



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Friday, February 17, 2023

8:00 AM

Eastern Flank Event Facility

*Notice is hereby given that a **Special** joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Friday, February 17, 2023 at 8:00am at the Eastern Flank Event Facility, located at 1368 Eastern Flank Circle. Additional information can be found at www.franklintn.gov/planning. For accommodation 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. Staff Presentation, and*
- 2. BOMA and FMPC comments*

CALL TO ORDER

BUSINESS

1. (8:05 - 8:25 AM) BOMA and FMPC Interviews Recap
2. (8:25 - 9:25 AM) Ward By Ward Key Issues Identification and Discussion
3. (9:30 - 10:15 AM) Future Housing Presentation and Discussion
4. (10:15 - 10:50 AM) Conservation Subdivision and Floodplain Presentation and Discussion
5. (10:55 - 11:25 AM) Mayes Creek Basin Annexation Capability Overview
6. (11:25 - 12:00 PM) Open Discussion and Closing

ADJOURN



REA

City of Franklin, Tennessee

Joint BOMA Meeting Session

February 17, 2023

Time: 8am-12pm

**RUNDELL
ERNSTBERGER
ASSOCIATES**

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REA

City of Franklin, Tennessee
Joint BOMA Meeting Session
February 17, 2023
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REA

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**RUNDELL
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ASSOCIATES**

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RUNDELL ERNSTBERGER ASSOCIATES

Envision Franklin Update

Team Member Roles & Responsibilities

Core Team



Cynthia A. Bowen

Project Manager, Dir. of Planning

- Local knowledge and existing relationships
- Guide planning and design concepts
- Overall management
- Public Outreach lead



Deborah L. Meyerson

Housing & Policy Analyst

- Analyze existing housing trends
- Identify gaps with adopted housing and market
- Write housing policy



Rachel Cardis

- Project Management
- Master Planning and Design Concepts
- Land Use Regulation Expert
- Public Engagement Facilitation



Dan Liggett

Urban Planner

- Urban design and placemaking concepts
- Form-based elements within character areas
- Graphic illustrations



Envision Franklin Update



Brief Recap of Process to-date and Stakeholder Engagement:



Project Kick-Off: December 1, 2022- REA & Consultant Team began the Update to Envision Franklin;



Stakeholder Interviews: December 8, 9, 14th, and 21st- BOMA and FMPC interviews were conducted



Total Number of Interviews: 16

Major Collective Themes and Issues Identified in Stakeholder Interviews

WALKABILITY



Connectivity
and Pedestrian
Scale between
Commercial and
Residential
Areas

TRANSPORTATION AND LAND USE



Traffic Impacts

Gateway Design
Features

TYPES of HOUSING & ADEQUATE DENSITY



Desirable Future
Housing Areas

Growth Levels and
Infrastructure
Planning

CONNECTIVITY BETWEEN NEIGHBORHOODS

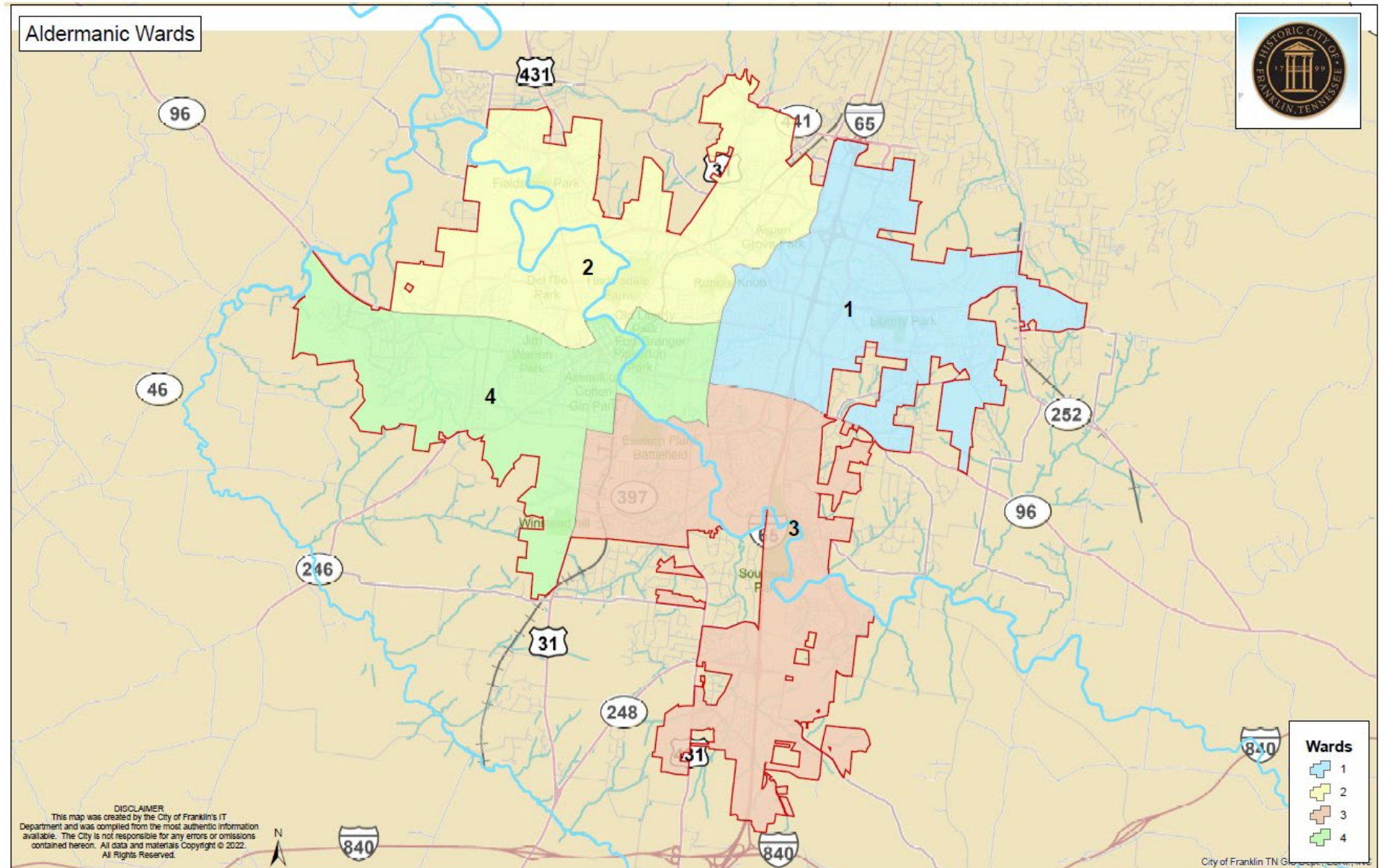


Traverse City
between
Residential
Neighborhoods

Specialized Topics Identified in Interviews

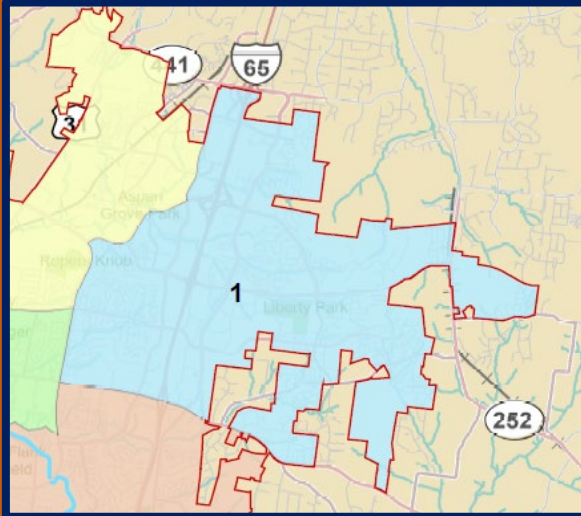
Factory District	Fifth Avenue North/Hillsboro Road (Lack of Redevelopment)	Future of West Harpeth along Del Rio Pike and Mack Hatcher	Conservation Subdivision
Columbia Ave between Downs Blvd and Mack Hatcher Pkwy	Industrial Areas that are of importance	Mayes Creek and Need to Cast Vision	Further refine Regional Commerce
Transfer of Development Rights	References to Serenbe	Providing Flexibility in the Design/Review process for projects	Parking Location

Geographic
Area Exercise
by Ward
For BOMA and
FMPC
Members



Geographic Area Exercise

WARD 1



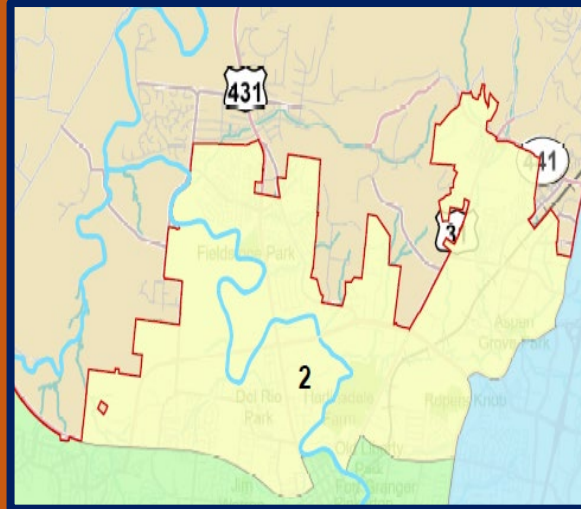
Discussion Prompts:

Regional Commerce

- Future of Office
- Future of Retail
- Multifamily Residential

Mayes Creek Basin

WARD 2



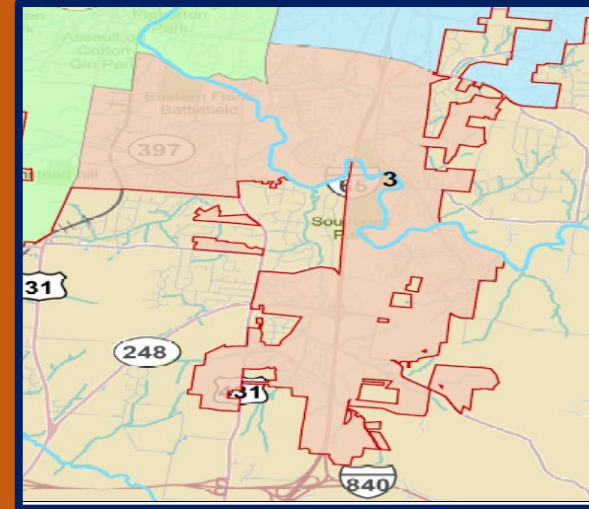
Discussion Prompts:

West Harpeth Area

Franklin Road Corridor

Factory District

WARD 3



Discussion Prompts:

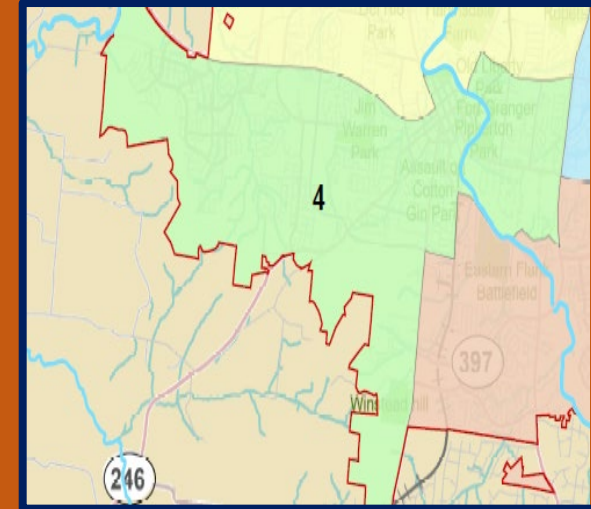
Future of Industrial Flex

Future of Columbia Ave

Goose Creek Study Area

Future Growth Areas

WARD 4



Discussion Prompts:

Downtown Vision/
Managing Change

Fifth Ave N/Hillsboro Rd

Infill/Redevelopment
Compatibility



GEOGRAPHIC AREA EXERCISE BY WARD



Purpose:

Identify specific priority areas and key issues by geographic area

Instructions for BOMA/FMPC:

Find an open seat at a Ward table

Participate in a facilitator-led discussion about the area for ten minutes

Rotate tables every 10 minutes upon facilitator announcement

Results:

Staff/consultant team will report the findings to the group

FRANKLIN & THE FUTURE OF HOUSING



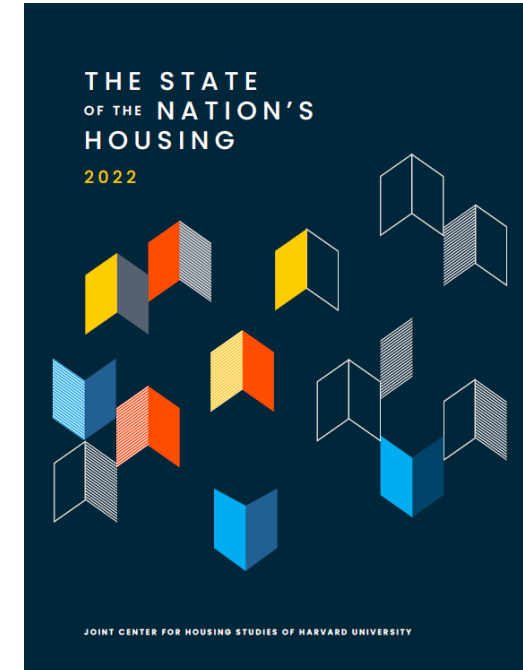
National Trends

Meeting Housing Needs in the 2020's

HIGHLIGHTS

State of the Nation's Housing 2022

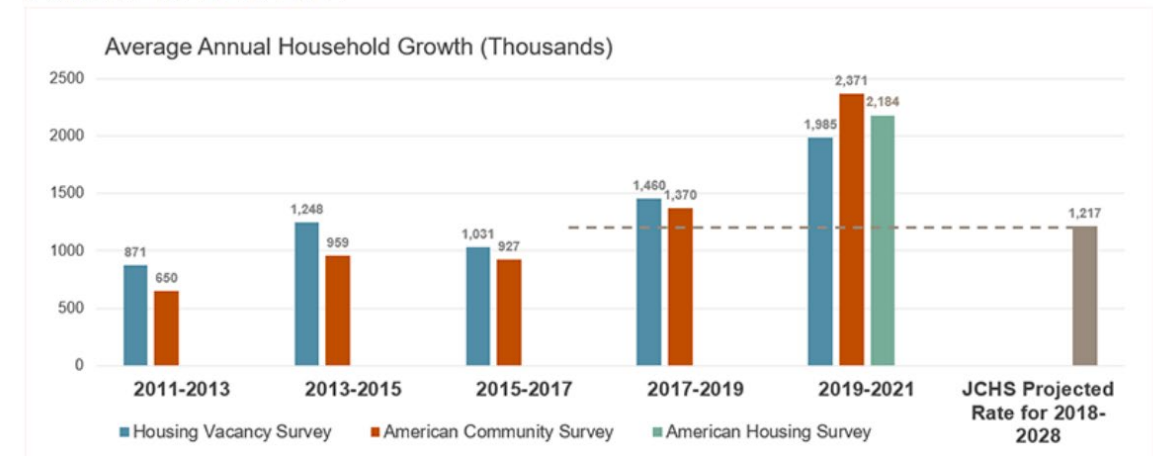
- Home Price Growth Hit Record Highs
- High Incomes Needed to Afford Homes in Many Metros
- Rising Interest Rates Cutting Deep Into Affordability
- Rents Hit Record Highs as Vacancies Plummet
- Cost Burdens Climb and Evictions Increase



Acceleration in Household Growth For Adults Under 45

- Household growth is currently the largest source of new housing demand.
- Older millennials are now forming the households that had been delayed earlier in the decade, a trend that has been building since 2016.
- Households headed by 25-34 year-olds grew by 300,000 per year in 2016-2021. In 2011-2016, the average annual growth for this age group was 45,000 households per year.
- Households headed by adults aged 35-44 grew even more rapidly: 550,000 households per year.

FIGURE 1: ACCORDING TO VARIOUS SURVEYS, US HOUSEHOLD GROWTH SURGED IN 2019-2021



Source: JCHS tabulations of US Census Bureau data and JCHS 2018 Household Growth Projections.

REPORT:
More Young
Americans
Achieving
Homeownership
By Changing
Locks On Airbnb

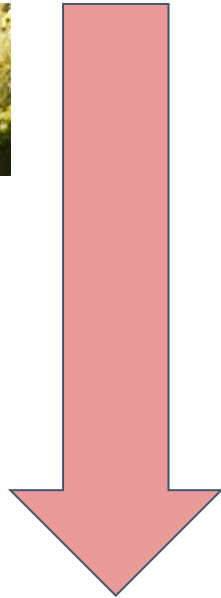


POLL QUESTION

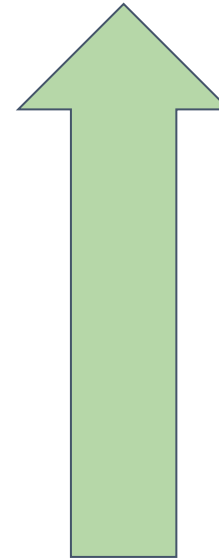
What are some trends in the U.S. housing market?

