



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, March 23, 2023

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.franklintn.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*

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 5:20 PM) Discussion of a development plan revision proposing a reduction of 103,000 square feet of nonresidential space, removal of the 170 hotel keys, and reduction in commercial building heights, On 22.70 acres, located west of Carothers Parkway and east of Huffines Ridge Road (Huffines Ridge PUD).
2. (5:20 - 5:45 PM) Presentation of the 2022 Development Report.
3. (5:45 - 6:30 PM) Presentation of the Factory District Community Workshop Results.

OTHER BUSINESS

ADJOURN



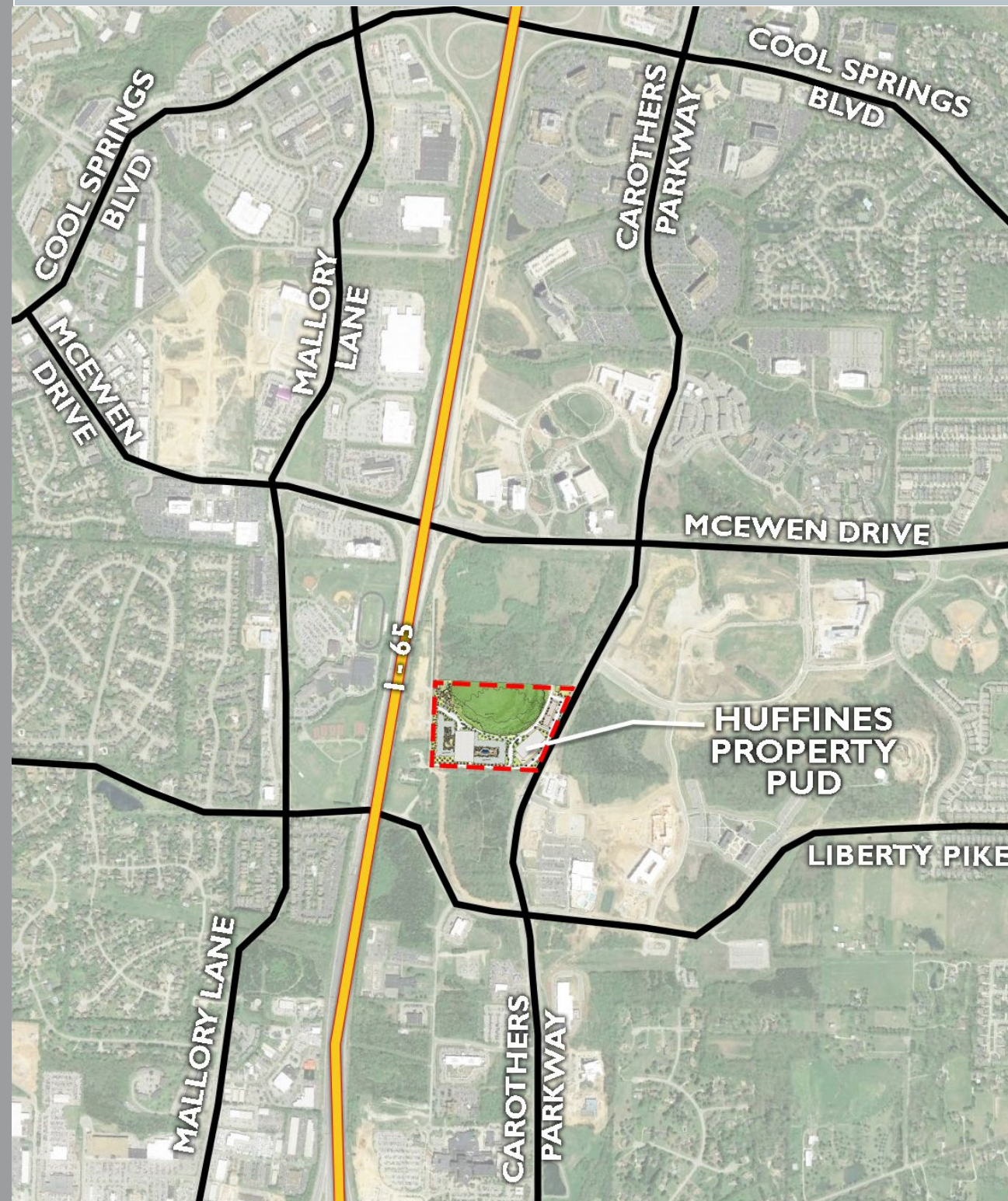
HUFFINES RIDGE PUD DEVELOPMENT PLAN (REVISION 2)

