



Meeting Agenda

Design Review Committee

Monday, December 19, 2022

3:00 PM

Board Room

Notice is hereby given that a Special Called meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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 Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

APPLICATIONS

1. New City Hall Design Schematic Discussion.

Sponsors: Kelly Dannenfelser

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



File #: 21-04091

DATE: December 13, 2022
TO: Design Review Committee
FROM: Kelly Dannenfelser, Asst. Director of Planning
SUBJECT:

New City Hall Design Schematic Discussion.

PURPOSE:

The purpose of this memorandum is to provide information to the Design Review Committee concerning the new City Hall design schematic and to seek feedback.

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:

RECOMMENDATION:

N/A; see attachments.



Corner of 3rd Avenue and Main Street



Corner of 2nd Avenue and Main Street



Corner of Church Street and 3rd Avenue



Corner of 2nd Avenue and Church Street



FRANKLIN CITY HALL

Existing City Hall Aerial Views
SCHEMATIC DESIGN
09 December 2022





Franklin City Hall

Design Review Committee Meeting
Schematic Design Kick-Off
19 December 2022

DRC Feedback from Phase I

- **No taller than the 4th story of 231 Public Square, but not dwarfed by 231 Public Square**
- **Height of City Hall does not exceed ridge line of the Courthouse**
(Ideally, to the mid-point of the Courthouse Roof)
- **Complete the Square by aligning front wall of City Hall with front wall of Historic Courthouse**
- **Widen pedestrian corridor to Parking Garage**
- **Create pedestrian friendly alley behind the building**
- **No green roof facing the Square**
- **Respect residential context of 3rd and Church**
- **Continuation of green space across 3rd Avenue along Church Street**
- **Provide Additional Parking Underground**