Mismatch: Housing Supply & Demographic Changes

“NUCLEAR FAMILY” HOUSEHOLDS



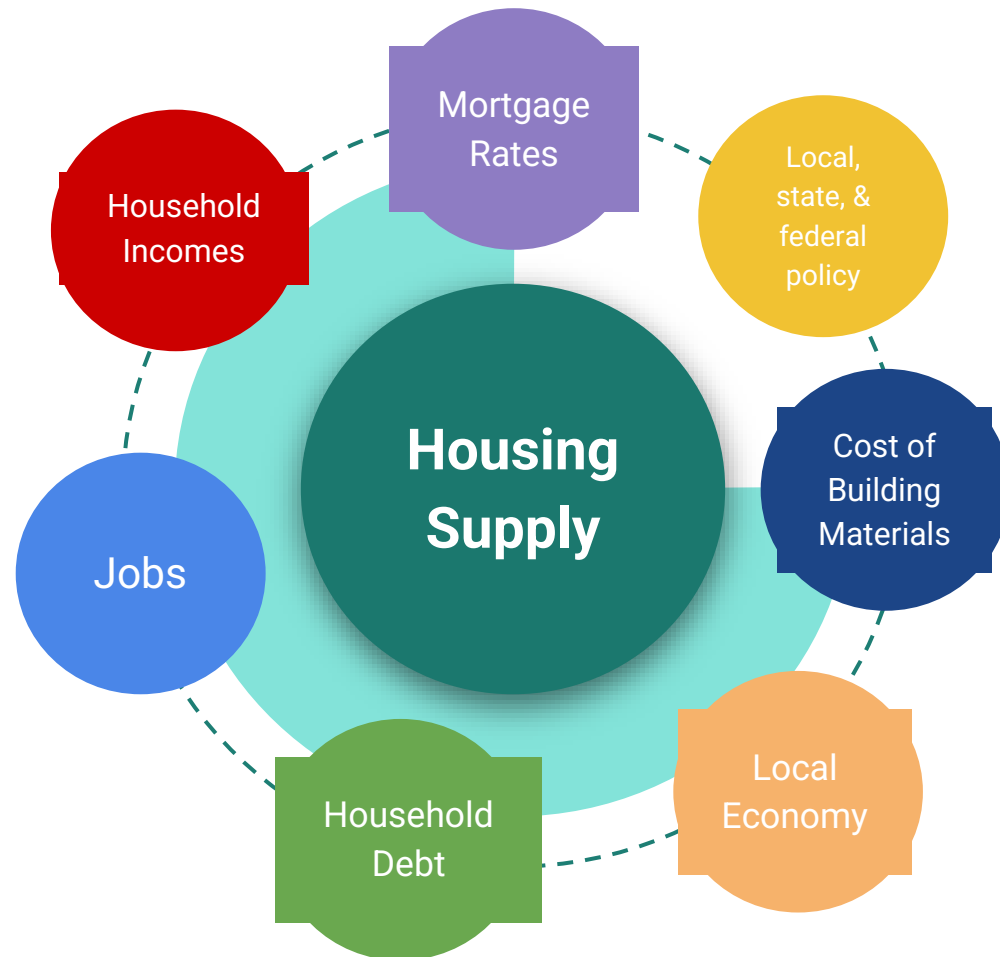
Multigenerational living & aging in place



HOUSING SUPPLY

*Availability, Affordability,
and Accessibility*

What Affects Housing Supply?

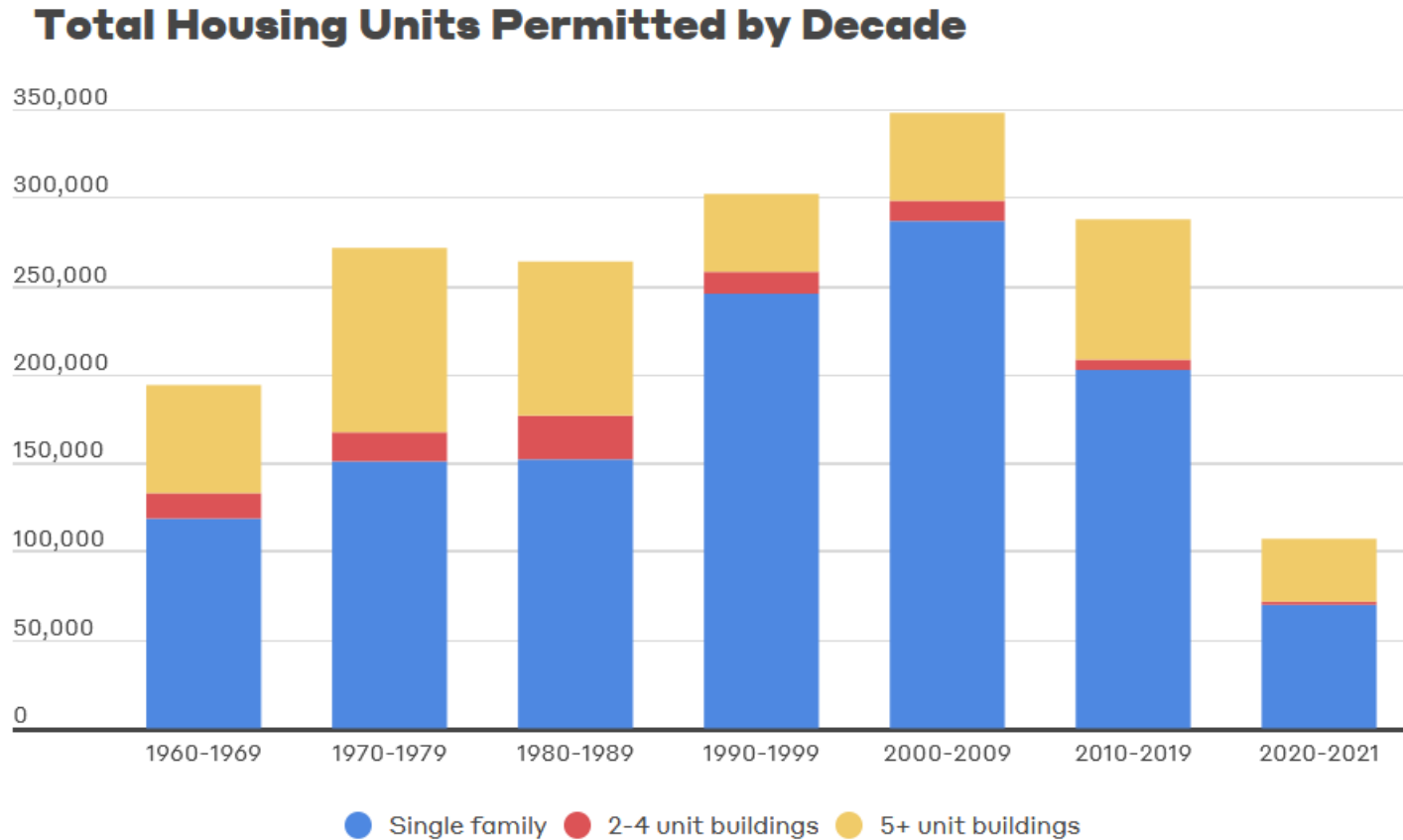


The Housing Shortage in the U.S.

- The United States faces an acute shortage of homes both for rent and sale
- The result: increasingly unaffordable housing costs for families across the nation.
- The current undersupply is largely a result of the failure to build enough new homes over the past couple of decades.



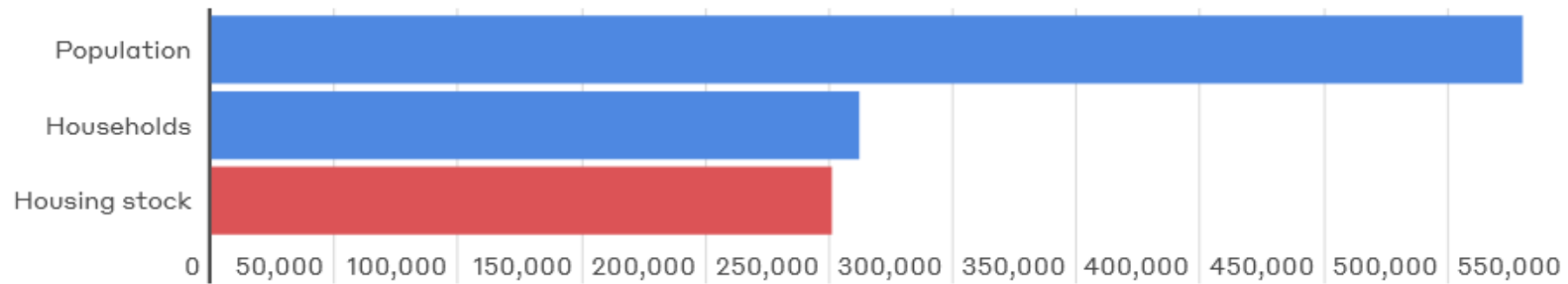
Housing Supply Trends in Tennessee



Source: Bipartisan Policy Center

Housing Supply Trends in Tennessee

Increase in Population, Households, and Housing Stock, 2010-2020



Source: Bipartisan Policy Center

Multifamily Trends

- The national average rent increased by 36% (2010 – 2019)
- The number of American renters surpassed 100M this decade
- More high-earning Americans are renting than ever
- Renting has increased in popularity among older households



Source: RentCafe Market Insights (2019)

Features of a Healthy Housing Market: Available, Affordable, and Accessible Homes

- Increase opportunities for in-commuters to live in Franklin
- Lower housing cost burdens
- Plan for more senior-friendly housing stock
- Support first-time homebuyers



Source: Braxton Apana on Unsplash

Franklin and the Future of Housing

Who Can Live Here?

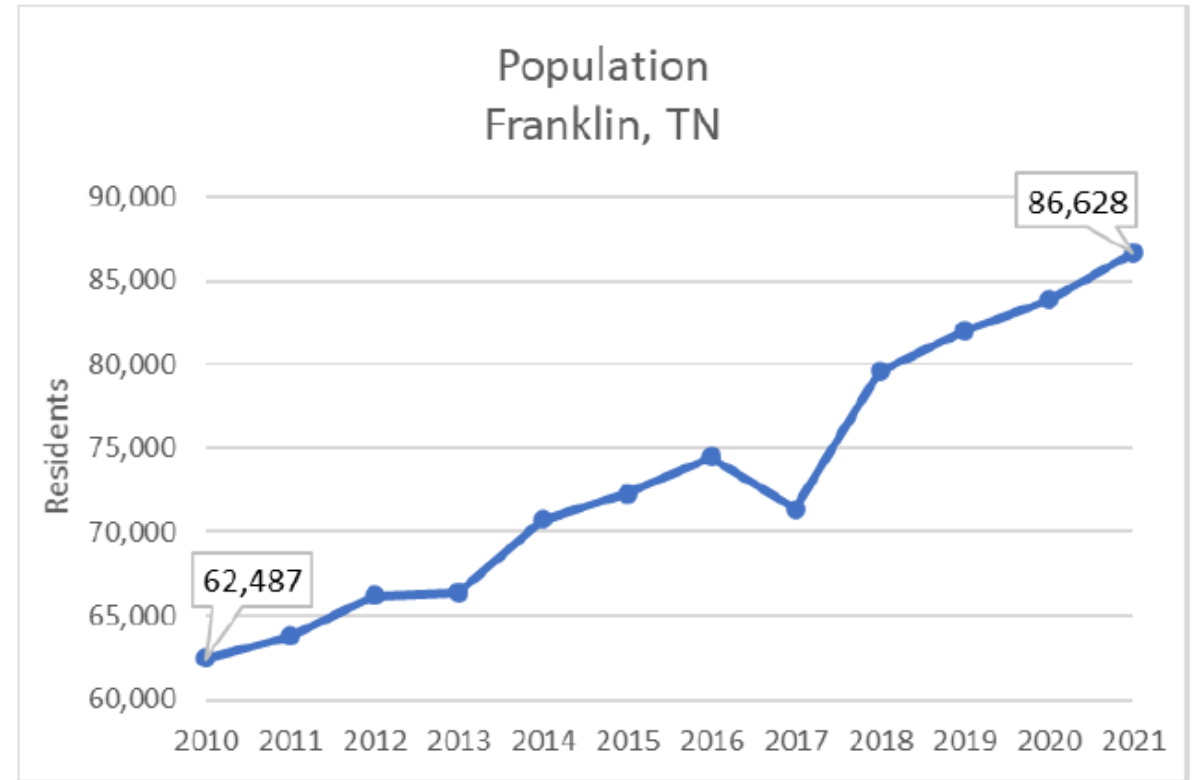
POLL QUESTION

If you had to pick one,
which would you say is the biggest
current challenge for Franklin?

Franklin Housing Development Patterns

- Franklin is projected to grow by 44,000 residents over the next 20 years, a 50 percent increase from its 2020 population.
- Franklin is currently in the top one-percent of housing markets nationally.

Source: Tischler Bise, Market Analysis City of Franklin & Goose Creek Basin, March 2022



Source: City of Franklin 2021 Development Report

Observations from Franklin's Previous Housing Studies

- About 69 percent of Franklin jobs are held by people who live outside the city, who tend to be younger and have lower monthly earnings.
- Suburban renter-households are growing faster than urban ones. In the Nashville metro area, suburban renters increased by 27 percent and urban renters increased by 18 percent.

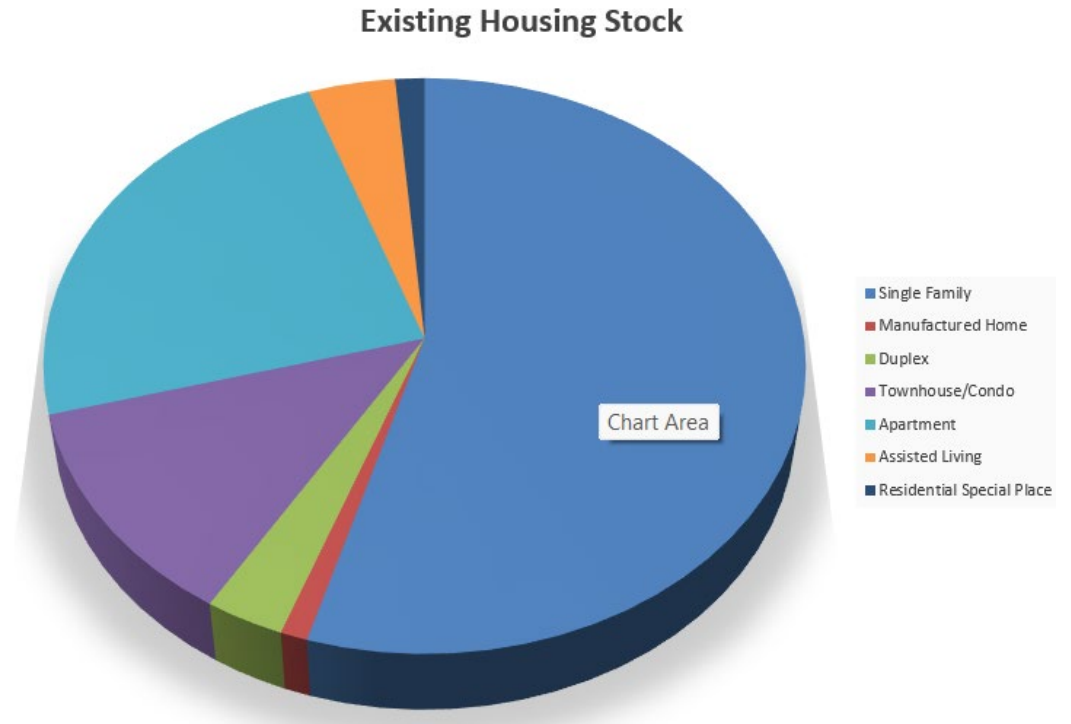


*Sources: Tischler Bise, Market Analysis City of Franklin & Goose Creek Basin (March 2022)
BBC Research Consulting, Housing Needs Assessment: City of Franklin (2014)*

Franklin: Existing Housing Stock

Table X. Existing Housing Stock

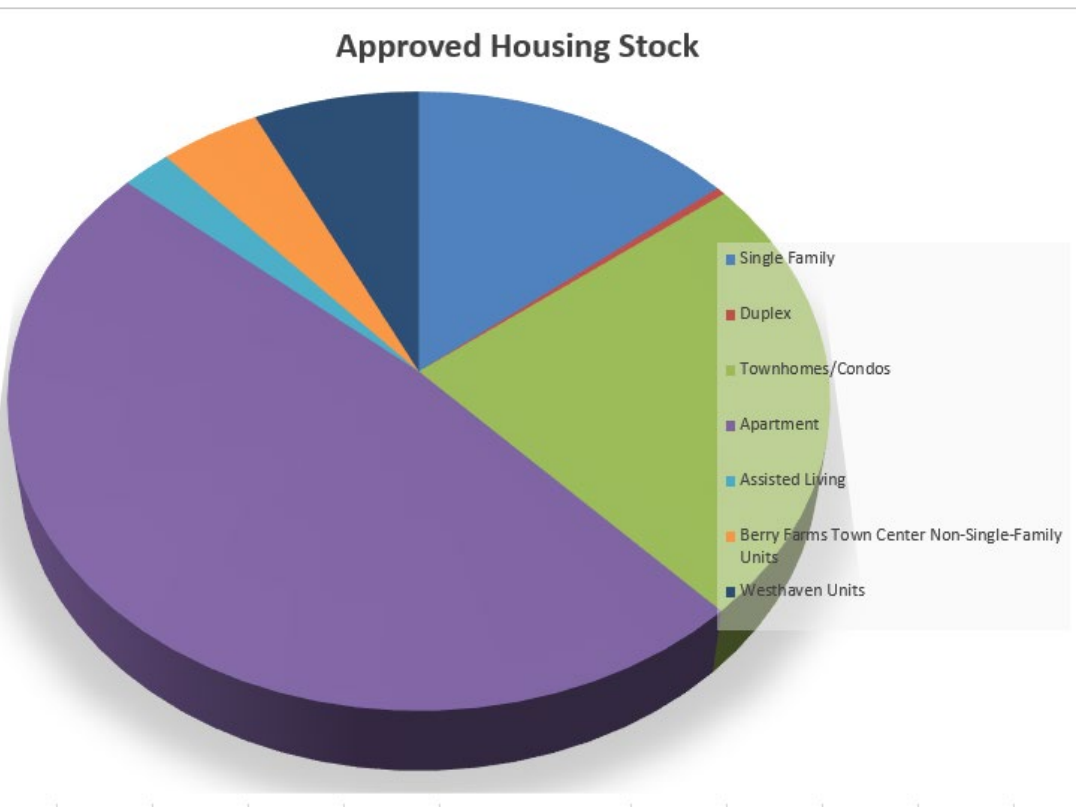
Type of Housing	# of Dwelling Units	% of Total Housing Stock
Single Family	20,971	55%
Manufactured Home	407	1%
Duplex	1,191	3%
Townhouse/Condo	4,649	12%
Apartment	9,152	24%
Assisted Living	1,554	4%
Residential Special Place	524	1%
TOTAL	38,448	100%