JOINT CONCEPTUAL WORKSHOP | 23 MARCH 2023

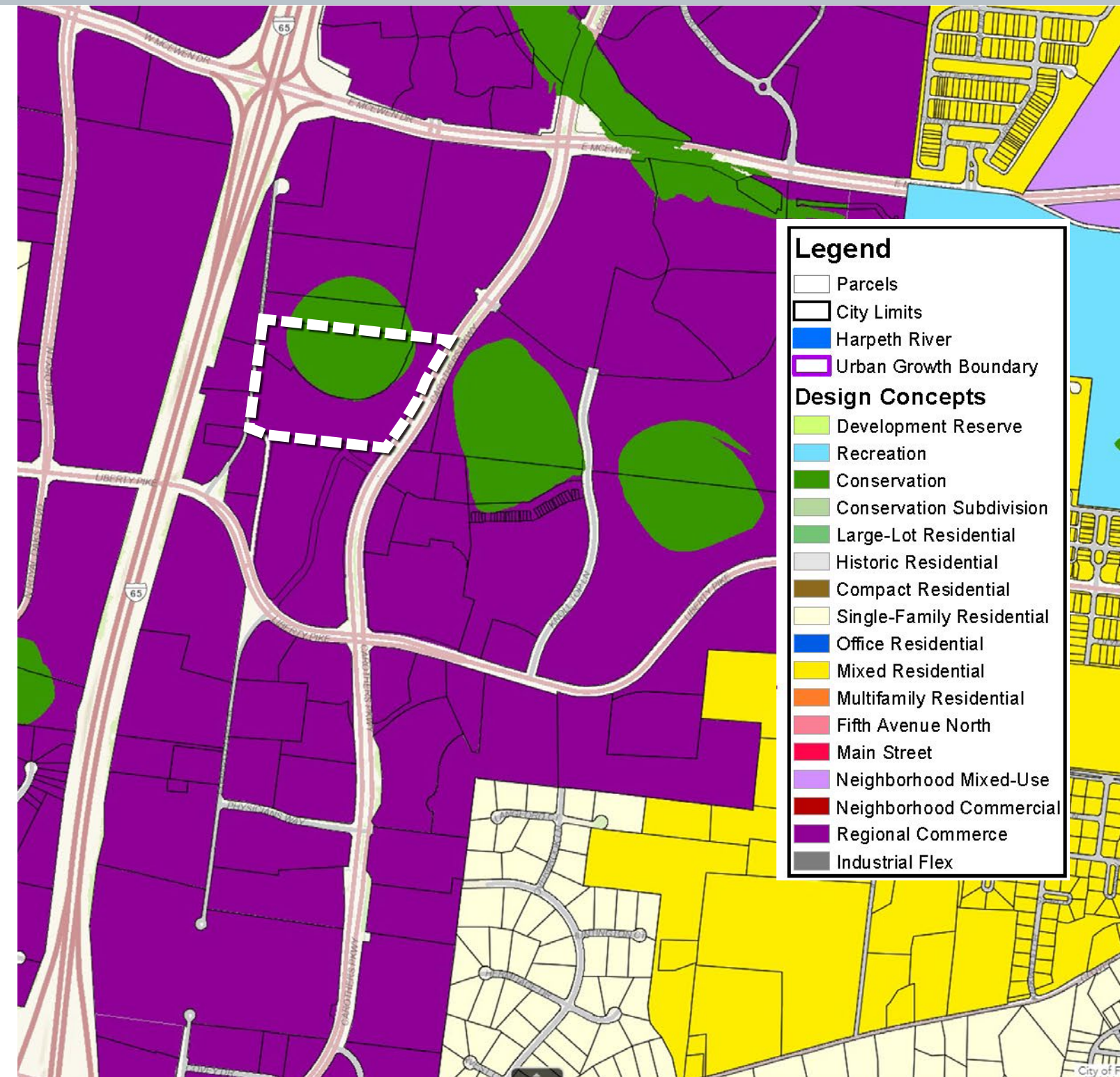


Kimley»Horn





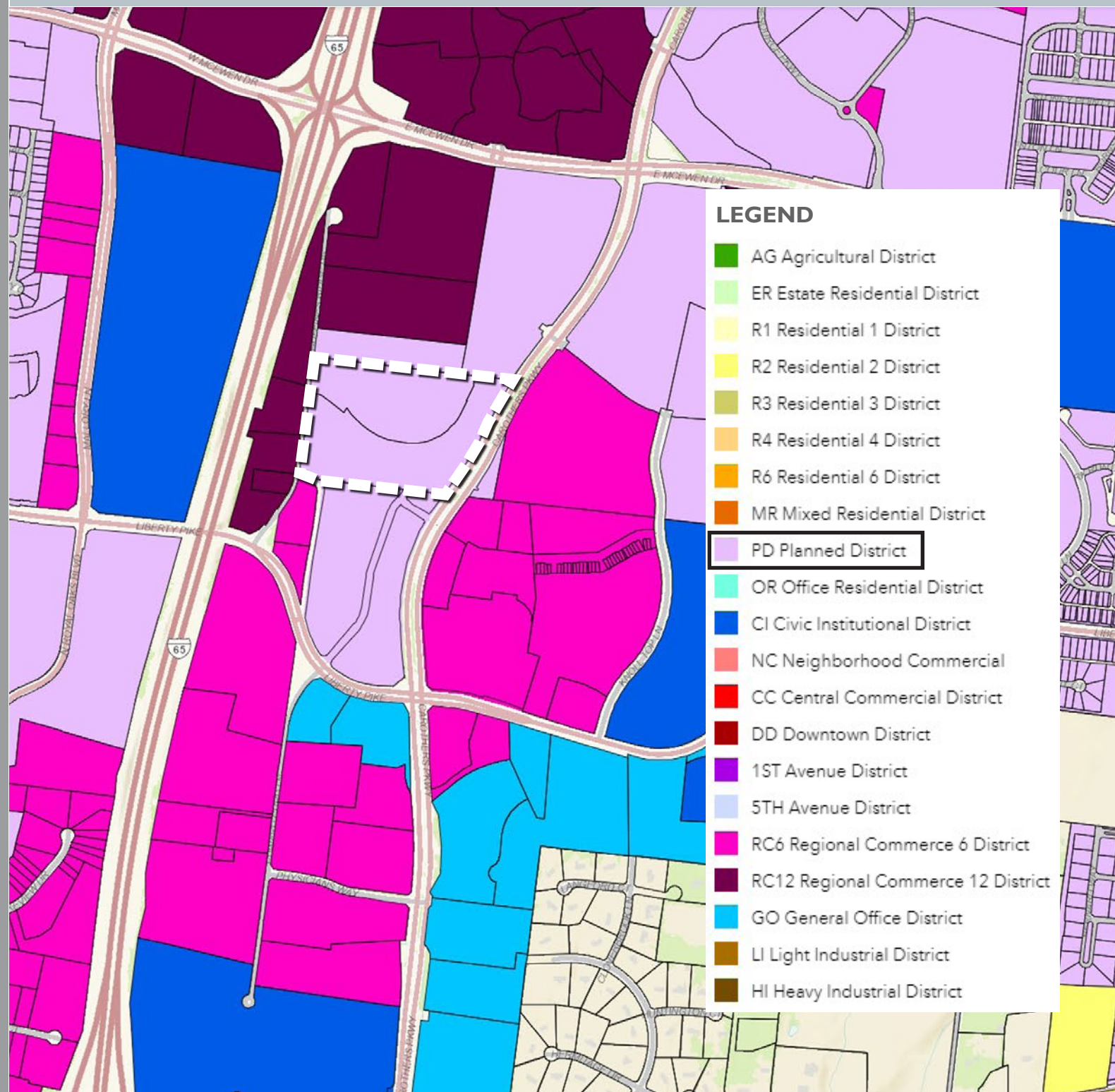
Vicinity Map



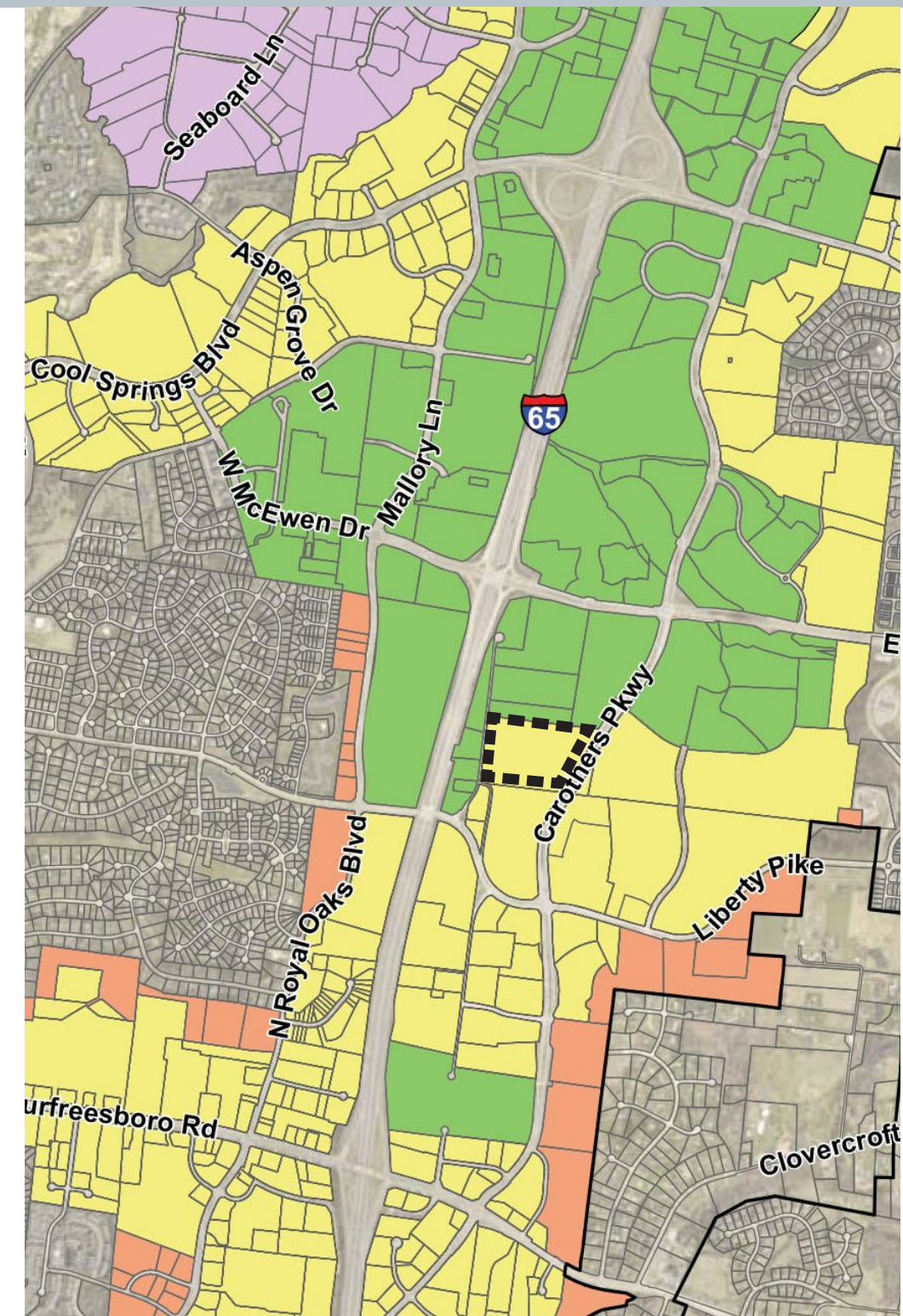
Land Use Plan

Regional Commerce

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

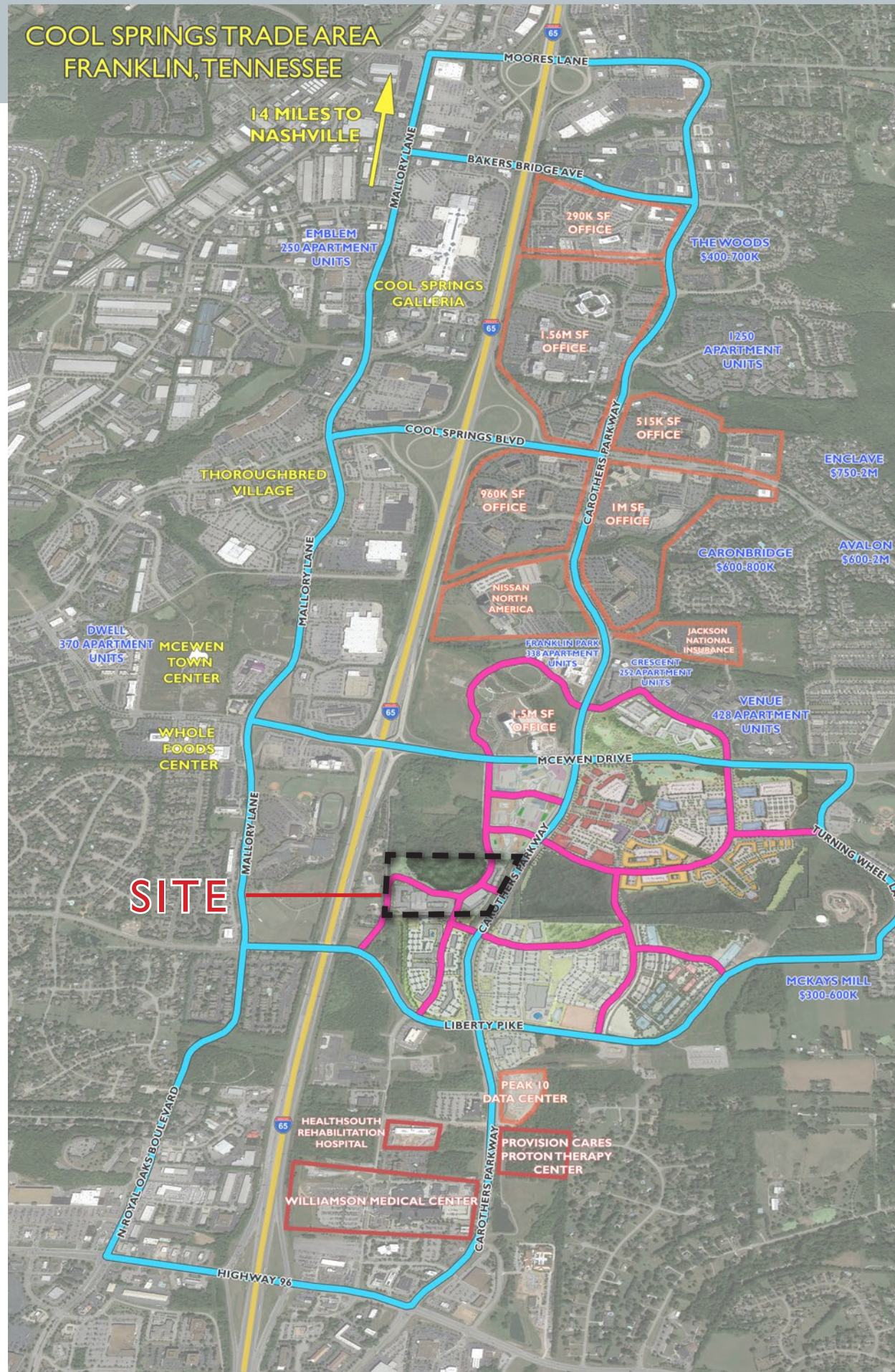


Zoning Map



- 12 Stories
- 6 Stories
- 4 Stories
- 3 Stories

Interstate Corridor Building Heights



I-65 CORRIDOR

FRANKLIN'S MIXED-USE & SMART-GROWTH NEIGHBORHOOD



EMBLEM



MARS PETCARE



COLUMBIA STATE COMMUNITY COLLEGE



MCEWEN TOWN CENTER



FRANKLIN PARK

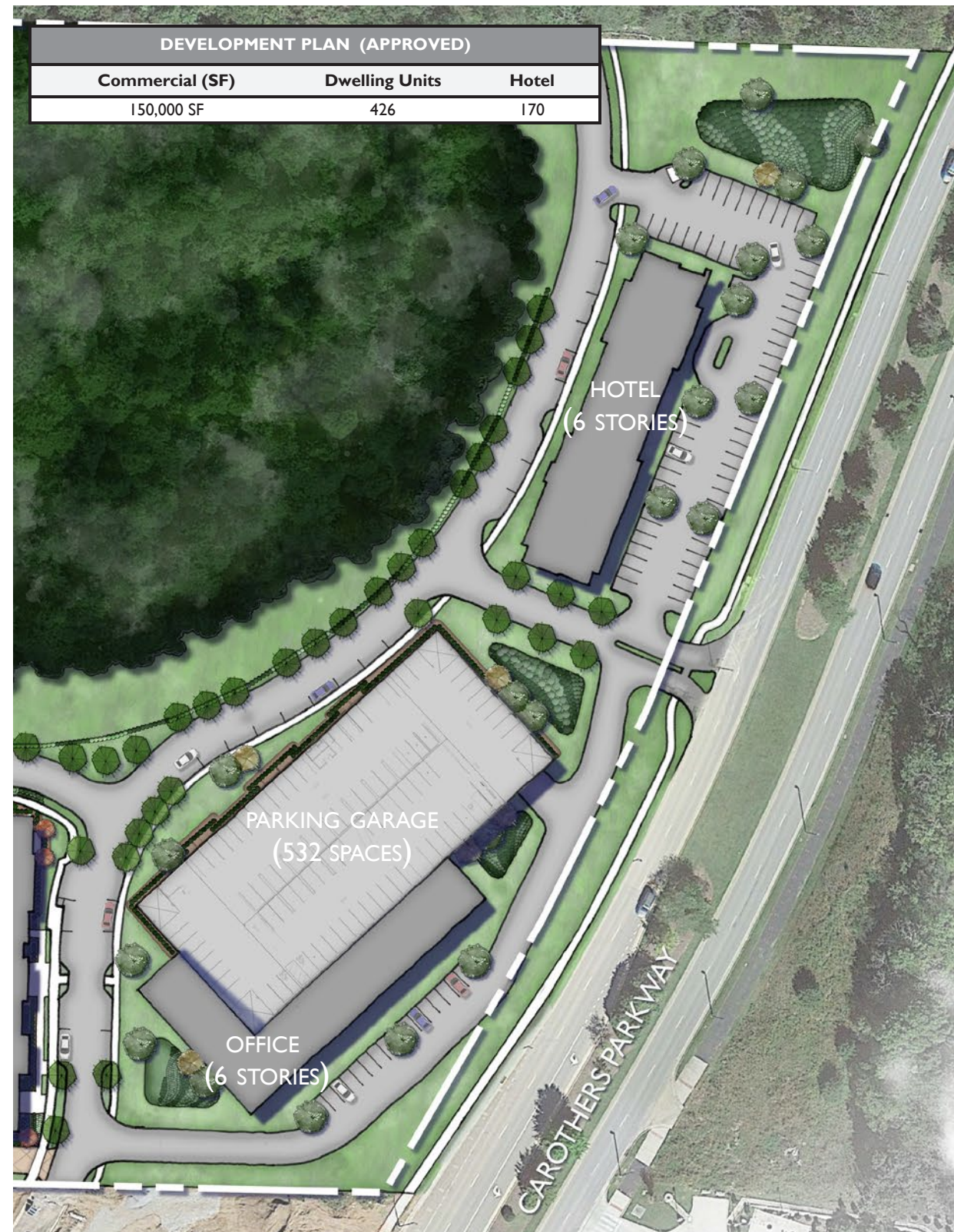




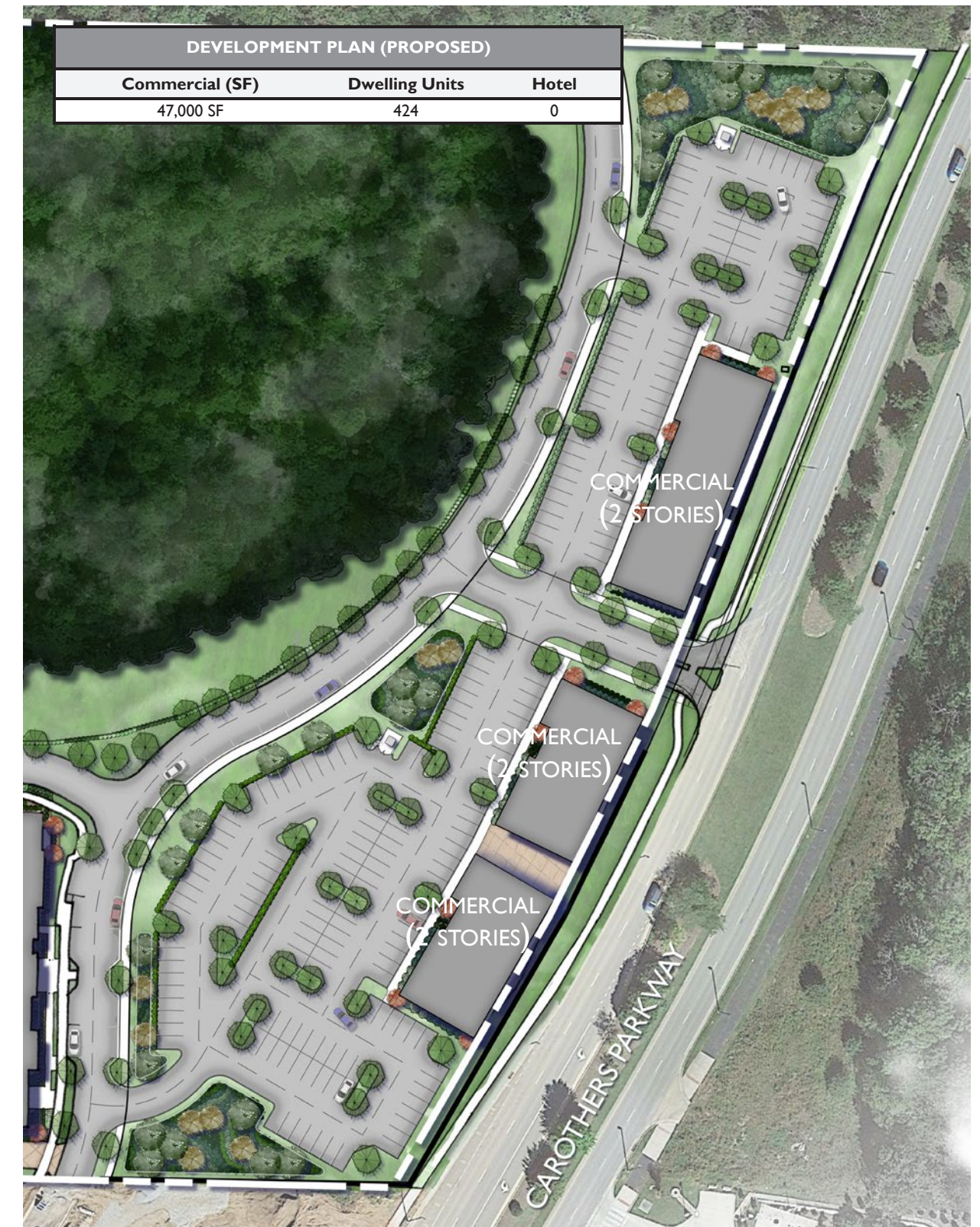
PROPOSED DEVELOPMENT PLAN



DEVELOPMENT PLAN COMPARISONS



APPROVED DEVELOPMENT PLAN



PROPOSED DEVELOPMENT PLAN

ARCHITECTURAL CHARACTER | MULTI-FAMILY

HUFFINES PROPERTY PUD - FRANKLIN, TN

SITE PLAN COF # 7685
(APPROVED)

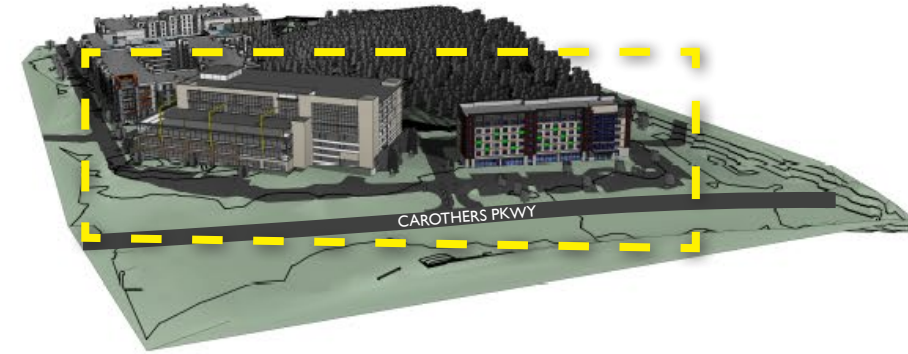


ARCHITECTURAL CHARACTER | OFFICE AND HOTEL

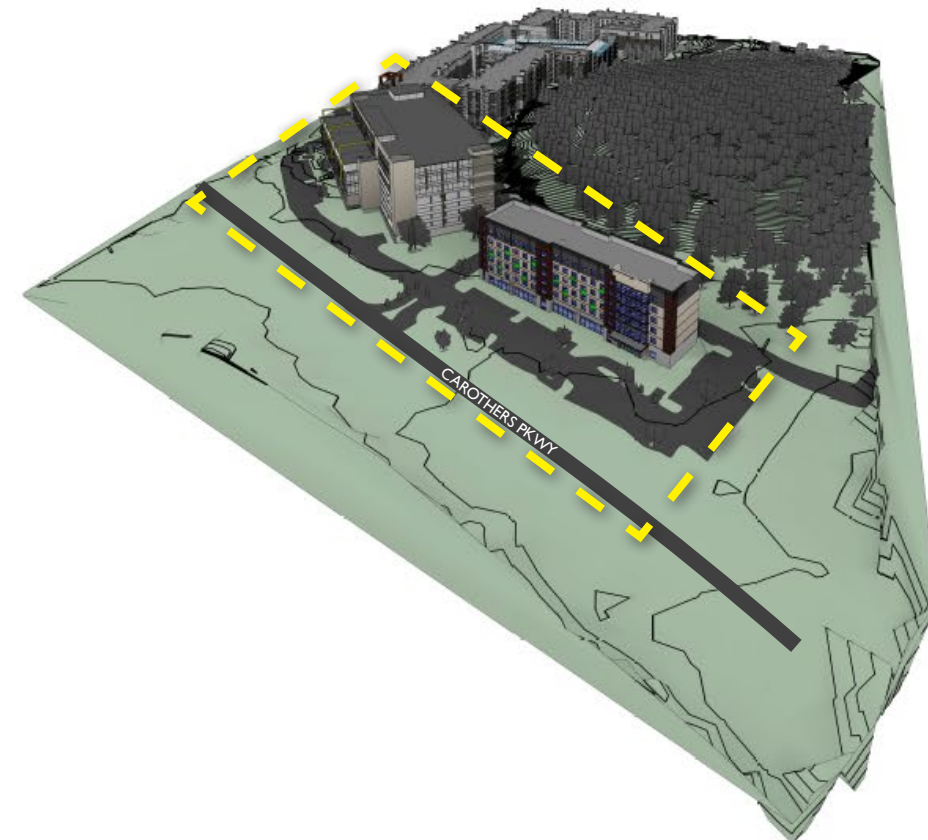
DEVELOPMENT PLAN (APPROVED)



① site perspective - overhead



② site perspective - A



④ site perspective - B

--- BUILDINGS REVISED IN
DEVELOPMENT PLAN - REVISION 2



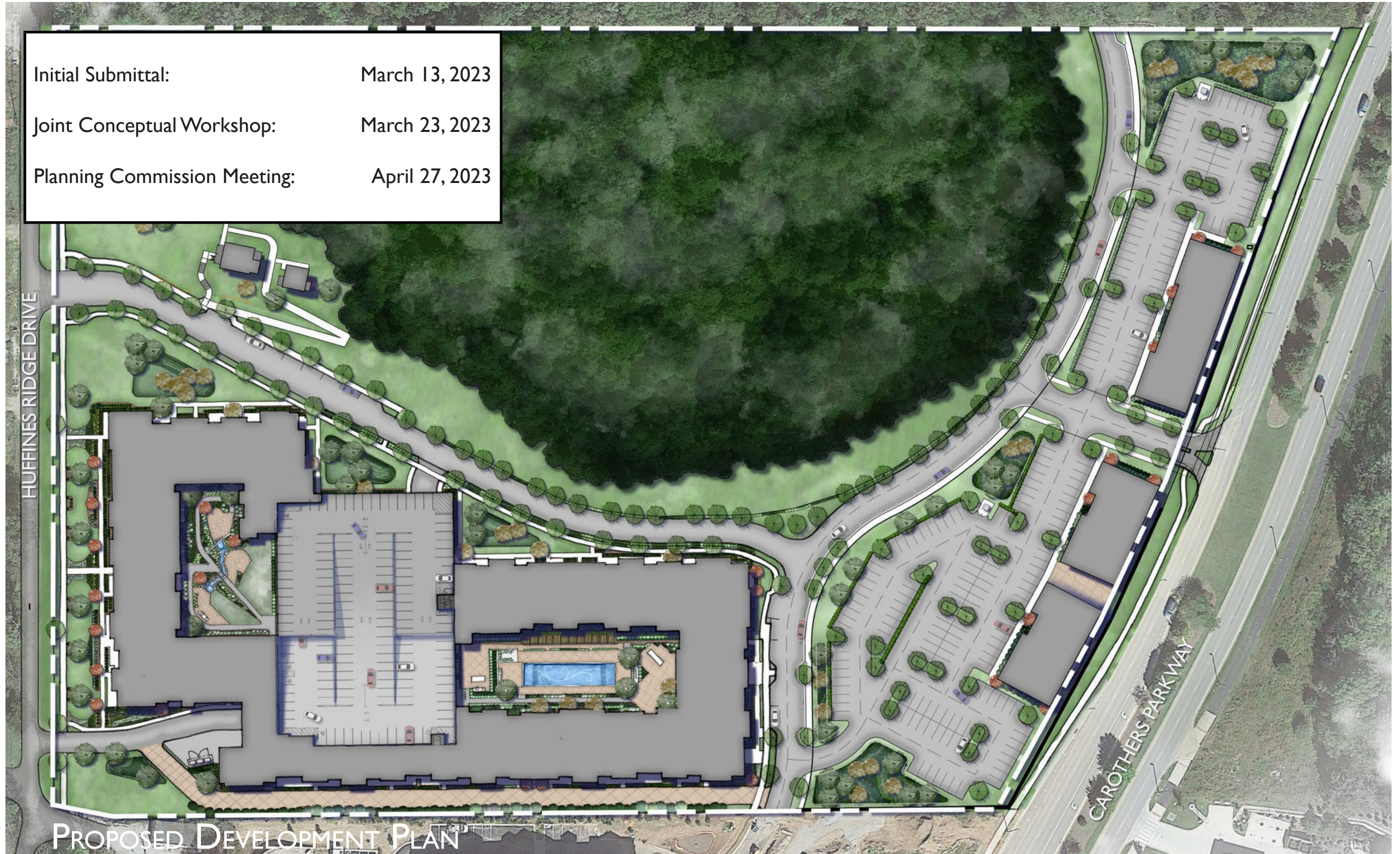
③ streetview perspective

ARCHITECTURAL CHARACTER | COMMERCIAL

DEVELOPMENT PLAN (PROPOSED)

HUFFINES PROPERTY PUD - FRANKLIN, TN





2022 Development Report



All data shown in report is as of December 31, 2022.



