



Meeting Agenda

BOMA & FMPC Joint Conceptual Workshop

Thursday, April 27, 2023

4:30 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.franklinton.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. (4:30 - 5:00 PM) Discussion of a Development Plan proposing a mixed-use building with approximately 3,362 square feet of commercial space and 178 multifamily units, on 2.68 acres, located at 101 Cool Springs Boulevard (101 Cool Springs Boulevard PUD).
2. (5:00 -5:30 PM) Discussion of a Development Plan proposing 254 multifamily units, 6 single-family units, 12 duplex units, 3 townhome units, and 3,000 square feet of commercial space, on 7.2 acres, located near the intersection of Liberty Pike and Daniels Drive, at 209 Old Liberty Pike (The Middle Eight PUD).
3. (5:30 - 5:50 PM) Discussion of Factory District boundary limits, height maximum, and streetscape.
4. (5:50 - 6:30 PM) Presentation of results of the March 22, 2023 Envision Franklin Open House, held at Columbia State.

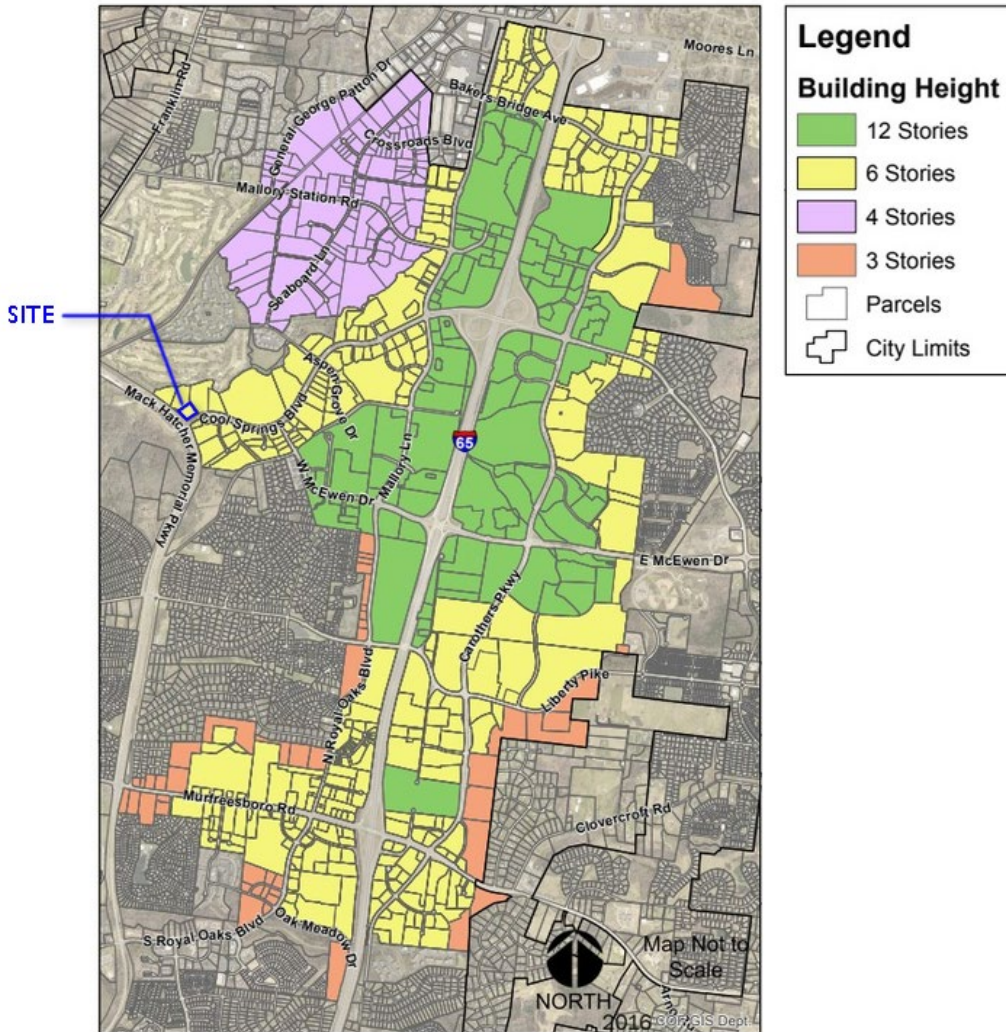
OTHER BUSINESS

ADJOURN

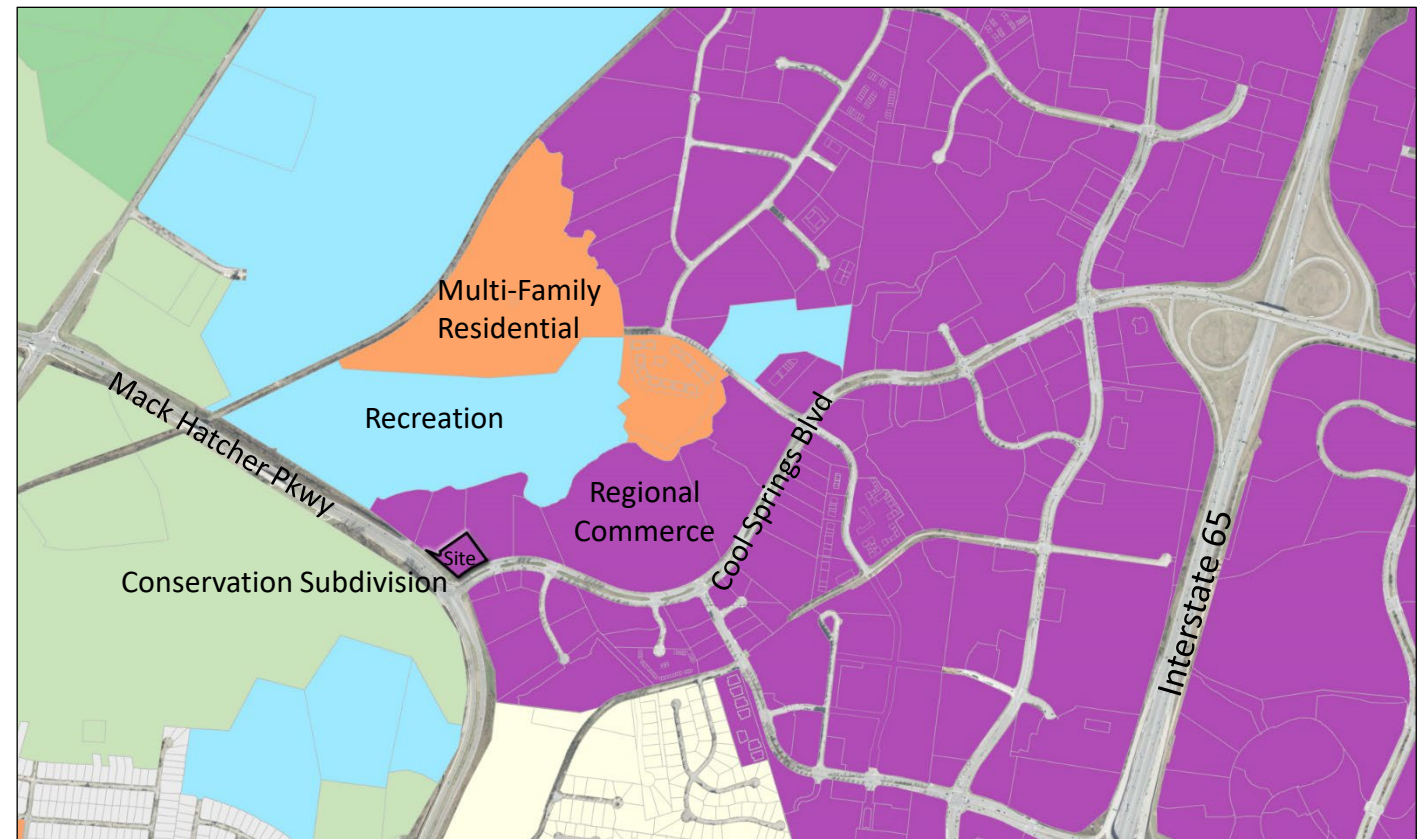
101 Cool Springs Blvd



Development Plan
Joint Conceptual Workshop
April 27, 2023



Interstate Corridor
Building Height Map



Regional Commerce Design Concept

Large expanses of surface-parking areas should be avoided. Infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots.

New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor.





VIEW ALONG MACK HATCHER MEM. PKWY.



COOL SPRINGS BLVD. AND MACK HATCHER MEM. PKWY.

- Program:
- 178 multi-family apartments
 - 3,356 SF Commercial on ground level



COOL SPRINGS BLVD. AND MACK HATCHER MEM. PKWY.



VIEW ALONG COOL SPRINGS BLVD.

- Comments from Staff and JCW:
- Commercial building style vs. Residential building style
 - Architectural presence and activity at Mack Hatcher/Cool Springs Blvd
 - Building height and transition to Mack Hatcher intersection



Revised Master Plan

- 178 Multifamily Apartments
- 3,362 SF Commercial on ground level
- Structured Parking below
- Transition of building height
3 stories along Mack Hatcher;
3 to 4 stories along Cool Springs Blvd.
Commercial Building Style
- Similar height and architecture to The Haven at Cool Springs (adjacent development)
- Pedestrian connections to Cool Springs Blvd sidewalk.