Source: Data for City of Franklin 2022 Development Report

Franklin: Approved Housing Stock

Table X. Approved Housing Stock		
Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	1,802	14%
Duplex	52	0%
Townhomes/Condos	3,001	23%
Apartment	6,193	48%
Assisted Living	276	2%
Berry Farms Town Center Non-Single-Family Units	558	4%
Westhaven Units	914	7%
TOTAL	12,796	100%

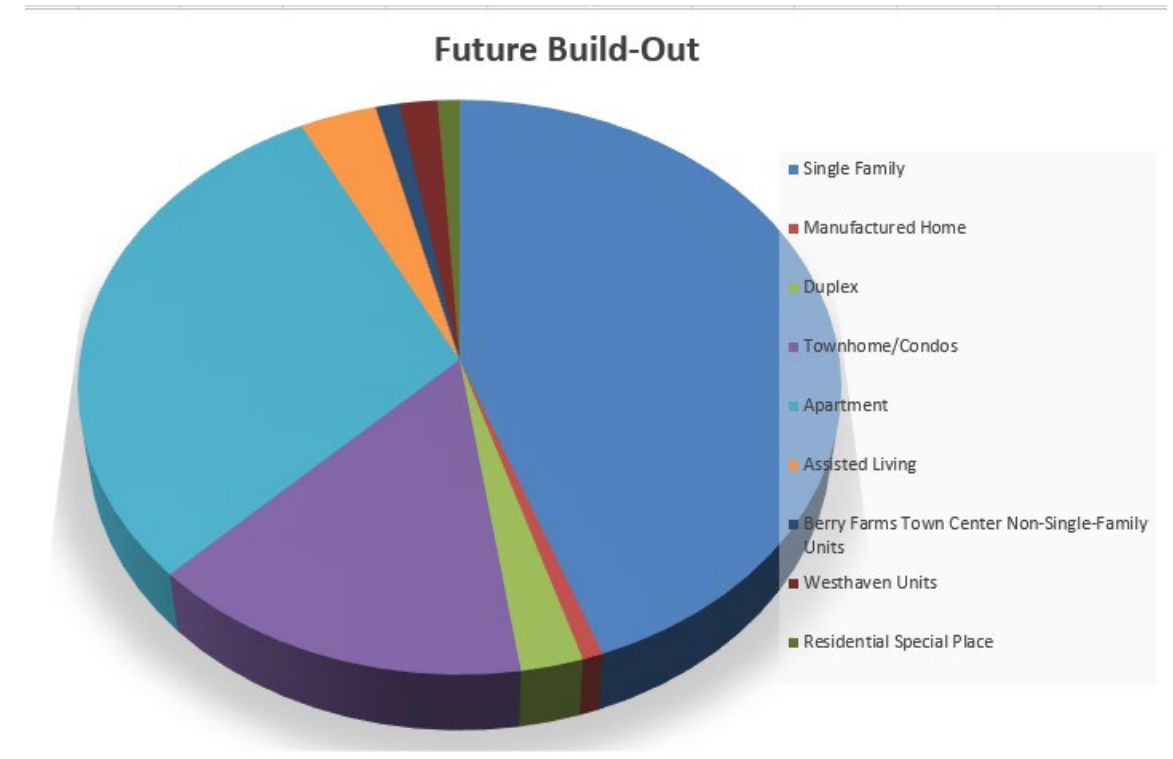


Source: Data for City of Franklin 2022 Development Report

Franklin: Existing & Approved Housing Stock

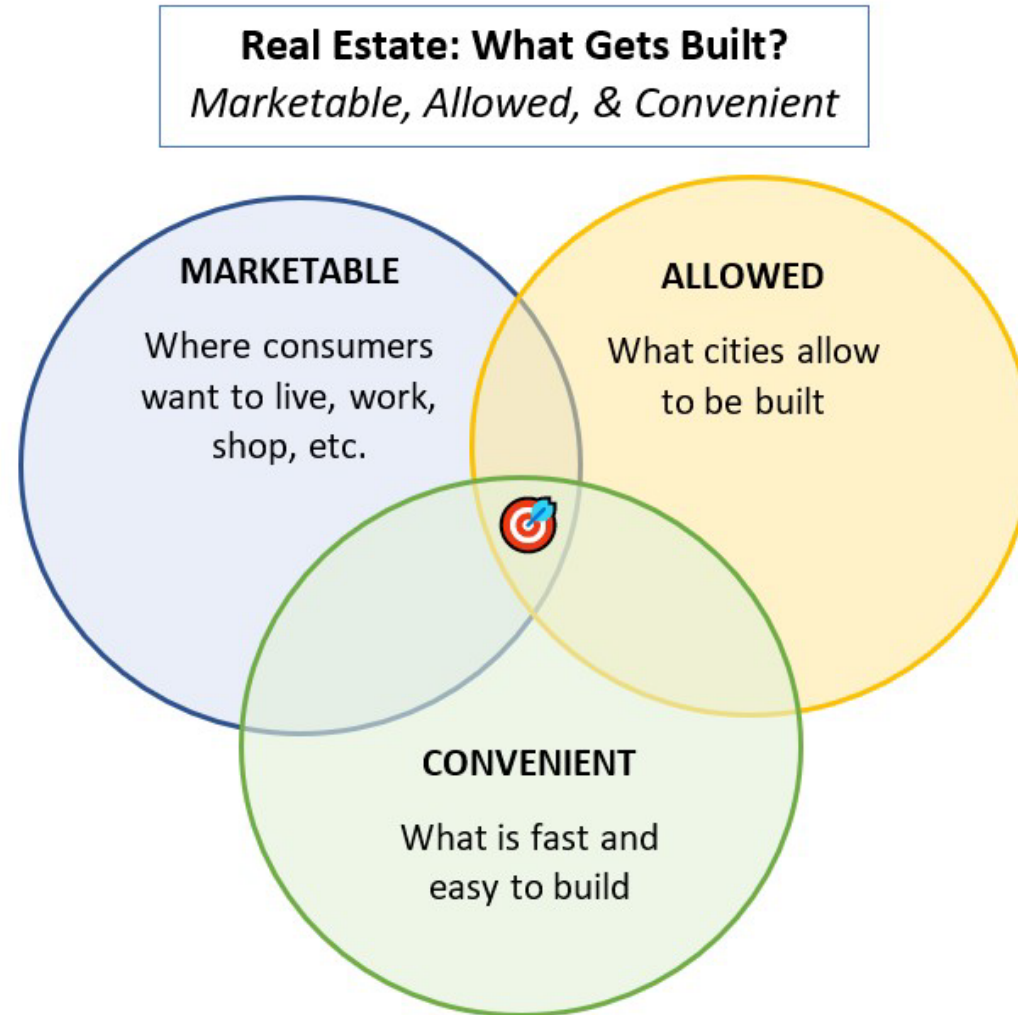
Table X. Future Build-Out (Existing + Approved Housing)

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	22,773	44%
Manufactured Home	407	1%
Duplex	1,243	2%
Townhome/Condos	7,650	15%
Apartment	15,345	30%
Assisted Living	1,830	4%
Berry Farms Town Center Non-Single-Family Units	558	1%
Westhaven Units	914	2%
Residential Special Place	524	1%
TOTAL	51,244	99%



Source: Data for City of Franklin 2022 Development Report

What Gets Built?



*Source: – Matt Hoffman, AIA
Director of Urban Design
MBL Planning + Architecture*

ENVISION

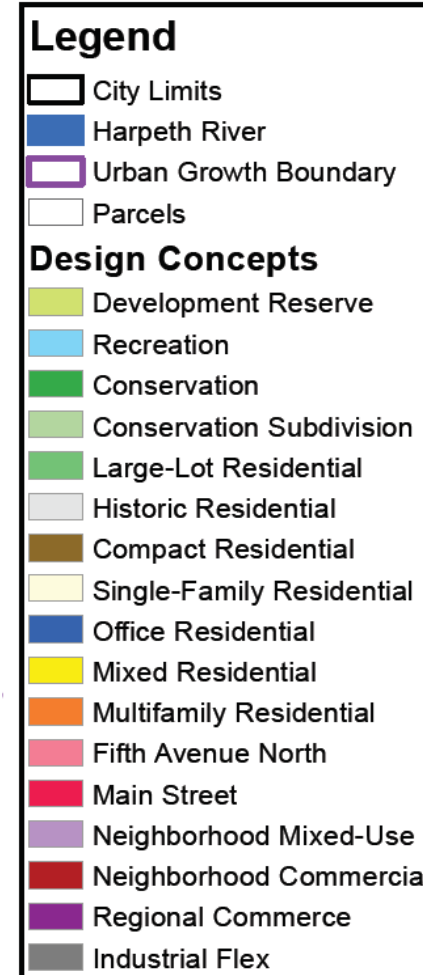
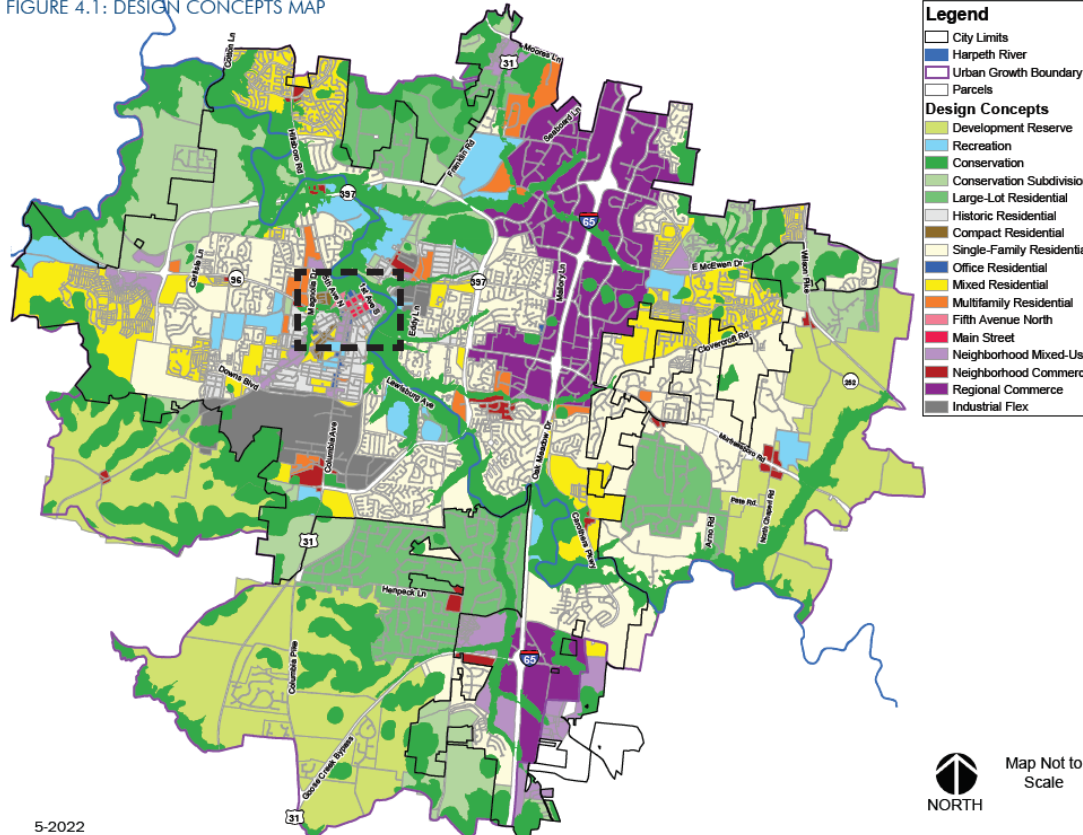


FRANKLIN

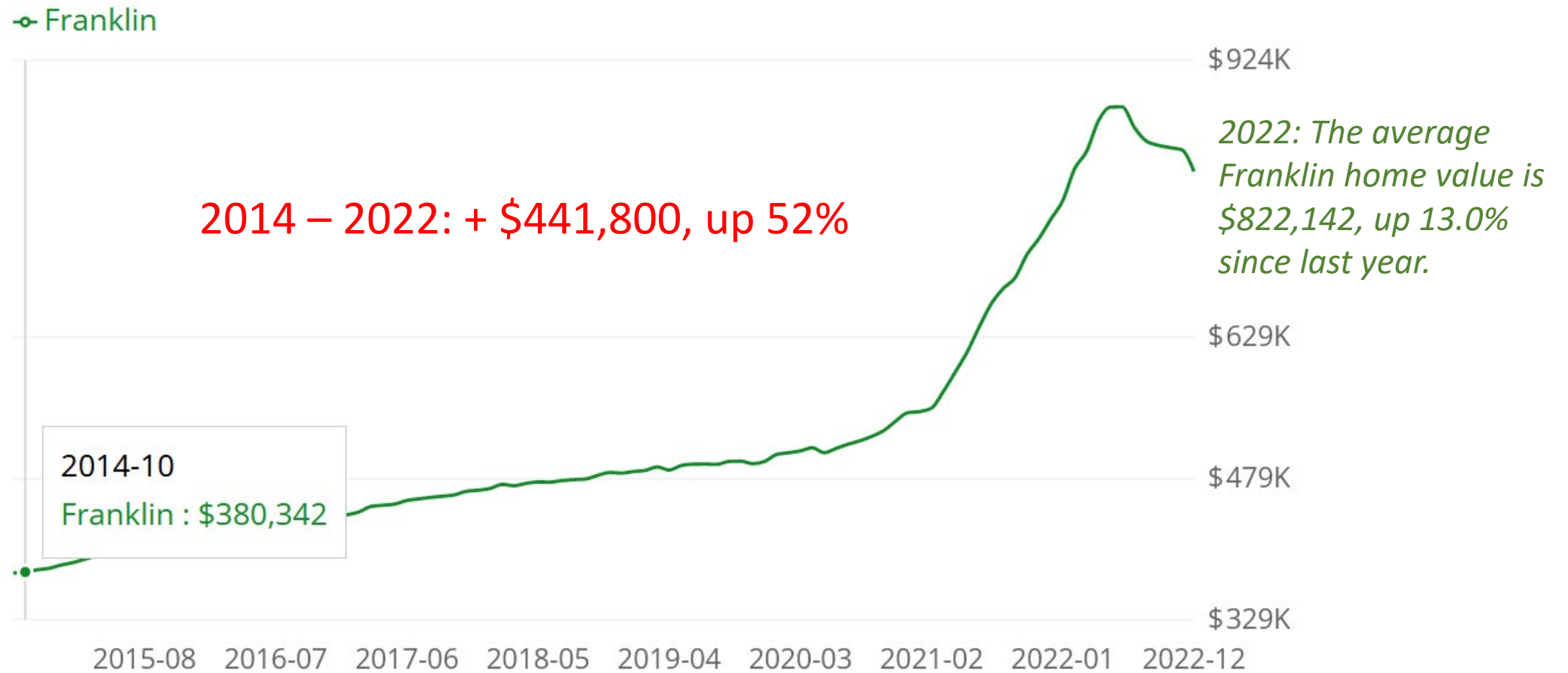
“The city strives to create inviting neighborhoods with memorable character through a balanced mix of dwellings, parks and open spaces, civic buildings, shops, and workplaces.”

Envision Franklin Design Concept Map

FIGURE 4.1: DESIGN CONCEPTS MAP



Who Can Live in Franklin?



Source: Zillow

Housing Data in Peer Cities

Peer Cities	Vacancy rate	Home value to income ratio	Homeownership rate	Percent rent-burdened household	Median monthly housing costs	Percent change in population, 2000-202	Median household income	Total population
PCIT-960 Median	7.70%	3.6	56.10%	50.40%	\$1,151	8.60%	\$58,154	73,817
Peer Group Median	3.10%	4.4	65.80%	44.30%	\$1,657	71.10%	\$98,259	86,403
San Ramon, California	3%	6	71.80%	44.60%	\$2,953	81.90%	\$167,345	81,344
Tracy, California	2.80%	4.9	61.80%	44.70%	\$2,006	60.70%	\$95,741	91,462
Folsom, California	3%	4.7	68.40%	46.70%	\$2,048	53.40%	\$118,006	79,584
Broomfield, Colorado	3%	4.5	66.30%	45.30%	\$1,695	81.50%	\$101,206	69,444
Mount Pleasant, SC	7.70%	4.5	71.80%	50.60%	\$1,737	87.80%	\$104,772	89,410
Franklin, Tennessee	4.70%	4.4	65.40%	38.50%	\$1,619	92.80%	\$100,169	80,675
Chandler, Arizona	6.40%	3.8	64.90%	41.70%	\$1,419	45.60%	\$85,796	257,076
Alpharetta, Georgia	5.90%	3.7	67.70%	40.70%	\$1,665	91%	\$119,568	66,566
Nampa, Idaho	3.10%	3.6	66.30%	44.10%	\$971	86.70%	\$53,205	96,825
Plano, Texas	5.20%	3.5	58.90%	37.50%	\$1,546	30.10%	\$96,348	288,870
Carmel, Indiana	5.80%	3.1	75.70%	34.90%	\$1,459	162.70%	\$115,109	99,130

Source: Peer City Identification Tool (PCIT), Federal Reserve Bank of Chicago

POLL QUESTION

What is
“missing middle housing”?

Missing Middle Housing

- Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.
- Fits seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options.
- Offers a range of affordability and the growing demand for walkability.