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BOARD OF MAYOR & ALDERMEN



Mayor
Ken Moore

ALDERMEN

Beverly Burger, Ward 1
Matt Brown, Ward 2
Jason Potts, Ward 3
Patrick Baggett, Ward 4
Clyde Barnhill, At Large
Brandy Blanton, At Large
Gabrielle Hanson, At Large
Ann Petersen, At Large

PLANNING COMMISSIONERS

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Michael Orr, Vice Chair
Ann Petersen, Alderman
Marcia Allen
Jimmy Franks
Scott Harrison
Nick Mann
Alma McLemore
Jennifer Szilagyi Williamson

LETTER FROM THE MAYOR



The year 2022 once again demonstrated that Franklin is one of America's most desirable communities both for residents and businesses. Franklin stayed in the top 25 of Money Magazine's Top 50 Best Places to live in the US, along with being in the top 15 of Livability's Best Places to Live in the US and the Best Place to Live on their Southeast list. Developers, businesses, and citizens all agree that Franklin is the place to be.

Franklin continues to work towards a connected community and made huge strides by completing over a mile segment of the SR-96W multi-use trail that now connects Downtown Franklin to Westhaven. Along with a new multi-use trail, an award-winning bridge over the Harpeth River into the Southeast Municipal Park was completed, creating access to the park, and accomplishing Phase 1 of the future 188-acre park.

This year we also kicked off the 5-year update to our land use plan, Envision Franklin, the first update since the adoption in 2017. Our community is dedicated to intentional growth and continuing Franklin's reputation as an exceptional place to live and do business. In order to do our due diligence, we'll be reviewing the original document to see if what was true in 2017 is still true in 2022 and beyond. Look out for opportunities to be involved throughout 2023!

For the first time since COVID-19, Franklin was able to host our German sister city, Bad Soden. We were so grateful to host 10 German delegates from October 2-9 so they could experience and learn more about our community. Activities included the Franklin Trolley tour, visits to several local attractions, and friendly exchanges of ideas. We value our sister cities and look forward to cultivating those relationships even more in the coming year.

Franklin, Tennessee continues to be a thriving community and I'm proud of all the progress we have made in 2022 and will continue to make in the future.

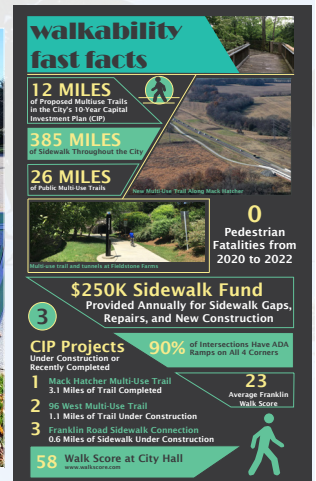


2022 ACCOMPLISHMENTS

INFRASTRUCTURE

The Phase 1 bridge over the Harpeth River and into Southeast park was completed this year. This bridge includes two 12-foot lanes for vehicle traffic, plus a 12-foot lane dedicated to pedestrians and cyclists. With this access, work can now start on the rest of the park. Features will include four natural turf and one synthetic turf-lighted multi-purpose sports fields, a central restroom/concession/storage building, a maintenance building and storage compound, an inclusive playground, a paved 12-foot wide perimeter trail, site lighting, landscaping and hardscaping for the entire site.

Along New Highway 96 West, a 12-foot wide multiuse trail was completed, extending just over a mile, from Vera Valley Drive to Fifth Avenue downtown along New Highway 96 West. This trail began in 2014 as part of the New Highway 96 West and Boyd Mill Avenue/Carlisle Lane Intersection Improvement Project and since then has continued to receive monetary support from the Transportation Alternatives Program through TDOT, receiving a final grant of \$1,000,000 that allowed the trail to stretch all the way to downtown.



COMMUNITY BUILDING

Equally as important as physical infrastructure is community infrastructure. In order to support physical connectivity infrastructure, the Planning and Sustainability Department has created a walkability webpage on the Franklin site this year. On this site you can find the parks and transportation plans to the capital projects dashboard, recently completed sidewalk gap projects, a sidewalk and trails map, and an updated walkability flier with relevant data and previous fliers for comparison.

Along with new trails and webpage, Franklin was proud to host the 2022 Tennessee Walk Bike Summit. The Walk Bike Summit has been meeting annually since 2012 and this is the first year Franklin was selected to host, bringing attendees passionate about pedestrian access from all over the state. Franklin hosted delegates from one of our sister cities this year for the first time since COVID-19. A ten-person delegation visited from Bad Soden in Germany and stayed for a week with several planned activities to introduce them to our community. They were also able to attend the 2022 Sister Cities' annual Celebration of Nations featuring performances by the Franklin High School Orchestra. This continued relationship keeps Franklin in a global conversation about community building.

2022 CITY-AT-A-GLANCE

89,065 Estimated Population

44.82 Square Miles

25.26 Acres Annexed

1,094 Dwelling Units Constructed

12,748 Dwelling Units are Approved and Yet to be Built

631 Dwelling Units Approved in 2022

38,448 Existing Housing Stock



2022 ZONING CHANGES



Properties Zoned (Due to Annexation)

Description	Previous Zoning District	New Zoning District	Acreage	Adoption Date
23 Peytonsville Rd		ER	23.19	9/27/2022
517 Franklin Rd		R1	2.07	10/25/2022
TOTAL			25.26	

Properties Rezoned

Description	Previous Zoning District	New Zoning District	Acreage	Adoption Date
151 Cool Springs Blvd (Haven at Cool Springs)	RC6	PD 39.44/8,595	6.87	1/11/2022
Historic Magnolia Hall	R-1	PD 0.92	12.00	1/11/2022
Hillhaven PUD Subdivision	ER	PD 3.12	13.81	1/25/2022
Shawnee PUD	PD	PD 11.61	2.24	2/22/2022
1624 W Main St	OR	PD 1.28/6,500	0.78	2/22/2022
201 Cool Springs Blvd (Legends View PUD)	RC6	PD 5.1/3,803	3.56	3/22/2022
130 W. Fowlkes St PUD	R6	PD 1,800	0.09	4/26/2022
555 Franklin Rd PUD	CI	PD 3.96/142,500	32.83	10/25/2022
230 Franklin Rd	PD	PD 0.2/ 263,100	20.15	10/25/2022
TOTAL			92.33	



2022 RESIDENTIAL APPROVALS



Residential Development	Units Approved	Dwelling Units by Housing Type					Total Acreage	Open Space
		House	Duplex	Townhome	Apartment	Condo		
555 Franklin Rd PUD	215				215		32.83	1.86
Cottages at 509 Hill Dr PUD (Vesting Renewal)	NA	NA	NA	NA	NA	NA	NA	NA
Eastview Subdivision (1414 W. Main)	4					4	0.35	
Haven at Cool Springs	297				297		7.53	3.89
Hillhaven PUD	43	11				32	13.81	2.07
Jordan Reserve	12	12					28.26	3.13
Legends View	18					18	3.56	1.99
Magnolia Hall	10	10					12.00	7.59
Shawnee PUD	26					26	2.24	0.11
Woodwick Stone (704 Liberty Pike)	6	1	2	3			0.55	
TOTAL	631	34	2	3	512	80	101.13	20.64



2022 NONRESIDENTIAL APPROVALS



Nonresidential Site Plan	Square Footage	Total Acreage	Development Type
1624 W. Main Street PUD	6,500	0.78	Commercial
4404 Petonsville Rd Subdivision, Lot 2 (Pure Clean Carwash)	4,860	1.25	Carwash
Aspen Grove Subdivision, Section Q, Lot 88, Rev 1 (Gunnar Peterson Personal Training)	7,911	1.59	Personal Trainer
Berry Farms Reams Fleming PUD Lot 9 (EMF)	166,000	11.86	Commercial & Office Space
Berry Farms Town Center, Sec 4, Lot 198	2,343	1.09	Commercial
Berry Farms Town Center, Sec 4, Lot 201 (Regions)	2,257	1.20	Commercial
Bicentennial Park	NA	12.85	City Park
Carothers Crossing West PUD. Sec 2, Lot 6, Rev 3 (The Learning Experience)	10,000	1.07	Daycare
Cool Springs East, Lot 688, Rev 4 (Tesla Center)	46,320	7.13	Car Dealership
Cool Springs East, Sec 33, Lot 684, Rev 2 (Comtide Unified Development)	71,298	4.02	Car Dealership
McEwen Place PUD, Section 3, Lot 306, Block E (4020 Aspen Grove Dr)	327,564	10.22	Commercial
Robinson Lake	NA	75.50	Dam Rehabilitation
TOB School Subdivision (4419 S Carothers Rd)	8,000	1.45	Preschool
TOTAL	653,053	130.01	

Development Plan	Approved Non Residential Square Footage
130 W. Fowlkes Street PUD	1,800
1624 West Main PUD	6,500
555 Franklin Rd PUD	142,500
The Factory At Franklin PUD Rev. 2	2,600
Haven at Cool Springs	8,595
Legends View	3,803
TOTAL	165,798



2022 RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION



Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
555 Franklin Rd PUD	2022	215	0	-	-	-	215	-	215
Amelia Park	2014	149	141	8	-	-	-	-	8
Arlington at West Main Rev 1	2018	10	0	-	-	10	-	-	10
Aureum PUD	2019	480	0	-	-	-	480	-	480
Avalon	2002	445	415	-	-	30	-	-	30
Avalon Square	2019	614	0	-	-	122	492	-	614
Avondale Cottages	2016	40	35	-	4	1	-	-	5
Berry Farms Chadwell Tract Rev 1	2021	1,650	0	-	-	750	900	-	1,650
Berry Farms Reams-Flemming Tract	2006	400	0	-	-	-	400	-	400
Berry Farms Town Center Rev 1	2021	1,052	493	1	*	*	*	-	559
Bushnell Farms	2017	20	13	1	-	6	-	-	7
Cardel Village	2016	20	18	2	-	-	-	-	2
Carothers Glen	2020	45	0	45	-	-	-	-	45
Carothers Stacked Flats	2020	7	0	-	-	7	-	-	7
Colleta Park	2017	199	0	199	-	-	-	-	199
Cherokee Place PUD	2021	100	3	-	-	-	97	-	97
Echelon	2013	168	150	17	-	1	-	-	18
East Works PUD	2020	1,624	0	-	-	9	1,615	-	1,624
Eastview Subdivision	2022	4	0	-	-	4	-	-	4
Fair Park Cottages	2016	6	3	3	-	-	-	-	3
The Fields at Reese Farm	2019	132	0	64	-	68	-	-	132
Gateway Village Rev 1	2021	408	386	-	-	-	22	-	22

CONTINUED ON NEXT TWO PAGES

Note: Apex Village (2017) lost its vesting in 2022 resulting in a removal of 330 apartment units and 15 townhome/condo units from the 2021 counts. All data shown in report is as of December 31, 2022.

2022 RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION



Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
Hamilton PUD	2021	58	0	58	-	-	-	-	58
Harlinsdale Manor	2006	15	13	2	-	-	-	-	2
Harpeth Square Rev 1	2016	160	150	-	-	-	10	-	10
Haven at Cool Springs	2022	297	0	-	-	-	297	-	297
Henley	2005	87	86	1	-	-	-	-	1
Highlands at Ladd Park Rev 7	2005	1,217	1,199	18	-	-	-	-	18
Huffines Ridge	2019	426	0	-	-	-	426	-	426
Hillhaven PUD	2022	43	0	11	-	32	-	-	43
Jordan Reserve	2022	12	0	12	-	-	-	-	12
Jordan Road PUD (Firestone)	2018	10	9	1	-	-	-	-	1
Legends View	2022	18	0	-	-	18	-	-	18
Lockwood Glen Rev 5 (Nichols Bend)	2008	638	558	73	-	7	-	-	80
Madison PUD Rev 1	2020	72	0	-	-	-	72	-	72
Magnolia Hall	2022	10	0	10	-	-	-	-	10
McEwen Town Center Rev 3	2020	1,191	711	-	-	-	480	-	480
Meadows & Villages at Southbrooke	2020	205	7	151	6	41	-	-	198
Natures Landing Rev 1	2017	32	29	3	-	-	-	-	3
Oakbrook PUD	2019	89	67	-	-	22	-	-	22
October Park	2015	19	16	3	-	-	-	-	3
Ovation	2014	950	0	40	-	910	-	-	950
Poplar Farms	2021	546	0	546	-	-	-	-	546
Preserve at Echo Estates	2013	43	34	9	-	-	-	-	9
Ralston Row	2013	14	13	1	-	-	-	-	1
Richland Close	2016	4	2	2	-	-	-	-	2
Riverbluff Rev 2	2017	81	70	11	-	-	-	-	11

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2022 RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION



Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	House	Duplex	Townhome/Condo	Apartment	Assisted Living	Total
Shadow Green	2017	182	138	-	-	44	-	-	44
Shawnee PUD	2022	26	0	-	-	26	-	-	26
Silver Grace (Fountains of Franklin)	2009	123	87	4	6	-	-	26	36
Simmons Ridge Rev 4	2016	408	171	32	-	205	-	-	237
Southvale PUD	2021	512	0	196	34	282	-	-	512
Southwinds (Woodlands) Rev 4	2020	68	39	-	-	29	-	-	29
Splendor Ridge	2017	19	10	9	-	-	-	-	9
The Standard At Cool Springs Rev 1	2019	359	328	-	-	31	-	-	31
Stream Valley Rev 1	2017	824	652	141	-	13	18	-	172
Tap Root Hills	2014	139	132	7	-	-	-	-	7
Tavistock	2021	7	0	7	-	-	-	-	7
Through the Green Rev 2	2014	492	452	-	-	-	40	-	40
Township PUD Rev 1	2020	35	12	-	-	23	-	-	23
Treemont Estates	2005	13	12	1	-	-	-	-	1
Tuckaway PUD	2021	37	0	37	-	-	-	-	37
Vintage at Watson Glen	2020	241	0	-	-	-	241	-	241
Wards Mill	2018	18	15	3	-	-	-	-	3
Water's Edge	2013	395	257	68	-	70	-	-	138
Westhaven* Rev 5	2001	3,444	2,280	*	*	*	*	250	1,164
West Franklin Park PUD	2021	555	0	-	-	-	555	-	555
Wood Duck Ct.	2019	237	0	-	-	237	-	-	237
Woodwick Stone	2022	6	0	1	2	3	-	-	6
Wynfield Village	2016	13	9	4	-	-	-	-	4
TOTAL		21,963	9,215	1,802	52	3,001	6,145	276	12,748

Notes: This chart indicates residential developments that are under construction or building permits have been issued.

Total units of for-sale condos vs. rental apartments are speculative until final construction and occupancy.

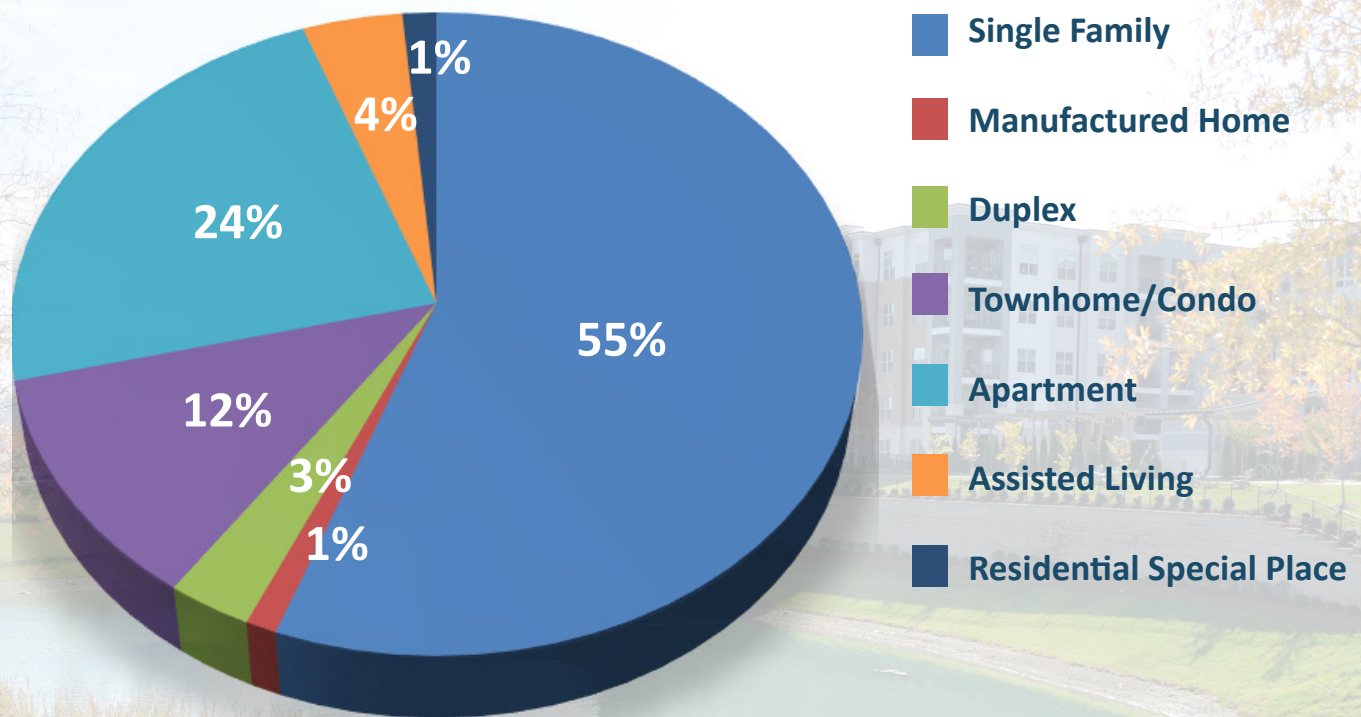
*Total number of units for Westhaven Subdivision does not include accessory units.

*Breakdown by dwelling-unit type for remaining units in Westhaven and Berry Farms Town Center is unavailable.