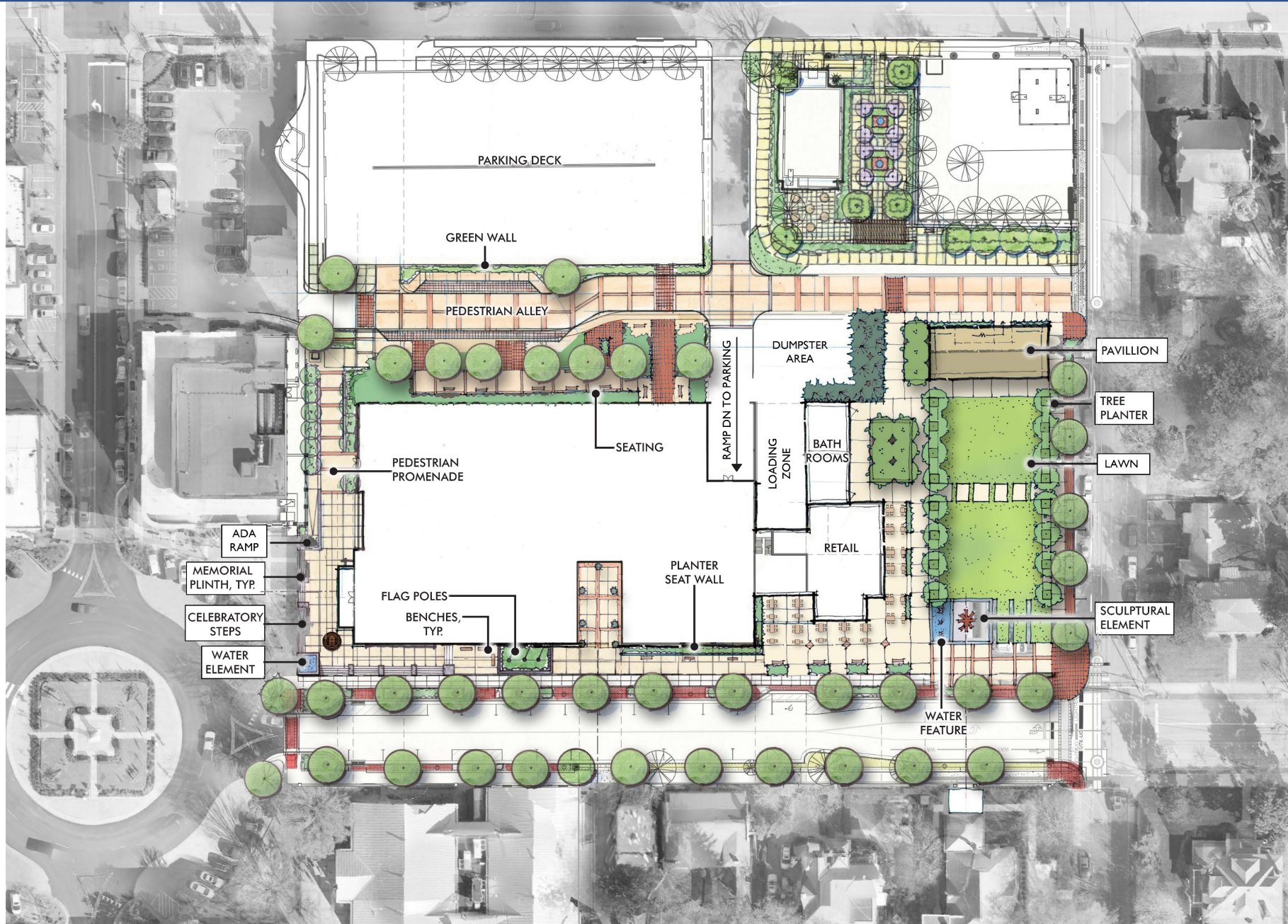
Where we are in the Design Process

- **At the end of Phase I, BOMA directed our team to reduce the square footage of City Hall due to budgetary constraints**
- **The Design Team worked with City staff to reprogram City Hall**
- **Reprogramming resulted in a smaller 91,250 SF building
(Phase I Masterplan: 115,00 SF building)**
- **BOMA has requested the study of a small commercial lease space (4,500 SF) South of City Hall to help activate 3rd Avenue**
- **The revised building massing responds to the guidance given by DRC in Phase I**