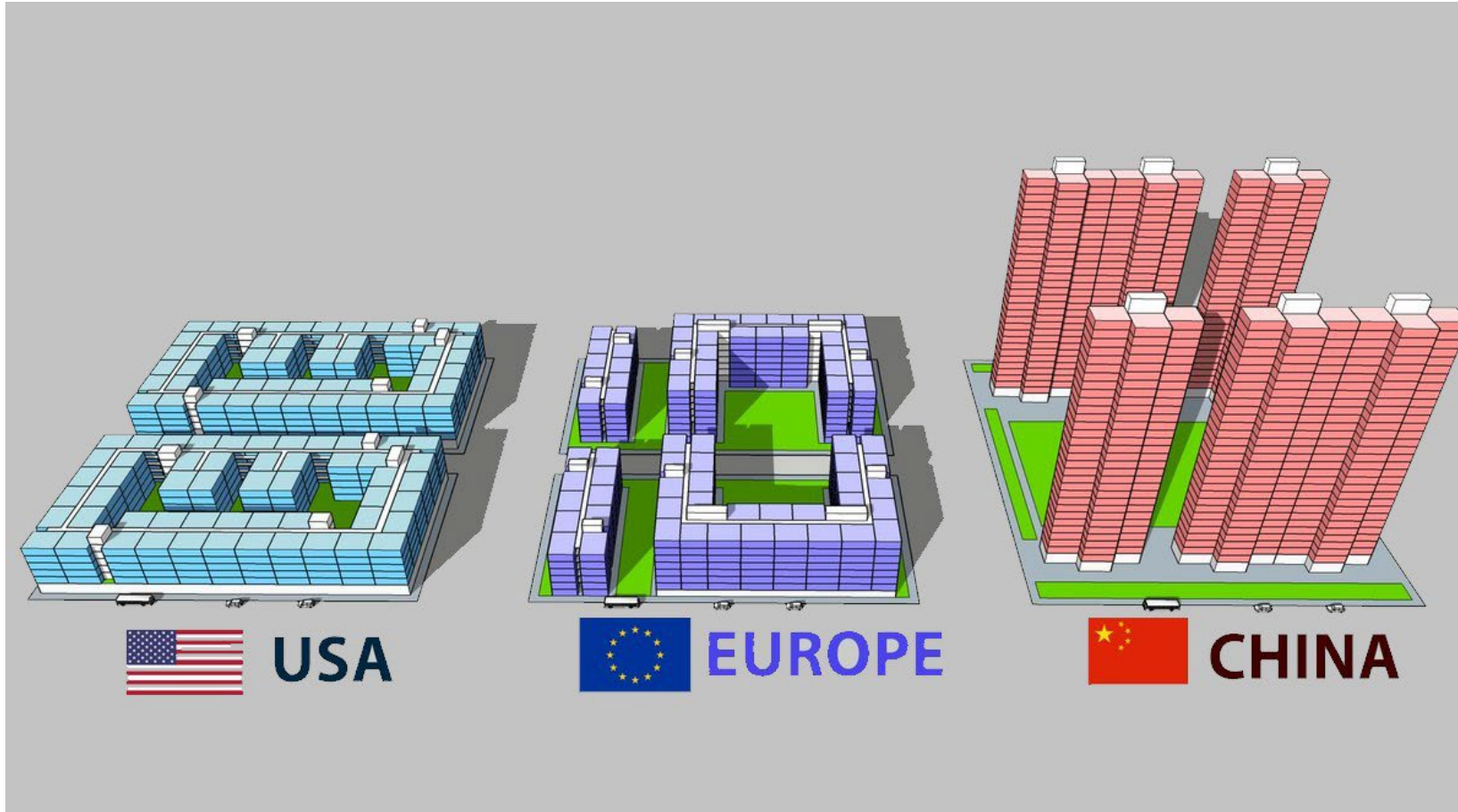
Source: MissingMiddleHousing.com

Envision Franklin – Vibrant Neighborhoods

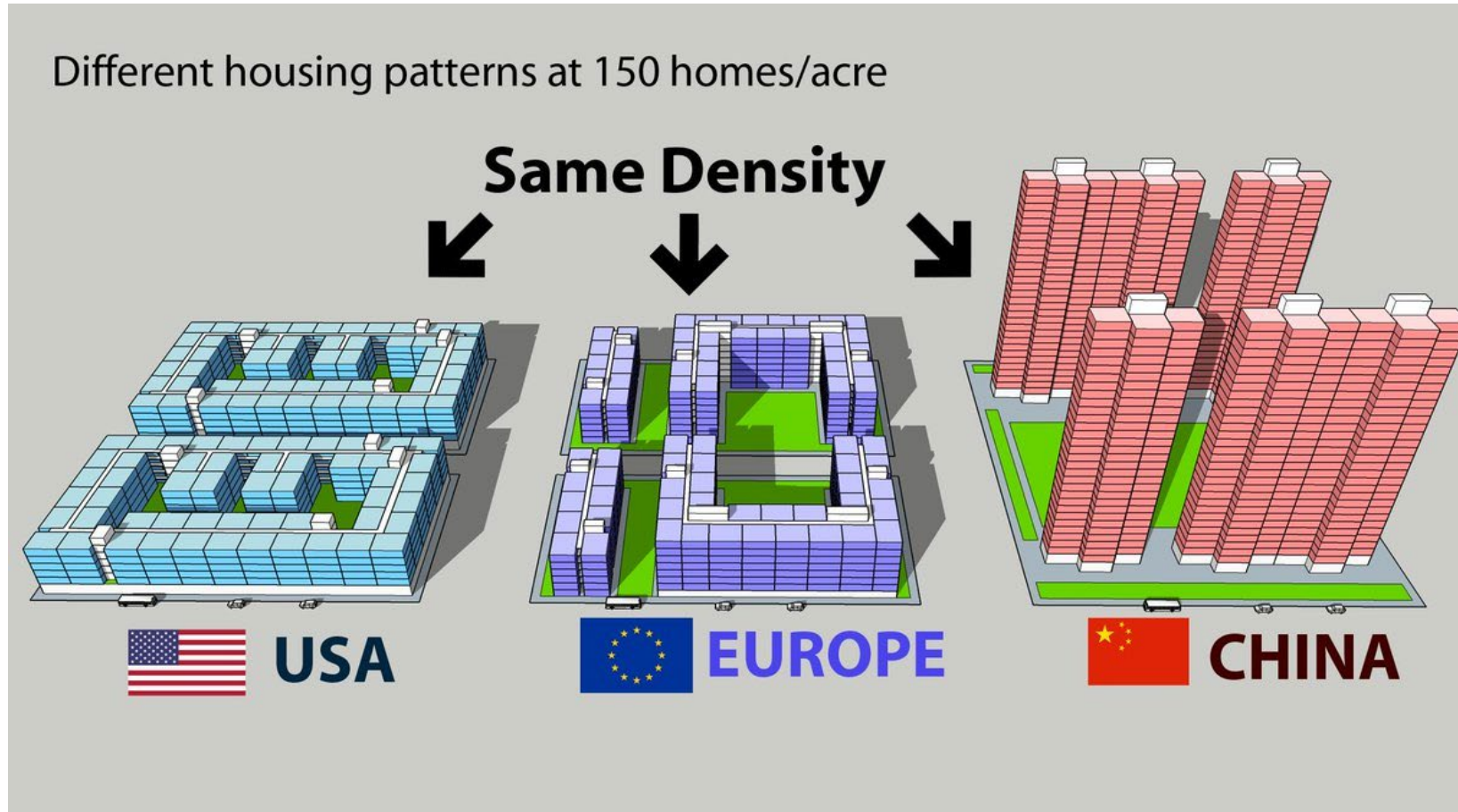
- Vibrant neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale) interspersed within neighborhoods across the City. (p 17)
- Neighborhoods should be connected to convenient amenities and services, including neighborhood gathering places with commercial services, restaurants, outdoor dining, coffee shops, and corner stores. (p 17)



Which is the least density?

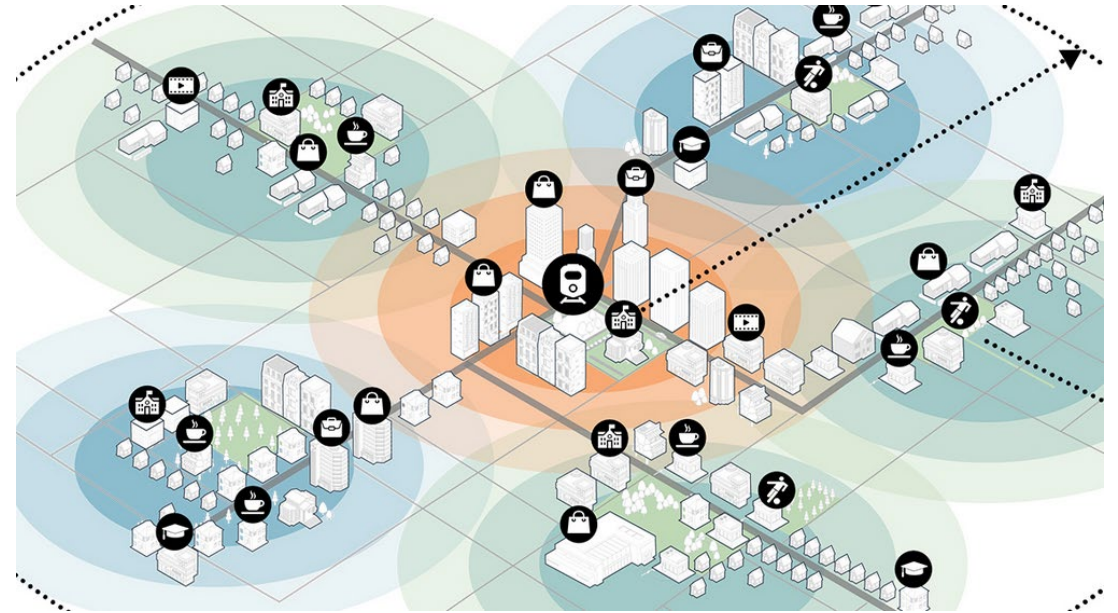


The same density can still look very different



The 20-Minute Suburb *(cousin to the 15-minute city)*

- Create more livable, walkable, and human-focused suburban neighborhoods
- Swap suburban sprawl for zoning reform, housing affordability, and sustainable transportation.
- Missing middle housing is one opportunity to achieve these goals.



Source: Skidmore Owings Merrill, *Suburban Reinvention* (2022)

FOR DISCUSSION

1. What residential options are “marketable, allowed, AND convenient” to build in Franklin?
2. What happens if people who work in Franklin have to move further away to find lower cost housing?



Franklin & the Future of Housing: Presentation Sources

American Planning Association. Meet the 15-Minute City's Cousin: The 20-Minute Suburb.
<https://www.planning.org/planning/2023/winter/meet-the-15-minute-citys-cousin-the-20-minute-suburb>

BBC Research Consulting, *Housing Needs Assessment: City of Franklin (2014)*
<https://www.franklinton.gov/home/showdocument?id=19661>

Bipartisan Policy Center. *Housing Supply Trends in All 50 States*.
<https://bipartisanpolicy.org/report/housing-supply-trends-50-states/>

Brookings Institution. *Modernizing family: America's demographics are transforming, but our housing supply is not*. <https://www.brookings.edu/essay/trend-2-americas-demographics-are-transforming-but-our-housing-supply-is-not/>

Data for the City of Franklin 2022 Development Report (forthcoming)

[*Envision Franklin*](#)

Harvard Joint Center for Housing Studies

- *State of the Nation's Housing 2022* <https://www.jchs.harvard.edu/state-nations-housing-2022>
- *The Surge in Household Growth and What It Suggests About the Future of Housing Demand*
<https://www.jchs.harvard.edu/blog/surge-household-growth-and-what-it-suggests-about-future-housing-demand>

[*MissingMiddle Housing.com*](#)

Peer City Identification Tool (PCIT), Federal Reserve Bank of Chicago
<https://www.chicagofed.org/region/community-development/data/pcit###>

RentCafe Market Insights. *The Biggest Game Changers in Renting Are Older, Highly-Educated Renters, and 2.5 Million Stronger* <https://www.rentcafe.com/blog/rental-market/real-estate-news/todayrenterprofile-older-highly-educated-suburban/>

Tischler Bise, *Market Analysis City of Franklin & Goose Creek Basin, March 2022*
<https://www.franklinton.gov/home/showpublisheddocument/34618/637836322139200000>



Additional Suggested Housing Resources

American Planning Association. *Equity in Zoning Policy Guide*.

<https://www.planning.org/publications/document/9264386/>

American Planning Association. *What Is Zoning Reform and Why Do We Need It?*

<https://www.planning.org/planning/2023/winter/what-is-zoning-reform-and-why-do-we-need-it>

Center for Neighborhood Technology. “Housing + Transportation Affordability Index,” August 20, 2018.

<https://cnt.org/tools/housing-and-transportation-affordability-index>.

Grounded Solutions Network <https://groundedsolutions.org/>

Housing Matters from the Urban Institute <https://housingmatters.urban.org/>

American Planning Association and the National League of Cities. *Housing Supply Accelerator*.

<https://www.planning.org/housing-supply-accelerator/>

Local Housing Solutions from the Housing Solutions Lab at NYU <https://localhousingsolutions.org/>

Local Housing Solutions. “Reductions in Impact Fees and Exactions,” November 29, 2022.

<https://localhousingsolutions.org/housing-policy-library/reductions-in-impact-fees-and-exactions/>.

Mixed-Use Zoning – Sustainable Development Code. n.d. <https://sustainablecitycode.org/brief/mixed-use-zoning-3/>.

American Planning Association. *Model Streets Connectivity Standards Ordinance*, p. 147, Chapter 4.11 in Smart codes: Model land-development regulations..

<https://www.planning.org/publications/report/9026880/>

Montgomery Planning. *Study of Mixed-Use Development Trends*, July 2, 2022.

<https://montgomeryplanning.org/tools/research/real-estate-and-land-use/mixed-use-study/>.

Parolek, Karen. *How to Get By-Right Zoning Right. Missing Middle Housing*, November 17, 2016.

<https://missingmiddlehousing.com/how-to-get-by-right-zoning-right/>.

Turner Center for Housing Innovation at UC Berkeley <https://turnercenter.berkeley.edu/>

Urban Institute. *The cost of affordable housing: Does it pencil out?* <https://apps.urban.org/features/cost-of-affordable-housing/>

Conservation Subdivision Design Concept

Intent: To create or maintain single-family residential character while preserving a significant amount of contiguous open space to either protect environmentally sensitive areas or maintain rural character. Other residential types that take on a single-family residential form may also be supported to compensate for land preservation.



Conservation Subdivision Primary vs Secondary Uses

Primary uses:
Single-family residential

Secondary uses:
Duplexes, big houses, (max of 4 units),
farmstead compound, and institutional,
and recreational;

Conservation Subdivision Example

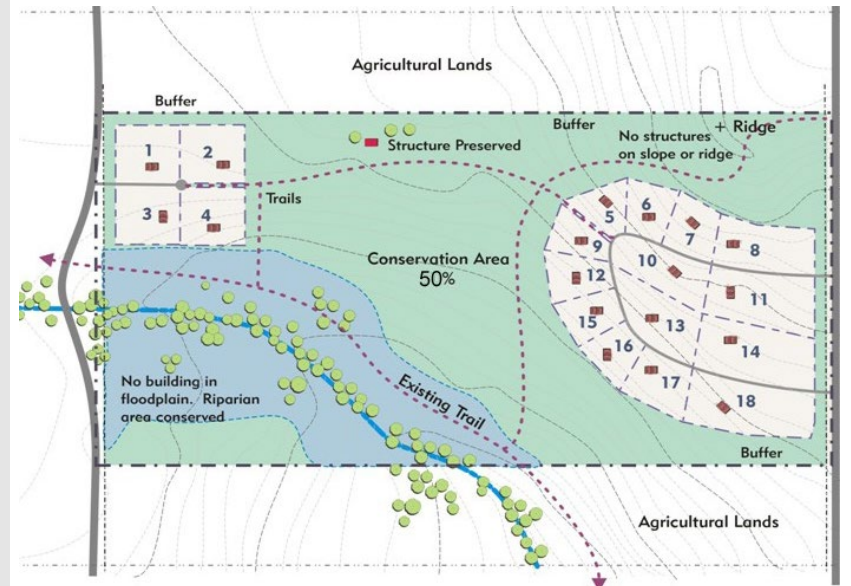
Dwelling Type	Structures	Units
Single-Family House	12	12
Big House	10	40
TOTAL	22	52

*Primary vs Secondary
uses has been interpreted
per structure*

Conservation Subdivision Open Space Preservation

New development should preserve a minimum of 50% open space, strategically targeted towards:

- Hillsides and hilltops
- Riparian corridors
- Scenic vistas
- Trails
- Tree rows
- Woodlands



