



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, December 9, 2021

4:30 PM

Board Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on the date, time and in the location stated above. Additional information can be found at www.franklin.tn.gov/planning. For accommodations due to disabilities, contact the Human Resource Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant / staff presentation, and*
- 2. BOMA and FMPC comments*

Accommodations have been made to ensure that the public is able to view the meeting. The public may view the workshop in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in-person in the Boardroom. The public may also watch the meeting on the TV in the lobby.

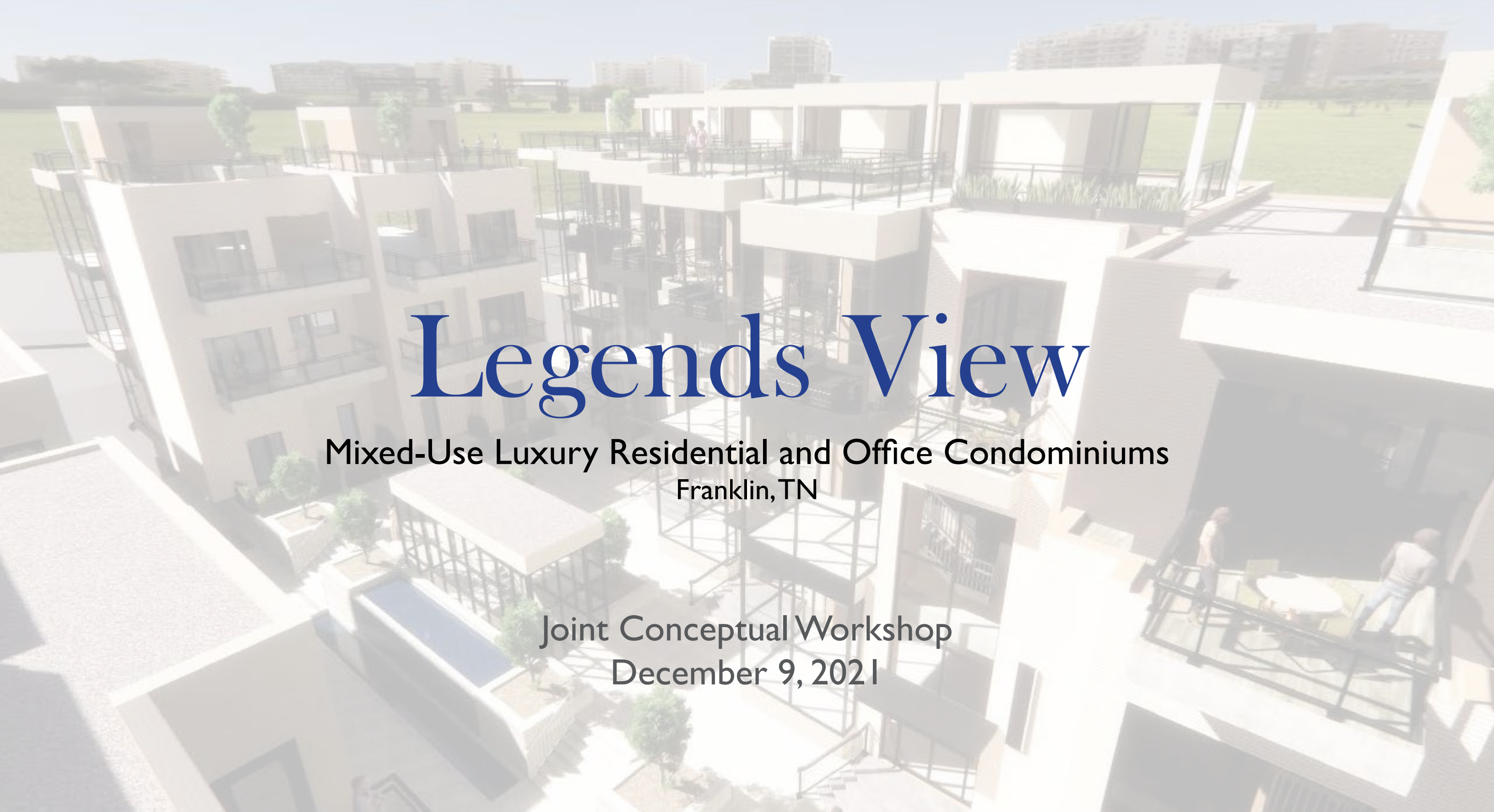
CALL TO ORDER

NEW BUSINESS

1. (4:30 - 4:50 pm) Discussion of a Development Plan proposing a mixed-use development with 2,616 square feet of office space and 20 multifamily units, on 3.56 acres, located at 201 Cool Springs Boulevard.
2. (4:50 - 5:10 pm) Discussion of a Development Plan revision, adjusting the building height and block layout for one block within the plan, on 27.19 acres, located at the southwest corner of the intersection of McEwen Drive and Carothers Parkway (Aureum PUD).
3. (5:10 - 5:40 pm) Overview and Discussion of the JCW purpose and feedback.
4. (5:40 - 6:30 pm) Presentation on the new City Hall Preliminary Master Plan and Round I Public Outreach Results.

OTHER BUSINESS

ADJOURN

An architectural rendering of the Legends View mixed-use development. The image shows a multi-story building with a modern, geometric design. It features a central courtyard with a swimming pool, surrounded by landscaped areas with trees and walkways. The building has multiple levels with balconies and large windows. The overall aesthetic is clean and contemporary.

Legends View

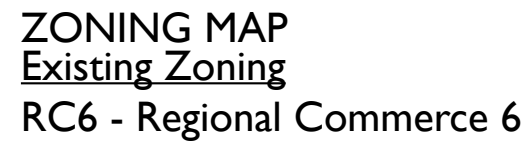
Mixed-Use Luxury Residential and Office Condominiums
Franklin, TN

Joint Conceptual Workshop
December 9, 2021

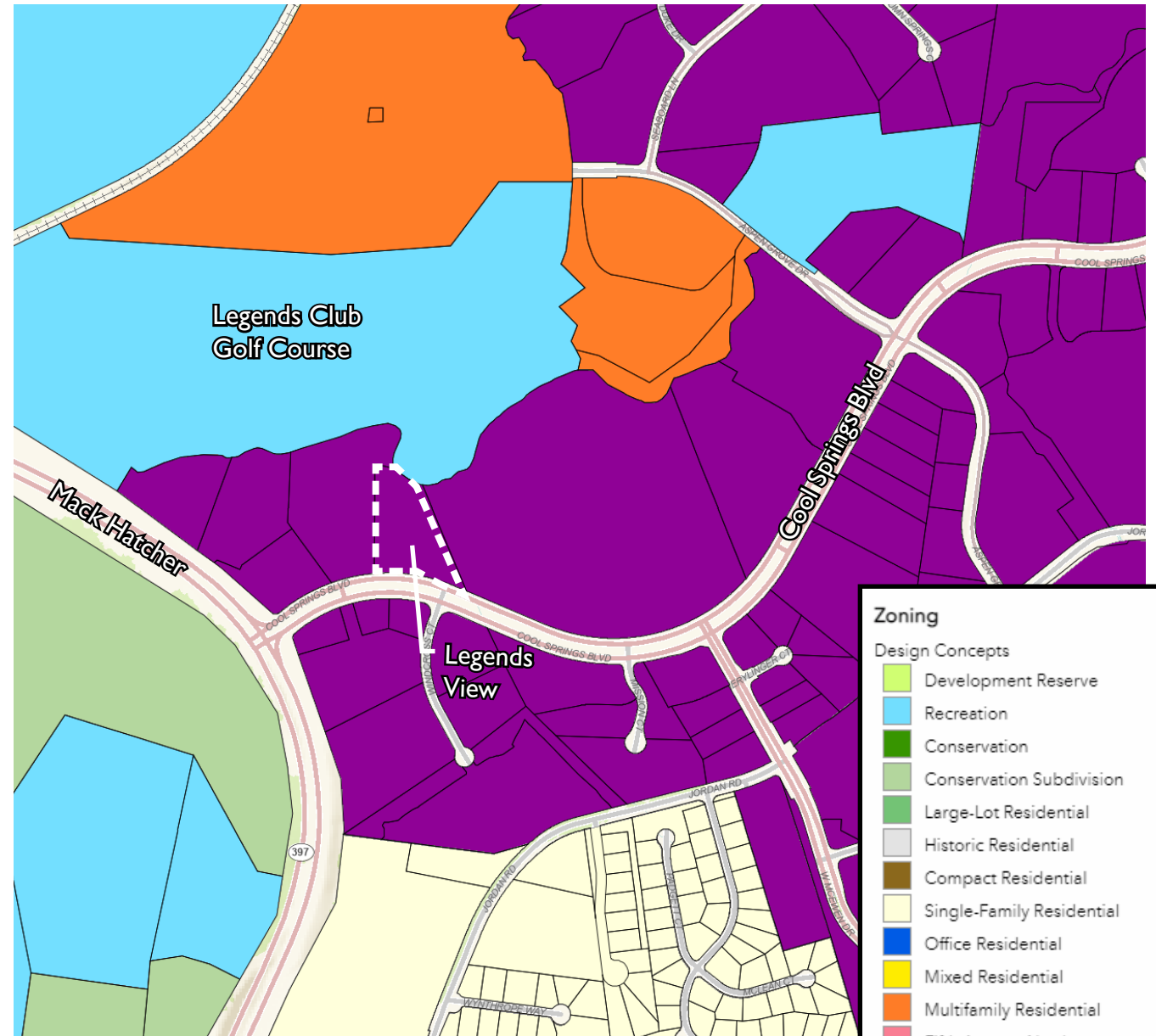
Legends View

Mixed-Use Luxury Residential and Office Condominiums

Franklin, TN



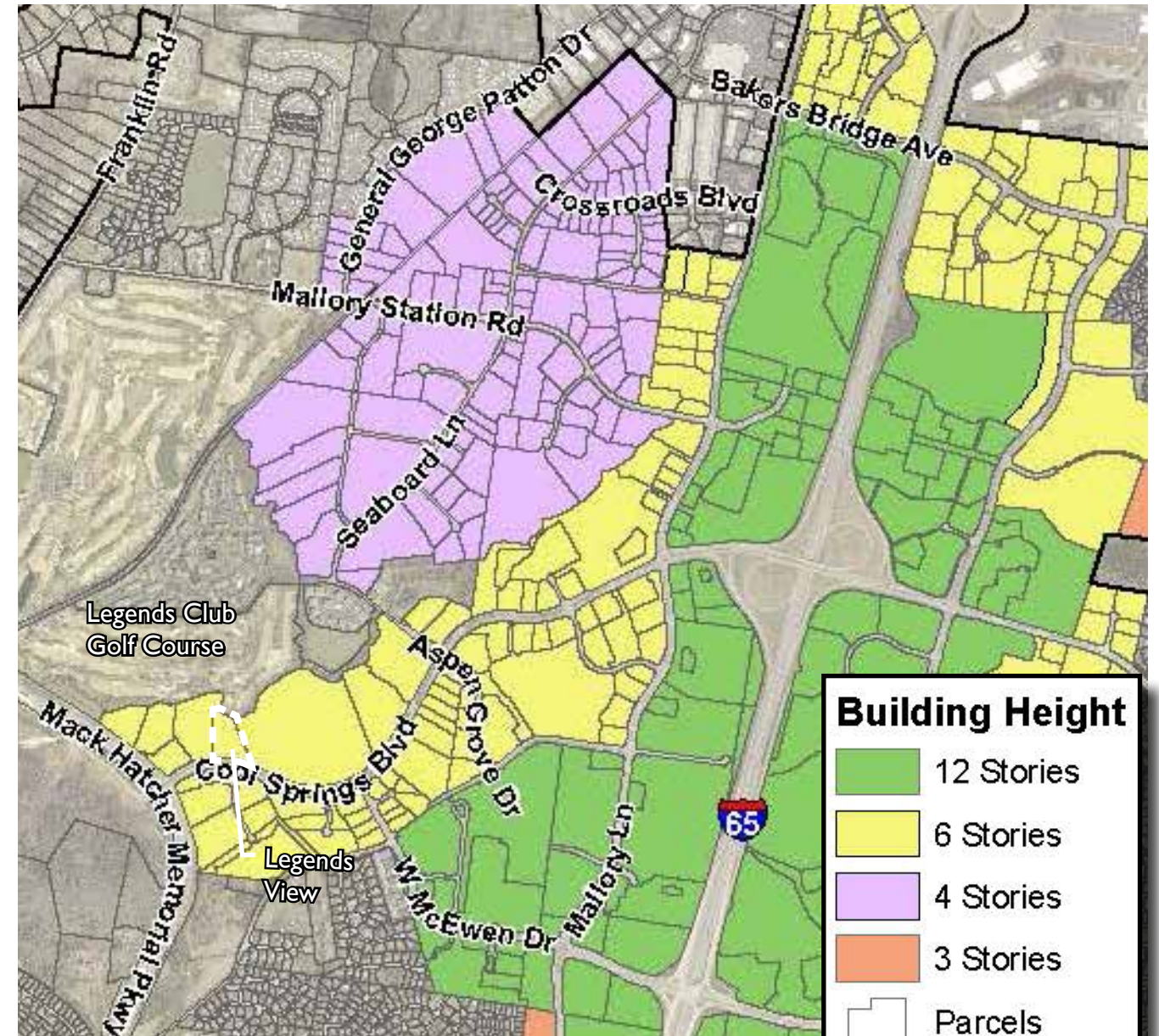
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ENVISION FRANKLIN

Regional Commerce

“New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces.”



