



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, June 23, 2022

5:00 PM

City Hall 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. (5:00 - 5:30 PM) Discussion of a development plan proposing approximately 348 multifamily units, 14,000 square feet of office, 3,700 square feet of bank, 6,000 square feet of retail, and 130 hotel keys, on 34.2 acres, located at 211 Cool Springs Boulevard. (Optima PUD)
2. (5:30 - 6:00 PM) Discussion of a development plan proposing a 5,200 square foot Training Center and two additional accessory structures, with Modification of Standards relating to roof pitch and encroachment into Transition Zones, on 186.22 acres, located at 750 Riverview Drive. (Franklin Bridge Golf Course PUD)
3. (6:00 - 6:30 PM) Discussion of a development plan proposing 142,500 square feet of Continuum of Care facility and 130 multifamily units, with potential Modification Of Standards requests related to Building Type requirements, on 31.5 acres, located at 553 and 557 Franklin Road. (555 Franklin Road PUD)

OTHER BUSINESS

ADJOURN

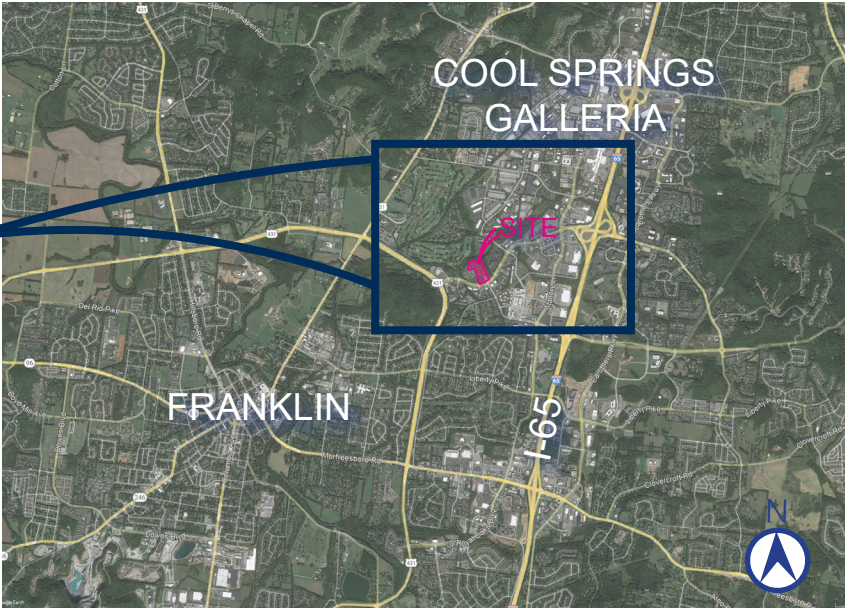
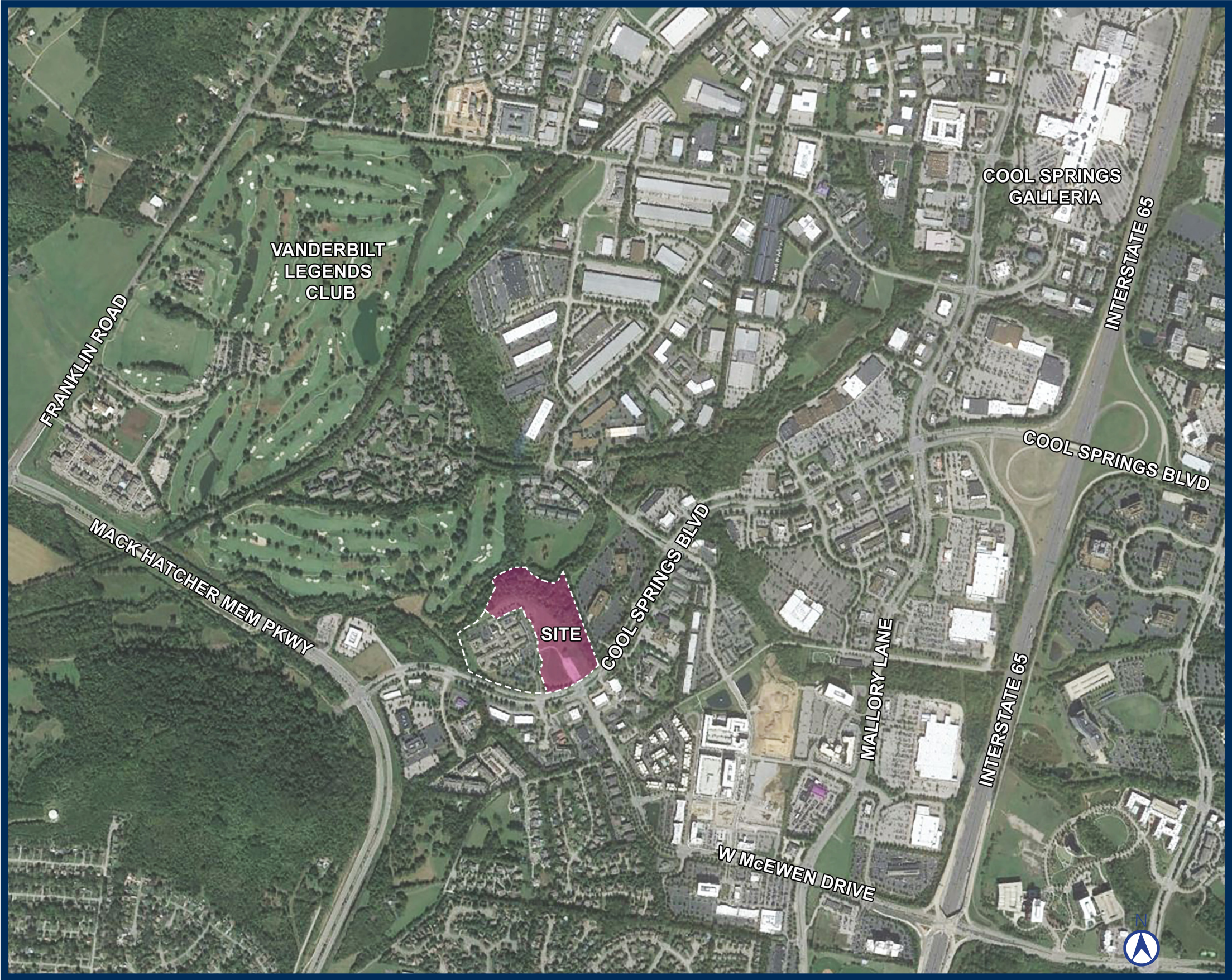


THE OPTIMA - FRANKLIN

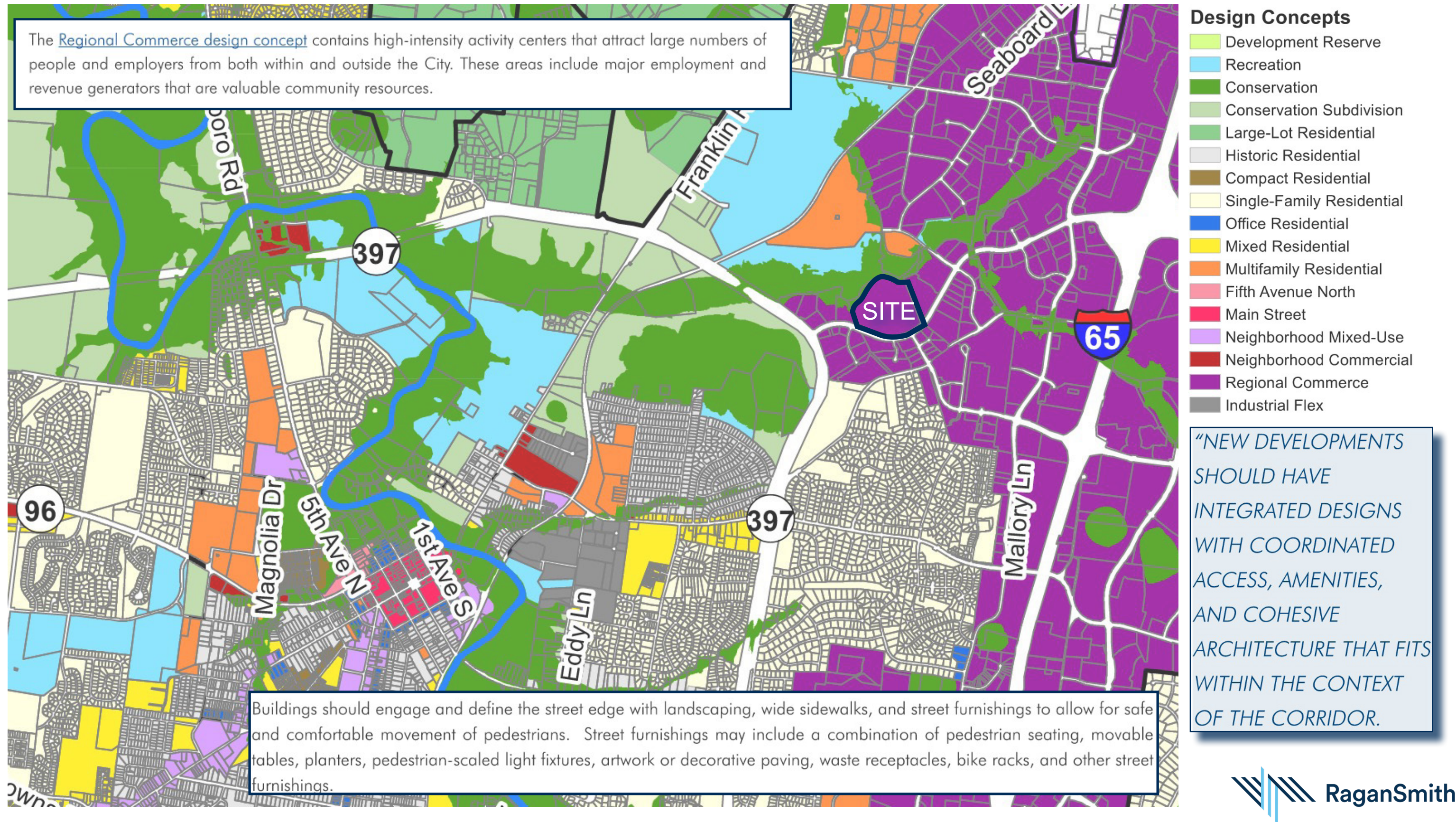
JOINT CONCEPTUAL WORKSHOP

JUNE 23, 2022

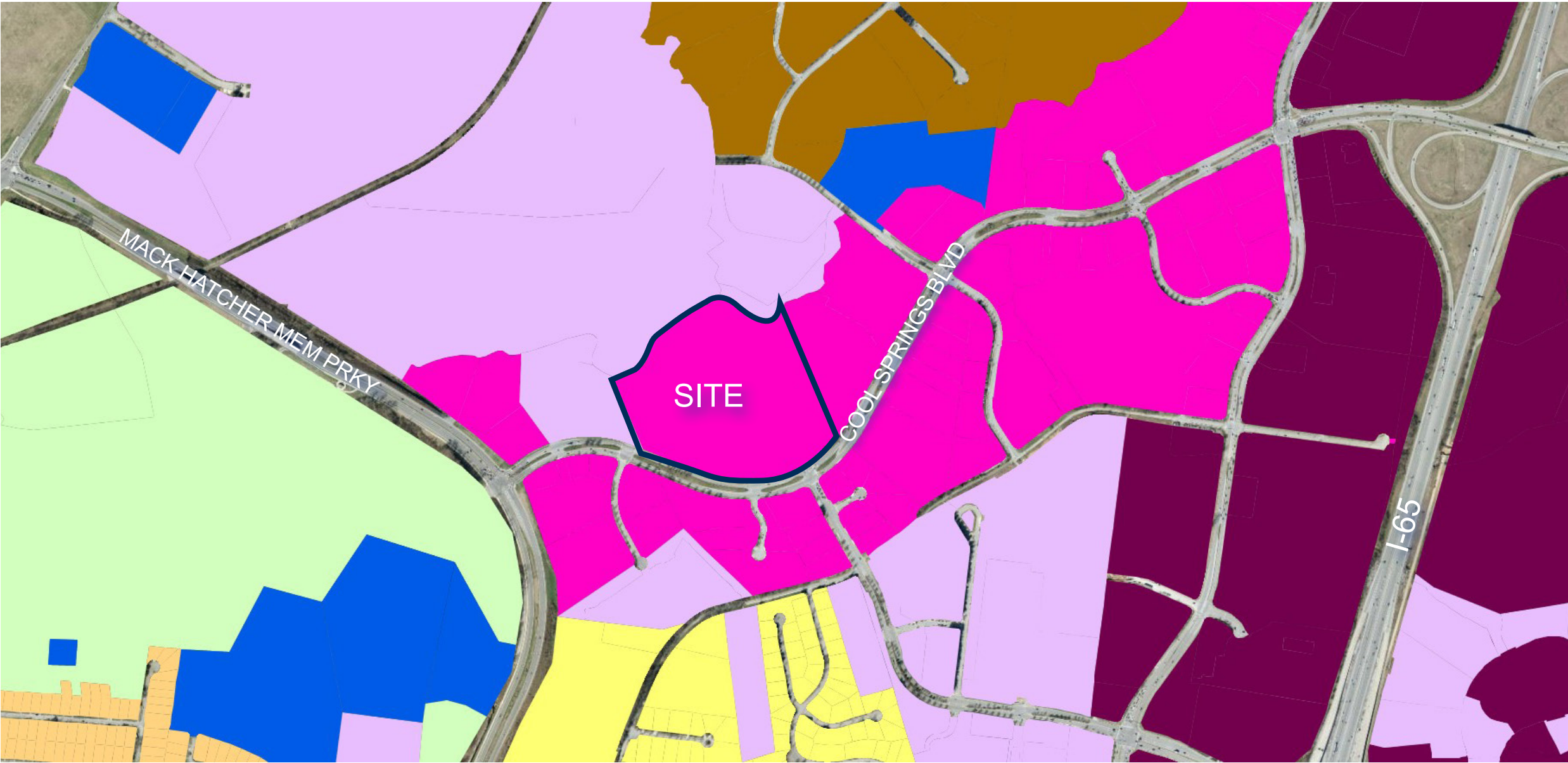
VICINITY MAP



ENVISION FRANKLIN - REGIONAL COMMERCE



EXISTING ZONING - RC6



LEGEND

	RC-6 (MIXED USE)		R-4 (RESIDENTIAL)		LI (LIGHT INDUSTRIAL)
	RC-12 (MIXED USE)		R-2 (RESIDENTIAL)		PD
	CI (CIVIC)				

3.18 RC6—Regional Commerce 6 District

3.18.1 Purpose

The RC6 district is intended to promote economic development through a diverse mix of high-intensity uses with a building height of up to six stories.