COOL SPRINGS BLVD. AND MACK HATCHER MEM. PKWY.

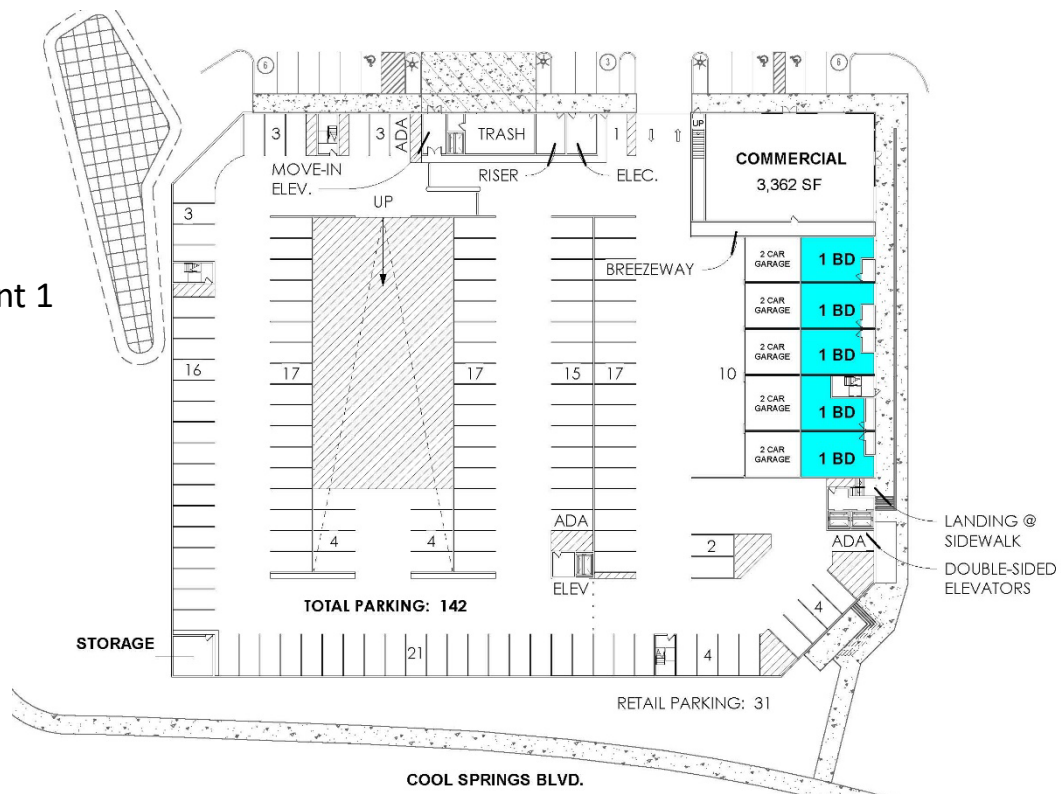


VIEW ALONG COOL SPRINGS BLVD.



VIEW ALONG MACK HATCHER MEM. PKWY.