BUILDING HEIGHT MAP

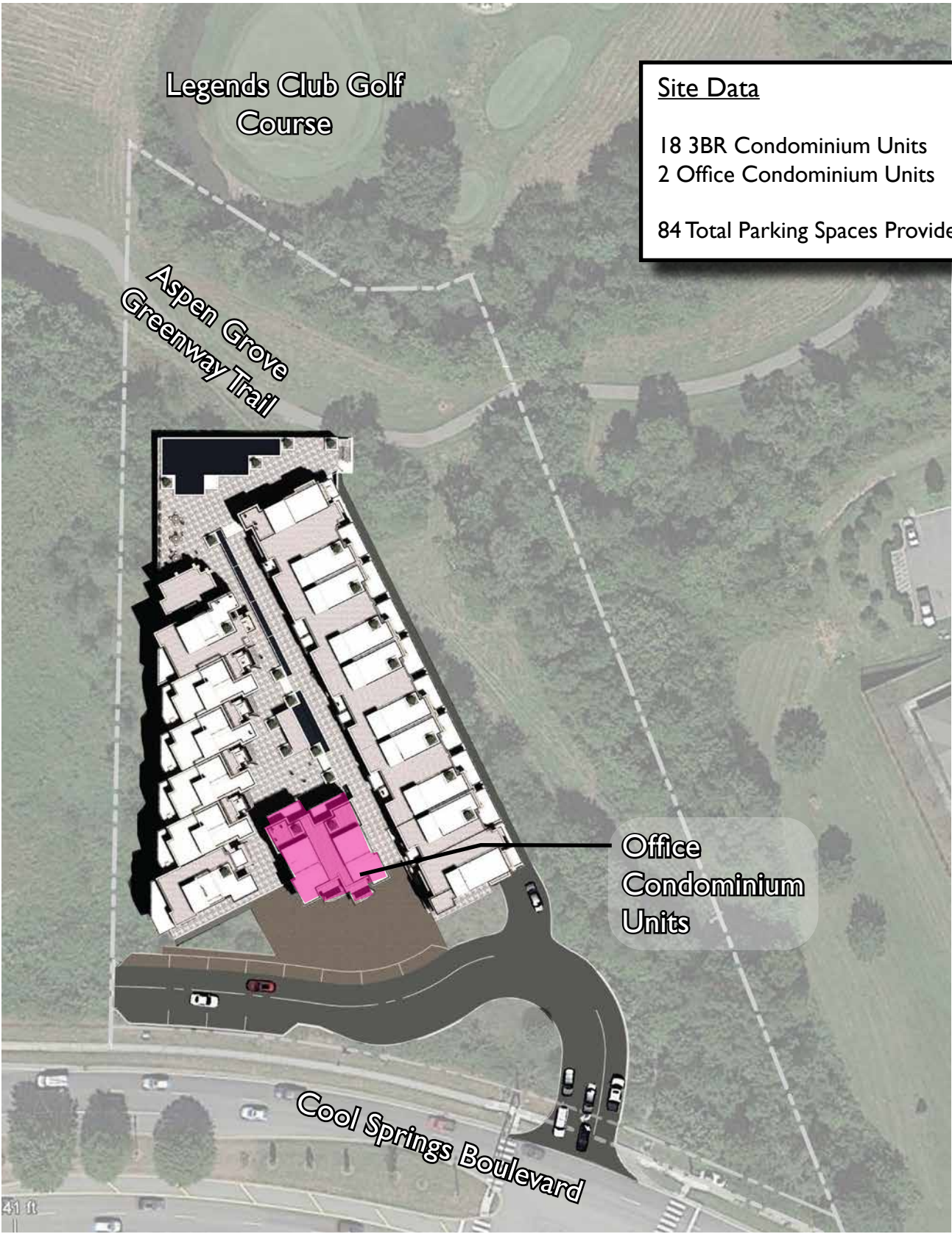
Legends View
Mixed-Use Luxury Residential and Office Condominiums
Franklin, TN



View from Cool Springs Blvd



View from courtyard toward Cool Springs Blvd





Legends View

Mixed-Use Luxury Residential and Office Condominiums
Franklin, TN



Site Renderings

Legends View

Mixed-Use Luxury Residential and Office Condominiums
Franklin, TN



Site Renderings

Legends View

Mixed-Use Luxury Residential and Office Condominiums
Franklin, TN



Site Renderings

Legends View

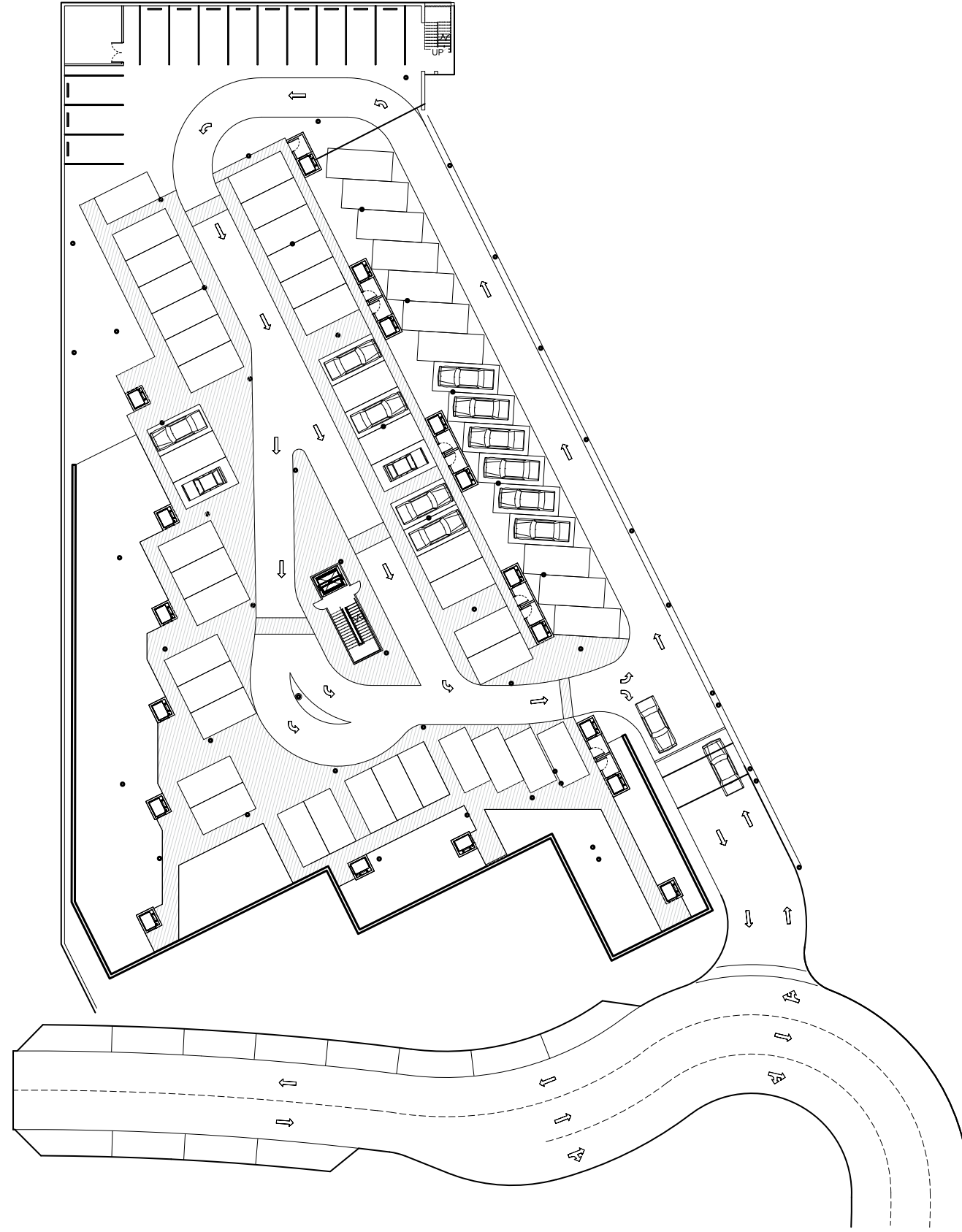
Mixed-Use Luxury Residential and Office Condominiums
Franklin, TN