3.18.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

3.18.3 Building Types

The following principal building types are permitted:

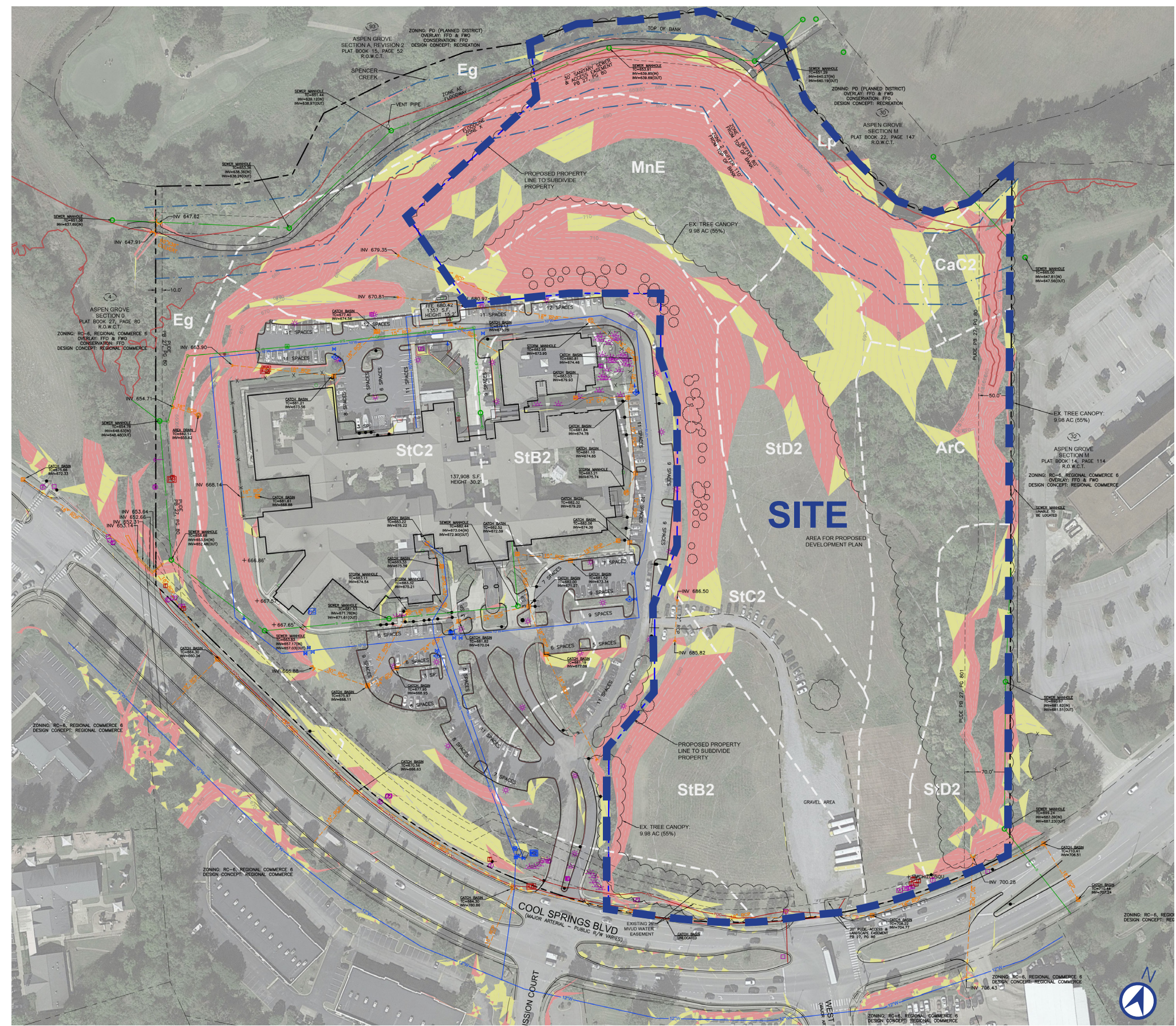
- A. Commercial/Mixed-Use Building
- B. Large-Scale Office Building
- C. Large-Scale Retail Building
- D. Civic Building
- E. Multifamily Building

3.18.4 Frontage Types

The following frontage types are permitted:

- A. Landscape Frontage
- B. Urban Frontage
- C. Parking Frontage (Fronting Murfreesboro Road between South Royal Oaks Boulevard and Carothers Parkway only)

PHYSICAL FEATURES/ EXISTING CONDITIONS MAP



SOIL SURVEY

SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArC2	Armour Silt Loam	5–12% slopes
CaC2	Captina Silt Loam	5–12% slopes, eroded, Phosphatic
Eg	Egam Silt Loam	Phosphatic
MnE	Mimosa–Rock Outcrop Complex	20–40% slopes
StB2	Stiversville Silt Loam	2–5% slopes
StC2	Stiversville Silt Loam	5–12% slopes, eroded
StD2	Stiversville Silt Loam	12–20% slopes, eroded

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

LEGEND

FIRE HYDRANT

WATER VALVE

WATER METER

POST INDICATOR VALVE

IRRIGATION CONTROL VALVE

CATCH BASIN

AREA DRAIN

STORM MANHOLE

SANITARY SEWER MANHOLE

SEWER CLEAN-OUT

SEWER VALVE

LIGHT STANDARD

YARD LIGHT

ELECTRIC BOX

TRANSFORMER PAD

HANDICAP PARKING

SIGN

GAS VALVE

GAS METER

TELEPHONE RISER

CABLE TV BOX

SANITARY SEWER LINE

GAS LINE

WATER LINE

UNDERGROUND TELEPHONE LINE

UNDERGROUND ELECTRIC LINE

FENCE

TOP OF CASTING

INVERT

ELEVATION

REINFORCED CONCRETE PIPE

CORRUGATED PLASTIC PIPE

STREAM BUFFER

FLOODWAY

R.O.W.C.T.

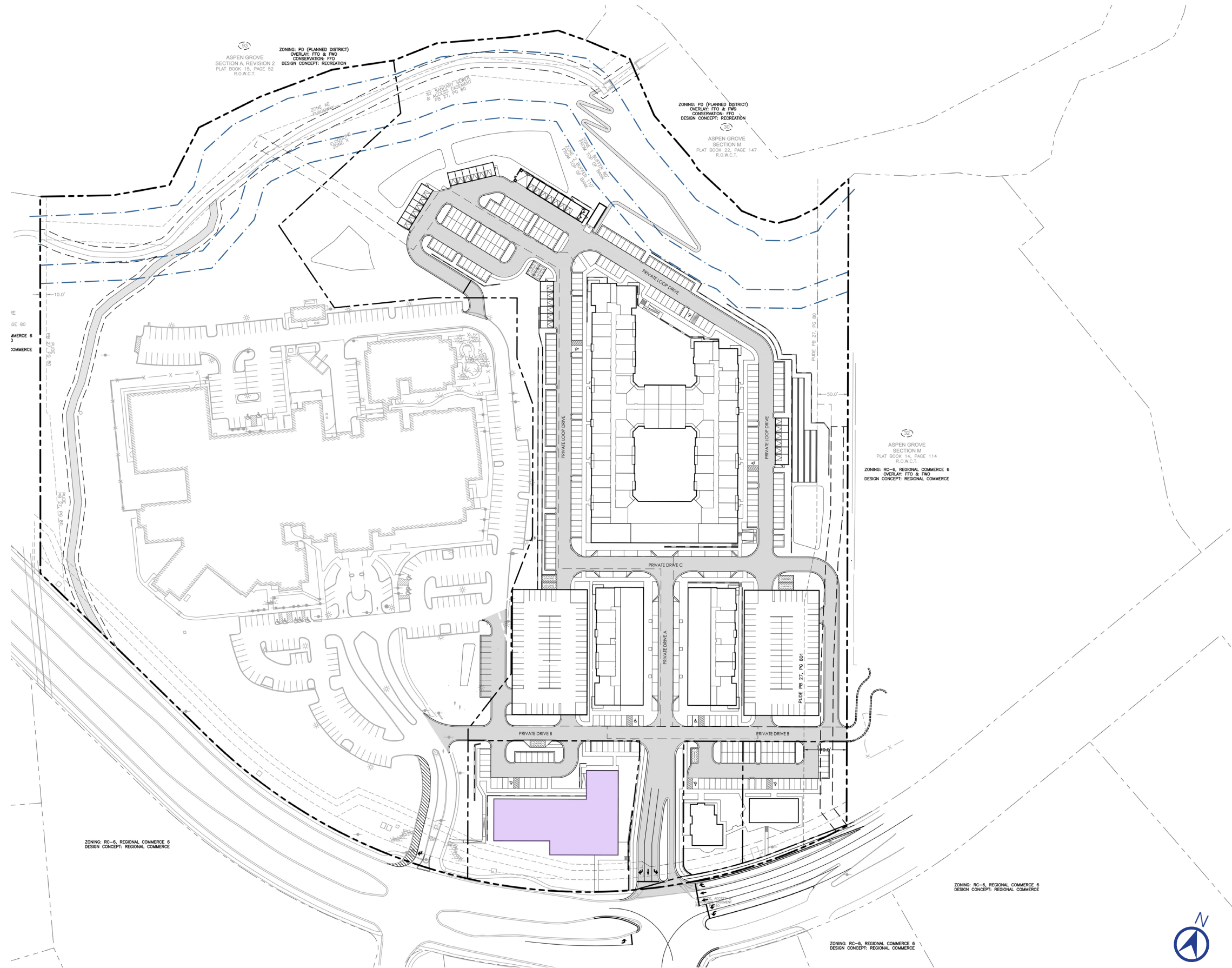
REGISTER'S OFFICE FOR
WILLIAMSON COUNTY,
TENNESSEE

PROJECT MAP



SITE INFORMATION	
Project Name:	The Optima Franklin
Project #:	778792
Address:	211-13 Cool Springs Blvd. Franklin, Williamson County
Map / Parcel:	62 / 45.02
Total Acreage / Square Footage of Site:	34.30 Ac. / 1,494,209± S.F.
Acreage of Existing Assisted Living Lot:	16.16 Ac. / 703,809± S.F.
Acreage of Proposed Mixed Use Lot:	18.14 Ac. / 790,319± S.F.
Vesting Date:	TBD

