



TO: To the City of Brentwood Board of Commissioners, Administration and other interested parties

The Citizens for Brentwood Green Space, Inc. is a Tennessee non-profit 501(c) (3) corporation. Our organization has been dedicated to the preservation and conservation of the remaining undeveloped open space, landscapes and natural and historic features of Brentwood since 2003.

Numerous citizens suggested during the proposed rezoning on Wilson Pike that the City purchase the property as an addition to the existing park system. We were recently contacted by, and met with, a group of residents from the Twin Springs subdivision and other nearby neighborhoods. The residents requested the meeting to ask the Citizens for Brentwood Green Space to lend our support to their interest in adding the available property along Wilson Pike to the park system.

We are persuaded that the City has a unique opportunity and recommend that the City acquire this land at a fair price for the following reasons:

- **Viewshed Preservation.** The vacant land along Wilson Pike provides an aesthetically appealing visual for those that drive the road daily. Many residents have always assumed this land was part of the adjoining park system and enjoy the break from development.
- **Wildlife Protection.** Many animals, including albino deer, call this part of the City home. People often gaze in wonder at the wildlife.
- **Increased Community Costs.** The prospect of additional residential development in Brentwood should always be a concern for residents concerned about their taxes increasing. Research shows that residential land uses do not cover their costs and must be subsidized by other types of land uses. The costs for local services (schools, police and fire, roads, solid waste and sewer treatment, etc.) outweigh the increased tax revenue. From a purely economic standpoint, residential development is a tax liability to all of us, not an asset.
- **Broad-Based Community Support.** Many residents support the City finding some creative and cost effective way to work with the owners to acquire some or all of this land so that it would never be developed.

The Adams family has been a good steward of the land. We understand that they donated to the City's park system along the Little Harpeth River in the past. They have the right to develop their property within the constraints of city guidelines and will eventually do so. But given the community support, wouldn't it be great if the City could acquire this land at a fair price? Suggestions have even been made to name the new greenway after the Adams family. While this would certainly be a unique proposition for the City, it could be a wonderful way to pay tribute to the family's past generosity and willingness to work with the City on the Wilson Pike properties in question.

The City Commission and Administration are to be commended for their vision and foresight in helping preserve the quality of life we enjoy today. We thank you for your time and consideration of this recommendation for preserving this extremely important and beautiful green space in Brentwood.

Regards,

Gil Hutchinson
President

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