2022 EXISTING HOUSING

Type of Housing	# of Dwelling Units	% of Existing Dwelling Units
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%

Existing Housing by Type



38,448

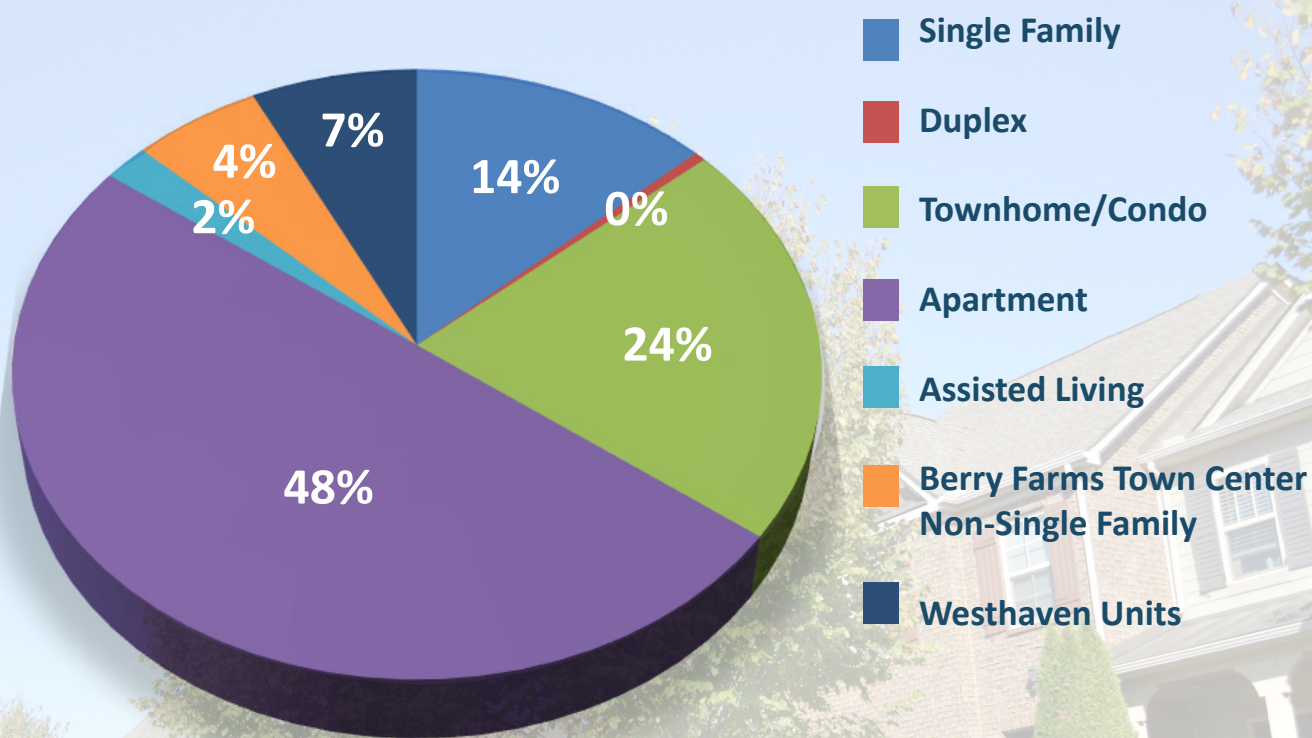
DWELLING UNITS

Single Family comprises 55% of all existing housing units.

2022 APPROVED HOUSING (NOT YET BUILT)

Type of Housing	# of Dwelling Units	% of Approved Dwelling Units
Single Family	1,802	14%
Duplex	52	0%
Townhomes/Condos	3,001	24%
Apartment	6,145	48%
Assisted Living	276	2%
Berry Farms Town Center Non-Single-Family Units	558	4%
Westhaven Units	914	7%
TOTAL	12,748	100%

Approved Housing by Type



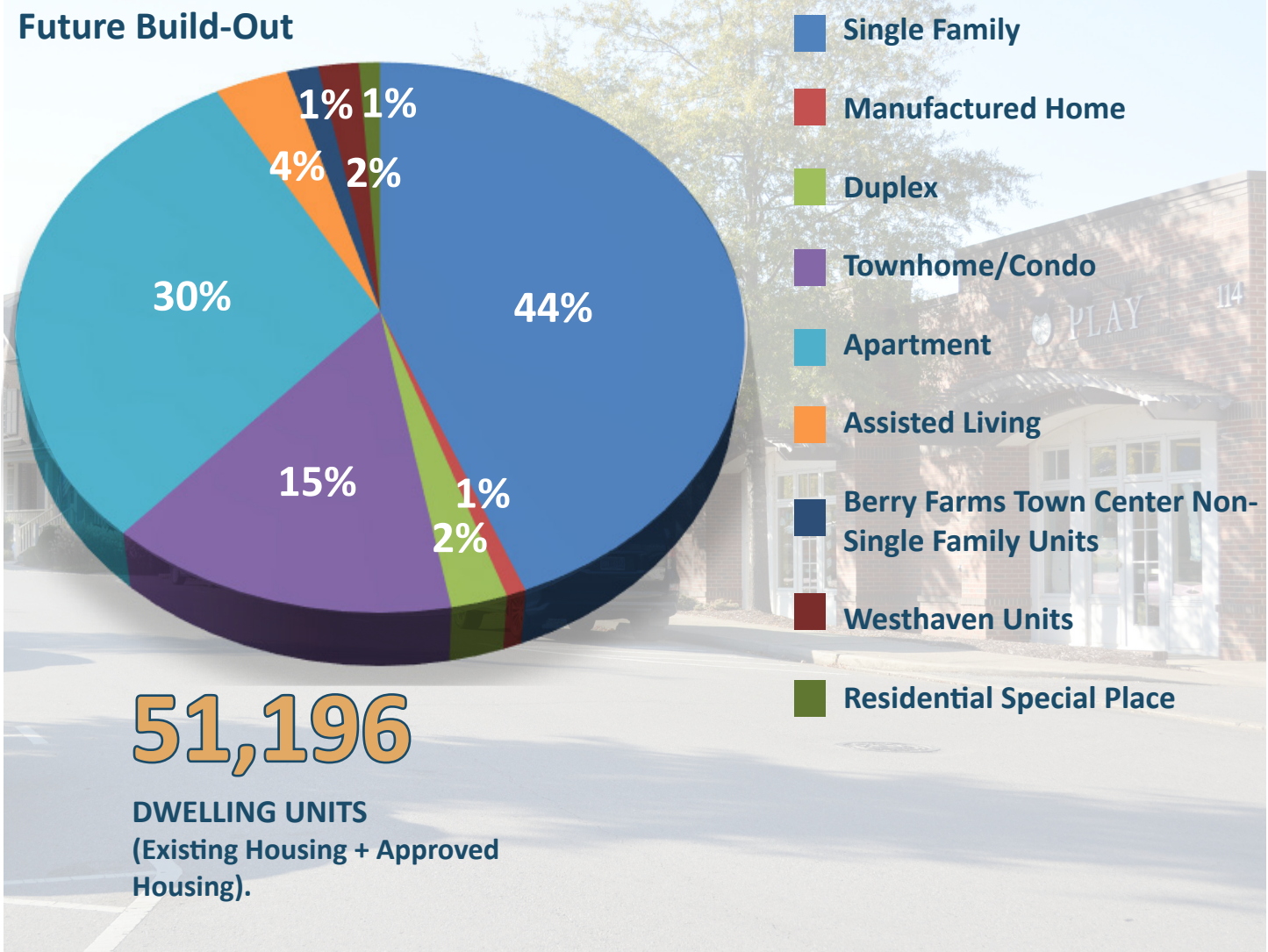
12,748

DWELLING UNITS
Approved Housing (Not Yet Built).

2022 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	15,297	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	51,196	99%

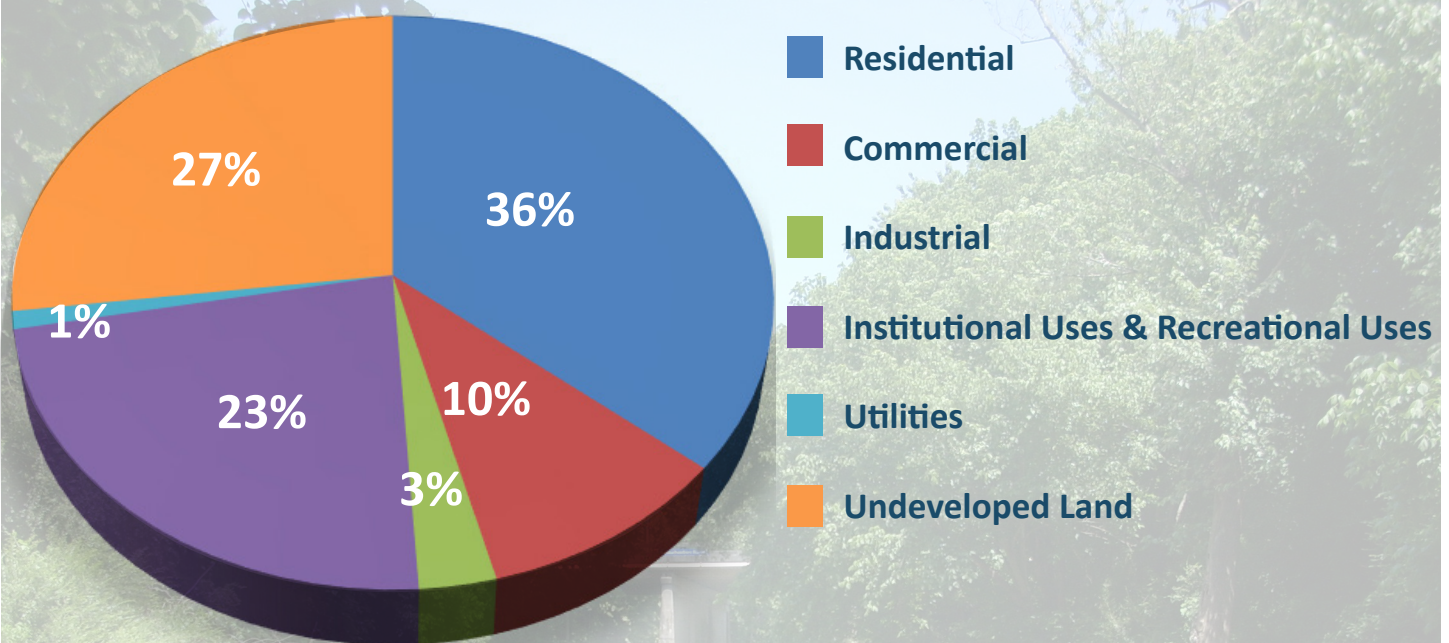
Future Build-Out



2022 CITY LAND USES

Use	Acreage	Percentage	General Information
Residential	9,094	36%	Includes Estate Residential, Detached and Attached Residential, Apartments, Assisted Living, Manufactured Homes, Mixed Residential
Commercial	2,535	10%	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	810	3%	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5,798	23%	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	266	1%	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	6,666	27%	Includes Vacant Properties and Agricultural Uses
TOTAL	25,169	100%	

Land Use



2022 POPULATION

POPULATION ESTIMATES

Population estimates are based on the existing housing stock. Estimates are calculated using dwelling type, average household size, and vacancy rates.

Year	Month	Type	City of Franklin Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%
1990	April	Federal Census	20,098	7,691	62%
1995	April	Special Census	25,440	4,240	-
2000	April	Federal Census	41,842	1,542	-
2004	July	Special Census	46,416	-	-
2008	July	Special Census	56,219	-	-
2010	April	Federal Census	62,487	-	-
2013	July	Special Census	66,370	-	-
2014	Dec	Estimate	70,737	1,961	2.8%
2015	Dec	Estimate	72,272	1,535	2.1%
2016	Dec	Estimate	74,440	2,168	3.0%
2017	March	Special Census	71,374	-	-
2018	Dec	Estimate	79,608	2,244	2.9%
2019	Dec	Estimate	82,029	2,421	3.0%
2020	April	Federal Census	83,454	-	-
2020	Dec	Estimate	83,852	1,823	2.2%
2021	Dec	Estimate	86,628*	2,196*	2.9%*
2022	Dec	Estimate	89,065	2,437	2.8%

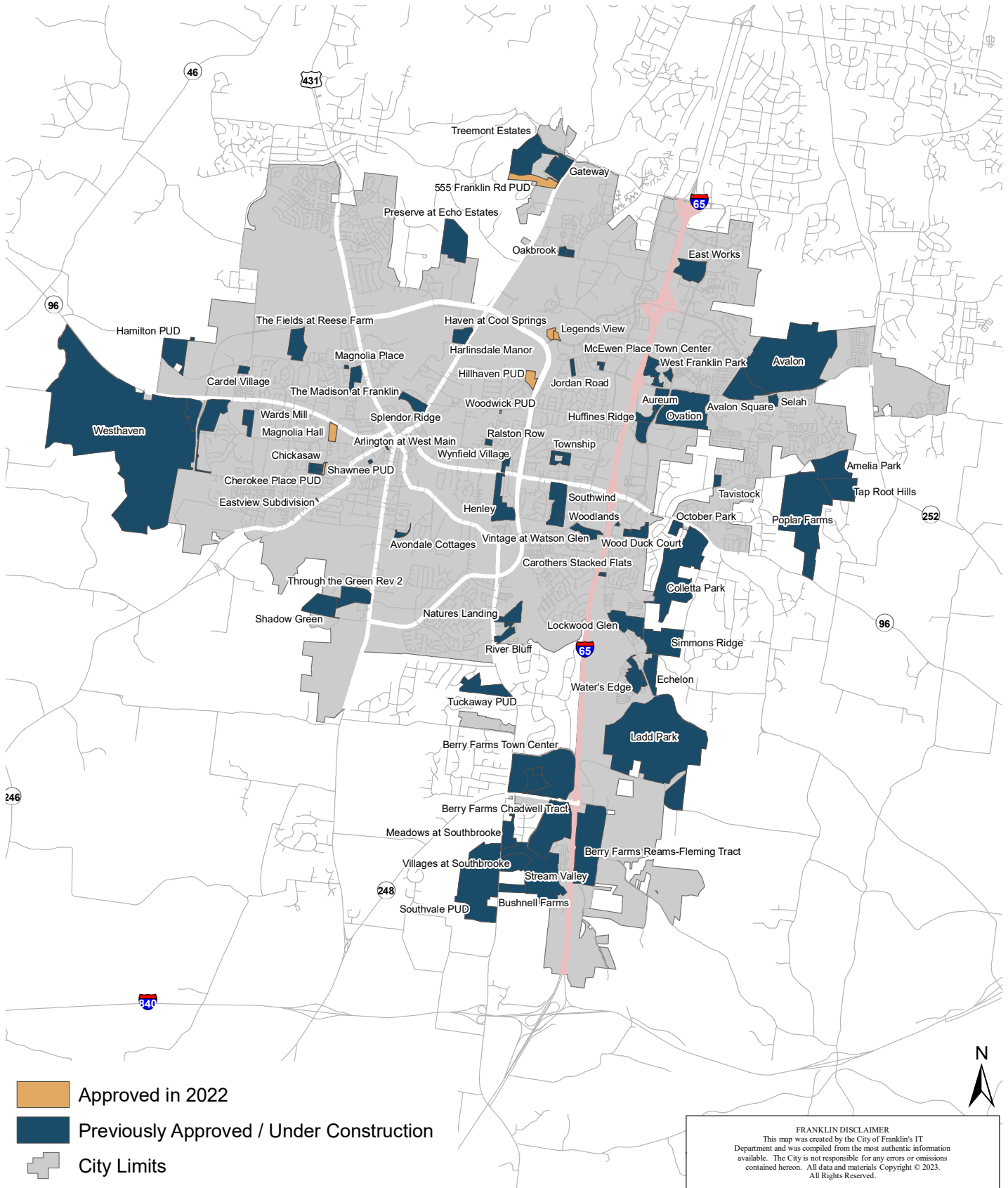
*During preparation of the 2021 Development Report, 217 units were discovered that had previously gone unreported. The 2021 population estimate has been calculated to include these units; however, the growth rate and number change did not factor in the change in total population.

POPULATION PROJECTIONS

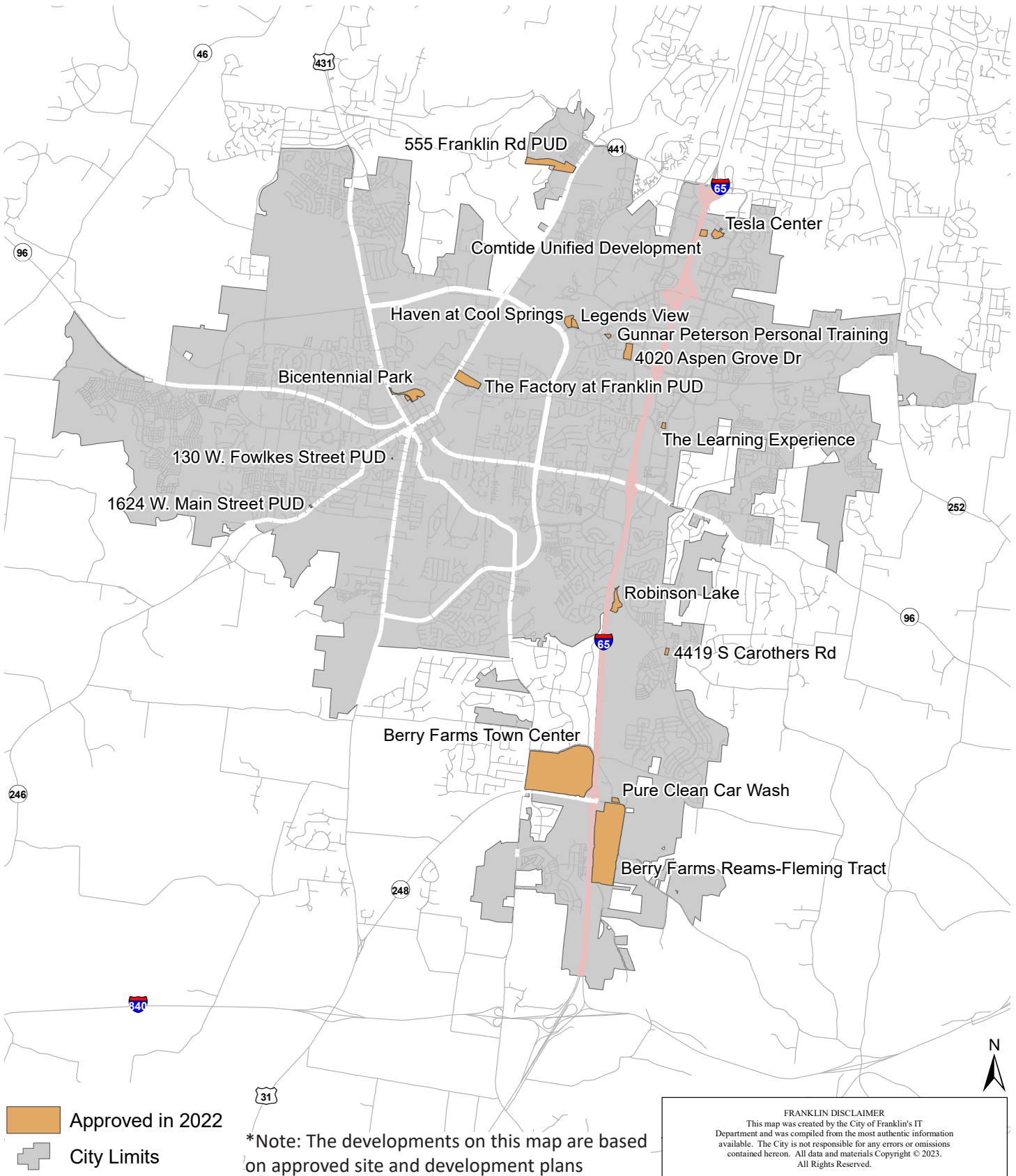
This chart projects growth by using historical averaging in population change by decade. This chart shows population projections based on historical data. However, as with any projection, using past data does not necessarily indicate future growth.

