f then to up to 8,600,000 s.f now) and an over six fold increase in residences (from a maximum of 1200 units to a maximum of 8000 units) plus up to 600 hotel rooms and related facilities. It is difficult to comprehend how the 287,000% increase in commercial development could now be considered consistent with a natural conservation overlay (NCO) policy which exists currently, and has been.

I consider myself a proponent of smart growth. I consider myself a person who supports economic vitality for our region. I consider myself an advocate for sustainability and "green" development. I fail to understand how this development can be economically strong for our city as it competes with our resurging downtown for the coveted Fortune 500 companies. I fail to see what is smart or sustainable about adding infrastructure (including roads, schools, police protection, libraries, fire protection - it goes beyond sewer, water lines and electricity) of this magnitude onto a greenfield site isolated from our major transportation network with no access to mass transit.

In 2006, Old Hickory Blvd as the only vehicular access became a point of contention for neighbors on Bell's Bend. Today's May Town proposal appears to add several lanes on one new bridge to accommodate the enormous increase in traffic; 40,000 new workers and the 16,000 new residents (if 2 persons per household). That is the equivalent of having only the Gateway Bridge serve our downtown and is difficult to see how that is sustainable and how this is smart. How can our city hope for future commuter rail or light rail if we continue to spread our density across our county?

Please do not be swayed to use economic development potential as a sole reason for endorsement—there is great economic development potential on Nashville's East Bank, the Gulch and in SoBro (all of which are policed for the high density multi-story tower development by the Metro Planning Department). The lifeblood of a city is its strong heart downtown. Let's keep ours beating.

Kim Hawkins
2205 Natchez Trace
Nashville, TN 37212

Please consider the environment and do not print this e-mail unless necessary.

From: Tana Comer [mailto:ecorganics@bellsouth.net]
Sent: Thursday, May 28, 2009 6:51 AM
To: Planning Commissioners
Subject: No to Maytown

Commissioners,

Please do not grant the request by Maytown developers. This huge downtown in the country is not suitable for a thriving downtown. We the Nashville community are the stewards of the land in our county, let's have foresight with a vision for future generations.

Thank you for considering this request.

Tana

Tana Comer
Eaton's Creek Organics
5570 Eaton's Creek Rd.
Joelton, TN 37080
Website: ecorganics.net

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

From: todmer07@roadrunner.com [<mailto:todmer07@roadrunner.com>]

Sent: Thursday, May 28, 2009 3:52 AM

To: Planning Commissioners

Subject: May Town is a Horrible idea for Nashville

Dear Madam/Sir,

Please DO NOT change the zoning in Bells Bend. I believe May Town Center promises to benefit a developer, a landowner, and a realtor, while the rest of Nashville would suffer.

Downtown Nashville is great, thanks to the work you've done there. In these times, could we please work at developing our existing assets? When I watch professional sports on t.v., network cameras usually show views of the home team's beautiful skyline, rather than look at suburban malls and office complexes that sprawl from the heart of a city. Nashville's got heart, and everyone in the surrounding areas counts on you to protect it. I just think that you've done a lot of great work in revitalizing Downtown, and I hate to see developers kill local businesses and chip away at our quality of life.

Please save Bells Bend.

Todd Erickson

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

From: artalk@gmail.com [<mailto:artalk@gmail.com>] On Behalf Of Alesandra Bellos

Sent: Thursday, May 28, 2009 12:21 AM

To: Planning Commissioners

Cc: Matthews, Lonnell (Council Member)

Subject: Letter of Opposition to May Town Center and Proposed Zoning Changes

To whom it may concern:

As a West Nashville resident and Nashville citizen, I urge you to oppose the requested May Town Center zoning change.

The May family and Tony Giarratana attempted to use the Scottsboro / Bells Bend planning process to push their own zoning change agenda.

Having failed to sweep in their request under the rug, they now attempt to ramrod it through with a multi-million dollar marketing campaign. Should they attain their desired zoning changes, there is no guarantee that the May Town Center will move forward as planned.

Should the project proceed, citizens of West Nashville, particularly those in the Robertson / Urbandale / Nations area, will be unduly affected -- by the construction of a new bridge, by attendant traffic and quality of life issues, by detrimental changes to the character of our neighborhoods, by energy and resources deflected away from revitalization in our own community. We are stakeholders in this decision, as well -- yet during our recent community plan process, we have had little to no opportunity to voice our concerns with May Town Center.

Please consider, for example, that West Nashville's follow-up meeting "to discuss the rezoning application, process and timing for the May Town Center development proposal and possible policy implications for the West Nashville Plan" will not be held until June 1st, three days after the May 28th public hearing. However, comments at the Planning Commission meeting on June 25th will be restricted to "economic issues related to May Town Center", meaning that West Nashville residents with other concerns, such as traffic, safety or quality of life, may not have the opportunity to present their concerns to the Commission.

Ideally, I urge you to oppose the zoning change for the proposed May Town Center. Minimally, please consider allowing ALL of Nashville's residents to make comments on ALL issues related to May Town Center at both the May 28th and June 25th meetings.

This is an issue that affects all of Nashville, and this is the venue where our voices can be heard. Please listen.

Sincerely,
Alesandra Bellos
5001 Indiana Avenue, Nashville, TN 37209

From: Molly Henry [mailto:mepruett@comcast.net]

Sent: Wednesday, May 27, 2009 11:40 PM

To: Planning Commissioners

Cc: Matthews, Lonnell (Council Member); Evans, Emily (Council Member); Garrett, Tim (Council Member); Barry, Megan (Council Member); charles.tygar@nashville.gov; Steine, Ronnie (Council Member); jerry.manyard@nashville.gov

Subject: Bells Bend

Dear Members of the Planning Commission,

I am writing to again express my strong objection to the placement of the "May Town" project in what little still undeveloped land exists in Davidson County. My husband and I have lived in Nashville for over twenty-five years. We work here, raise our children here, shop here, and vote here. Although we don't live in Bells Bend, what happens in Nashville affects each of us.

Nothing that I have seen or read has swayed my opinion on this issue. I attended the previous Planning Commission meetings regarding this matter and read all news accounts of the debate.

I continue to be extremely concerned about the enormous cost of such a project to the city and taxpayers, no matter how deeply hidden it may be at the moment. Considering the fact that the developers plan to have nearly as many people traveling in and out of this area as downtown has on a daily basis, I can't believe that the one bridge that they have proposed will suffice. I drive through this area regularly and am appalled at the idea of so many vehicles traveling in and out of the quiet farmland every day.

Nor am I impressed with the gift of land to TSU, since the documents between the developers and TSU certainly seem to indicate that strings have been attached. Publicity in the guise of philanthropy does not reflect well upon the developers.

Please continue to protect what little green space and peaceful farmland we still have in Davidson County.

Thank you for your time and consideration.

Sincerely,

Molly Henry
510 Old Hickory Blvd, #606
Nashville, TN 37209

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

From: Paul A Latour [<mailto:paullat@comcast.net>]

Sent: Wednesday, May 27, 2009 11:32 PM

To: Planning Commissioners

Subject: MAY TOWN

EASY CHOICE; VOTE NO.

DON'T NEED IT, DON'T WANT IT, DON'T LIKE IT, DON'T WANT TO PAY FOR IT.