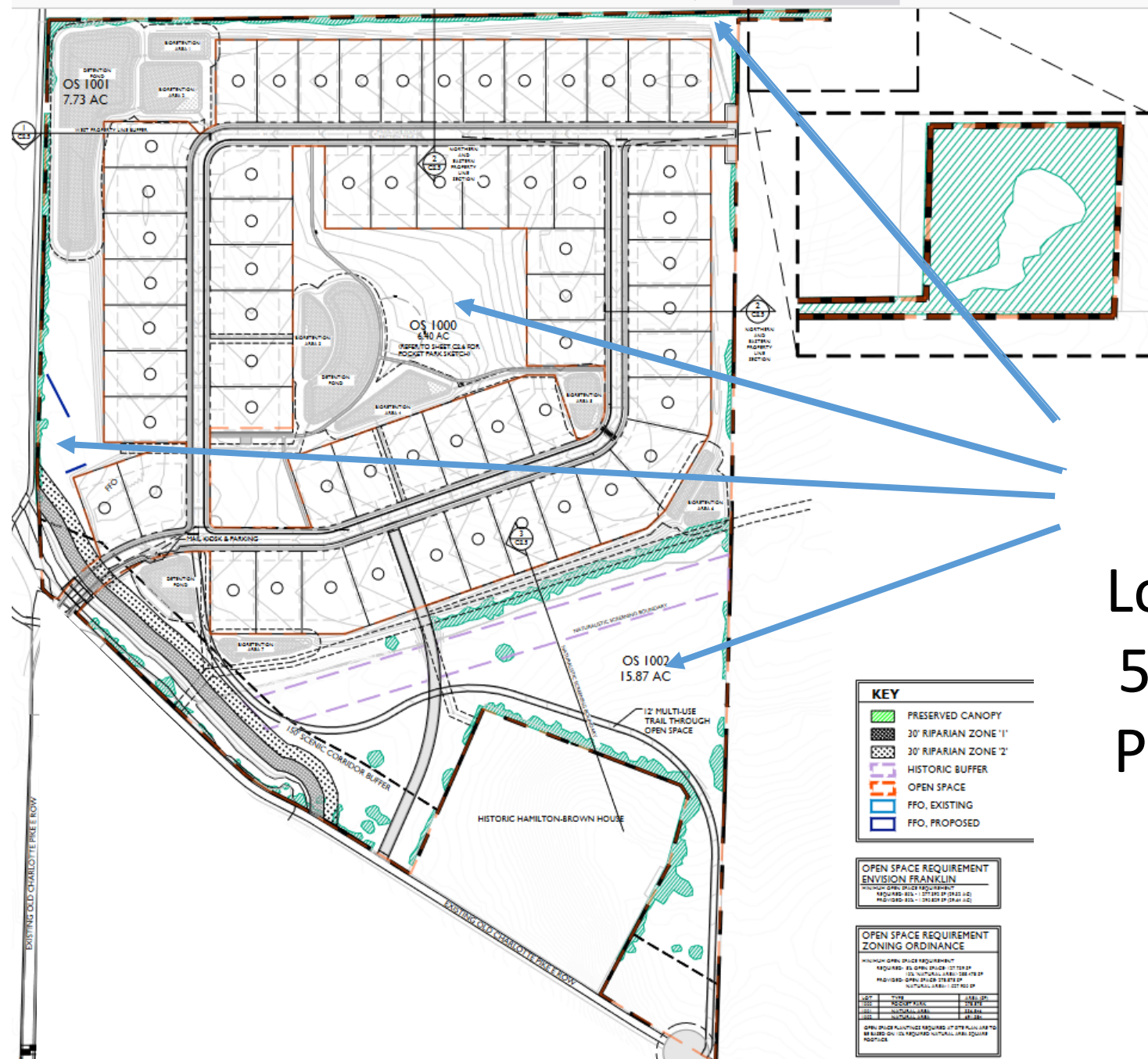
Conservation Subdivision Example



Open
Space
Locations

68% O/S
Provided

Conservation Subdivision Example



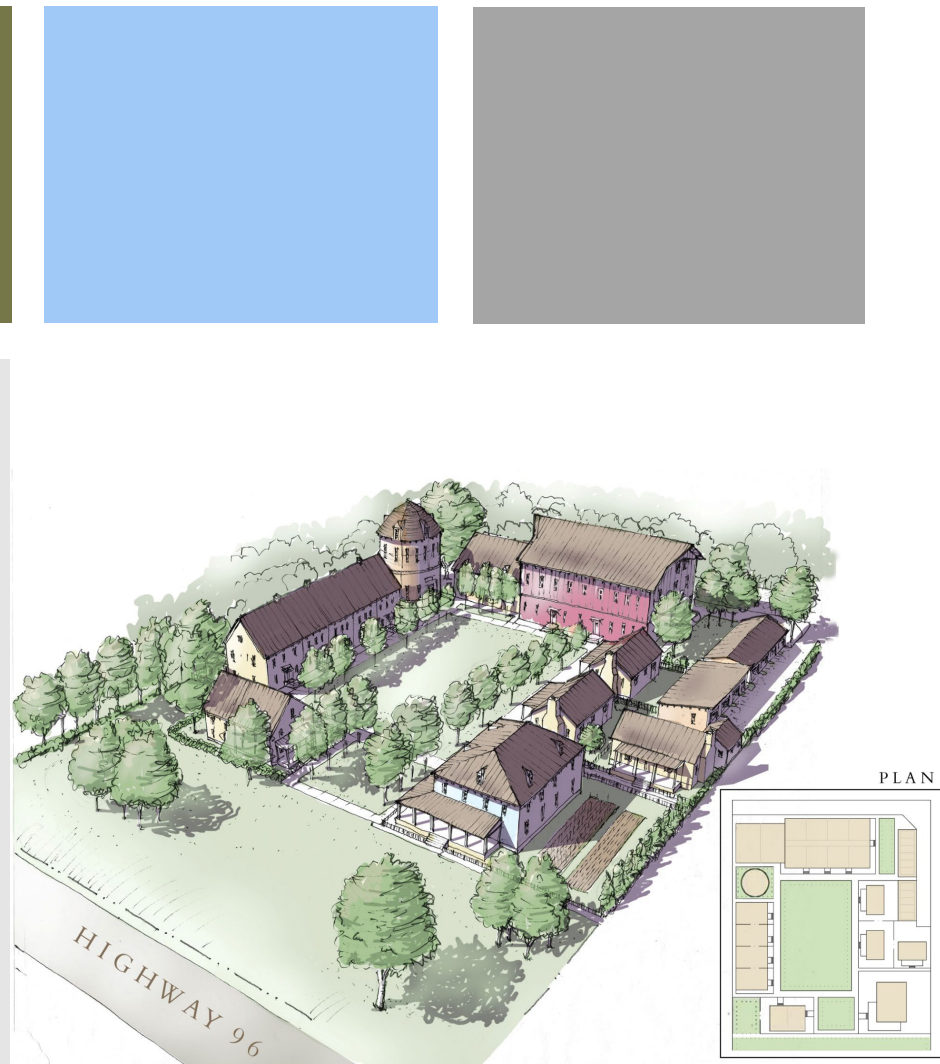
Open
Space
Locations
50% O/S
Provided

Conservation Subdivision Farmstead Compound

If the Farmstead Compound is used, generally 70% open space should be dedicated to offset the intensity of this use.

Definition: A residential development with one main structure that resembles a large, detached single family dwelling, a barn, and associated outbuildings. While maintaining the architecture, form, and scale of a farmstead, each building may contain multiple dwelling units.

The Farmstead Compound has not been used.

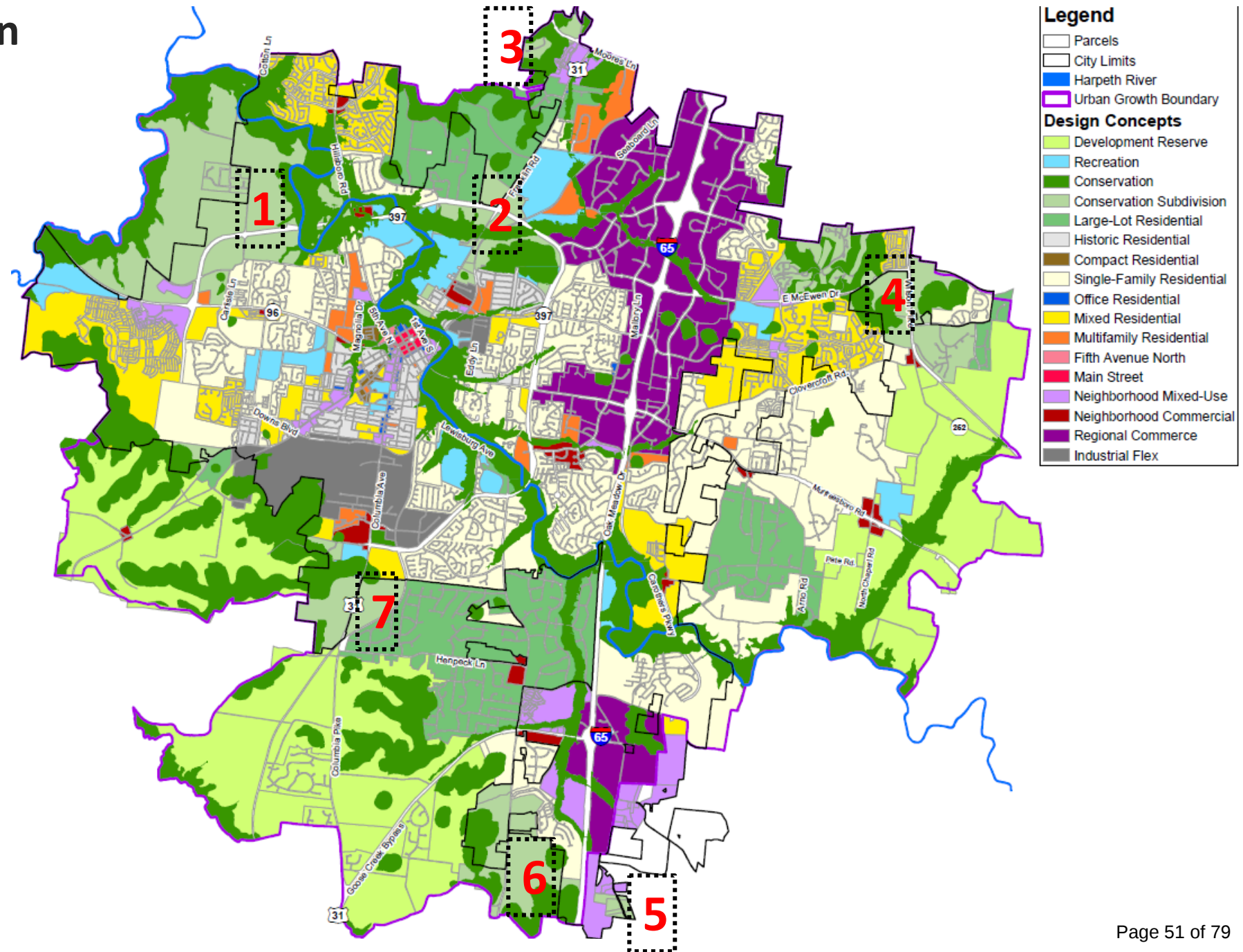


Conservation Subdivision Design Concept

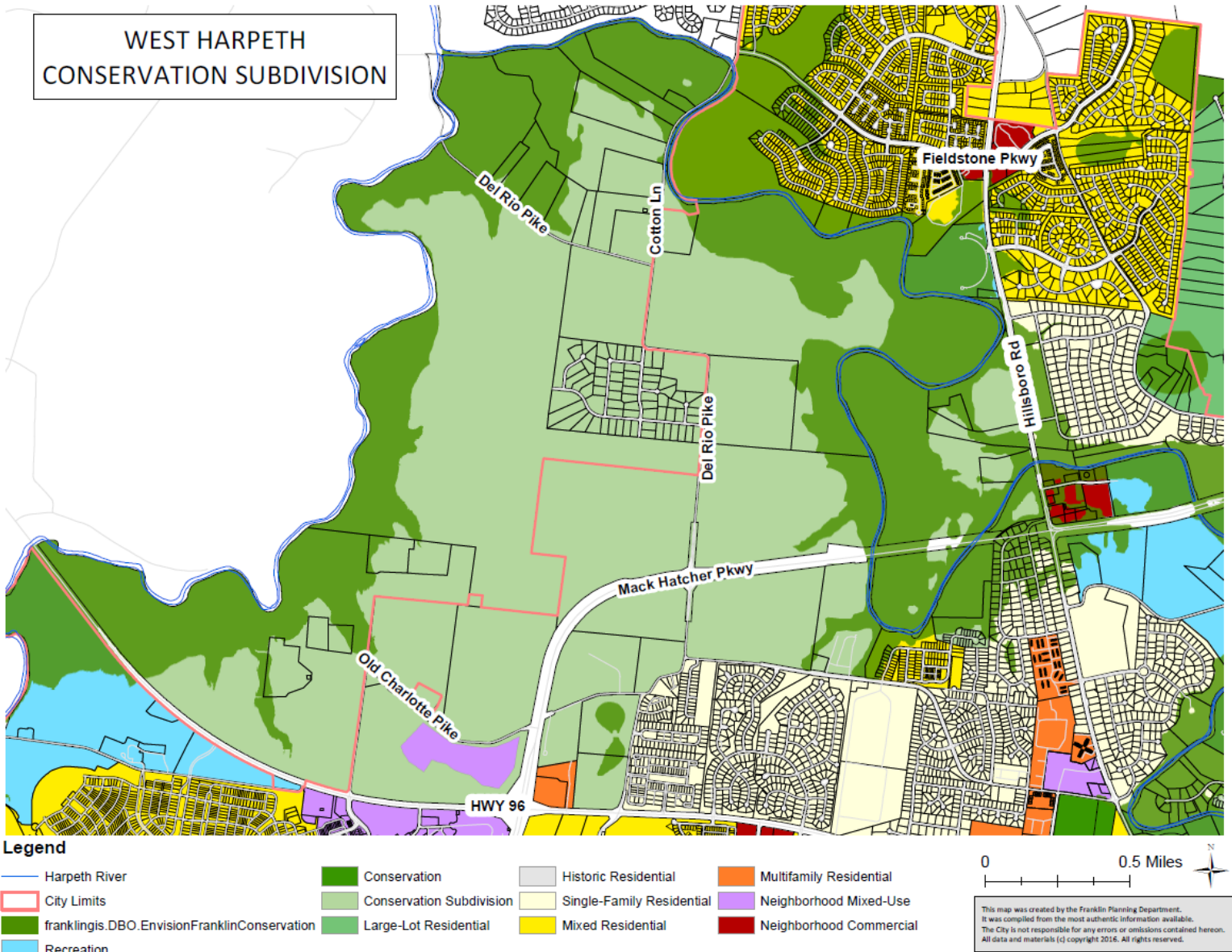
Locations on Map:

1. West Harpeth
2. Franklin Road and Mack Hatcher
3. Lynnwood Way
4. McEwen and Wilson Pike
5. Pratt Lane
6. Lewisburg Pike, south of Goose Creek Bypass
7. Columbia Pike, south of Mack Hatcher

<https://web.franklin.tn.gov/FlippingBook/EnvisionFranklin/34/index.html>



WEST HARPETH
CONSERVATION SUBDIVISION



Primarily Single Family Uses

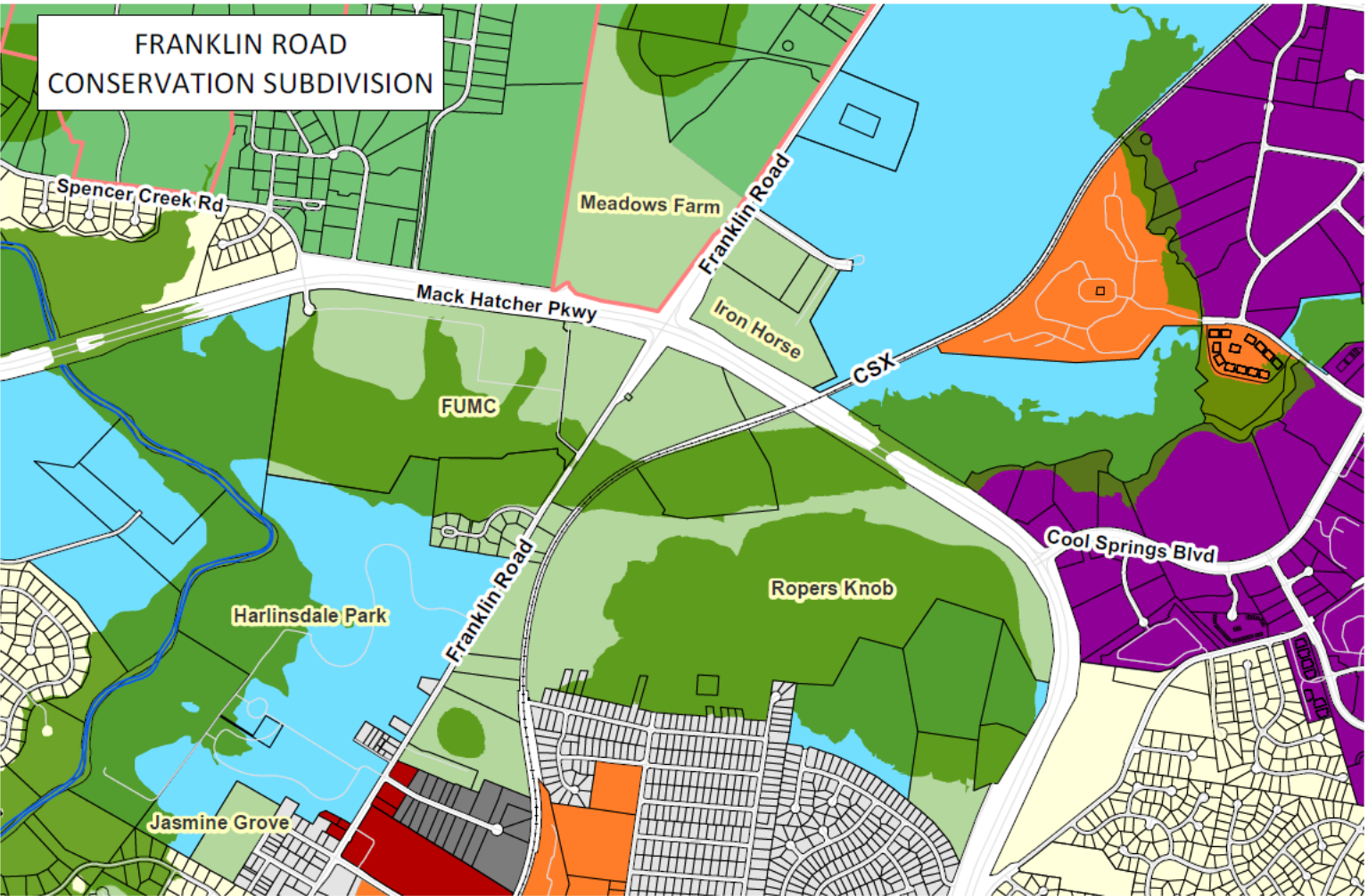
Secondary Uses include Duplexes, *Townhouses**, Big Houses, Farmstead Compound, Institutional, and Recreational

50% Preserved Open Space Minimum

Includes natural features, scenic vistas, pastures, woodlands, amenities, and multi-use trail connections

Special Consideration

For the NW Quadrant to allow townhouses and also local commercial uses at the future intersection of Del Rio Pike and Mack Hatcher Parkway. New development shall enhance and improve the street network.