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Federal Census	83,454	-	-
2020	Estimate	83,852	21,365	34%
2030	Projection	106,409	22,955	27%
2040	Projection	128,089	21,680	20%

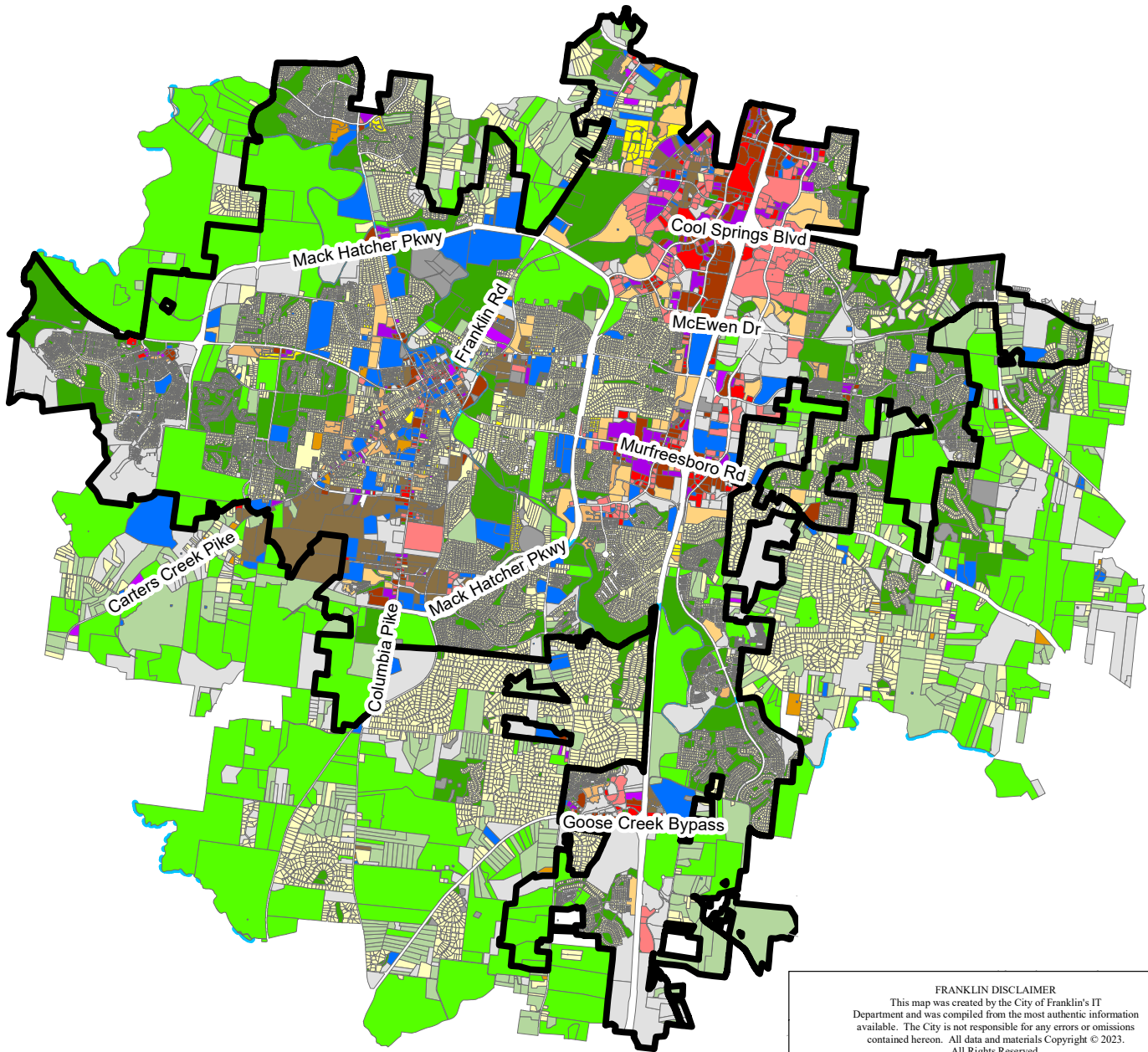
2022 APPROVED RESIDENTIAL DEVELOPMENTS LOCATION MAP



2022 APPROVED NONRESIDENTIAL DEVELOPMENTS LOCATION MAP



2022 LAND USE MAP



FRANKLIN DISCLAIMER
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Legend

City Limits	Civic/ Institutional	Recreation/ Open Space
Harpeth River	Mixed Nonresidential	Retail
Agriculture	Mixed Residential	Residential Multifamily
Commercial	Mixed Use	Residential Single Family
Residential Estate	Office	Utilities
Industrial	Residential Duplex	Vacant

2022 CONTRIBUTIONS

The Planning & Sustainability Department

Eric Conner, Principal Planner, Project Manager

Teresa Anderson, Principal Planner

Annette Dalrymple, Land Planner, Designer

Andrew Orr, Long Range Planning Supervisor

Amy Diaz-Barriga, Assistant Planning Director

Kelly Dannenfelser, Assistant Planning Director

Emily Wright, Planning Director

With Assistance From:

Jake Harvey

Andrew Southern



WORKSHOP FEEDBACK

**Factory District Community Workshop
February 16, 2023**

APPROXIMATELY 180+ ATTENDED THE FACTORY DISTRICT WORKSHOP



WHAT DO YOU THINK ARE SOME EXISTING DESTINATIONS IN FRANKLIN?



Sticky Note Content:

- Leiper's Fork
- Public Square
- Harlinsdale
- Carnton/EFBP
- Harpeth Hotel
- Forman's Market
- FRANKLIN FARMERS MARKET
- New/Improving existing Museums
- Farmers market
- Green spaces
- Dining/Retail
- House Museum
- Battlefield
- Wmson County Education AMAZING
- Franklin Parks
- Downtown Walking Trails
- Museums
- Festivals
- FIRST FRI
- The Square
- The Factory
- The Battlefield
- Carnton
- Carnton House
- Harlinsdale Park
- Main Street
- Formers Mkt.
- Spring
- McBee Northside
- Downtown/Square
- Carnton House
- Battlefield
- Harlinsdale
- The Factory
- The Square
- Harlinsdale
- The Square round about!
- Harlinsdale
- DT Franklin
- Triple Crown
- THE HOR HOUSE
- SLICK LAWSON FOUNDATION & GALLERY
- WESTLIGHT STUDIOS
- Downtown
- WHEN YOU THINK OF THE DESTINATIONS YOU WANT TO SHARE, WRITE IT DOWN ON A STICKY NOTE AND PUT IT HERE. IF YOU AGREE WITH COMMENTS, YOU MAY LIKE OR WRITE IN SUPPORT. COMMENTS AS YOU
- Current open spaces
- Farmer's Market
- factory shopping/restaurants
- The Square
- Harlinsdale (Piquette)
- Historical Markers (Downtown)
- Historic Markers
- Harlinsdale
- Main Street
- The Factory
- Harlinsdale
- Carnton
- DiCarroll Park
- Leiper Fork
- NY Bridge
- Pinkerton Park
- Kimbro's
- JU ASHLEY
- CARNTON
- Leiper's Fork

WHAT DO YOU THINK ARE SOME EXISTING DESTINATIONS IN FRANKLIN?

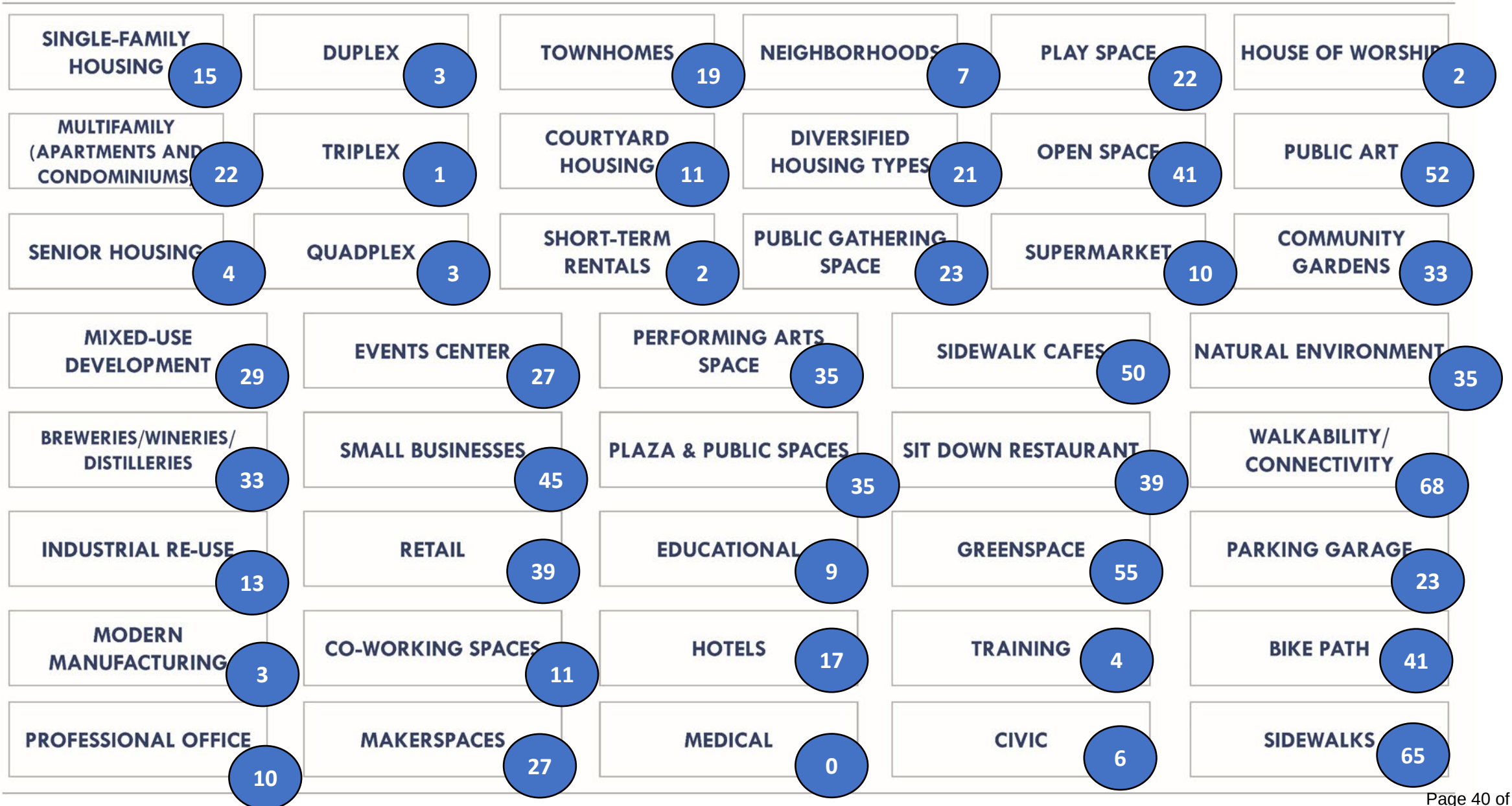
List View by Number of Votes

- Square/Downtown/Main Street - **16**
- Harlinsdale Park - **11**
- Franklin Farmer's Market - **10**
- Carnton - **8**
- The Factory - **7**
- Battlefield - **5**
- Carter House - **3**
- Leiper's Fork - **3**
- Museums - **3**
- Harpeth Hotel - **2**
- Current Open Spaces/Green Spaces - **2**
- Dining/Retail/Shopping/Restaurants - **2**

- Pinkerton Park
- Bicentennial Park
- Pilgrimage
- Franklin Parks/Walking Trails/Festivals/First Friday
- The Hop House
- Cork and Cow
- Third Coast Clay
- Triple Crown
- House Museum
- Westlight Studios
- Slick Lawson Foundation & Gallery
- Kimbros, JJ Ashley

- Historical Marker's Downtown
- Historic Markers
- Williamson County Education Amazing
- Cool Springs/McEwen Northside
- NT Bridge

WHAT USES & AMENITIES SHOULD BE CONSIDERED FOR THIS AREA?



WHAT USES & AMENITIES SHOULD BE CONSIDERED FOR THIS AREA?

List View by Number of Votes (sum of worksheets and stickers on board)

- Walkability/Connectivity - **68**
- Sidewalks - **65**
- Greenspace - **55**
- Public Art - **52**
- Sidewalk Cafes- **50**
- Small Businesses - **45**
- Bike Path - **41**
- Open Space - **41**
- Retail - **39**
- Sit Down Restaurant - **39**
- Natural Environment - **35**
- Performing Arts Space - **35**
- Plaza And Public Spaces - **35**
- Breweries/Wineries/Distilleries - **33**
- Community Gardens - **33**
- Mixed-Use Development - **29**
- Events Center - **27**
- Maker Spaces - **27**
- Parking Garage- **23**
- Public Gathering Space - **23**
- Multi-Family (Apartments and Condominiums) - **22**
- Play Space - **22**
- Diversified Housing Types - **21**
- Townhome - **19**
- Hotels - **17**
- Single-Family Housing - **15**
- Industrial Re-Use - **13**
- Courtyard Housing - **11**
- Co-Working Spaces - **11**
- Professional Office - **10**
- Supermarket - **10**
- Educational - **9**
- Neighborhoods - **7**
- Civic - **6**
- Senior Housing - **4**
- Training - **4**
- Duplex – **3**
- Modern Manufacturing - **3**
- Quad Plex - **3**
- House Of Worship - **2**
- Short-Term Rentals - **2**
- Triplex – **1**
- Medical – **0**

WHAT USES & AMENITIES SHOULD BE CONSIDERED FOR THIS AREA?

Suggested Uses & Amenities (from worksheet suggestion box and post-its)

- Connection from Factory to Harpeth Industrial
- Flood mitigation
- Franklin Farmers Market
- Grocery, but not big box
- Museums
- Roundabout with distinctive center at Liberty and Daniels (think Music Row and the Statue)
- Connection from Factory to Harlinsdale
- Better pedestrian crossing on Liberty
- Wildlife sanctuary
- Carousel
- Return 50-year-old trees
- Bed and Breakfast
- Affordable Housing for the artists
- Songwriter Rounds
- Dim lighting for the streetlight on Franklin Road
- Crosswalks and roundabouts for traffic control without stoplights
- Community art classes that are affordable to all income levels both fine arts and performing arts
- Screening from Road
- Smaller Music Venues for local artists and songwriters

NOT WANT TO SEE?

Garbage
Receptions

A sort of
 flea market would
 be sick. Charming
 Do the English
 like it?

No big chain establishments



FRANKLIN
NOT
NASHVILLE

no scooter

WHAT TYPE OF USES DO YOU NOT WANT TO SEE?

- No Extreme High-Rise Developments - **6**
- Loss Of Native Character
- Aimed Only At Adult Users, Don't Lose Family Friendly Vibes
- Ordinary Generic Façade - **1**
- Small Town Charm Vanishing - **2**
- No Chain Businesses - **5**
- No Changes
- Do Not Want To See It Vacant - **2**
- No High Rises - **3**
- Stop Making Franklin Look Like Downtown Nashville - **5**
- Large Scale Structures - **1**
- No Urbanization Of Residential Areas

- Diminishing Green Space - **1**
- Watch For Wildlife - **1**

- Diverse Housing
- No Condos Or Mixed Use On Liberty Or Franklin
- Condos, Low Income Housing
- No Additional Housing
- High Density Housing - **6**
- Not More Expensive Homes, Need People
- Apartments - **5**
- Short Term Rentals - **1**

- Garbage Receptacles
- Heavy Industrial **x 5**
- No Industrial, Modern Manufacturing, Professional Office - **2**
- Outdoor Entertainment With Loud Volume - **3**
- Street Cruising, Loitering, Crime - **2**

- Don't Throw Out The Farmers Market - **3**
- No Supermarkets - **2**

- Medical
- Mixed Use

- Parking Garage
- Increased Traffic - **1**
- Lack Of Infrastructure Accommodations For Growth
- Not Much Traffic - **1**
- No Scooter - **6**
- No Paid Parking - **1**

- Hotels
- Retail/Office/Hotel
- No Pedal Taverns - **5**
- No Eminent Domain - **2**

- # is the number of other post-its with the same comment and/or the number of stickers placed on the post-it to indicate agreement

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?

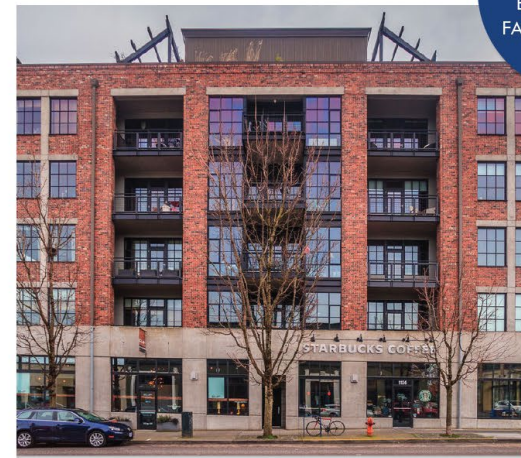
PLEASE TAKE A
DOT AND PLACE IT
BENEATH YOUR
FAVORITE IMAGES.