PAUL AND DANA LATOUR

FRANKLIN

615-336-7900

From: fred ray [mailto:firefred@frontiernet.net]
Sent: Wednesday, May 27, 2009 10:05 PM
To: Planning Commissioners
Subject:

Hello....I live out of county and work in Nashville. I had taken interest in the Bells Bend area from the news and the debates but had never been there. I recently had the opportunity to visit Bells Bend Park on a lunch break. What I saw overwhelmed me. This is such a pristine place. I'm just across the river from the city yet feel miles and years away. It was a very peaceful feeling after spending the previous night at work dealing with human suffering and violence. I have always been a proponent of open space having lived and grown up in areas overwhelmed by growth and development. It is rare in our country for such large open space to be located in close proximity to a major city. I know the owners of this land and the developers want to create opportunities for themselves to multiply their money, but do we really need more retail and office space? I hope we can focus on redeveloping our current retail centers and bringing corporate offices downtown where we have empty office space and condominiums. Is the Signature Tower still to be built? My reasons for opposition are impact on Bells Bend Park, degradation of quality of life, resources and focus moved away from downtown Nashville, and infrastructure cost to taxpayers. I am not an environmental extremist, but value open space and agricultural land as much of it continues to disappear in our state. I hope we can find a way to keep this land in agriculture and locate future development closer to the city core or airport.
Thank you for your time.

Rick Ray
Cookeville

From: Jennifer Hackett [mailto:jahackett@gmail.com]
Sent: Wednesday, May 27, 2009 9:49 PM
To: Planning Commissioners
Subject: Please oppose May Town Center

Planning Commissioners,

I write to you today with urgency concerning tomorrow's zoning hearing regarding Bells Bend and May Town Center.

As a taxpayer in the city of Nashville, I am much more willing to see my resources utilized in existing areas that desperately need them, such as schools, bikeways, sidewalks, safety, improved public transportation, and many other areas - all of which are infinitely more important than May Town.

As a member of the neighborhood that has been radically affected by traffic from Nashville West, I URGENTLY suggest that we are not in need of any additional traffic that has no where to go but through existing neighborhood areas.

Please oppose May Town Center in you zoning decisions.

Thank you for your time,

Jennifer Hackett, M.Div.

518 Davidson Rd 37205

From: Jana S [mailto:jana.sinclair@hotmail.com]

Sent: Wednesday, May 27, 2009 7:50 PM

To: Matthews, Lonnell (Council Member); Planning Commissioners

Subject: May Town Center

Dear Planning Commissioners and Mr. Matthews,

I am writing to you to express my opposition to the May Town Center. I would like to see as many pristine natural areas in my town as possible. I fully support the statements below and strongly urge you to oppose this development!

Why May Town Center Is Bad for Nashville

1. May Town Center robs Nashville's downtown. Nearly 20% of office space is vacant in downtown right now. Why do we need to add another 8 million square feet of office space in Bells Bend? This will only cripple 20 years of successful investment in downtown revitalization.
2. Taxpayers take a beating under this plan. May Town Center will siphon resources from already-strained public services like schools, public safety, and neglected and aging infrastructure.
3. Quality of life is at the forefront of this issue. Do we want to end up with the chaotic sprawl that surrounds Atlanta? Do we need, or want, Cool Springs North?
4. This is about a landowner and a developer making money, not about attracting new businesses to Davidson County. Companies don't decide whether to relocate to Nashville based on the availability of a 50-acre corporate campus. They assess tax incentives, public education, quality of infrastructure, proximity to transportation, and cultural activities, among many other criteria. May Town Center addresses none of these issues.
5. This is the largest intact rural area remaining in Nashville. A forward-thinking city has the vision to protect this kind of open space rather than pave over it.
6. The developer's claims that the remainder of Bells Bend will be protected are, at best, completely misguided and, at worst, disingenuous and deceitful. Nashville lacks the mechanisms and organizational structure to enforce protection of the remainder of Bells Bend.

7. The report from the Mayor's Green Ribbon Committee spells out clearly the need to protect open space in Nashville and decrease Nashville's carbon footprint. Building May Town Center goes against each of these ideals; protecting Bells Bend carries out the committee's recommendations.

Thank you for your attention to this matter!
Jana Sinclair

Hotmail® goes with you. [Get it on your BlackBerry or iPhone.](#)

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

From: Georgianna Russell [<mailto:georgiannaw01@bellsouth.net>]

Sent: Wednesday, May 27, 2009 6:49 PM

To: Planning Commissioners

Subject: Maytown

Let's not sprawl anymore in Nashville. The smart way is keeping farmland close to the city to prevent "haul" bills, to make the population denser and develop mass transit, and keep in mind the quality of life for out population.

Look at what Bells Bend Park means to the city now, what it will mean in the future, and what it almost became---the city dump. Please give good ideas time to emerge-we don't have to have all the answers now.

Thank you, Georgianna W. Russell
834 Lynnbrook Rd.
Nashville, TN 37215 615-298-3813

From: Anne Williams [mailto:lightweightart@gmail.com]
Sent: Wednesday, May 27, 2009 6:14 PM
To: Planning Commissioners
Subject: May Town

Dear Planning Commissioners:

In the past two months I have met people from Hawaii, Canada, New Jersey, New Mexico who have recently visited Nashville and loved the way our city has grown, especially the revitalization of the downtown area. The Plan for Nashville is working, it is good for tourism and Nashville is a better place to live because of it. A gigantic edge city-in-a-pasture is exactly the opposite of everything you have been trying to do and is exactly the opposite of the city's mission to preserve what open space we have left.

Why are you spending time on May Town? Just say no.

Good wishes, Anne Williams

6558 Rolling Fork Drive

Nashville, TN 37205

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Anne R. Williams
615-352-0412

From: Bettye Huddleston [mailto:bettye@villagerealestate.com]
Sent: Wednesday, May 27, 2009 3:56 PM
To: Planning Commissioners
Subject: May Town

Dear Planning Commissioners,

I am writing again to ask that you refrain from supporting the proposed May Town Center. I believe that we are at an important juncture as a city, and that your decision is critical.

We have a choice, at this moment, to vote again to support a vibrant core, or to rob that core of its vibrancy. We can continue to create opportunities for businesses or residents to fully utilize our city, or we can create a dichotomy which pulls resources in another direction, and which limits that which is available for our city. We can move to create opportunities for businesses to locate in So Bro, around our convention center, at the downtown riverfront, both East and West bank, in the Bicentennial Mall area, and with the 30 or so acres of downtown parking lots, or we can shift our focus, and encourage businesses to locate elsewhere in Davidson County.

Why should we buy into the thinking that businesses will only choose the corporate campus, when we have ample room for business expansion in our downtown? The corporate campus concept is really not sustainable, as it requires new infrastructure, new transportation systems, new school systems, at a time when we should be concerned with improving existing conditions, and when we are poised to utilize our greatest asset, the Cumberland river in the heart of downtown, to invigorate our city. Other great cities, including Chicago, on which our Plan of Nashville is based, have worked the waterfront, the downtown, to create an amazing environment which is shared by both businesses and residents.

Why even invest in a convention center and a downtown Riverfront, if we are not going to fully utilize?

May Town Center robs Nashville's downtown. Nearly 20% of office space is vacant in downtown right now. Why do we need to add another 8 million square feet of office space in Bells Bend? This will only cripple 20 years of successful investment in downtown revitalization.

Taxpayers take a beating under this plan. May Town Center will siphon resources from already-strained public services like schools, public safety, and neglected and aging infrastructure.

Quality of life is at the forefront of this issue. Do we want to end up with the chaotic sprawl that surrounds Atlanta? Do we need, or want, Cool Springs North?