Basement 1



Unit Level 1



Unit Level 4





VIEW AT ACCESS ROAD AT BACK OF BUILDING

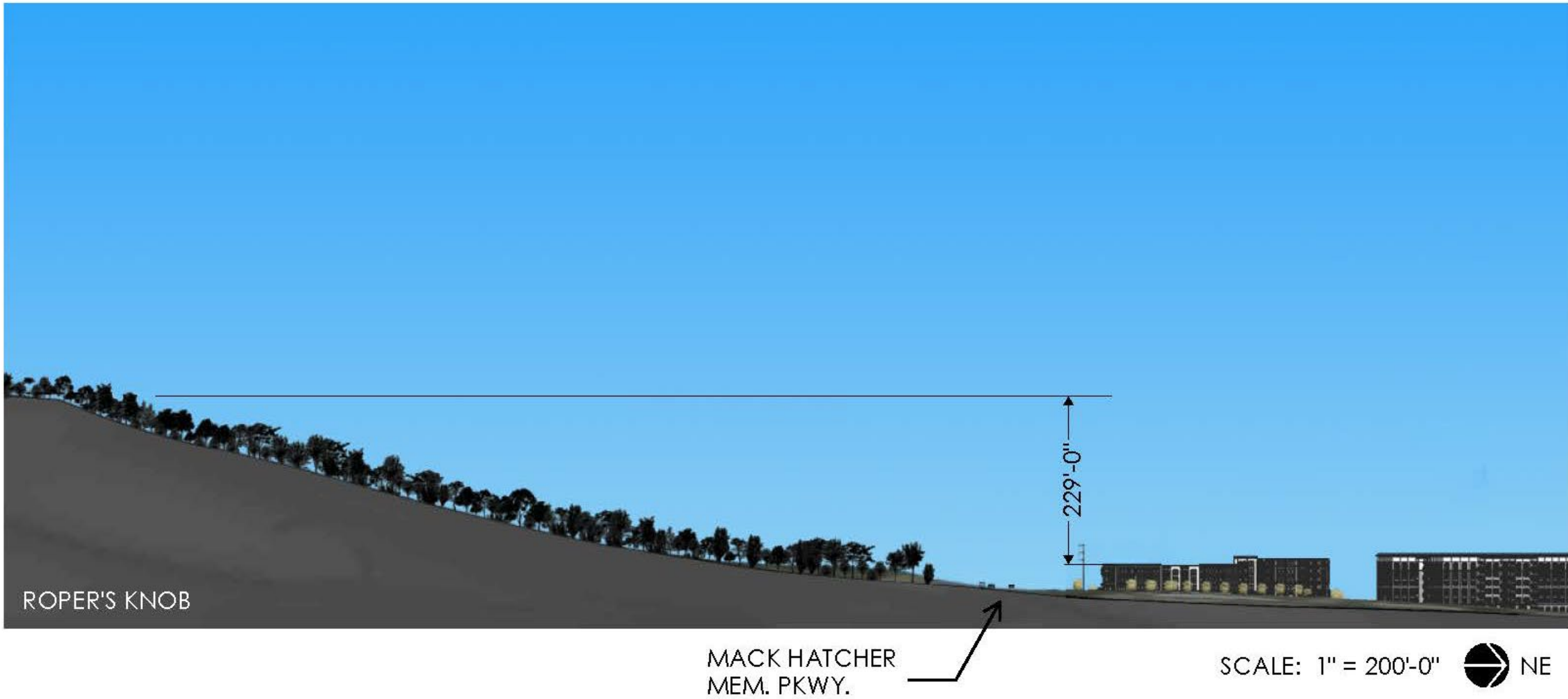


SCALE: 1" = 50'-0"  NE



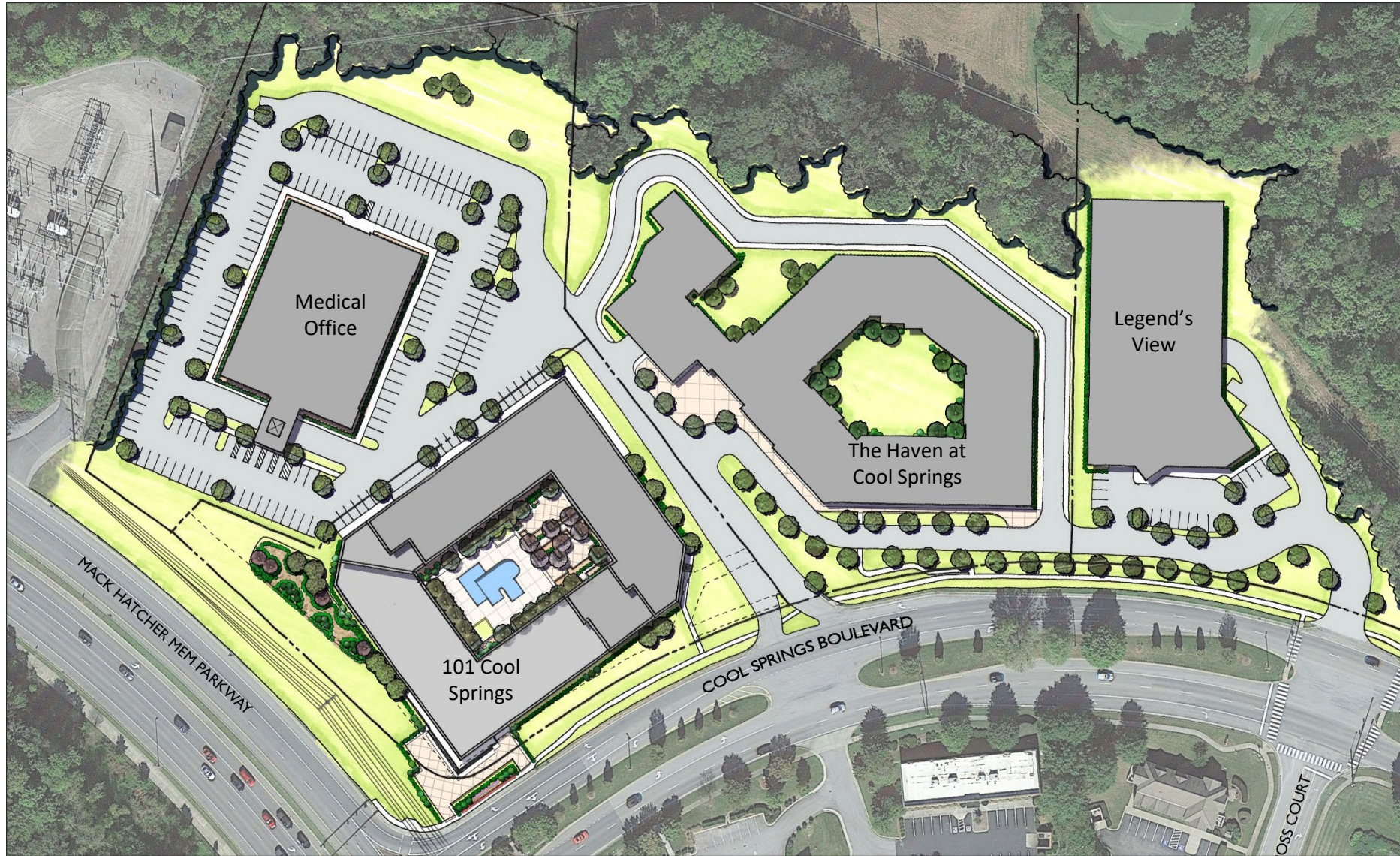
VIEWS ALONG COOL SPRINGS BLVD.







