

## Gallatin's Greensboro North Transit Ready Development Wins the TAPA Award for Outstanding Green Development

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Tennessee Chapter of the American Planning Association (TAPA) recently announced Gallatin, Tennessee's Greensboro North Transit Ready Development (TRD) as the 2012 recipient for Outstanding Planning Award for a Green Development in the small community category.

Over the past few years Middle Tennessee has been recognized as being a lead region in the state for pursuing multi-modal transportation investment and Transit Oriented/Ready Development. The Greensboro North project is located upon a 150 acre parcel located in Gallatin and was rezoned with unanimous approval in February 2012. The project is envisioned as a walkable village that will capitalize on the future transit line along the Northeast Corridor from Gallatin to Downtown Nashville.

The location of the project is one of the thirteen proposed stations along the recommended Nashville Area MPO Northeast Corridor Plan. It is uniquely positioned to be the central transit stop for this area of Gallatin due to its location near Volunteer State. Its mixed-use vision leverages its proximity to the future transit line. As the need for alternative transportation solutions continue to grow in our ten-county region, projects such as the Greensboro North TRD will be important to provide a viable and attractive choice of travel mode for residents and visitors.

With continued growth projected in Sumner County and anticipated rising fuel costs local leaders have recognized the need for more diversity when it comes to shopping, living, and transportation options. As the former chair of the Middle Tennessee Mayors Caucus, Gallatin Mayor Jo Ann Graves has been a big supporter of more transportation options in the ten-county Middle Tennessee region.

**"This transit ready development will provide our citizens with a new alternative in residential choices. The close proximity of mass transit provides opportunities for cost-savings and convenience to those who live there. Transit ready developments are a quality of life issue for people of all ages and are the way of the future. Gallatin is excited to accept this development as evidenced by its unanimous support from the City Council."** – Jo Ann Graves, Mayor of Gallatin

The Greensboro North TRD will be one of the first new communities in Middle Tennessee planned, designed and constructed to create a traditional neighborhood village with a transit station as part of its core. It will integrate a new transit line station as a central feature of the community that will be within walking-distance of offices, retailers, and residences. The Greensboro North project is projected to have 2,000 dwelling units and over 1 million square feet of office and commercial space.

Like the Hamilton Springs project in Lebanon, Tennessee these relatively new types of communities don't just happen overnight. Sumner County's [2035 Comprehensive Plan](#) and the [Gallatin on the Move 2020 Plan](#) set the stage for future growth and development that will not only create more economically vibrant communities but also help to conserve the natural spaces and cultural places that have made Sumner County a desirable location to both live and start a business.

Projects such as Greensboro North TRD are what many planners in our ten-county region see as being part of the solution to a more balanced pattern of growth and development over the next two decades.

**"This transit ready development is proof that private developers are seeing a shift in the market toward more sustainable housing and transportation choices. Consumers are attracted to projects like Greensboro for their cost-savings and convenience. I anticipate that we'll see more transit-oriented development as we recover from a tough economy and face rising energy costs. The MPO's 2035 Regional Transportation Plan rewards communities that find ways to reduce the burden that new growth places on roads, by providing funding for targeted infrastructure improvements in areas like Gallatin that are interested in creating walkable, mixed-use development patterns. These projects really can help to reduce driving, and they should be considered a significant part of our strategic plan to keep the region moving."** – Michael Skipper, Executive Director of the Nashville MPO

CRT applauds the work of Gallatin leaders—representing a variety of sectors—by taking advantage of this emerging TRD opportunity and addressing many of the challenges shared throughout our region. The Greensboro North project is an excellent example of how communities of all shapes and sizes can locally address our region's [Six Issues of Importance](#), such as transportation/transit, land use/quality growth, economic competitiveness, infrastructure, and open space conservation.

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