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



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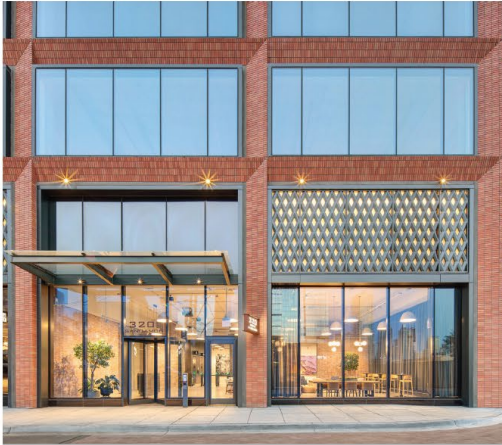
VOTE HERE



VOTE HERE

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?

PLEASE TAKE A
DOT AND PLACE IT
BENEATH YOUR
FAVORITE IMAGES.



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?

PLEASE TAKE A
DOT AND PLACE IT
BENEATH YOUR
FAVORITE IMAGES.



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?



WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?

LEAVE YOUR
FAVORITE IMAGES.



- **63 Votes**
- Liked the scale
- Liked the historic feel
- Liked the materials and painted wood
- Liked the welcoming feel of the buildings
- Liked that it felt traditional
- Reminded of small historic downtown
- Didn't mind the height behind it, but liked that it was not all the same height

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?

WITH YOUR
SITE IMAGES.



- **54 Votes**
- Reminded of what is already established in the area
- Would fit with Jamison Station architecture
- Liked the brick and dark metal
- Liked the glass and balconies and metal awnings canopies over them
- Liked that it wasn't contrived and didn't look modern; it felt grounded

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?



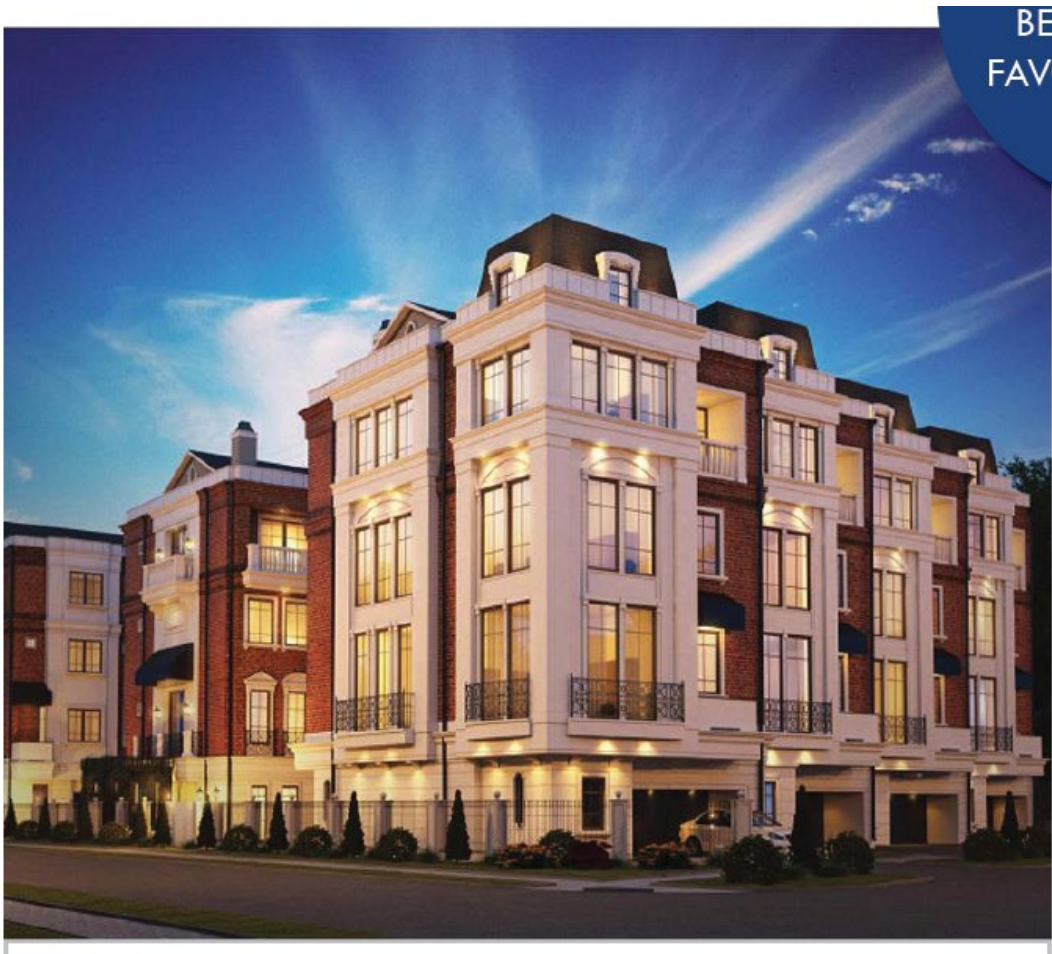
- **41 Votes**
- Liked the brick
- Liked the dark and white accents with the brick
- Liked the balcony and how usable it felt
- Liked the scale of the building
- Liked the historical architectural details

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?



- **34 Votes**
- Reminded of the Factory already and fit really well with the Factory architecture
- Liked the brick and dark metal
- Liked the scale
- Liked the historic feel; it was not new, but it felt modernized

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?



- **27 Votes**
- Liked the windows and their historic proportions
- Looked 'residential' and not 'downtown'; it was different
- Liked the traditional architectural detailing
- Liked the way the massing was broken up
- Liked that it felt like individual units (vertically)
- Liked the small roof accents with a half story rather than a stepped back full story
- Liked the balcony detailing

WHAT TYPES OF ARCHITECTURE DO YOU ENVISION IN THE FACTORY DISTRICT?



- **21 Votes**
- Liked the use of dark colors and brick
- Liked the modern feel
- Felt it would complement the brick industrial buildings
- Liked the entrance and doors
- Liked that the building was broken up and not one flat facade



- **16 Votes**
- Liked how the buildings were broken down in massing
- Liked the diversity in architecture between different masses
- Liked the glazing and the connector between the two; It looked really active
- Liked the modern feel with traditional materials (brick)
- Liked that the first floor felt different than upper floors



- **14 Votes**
- Liked the industrial feel
- Liked the materials and windows
- Feels old and settled



- **14 Votes**
- Liked the traditional materials with the modern style
- Liked the unusual balconies

ENVISION FRANKLIN'S CURRENT MAXIMUM BUILDING HEIGHT RECOMMENDATIONS IS THREE STORIES. WHEN YOU THINK ABOUT INFILL DEVELOPMENT THAT COULD OCCUR IN THE AREA, WHAT DO YOU THINK THE APPROPRIATE MAXIMUM NUMBER OF STORIES SHOULD BE?

PLEASE TAKE A DOT AND PLACE IT BENEATH YOUR FAVORITE IMAGES.



3-STORY BUILDINGS

VOTE HERE



2-STORY AND 4-STORY BUILDING VARIATIONS

VOTE HERE



4-STORY BUILDINGS

VOTE HERE



1-STORY TO 4-STORY BUILDING VARIATIONS

VOTE HERE



4-STORY WITH A RECESSED 5TH STORY

VOTE HERE



5-STORY MIXED-USE BUILDING

VOTE HERE



4-STORY HOTEL

VOTE HERE



3-STORY BUILDING

VOTE HERE



3-STORY WITH A RECESSED 4TH STORY

VOTE HERE



7-STORY BUILDING

VOTE HERE



4-STORY MIXED USE BUILDING WITH RECESSED 5TH STORY

VOTE HERE



6-STORY LOFT APARTMENTS

VOTE HERE

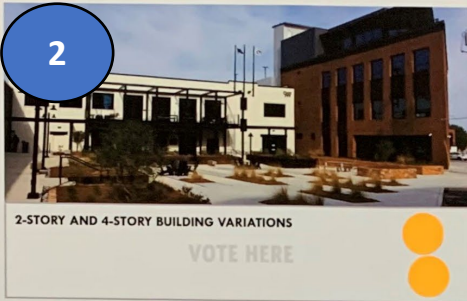


ENVISION FRANKLIN'S CURRENT MAXIMUM BUILDING HEIGHT RECOMMENDATIONS IS THREE STORIES. WHEN YOU THINK ABOUT INFILL DEVELOPMENT THAT COULD OCCUR IN THE AREA, WHAT DO YOU THINK THE APPROPRIATE MAXIMUM NUMBER OF STORIES SHOULD BE?

29



2



16

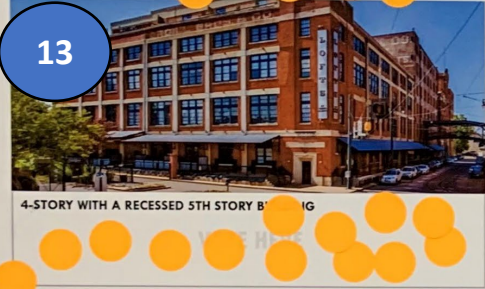


PLEASE TAKE A DOT AND BENEATH FAVORITE

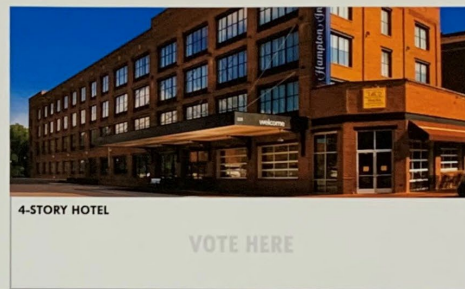
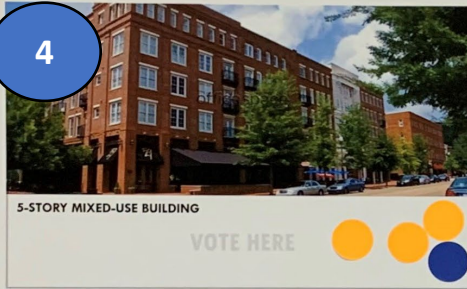
6



13



4



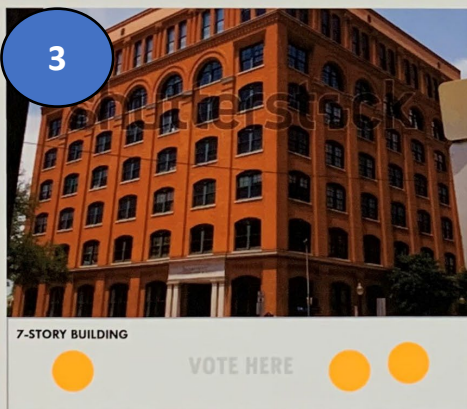
13



14



3



11

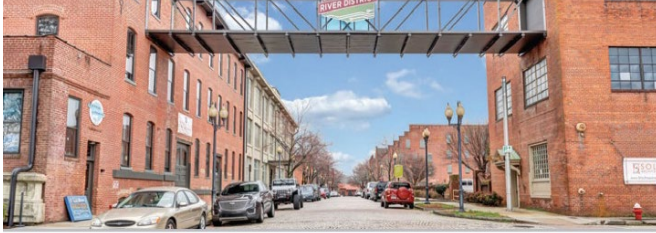


1



- Only one dot was given to each person to vote

ENVISION FRANKLIN'S CURRENT MAXIMUM BUILDING HEIGHT RECOMMENDATIONS IS THREE STORIES. WHEN YOU THINK ABOUT INFILL DEVELOPMENT THAT COULD OCCUR IN THE AREA, WHAT DO YOU THINK THE APPROPRIATE MAXIMUM NUMBER OF STORIES SHOULD BE?



3-STORY BUILDINGS



3-STORY BUILDING

- 3-Story Buildings - **42**



4-STORY WITH A RECESSED 5TH STORY



4-STORY MIXED USE BUILDING WITH RECESSED 5TH STORY

- 4-Story Buildings with 5th Story Recessed - **24**



4-STORY BUILDINGS

- 4-Story Buildings - **16**



3-STORY WITH A RECESSED 4TH STORY

- 3-Story with a Recessed 4th Story - **14**

ENVISON FRANKLIN'S CURRENT MAXIMUM BUILDING HEIGHT RECOMMENDATIONS IS THREE STORIES. WHEN YOU THINK ABOUT INFILL DEVELOPMENT THAT COULD OCCUR IN THE AREA, WHAT DO YOU THINK THE APPROPRIATE MAXIMUM NUMBER OF STORIES SHOULD BE?

PLEASE TAKE A
CUTOUT AND PLACE IT
BEHIND YOUR
WRITE IMAGES.



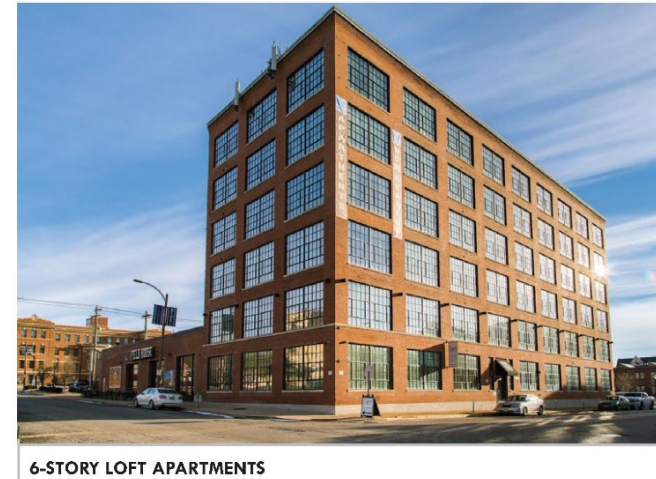
- 1 to 4 -Story Buildings - 6



- 2 to 4 -Story Buildings - 2



- 5-Story Buildings - 4



- 6-Story Building - 1



- 7-Story Building - 3

WHAT TYPE OF PUBLIC ART WOULD BE APPROPRIATE?

PLEASE TAKE A DOT AND PLACE IT BENEATH YOUR FAVORITE IMAGES.



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



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WHAT TYPE OF PUBLIC ART WOULD BE APPROPRIATE?

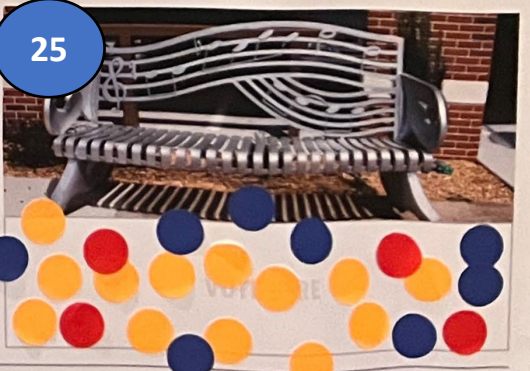
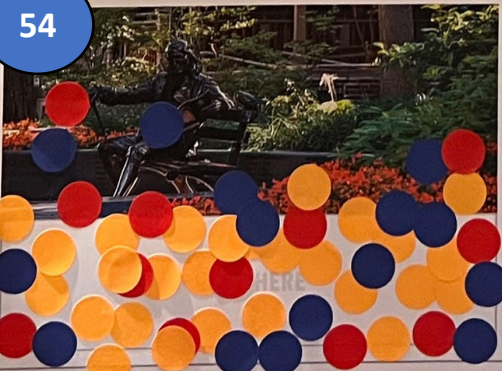
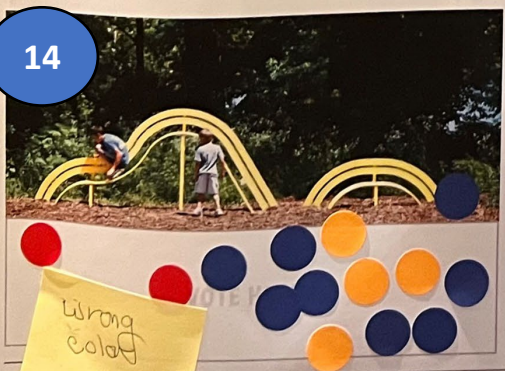
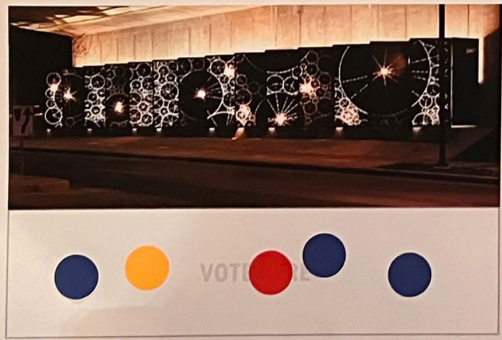
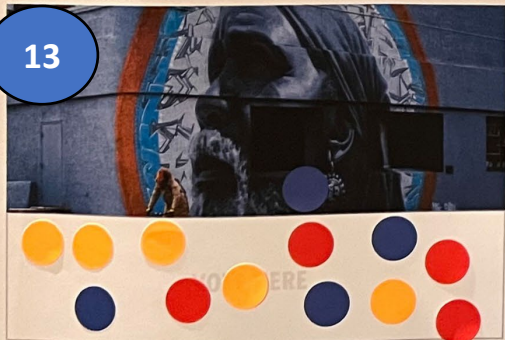
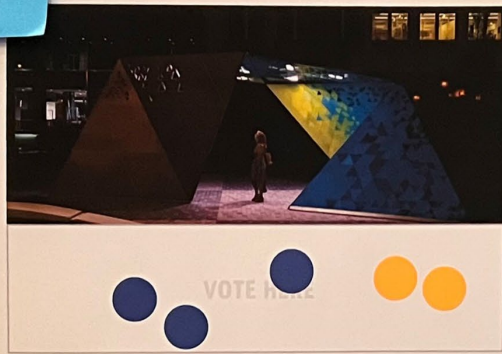
NATURE
GARDENS

Paint
electrical
boxes w/art

PLEASE TAKE A
DOT AND PLACE IT
BENEATH YOUR
FAVORITE IMAGES.

Public Art Additional Comments:

- Paint electrical boxes with art
- Nature Gardens
- Wrong Color



Wrong
color

UPDATE
FEBRUARY 16, 2023



WHAT TYPE OF PUBLIC ART WOULD BE APPROPRIATE?