BUILDING PROGRAM - HOTEL



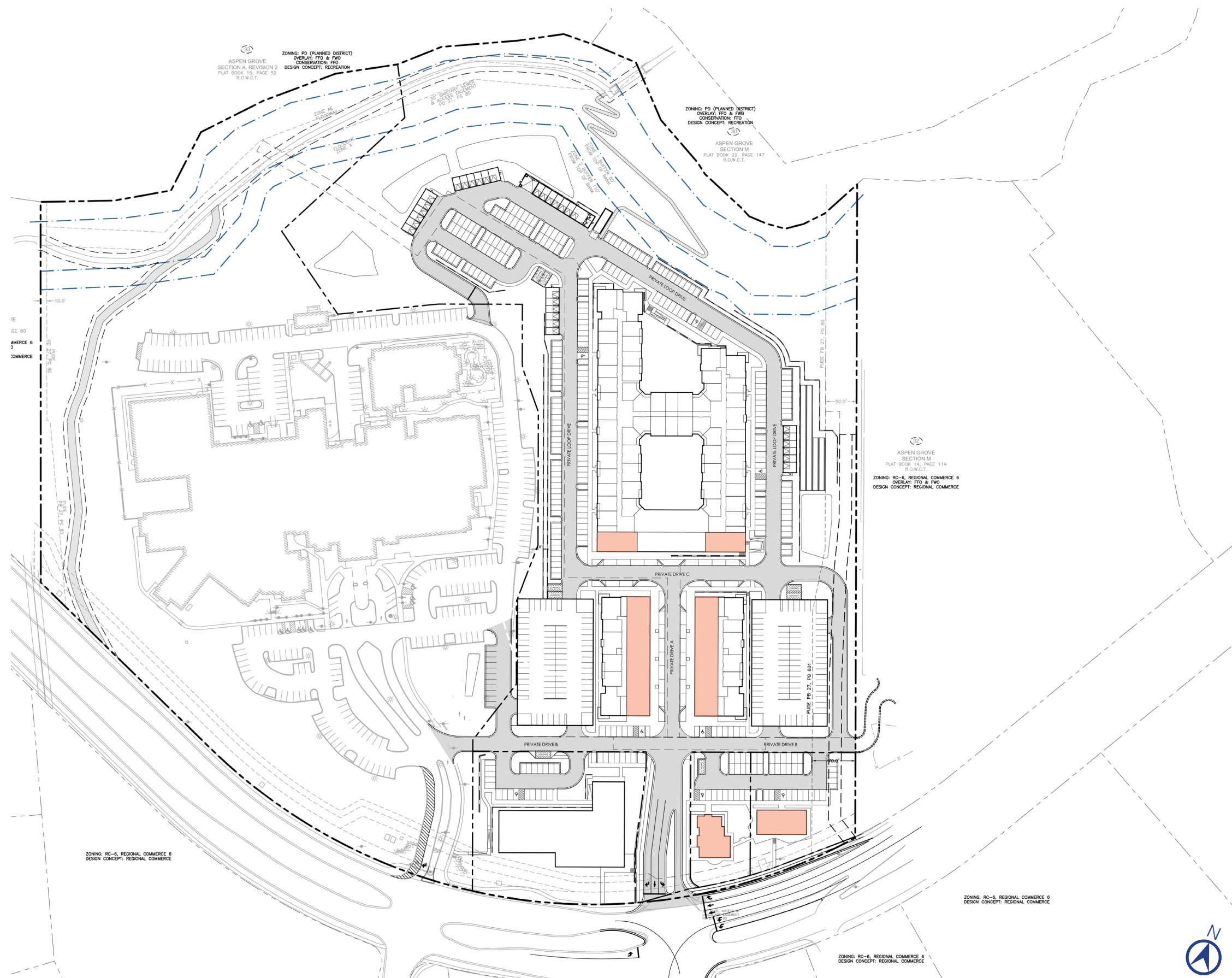
PROPOSED HOTEL

- 5-6 STORIES TALL
- 130 KEYS
- 10' MIN. - 90' MAX. FRONT SET BACK

LEGEND

 PROPOSED HOTEL

BUILDING PROGRAM - COMMERCIAL



COMMERCIAL USE

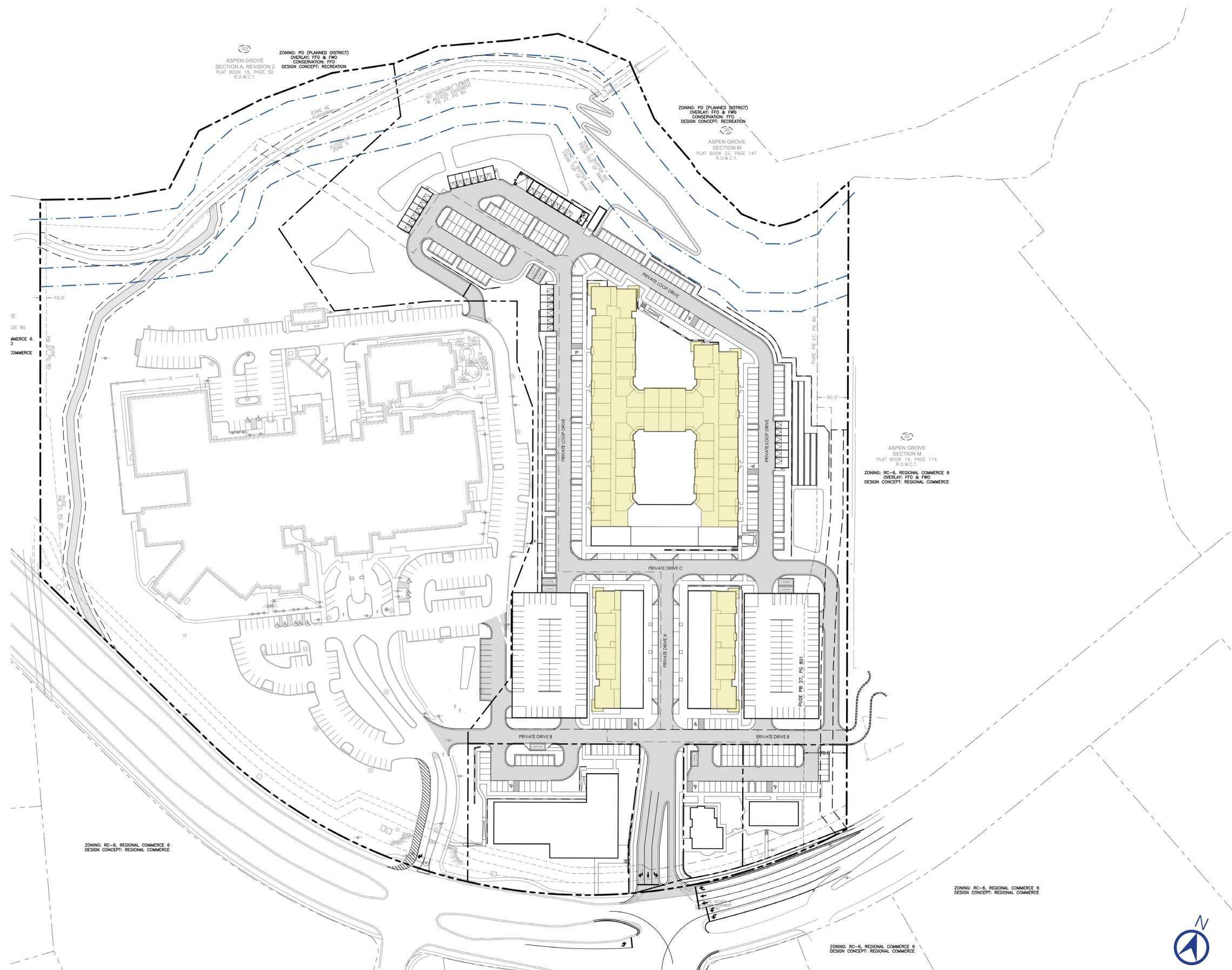
- OFFICES: 14,000 SF
 - BANK: 3,700 SF
 - RETAIL: 10,500 SF
 - 1-2 STORIES TALL
 - 10' MIN. - 40' MAX.
- SET BACK FROM
FACE OF CURB

LEGEND

PROPOSED
COMMERCIAL USE



BUILDING PROGRAM - RESIDENTIAL



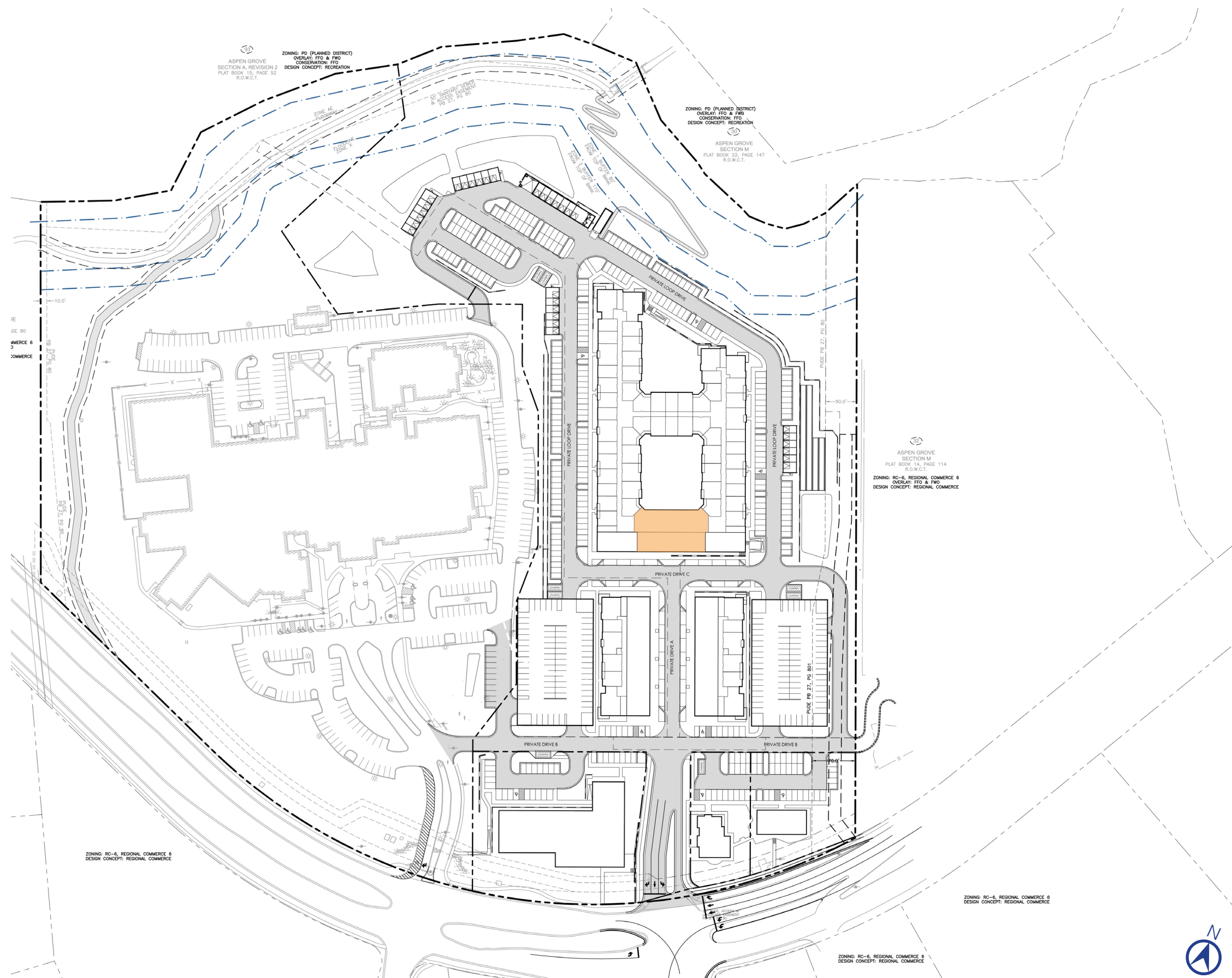
RESIDENTIAL USE

- 348 UNITS MULTI-FAMILY UNITS (PRELIMINARY)
- 4 STORIES TALL
- 10' MIN. - 40' MAX. SET BACK FROM FACE OF CURB

LEGEND

 PROPOSED RESIDENTIAL USE

BUILDING PROGRAM - AMENITY/ LEASING



AMENITY/ LEASING

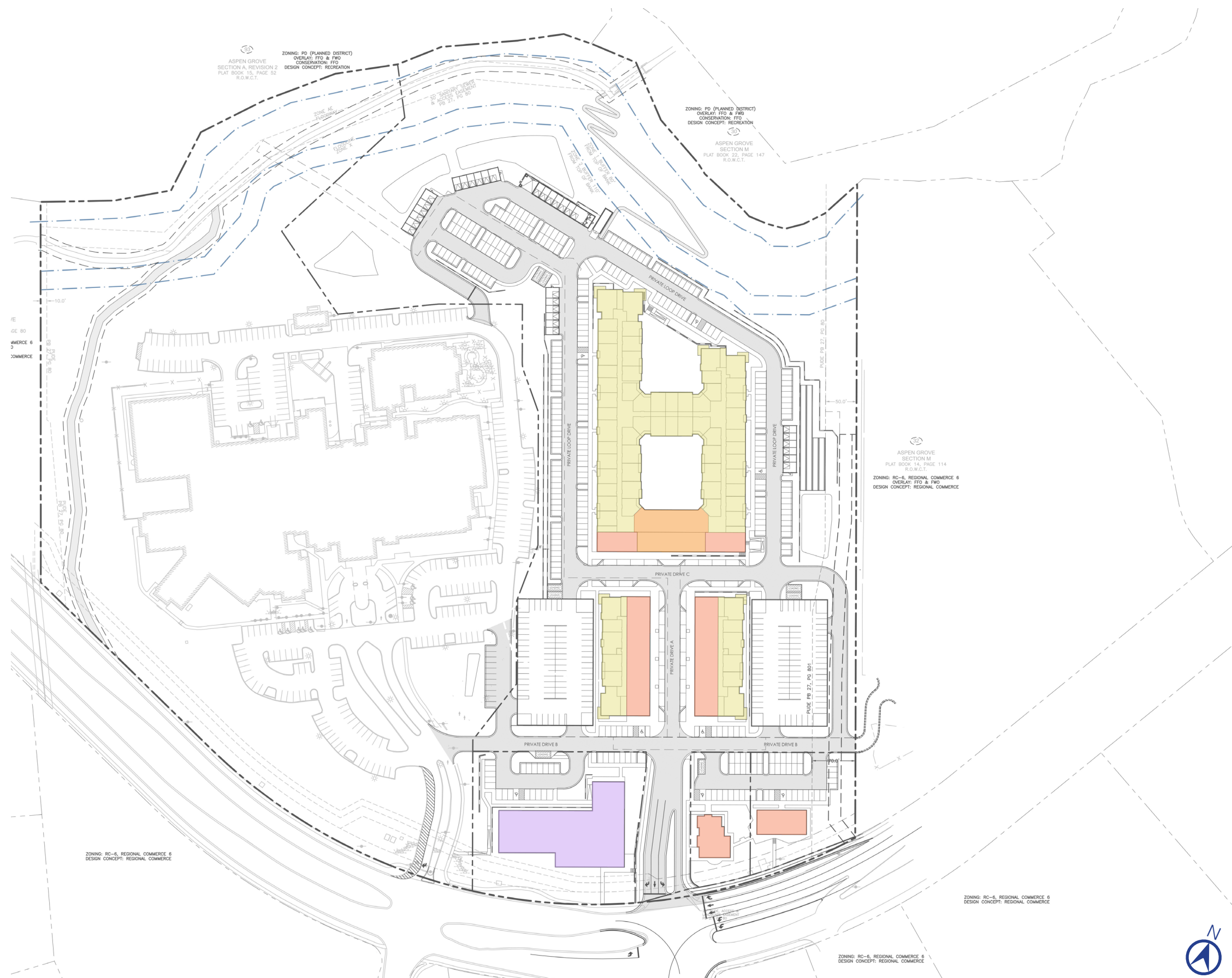
- 7,850 SF
 - 1 STORY TALL
 - 10' MIN. - 40' MAX.
- SET BACK FROM
FACE OF CURB

LEGEND

PROPOSED
AMENITY/ LEASING



BUILDING PROGRAM

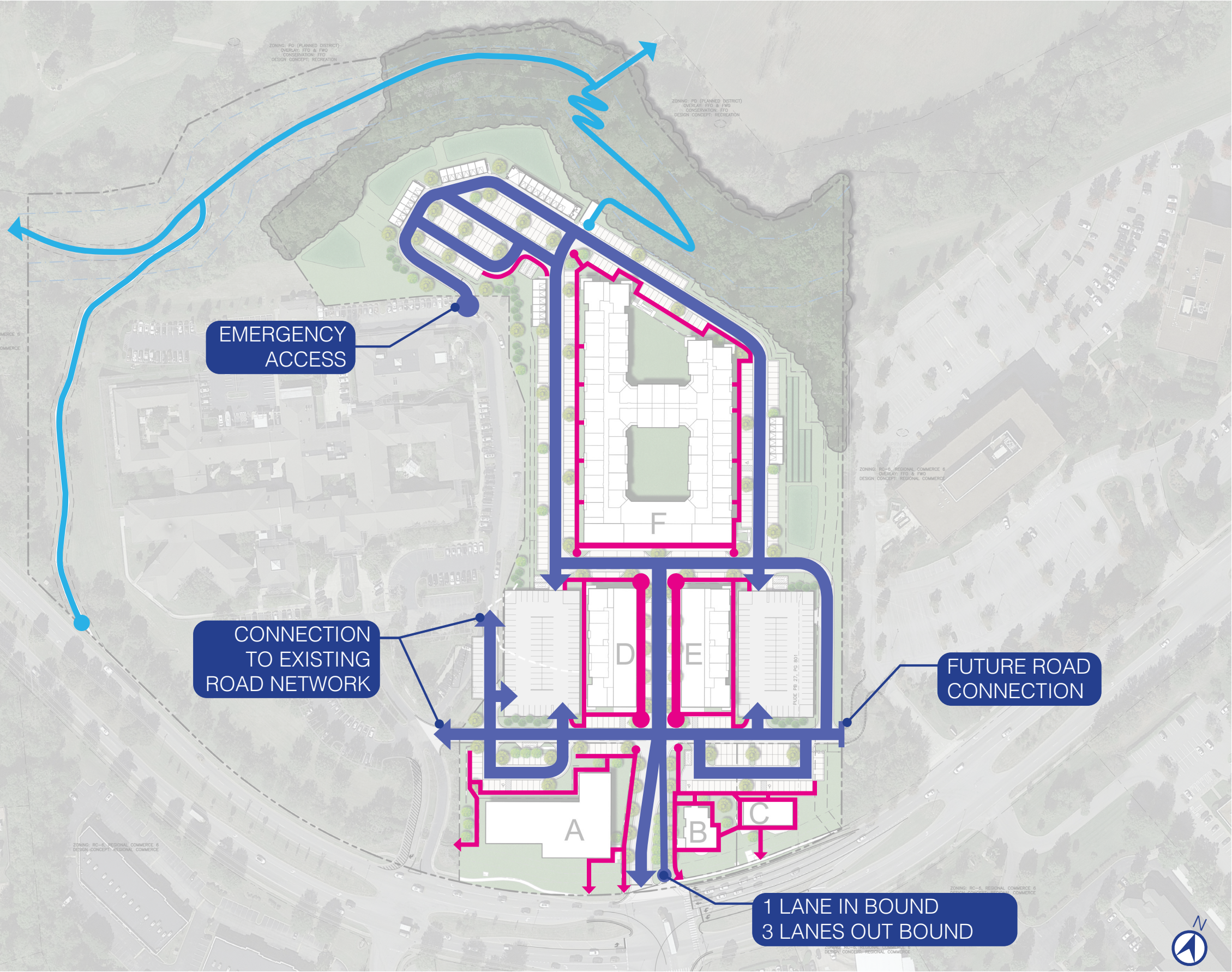


LEGEND

- | | |
|---|------------------------------|
|  | PROPOSED HOTEL |
|  | PROPOSED
COMMERCIAL USE |
|  | PROPOSED
RESIDENTIAL USE |
|  | PROPOSED
AMENITY/ LEASING |