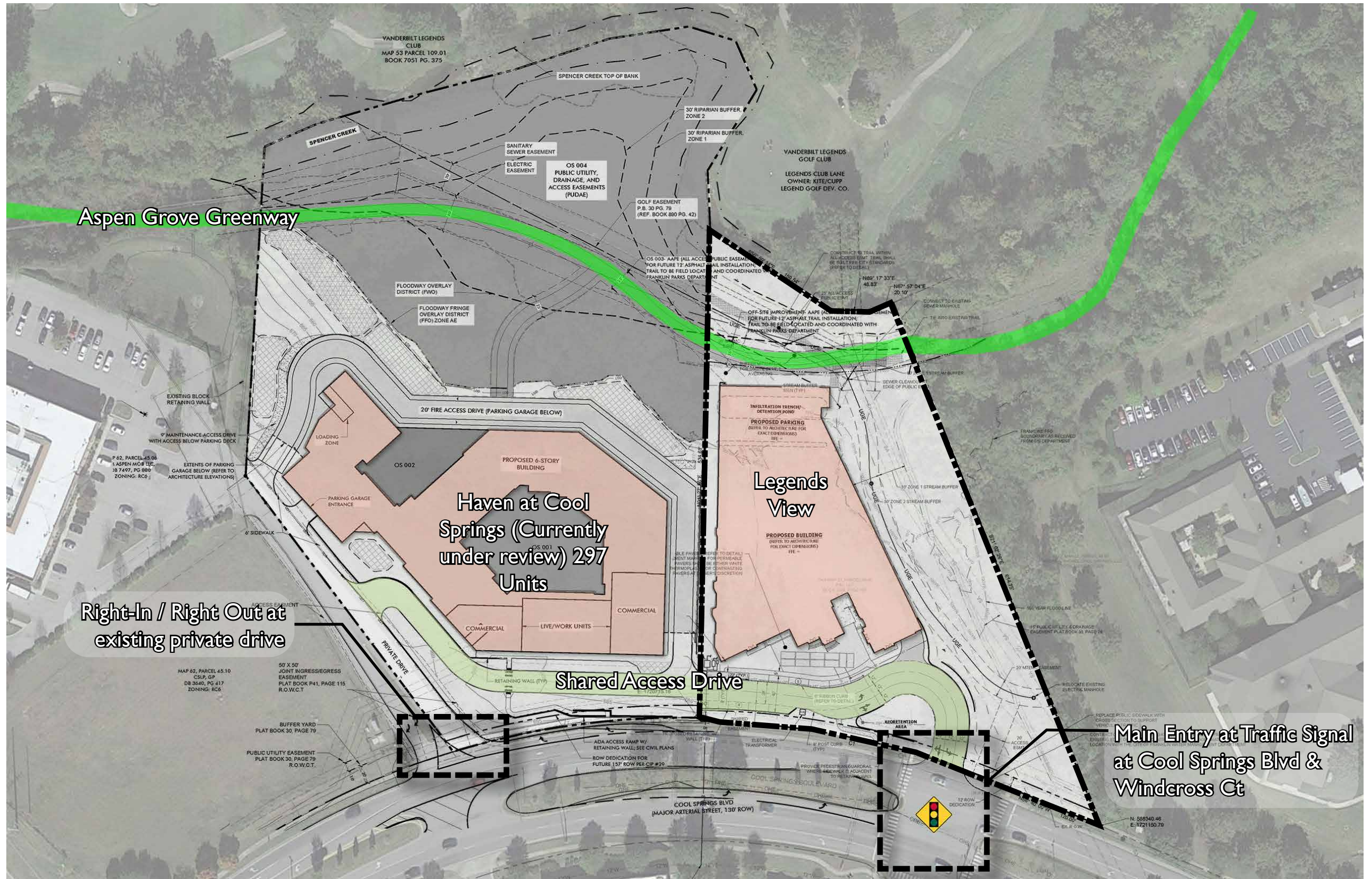
Site Renderings

Legends View

Mixed-Use Luxury Residential and Office Condominiums
Franklin, TN



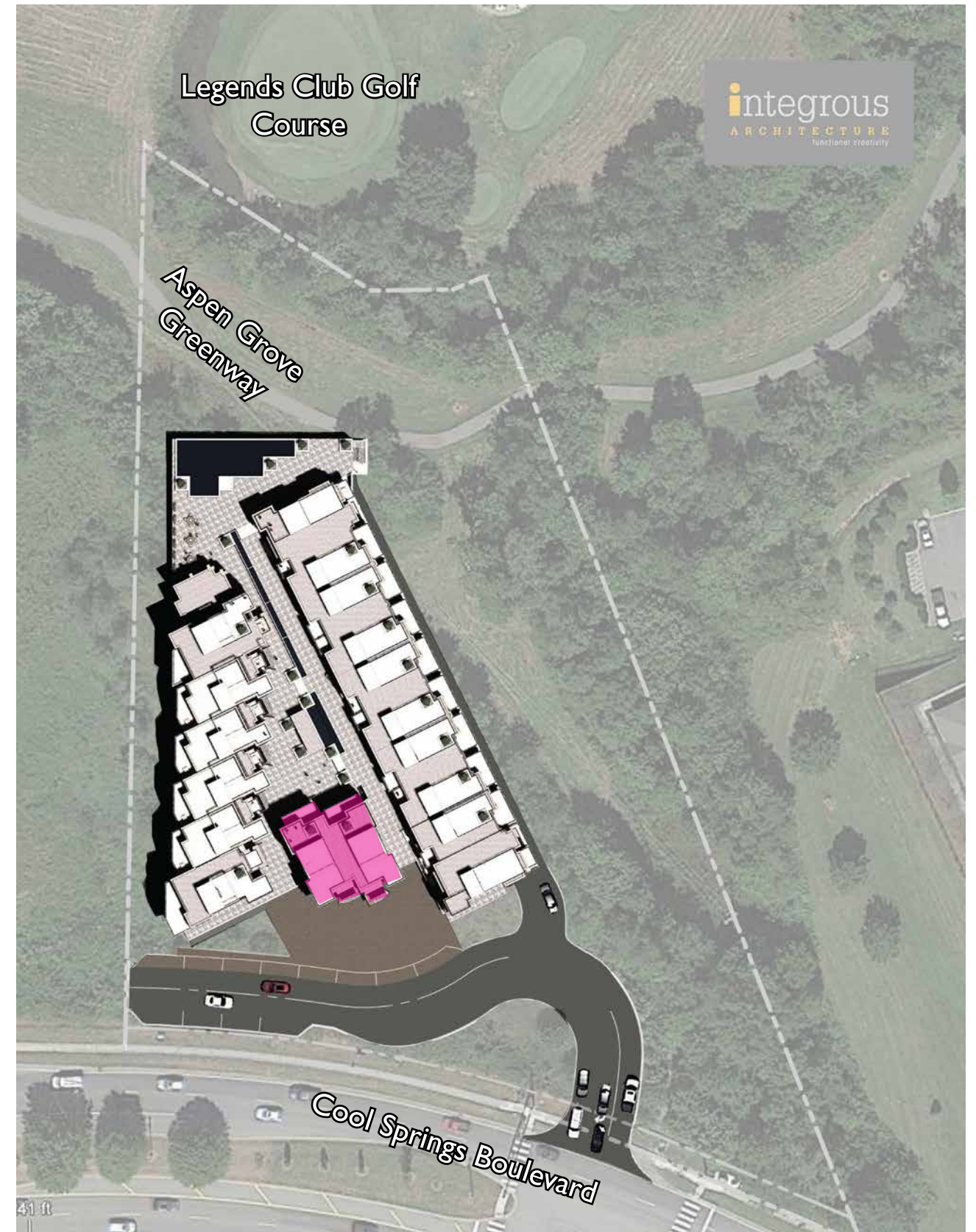
Underground Parking

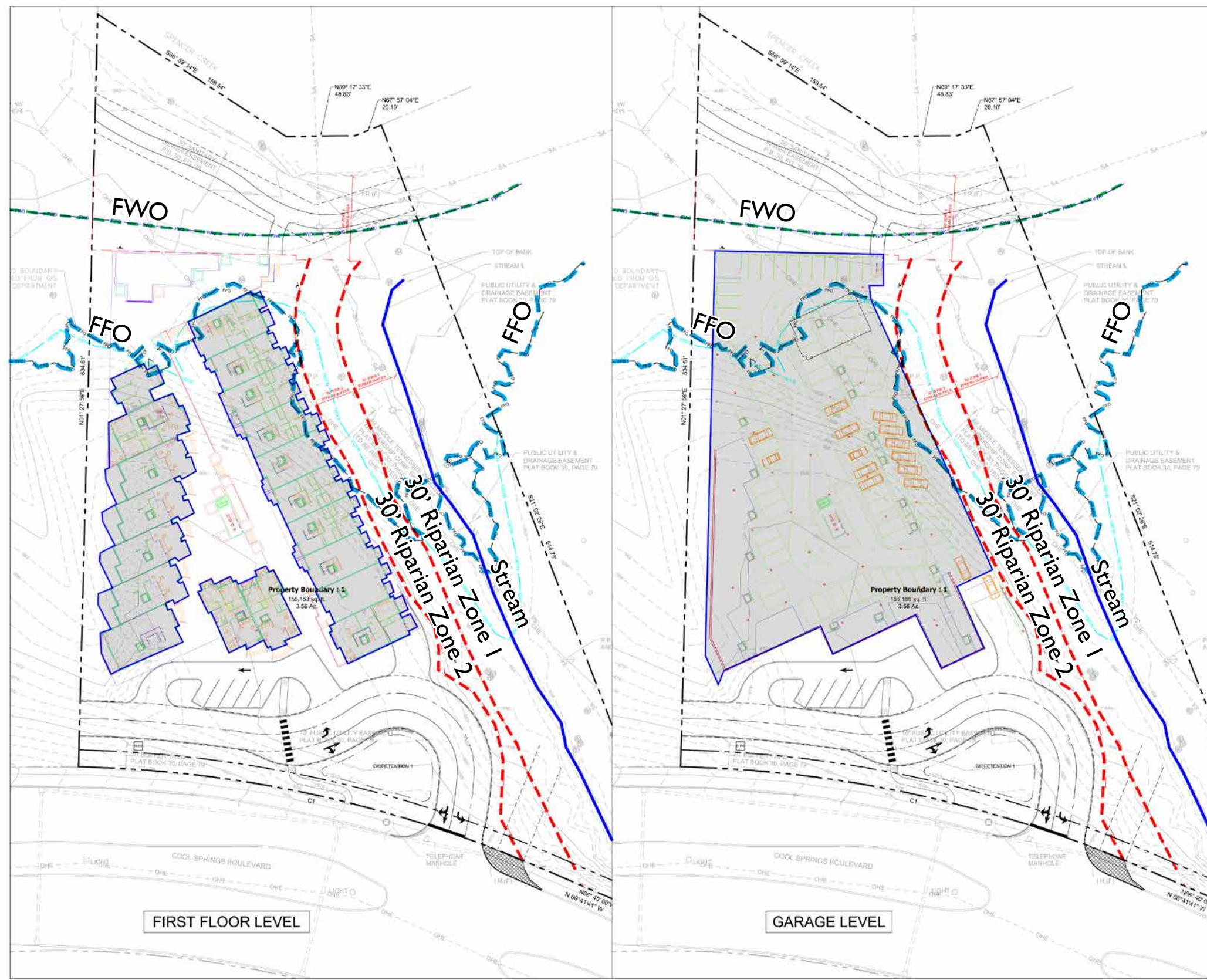


Connectivity and Road Improvements

Legends View

Mixed-Use Luxury Residential and Office Condominiums
Franklin, TN





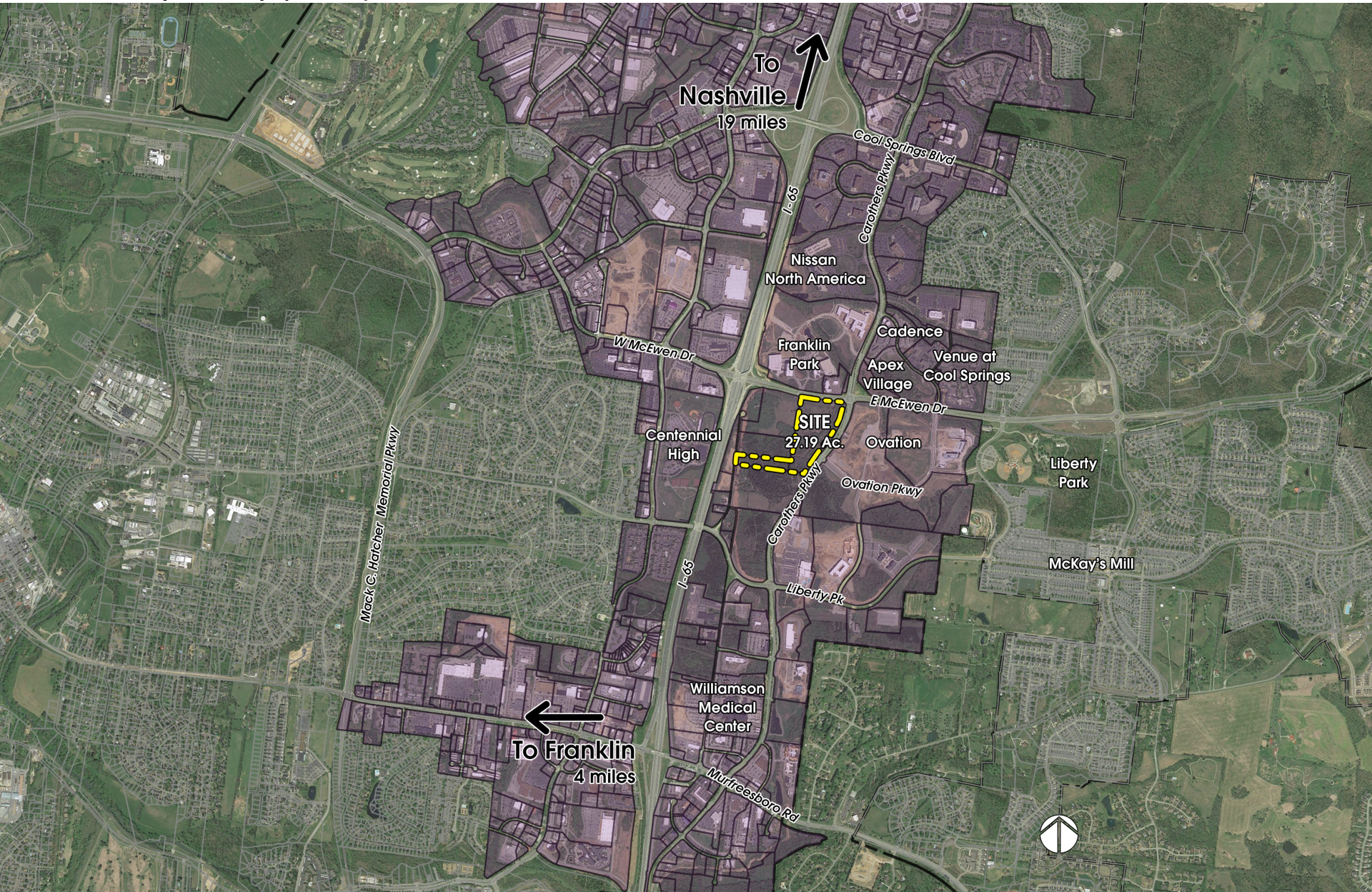
Aureum

Joint Conceptual Workshop

December 9, 2021



Vicinity Map/Project Attributes



Existing Approved PD Development Plan (Approved in 2019)



ACREAGE (S.F.) OF SITE:	27.19 AC. (1,184,425± SF)
CURRENT ZONING:	PD (PLANNED DISTRICT)
ATTACHED RESIDENTIAL:	480 MULTIFAMILY UNITS (525,000 SF)
NON-RESIDENTIAL SF / HOTEL KEYS:	
OFFICE:	750,000 SF
RETAIL/RESTAURANT:	100,000 SF
HOTEL KEYS (SF):	700 KEYS (525,000 SF)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)
OVERALL DENSITY:	17.65 [480 UNITS / 27.19 AC]

Minor Change Request to amend:

- Project Phasing
- Multi-Family Bldg. Height

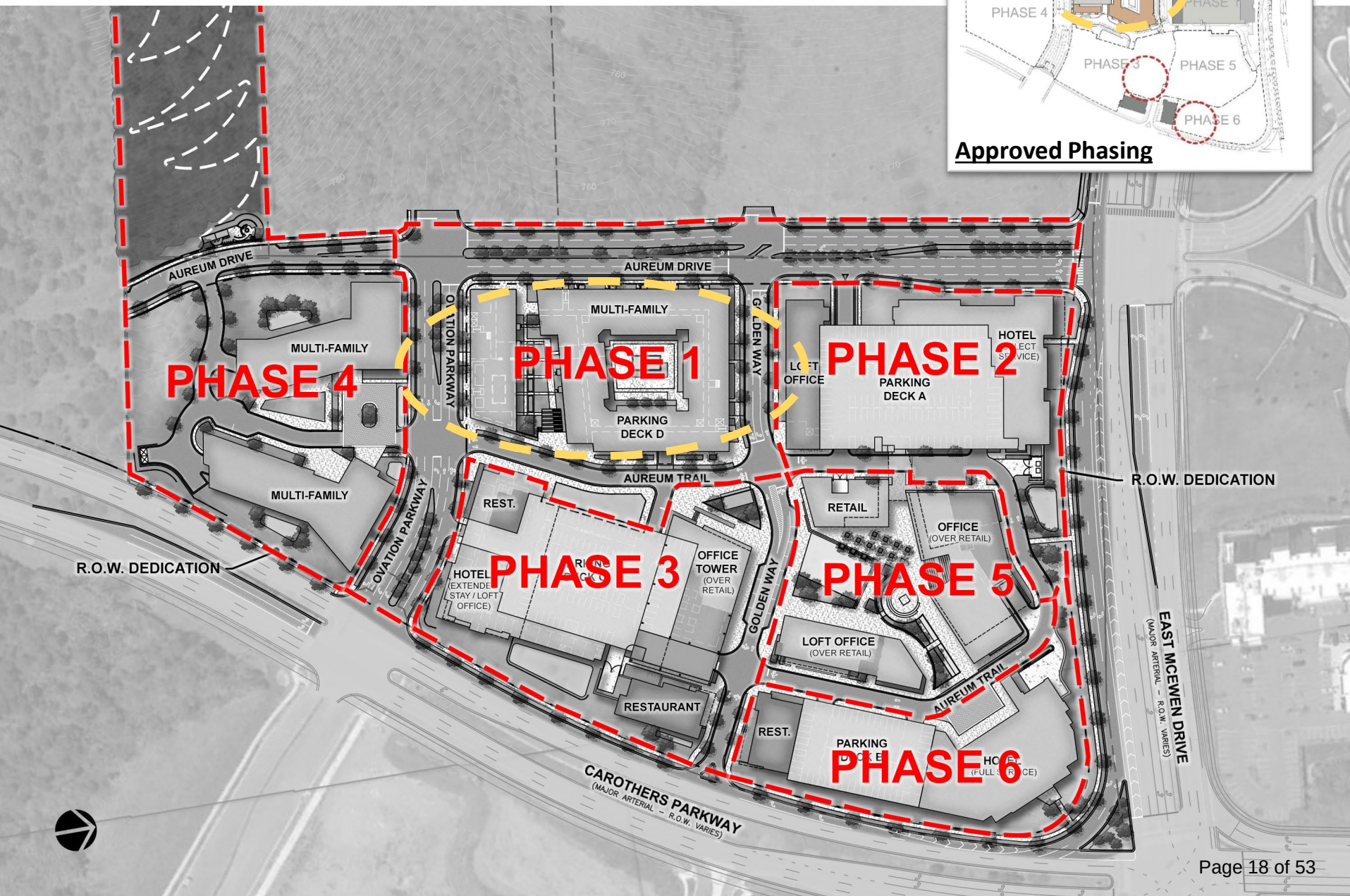
Why the Minor Change?:

- To submerge Structured Parking
- To add usable open space/plaza
- To update plan per market conditions
- To prep for Site Plan submittal
- Evolve to keep the highest standards

NOT revising previously approved:

- Uses or Use Location
- Overall Project Density
- Required Development Improvements
- External Ingress/Egress Points
- Min. Open Space Standards
- Character/Intent of Plan
- Agreements

Revised Development Phasing (Below)



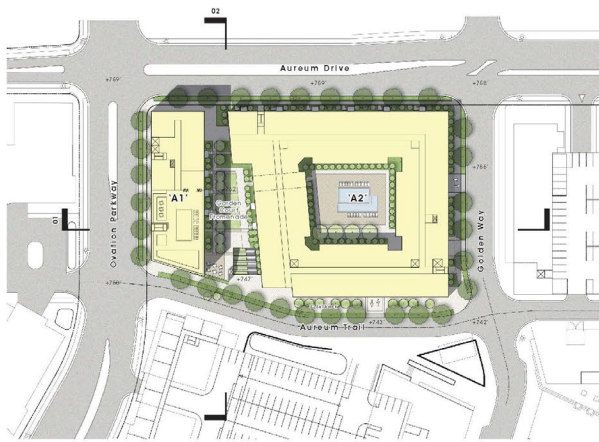
Proposed PD Development Plan Revision



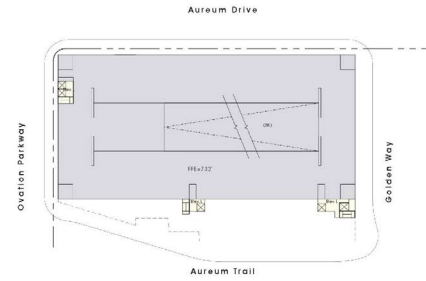
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Revisions Improvements & Changes:

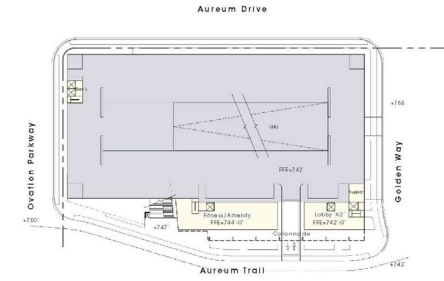
- Submerged Structured Parking
- Activating the Streetscape
- Building Heights:
 - 11-Story w/ 12th Story Penthouse/Clubhouse and rooftop pool amenity deck
 - 5-Story w/ basement block and courtyard amenity package
- New Large Internal Plaza (Pedestrian Only) to increase usable open space and further enhance connectivity