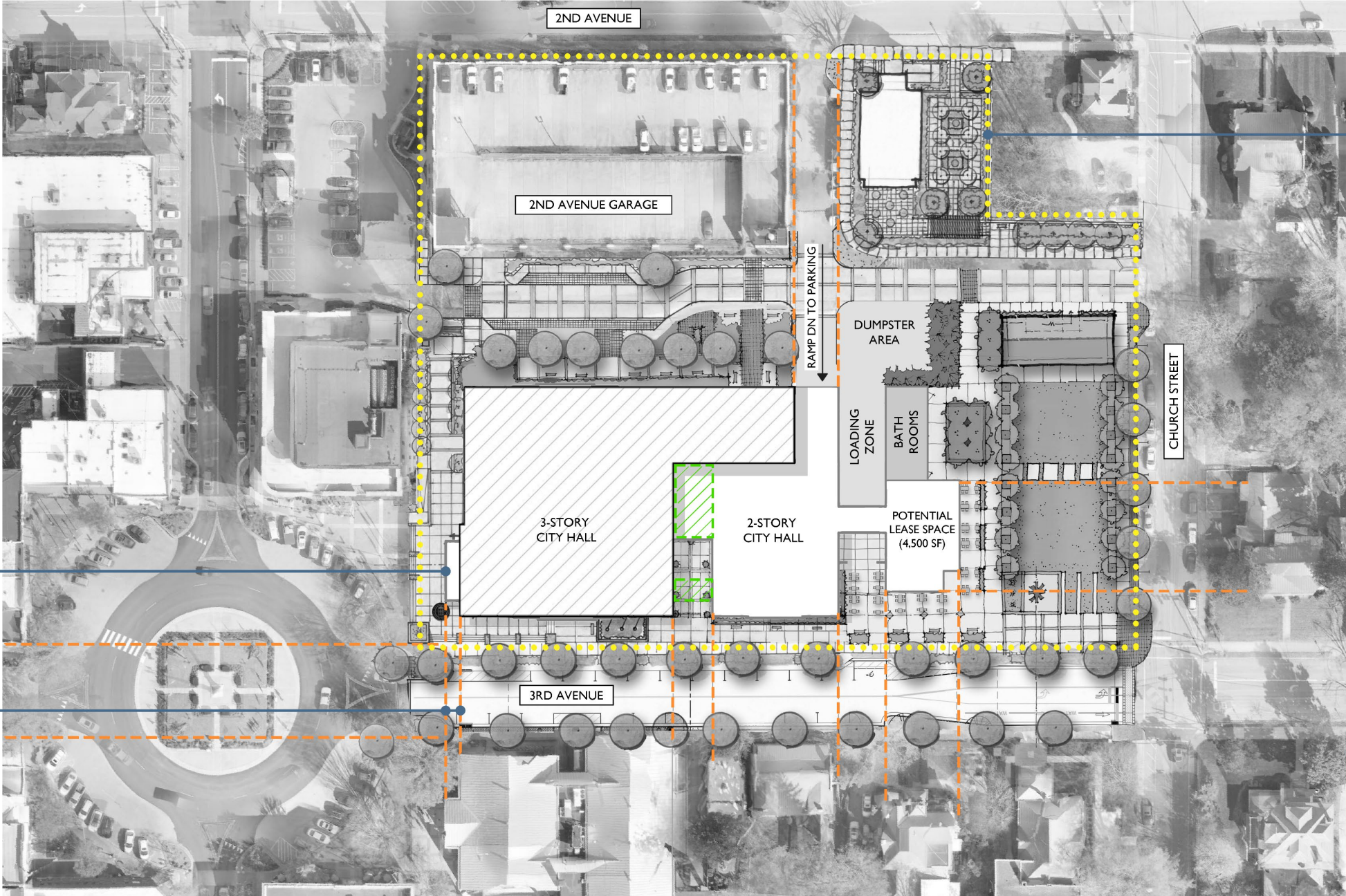
Meeting Objectives

- **Provide an overview of the placement of the new footprint on the block, initial height, massing, scale, and setbacks**
- **Review applicable precedent imagery to discuss appropriate façade