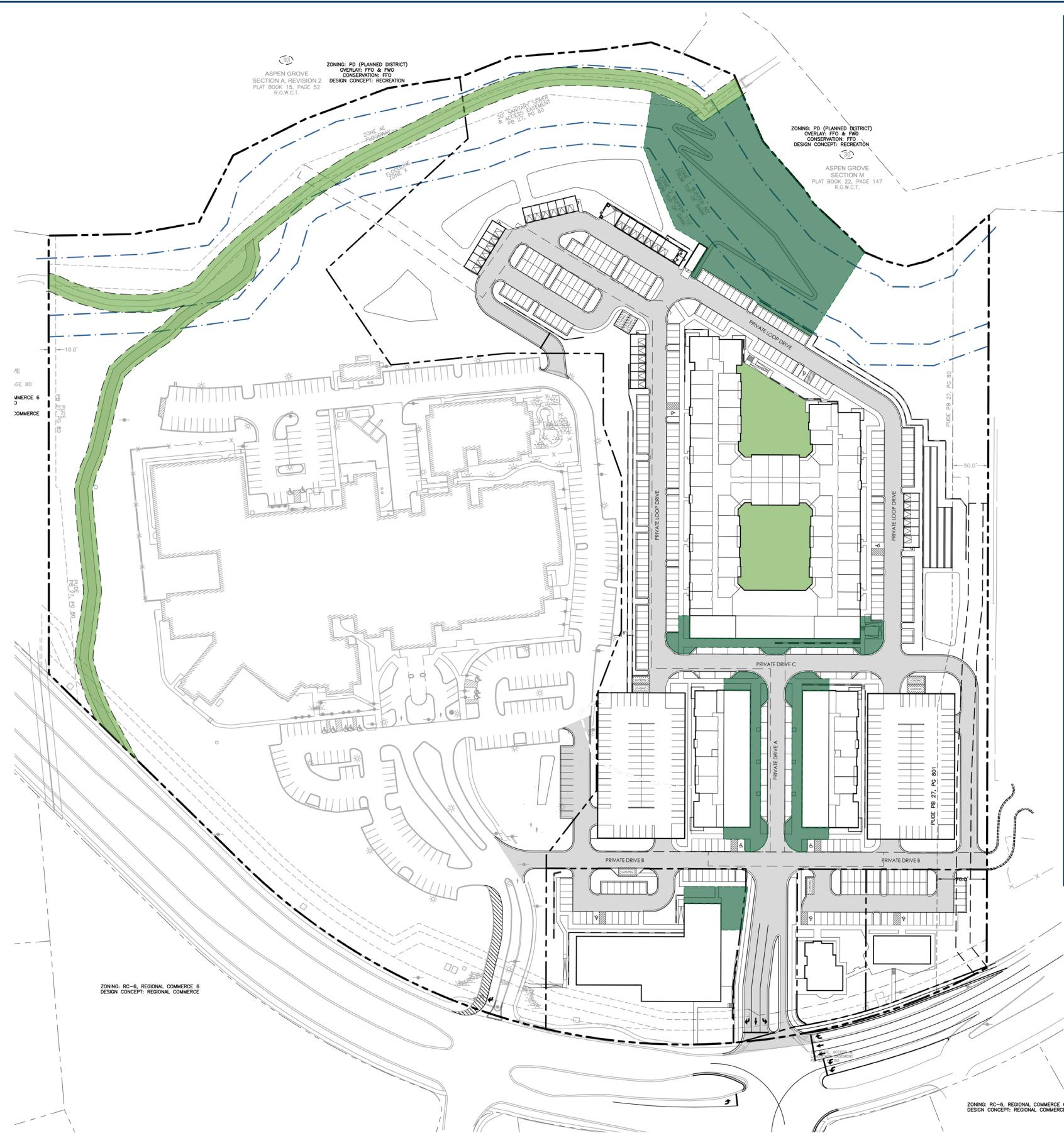
CIRCULATION SYSTEM



LEGEND

-  STREET NETWORK
-  SIDEWALKS
-  TRAILS

OPEN SPACE / PARKLAND



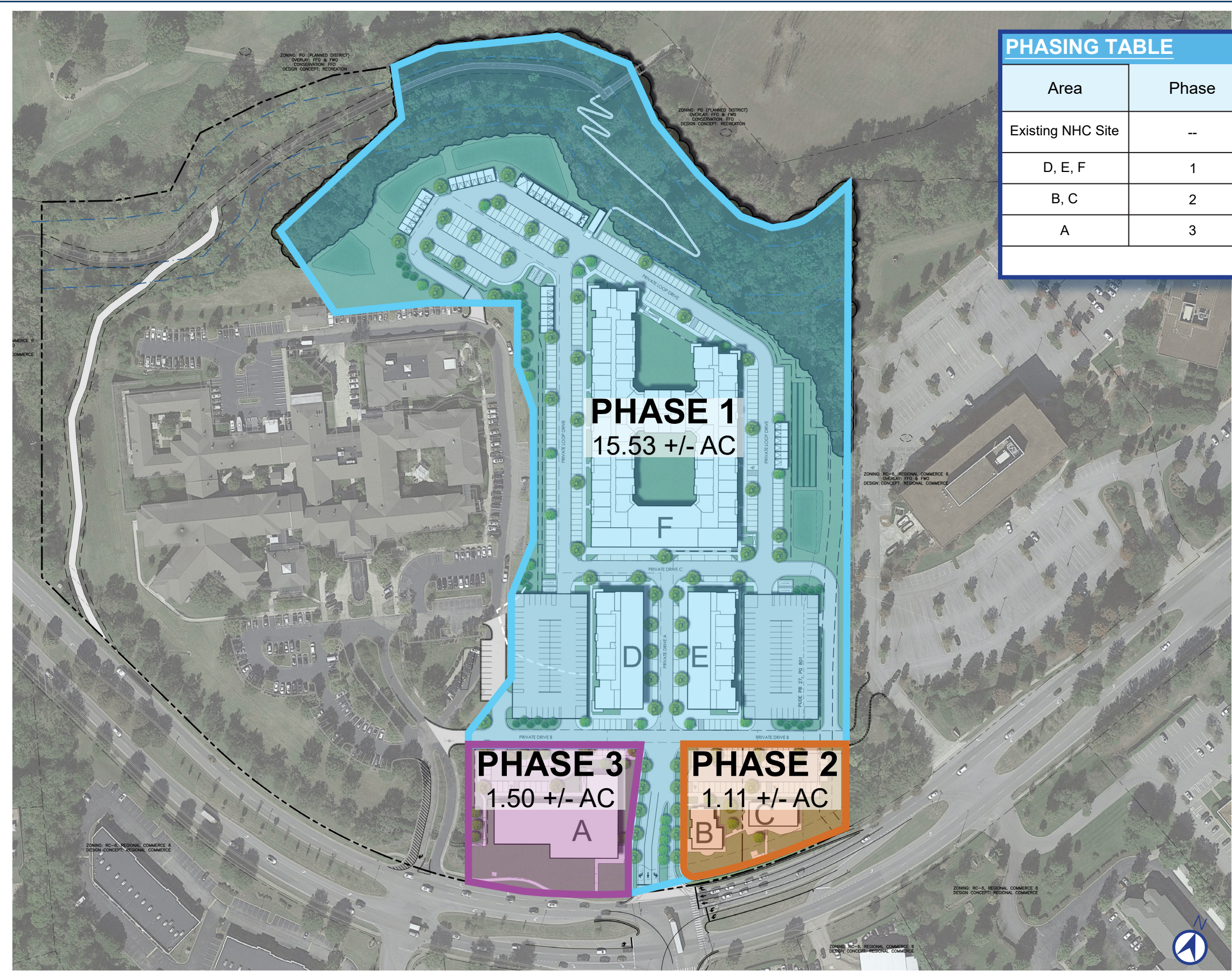
PARKLAND DEDICATION CALCULATIONS						
Parkland Impact Fee Requirement Calculations						
	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Required Impact Fee
	Multi-Family Units		348	Units	\$4,304.00	\$1,497,792.00
	Minimum Parkland Impact Fee Payment (Less than 5 Acres)	25%	--	--	--	\$374,448.00
	Maximum Parkland Off-set Eligible to Receive (Less than 5 Acres)	75%	--	--	\$ 3,228.00	\$1,123,344.00
Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)						
Key	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Total
P1	Private Recreation Amenities (Swimming Pool/Deck/Courtyard)	--	1	LS	--	\$775,000.00
P2	Private Recreation Amenities (Recreation)	--	1	LS	--	\$407,000.00
P1-P2	Total Private Park (Private Use) Construction Cost (Before % Offset Applied)	--	--	--	--	\$1,182,000.00
P1-P2	Total Private Park (Private Use) Construction Cost (After % Offset Applied)	25%	--	--	--	\$295,500.00
Construction of Public Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets						
Key	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Total
P5	Multi-Use Trail (12' Concrete Trail)	--	--	LS	--	\$112,500.00
P5	Multi-Use Trail (Earthwork)	--	--	LS	--	\$110,000.00
P5	Multi-Use Trail (Furniture)	--	--	LS	--	\$15,000.00
P5	Multi-Use Trail (Landscaping Material)	--	--	LS	--	\$20,000.00
P5	Multi-Use Trail (Trail Head Signage)	--	--	LS	--	\$25,000.00
P5	Multi-Use Trail (Assorted)	--	--	LS	--	\$15,000.00
	Total Public Use Construction Cost (Before % Offset Applied)	100%	--	--	--	\$297,500.00
	Total Public Use Construction Cost (After % Offset Applied)	100%	--	--	--	\$297,500.00
Parkland Dedication in Lieu of Parkland Impact Fee Off-sets (Public)						
Key	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Total
P3-P5	Multi-Use Trail Land Dedication (Outside of Floodplain)	100%	0.39	AC	\$62,121.00	\$24,227.19
P3-P5	Multi-Use Trail Land Dedication (Inside of Floodplain)	100%	0.7	AC	\$45,757.00	\$32,029.90
P3-P5	Total Multi-Use Trail Land Dedication	100%	1.09	AC	--	\$56,257.09
Parkland Offset Summary						
Key	Description					Total
	Total Parkland Impact Fee					\$1,497,792.00
	Total Parkland Impact Eligible Offset					\$1,123,344.00
	Total Private Park Construction Offset Cost					\$295,500.00
	Total Public Park Construction Offset Cost					\$297,500.00
	Total Public Parkland Set-aside Offset Value					\$56,257.09
	Total Parkland Offset in Lieu of Payment Requested					\$649,257.09
	Total Parkland Impact Fee Balance Paid by Developer (After Offset Reimbursement)					\$848,534.91

LEGEND

OPENSOURCE AREAS

PARKLAND AREAS

PHASING / INFRASTRUCTURE

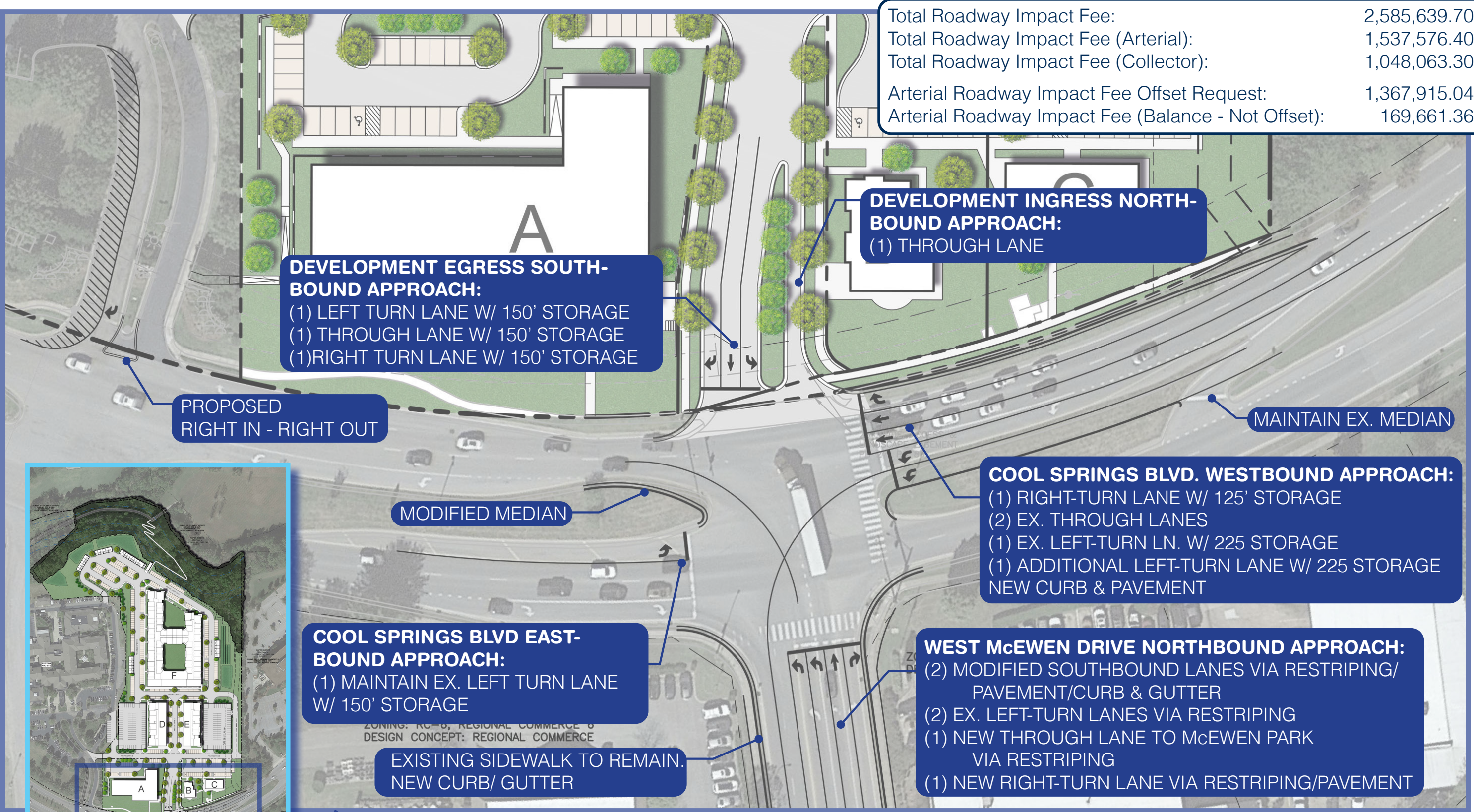


PHASING TABLE				
Area	Phase	Commence (Approx.)	Deliver (Approx.)	Approximate Land Area (Ac.)
Existing NHC Site	--	--	--	16.16
D, E, F	1	Middle 2023	Middle 2025	15.46
B, C	2	TBD	TBD	1.12
A	3	TBD	TBD	1.49
Total:				34.23*