Primarily Single Family Uses

Secondary Uses include Duplexes, Big Houses, Farmstead Compound, Institutional, and Recreational

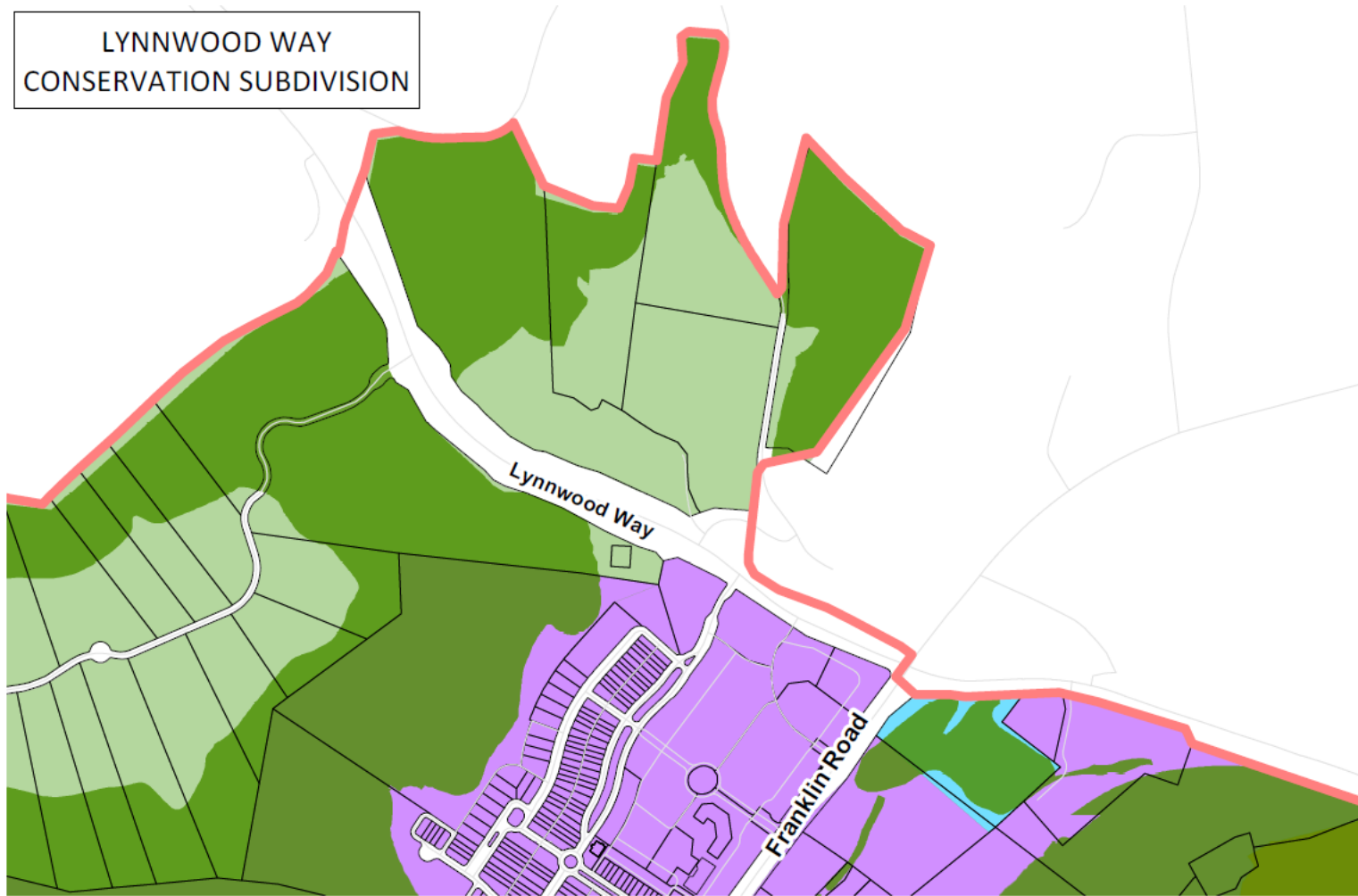
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Includes natural features, scenic vistas, pastures, woodlands, amenities, and multi-use trail connections

Special Consideration

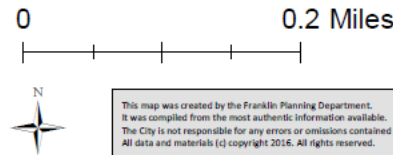
150-foot setback off ROW
 No commercial uses;
 New local streets should have rural character;
 Trail interconnectivity promoted;

LYNNWOOD WAY
CONSERVATION SUBDIVISION



Legend

- Railroad Centerline
- Harpeth River
- City Limits
- Conservation
- Recreation
- Conservation Subdivision
- Multifamily Residential
- Neighborhood Mixed-Use



Primarily Single Family Uses

Secondary Uses include Duplexes, Big Houses, Farmstead Compound, Institutional, and Recreational

50% Preserved Open Space Minimum

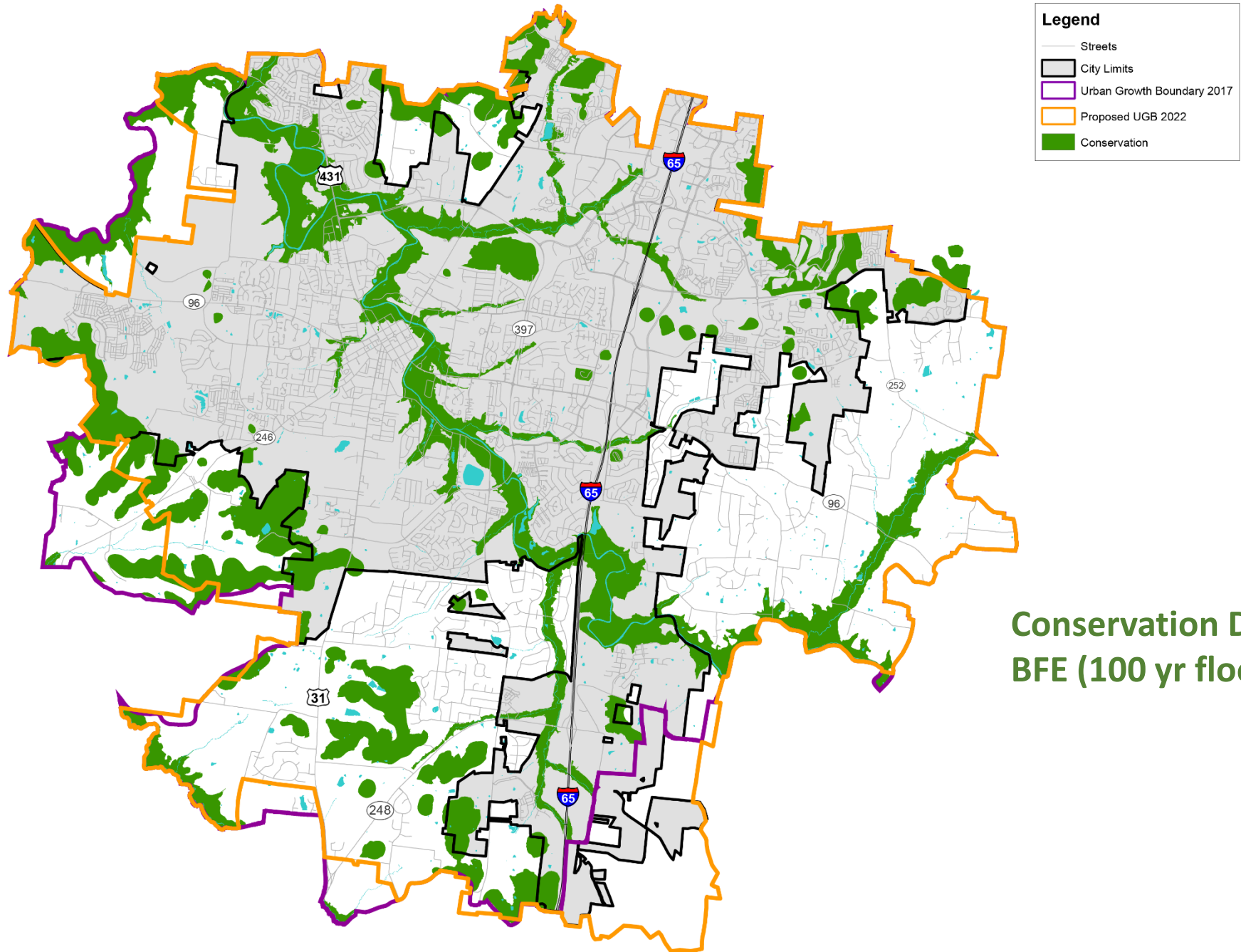
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Special Consideration

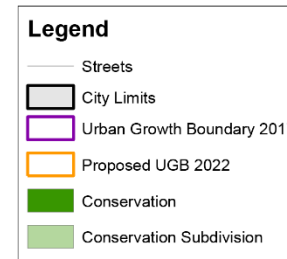
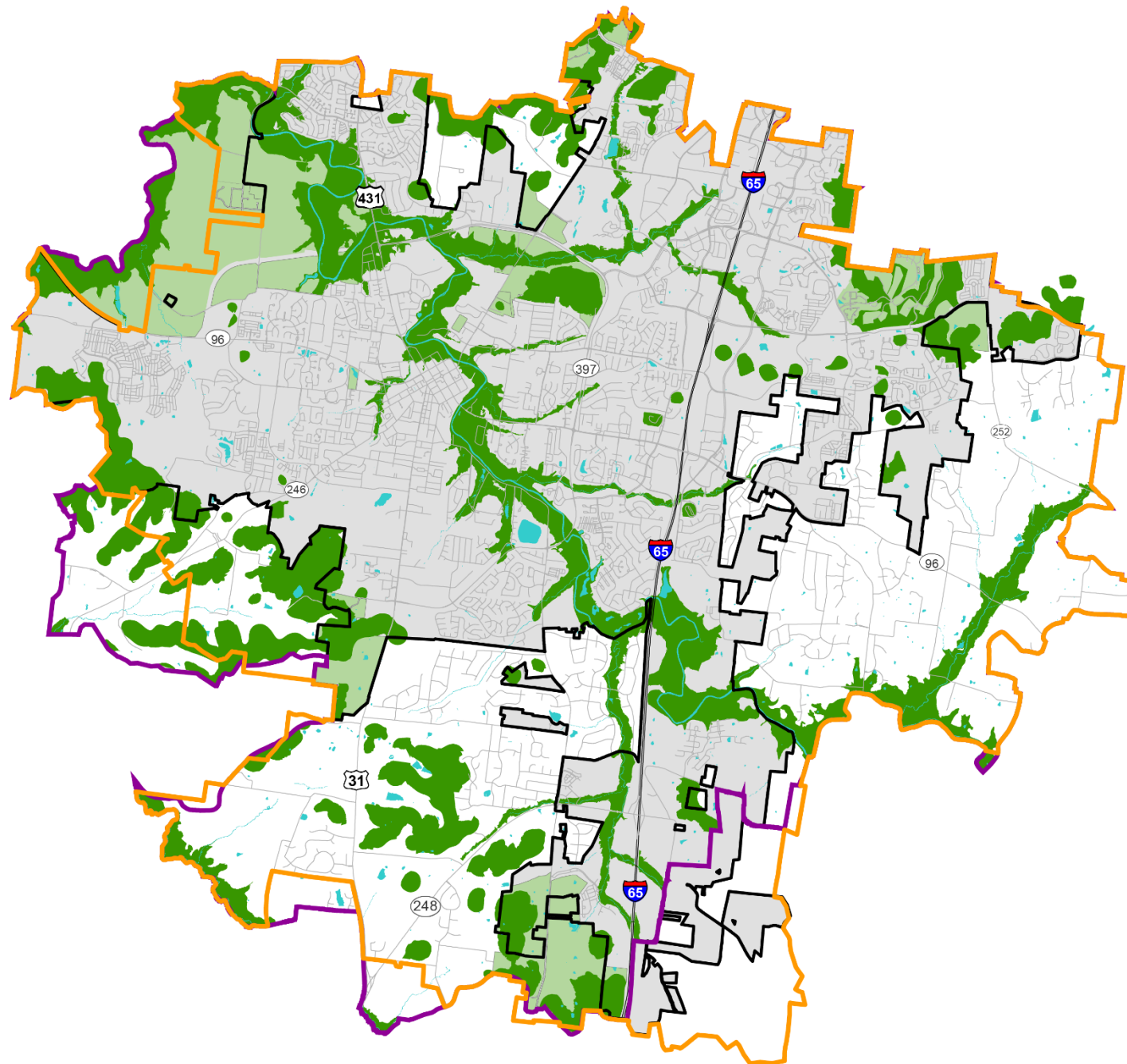
New development should be set back from Lynnwood Way in order to preserve the scenic beauty of the area. A viewshed study should be provided during the review process to ensure the preservation of natural view corridors.



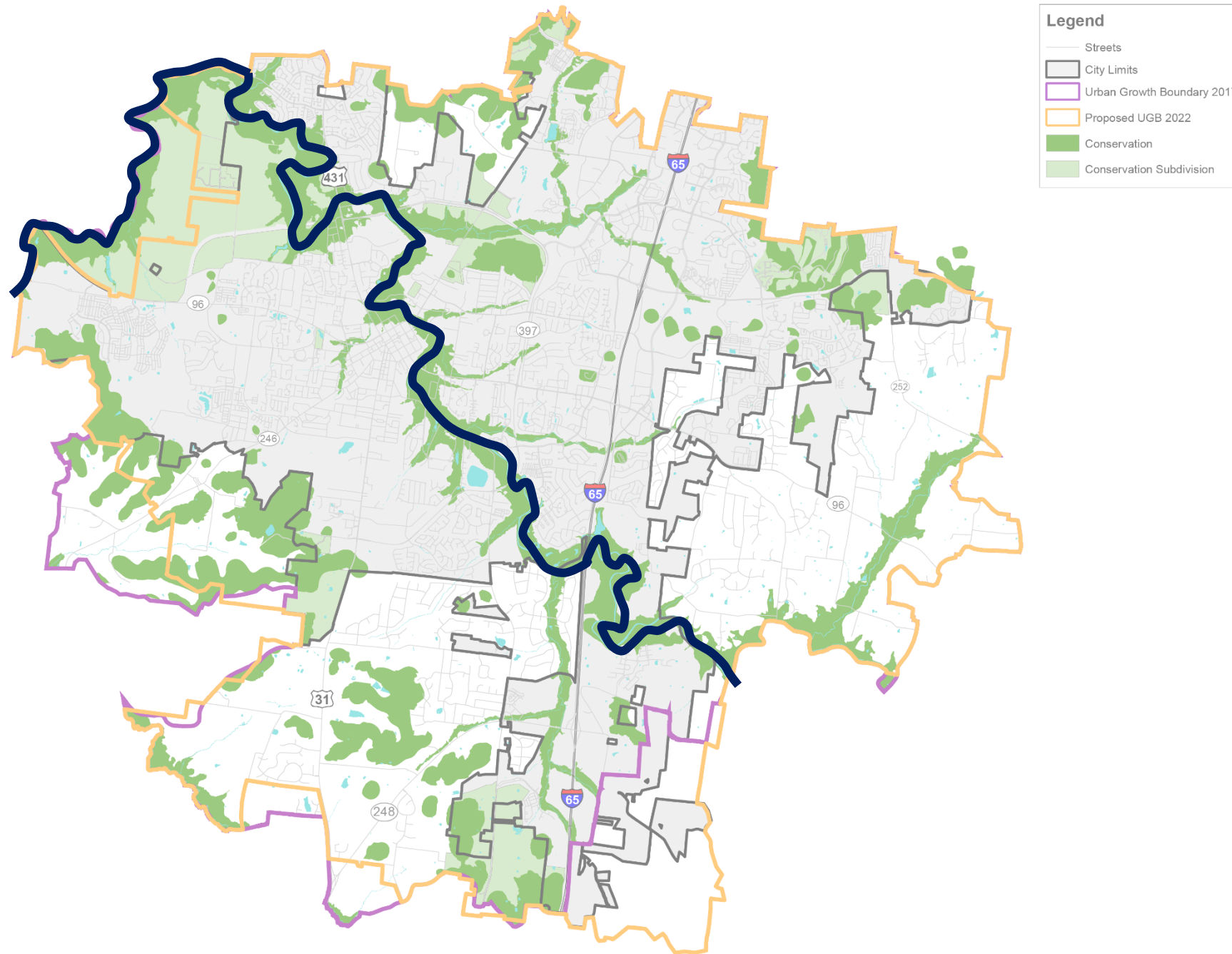
Conservation Design Concept

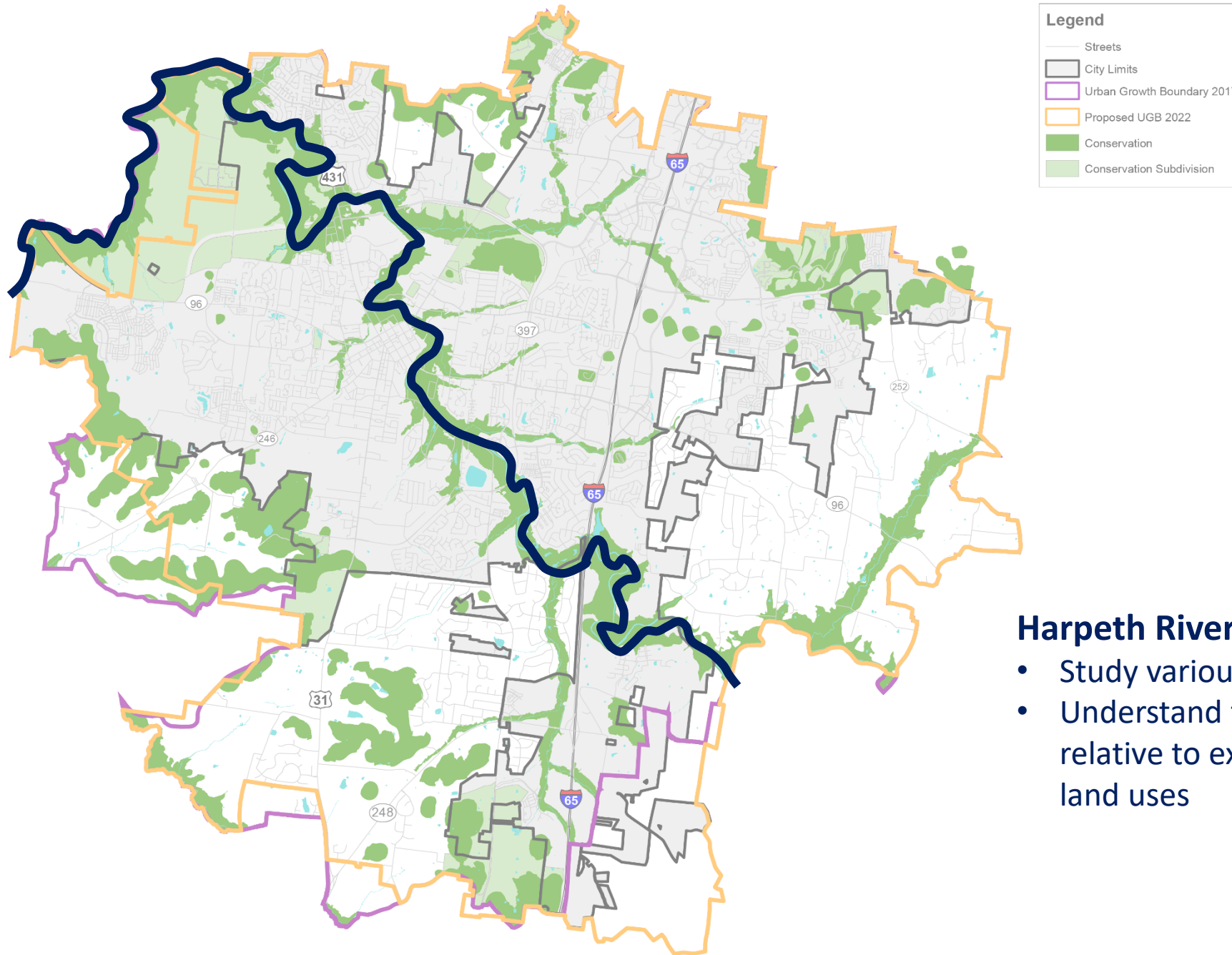


Conservation Design Concept
BFE (100 yr flood)