articulation, fenestration, and architectural detailing.**

Preliminary Site Plan



Site Aerial – Response to Surrounding Context



PROJECT
BOUNDARY

MAIN ENTRANCE
INTO CITY HALL

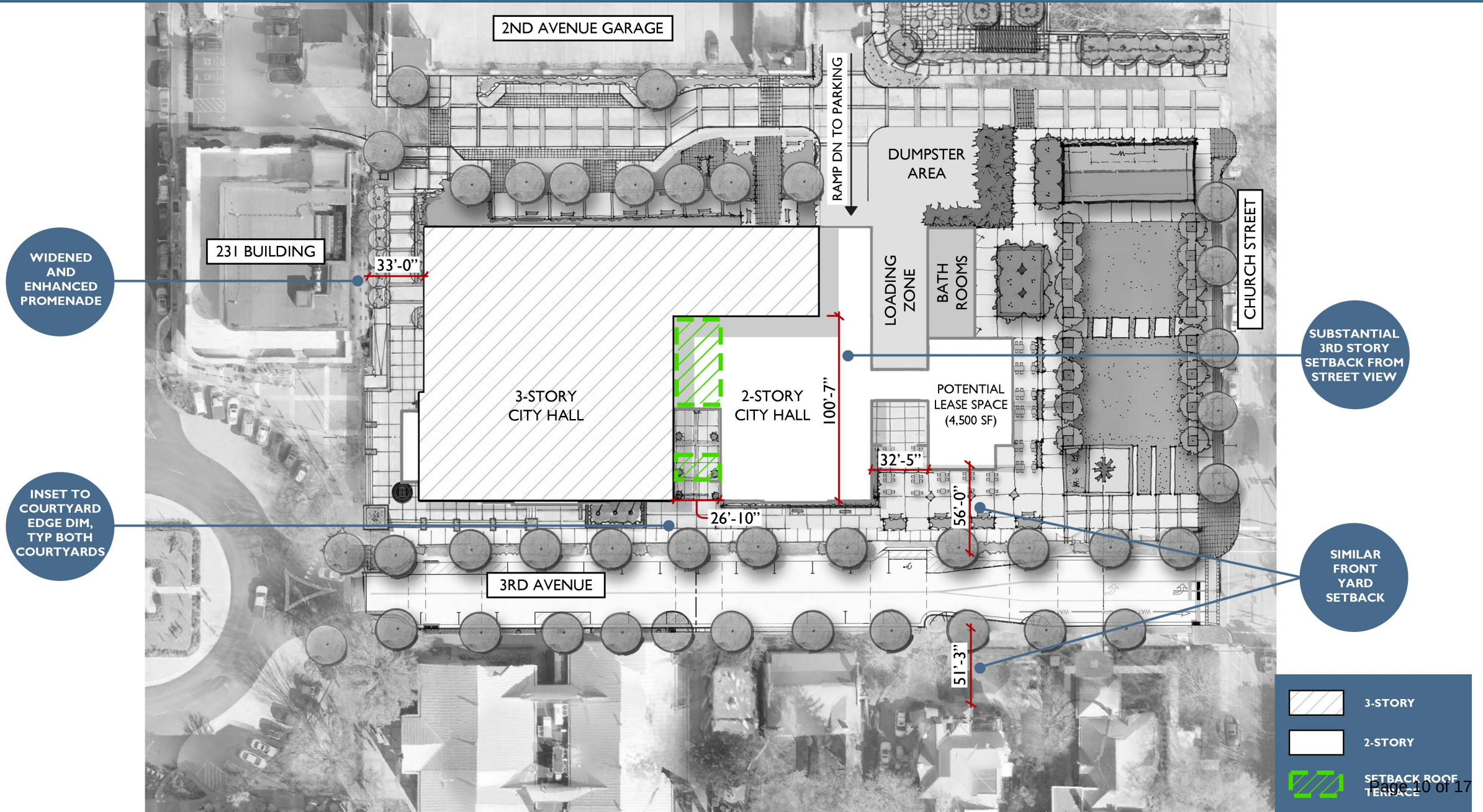
ALIGNMENT WITH
FRONT WALL &
PORTICO OF
COURTHOUSE