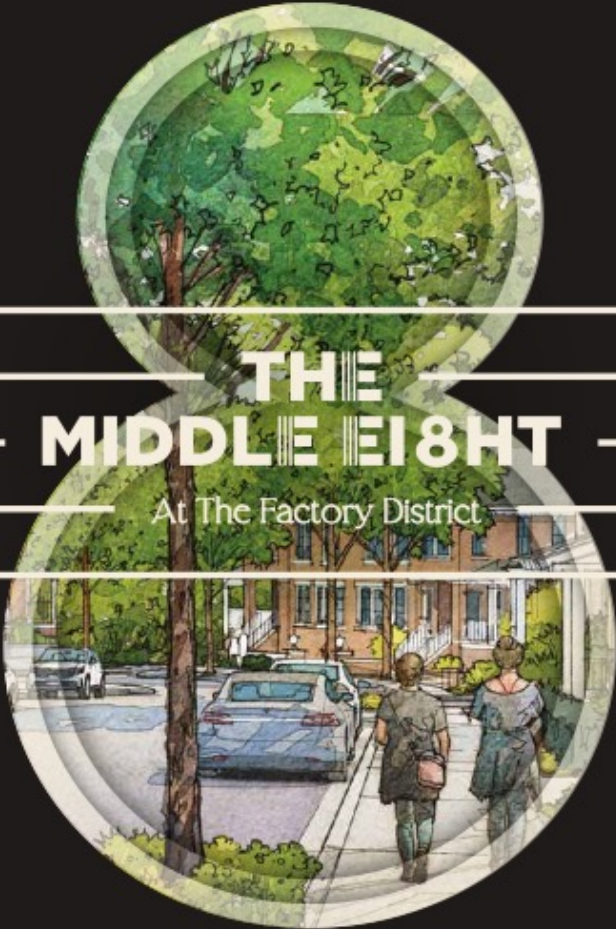
VIEW ALONG MACK HATCHER MEM. PKWY.



THE MIDDLE EIGHT DEVELOPMENT PLAN AND REZONING JOINT COMMUNITY WORKSHOP

APRIL 27, 2023





THE MIDDLE EIGHT

At The Factory District

Key Community Benefits & Impact, Traffic Impact, Public Improvements & Construction FAQs

April 2023

Three Big Takeaways about The Middle Eight

1) The Middle Eight aims to meet the goals of Envision Franklin by providing a collection of exceptionally designed homes at a diverse range of sizes to meet the market opportunity.

- A. Only 1% of the existing housing stock in Williamson County are studio apartments. The Middle Eight will offer 11% of its units as studios (The Concord Group).
- B. The Middle Eight's average size studio, 1-bedroom and 2-bedroom units are 14% smaller than the market average (The Concord Group). This allows a person to decide to trade size for a premier location without sacrificing quality.

2) The Middle Eight will cause less than 6% increase in the number of vehicles trips on surrounding roads. Our contributions to pedestrian infrastructure will also further enhance the walkability of the greater neighborhood (KCI Technologies).

3) The Middle Eight will provide significant economic impact, including:

\$16,450,000 in estimated public improvements (Hardaway Construction) and municipal fees (City of Franklin & Fulmer Lucas Engineering), and +/- \$1,150,000 in annual property tax (Marvin Poer/Ryan).