This is about a landowner and a developer making money, not about attracting new businesses to Davidson County. Companies don't decide whether to relocate to Nashville based on the availability of a 50-acre corporate campus. They assess tax incentives, public education, quality of infrastructure, proximity to transportation, and cultural activities, among many other criteria. May Town Center addresses none of these issues.

This is the largest intact rural area remaining in Nashville. A forward-thinking city has the vision to protect this kind of open space rather than pave over it.

The developer's claims that the remainder of Bells Bend will be protected are, at best, completely misguided and, at worst, disingenuous and deceitful. Nashville lacks the mechanisms and organizational structure to enforce protection of the remainder of Bells Bend.

The report from the Mayor's Green Ribbon Committee spells out clearly the need to protect open space in Nashville and decrease Nashville's carbon footprint. Building May Town Center goes against each of these ideals; protecting Bells Bend carries out the committee's recommendations.

We are in a new era, where climate change, sustainability issues, infrastructure concerns, are dominating the conversation. May Town is a step into the past, where we thought that we could sprawl endlessly, where we felt that we had unlimited resources. Things have changed drastically in just a few years. It is a time where smart cities choose to share resources.

What will a corporate campus 8 miles from Nashville do our city? Will it support the move to work and live in the core, when the May Town project envisions 5,000 residents and 40,000 workers? We have just 6,000 residents and 49,000 workers in our core at this time. Will this become the tale of two cities, each weakening the other? Who is to say that the May Town concept will even be successful?

Why would business leaders want to move their families there anyways? Won't they still choose Cool Springs, if they are still living in this old mindset that suburban is better, close to peers with kids in private schools?

Please join me in supporting the continued growth of Nashville, and do not be swayed by the interests which would bifurcate our city.

Thank you.

bettyHUDDLESTON

directorADMINISTRATION & OPERATIONS

managerVILLAGE FUND

From: Weston Sparks [mailto:quintinofan@gmail.com]
Sent: Wednesday, May 27, 2009 2:43 PM
To: Planning Commissioners
Subject: Say NO To May Town

Hi there, my name is Weston Sparks. Some good friends of mine live down on Tidwell Hollow, which is right down where May Town is scheduled to be. I am just disappointed to hear that the one last big chunk of undeveloped land in the county, is being put to the chopping block. Please, listen to the people who live there. None of them want May Town to be developed. It would show a great deal of understanding and compassion on your part if you all just did away with the whole idea altogether. I hope you all have a wonderful day, and I hope what I said has some sort of positive effect on the outcome of this situation.

Sincerely,

Weston Sparks

From: Pam Jones [mailto:pamjones400@yahoo.com]
Sent: Thursday, May 28, 2009 8:11 AM
To: Planning Commissioners
Subject: Opposed to Bells Bend

Dear Planning Commissioners,

I am writing to express my strong opposition to the Bell's Bend development you will be considering today.

As a resident of the greater metropolitan Nashville area, I believe Nashville needs to preserve this land for agricultural use.

As the cost of energy continues to increase in this era of declining resources, we need to protect our ability to sustain our local population increasingly on locally grown foods. This means conserving as much agricultural land as possible. It is well documented that global oil production has reached its peak and will be in decline from here on. Our agricultural systems and food distribution systems are reliant on cheap oil, and as this changes, the cost of importing food grown in distant areas will increase dramatically. As a community, the greater Nashville area needs to be directing its efforts toward conserving nearby agricultural land, not putting up an unsustainable development far from the center of the city.

Thank you for your consideration. I hope you will decline the Bell's Bend project.

Sincerely,

Pam Jones
4889 Shasta Dr.
Old Hickory, TN 37138

From: Kara Sundar [mailto:kara_kraus@yahoo.com]
Sent: Thursday, May 28, 2009 8:38 AM
To: Planning Commissioners
Subject: Taxpayer who opposes May Town

Dear Nashville Planning Commissioners,

My name is Kara Sundar, and I live in the 37209 zip code. I believe that the May Town development will drain our tax dollars and irreparably harm our economic growth, especially in downtown, which Nashville has worked so hard to build. Please consider all the implications before moving forward with this project. Below are some points, which I did not write myself, but they summarize well the argument against May Town. Thank you for your time!

Kara Sundar

Why May Town Center Is Bad for Nashville

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7. The report from the Mayor's Green Ribbon Committee spells out clearly the need to protect open space in Nashville and decrease Nashville's carbon footprint. Building May Town Center goes against

each of these ideals; protecting Bells Bend carries out the committee's recommendations.

Another opposition argument and plea:

Maytown is supposed to be a new city, literally the size of downtown Nashville, in an inaccessible cow pasture in Bells Bend. The plan calls for 8000 condominiums, 8 (or 10, depending) million square feet of office space (Nashville has 7.5 million now), a 15-story hotel, and all of the accompanying concrete amenities—the usual national chain restaurants and retailers. They are promising everyone everything: free bridge, lots of surrounding green space, no impact on the neighborhood, a TSU research park, lots of new jobs and tax dollars for Metro's budget, and have pulled out all the stops in a glitzy PR campaign, with telephone push-polls, shiny postcards, fancy videos, a football-team-sized phalanx of PR flacks, and on and on.

We think a city in a pasture accessible mainly by helicopter is a pretty bizarre idea—but the city's planners are taking it seriously, and it would be a disaster—not just for those of us who live in the neighborhood, but for all of Davidson County and the surrounding area. Here are a few reasons why.

- **Downtown:** Planning for 20 years has focused on revitalizing the core city. This would suck the just-returning life out of downtown.
- **Traffic:** Even with the Maytown speculators funding one bridge, this will require widening and new exits off Briley and eventually I-40, and endless road building
- **Infrastructure:** None. Totally new sewer, water plant, electrical, police, schools, and on and on. You, the taxpayer, will pay.
- **Jobs:** Projections totally unrealistic. Either will fail, or every single job coming to the area will have to go to Maytown—not downtown, West End, East Nashville, Rivergate, Bellevue, Vanderbilt, or anywhere else in the area.
- **Planned city:** Can't plan a city in an inaccessible place. Even accessible developments have failed all around us. Note Metrocenter, Bellevue, Hickory Hollow, Thousand Oaks.
- **Better plans:** We have better things to do with Nashville's last green spaces—rural development along the Beaman to Bell's Bend corridor, for food and recreation. This is Nashville's back yard, and quality of life is what will attract innovative business, not just another set of concrete boxes.

From: Elizabeth O. Surface [mailto:surface@rossbryan.com]
Sent: Thursday, May 28, 2009 8:26 AM
To: Planning Commissioners
Subject: Opposition to May Town

Commissioners:

I am opposed to the development of the May Town Center. I do not agree that it is needed for Nashville to "compete" with our neighbors for commercial space nor do I think that the location is appropriate. Several years ago, Metro Center was believed to bring just what this plan promises to Nashville. It was closer to downtown and less costly to develop yet the promise of a thriving office park has not materialized. I believe May Town is no more than the 2009 version of the promises made by the development of Metro Center. I ask that you vote no for this plan. Our concentration should be on the existing Nashville commercial space development, many of which contain vacant space and land for new construction.

Elizabeth Surface, PE

Vice President
Ross Bryan Associates, Inc.
1025 16th Ave South, Ste. 400
Nashville, TN 37212
Voice: (615) 329-1300
Fax: (615) 327-4446

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From: Georgia Copeland [mailto:georgia.copeland@gmail.com]
Sent: Thursday, May 28, 2009 10:08 AM
To: Planning Commissioners
Subject: Maytown Opposition

Good Morning,

I am a resident of Nashville, specifically East Nashville, and oppose the construction of Maytown in Bells Bend. As a Nashville native and current downtown resident, I see much work to be done in regards to our urban development. The condominium explosion, lack of bike lanes, inadequate bus system... all of these problems which, if solved, can lead to a more beautiful, growing city with a thriving residential downtown element and increased tourism, etc..