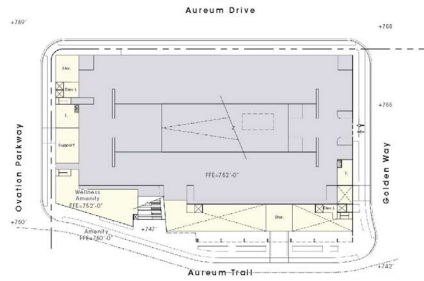
Site Plan



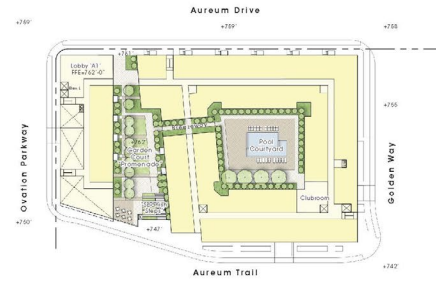
P2 - Parking Level



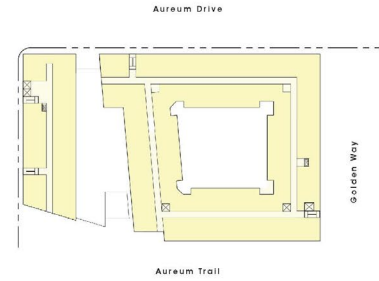
P1 - Aureum Trail Street Level



Level 1



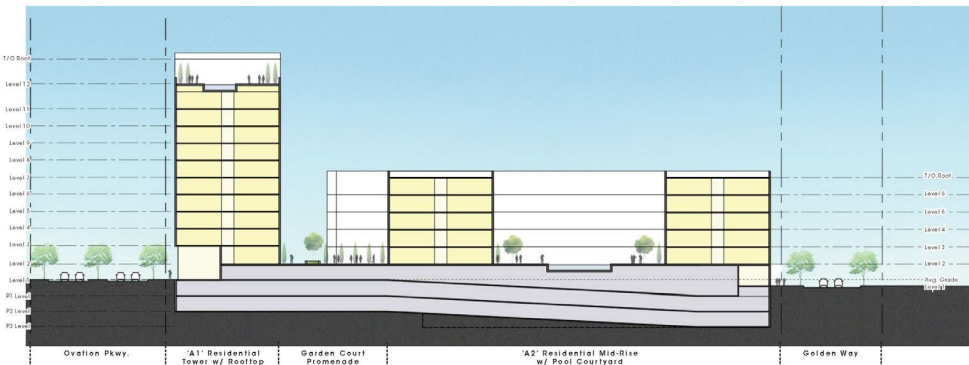
Level 2



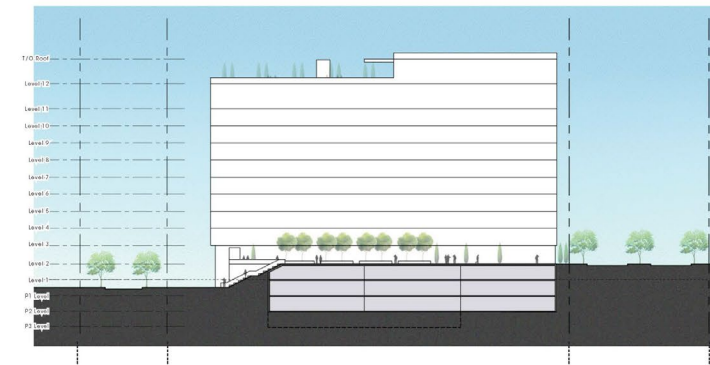
Residential Level, Typical



Level 12

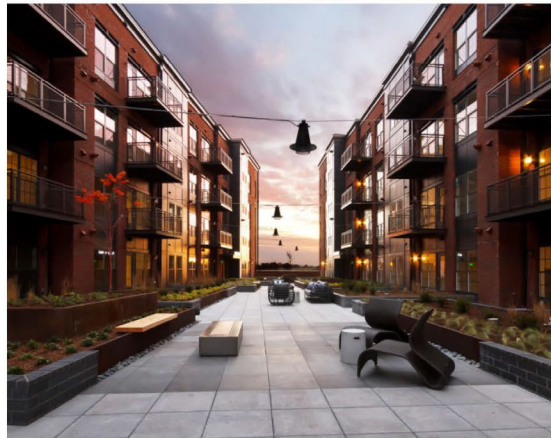


Section 01



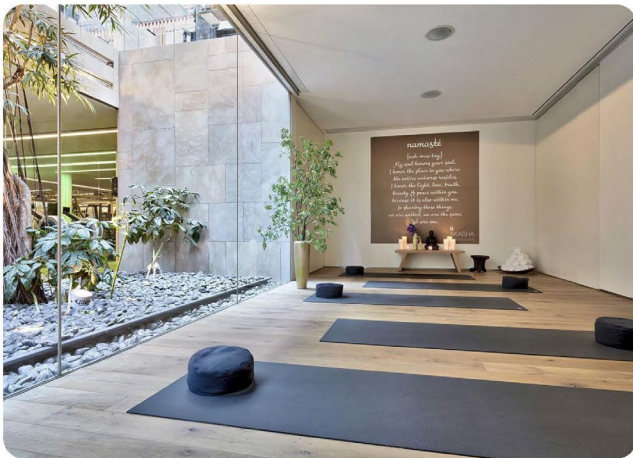
Section 02

Rooftop Pool Terrace

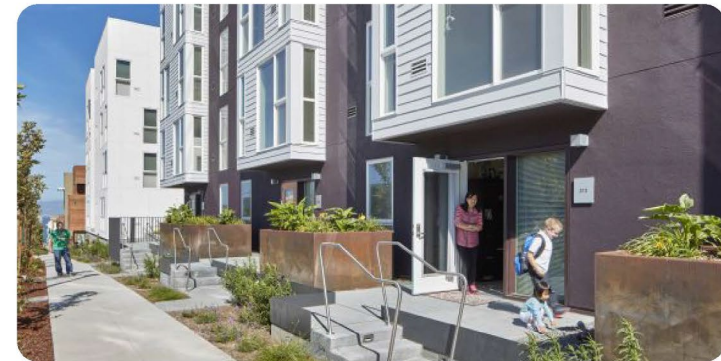
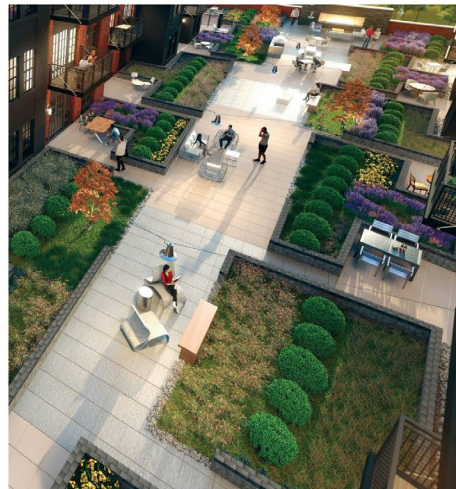


Garden Court "Promenade"

"Spanish Steps"

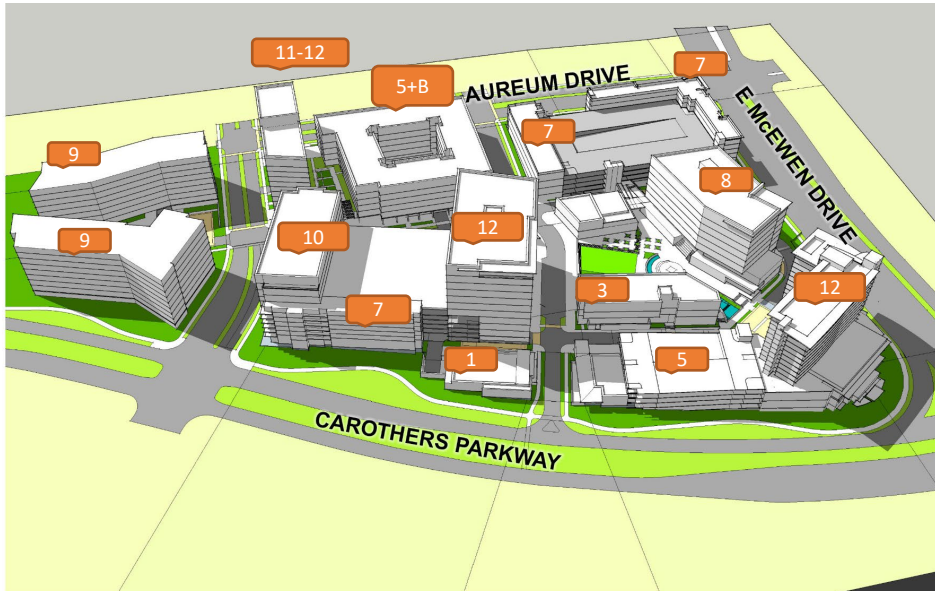


Wellness-Focused Amenities

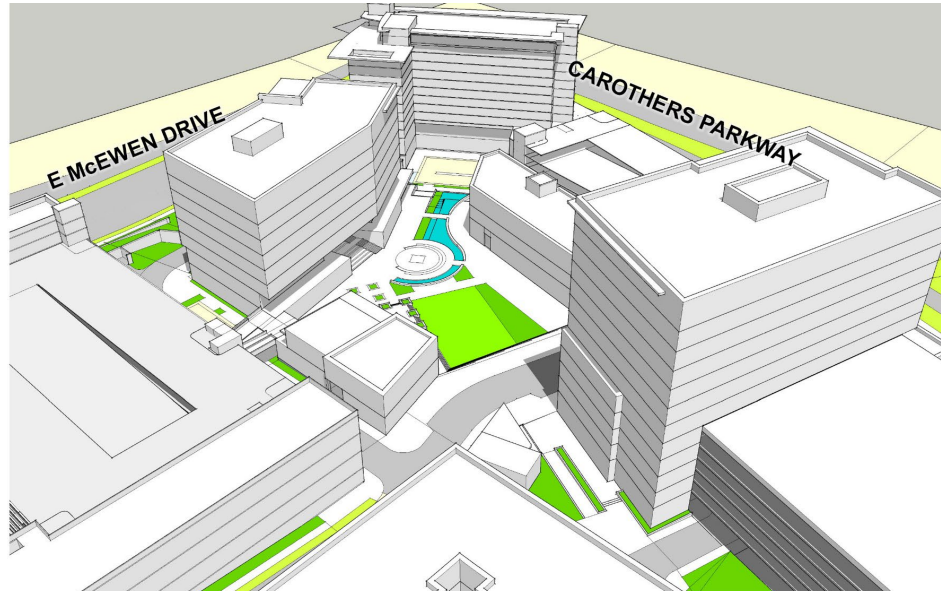


Front Door Stoops

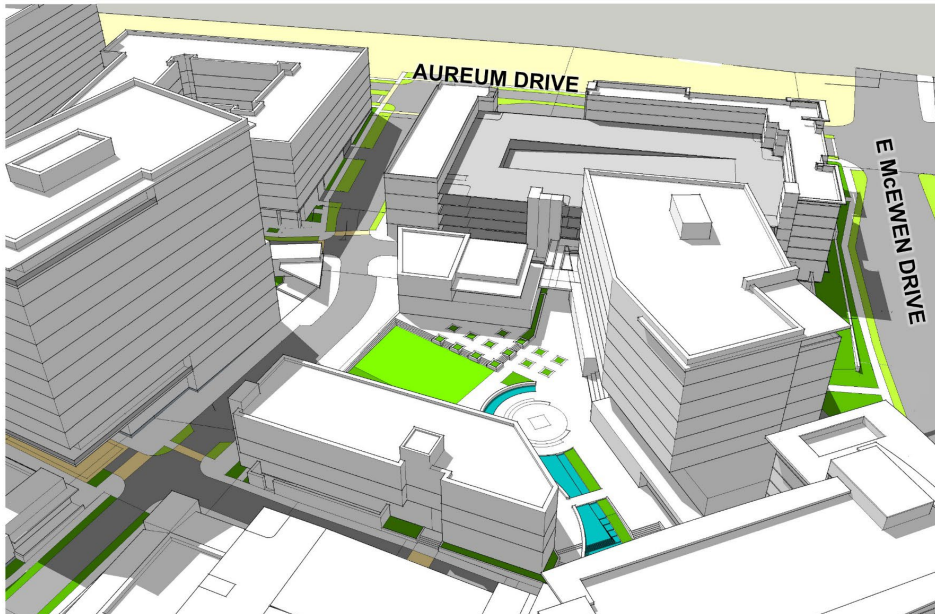
Massing Plan



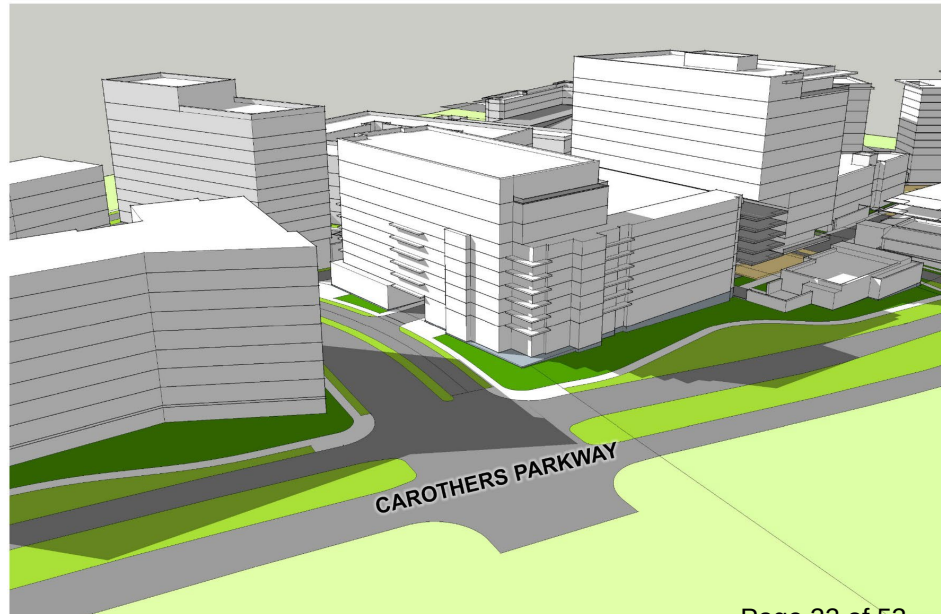
BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHEAST TOWARDS CAROTHERS PARKWAY AND E MCEWEN DRIVE INTERSECTION



BIRDS EYE VIEW LOOKING WESTWARD FROM CAROTHERS PARKWAY



BIRDS EYE VIEW LOOKING NORTHWEST INTO THE SITE FROM CAROTHERS PARKWAY

Q & A

JOINT CONCEPTUAL WORKSHOP (JCW)

Overview and Discussion

December 9, 2021

Description (per the FMPC Bylaws)

The Conceptual Project Workshop, a required step in the zoning ordinance for certain Planned Unit Developments (PUDs), is intended to be an informal forum for the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission to learn about, and provide feedback to applicants related to, potential applications for projects and/or potential PUD projects in light of the Franklin Land Use Plan, Zoning Ordinance, Subdivision Regulations, Major Thoroughfare Plan, Bicycle and Pedestrian Plan, Local Street Plan, neighborhood impact, context, scale, public facilities and infrastructure, open space, and project phasing. All discussion is for the aid of the applicant only and is non-binding on the Board of Mayor and Aldermen or on the Franklin Municipal Planning Commission.

Overview of the Workshop

- Occurs the 4th Thursday, before FMPC
- Generally starts at 5pm, based on agenda length
- Membership includes the Aldermen, Planning Commissioners, and Mayor
- Items are mainly PUD Development Plans, but may also include Envision Franklin amendment requests, Zoning Ordinance amendments, or special topics as the need arises
- AFTER the neighborhood meeting and initial submittal, but BEFORE the resubmittal of plans for final review.
- Each item is designated a timeframe, typically 20 or 30 minutes, inclusive of discussion by the membership
- 10-15 minute applicant presentation followed by minimal staff remarks and then discussion by the membership
- A presentation template is not currently provided to applicants and presentations vary by project
- Staff does not prepare a written report or memo for this meeting

Issues/Concerns

- 1) Attendance and date/time of the meeting
- 2) Not enough time per item
- 3) Too many applications per agenda
- 4) Presentations—is the pertinent information being highlighted?
- 5) Staff Comments—what level of detail is desired and in what form?
- 6) Amount of meaningful feedback
- 7) Timing of the JCW within in the overall review process
- 8) Others?



File #: 21-02488

DATE: October 6, 2021

TO: Board of Mayor and Aldermen and Franklin Municipal Planning Commission

FROM:

SUBJECT:

(5:40 - 6:30 pm) Presentation on the new City Hall Preliminary Master Plan and Round I Public Outreach Results.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends



PHASE 1 PROJECT TEAM



Architecture, Civil Engineering, & Project Management



Interior Design



Landscape Architecture



Preconstruction Consultant



Structural & MEP Engineering



Security Consultant



Lighting, AV, & Low Voltage Consultant



LEED Consultant

AGENDA



Establishing the Master Plan Vision

- Master Plan Design Process
- Round 1 Community Engagement Results

Forming the Master Plan Vision

- Conceptual Building Floor Plans
- Conceptual Landscape Plans

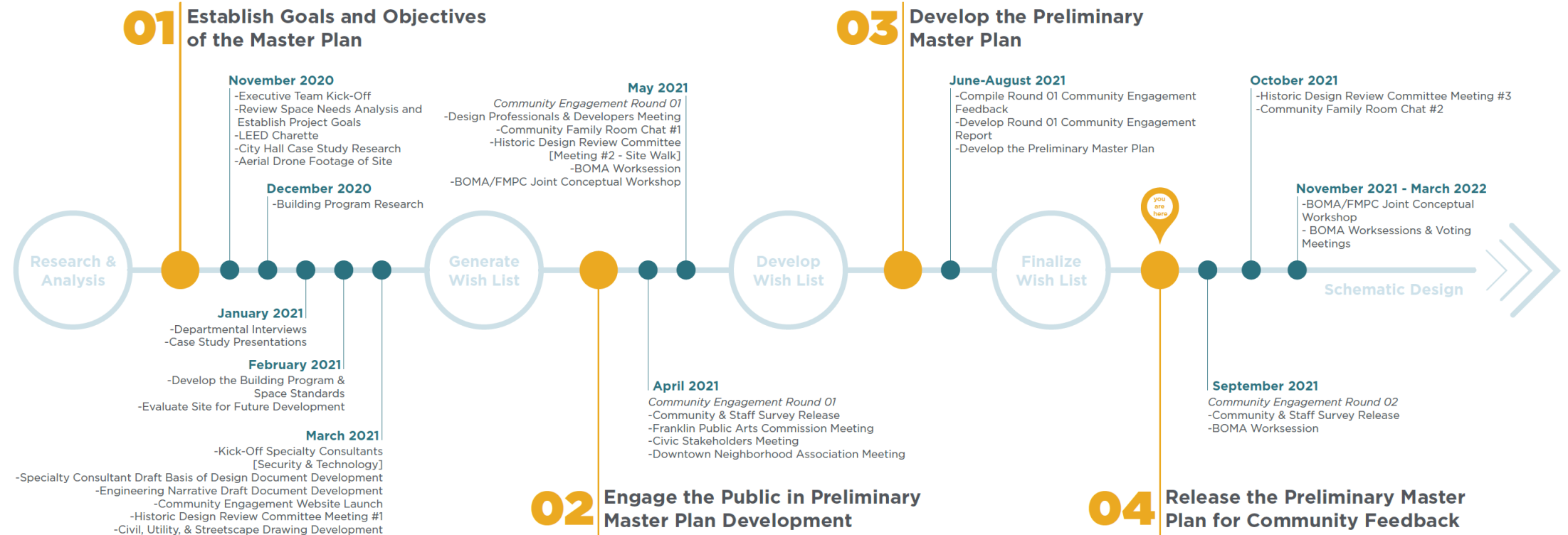
The Vision: Completing the Square

- Preliminary Master Plan

ESTABLISHING THE MASTER PLAN VISION

Master Plan Design Process

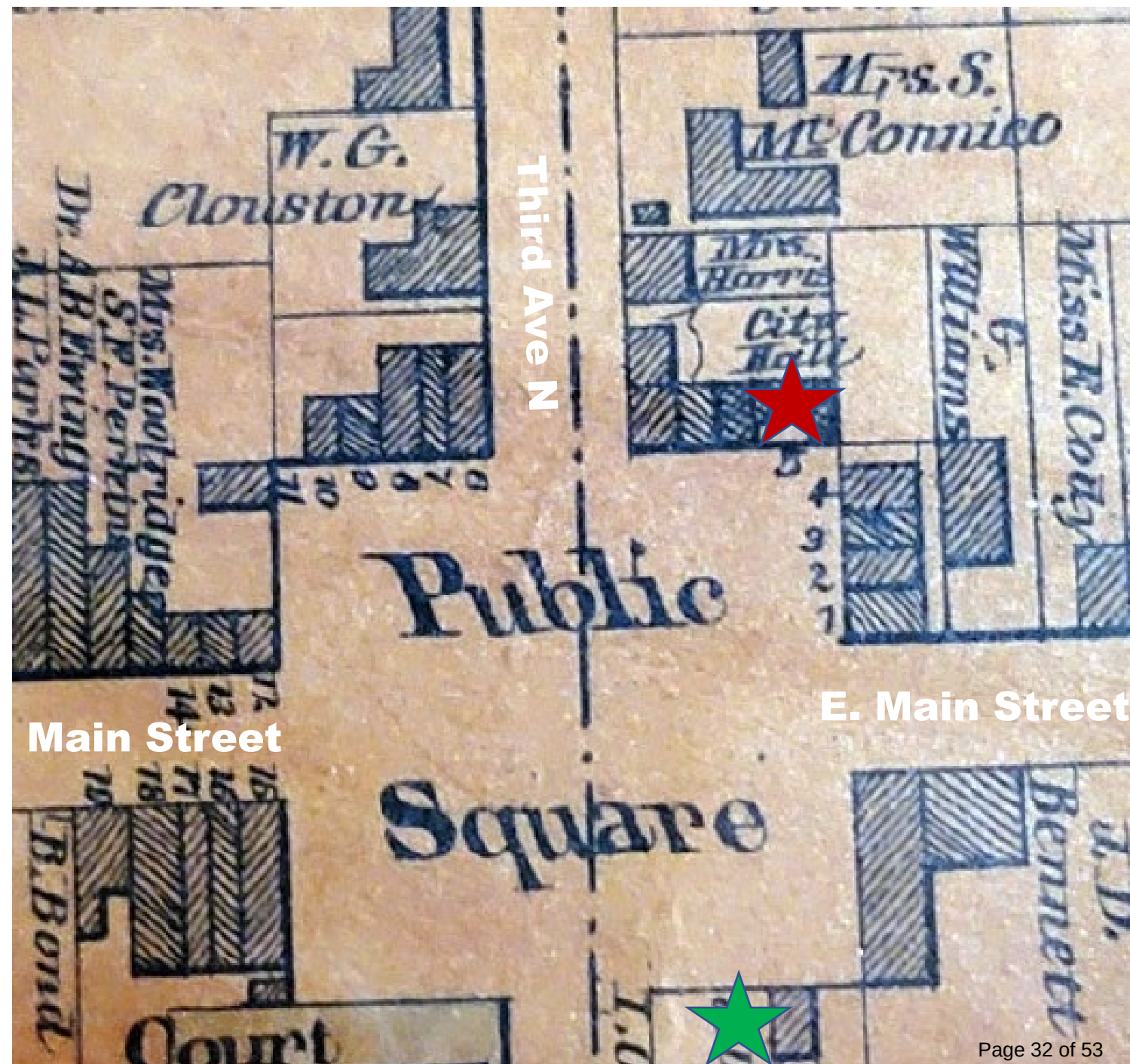
PHASE 1 PROGRAMMING TIMELINE



Evolution of Our City Hall

- Early city hall operations likely borrowed from the county courthouse or a nearby building
- ★ • Franklin built its first city hall circa 1868 on the northeast corner of the Public Square
- Was located across the Square from our current facility ★
- Burned down in 1883

Historical research courtesy of Historic Zoning Commissioner Brian Laster



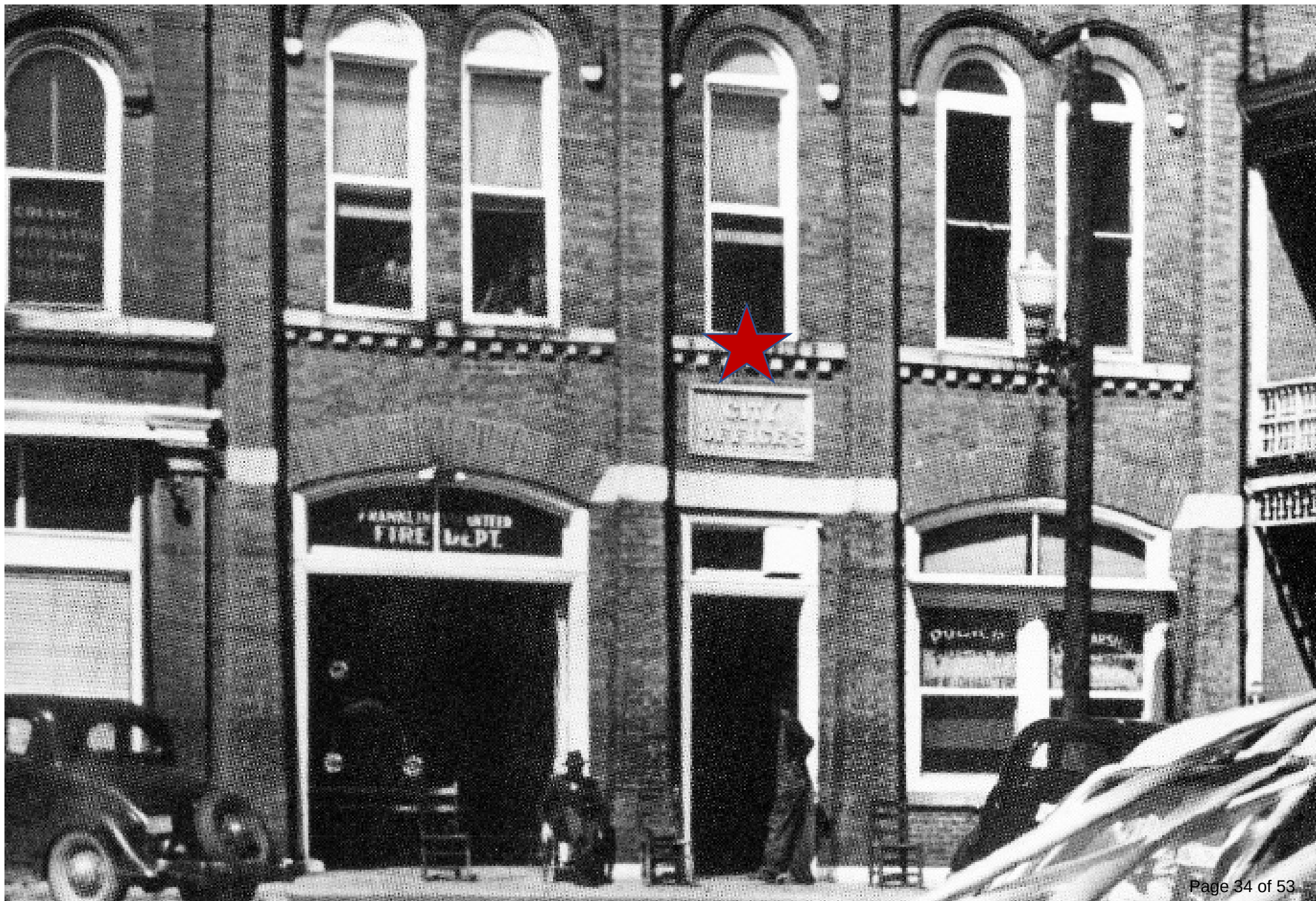
Evolution of Our City Hall

- Franklin built its second city hall in 1888 on the Square to the right of the tower
- Rented the second floor as an opera house
- Burned down in 1891



Evolution of Our City Hall

- City built a smaller city hall in 1892 in the same location
- Rented the upstairs to Knights of Pythias
- Operated until 1959 and still stands today



Evolution of Our City Hall

- In 1959, City hall moved to West Main Street



W. J. BETHURUM WM. BETHURUM R. M. LIGGETT



FRANKLIN'S BEST EQUIPPED FUNERAL HOME

Located close into business area. Trained attendants; careful attention to every detail. Day and night Ambulance Service.

W. J. BETHURUM & SON

FUNERAL HOME

Evolution of Our City Hall

- City hall returned to the Square in 1981
- Moved into the old shopping mall



Evolution of Our City Hall

- Have continued to retrofit and adapt the old mall for 40 years
- The old mall is at the end of its building lifespan
- Failing roof system with constant leaks and deferred maintenance costs
- Does not reflect Franklin





Long Range Plans

- “It is critical that the City maintain downtown as the heart of the community—a civic and institutional center...”
- “A diverse mix of uses will continue to be encouraged within the downtown core to ensure that it continues to function as the City’s civic, retail, and residential focus.”
 - Central Franklin Area Plan (2004)
- “Existing institutional uses are encouraged to remain, and future institutional uses are encouraged. Significant civic institutions, such as City Hall, should be located in the (downtown) area.”
 - Envision Franklin (2017)

Importance of Civic Centers

- Public buildings are community anchors
- Public buildings are economically beneficial



ESTABLISHING THE MASTER PLAN VISION

Master Plan Design Process

BUILDING DESIGN GOALS

- 01** MEET THE PROGRAMMATIC NEEDS OF CITY HALL
- 02** BALANCE SECURITY WITH A WELCOMING CITY HALL
- 03** FLEXIBILITY IN DESIGN TO ALLOW FOR FUTURE GROWTH
- 04** PROVIDE MORE PARKING FOR THE STAFF AND THE COMMUNITY
- 05** IMPLEMENT MODERN OFFICE DESIGN STRATEGIES TO IMPROVE EFFICIENCY IN CUSTOMER SERVICE AND TO PROMOTE EMPLOYEE COLLABORATION
- 06** PROMOTE AND SUPPORT COMMUNITY FUNCTIONS
- 07** SUSTAINABILITY/LEED SILVER

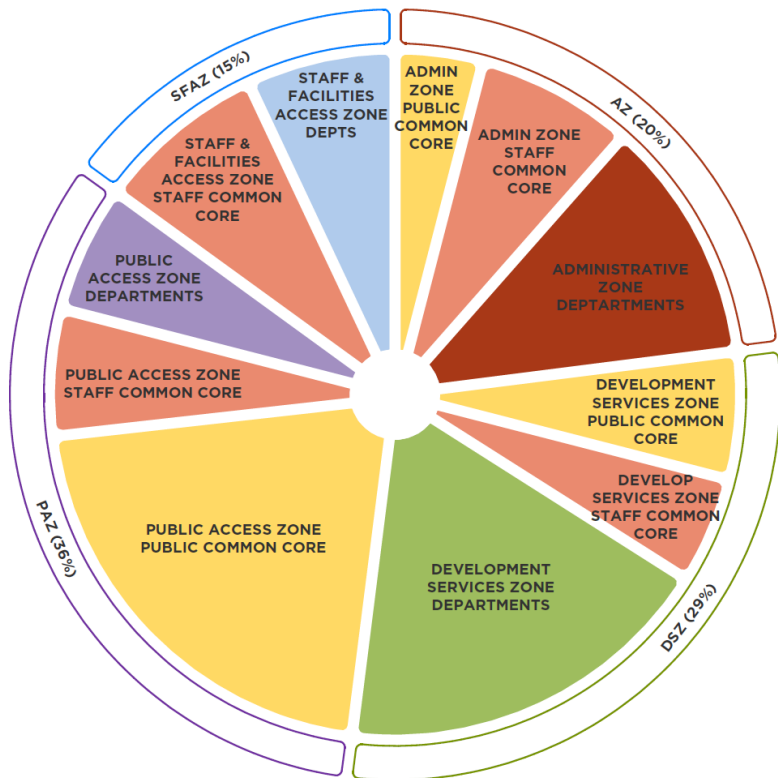


ESTABLISHING THE MASTER PLAN VISION

Master Plan Design Process

BUILDING PROGRAM

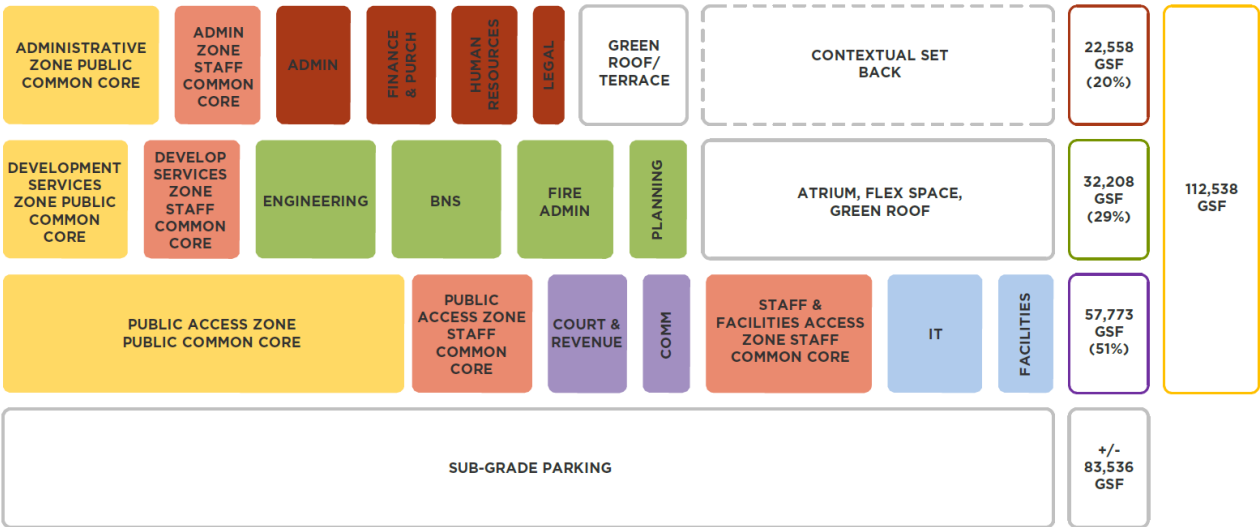
- PUBLIC COMMON CORE
- STAFF COMMON CORE
- ADMINISTRATIVE ZONE DEPARTMENTS
- STAFF & FACILITIES ACCESS ZONE DEPARTMENTS
- DEVELOPMENT SERVICES ZONE DEPARTMENTS
- PUBLIC ACCESS ZONE DEPARTMENTS



Program Pie Chart



Program Adjacency Diagram



Program Stacking Diagram



ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement - Employee Survey Results

BY THE NUMBERS

110+
RESPONSES

15
QUESTIONS

42%
COMPLETION RATE

06
WEEKS

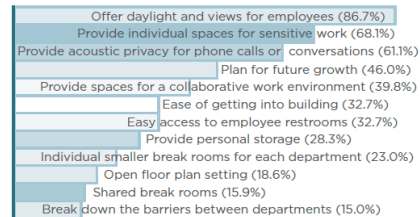
KEY TAKEAWAYS

THE RESPONSES TO THE SURVEY SHOW THAT FRANKLIN EMPLOYEES FEEL THE FUTURE CITY HALL SHOULD:

- Offer daylight and views for employees
- Include a variety of different size enclosed conference rooms
- Include an inviting and secure lobby to improve the customer interface
- Promote environmental and physical wellness
- Incorporate security measures that promote safety for all
- Include outdoor seating and furnishings, and a rooftop deck/ green roof
- Incorporate additional employee parking
- Include a welcome center
- Face the Public Square
- Be designed in a way that reflects the existing architecture of downtown
- Be welcoming, modern, while acknowledging the historic architectural style
- Carry over the current entrance and building location, and parking availability in the future City Hall
- Address the current layout and natural light issues of the existing City Hall building

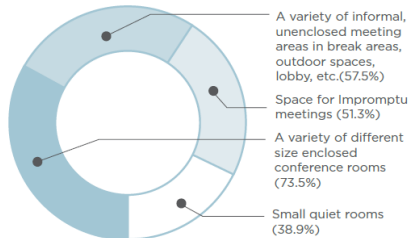
- 1** **Q. What is the most important to you in creating a functional workspace? Select up to the 5 most important to you.**

The majority of respondents favored daylight and views for employees, individual spaces for sensitive work, acoustic privacy for phone calls or conversations, planning for future growth, and collaborative work spaces.