1A) Franklin's Growth & Change – How This Has Shaped our Plan

We aim to provide an exceptionally designed and diverse collection of 275 homes.

The building plan could provide 150-175 larger more expensive homes, but we understand the greatest need is for smaller, high-quality, but less expensive homes.

Williamson County and Franklin, like the entire USA, is in the middle of a profound demographic and socioeconomic change. The net results are older, wealthier, and more renters. Franklin already shows significant evidence of this change, as seen at Harpeth Square.

Who's Underserved?

- ❑ **Continuous job growth and corporate relocations are putting significant pressure on housing supply.** The number of corporations and people who have moved to Williamson County since 2010 is almost twice what was anticipated (The Concord Group).
- ❑ **Rapid population growth has created significant housing demand.** By 2026 an undersupply of approximately 8,000 units is projected to cause the cost of housing to almost double since 2020 (The Concord Group).
- ❑ **Housing cost pressures are making living in Franklin difficult** for many people in our community.
- ❑ **The area around The Factory is positioned to be a thriving walkable mixed-use neighborhood** and is anticipated to ignite a vibrant arts and entertainment district.



1B) The Middle Eight – Key Community Benefits & Impact of Housing Diversity

Needed Housing for the Creative Class, Young Professionals & Families, and Downsizing Boomers

The emerging Factory District is the perfect place for housing with access to existing parks, shopping, dining and the walkable urban amenities of Historic Downtown Franklin.

The Middle Eight will provide housing aimed at a diverse group of Franklin residents, with anticipated qualifying incomes starting between \$50-60,000/annually and will range in excess of +\$250,000/annually (The Concord Group).

- ❑ **(82)** Smaller units will attract people who are willing to trade size for a premier location without sacrificing quality.
- ❑ **(114)** Average sized units will attract young professionals, couples and some small families.
- ❑ **(58)** Large units and penthouses will attract the affluent resident looking for a premium maintenance free lifestyle.
- ❑ **(21)** Townhomes and single-family homes will further diversify the housing offering by providing larger units for families, professional couples and downsizing boomers.



2) Traffic Impact Study and Preliminary Recommendations

- ❑ Despite unprecedented growth the last decade, traffic on Franklin Road and Liberty Pike just north of Historic Downtown Franklin grew by only 0.51%.
- ❑ The extension of Mack Hatcher Memorial Parkway allows vehicles to bypass Historic Downtown Franklin, further alleviating traffic volumes.

The historic ADT (average daily traffic) for Franklin Road and Liberty Pike are shown below (TDOT & KCI Technologies).

Location	Franklin Road	Liberty Pike
2021	16,173	6,655
2020	13,959	6,835
2019	18,266	7,835
2018	20,747	9,250
2017	20,565	8,870
2016	19,093	8,603
2015	20,322	8,882
2014	18,197	8,599
2013	19,586	8,349
2012	18,433	7,528
2011	18,112	6,576
2010	18,010	6,994
2009	17,785	7,010



- ❑ Using TDOT (Tennessee Department of Transportation) data on Liberty Pike, Franklin Road, and Mack Hatcher Parkway, we looked at how the trips generated by The Middle Eight development would affect traffic along these roads. **The majority of the locations we looked at showed a less than 6% increase in the number of vehicles that use these roads daily (KCI).**
- ❑ Liberty Pike is a two-lane facility with space for a center turn-lane. According to the Highway Capacity Manual, roads with this cross-section can function adequately with traffic volumes up to 16,000 vehicles per day. **Following construction of The Middle Eight, Liberty Pike is anticipated to carry under 8,000 vehicles per day (including 960 trips from The Middle Eight). This is less than half of the potential daily volume that Liberty Pike can carry while operating effectively (KCI).**

The minimal impact to the traffic will generally be mitigated by the traffic study recommendations. These recommendations include new turn lanes, stop signs, signal timing and other road improvements. The full study has been submitted to the City and is available for review.

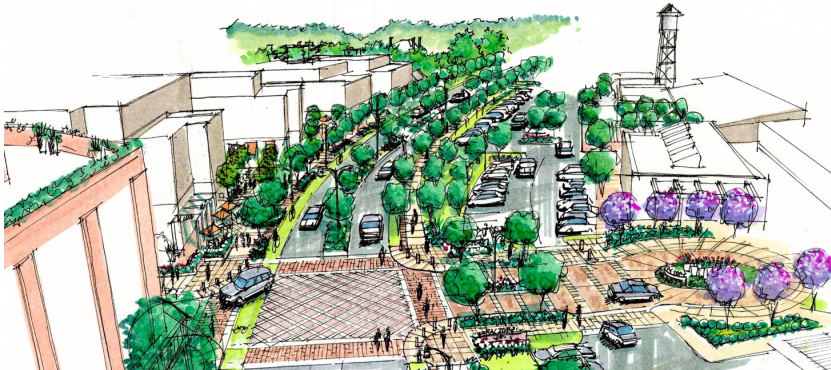
3) The Middle Eight – Key Community Benefits & Economic Impact