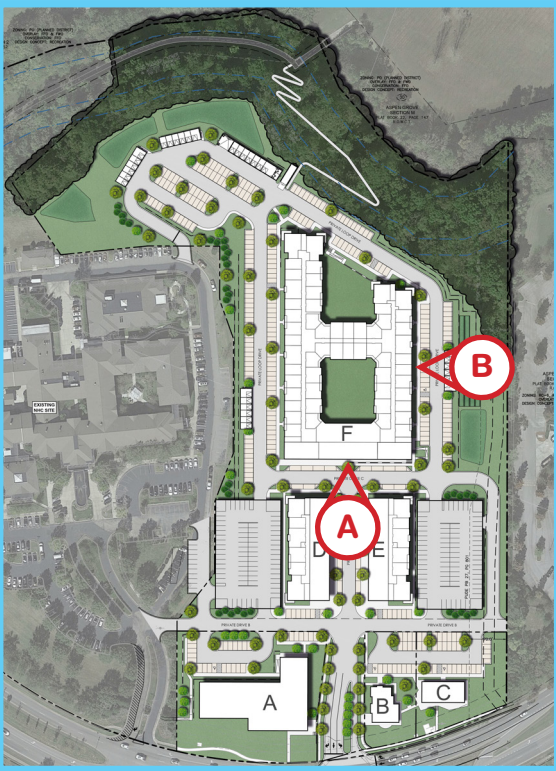
LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

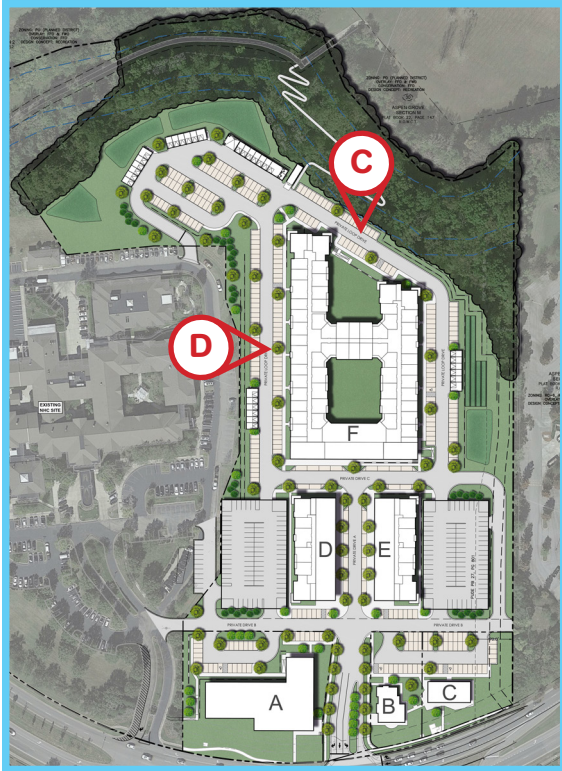
OFFSITE IMPROVEMENTS



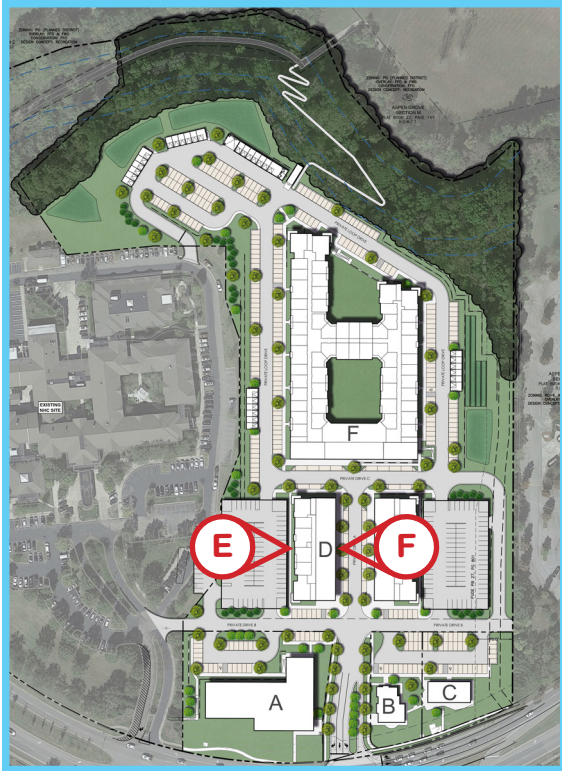
BUILDING ELEVATIONS - BUILDING 'F'



BUILDING ELEVATIONS - BUILDING 'F'



BUILDING ELEVATIONS - BUILDING 'D+E'



BUILDING ELEVATIONS - BUILDING 'D+E'



BLDG 2000 - SIDE ELEVATION

SITE PERSPECTIVES



SITE PERSPECTIVES

"CONCEPTUAL MASSING PERSPECTIVES ARE TO ILLUSTRATE POTENTIAL SCALE, MASSING, AND FORMS FOR THE PROPOSED DEVELOPMENT. ILLUSTRATIONS ARE NOT INTENDED TO CONVEY SPECIFIC ARCHITECTURAL REQUIREMENTS, FAÇADE DESIGN, MATERIALS, DETAILING AS WILL BE REQUIRED OF THE ZONING ORDINANCE. SPECIFIC ARCHITECTURAL DETAILS WILL COMPLY WITH THE REGULATIONS OF THE APPROVED ZONING ORDINANCE AND WILL BE SUBMITTED FOR REVIEW/APPROVAL AT THE SITE PLAN / BUILDING PERMIT PHASES."



SITE PERSPECTIVES

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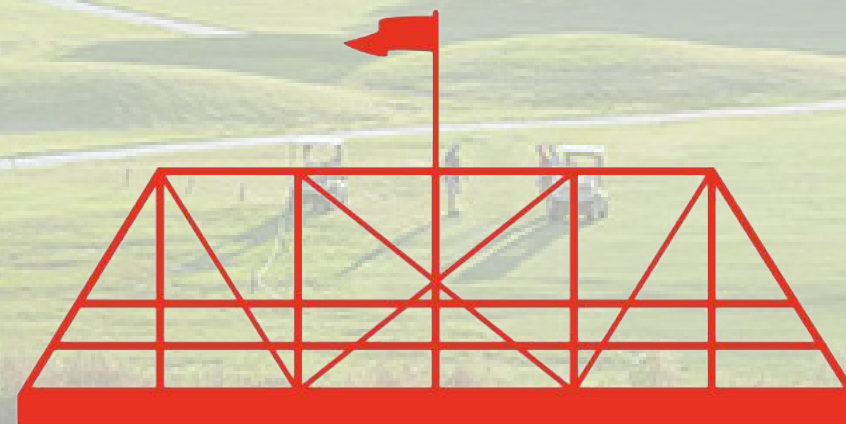
KEY DATES

UPCOMING KEY DATES

06/13/22	JCW + REZONING + DEVELOPMENT PLAN INITIAL SUBMITTAL (5 PM)
06/23/22	JCW MEETING (5:30 PM)
07/07/22	REZONING + DEVELOPMENT PLAN RESUBMITTAL (5 PM)
07/28/22	FMPC (7 PM)
08/09/22	BOMA WORK SESSION
08/23/22	BOMA 1ST READING
09/27/22	BOMA 2ND READING + PUBLIC HEARING
10/11/22	BOMA WORK SESSION

QUESTIONS?





FRANKLIN BRIDGE

— GOLF CLUB —

SITE DATA:

Site Acreage: 186.22 AC
Address: 750 Riverview Drive, Franklin, TN 37064
Parcel ID: 089 02401 00009089
Zoning: PD
Zoning Overlays: FWO, FFO

Nearest Police Station:
4.0 MI (Franklin Police Department)
Nearest Fire Station:
2.4 MI (Franklin Fire Station 3)
Nearest Recreational Facility:
3.4 MI (Pinkerton Park)



LOCATION MAP



ZONING



DESIGN CONCEPT

ADDITIONS TO THE SITE:

Site Modifications

- Short Course
- Bathroom (300 SF)

Development Plan Revisions

- Turn Shack (1,200 SF)
- Training Center (5,200 SF)

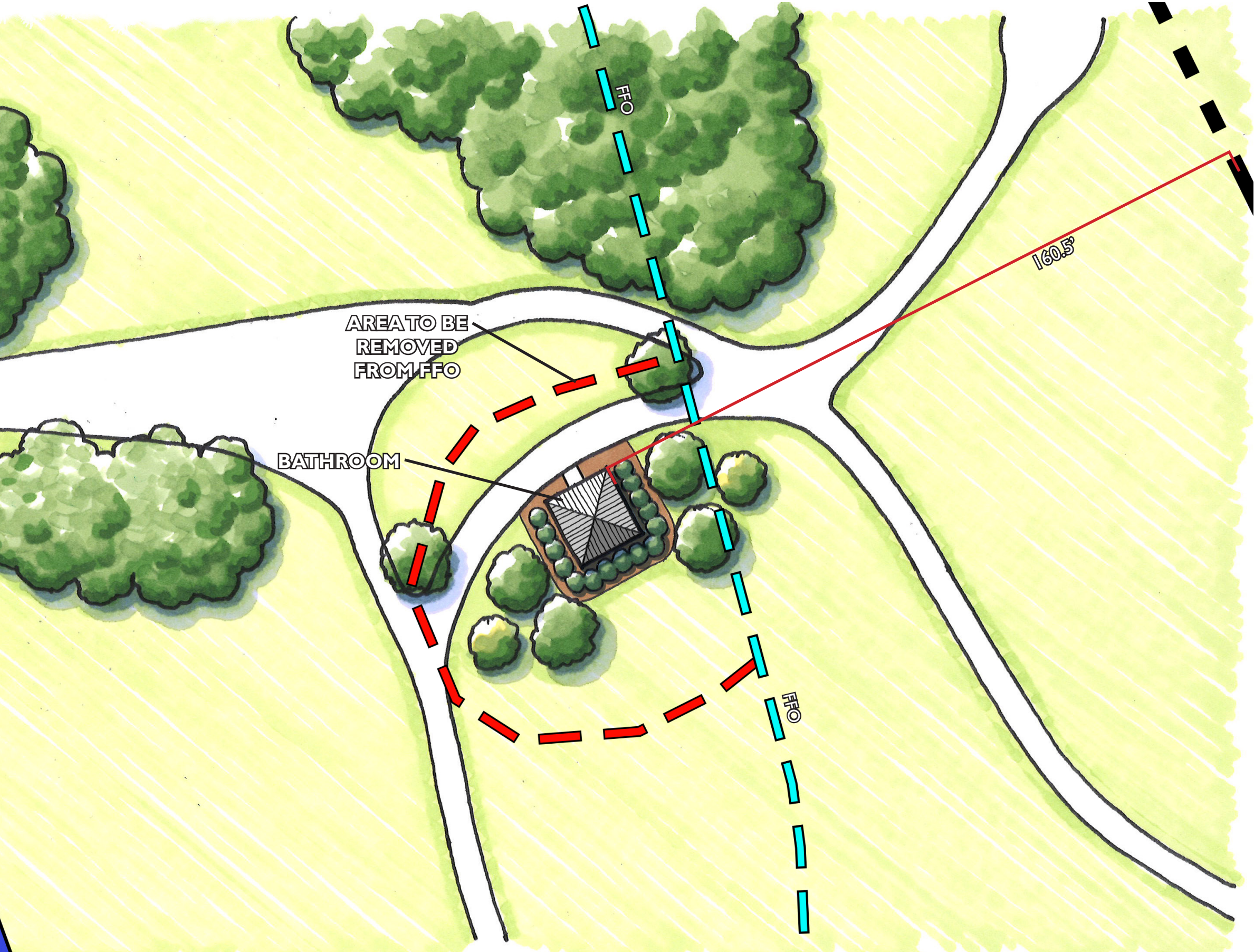


MASTER PLAN

BATHROOM:

- 2 Bathrooms
- Cart path

KEY MAP



BATHROOM



BATHROOM

SHORT COURSE:

- 8 Hole Par 3 Course
- Chipping Green

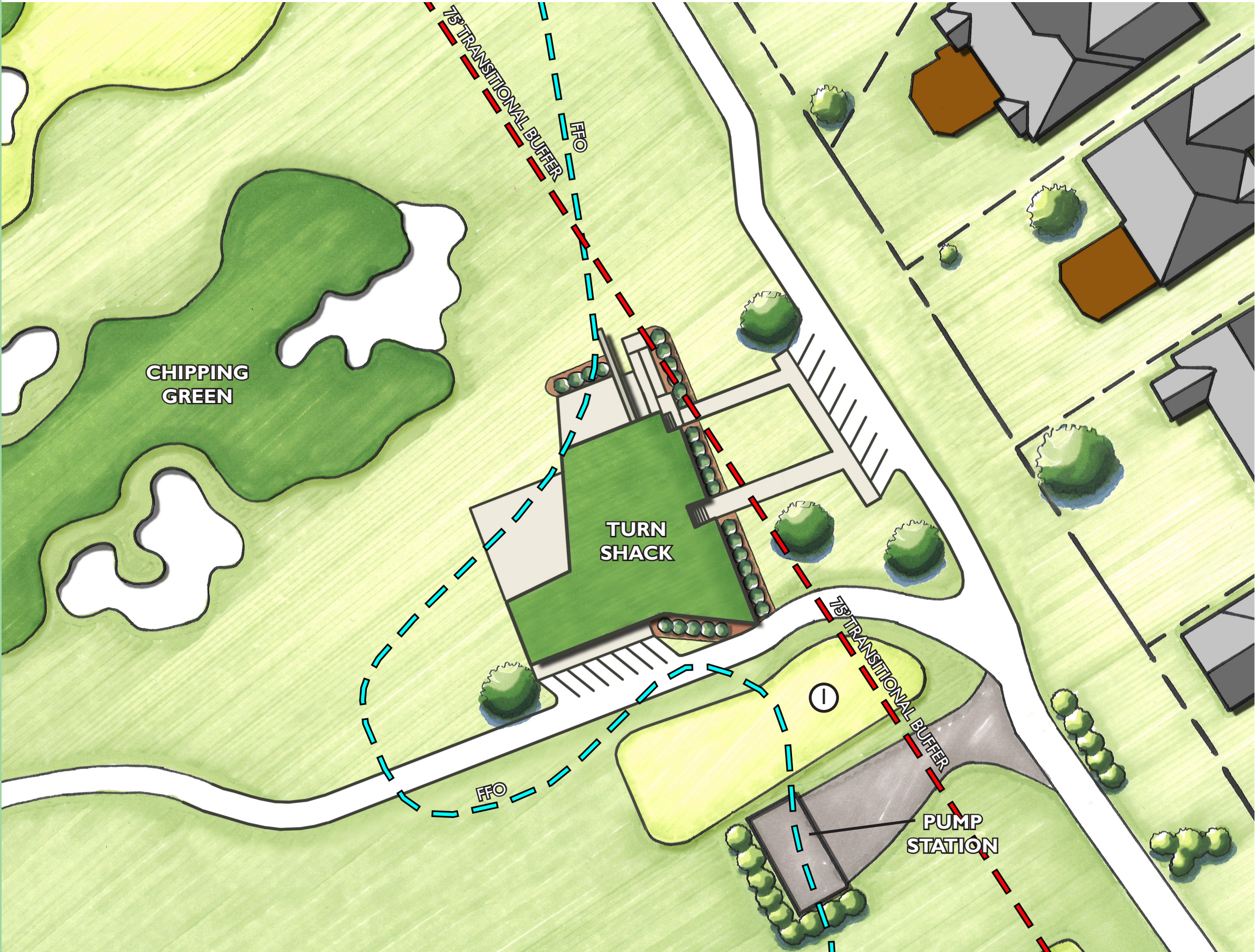


SHORT COURSE

TURN SHACK:

- 1,200 SF
- Beverage services
- Consession services
- Green roof
- Open gathering space
- Cart parking
- Scenic views of short course and chipping green

KEY MAP



TURN SHACK

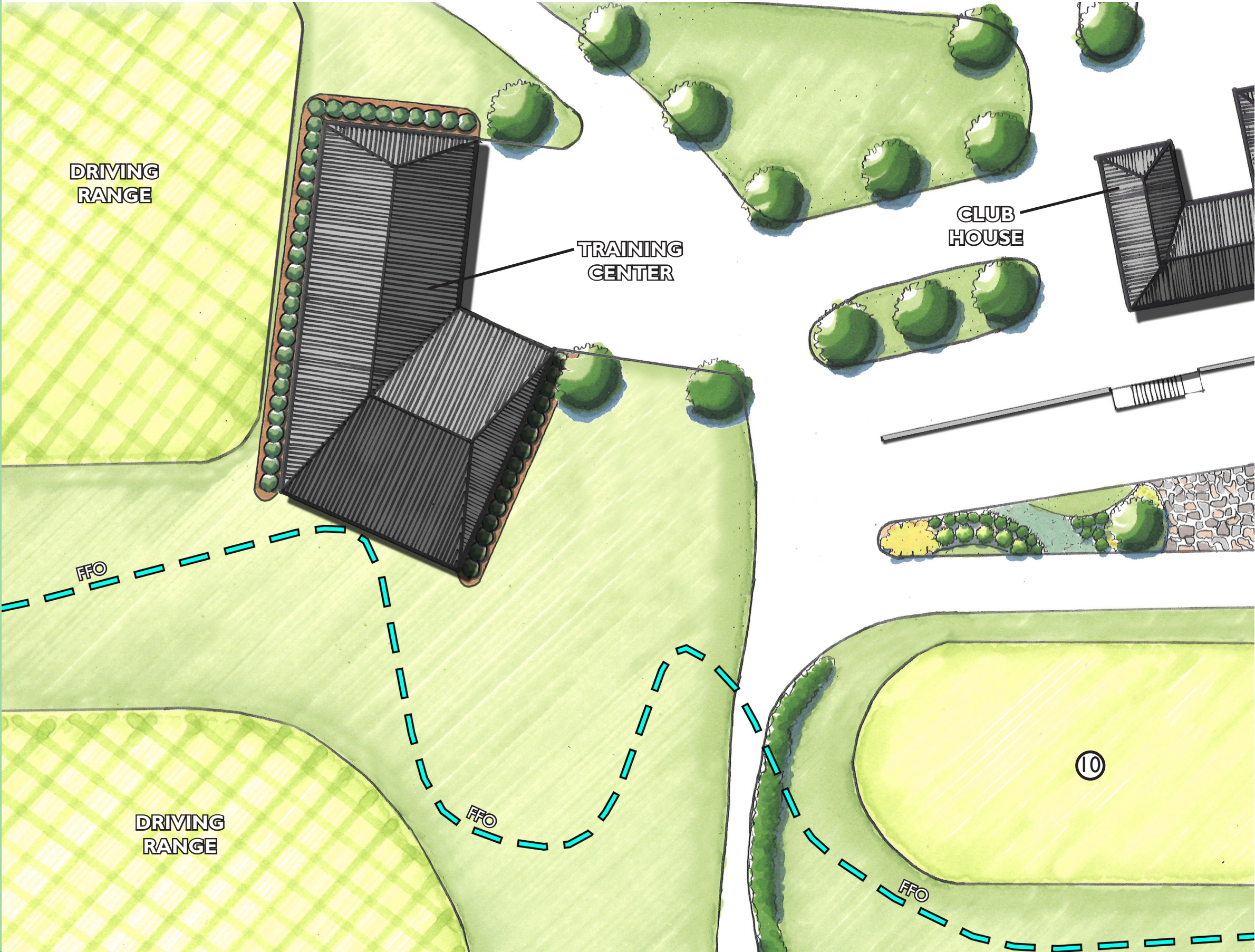
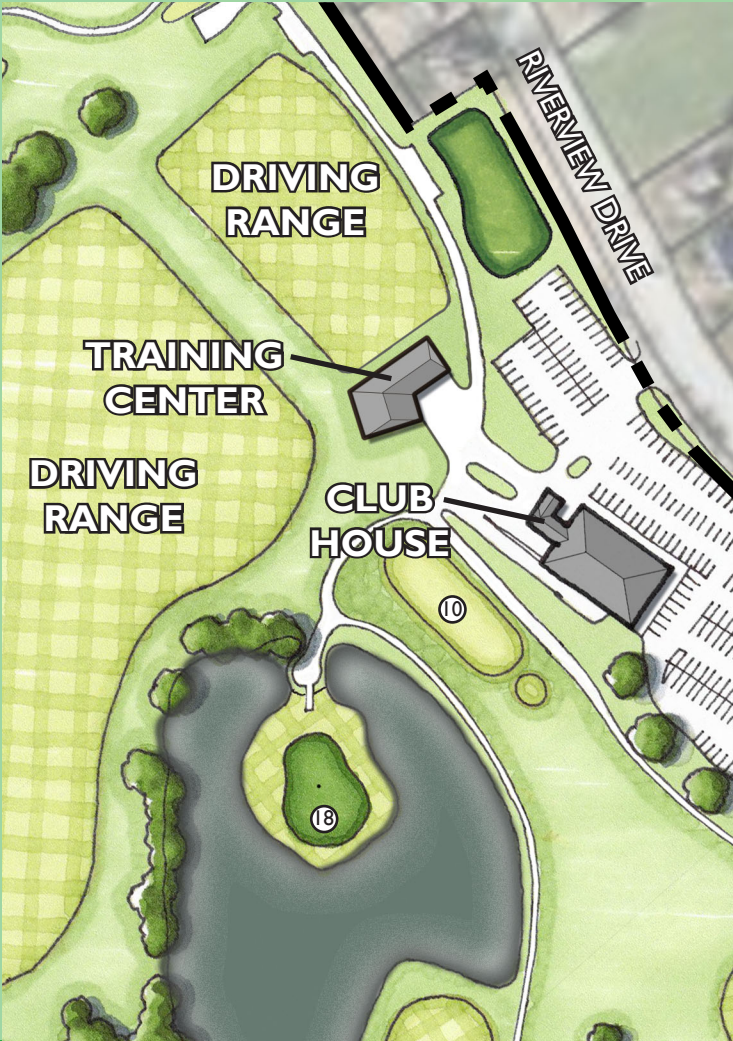


TURN SHACK

TRAINING CENTER:

- 5,200 SF
- 3 Private hitting bays
- Private lessons
- Electronic balls tracking
- Beverage services

KEY MAP



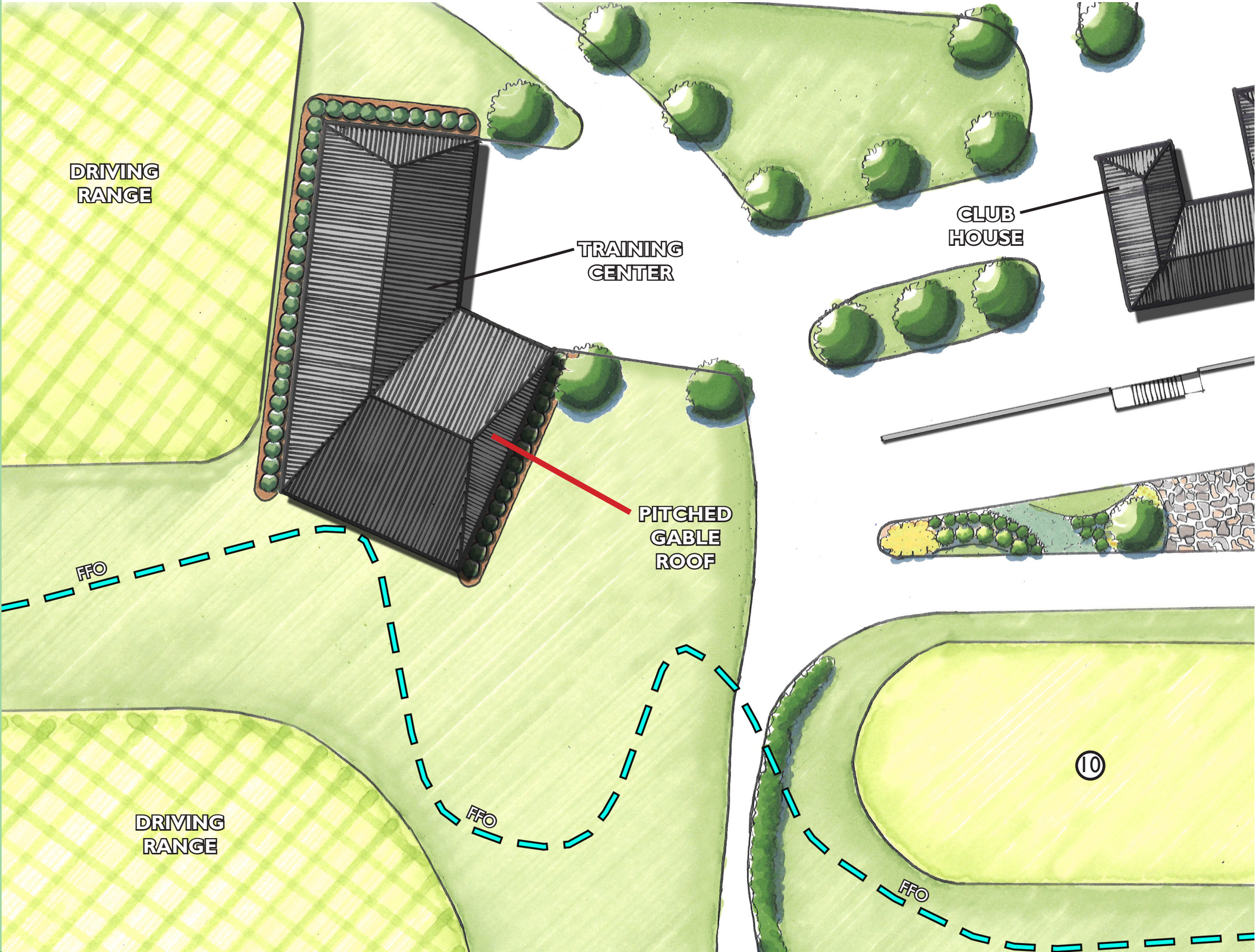
TRAINING CENTER



TRAINING CENTER

**MODIFICATION OF
STANDARDS:**

- To allow for pitched gable roof on commercial/mixed-use building
- Further conversations with city staff is required to determine how to proceed.



TRAINING CENTER-MODIFICATION OF STANDARDS

ADDITIONS TO THE SITE:

Site Modifications

- Short Course
- Bathroom (300 SF)

Development Plan Revisions

- Turn Shack (1,200 SF)
- Training Center (5,200 SF)



MASTER PLAN



CONTACT:

Shawn Hunt

Consultant for Ryan Companies US, Inc.