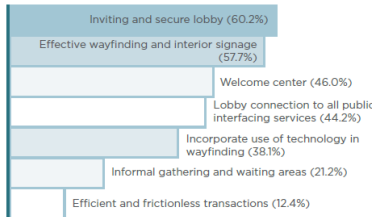
- 2** **Q. What types of meeting spaces do you think would enhance collaboration and functionality? Please select all that apply.**

Most respondents felt that a variety of different size enclosed conference rooms and a variety of informal, unenclosed meeting areas in break areas, outdoor spaces, lobby, etc. would enhance collaboration and functionality.



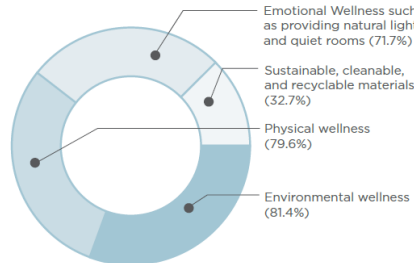
- 3** **Q. In your opinion, what would be most beneficial in improving customer interface. Please check up to three**

The slight majority felt that an inviting and secure lobby would improve this interface. Many also felt that effective wayfinding and interior signage would also improve it.



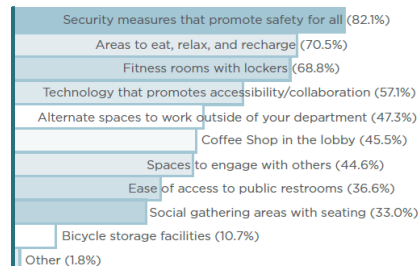
- 4** **Q. What type of features are most important to you to promote health and wellness in the workplace? Select all that apply.**

Environmental and physical wellness were most important to employees.



- 5** **Q. What types of indoor amenities would you like to see incorporated into City Hall? Select all that apply.**

Many respondents felt that security measures, areas to eat, relax, and recharge, and fitness rooms with lockers should be incorporated into the new City Hall.



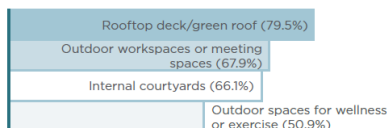
- 6** **Q. Which outdoorspaces and amenities are you interested in seeing as part of the future City Hall for the public? Please rank the following in order of importance from 1 to 8 where 1 is most important to you and 8 is least important to you.**

The top ranked responses were outdoor seating and furnishings, followed by plaza and pocket park.

- | | |
|------------------------------------|-------------------------------------|
| #1 Outdoor seating and furnishings | #5 Water feature |
| #2 Plaza | #6 Public art |
| #3 Pocket park | #7 Performance area |
| #4 Historic marker/memorial | #8 Play space designed for children |

- 7** **Q. Which outdoorspaces and amenities are you interested in seeing as part of the future City Hall for the employees? Please check all that apply.**

The majority of respondents are interested in seeing a rooftop deck/green roof as part of the future City Hall.



ADDITIONAL RESPONSES

"Workspaces that have many windows and offer ample daylight"

"Use technology for improved operational efficiency"

"Interaction and collaboration between departments"

"Staff amenities such as health clinic, fitness and large break room"

"Outdoor meeting spaces"



ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement - Employee Survey Results

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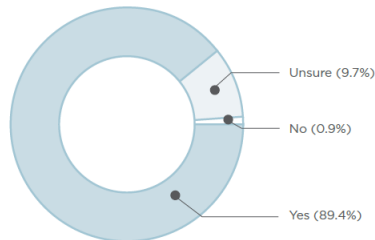
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- Include a welcome center
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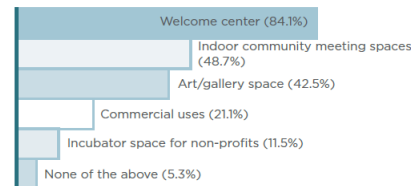
8 Q. The City plans to retain the existing 2nd Avenue parking garage on the site. Should additional employee parking be incorporated as part of the future City Hall?

The vast majority of respondents felt additional employee parking should be incorporated.



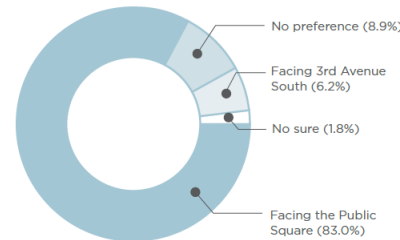
9 Q. Would you like to see any of the following community indoor spaces and uses as part of the future City Hall? Please check up to three.

The large majority of respondents would like to see a welcome center as part of the future City Hall.



10 Q. When you think about a prominent main entrance to the future City Hall, where do you envision it should be located?

The large majority of employees who responded felt that the main entrance should face the Public Square.



11 Q. What do you like about the existing City Hall that you would want carried over to the new City Hall?

Many respondents felt that there were only few features that they would want carried over to the new City Hall. The entrance, location, and parking availability were all features that respondents liked.

"Nothing except location/garage."

"The people!"

"I love the location and working in downtown Franklin."

"Employee only entrances directly into departments."

12 Q. What do you dislike about the existing City Hall that you would not want carried over?

A large number of respondents felt that the lack of natural light and windows is the largest issue with the existing City Hall. Many also felt that the layout is confusing.

"Lack of windows, fresh air, and alternate work areas."

"Old small work stations"

"Confusing layout and lack of space"

13 Q. When you think about the future building for City Hall, please describe in your words what you envision in terms of architecture and design

A large number of respondents stated they envisioned something that was modern, while fitting in with the rest of the Downtown and is historically appropriate.

"A design that complements the historical characteristics of the surrounding area."

"Fits the square architecturally but incorporates modern amenities."

14 Q. When thinking about the future City Hall, is there anything else you would like to be considered?

While the responses were varied and the question received a lower response rate, many indicated that they would like to see dedicated employee parking, spaces that are welcoming and allow for both collaboration and privacy.

"Private parking for city employees"

".... welcoming and inviting destination that is a source of pride for the community."

"Each department has different needs to take into consideration."

ADDITIONAL RESPONSES

"More conference spaces for continued virtual meetings"

"Secure employee sub-grade parking with the possibility of public parking after hours"

"Incorporating touchdown space for employees outside of City Hall"

"Accessibility for customers"

"Safety and security for employees"



ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement - Community Survey Results

BY THE NUMBERS

650+
RESPONSES

12
QUESTIONS

74%
COMPLETION RATE

06
WEEKS

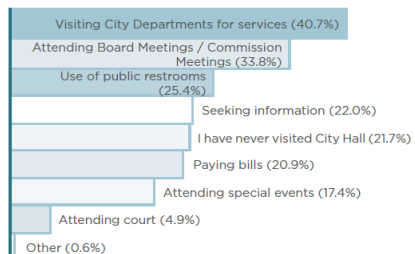
KEY TAKEAWAYS

THE RESPONSES TO THE SURVEY SHOW THAT FRANKLIN RESIDENTS AND STAKEHOLDERS FEEL THE FUTURE CITY HALL SHOULD:

- Function as a place for government operations with integrated community spaces and amenities
- Include indoor amenities such as a welcome center and community meeting spaces
- Include outdoor spaces and amenities such as a historic marker/memorial as well as outdoor seating and furnishings
- Incorporate additional parking and local artwork/artists
- Include an entrance facing the Public Square
- Reflect existing historic architecture in Downtown
- Be flexible in design and have the ability to adapt to future growth

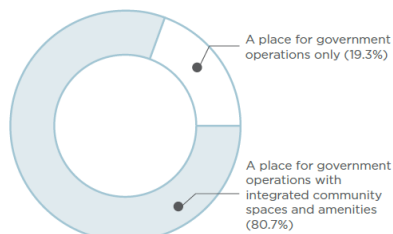
2 Q. What is the typical nature of your visit to City Hall? Please check all that apply.

Most respondents visit City Hall for services with City Departments and to attend board or commission meetings.



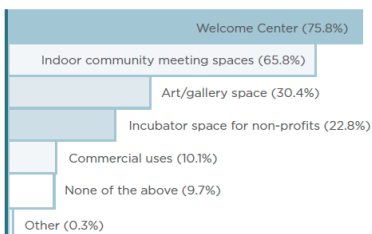
3 Q. When thinking about the future City Hall, what do you think the purpose of the City Hall should be?

The vast majority of respondents felt that the future City Hall should function as a place for government operations with integrated community spaces and amenities.



4 Q. Would you like to see any of the following community indoor spaces and uses as part of the future City Hall? Please check up to three.

A 'welcome center' that may include general information and the history of Franklin received the largest response.



5 Q. Which outdoor spaces and amenities are you interested in seeing as part of the future City Hall? Please rank the following in order of importance from 1 to 8, where 1 is most important to you and 8 is least important to you

The highest ranked feature by respondents was a historic marker/memorial, followed by outdoor seating and furnishings.

- | | |
|---|--|
| #1 Historic marker/memorial | #6 Public art |
| #2 Outdoor seating and furnishings | #7 Water feature |
| #3 Plaza | #8 Performance area |
| #4 Pocket park | #9 Play space designed for children |
| #5 Public park | |

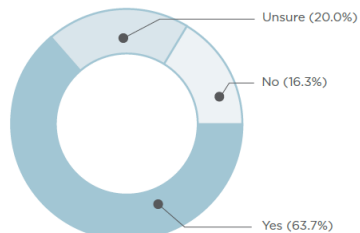
6 Q. If you are in favor of Public Art being integrated into the master plan, what type of art would you like to see? Please rank the following in order of importance from 1 to 4, where 1 is most important to you and 4 is least important to you.

Similar to question 5, question 6 asked participants to rank their interest in public art type. The top ranked response was local artists.

- #1** Local artists
- #2** Historical/Cultural
- #3** Rotating Exhibits
- #4** Interactive

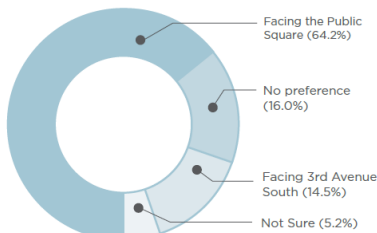
7 Q. The City plans to retain the existing 2nd Avenue parking garage on the site. Should additional public parking be incorporated as part of the future City Hall?

The majority of respondents felt that additional public parking should be incorporated in the plans for the City Hall.



8 Q. When you think about a prominent main entrance to the future City Hall, where do you envision it should be located?

The majority of respondents felt that prominent main entrance should be located facing the Public Square.



ADDITIONAL RESPONSES

"A place that seamlessly blends into the historic look and feel of downtown"

"Something modern that has hints of classic/historical design elements"

"MUST be developed with the future in mind. Should be able to expand with growth over the long term."

"It has to be open, welcoming, user-friendly."

"rooftop, open space, activation of street"



ESTABLISHING THE MASTER PLAN VISION

Round 1 Community Engagement - Stakeholder Meeting Results

COMMUNITY FEATURES



FLEXIBLE DESIGN THAT HAS THE ABILITY TO ADAPT TO FUTURE GROWTH

- Potential for additional square footage in the future
- Maximize the use of open office design instead of private offices where possible
- Provide conference rooms of varying sizes and configurations with AV capability to allow flexibility with work from home staff



A PLACE FOR GOVERNMENTAL OPERATIONS WITH INTEGRATED COMMUNITY SPACES AND AMENITIES

- The majority of the meeting attendees were not in favor of retail and commercial uses
- Interior and exterior community gathering spaces



PROVIDE RESTROOMS ACCESSIBLE TO THE PUBLIC

- Easily accessible from the Square
- Accessible before and/or after operational hours



A PLACE THAT SEAMLESSLY BLENDS INTO THE HISTORIC LOOK AND FEEL OF DOWNTOWN

- Speaks to the history by incorporating the livery stables, arches, and water features
- Civic presence that is classic, but modern with clean, simple lines and traditional materials
- Respects the existing contextual edge of the Courthouse along the Square

BUILDING FEATURES



COMMUNITY MEETING SPACES

- Variety of types and sizes
- Accessible meeting spaces with flexible hours
- Refreshment stations



ENTRANCE FACING PUBLIC SQUARE

- Symbolic to the history of the City's civic services on the Square
- Monumental entrance with contrast in materials



IMPROVED PARKING OPPORTUNITIES FOR STAFF, VISITORS, AND THE PUBLIC

- Additional parking for the public and dedicated parking for staff
- Preference for sub-grade parking
- Convenient short term and handicap parking for City Hall customers



WELCOME CENTER FOR VISITOR INFORMATION

- General information and coffee shop
- Balance security with a welcoming City Hall
- Museum or historic component that tells the story of Franklin

OUTDOOR FEATURES



HISTORICAL MARKER, MEMORIAL

- Welcome Franklin's diverse community with historical displays and markers that are respectful of all
- Educational displays



OUTDOOR SEATING AND FURNISHINGS

- Outdoor meeting spaces in plazas, parks, rooftops, and terraces
- Variety of seating options and size of seating areas



POCKET PARKS AND PUBLIC PARK

- Small courtyards or pocket parks
- Park along Church Street as a gateway to the 2nd Avenue district and art galleries



PUBLIC ART

- Public art by local artists
- Experimental or interactive art (similar to the Midnight Sun Scavenger Hunt)
- Historical and cultural art or murals



PLAZA

- Plaza entry that relates to the Courthouse plaza in scale
- Provides a place to support festival activities
- Incorporate a water feature reminiscent of the watering troughs