3-STORY

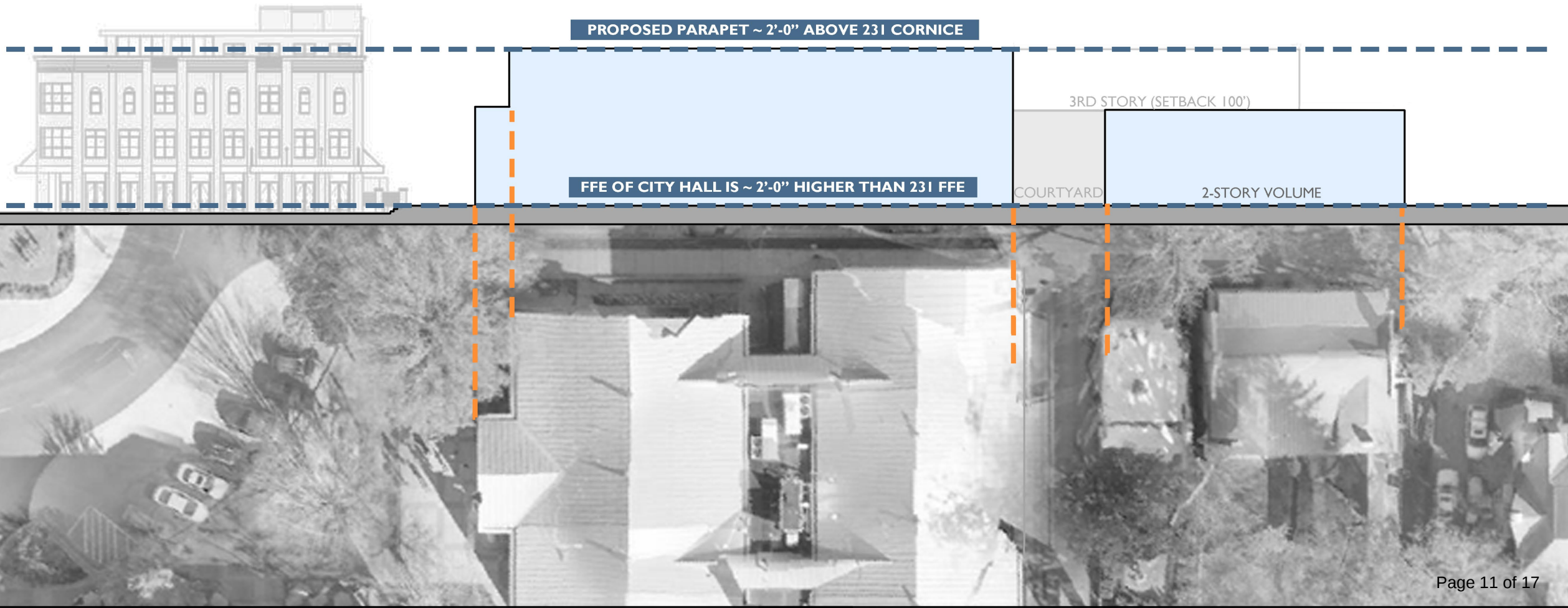
2-STORY

SETPACK ROOF
VERRACE

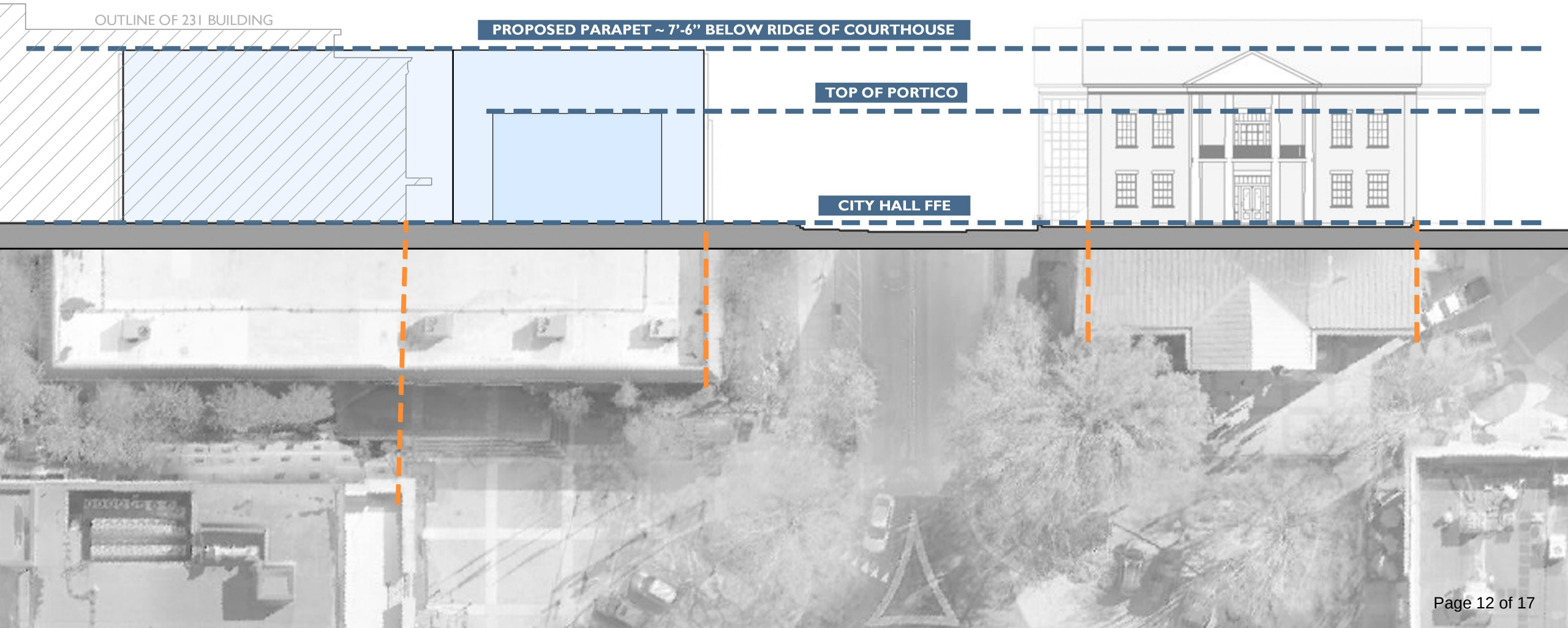
Site Aerial – Building Setbacks and Insets