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shawn.hunt@comcast.net

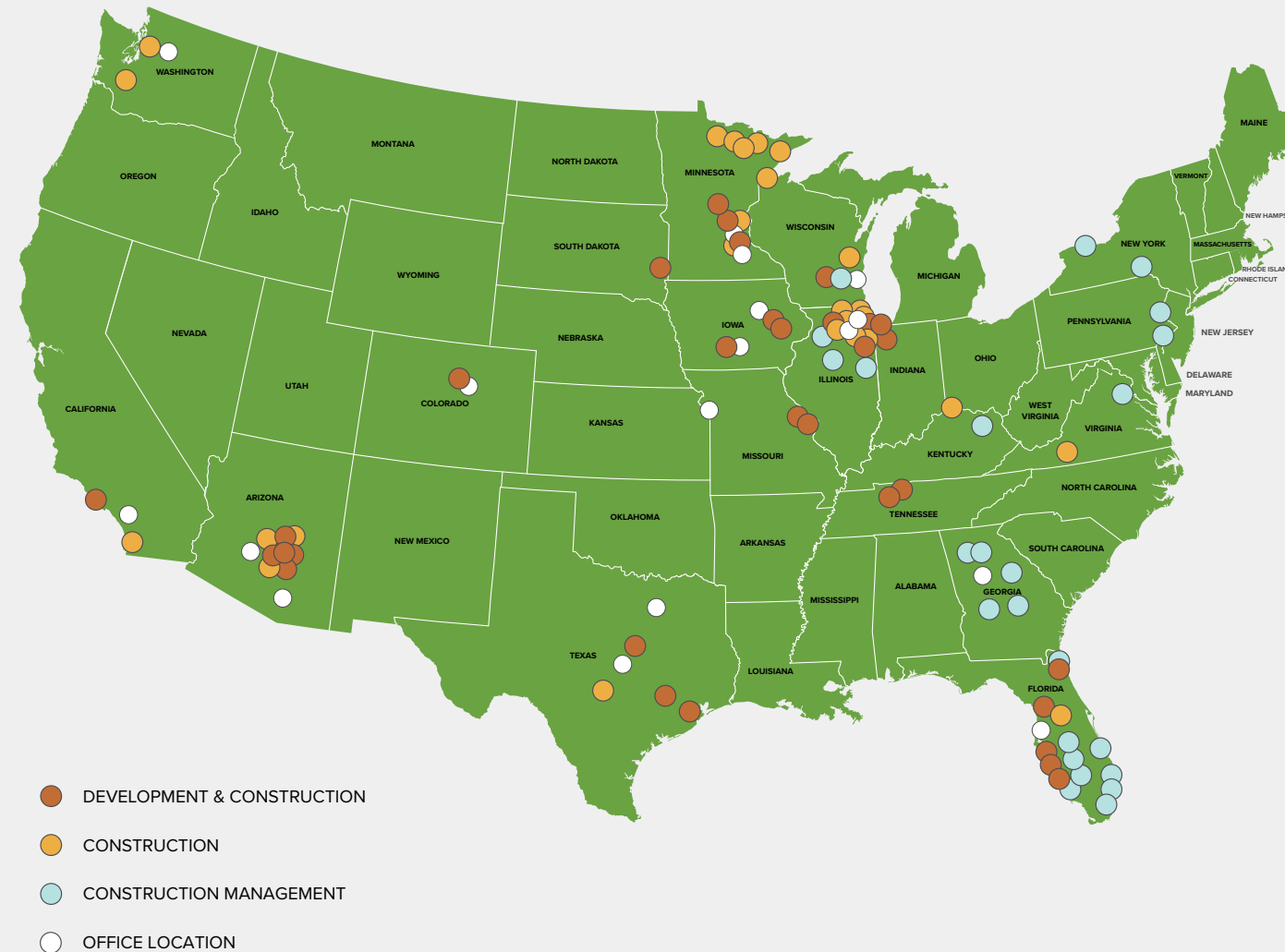
Developed & Built:

32
COMMUNITIES

5,890
UNITS

\$1.9
BILLION

TOTAL DEVELOPED
PROJECT VALUE



Total Portfolio

60
COMMUNITIES

8,600
UNITS

\$2.6
BILLION
TOTAL DEVELOPED
PROJECT VALUE



“We’ve truly enjoyed partnering with Ryan—our companies have aligned values and goals of creating communities for seniors to thrive. We appreciate Ryan being such a collaborative and reliable architect, developer, general contractor and co-owner.”

-Eric Gruber, Principal, Cadence Living



Senior Living Operating Partners

SENIOR LIVING IS AN OPERATING BUSINESS.

Over the past several years, Ryan Companies has developed formal relationships with four of the country's top senior living operators: LCS, Grand Living, Cadence Living and Great Lakes Management. Ryan has strategically selected these operators based on their proven market expertise and operational excellence. As part of the formalized relationship, the operators have agreed to dedicate the necessary resources to effectively operate future assets and have committed to provide meaningful co-invest capital alongside Ryan. Ryan is also in various stages of discussions regarding formal partnerships with other market leading operators.



Clarendale of Addison | Addison, IL



Talamore St. Cloud | St. Cloud, MN



Grand Living at Lake Lorraine | Sioux Falls, SD



Acoya Troon | Scottsdale, AZ

LIFE CARE SERVICES

11 Active or Completed Projects
2,278 units | 2.8M SF | 5 States

GREAT LAKES MANAGEMENT

3 Active or Completed Projects
480 units | 579,392 SF | 2 States

GRAND LIVING MANAGEMENT

11 Active or Completed Projects
1,930 units | 2.1M SF | 4 States

CADENCE LIVING

4 Active or Completed Projects
442 units | 761,378 SF | 2 States



Select Senior Living Experience



Grand Living at Georgetown | Georgetown, TX



Grand Living at Lake Lorraine | Sioux Falls, SD



Clarendale St. Peters | St. Peters, MO



Grand Living at Indian Creek | Cedar Rapids, IA



Clarendale Arcadia | Phoenix, AZ

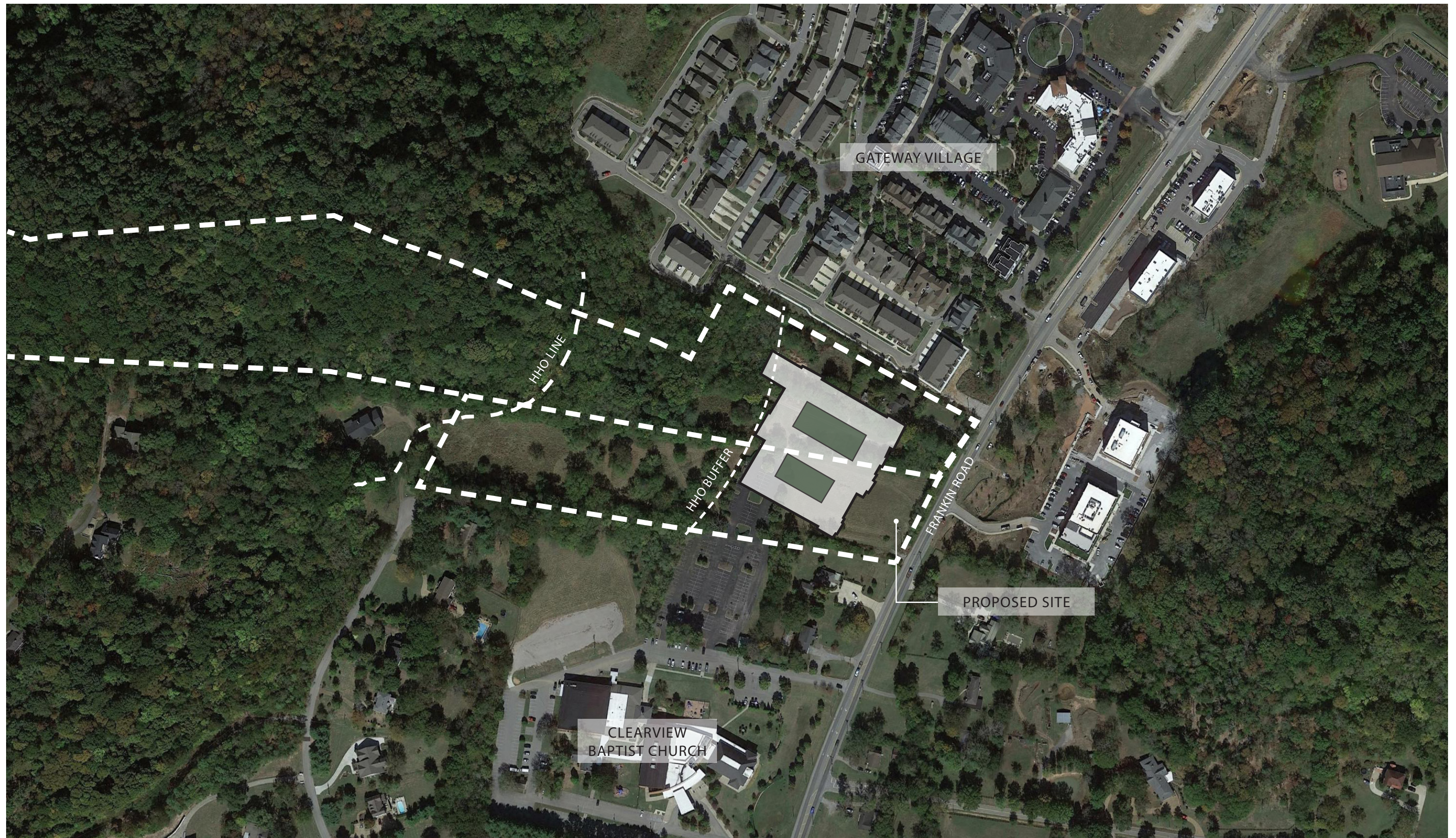


Clarendale Chandler | Chandler, AZ

- Franklin Primary Market Area (2021 – 2026)
 - Senior (75+) households growing at 9%
 - 64% of the 75+ households make \$50K+ (nationally less than 40%)
 - Adult children households growing at 1.3% (typically declining on a national scale)
- 75% of the existing senior housing supply built over more than 5 years ago
- Favorable unmet demand for Independent Living, Assisted Living and Memory Care units

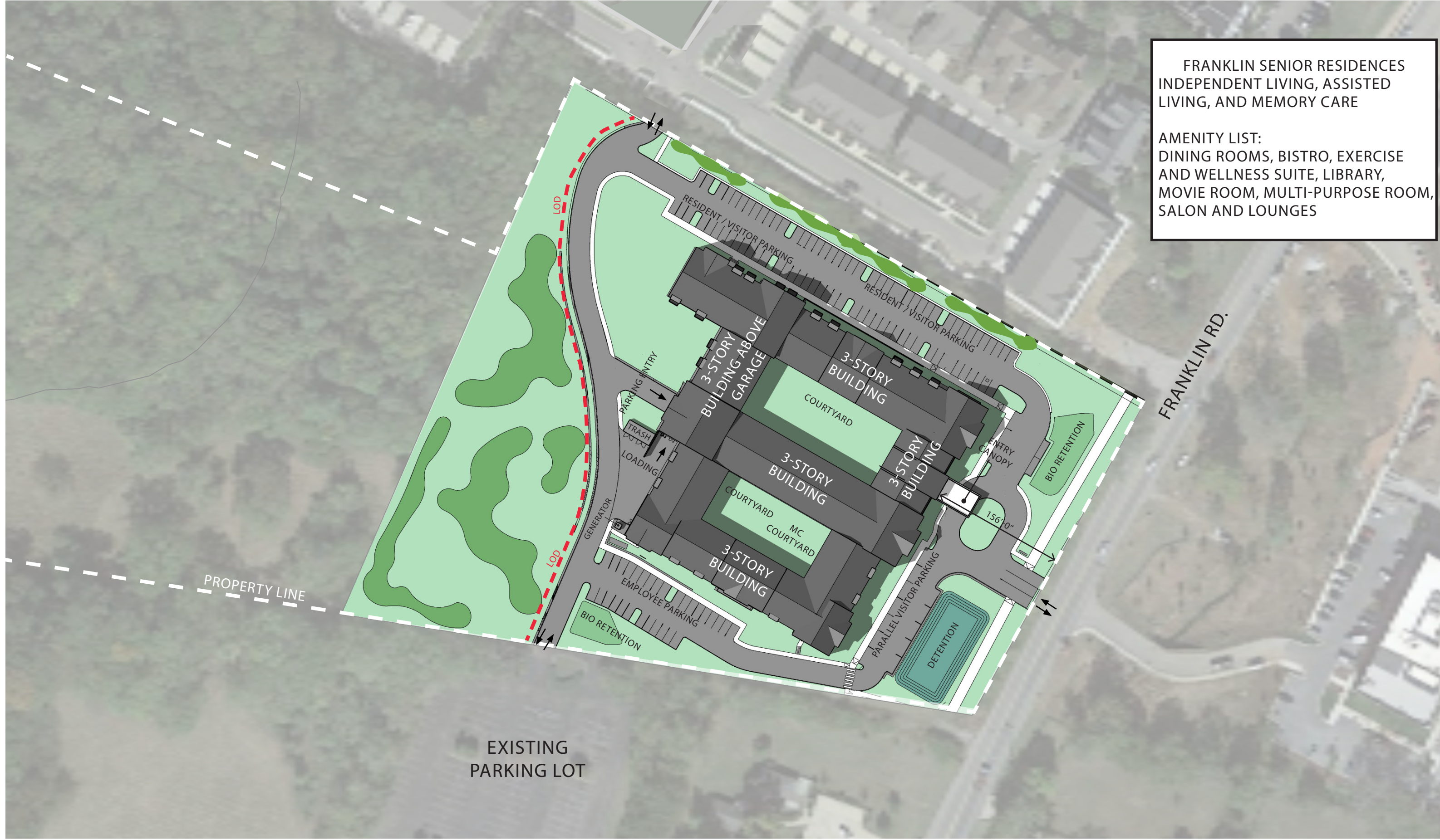
- Ryan Companies US, Inc has partnered with several senior living operators in select communities throughout the U.S.
- The ideal locations offer our residents a combination of premier family services, top tier retail and entertainment options, a wide variety of restaurant choices, well-established residential neighborhoods, religious outreach, and civic/ governmental stability and responsiveness.
- Franklin's leading cultural and institutional offerings and its substantial medical services community, the retail/entertainment/restaurant/diverse services district of Cool Springs combine with the serene and beautiful setting next to ClearView Baptist Church along scenic Franklin Drive.
- Our own transportation service allows residents to reach any off-site location and service throughout the greater Franklin area to take advantage of all the great area amenities.
- Franklin's rich history and caring citizenry will help our residents remain connected while continuing to thrive in the premier senior living community Franklin has to offer.