Please consider the effect on Nashville's downtown growth, not to mention the irresponsibility of removing yet more greenspace from a warming planet. Please make me proud of my city and its leaders, not embarrassed. Please have the foresight and wisdom to look at successful cities like Portland, OR or even international cities who have concentrated efforts on the nucleus of the town and watch the benefits ripple outwards. Take Nashville forwards not backwards. Please say NO to the Maytown development.

Thank you.

Sincerely,

Georgia Copeland

From: Villegas, Raquel [mailto:raquel.villegas@Vanderbilt.Edu]

Sent: Thursday, May 28, 2009 9:30 AM

To: Planning Commissioners

Subject: May town center

Dear planning commissioners,

I am writing to express concern about the May Town Center development. I feel that although the projects sounds attractive and promises to bring tax money to Nashville, it will also come with a high price; not only in building infrastructure, (the bridge will be paid by the developer but there are other cost that will have to be paid by Metro, including changes in charlotte pike and I-40 ramps, plus services to the 'new town'), but also the loss of green land, and when eventually the second bridge is needed, many families will have their own homes condemned. In addition, any money going to the infrastructure of this project will not be then used to improve the schools that we have already. Let's improve what we have and conserve green land for as long as we can.

Lets' invest in schools: the children are our future;

Many thanks

Raquel Villegas

From: norland@comcast.net [mailto:norland@comcast.net]
Sent: Thursday, May 28, 2009 9:19 AM
To: Planning Commissioners
Subject: Bells Bend

It seems to me that most people don't want the May Town Center to be built in Bells Bend. It also seems that no one can figure out what to do with the Fairgrounds property, even though residents as far as Green Hills are sick of the noise from the racetrack (historic though it may be), the traffic, etc.

Here's an idea: Why doesn't Metro do a land swap of Bells Bend for the Fairgrounds?

- The developers would have more valuable property closer in that is a better fit for their commercial / residential mix and would be far more attractive to businesses.
- The current Fairgrounds neighborhood would have something more in keeping with their needs; such an upscale development would return some prosperity to the area, increasing property values.
- The Fairgrounds at Bells Bend can continue to host all the same events, including the State Fair, Christmas Village, Lawn & Garden Show, the flea market, etc. that would be more in keeping with the rural nature of the area and the quiet they'd like to maintain.
- Put the racetrack elsewhere or move it all out to Lebanon where the other one is located.
- TSU can still have their agricultural research property (if you believe the developers who say it will be given to them regardless).

Think outside the box, don't just roll over every time a developer wants something!

Thank you.

From: Swanson, Eric [mailto:Eric.Swanson@orbiscorporation.com]

Sent: Thursday, May 28, 2009 9:00 AM

To: Planning Commissioners

Cc: Lalonde, Kristine (Council Member); Barry, Megan (Council Member); Garrett, Tim (Council Member); Tygard, Charlie (Council Member); Steine, Ronnie (Council Member); Maynard, Jerry (Council Member)

Subject: NO to May Town Center

I am writing to express my opposition to the May Town Center in advance of today's MPC meeting on the issue.

The MPC failed to follow the Sub-area planning process. This process was created to provide a community basis, community consensus for land use policy changes. That is clearly not the case with this proposal as the majority of the Bells Bend/Scottsboro community remain vocally opposed to the May Town Center proposal.

This is about a landowner and a developer making money, not about attracting new businesses to Davidson County. Companies don't decide whether to relocate to Nashville based on the availability of a 50-acre corporate campus. They assess tax incentives, public education, quality of infrastructure, proximity to transportation, and cultural activities, among many other criteria. May Town Center addresses none of these issues. In fact, May Town Center will siphon resources from already-strained public services like schools, public safety, and neglected and aging infrastructure.

Thank you,

Eric Swanson
2001 Linden Avenue
District 18

From: Sandra.L Decker [mailto:Sandra.L.Decker@tn.gov]
Sent: Thursday, May 28, 2009 9:02 AM
To: Planning Commissioners
Subject: May Town Center

I am greatly apposed to the May Town Center being built. Since the Nashville West Shopping Center has been built the traffic is bumper-to-bumper on Saturdays going to and from the Walmart and Nashville West Shopping Centers. Traffic has increased through Charlotte Park neighborhood as people take the back roads due to the overcrowding of Charlotte Avenue. The air is polluted and hard to breathe. We need any fresh air produced by the shade trees across the river. My daughter-in-law has now gotten COPD lung disease from all the pollution in Charlotte Park and the Morrow Road neighborhoods. We have bad fumes from the automobiles and factory air in those neighborhoods already and do not need anymore. **Economic times of present do not suggest any expansion projects in Nashville and increased property taxes (and yes we aren't stupid, land improvements do cause them to go up) would not help out anyone.** I as a government worker am not getting any raises probably the next three years (if I do not get laid off) so I CAN NOT AFFORD INCREASED TAXES FROM LIVING IN CHARLOTTE PARK AREA! My property taxes have already more than doubled since I bought my house in 1986.
TAKE YOUR BUILDING PROJECTS ELSEWHERE IN UNIMPROVED TOWNSHIPS THAT DO NOT HAVE ANY JOBS AT ALL!

Mr. Derrick Dalton
Metropolitan Planning Commission
Nashville, TN

VIA EMAIL

Dear Mr. Dalton:

Last July I testified and wrote letters to commission members regarding the May Town Center (MTC) proposal in Bells Bend. I am unable to attend the hearing, so I am writing this letter for your consideration. One of my points at that time was that the commission did not have enough factual and independently generated information on which to base a rational decision. I wonder how much has changed. The independent analysis of the developer-provided traffic study has suggested that some conclusions may need to be revised and that more than one bridge will be needed to service the development. Additionally, the cost analysis is not yet complete; thus, a fair evaluation of the costs to Metro associated with the development are not yet available. Thus, there are still unanswered questions

There are some other points to address as well. One is the suggestion that MTC could be another Reston, Virginia. I have visited Reston, and it is indeed a great example of new town development. However, I wonder if this is a valid comparison. Reston was developed on over 6,000 acres of undeveloped land but located between Washington, DC and the (then) new Dulles International Airport. This was to be an extremely high growth corridor, and it has proven to be just that. It was located in the fastest growing county in the country, Fairfax County, Virginia, and in a much higher income and market area. Although the town itself has walkable character with mixed uses and many connecting trails, it and the area around has also turned out to be more sprawl-like and has some significant traffic problems. This should be examined in more detail if a comparison is to be made between Reston and MTC.

Basic land use policy is another issue that should be addressed. One direction for land use policy is to maximize the economic development potential for all land areas in Davidson County, and this is certainly the approach being taken in this proposal for MTC. The planning commission, of course, has this option before it. However, what are the other options, and do they have value? Another option is the preservation of farmland. We continue to lose farmland in Tennessee at a rapid rate. The American Farmland Trust notes that our farmland loss in Tennessee is among the highest in the nation. Today, most of our food supplies are trucked in from hundreds of miles away, even from outside of the country. There is an issue of food safety as well as transportation costs. Locally grown food can obviate many of those safety concerns, and many people prefer to buy locally grown food. The opportunity to have locations that can support locally grown food will become much more important in the future in view of the volatility of supplies and costs of oil based transportation services.