+/- \$1,150,000 Increase in Annual Tax Generation & Lack of Stress on Schools

- ❑ **The fully assessed property once developed is expected to pay +/- \$1,150,000 per year in taxes** (Marvin Poer/Ryan). The property is currently undeveloped land and generates very little tax.
- ❑ **Only 142 units are potentially suitable for families** (2 & 3-bedroom homes) **and only up to 20* children are anticipated to live within the community.** *The National Multifamily Housing Council provides data on the share of multifamily (renter) households with school age children is only 14.2%.

Job Creation (6 full-time, 14+ part-time, 500 temporary construction jobs)

- ❑ **Permanent Full-time Jobs** (6 jobs*)
- ❑ **Permanent Part-time Jobs and 3rd Party Vendors** (14+ jobs*)
*job source RKW Residential
- ❑ **Temporary Construction Jobs for +/-24 months** (500 jobs)



+/- \$16,450,000 in Public Improvements, Our Part in the Future Factory District, & Municipal Fees

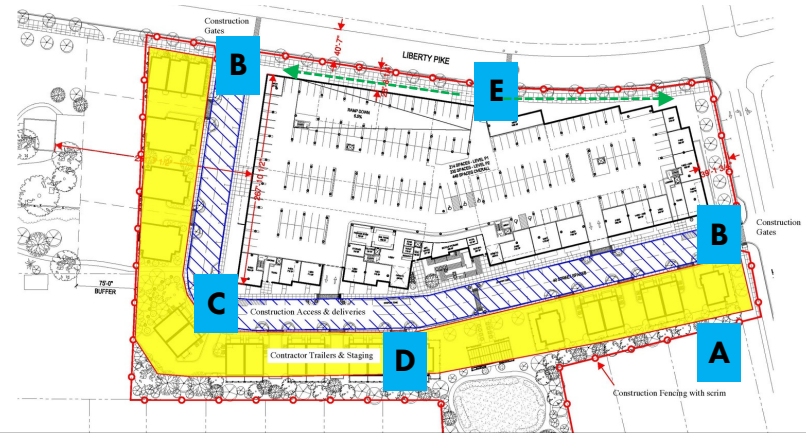
- ❑ **\$6,700,000** Municipal/Impact Fees (estimated by City of Franklin and Fulmer Lucas Engineering)
 - ❑ Schools
 - ❑ Roads
 - ❑ Parks
 - ❑ Sewer
 - ❑ Water / Tap
 - ❑ Williamson County Privilege Tax
 - ❑ Facilities Tax
 - ❑ Building Permits
 - ❑ Other Municipal Costs
- ❑ **\$4,300,000** Open Space, Courtyards & Plazas Along Liberty Pike
- ❑ **\$3,000,000** Pocket Parks, Open Space and Public Parking Along Foster Lane (New Street)
- ❑ **\$2,000,000** Liberty Pike and Daniels Drive Street Improvements (includes road work, turn lanes, street parking, bus stop, medians, cross-walks & pedestrian improvements, lighting, and landscaping)
- ❑ **\$450,000** Offsite Utility Upgrades and Improvements (Old Liberty Pike and Liberty Pike)

All construction jobs and cost estimates by Hardaway Construction. Costs are based upon 4.10.23 plan submission to the City of Franklin.

The Middle Eight – Construction FAQs (Hardaway Construction, Hanna Partners, & Antunovich Associates Architects)

Traffic Control & Logistics

- A. The site will be fenced with screening on all sides.
- B. Vehicular entry gates will be located at the new street location.
- C. Deliveries and all trucking will utilize the new road on site.
- D. The single-family/ townhome land will provide areas for contractor trailers and material staging while the multifamily buildings are under construction (yellow area).
- E. Construction will not impact Liberty Pike (except road improvements).



Noise Ordinance

- ☐ The City regulates construction work hours Mon. – Sat. and prohibits work on Sundays and national holidays.
- ☐ Mass excavation and rock removal, as necessary, will last 6-8 months.
- ☐ Major exterior construction will take +/- 14 months from groundbreaking.

Utility Upgrades

- ☐ New waterline in Liberty Pike will require a temporary lane closure during this work.
- ☐ Upgrades to the sanitary line along Old Liberty Pike will require property restoration and coordination with property owners to provide improvements.
- ☐ Street Upgrades – new curb and gutter work along Liberty Pike will require temporary lane closures.