FORMING THE MASTER PLAN VISION

Conceptual Building Floor Plans - Subgrade



Ample lighting



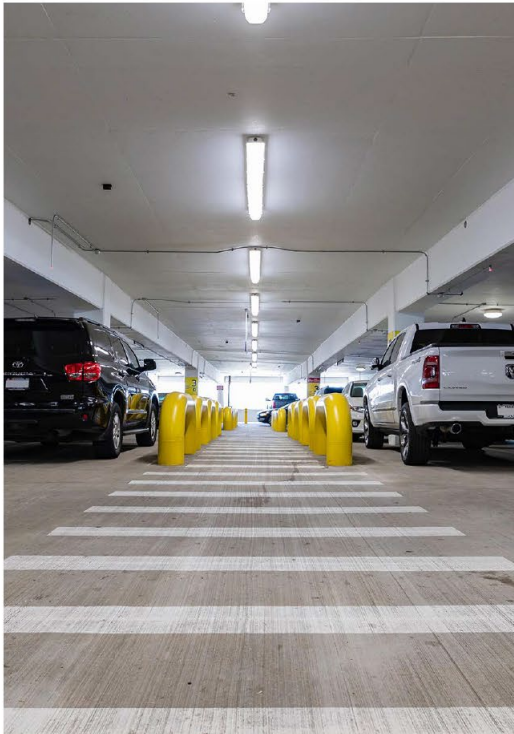
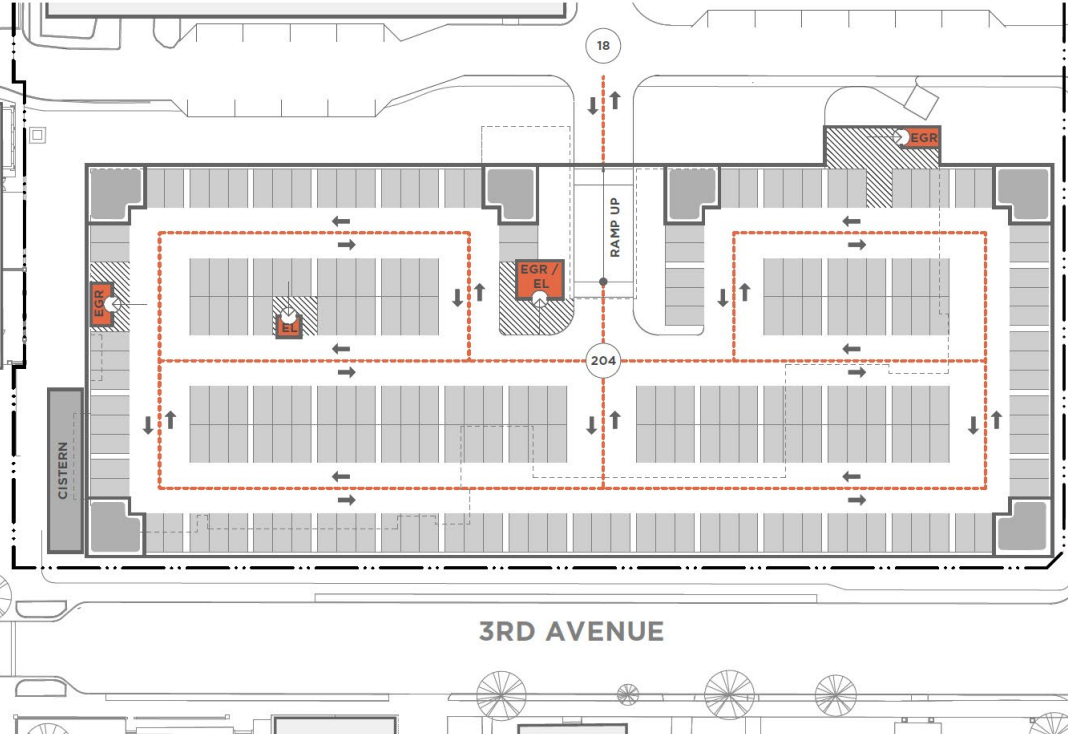
Ample aisle widths



Secure employee parking



Wayfinding



Safe and accessible employee parking



FORMING THE MASTER PLAN VISION

Conceptual Building Floor Plans - First Floor



Coffee shop in Lobby



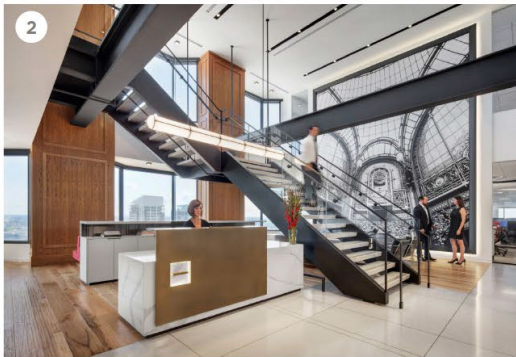
Accessible customer interface



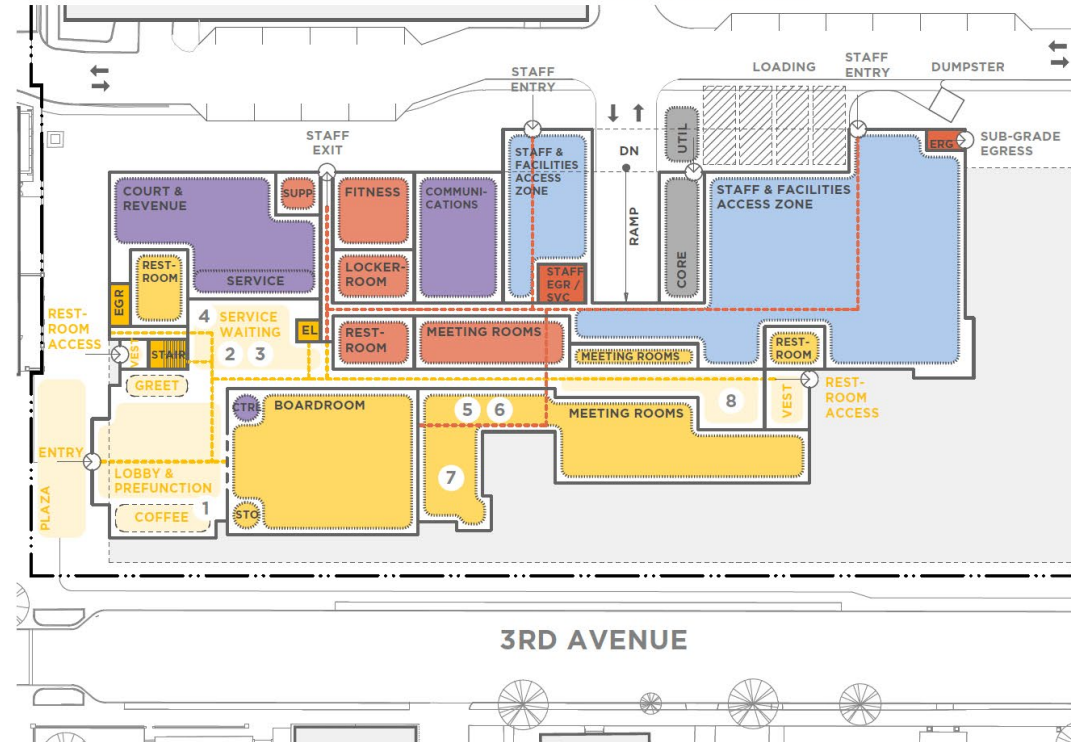
Variety of meeting spaces



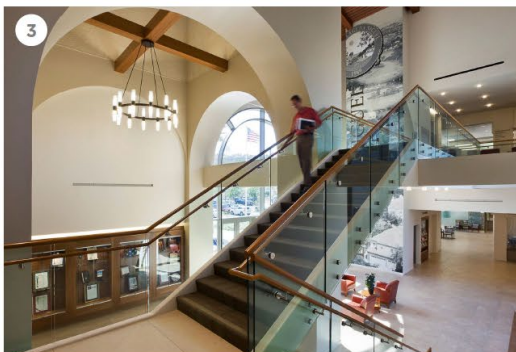
Variety of meeting spaces



Connection between floors



Variety of meeting spaces



Monumental stair



Variety of meeting spaces



NEW CITY HALL FACILITY | FRANKLIN, TENNESSEE

FORMING THE MASTER PLAN VISION

Conceptual Building Floor Plans - Second Floor



Monumental Stair



Variety of meeting spaces



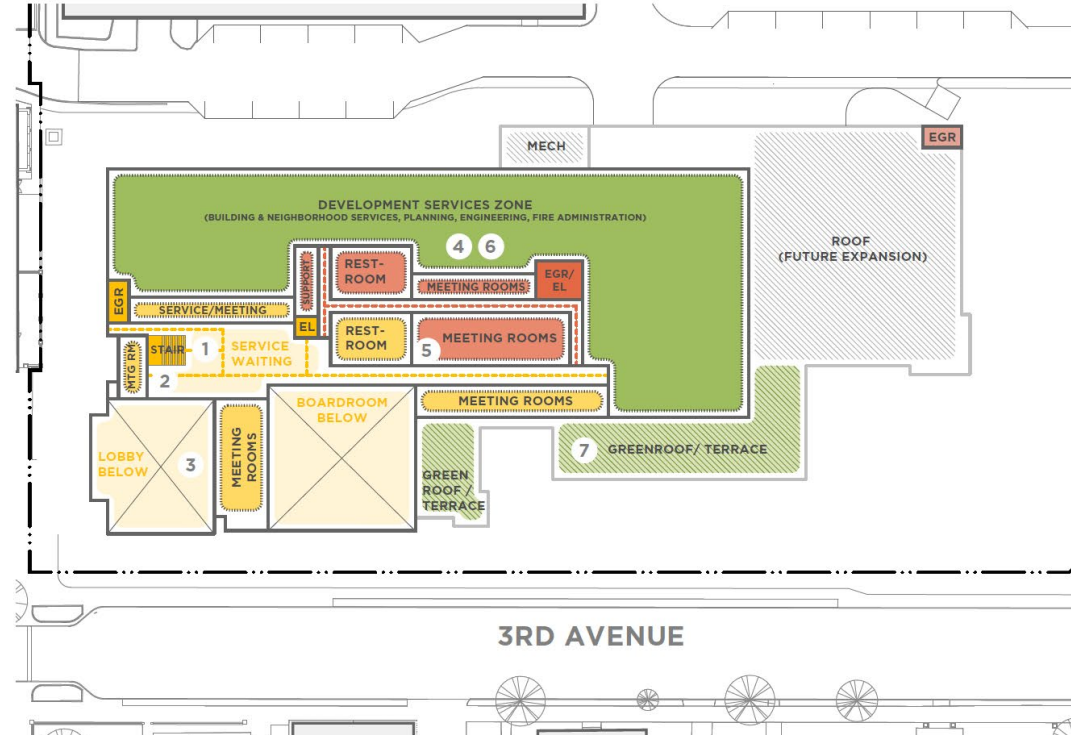
Break-out spaces



Break-out spaces



Connection between floors



Break spaces



Outdoor meeting spaces

NEW CITY HALL FACILITY | FRANKLIN, TENNESSEE



FORMING THE MASTER PLAN VISION

Conceptual Building Floor Plans - Third Floor



Monumental Stair



Variety of meeting spaces



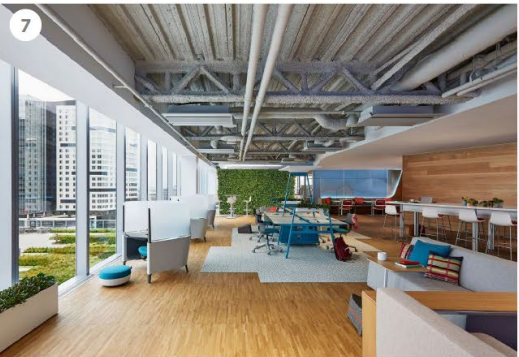
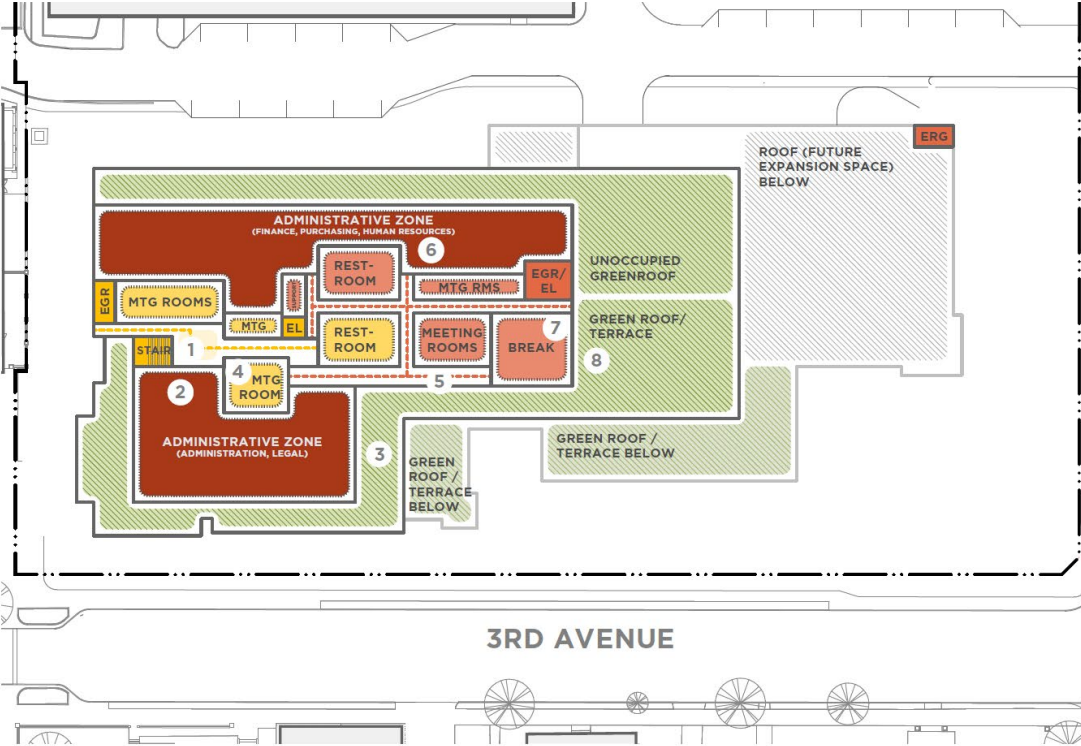
Break-out spaces