Then there is the matter of open space. Does it have value just as open space? There is a certain intangible value to open space that is impossible to quantify. While it may be difficult to place a market rated value on the open space itself, empirical studies have found that proximity to open space, preserved through easements or purchase or dedication, enhances other property values, thus providing some off-setting tax benefits. Open space has inherent values to the community. It provides ground water storage, climate moderation, flood control, air and water pollution abatement. Monetary values could be assigned to these natural system functions if the public (Metro) is required to replace these functions and provide the necessary infrastructure. Additionally, open space does not generate much in the way of costs to the government with no school needs and little in the way of fire and police protection.

Most visioning processes and long-range plans have as one of the goals the preservation of open space. It will be argued that the proposed MTC plan preserves more open space than the developed area, and that is the case. But, what about the remainder of Bells Bend? Experience tells us that once the infrastructure is in place, other development will occur. Once that process starts, other tracts of land in Bells Bend will be developed with the MTC as the catalyst.

So, there are valid reasons to consider open space preservation as a future land use policy, and I urge the planning commission to consider this policy, much in the way that the Bells Bend Conservation Community has proposed.

Thank you for your service to Metro Nashville/Davidson County and for conducting valuable public hearings to obtain input from the broad community.

Please be advised that my time spent on the Bells Bend issue is being donated.

Sincerely,

Bill Terry

Bill Terry, AICP
Planning Consultant

From: Bettye Huddleston [mailto:bettye@villagerealestate.com]

Sent: Thursday, May 28, 2009 11:25 AM

To: Planning Commissioners; Garrett, Tim (Council Member); Barry, Megan (Council Member); Neighbors, Diane (Vice Mayor); Tygard, Charlie (Council Member); Steine, Ronnie (Council Member); Maynard, Jerry (Council Member); Matthews, Lonell (Council Member); Harrison, Frank (Council Member); Hunt, Walter; Craddock, Michael (Council Member); Murray, Pam (Council Member); Jameson, Mike (Council Member); Cole, Erik (Council Member); Bennett, Karen (Council Member); Forkum, Jim (Council Member); Ryman, Rip (Council Member); Jernigan, Darren (Council Member); Gotto, Jim (Council Member); Burch, Carl (Council Member); Stanley, Bruce (Council Member); Claiborne, Phil (Council Member); Page, Anna (Council Member); Moore, Sandra (Council Member); Lalonde, Kristine (Council Member); Gilmore, Erica (Council Member); Baker, Buddy (Council Member); Langster, Edith (Council Member); Crafton, Eric (Council Member); Evans, Emily (Council Member); Holleman, Jason (Council Member); McGuire, Sean (Council Member); Adkins, Greg (Council Member); Foster, Randy (Council Member); Dominy, Duane (Council Member); Wilhoite, Vivian (Council Member); Hodge, Jim (Council Member); Toler, Parker (Council Member); Coleman, Sam (Council Member); Duvall, Robert (Council Member); Todd, Carter (Council Member); Mitchell, Bo (Council Member)

Subject: Bells Bend / May Town

See attached letter.

markDEUTSCHMANN

owner/CEO

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find your place

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www.villagerealestate.com

From: Terry Griffith [mailto:terry.griffith@gmail.com]
Sent: Thursday, May 28, 2009 11:33 AM
To: Planning Commissioners
Subject: May Town

Please vote against the May Town development. Save Bells Bend for "green" uses. Promote ecologically sustainable opportunities in this area. I don't want another Cool Springs in Nashville. Consider converting "dead" commercial areas for this type of development such as Bellevue and Hickory Hollow Malls.

Thank you,
Terry Griffith
1513 Ashwood Ave
Nashville, TN 37212

From: adelle wood [mailto:adelleintn@comcast.net]
Sent: Thursday, May 28, 2009 11:12 AM
To: Planning Commissioners
Subject: May Town Center NO

Dear Planning Commission members:

I have read the letters/comments on the MPC web site regarding Bells Bend and May Town Center, and I note that most of those from proponents of May Town Center show copies to Councilmen Jerry Maynard and Walter Hunt. Is this not odd? Does it not indicate an effort to get "canned" letters sent to you and Metro Council?

There has been much apparent skullduggery in this process on the part of the would-be developers, and I am hoping that the decision goes to the people and not to the money. Regardless of how wonderful this project might possibly be somewhere else, it does not belong in Bells Bend.

Thank you for your thoughtful consideration of all of the comments you have received *AGAINST* May Town Center. The rationale for a "nay" vote is clearly there.

Sincerely,
Adelle Wood

May 27, 2009

Dear Planning Commissioner:

As individuals and organizations that support a healthy and sustainable food system in Middle Tennessee, we are greatly concerned about the proposed May Town Center zoning change. While we are not opposed to economic development, we firmly believe there are more far-sighted ways to strengthen our economic foundation without weakening our community and agricultural foundation.

As a nation we are coming to understand that there are some types of wealth that cannot be bought nor created. The Bells Bend area is one of these natural treasures that once lost, cannot be regained. Adopting and enforcing sound land policies that protect our native lands for future agricultural purposes or for community usage is a wise investment that is not subject to fluctuations of the market nor of the consumer.

Nashville is a vibrant city deeply rooted within a bountiful state. As the core of Nashville grows, the outlying areas are more capable of preserving their fertile and lush lands. These lands, whether used for food production or recreation, contribute not only to the beauty and uniqueness of Tennessee, but also to our means of self-sufficiency. As the Greek philosopher, Epicurus noted, "Freedom is the greatest fruit of self-sufficiency."

Preserving our land is a means to future food security. In this age of uncertainty for many people, it is our bird in the hand to have arable land were we ever in dire need. It is estimated that Tennessee is losing around 42,000 acres of farmland a year and that trend, if not reversed, will assure that Tennesseans will be ever more dependent upon other states and countries for our food production.

Therefore, we would ask that Metro Planning Commission strongly consider the conservation of agricultural lands before making any decisions that will transform the community of Bell's Bend, Middle Tennessee, and the foundation of our food system. Local food production is a commodity that is highly valued and if the land on which it depends disappears, Middle Tennessee will have suffered an immeasurable loss.

Sincerely,

Food Security Partners of Middle Tennessee
Friends of the Nashville Farmers' Market

Nashville Urban Harvest

Slow Food Nashville

Patricia Conway

Marne Duke

Bethann Easterly

Freddie Haddox

Jennifer Hagan-Dier and Zach Dier

Cassi Johnson

Robin Riddell

Amy Ridings

Lisa Shively

Jeff Themm

Please do not hesitate to contact me if you have questions or would like additional information.

Cassi Johnson
309 Gaywood Drive
Nashville, TN 37211
438-4387

As I will not be able to attend the meeting Thursday, I would like to go on record saying that I oppose this development.

Jim Canavan

146 Academy Square

Nashville, TN 37210

5th District

Dear Planning Commission Members,

I am writing to express my strong opposition to May Town Center.

I am a proud native Nashvillian, long time resident, physician and market grower of local, organic produce on a farm in North Davidson County. I am active in civic matters concerning sustainable food systems, farmland preservation, farming restoration and natural resources conservation. For the past year, I have had the honor of serving as co-chair of the Natural Resources Subcommittee of Mayor Dean's Green Ribbon Committee.

As you may know, the Green Ribbon Committee has spent the past 10 months researching best practices across the State, the Southeast and the Country and having town hall meetings with citizens. This research and dialogue informed and shaped our recommendations to Mayor Dean on how Nashville/Davidson County can confidently move into our shared future of global warming, scarce and depredated natural resources and dwindling fossil fuels, on an economically and environmentally sustainable path that maintains our current high quality of living.