FRANKLIN SENIOR RESIDENCES
INDEPENDENT LIVING, ASSISTED
LIVING, AND MEMORY CARE

AMENITY LIST:
DINING ROOMS, BISTRO, EXERCISE
AND WELLNESS SUITE, LIBRARY,
MOVIE ROOM, MULTI-PURPOSE ROOM,
SALON AND LOUNGES



FRANKLIN SENIOR RESIDENCES
INDEPENDENT LIVING, ASSISTED
LIVING, AND MEMORY CARE

AMENITY LIST:
DINING ROOMS, BISTRO, EXERCISE
AND WELLNESS SUITE, LIBRARY,
MOVIE ROOM, MULTI-PURPOSE
ROOM, SALON AND LOUNGES



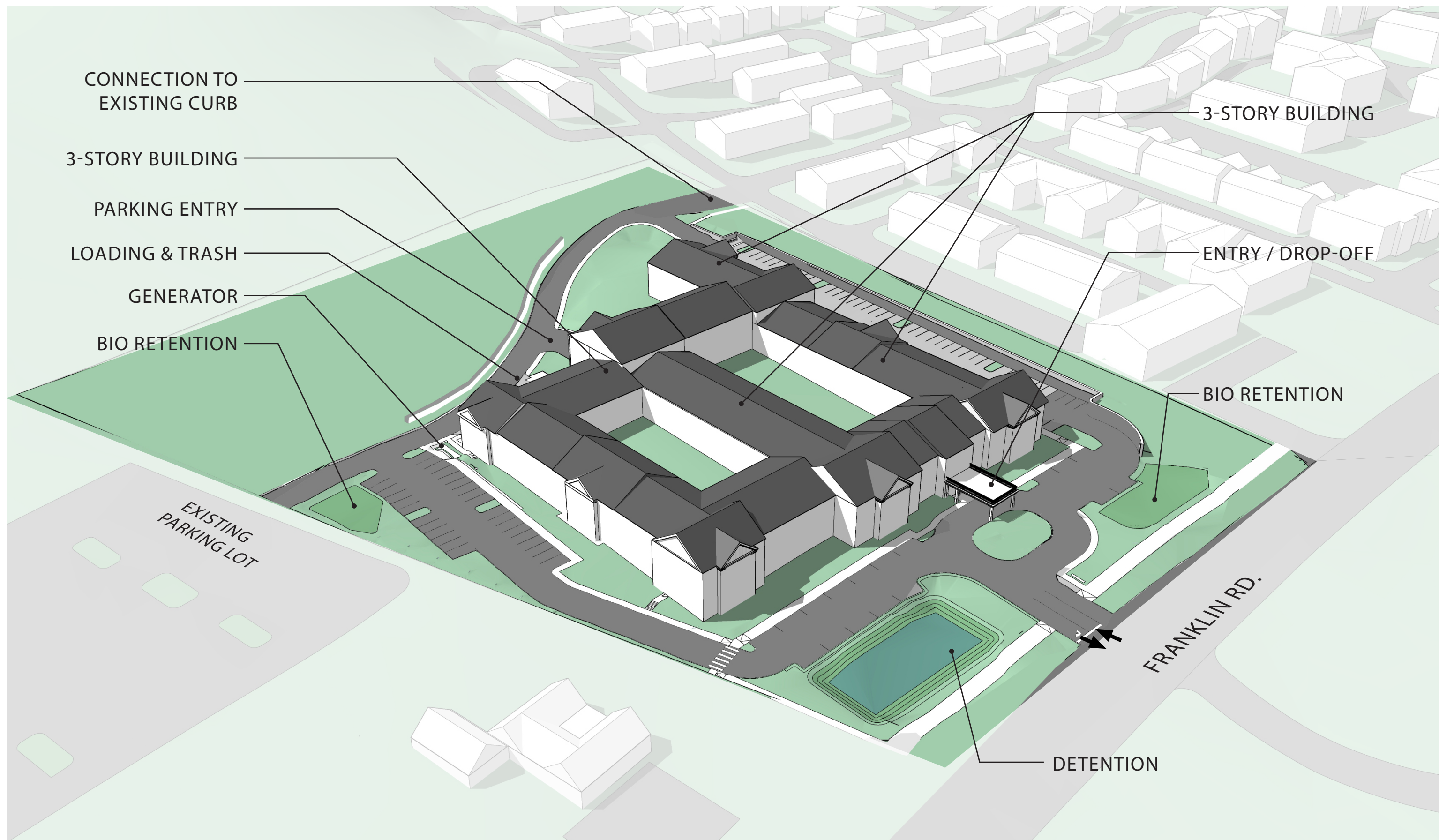




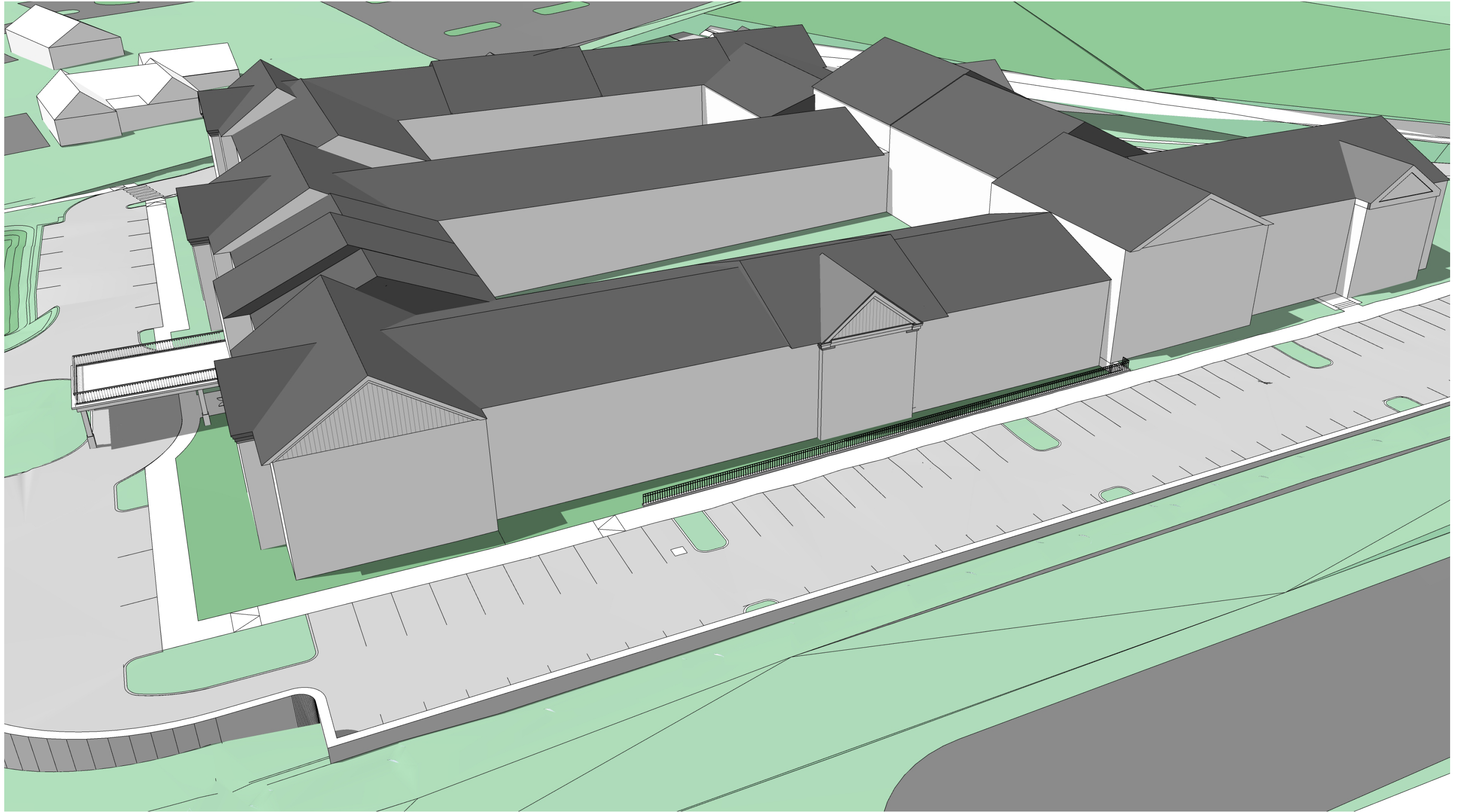


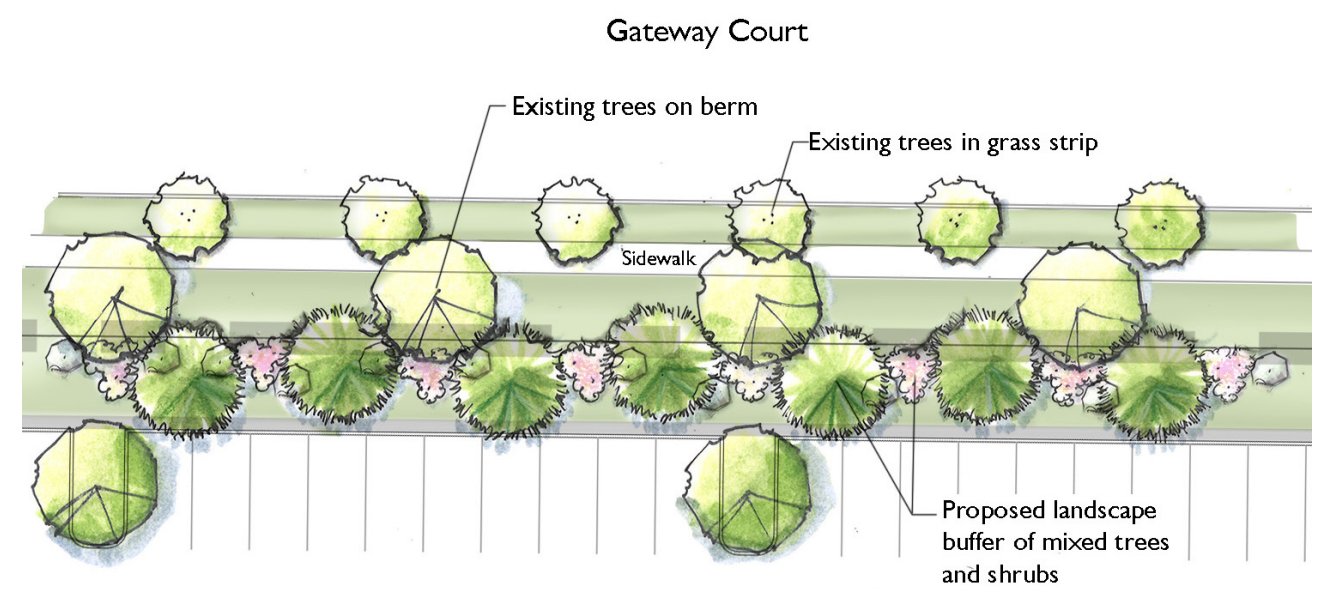
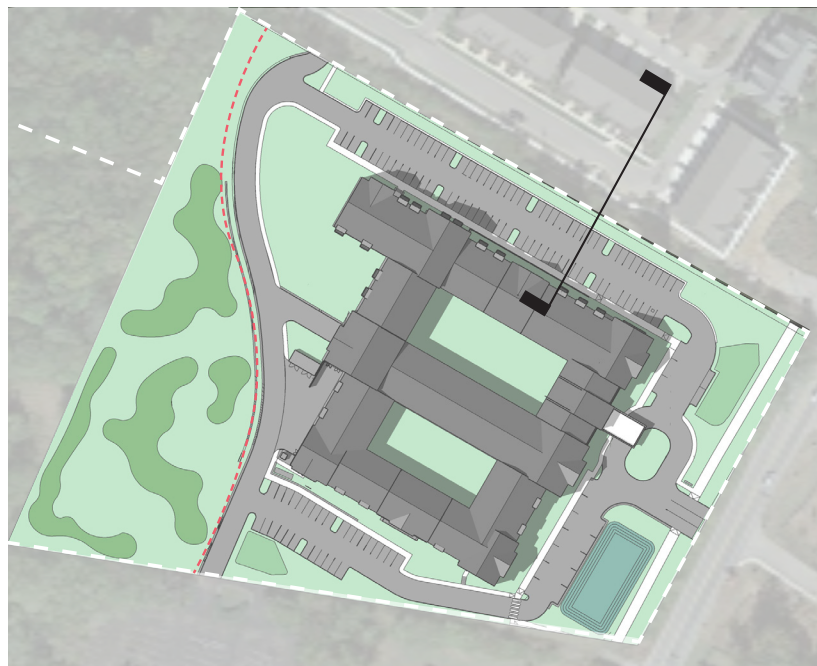
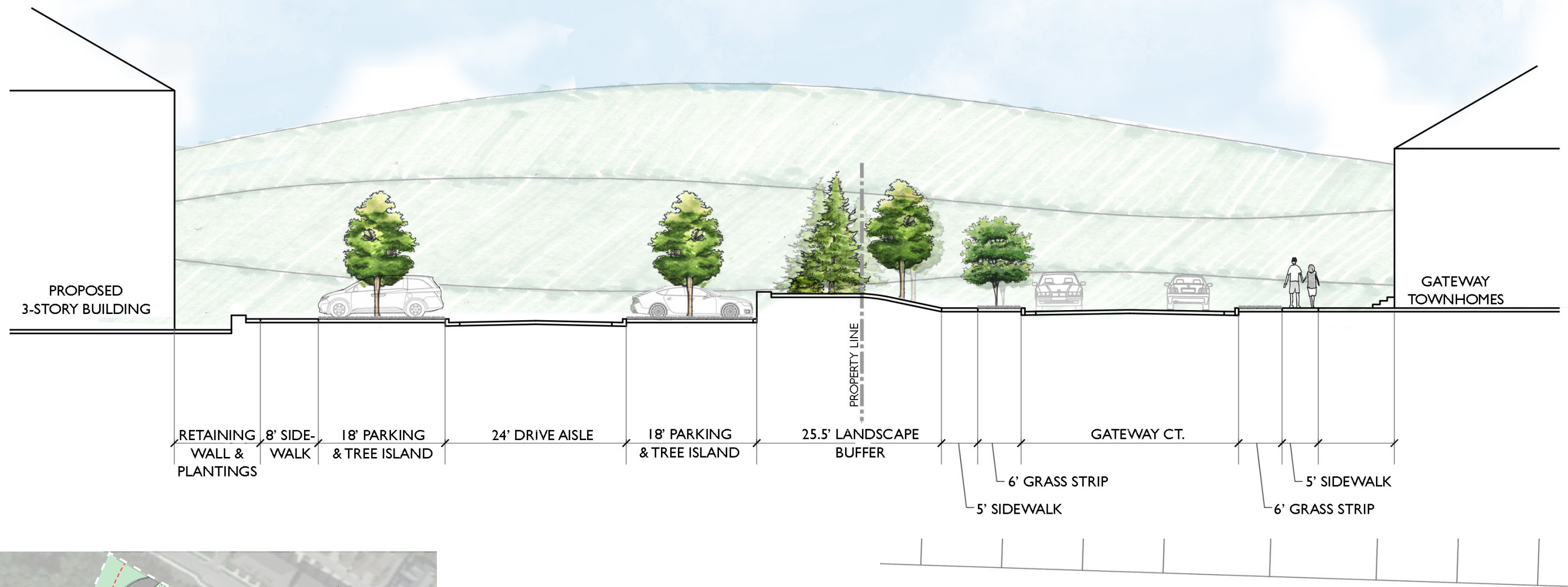














EAST ELEVATION



NORTH ELEVATION

UPCOMING SCHEDULE HIGHLIGHTS
JULY 28TH, 2022 PLAN COMMISSION

MODIFICATIONS OF STANDARDS FOR A
MIXED-USE BUILDING TYPE:

1. ON THE GROUND FLOOR, PROPOSE TO LOWER FLOOR-TO-CEILING REQUIREMENT FROM 13'-0" TO 10'-0"
2. PROPOSE TO LIMIT THE NUMBER OF ENTRANCES TO THE BUILDING AS APPROPRIATE FOR USE TYPE
3. PROPOSE SLOPED ROOF INSTEAD OF A FLAT ROOF.