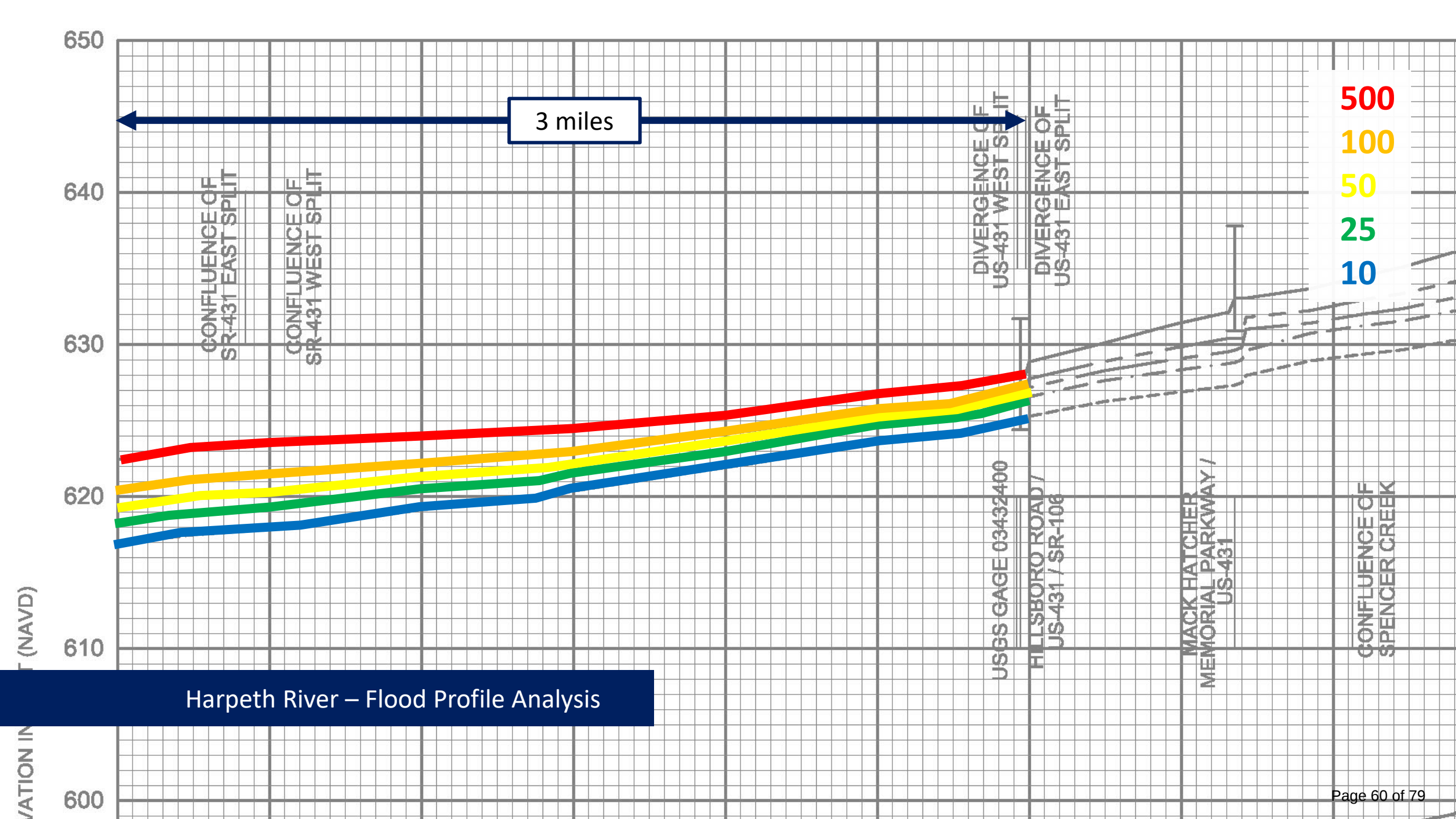
Conservation Subdivision





Harpeth River

- Study various flood extents
- Understand flood elevations relative to existing/proposed land uses





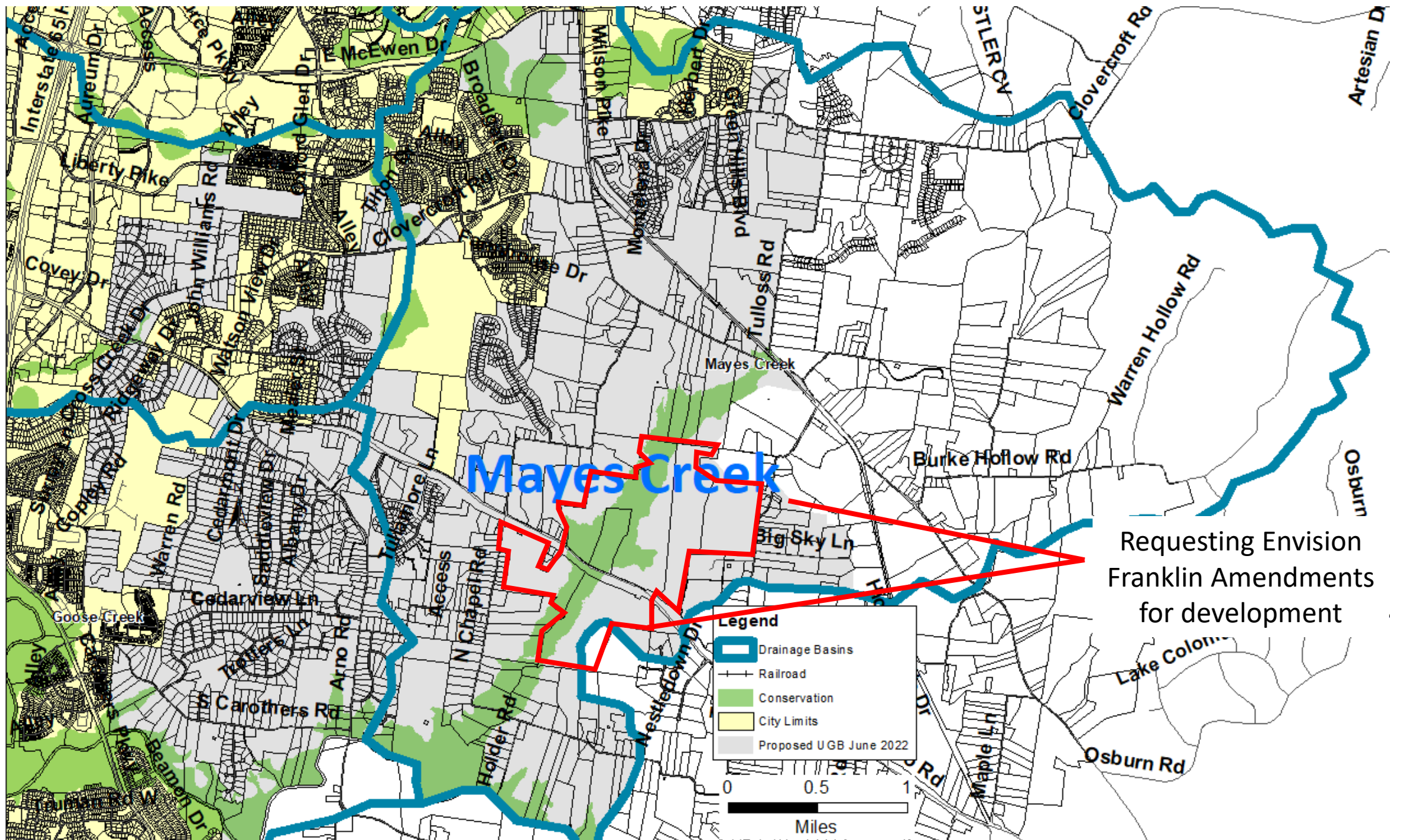
Harpeth River – BFE Elevation Review

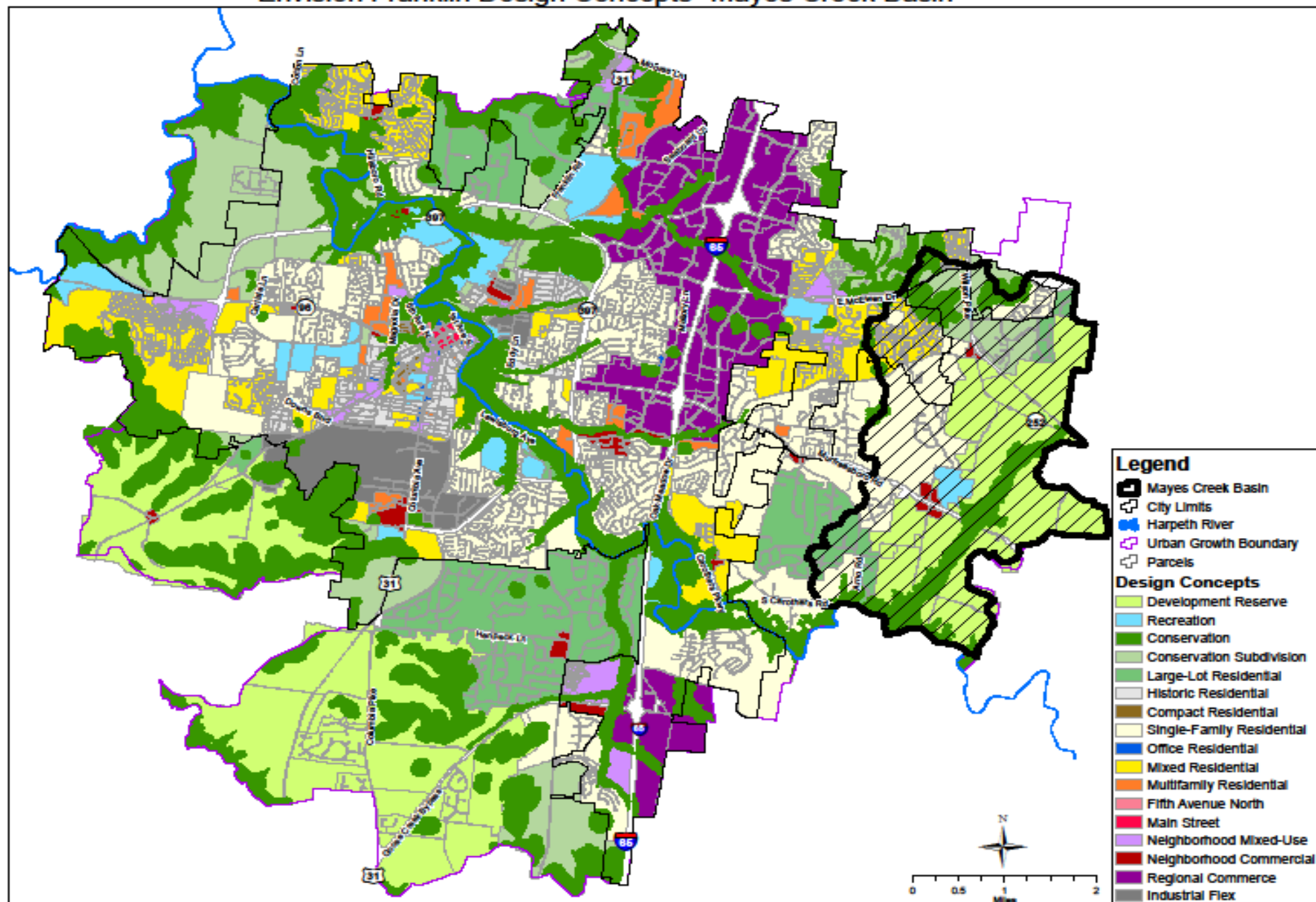
Discussion

- Should we change how we count open space to achieve 50%?
- Should we continue to interpret primary vs secondary uses as we have been?
- Should we keep, remove, or modify Farmstead Compound?
- Are there any other policy (text) changes you would like to see?
- Are there any changes you would like to see to the mapped locations of Conservation Subdivision?

Mayes Creek Basin

Annexation Capabilities Study 2023 Update





Mayes Creek Community Meeting & Survey Responses

November 2017

- Overwhelming desire for no growth or limited development
 - Low-density residential is most appropriate if development occurs (large lot sizes with preserved open space)
- Some opportunities for annexation
- Existing Infrastructure does not support new growth:
 - One-lane underpasses
 - New schools needed
 - Clovercroft Road improvements
 - New parks and greenways

Mayes Creek Community Meeting & Survey

November 2017

48 Sticky Notes

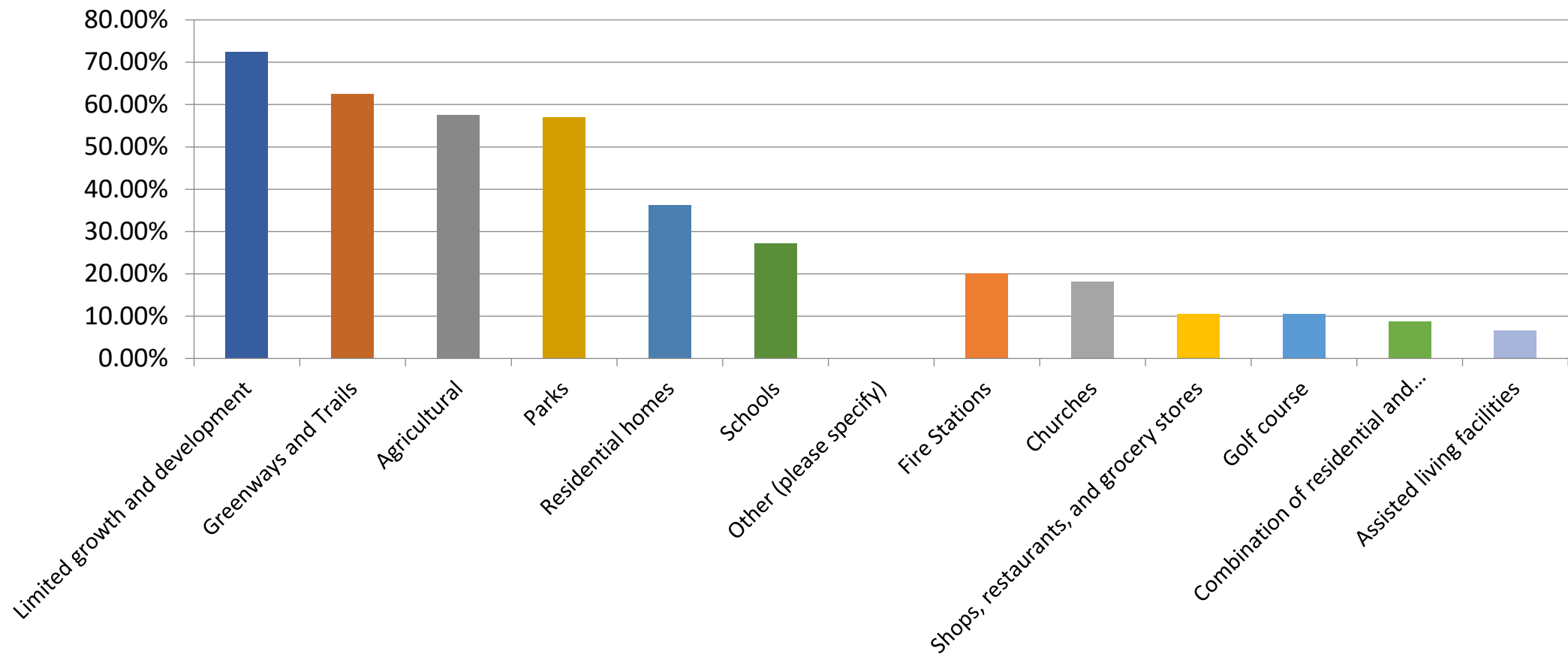


- *Overwhelmingly against development*
- *Maintain character of the area; provide infrastructure before development; community should decide zoning plan; land for schools*
- *Green space and residential on 2+ acres; slow the development the infrastructure is not ready*
- *Don't disrupt existing residential communities to bring city services to undeveloped land*
- *Do not overdevelop. It will ruin what Williamson County is*