While we have turned in the summary of our recommendations to the Mayor, the full report containing background information on the issues, supporting arguments for the recommendations and expected benefits, is yet to be published. This will be published soon online for all of Nashvillians to read. It is unfortunate that so significant of a development decision for Davidson County is being weighed before the full GRC report is available to help inform your decision in this matter. The summary report of the Green Ribbon Committee can be found on the Mayor's website at http://www.nashville.gov/mayor/green_ribbon/index.asp.

Only with a predictable and sound long term vision, will Nashville continue to enjoy our current standard of living, and our regional and national reputation. We live in a new world which demands new values and behaviors, and new priorities to guide our policy and decision making. This is no longer a fringe idea; rather, it is an accepted new paradigm that is guiding governmental and business leaders and families in their decision making at all levels across this Nation. Based on my conversations with citizens across the county this past year, I have no doubt that the majority of Nashvillians are not only ready, but eager and enthusiastic, to make these tough changes despite the personal sacrifice it may require. But I do have strong concerns that our leaders may not be.

There are numerous reasons which have been offered by sincere and knowledgeable citizens and civic leaders for why May Town is not compatible with a long term vision of growth and prosperity in this new world. Based on my personal experience and opinion and my research in these matters during the past year on the Green Ribbon Committee, I will list some which for me, are the most poignant. These beliefs represent my personal view and are not meant to any way reflect the beliefs of other members of the committee.

- Building a 40,000 person city (May Town) next to an already existing 40,000 person city (Downtown Nashville), over a 15-20 year period, is not consistent with sustainable economic growth that can withstand the vicissitudes of today's unpredictable world and local economy. Our best economists

were not able to predict, even 16 months ago, what is happening today to our economy. As we say in the South, when times get tough, the tough get going – and our citizen's will be left footing the bill. I believe it is unethical to take such a great risk at taxpayers' expense.

- The first possible point in LEED certification for a green building is given for site selection. The purpose of this is not only to protect farmland, wildlife habitat, watersheds and critical environmental assets, but also, to ensure that new developments build on existing infrastructure and align with mass transportation corridors so as to be affordable and sustainable. May Town will be located in the middle of Davidson County's largest remaining area of intact and thriving open space and will cost enormous amounts in new infrastructure, new support services and will markedly increase our city's carbon foot print.
- If May Town is approved, overnight, the land value will sky rocket further and neighborhood land conservationists, seeing the writing on the wall and the unwillingness of Metro leaders to help them protect their rural lands, will lose hope. Piece by piece, landowner by landowner, generation by generation, Bells Bend will be chipped away and consumed by more urban sprawl and suburbs, until it indistinguishable from the bends that are consumed by Metro Center or East Nashville.
- There are several recommendations submitted by the Natural Resources Subcommittee of the Green Ribbon Committee which, I strongly believe, are antithetical to the approval and development of May Town Center:
 - **Design and implement the most progressive Open Space plan in the Southeast.** In the Mayor's State of Metro address on April 23, 2009, he called for the development of an Open Space Plan for Davidson County; the beginnings of this process are already underway. By voting for rezoning of the agricultural land on Bells Bend at this juncture, we are sealing the fate of the largest remaining tract of open space in Davidson County, our last greatest natural gem.
 - **Move 100% of Nashville's streams off the federal 303(d) list of impaired waters by 2020 with measurable progress by 2012.** Currently, the section of the Cumberland River surrounding Bells Bend is not on the federal 303(d) list, though the section surrounding Metro Center/Downtown is. A new city of 40,000 people with the increase in toxic runoff and loss of pervious watershed that will come with it, will assure that the Bells Bend section of the Cumberland River will join the growing list of 303(d)-listed waters in Davidson County.
 - **Develop a locally-based food system.** Davidson County's land conversion rate is 42 acres per 100 new people. If the May's land is rezoned, land values across Bells Bend/Scottsboro will skyrocket. Our largest remaining expanse of flat agricultural land, able to be tilled and grazed, will warp into a city with surrounding sprawl, just like Reston Town Center, Virginia. If Bells Bend remains agriculturally-zoned, we have a chance as a city to develop a locally-based food system that is not reliant on dwindling fossil fuels and unpredictable food prices. We have a chance to feed a significant part of our citizens and school children. We will have the option for the future. If we do not plan to be a major contributor to our own foodshed, who will we rely on to feed us? Land conversion rates of surrounding counties are as high as ours, and many higher. No county in Middle Tennessee is carefully planning for the future of our local food supply.

- **Link land use planning with open space planning and transportation planning.** This means that land use planning decisions are made taking into strong consideration the complementary goals of our city to maintain and enhance our critical environmental assets and to assure that mass transportation is not only accessible, but affordable to maintain. This is the cornerstone of Smart Growth and will determine whether or not we continue to be a desirable place to live or become just another urban wasteland, like Atlanta.
- **Develop and Maintain an Urban Forest Program.** If you look at a Davidson County map, the majority of remaining tree cover is in the northwest part of the county. The rezoning of the May's property will lead to the development of all of Bells Bend in sprawl, which will lead to the further development and degradation of Scottsboro and the surrounding Western Highland Rim Forest. Our forest benefits us in multiple, essential and measurable ways from ground water storage, maintenance of local temperatures, flood control, storm damage prevention, erosion control, and air and water pollution abatement. If we compromise our forests, we will be left to build the man-made infrastructure to replace the natural systems at tremendous cost and much lower quality.
- **Meet and outperform the national standards for air quality.** May Town Center will markedly increase our carbon foot print and energy needs and provide further insurmountable barriers for our county to meet national air quality standards. Failure to meet these standards will bring further economic hardship to the county and further compromise our quality of life at a time when we are trying hard to work in the opposite direction.

Thank you for your time and consideration in this matter. This will be an historic vote for Nashville/Davidson County's planning commission.

Sincerely,

Alicia Batson MD
4712 Lickton Pike
Whites Creek, Tn 37189
615-299-1661

Good morning

I am a near neighbor of the bells bend area and am asking that you do everything that you can to keep it preserved as the rural and pastoral area of beauty and heritage that it is now.

Thank you

Maureen organ

maureen c organ

5041 grady lane

whites creek, tn 37189

To: Nashville Planning Commissioners

From: Don Graves, 4th generation Bells Bend resident

Subject: May Town Center proposal

I oppose the May Town project. I can see the allure of such a project, however, I do not believe the benefits from this project are worth what will be lost by it. As a Bells Bend resident since birth and have recently moved back to the bend after graduating college, I know I am spoiled by the beautiful land, and for this I am especially grateful. All of my life I have met friends from Bellevue, Bordeaux, West Meade, Belle Meade, Antioch, Brentwood, Franklin and Murfreesboro; as well as many other areas who have been shocked and amazed by the beauty so close to Nashville, yet so isolated.

There are some Bells Bend residents who are for the May Town Center. However, they are the minority to those opposed to it. I believe every one of these individual's sole motive is fiscal in nature. Increasing their property value will increase their stake in Bells Bend. Once this project begins, it will destroy the county land and extend the city.

This is the issue that has already led to great strife in my extended family. This farm land will be destroyed if May Town center becomes a reality. Checks will be cut for each sibling's part of their INHERITANCE, and our beautiful farm will probably be made to resemble a typical Bellevue community. As the planning commission, I hope you choose to prevent this greed from leading to an irreversible mistake which will be regretted by my generation and every other generation to come.