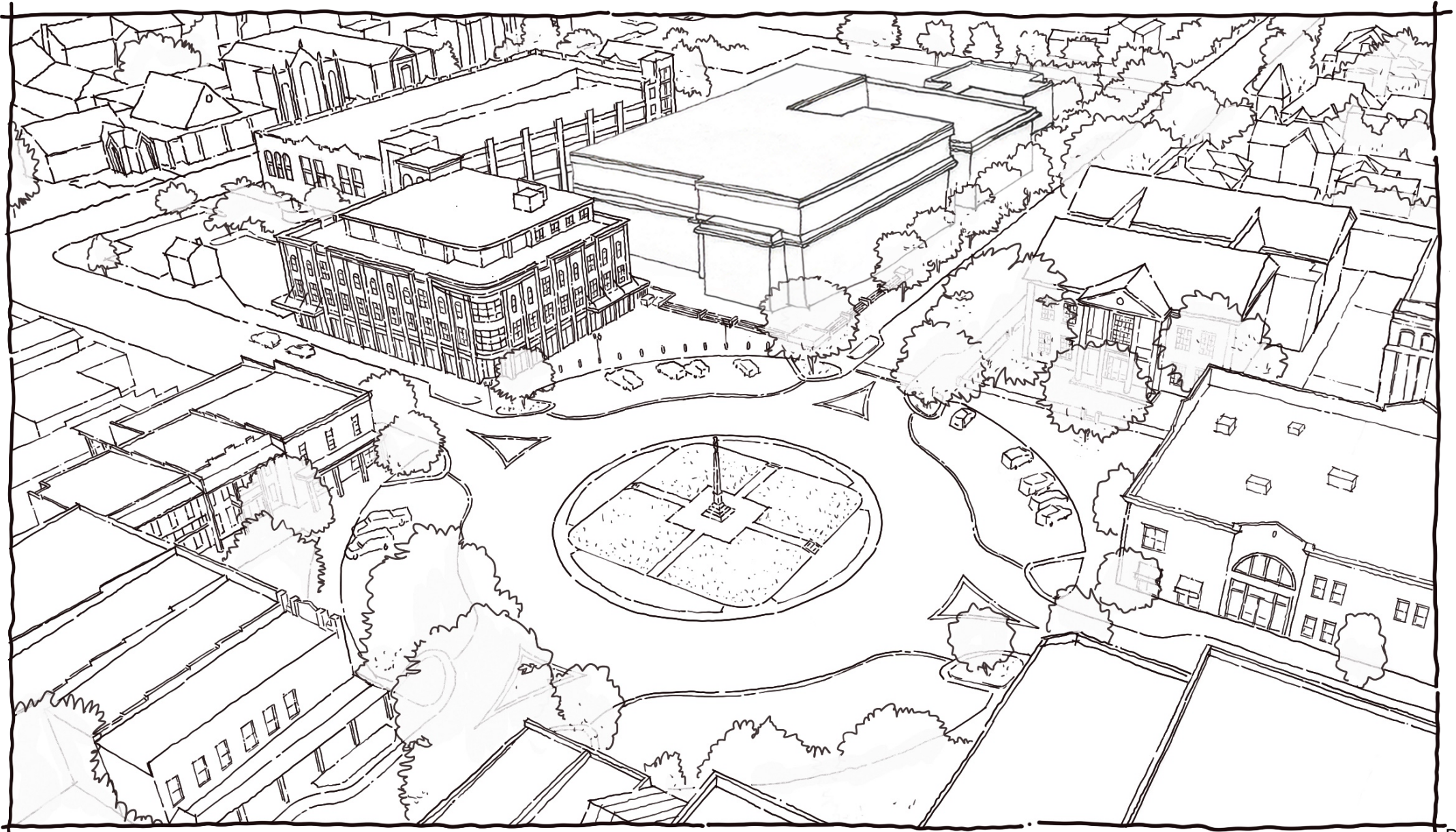
North/South Site Section Diagram



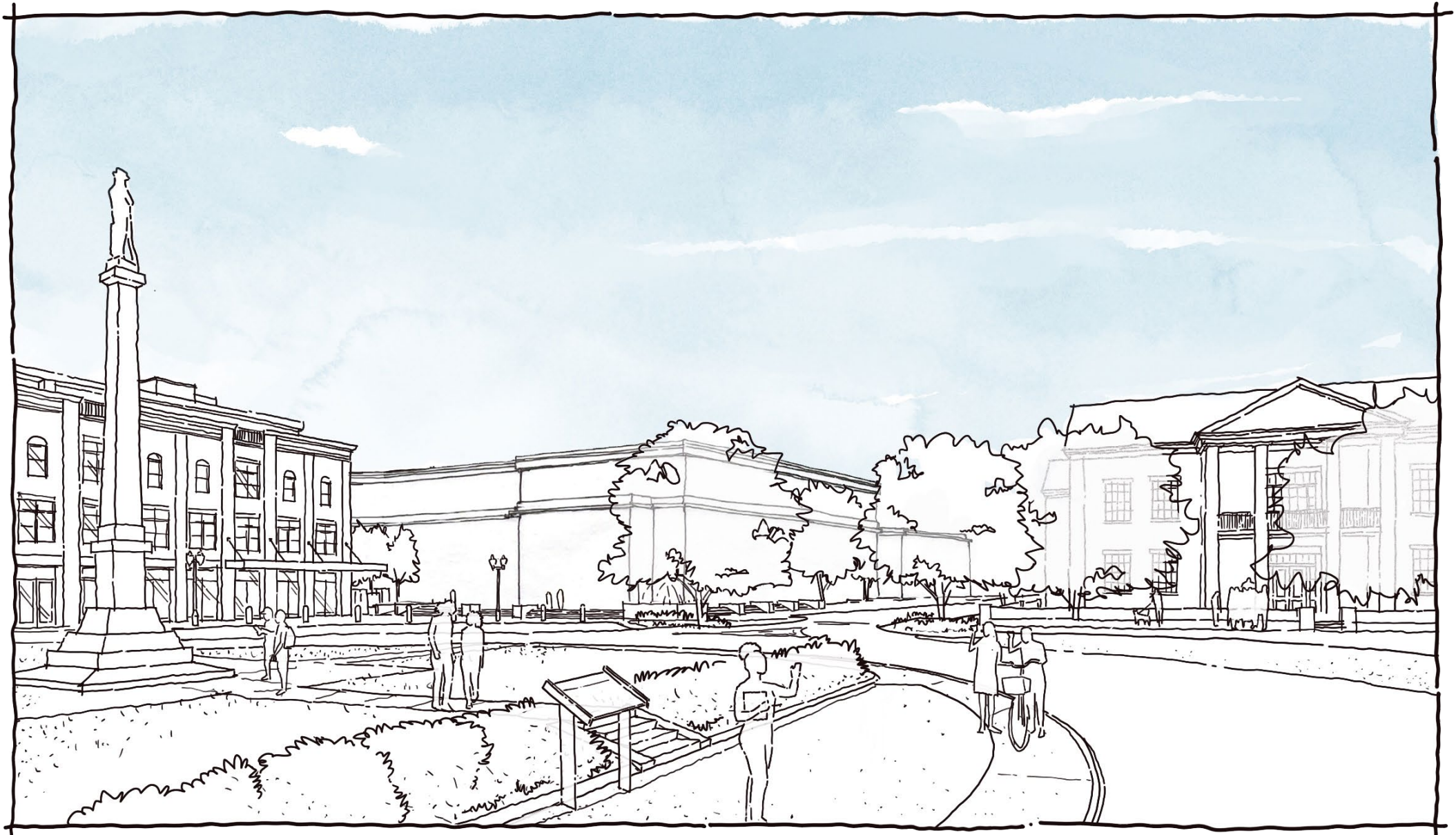
East / West Site Section Diagram



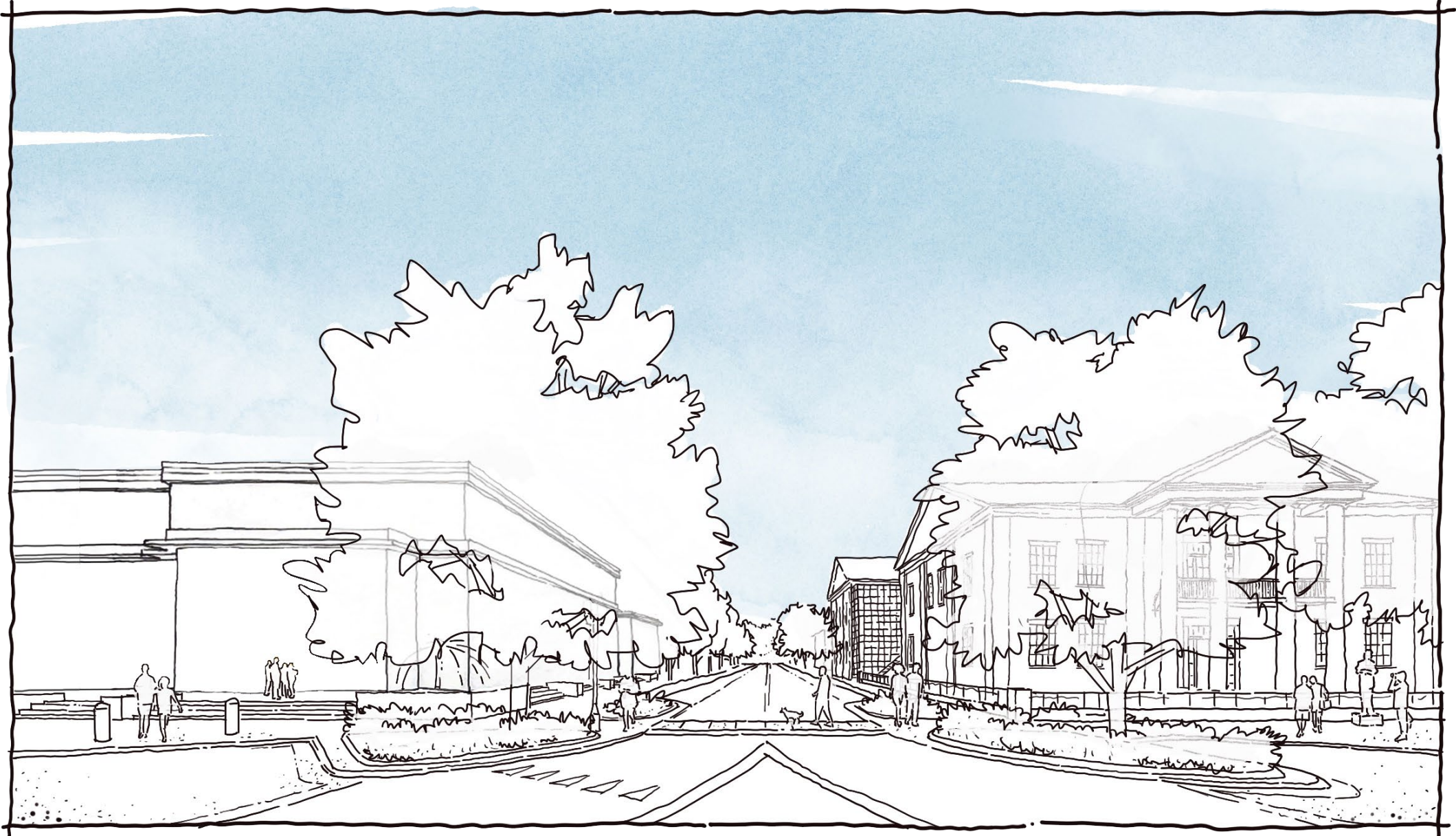
Aerial View



View From Public Square



View Down 3rd Avenue



Precedent Imagery



2009 Proposed City Hall Design with Hotel
(Previous concept, never formerly reviewed)
Elevation Facing the Square



2009 Proposed City Hall Design with Hotel
(Previous concept, never formerly reviewed)
Elevation Facing 3rd Avenue



Birmingham City Hall



3rd Avenue Livery Stables



New York City Neighborhood Courthouse

Looking Ahead

- **23 January 2023: DRC Meeting to Review 25% Schematic Design**
- **27 February 2023: DRC Meeting to Review 50% Schematic Design**
- **30 May 2023: DRC Meeting to Review 75% Schematic Design**
- **24 July 2023: DRC Meeting to Review 100% Schematic Design**
- **10 August 2023: FMPC / BOMA Joint Conceptual Workshop**