- **54 Votes**
- Liked the colorful gardens
- Liked the statue of Ben Franklin



- **25 Votes**
- Liked the musical notes/creative bench



- **21 Votes**
- Liked the idea of “art” as a crosswalk
- Some mentioned the idea of added lights to the crosswalk or a raised crosswalk

WHAT TYPE OF PUBLIC ART WOULD BE APPROPRIATE?



- **15 Votes**
- Liked interactive art and wanted to see more of this type of art



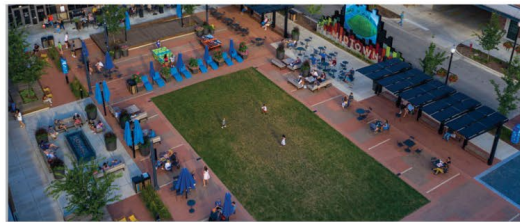
- **14 Votes**
- Liked the idea of interactive art for children
- Wanted to see different colors



- **13 Votes**
- Liked the idea of local artists being chosen to do murals or other art

WHAT TYPE OF PROGRAMMING WOULD YOU LIKE TO SEE?

PLEASE TAKE A DOT AND PLACE IT BENEATH YOUR FAVORITE IMAGES.



CENTRAL PARK SPACE/POCKET PARK

VOTE HERE



LOCAL MARKETS/FARMER'S MARKETS

VOTE HERE



OPEN SPACE WITH SEATING

VOTE HERE



RENTABLE SPACE

VOTE HERE



ICE SKATING

VOTE HERE



SPLASH PAD

VOTE HERE



CHILDREN'S PLAY AREA

VOTE HERE



IN-GROUND BOUNCE PADS

VOTE HERE



MOVIE IN THE PARK/PLAZA

VOTE HERE



OUTDOOR GAMES

VOTE HERE



MARKET

VOTE HERE



OUTDOOR EVENTS

VOTE HERE

WHAT TYPE OF PROGRAMMING WOULD YOU LIKE TO SEE?

PLEASE TAKE A
DOT AND PLACE IT
BENEATH YOUR
FAVORITE IMAGES.

26

CENTRAL SPACE/POCKET PARK

57

LOCAL MARKET

35

OUTDOOR SPACE WITH SEATING

RENTABLE SPACE

20

ICE SKATING

SPLASH PAD

CHILDREN'S PLAY AREA

IN-GROUND BOUNCE PADS

MOVIE IN THE PARK/PLAZA

OUTDOOR GAMES

42

MARKET

44

OUTDOOR EVENT

WHAT TYPE OF PROGRAMMING WOULD YOU LIKE TO SEE?



LOCAL MARKETS/FARMER'S MARKETS

- **57 Votes**
- Liked outdoor Farmer's Market



OUTDOOR EVENTS

- **44 Votes**
- Liked vegetation/trees, outdoor seating, plaza

WHAT TYPE OF PROGRAMMING WOULD YOU LIKE TO SEE?



MARKET

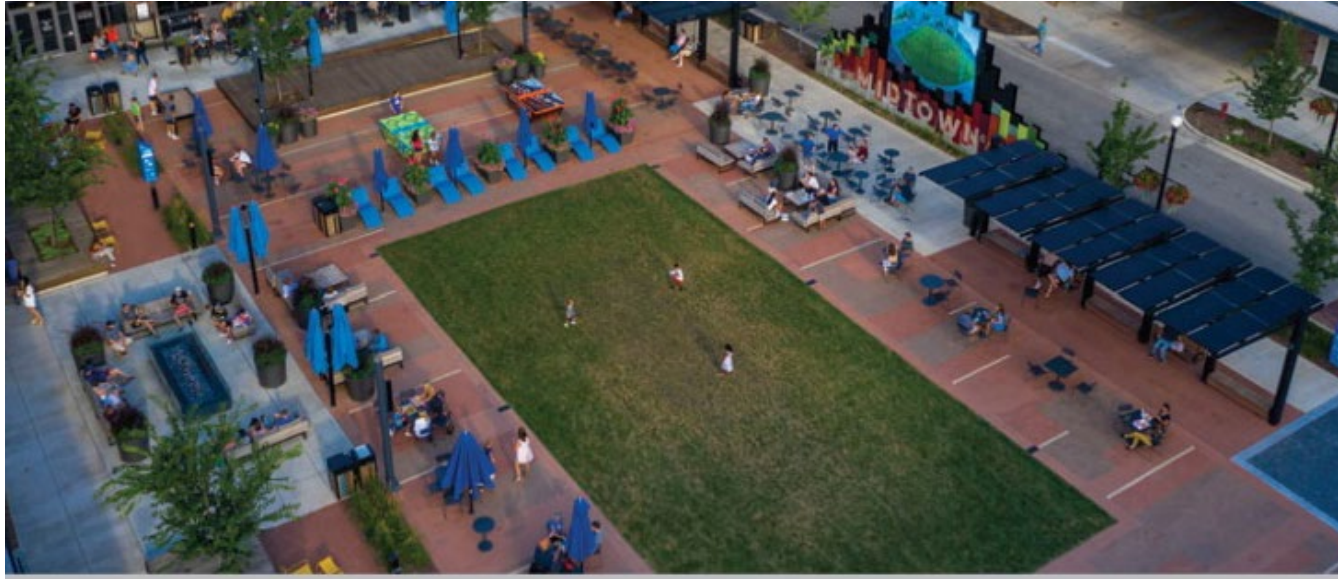
- **42 Votes**
- Liked outdoor Market and Outdoor Seating



OPEN SPACE WITH SEATING

- **35 Votes**
- Liked green space for sitting/umbrellas and greenery

WHAT TYPE OF PROGRAMMING WOULD YOU LIKE TO SEE?



- **26 Votes**
- Central Green Space/Pocket Park

CENTRAL PARK SPACE/POCKET PARK



- **20 Votes**
- Liked the idea of seasonal ice-skating rink

ICE SKATING

WHAT OTHER PLACEMAKING ELEMENTS WOULD YOU LIKE TO SEE?

pedestrian island w/ trees

sustainable gardens

community garden (reflections + garden)

close street FRANKLIN FARMER MARKET

water features

open seating

FOUNTAINS WATER FEATURES WATER ART

ANIMATED FOUNTAINS

DOG PARK

Id like for skateboard park instead of ice rink

art in roundabout

Music Pavilion

over rock water feature think Dr. Greenlee

something for kids/families young at heart

Community Space for Market

Local grocery Farmers Market Native Produce

Bring Live Radio Show Back!

Use roundabout to slow traffic with sculpture in center

Park with way to incorporate music

Car wash

LOCAL ARTIST WORK OF ART/SCULPTURE

LOCAL ARTIST WORK OF ART/SCULPTURE

Bring back running course for HARTMAN

Brick walls w/ Franklin Jan & Sep

Butterfly garden, bee keeping

TREES

Water Feature - not a kid splash pad

KEEP THE FARMER'S MARKET

Lake with parks around

Stay true to arch of existing historic bldgs

Walking trails sculpture murals landscaping grassy spaces

THEATER!

Adult outdoor fitness trail

Historic markers interpretation of local landscape

Fountains Water Features Roundabout

SITE SPECIFIC ART THAT BRING COMMUNITY TOGETHER THROUGH PLAY THROUGH PLAY EXP. DRAGON PARK

+ WATER FEATURES + PUBLIC ART + MUSIC + LOCAL ARTISTS

Retain the essence of the "Factory"

Someplace clean, beautiful & cozy for songwriters to perform

ART = Chivalry

like pits

IF THERE IS SOMETHING YOU WOULD LIKE TO SEE CALLED OUT, WRITE IT DOWN ON A STICKY NOTE AND PLACE IT HERE. IF YOU AGREE WITH OTHER COMMENTS, YOU MAY USE DOTS OR WRITE IN SUPPORTING COMMENTS AS YOU SEE FIT.

ENVISION FRANKLIN UPDATE
FACTORY DISTRICT | FEBRUARY 16, 2023

REA
REYNOLDS ASSOCIATES

WHAT OTHER PLACEMAKING ELEMENTS WOULD YOU LIKE TO SEE?

- Restful community garden with seating for reflection/Carousel
- Sustainable Gardens/Community breadbasket and garden
- Butterfly natural garden, bee keeping
- Trees (5 votes)
- Pedestrian island with trees (1 vote)
- Walking trails, sculpture, murals, landscaping, trees, gardens

- (Close Street) Franklin Farmers Market (4 votes)
- Local grocery, Farmer's Market, Native Nature
- Keep the farmer's Market (5 votes)
- Community Space for Market

- Water Features
- Fountains/Water Features/Water Art
- River rock, water feature, think downtown Greenville
- Animated Fountains (1 vote)
- Fountains, water features, riverwalk (1 vote)
- Water Feature, make a kid splash pad (1 vote)
- Water Features, Public Art, Music areas, local grocery

- Art: Interactive, Engaging, Continue the future with the past (1 vote)
- Site Specific art that brings community together through play exp. Dragon Park
- Art = Chihuly
- Local artists work of art/sculpture
- Use roundabout to slow traffic with sculpture in the center (1 vote)

- Music (5 votes)
- Music Pavilion (1 vote)
- Park with ways to incorporate music (1 vote)
- Some place clean, beautiful and cozy for songwriters to perform
- Bring Live Radio show back (1 vote)

- Open Seating
- Adult outdoor fitness trail (1 vote)
- Lake with parks around (1 vote)
- Dog Park (2 Votes)

- Carousel (2 votes)
- Something interactive for kids/families, youngish for teens
- Brick walls with Franklin town and logo
- Bring back running courses at Harlinsdale
- I'd vote for skateboard park instead of ice rink (1 vote)
- Historic Marker/Interpretation of the area landscape
- Fire Pits
- Retain the essence of the Factory (2 votes)
- Stay true to architecture of existing historic buildings
- Theater!

WHAT STREETScape DESIGNS DO YOU LIKE THE MOST?

PLEASE TAKE A
DOT AND PLACE IT
BENEATH YOUR
FAVORITE IMAGES.



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE



VOTE HERE

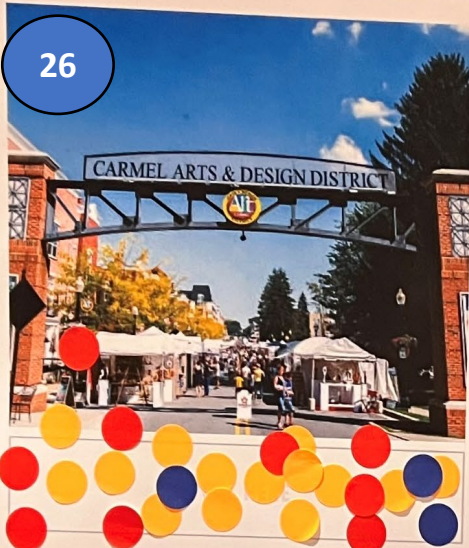


VOTE HERE



VOTE HERE

WHAT STREETSCAPE DESIGNS DO YOU LIKE THE MOST?



More trees (3 votes)
Raised crosswalk
Bike lanes (2 votes)

WHAT STREETScape DESIGNS DO YOU LIKE THE MOST?



- **50 Votes**
- Liked the closed streets for Farmers Market (2 votes)

WHAT STREETScape DESIGNS DO YOU LIKE THE MOST?



- **39 Votes**
- Protected sidewalk, ample trees

WHAT STREETScape DESIGNS DO YOU LIKE THE MOST?



- **26 Votes**
- Liked the closed street
- Liked the archway and obelisk entryway
 - Grand entrance features

WHAT STREETScape DESIGNS DO YOU LIKE THE MOST?



- **19 Votes**
- Liked more native plantings and grasses
- Desired a median island with trees (1 vote)

WHAT STREETScape DESIGNS DO YOU LIKE THE MOST?



- **19 Votes**
- Liked safe pedestrian crossings
- Liked protected sidewalk away from street
- Liked colorful landscaping



How would YOU like to travel between Downtown and the Factory District?

Please let us know what your preferred travel option(s) would be between these two City destinations.

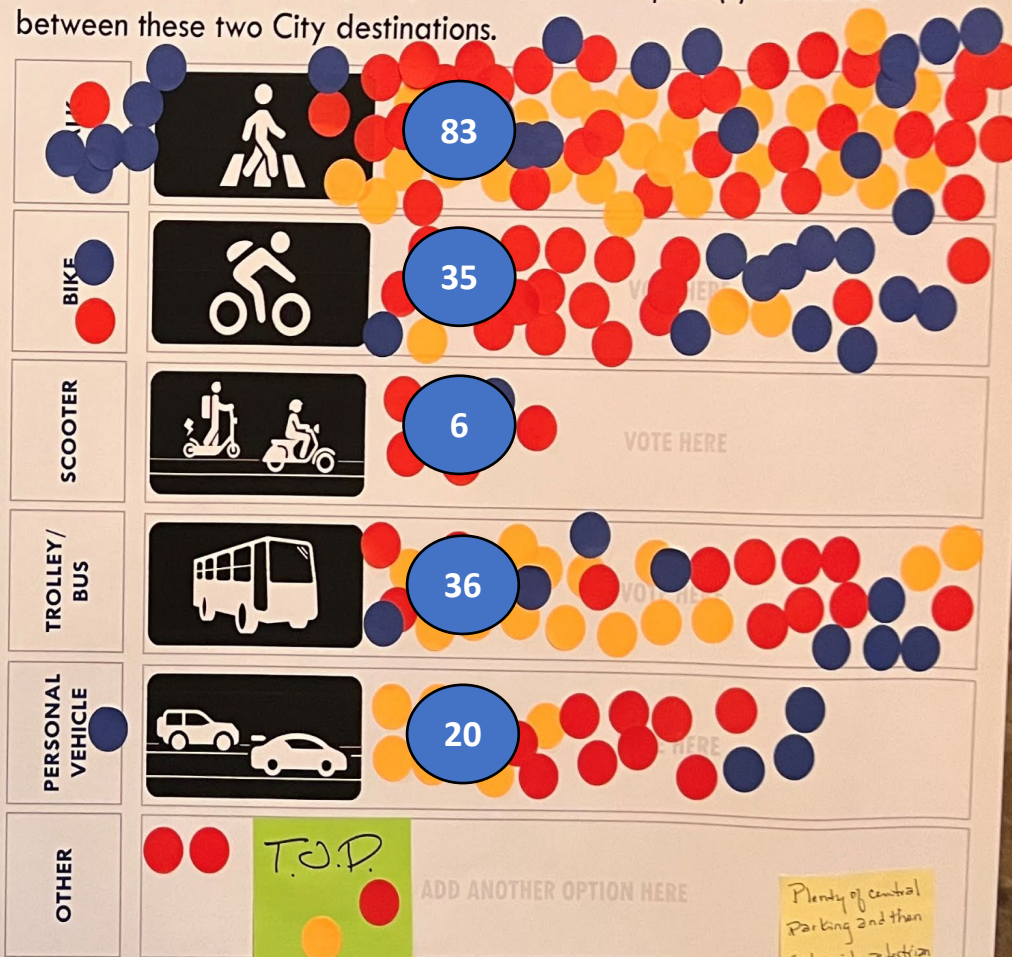
WALK		VOTE HERE
BIKE		VOTE HERE
SCOOTER		VOTE HERE
TROLLEY/ BUS		VOTE HERE
PERSONAL VEHICLE		VOTE HERE
OTHER	ADD ANOTHER OPTION HERE	

TRANSPORTATION OPPORTUNITIES



How would YOU like to travel between Downtown and the Factory District?

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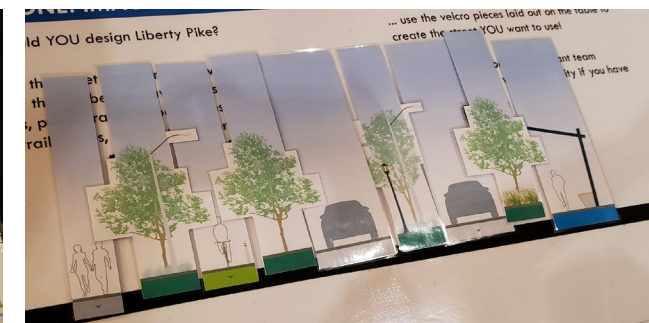
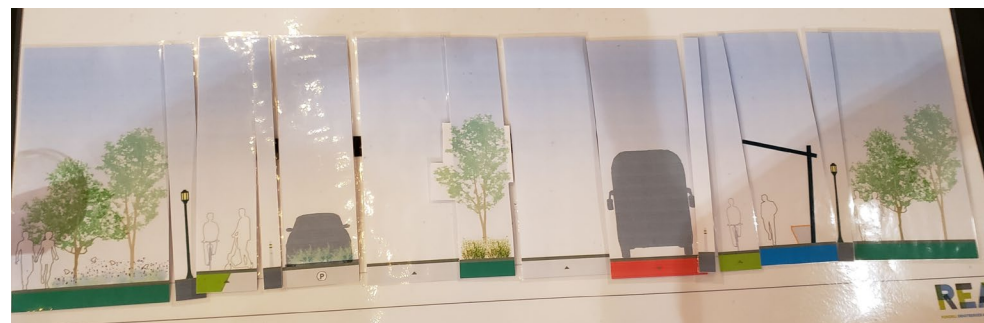
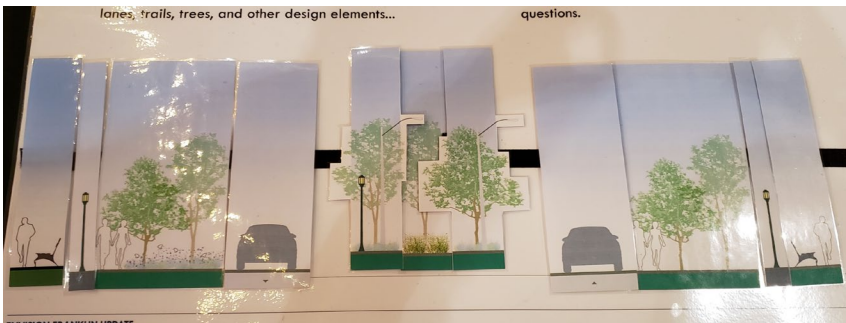
- **Walk:** 83 votes
- **Bike:** 35 votes
- **Scooter:** 6 votes
- **Trolley/Bus:** 36 votes
- **Personal vehicle:** 20 votes
- **Other:** 2
 - T.O.D: (Demand Service) 2
 - Plenty of central parking and then safe, wide pedestrian walking spaces and park space.