It is naïve to believe Bells Bend can stay as it is forever. However, building May Town Center will only lead Nashville in the direction as every other major city in America, by building more concrete. Nashville needs a different plan. There are many possible proposals revolving sustainable farms and communities that do not involve multiple bridges and a second downtown. Build on concrete not on farm land and preserve our country character.

Thank you and please help Nashville to keep it county!

Have you seen Bells Bend? It is GORGEOUS! I drove through last fall for the first time and couldn't believe the peace and tranquility of the area – plus some sweet camping spots – so close to Nashville!

I would like to suggest that Nashville is a true city with surrounding suburbs and little green space. Let's keep the Bells Bend area green. Maybe we could make it our Central Park and enjoy the beauty not commercialize it.

Thanks

jenny

To whom it may concern:

I would like to propose a set of alternatives to the May Town Center proposal currently being proffered by the May Family and their spokesmodel Tony Giarratana as an ideal future for the Bells Bend area. Consider, if you will, how Nashville would evolve if we instead:

- Adopt a bill or resolution akin to that of Sen. Douglas Henry, which would freeze development in the Bell's Bend area that would increase density, increase traffic, or alter the natural setting we have been so fortunate as to preserve.

*** Cities with preserved green belts (think Ann Arbor, Boulder, Austin, Portland) experience increased urban core density, increased property values, actually do attract corporate headquarters on *more healthy terms*, and evolve into green-friendly cities with walkable neighborhoods and downtowns. ***

- Require developers of significant projects, such as the "West End Summit" -- now an ironically fenced gaping maw on West End Avenue which will never become a high-rise, and is now a burden to the taxpayer -- to post a significant fraction of the project costs as a bond to the City. When the developer fails and bankrupts everyone within reach, the City claims the bond and un-screws the property. Cities such as Boston, who have been burned far too often by risk-taking developers, are considering similar proposals.

*** No matter what, if this project moves forward you WILL SEE strong pressure for a developer's bond to protect the city from the damage the Mays are about to inflict on Nashville with their "good intentions". ***

- Rather than accelerating highway projects and shouldering downstream infrastructure costs in the May Town penumbra to cow-tow to the promises of lying developers, we apply monies back to our school system (which numerous corporate heads are on record as stating as a primary reason they do not relocate headquarters to Davidson County). Additionally, we focus stimulus on our core downtown, the riverfront, the gateway to East Nashville. We pursue urban gardening zoning, local food initiatives, green roofs, walkable zones and improved mass transit to make a Nashville that Nashvillians will love and that will draw vibrant relocations from elsewhere. Cool Springs and Reston will never offer all that downtown Nashville could in a dense-but-green-and-walkable future.

- We promote low-risk but ambitious development in EXISTING urban spaces, such as the downtown Fairgrounds / noise-nuisance autodrome, the parking lot once fancifully

slated for "the 4th largest building in the country", or the dangerous eyesore of the West End Summit, a.k.a. Lake Palmer.

Obviously, I have concerns about the alternative. My concerns with the May Town development are of three kinds:

1. A rejection of the purported benefits as both unobtainable by May Town and even undesirable:

- We are in a world where we start with unstable economics, then move into a world where energy -- especially for transportation -- appears to be headed for increasing costs year after year. The game of competing for corporate headquarters is a game where corporations pit cities against one another to extract the maximum concessions (tax cuts, tax breaks, tax *holidays*, legal concessions, environmental concessions, labor law concessions, etc.), place a headquarters, wait for concessions to run out, then pick up to go elsewhere. There is no foreseeable time when MTC becomes a corporate tax boon. To be competitive for corporate relocations, MTC will end up *COSTING* taxpayers money. Further, spreading out the urban core increases transportation costs to workers and residents in a world where costs are not going down.

- The presence of a "second downtown" dilutes its own effectiveness as well as the effectiveness of the REAL downtown we already have. Satellite cities have never been a boon (Atlanta, Houston, anyone?), rather, a curse. Stopping sprawl by protecting green space and forcing development into the urban core has worked in a number of cities widely admired for their quality of life.

- We bet everything on a slick promise by Tony G. that "if we build it, they will come". This doesn't work in city planning. Go read some Jane Jacobs. Read some Christopher Alexander. Go compare Reston, which existed for decades on major interstates between major destinations, with Bells Bend, which has been quiet *forever*, on no roadways on the way to nowhere. If you build it, they will in fact not come.

- Besides, anyone who truly believes the Reston Town Center, where I have had the misfortune of finding myself on multiple occasions, is a desirable model for a city center is so aesthetically challenged as to be a danger to society. Antiseptic, corporate, ghost-town-after-5pm, artificial, lifeless, here-we-put-a-park-in what-do-you-mean-you'd-shoot-yourself-if-you-had-to-live-here?, bottomless pit of Nike-Coca-Cola-loglow madness. That's exactly what I don't want in my back yard.

- Again, numerous corporate officers are on record as citing poor schools as a prime reason why Davidson County did not win their relocation. Also mentioned is underfunded infrastructure and poor transit systems. Tapping the water fund to pay for a stadium is not the signal to send to corporate leaders looking for a forward-looking headquarters. Investing further in an unworkable spoke-and-wheel bus-only (realistically) transit system is another refusal to answer the cluephone -- not what a corporate relocation officer loves to see.

Not what your citizens love to see -- 2 hour bus rides to get groceries are not a "service" to the people of Nashville.

2. A rejection of the trade-offs incurred by two decades of erecting the May Town boondoggle in Bells Bend:

- Despite limp protestations to the contrary by proponents, it turns out that *TWO BRIDGES* will be needed to *COME CLOSE* to providing ample traffic support for May Town during its construction.

SO FAR. Relax with the news archive related to "Signature Tower" and imagine if that \$200M project got so out of control -- in a BOOMING economy -- and is now completely dead, how the \$4 BILLION MTC project will look in 12 months, much less 15 years. We will be looking at 4 bridges and at least 6 lanes of Old Hickory by then. The area will be destroyed from traffic impact alone. Not to mention water issues, light pollution, and the impact of noise upon the entire Bend and its wildlife.

- We have been building a downtown to be proud of. Even the MTC developer has been involved in building that downtown. Turning our backs on that lifeblood, diluting our efforts, and draining business interests to a satellite downtown is folly. If we focus on downtown we can upgrade existing office space, if we do not, noone will stay in existing office space if they can go to new space over the river.

Seanachie's for everyone. Welcome to East Memphis, South Cleveland, New Detroit.

- I live in the Nations, in a relatively quiet residential area 1 block from 51st Avenue, 6 blocks from Centennial Boulevard. Traffic on Charlotte, White Bridge, Briley, I-40, Centennial, Cockrill Bend, Robertson, Urbandale, and the numerous side streets and connectors will be unmanageable.

*** You will destroy the character of my neighborhood by putting in a bridge to May Town. Thanks. ***

- Despite their Daddy Warbucks "we will pay for everything" front, the May family are not rich enough to foot the entire bill for this project themselves. (For more on trust, see

#3 below) This means that the capital markets, the taxpayers, and stock market investment are going to take up the slack. The Mays are almost certainly interested in this development because their holdings have taken a beating and they feel the need to cash in on this property. The capital markets are as tight as a drum, and, frankly, the stock markets are not likely to rush back to the heady days of foolishness just passed. This means that taxpayers, who will be thoroughly tapped by the City, the State, and the Feds in short order, will be footing the bills incurred by upgraded infrastructure, additional bridges (see above), additional school, fire, water, sewer, electrical, gas, traffic upgrades, mass-transit upgrades (you did read the fine print in the traffic studies, right?), etc., etc., etc.