Mayes Creek Community Meeting & Survey

November 2017

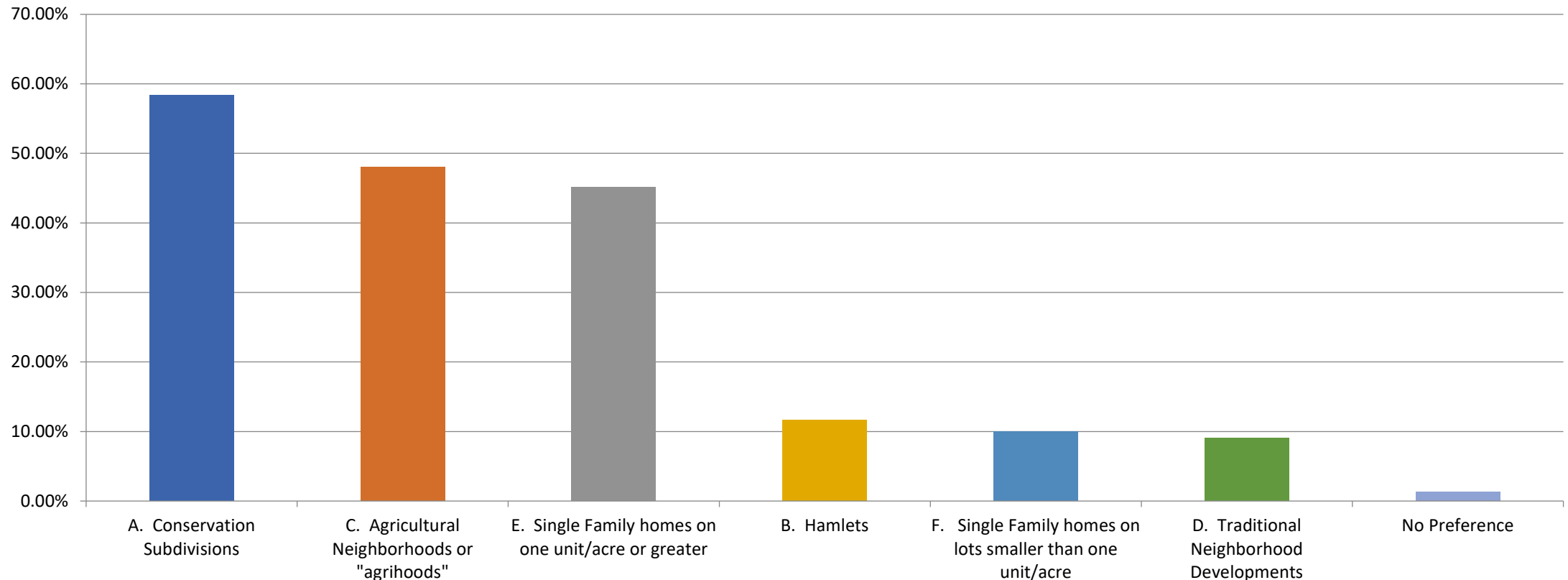
Q2. Which types of uses do you envision for the Mayes Creek Basin? Select all that apply.



Mayes Creek Community Meeting & Survey

November 2017

Q3: Which types of residential neighborhoods do you think are appropriate for the Mayes Creek Basin? Please refer to the images below and select all that apply.



* "Conservation Subdivisions" and "Agrihoods" were not defined in this survey*

Mayes Creek Community Meeting & Survey

November 2017

Q5: What concerns do you have about properties being developed in the Mayes Creek Basin? Please select all that apply.

ANSWER CHOICES	RESPONSES	
Increase in traffic	89.68%	313
Loss of rural character	86.53%	302
Loss of open space/green space	85.39%	298
Inadequate roadway infrastructure	83.09%	290
Loss of wildlife	78.22%	273
Cost of upgrading infrastructure to meet the needs of new development	59.60%	208
Noise	55.30%	193
Light pollution	50.43%	176
Other (please specify)	25.79%	90
I don't have any concerns	1.72%	6
Total Respondents: 349		

Vision & Annexation Capability

- Potential for a small commercial node at the intersection of N. Chapel Rd. and Murfreesboro Rd.
- Majority of basin will likely continue to develop as single-family residential neighborhoods that are appropriate and contextual with the existing county subdivisions in the area.
- Potential increase in density of single-family along Murfreesboro Rd. once it is improved and expanded.

Transportation & Access

- Current roadway network is severely limited in connectivity
- Major roadway network improvements would be necessary to provide adequate access to developments in this basin.
- \$125m in MTP projects inside the City serving UGB area
- \$217.5m in MTP projects outside the City within UGB area
 - (\$342.5m total)

MTP Roadways

-  Major Arterial
-  Major Collector
-  Minor Arterial
-  Minor Collector

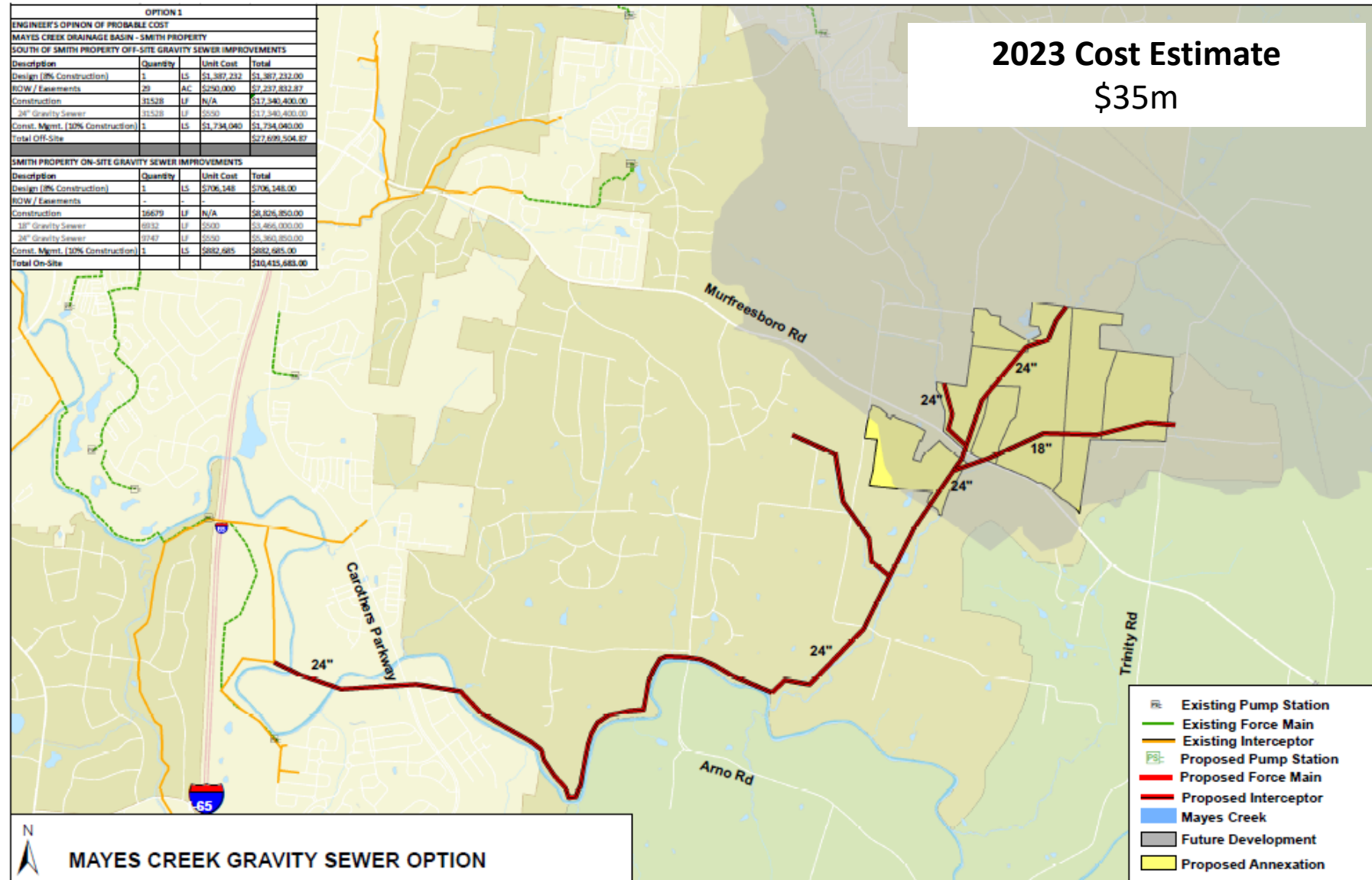
- 1) E. McEwen Dr. – \$44.3m
- 18) Clovercroft Rd. – \$11.3m
- 21) E. McEwen Dr. - \$25.5m
- 43) Clovercroft Rd. - \$11.3m
- 58) Liberty Pke Extension - \$11.1m
- 76) Clovercroft Rd. - \$21.4m

- 31) Wilson Pke. Realignment - \$75.8m
- 32) Wilson Pke. - \$19m
- 42) Market St. Extension - Funded
- 51) Wilson Pke. Extension - \$9.8m
- 69) N. Chapel Rd. - \$21m
- 73) Trinity Rd. - \$17.7m
- 84) Pate Rd. - \$19.9m
- 85) N. Chapel Rd. – \$22.6m

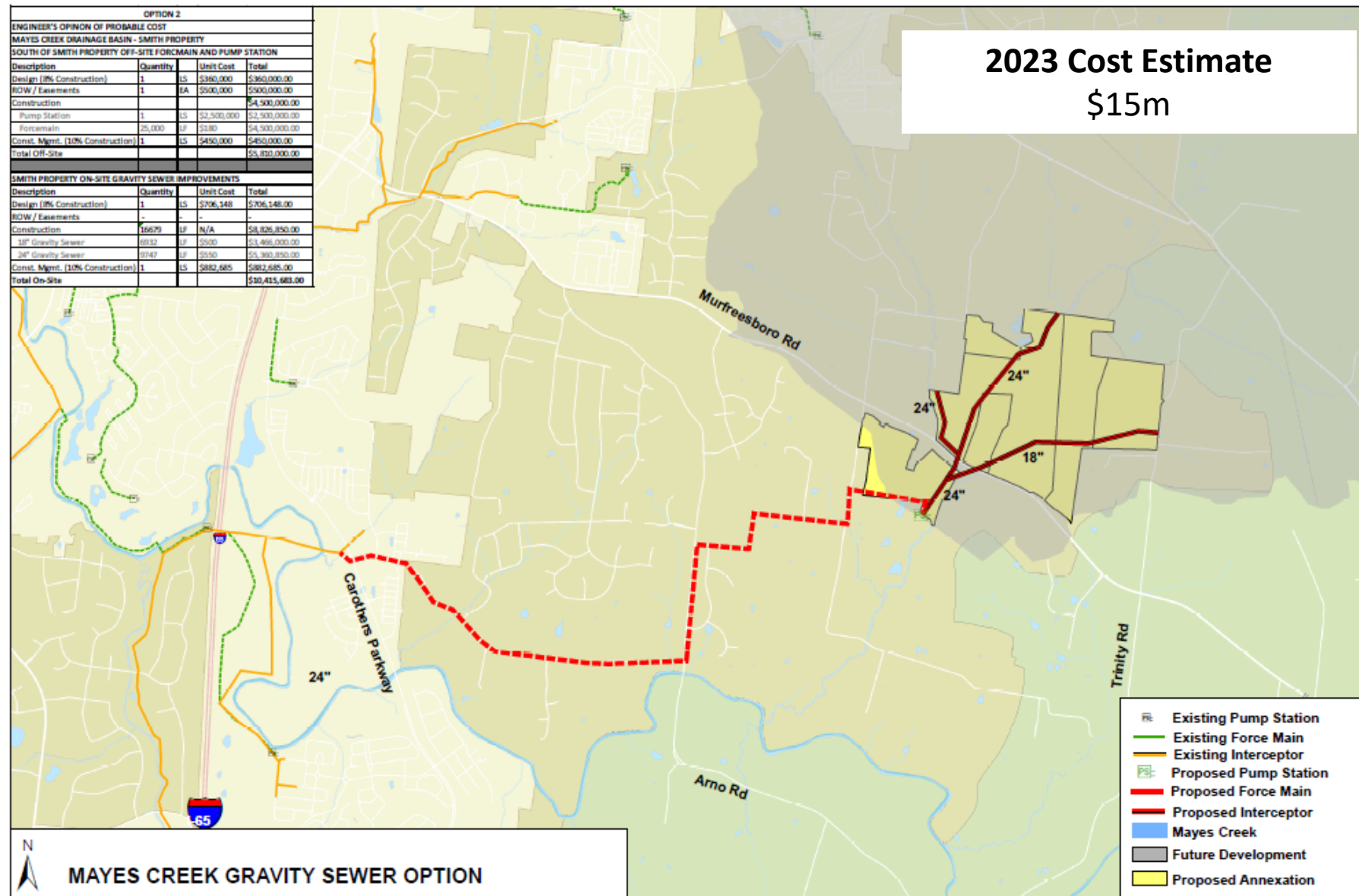
Water & Sewer Availability

- Water is served by Milcrofton Utility District
 - New water storage tank will be constructed (Warren Rd)
 - Water service line along Hwy 96 has been upsized
 - All secondary water service lines will be developer driven
 - Any and all upgrades needed will be determined at appropriate time
- Sewer is currently only available within City limits in the basin

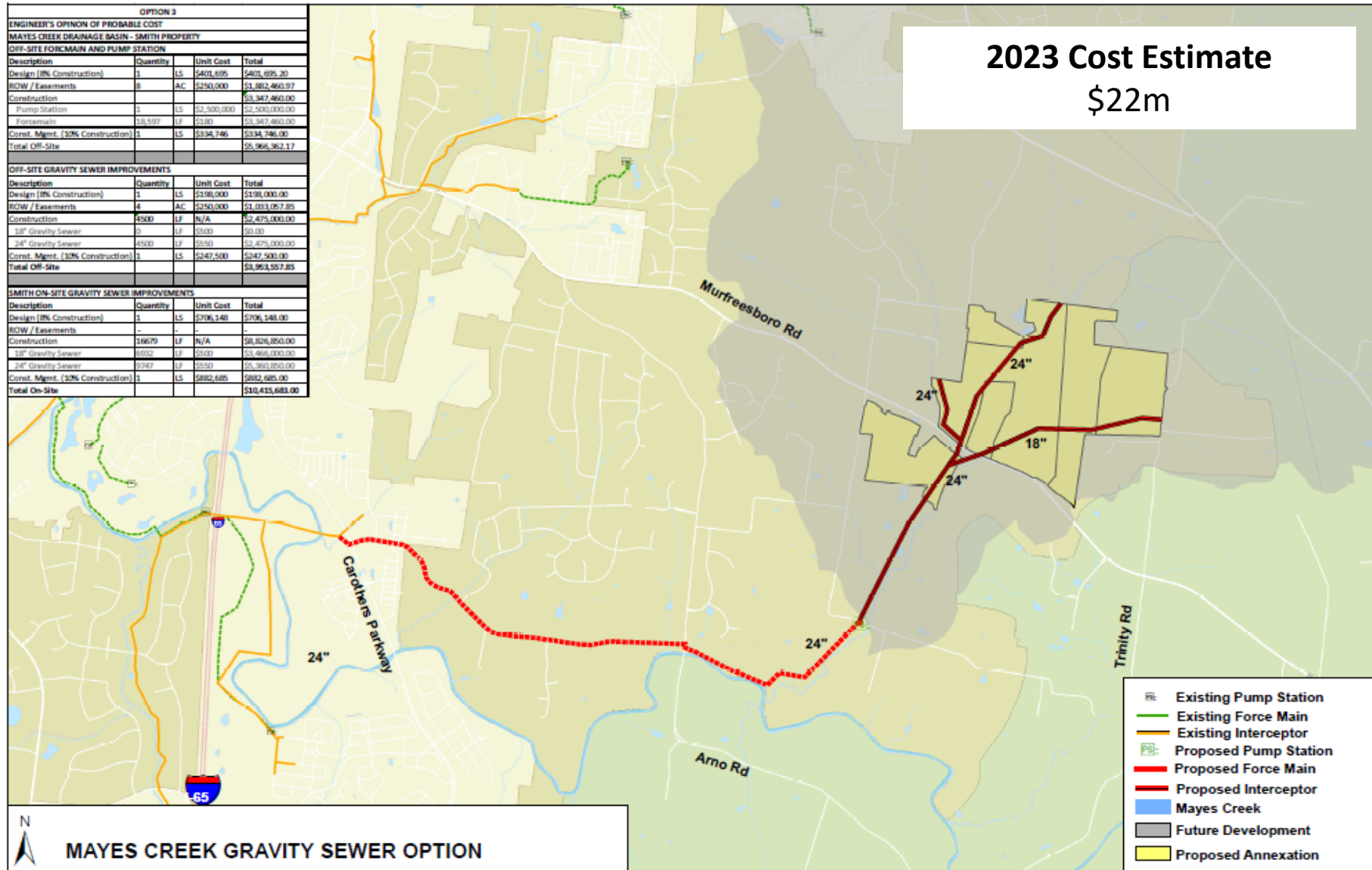
2018 Sewer Concept: Option 1



2018 Sewer Concept: Option 2



2018 Sewer Concept: Option 3



Emergency Services

- If large portions Mayes Creek Basin is brought into the City and developed, a new fire station will be required in N. Chapel Rd. area.
- Currently, Fire Station 2 has a heavy workload and a long travel times, thus a new station will be needed to service this area ASAP.
- Fire Station 7 cost: \$8.2m

Discussion

- Comparative costs:
 - Mayes Creek - \$323.5m MTP costs
 - Goose Creek Study Area (Flyover)- \$217.6m MTP costs
- Knowing this, should Mayes Creek remain in the UGB?
- What land uses are you interested in or supportive of along Murfreesboro Rd?
- Would you remove Development Reserve from the entire basin?