Plenty of central parking and then safe, wide pedestrian walking spaces and park space.

BUILD YOUR OWN STREET SECTION

Common themes:

- Minimal traffic lanes
- Ample street trees
- Sidewalks protected by landscaping
- Median trees
- Bike lanes
- Pedestrian and landscape focus





TELL US WHAT YOU THINK

PLACE STICKY NOTES HERE

What additional information do you want the City Staff and Consultant Team to know? What are your thoughts, ideas, and concerns about the district? Please use a sticky note or the voice recorder to tell us your ideas!

VISION FRANKLIN UPDATE
HISTORIC DISTRICT | FEBRUARY 16, 2023

REA

Sticky notes include:

- SEPARATE BIKE LINES
- LANDSCAPED PEDESTRIAN ISLAND
- raised crosswalks roundabout
- WHERE IS the FRANKLIN FARMERS MARKET?
- Flooding Concern from density on Old Liberty
- Small Town Charm w/ eateries for locals + reasonable prices
- Do not want district overlay to restrict local property owner rights
- Make the pedestrian the primary focus Main
- no outdoor noise
- keep the area open local small business
- leave my neighborhood out of any overlay
- dog park + people parks
- STOP ANY ONE OWNER FROM TAKING OVER PUBLIC SQUARE "no amplification either"
- Address the needs of existing residents before adding ANY housing. Fix roads. Fix flooding. Fix traffic.
- Do not add housing on Eddy Lane unless the infrastructure exists to support it. Don't overdevelop for profit and ignore the historic character.
- off site parking welcome center on 965. smile in on trails
- parking huge issue
- clean up Harper LN
- we need better dining options
- Keep the charm + local flavor of the area
- Local Homeowners do not want a huge influx of traffic + crime
- Evening noise limits
- concern traffic will be coming in with shopping
- Fix downtown congestion
- IN Region walking and running trails with maintenance
- Wildlife David Franklin
- I'm thankful for taking our input
- Please don't ever consider another Brownland Farm + build on a flood plain w/ 3 sides adjoining the
- SIDEWALKS ON EDDY LANE
- leave my neighborhood out of any overlay
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TELL US WHAT YOU THINK

- Need sidewalks on Eddy Ln (4 votes)
- Need sidewalks on Old Liberty (2 votes)
- Make pedestrians the primary focus
- Walkable to Downtown Franklin
- Integrate walking and running trails with Harlinsdale

- Separate Bike Lanes (1 vote)
- Landscaped Pedestrian Island (1 vote)
- Raised crosswalks, roundabout (1 vote)
- Keep the buildings low to the ground- No skyscrapers

- Parking is a huge challenge (4 votes)
- Do not add housing on Eddy Ln unless the infrastructure exists to support it. Don't over develop for profit and ignore the obvious issues (2 votes)
- Off-site parking welcome center on 96E. Shuttle in on trolleys
- Concern traffic will be controlled with stop lights
- Fix downtown congestion
- Local homeowners do not want a huge influx of traffic & crime

- Where is the Franklin Farmers Market? (1 vote)
- No outdoor noise (1 vote)
- Evening noise limits (1 vote)
- Dog park and people parks

- Flooding concern from density on Old Liberty (1 vote)
- I'm thankful for taking our input (1 vote)
- We need better dining options (1 vote)
- Address the needs of existing residents before adding any housing. Fix roads. Fix flooding. Fix traffic (1 vote)
- Do not want district overlay to restrict local property owner rights (1 vote)
- Leave Myles Manor & Winslow Rd out of any overlay (1 vote)
- Small town charm with eateries for locals & reasonable prices
- Stop any one group from taking over public square, no amplification either!
- Keep this area open to local small business
- Clean up Hooper Ln
- Please don't ever consider another Brownland Farm & build on a floodplain with 3 sides of moving water
- Keep the charm & local flavor of the area

DICTATED COMMENTS (8 RESPONDENTS)

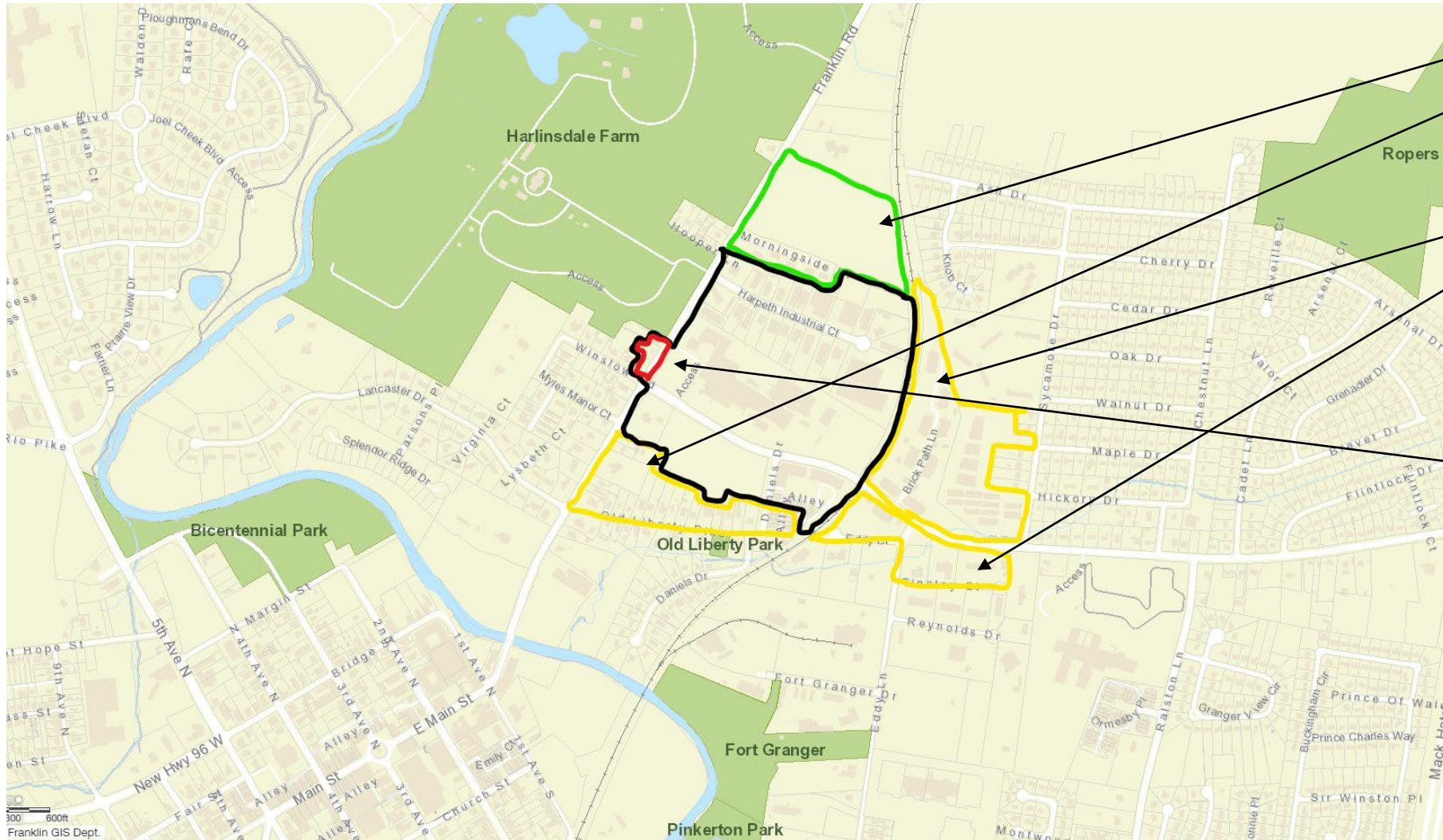
- Against special overlay for the factory
- No overlay for Myles Manor
- Let the vision overlay go, call it a district if you wish but stay out of the way and let developers be creative
- Factory should be the central focus, don't want it to become surrounded by larger high riser taller developments and kind of just overshadowing it.
- 60 ft in height tops
- I'm really excited about the redevelopment, not only the factory but the area around it

- Envision Franklin does not agree with the economics and use
- How will this impact the businesses on Harpeth Industrial Ct?
- Worried that this will push me out

- I don't want the present leadership to build another streetscape like what was just about almost completed (Franklin Rd)
- Eddy Ln is not safe to walk down
- Need pedestrian access to Pinkerton Park
- I like to walk
- Appreciate anything you can do with sidewalks
- Roundabout at Daniels and Liberty
- Slow traffic, make it feel more European and walkable
- Get ahead of the traffic issues so it doesn't make traffic worse
- You can see a process to the way this is going to eventually become a great thoroughfare into downtown and being able to walk here.

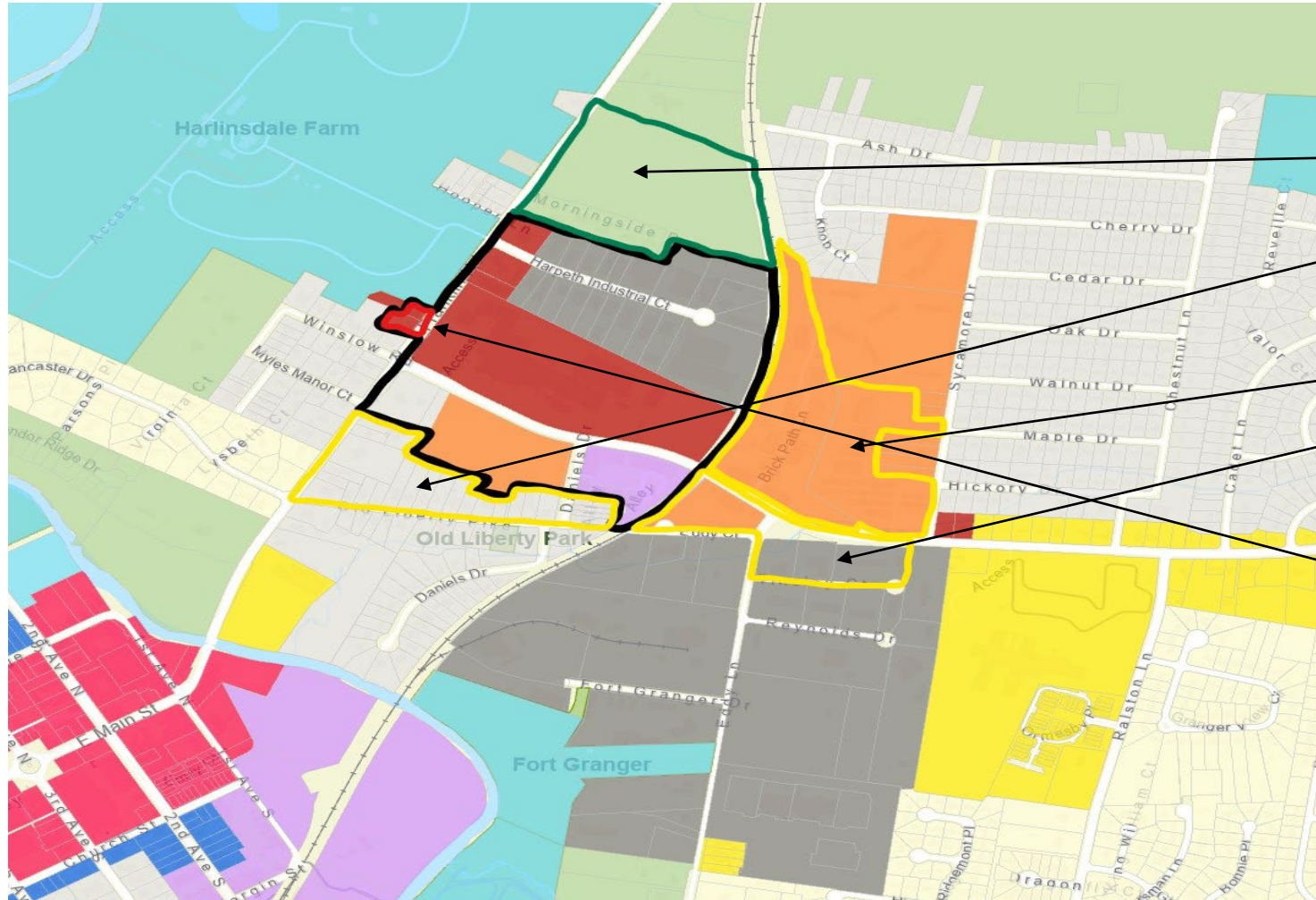
- Want to stay engaged throughout the process
- Please consider green spaces
- Combine the interests of both the historical residents in the area, but also with mixed-use and hopefully bringing in retail
- Should still have the feeling of walkability and nature surrounding you a little bit, but also the ideas of the residents that are living here most often.
- I'm extremely disappointed that the farmers market is no longer going to be at the factory just because I thought that was just an awesome relationship for both the factory and the farmers market and I know I loved it.

BOUNDARY ACTIVITY



- Add the Hill Property - 8
- Extend to Old Liberty - 7
- Proposed is good - 7
- Don't add Myles Manor - 5
- Extend to storage facility - 4
- Add area S. of Liberty, E. of Daniels - 3
- Extend to Downtown - 2
- Don't extend any further south - 2
- Stop District at Franklin Rd - 2
- Remove Harpeth Industrial - 2
- Include Harlinsdale - 2
- Include Eddy Ln - 2
- Include Myles Manor - 1

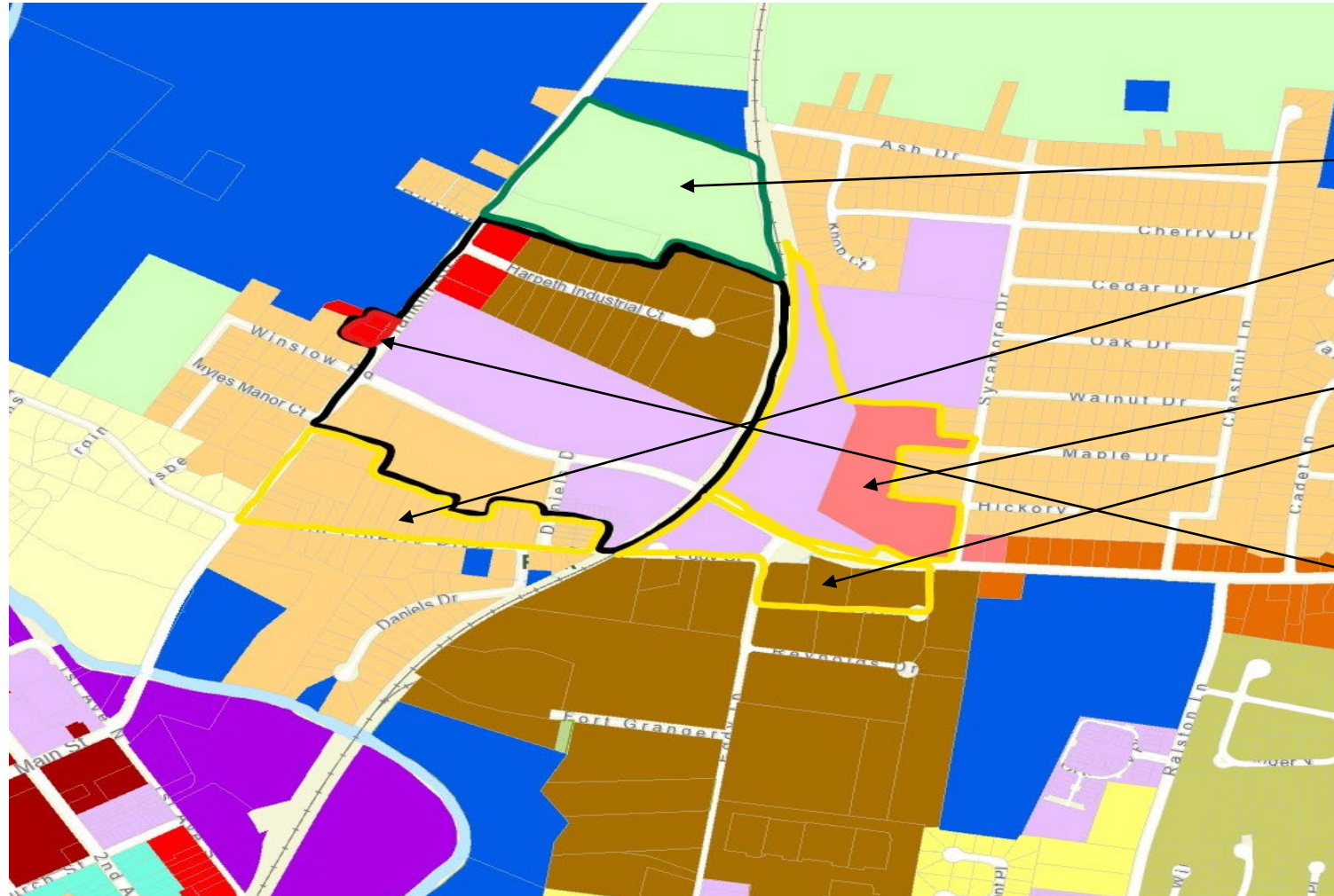
BOUNDARY ACTIVITY – Design Concepts



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- Include Eddy Ln - 2
- Include Myles Manor - 1

Conservation Subdivision	Single-Family Residential	Fifth Avenue North
Large-Lot Residential	Office Residential	Main Street
Historic Residential	Mixed Residential	Neighborhood Mixed-Use
Compact Residential	Multifamily Residential	Neighborhood Commercial
		Regional Commerce
		Industrial Flex

BOUNDARY ACTIVITY - Zoning



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ER Estate Residential District	R4 Residential 4 District	OR Office Residential District	RC12 Regional Commerce 12 District
R1 Residential 1 District	R6 Residential 6 District	CI Civic Institutional District	GO General Office District
R2 Residential 2 District	MR Mixed Residential District	NC Neighborhood Commercial	LI Light Industrial District
R3 Residential 3 District	PD Planned District	CC Central Commercial District	HI Heavy Industrial District

NEXT STEPS

- **Receive Feedback on the Factory District Boundary and Height Maximums at the April 27, 2023 Joint Conceptual Workshop**
- **Draft a New Design Concept for the Factory District**
- **Host a Second Public Workshop with Draft Recommendations
Date/Time TBD**