*** The promises of \$4B success from a guy who can't manage to get \$200M to fly are ludicrous. ***

3. (Third and foremost...) Complete and justified distrust of Jack May, Tony Giarratana, and the coterie of lying harpies they have assembled to commit malfeasances both public and on-the-sly:

- They BRIBED Tennessee State University, a *STATE* University, with land and money, contingent upon the May Town Center zoning being approved. When the public got wind of the details of the deal they retroactively changed the deal to not be contingent on zoning. This should be the basis of a discussion of CRIMINAL CHARGES, not seen as a "good will" donation conveniently timed.

- Further, they supplied esteemed TSU professor Dr. David Padgett with materials to conduct "research", which turned out to be essentially a script for push-polling on the May Town Center. Dr. Padgett was wise enough to cease using the tainted May Town script once it became clear what was afoot, but the intent of the MTC backers is clear: bribes for help in swaying public opinion.

- Their initial traffic study was shown by the later independent traffic study to be filled with not only errors, but only with errors which favor the May Town development going forward. In science we call this systemic bias.

*** Systemic bias is a tell-tale sign of fabricated data, also known as lying. ***

- They were outnumbered and far outclassed by the Bells Bend supporters at the last major Planning Commission hearing, at which the MTC proponents made it clear that their concerns were lining their pockets and steamrolling any opposition. They lied about the facts at hand, fabricated numbers, and contradicted the science and expert opinions

available to all present. They paid supporters to show at the meeting, many of whom were willing to confirm payment or direction from their employers. They misrepresented their support and rewrote the history of the meeting as an overwhelming show of support for their cause.

- Giarratana's record on the Signature Tower, another over-ambitious boondoggle designed to convert city land to \$jillions, changed every 6 months, covering numerous designs, numerous price tags (\$200M being the initial and smallest), and numerous schemes for funding. None of these plans, even the current least-ambitious plan, have ever been viable. That building will never be built.

- They are now pushing viability of the traffic portion of the MTC plan, based upon traffic projects "in the pipeline", and hence, presumably, not of further cost to taxpayers. Unfortunately, a number of those projects are projected for 2025 and later, with funding predicated upon 2005 projections of revenues. It should be obvious that reduced tax revenues make such projections suspect. The Mays are engaging in spin, at best.

- They are fear mongers. All our jobs will flee to adjacent counties. Nashville will become a smoldering husk. It'll be 1988 downtown. Bells Bend will become trailer parks and tract mansions.

If Tony Giarratana, in particular, believes that then he's been lying to the City for a decade now, with every promise of improved downtown living and a revitalized Nashville.

No, Nashville is not spiraling and May Town wouldn't be a remedy even if it were. Bells Bend has been preserved for this long. If it were not for wolves like Tony and Jack May, we wouldn't be afraid of the howls in the night. We can expend a fraction of the effort we've expended so far by legislating protections for Bells Bend which will help Nashville as a whole.

Sincerely,
Rick Bradley / 5001 Indiana Ave. / Nashville, TN

Dear Commissioners:

After following the developments of proposed the May Town Center, as a Bellevue resident, I would like to **urge** you to vote against this proposal.

I regularly visit Bells Bend and surrounding countryside and feel it would be a "crime" to destroy one of our last remaining rural and agricultural areas. It was well stated recently in a news article that we cannot make anymore farmlands and thus it is even more critical to protect what we have!

I also feel that this development would be detrimental to the downtown area which is still itself in the development stages.

From a strictly personal perspective, I would not want to see 40,000 plus residents/workers/commuters, etc. descend on my sleepy community.

Please do not let deep pockets and razzle/dazzle lead you to a decision that would be **WRONG** for Nashville and the Bells Bend community.

Thank you,

Debra and Michael Rogers
Bellevue residents

Hello planning commissioners,

I am writing concerning the proposed Bell's Bend development. I think that Nashville would be hurt drastically by the decision to develop the Bells Bend area. It is not only one of the most beautiful areas left in Davidson County, but it is also a hugely valuable asset to the community. It provides some of the best farm land in the area, as well as a natural area where Nashville residents could visit to get out of the city. Both of these are things that set Nashville apart from other cities which are sprawling out into the rural areas surrounding them. Nashville needs to put its foot down, and stop building away from the city center. We need to begin to develop the downtown area before developing the surrounding countryside.

Thank you,
Bret Morris
Goodlettsville, 37072

From: Jane High [mailto:jhigh2313@gmail.com]

Sent: Tuesday, May 26, 2009 10:52 PM

To: Planning Commissioners

Subject: May Town Center

RE: May Town Center

Dear Planning Commissioners:

Please vote against the May Town Center zoning change at your May 28 meeting.

In addition to attending the hearing on May 28th, I wanted to contact you in advance to request that you oppose the rezoning that the May Town Center developers are requesting. Metro taxpayers do not need the burden that this development will create. Nothing I have read in their proposals appears logical for increasing Metro revenue or reducing the strain on our public services. Offering to give land in a flood plain which they cannot develop to TSU is an insult to the intelligence of Metro voters.

I have appreciated the coverage of the **Tennessean, Nashville Scene** and other local news sources regarding the methods used by the developers of the May Town Center. Their disingenuous and deceitful practices have been transparent. I'm confident that you have received many letters outlining specific reasons that the development will be costly for our city so I will not repeat the list.

Thank you for taking time to consider the serious implications of adding increased stress to Nashville taxpayers for a project that could have major negative environmental impact.

Sincerely,

Jane High

From: Catherine Galpin [mailto:shanleeka@gmail.com]

Sent: Tuesday, May 26, 2009 6:46 PM

To: Planning Commissioners

Subject: Against development at Bells Bend

To Whom this may Concern:

I am writing to express my regret that the city of Nashville is strongly considering the development of Bells Bend. Through my time spent there, it is my understanding and full belief that the long-term residents of that area appreciate and celebrate it as a rural land where their farms, poor though some may be, are protected from pollution, exploitation, and possible land cost increase from rich developers. I believe as a citizen of Tennessee and a proud resident of Nashville that it is our duty to protect rural land from unnecessary development. People who relocate there will likely be upper-class citizens with little connection to protecting the land. Moreover, there is so much land in Nashville proper that can be used more wisely.

Please reconsider this development. I will be one angry citizen if the rural poor continue to be exploited for the cause of rich developers. It is truly unfair.

Feel free to contact me with any further questions or discussion. To mention, though I work with Vanderbilt, I am not representing the opinions of my co-workers or the institution at all. I am merely representing that I am functioning member of society who is working to improve the health and well-being of people in Middle Tennessee.

**Kindly,
Catherine A. Galpin, BSN MPH**

*Monroe Carell Jr. Children's Hospital at Vanderbilt
Pediatric Critical Care Unit*

--

C. Galpin

*2813 West Linden Ave. B
Nashville, TN 37212*

shanleeka@gmail.com

504.330.0288, cell

From: adelle wood [mailto:adelleintn@comcast.net]
Sent: Tuesday, May 26, 2009 7:27 PM
To: Planning Commissioners; Matthews, Lonnell (Council Member)
Subject: Bells Bend article in City Paper
Importance: High

We sincerely hope that you will take the time to read the following article, which appeared in the May 26 *City Paper*. Thank you.

Adelle Wood

On behalf of the Bells Bend Conservation Community

COMMISSIONERS,

We did not receive the attachment mentioned above.

Trish