Flexible work environments



Variety of meeting spaces



Amenity spaces



Outdoor terraces

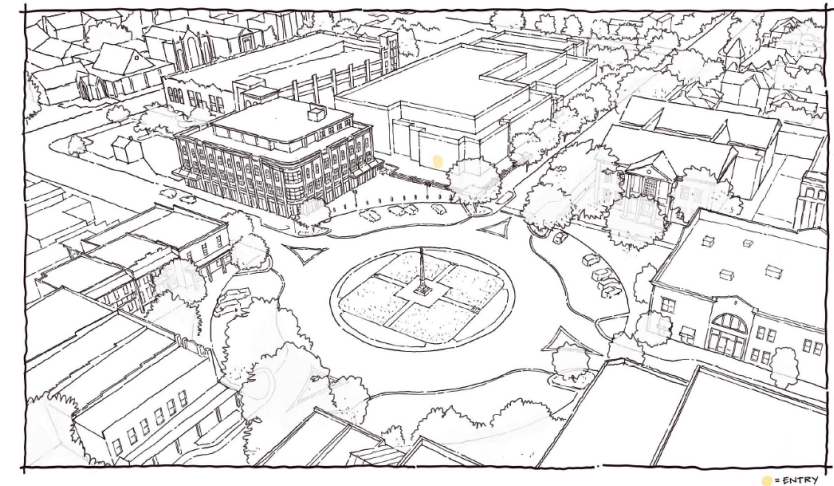
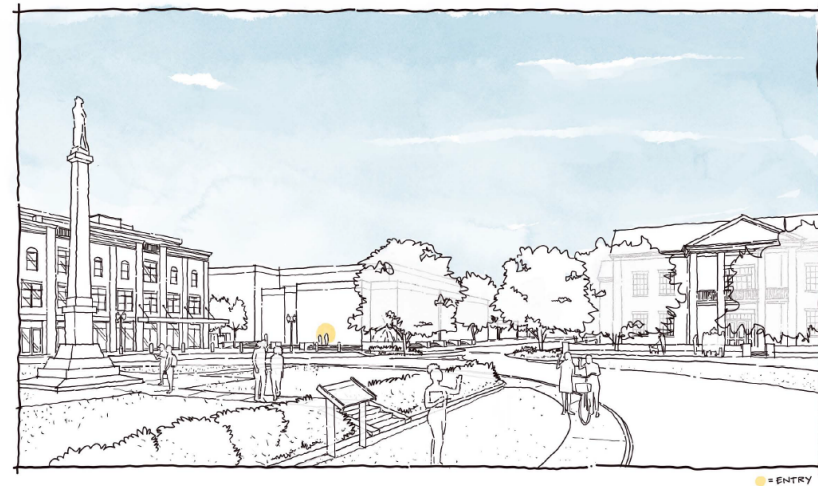
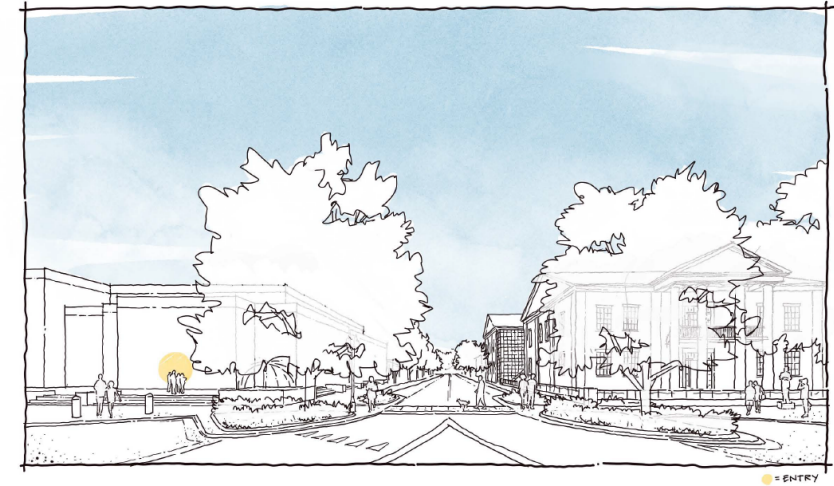
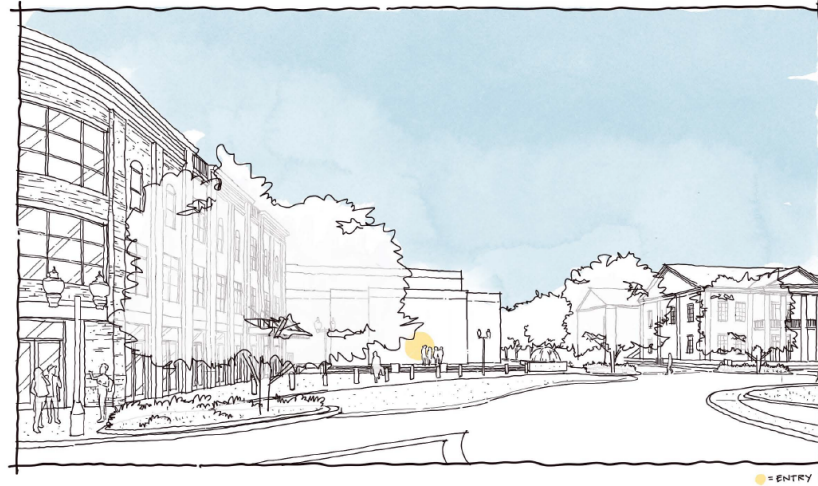


Amenity spaces



THE VISION: COMPLETING THE SQUARE

3D Views



NEW CITY HALL FACILITY | FRANKLIN, TENNESSEE

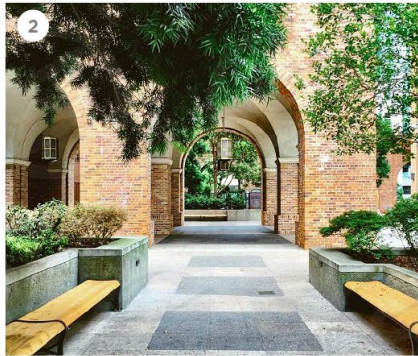


FORMING THE MASTER PLAN VISION

Conceptual Landscape Diagram



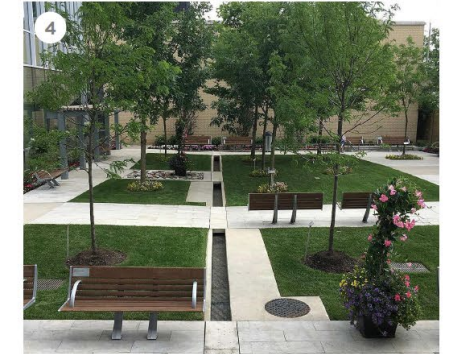
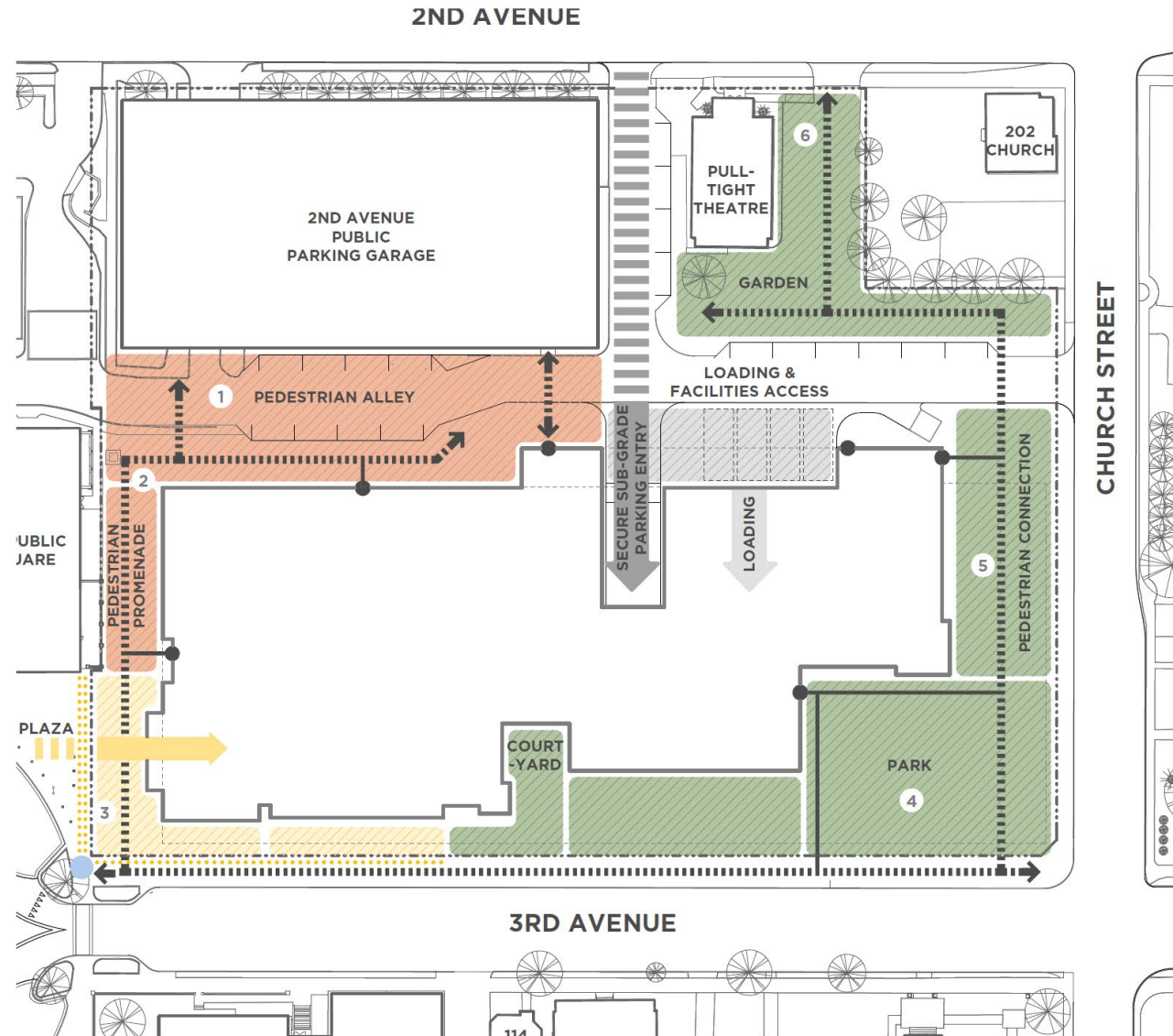
Pedestrian Alley



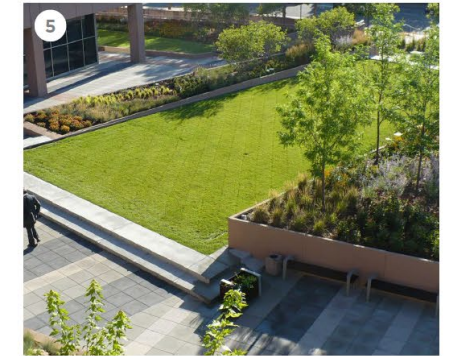
Pedestrian Promenade



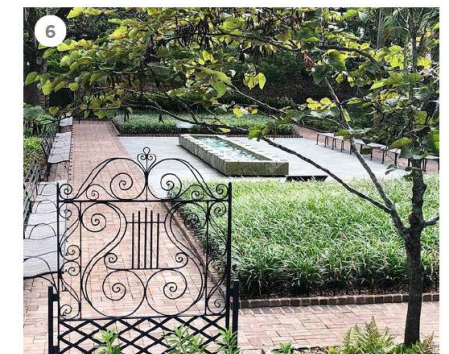
Entry Plaza



Tree Grove



Lawn

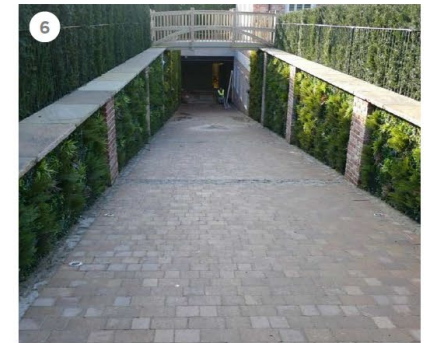
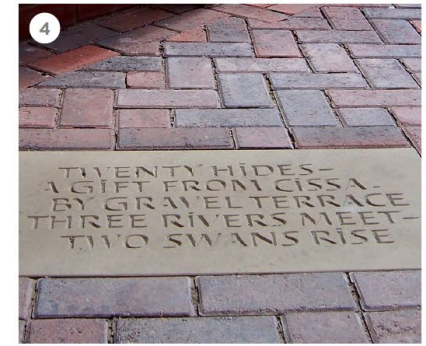
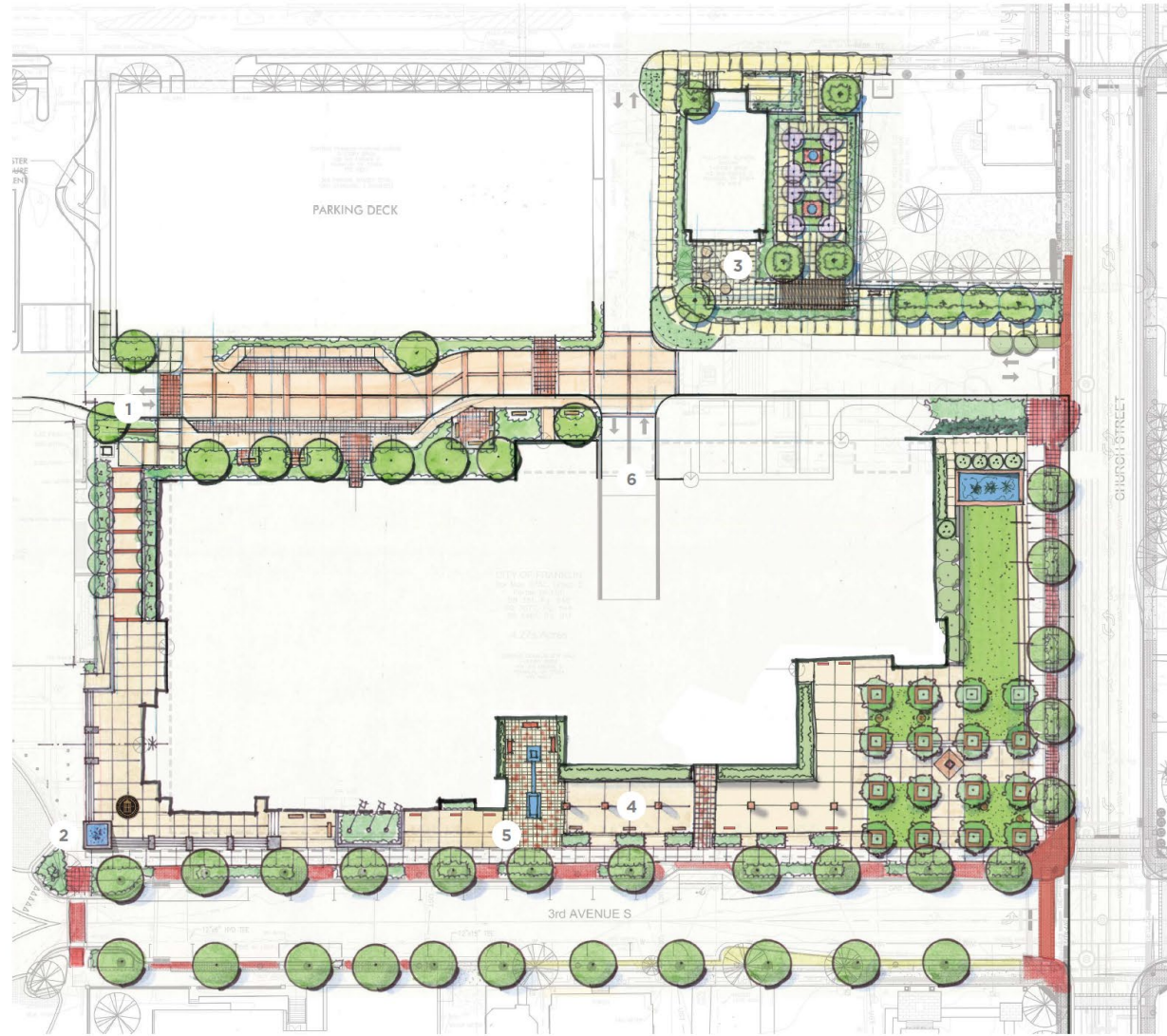
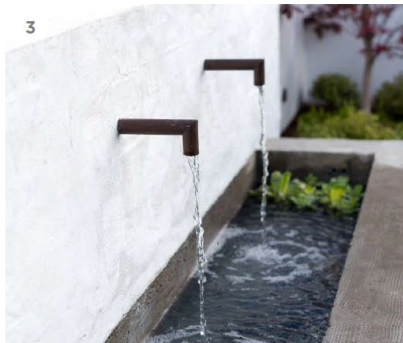
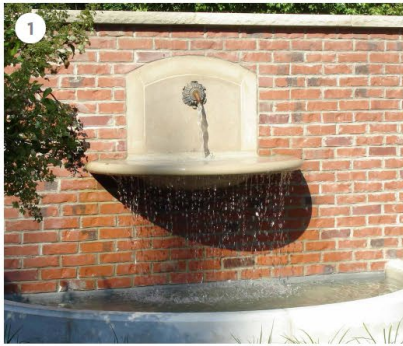


Secret Garden

NEW CITY HALL FACILITY | FRANKLIN, TENNESSEE

FORMING THE MASTER PLAN VISION

Conceptual Landscape Plan





Want to know more?

Visit the website at
<https://complete-the-square.com/>
**for more information about the
public engagement and the
Preliminary Master Plan document.**



**Thank you for offering your
valuable input.**