Building & Site Related Community Benefits & Sustainability

- ☐ Green building certification (NGBS or LEED)
- ☐ Low-impact site design (LID). Stormwater will be handled in the strictest and most progressive ways.
- ☐ Electric vehicle charging stations
- ☐ Promotion of bicycle use by residents
- ☐ White "Cool Roof"
- ☐ High-efficiency heating, ventilation and air conditioning systems
- ☐ Energy Star appliances
- ☐ Water saving plumbing fixtures
- ☐ 100% LED lighting fixtures



For more information, please contact
info@trulandgroup.com

Thank you!

TRULAND

Real Estate Owner &
Developer

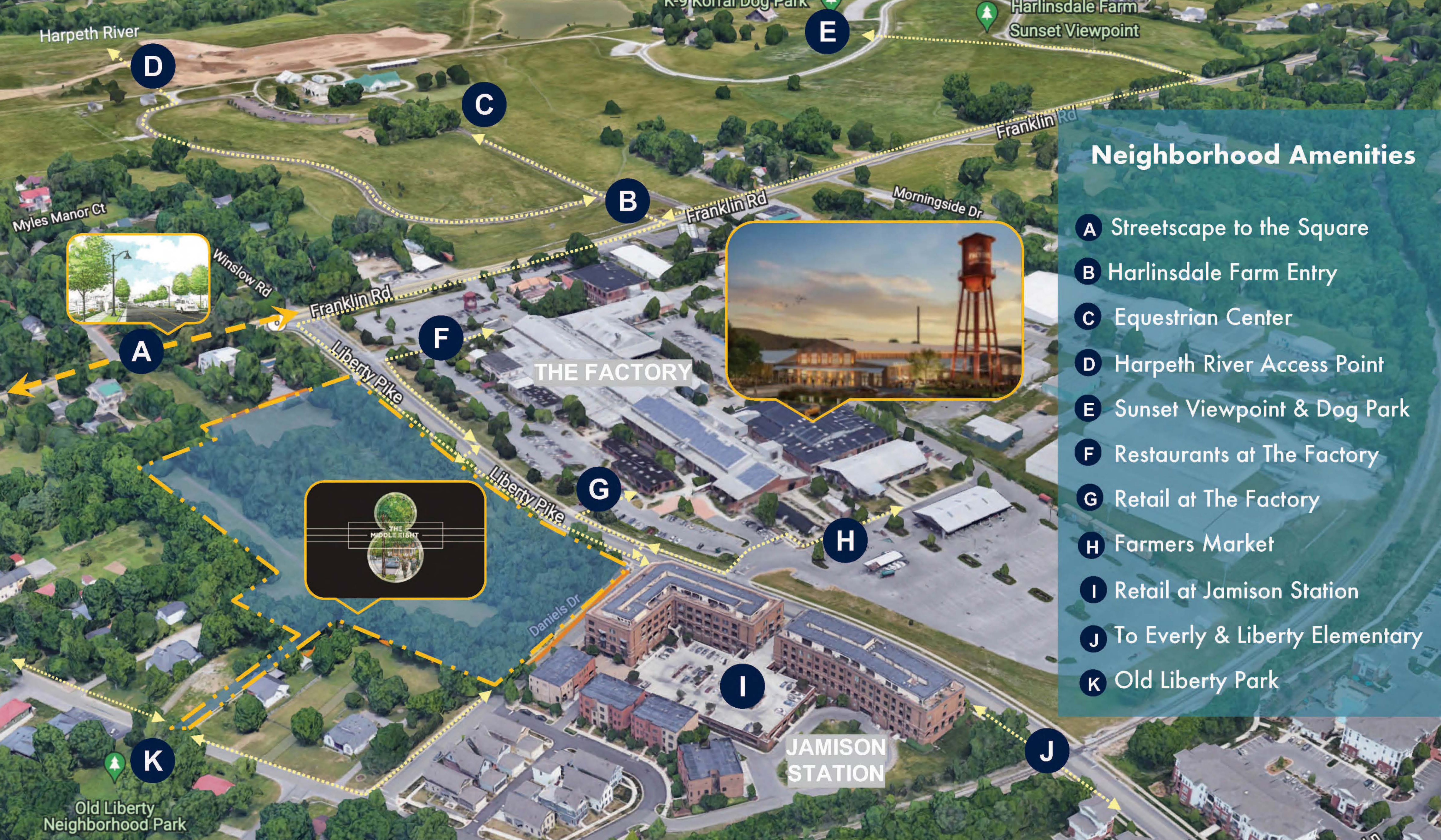
Toby McKeehan, Amanda McKeehan & Charles Rulick | Partners

Truland Development Company | 227 3rd Ave North Franklin, Tennessee 37064



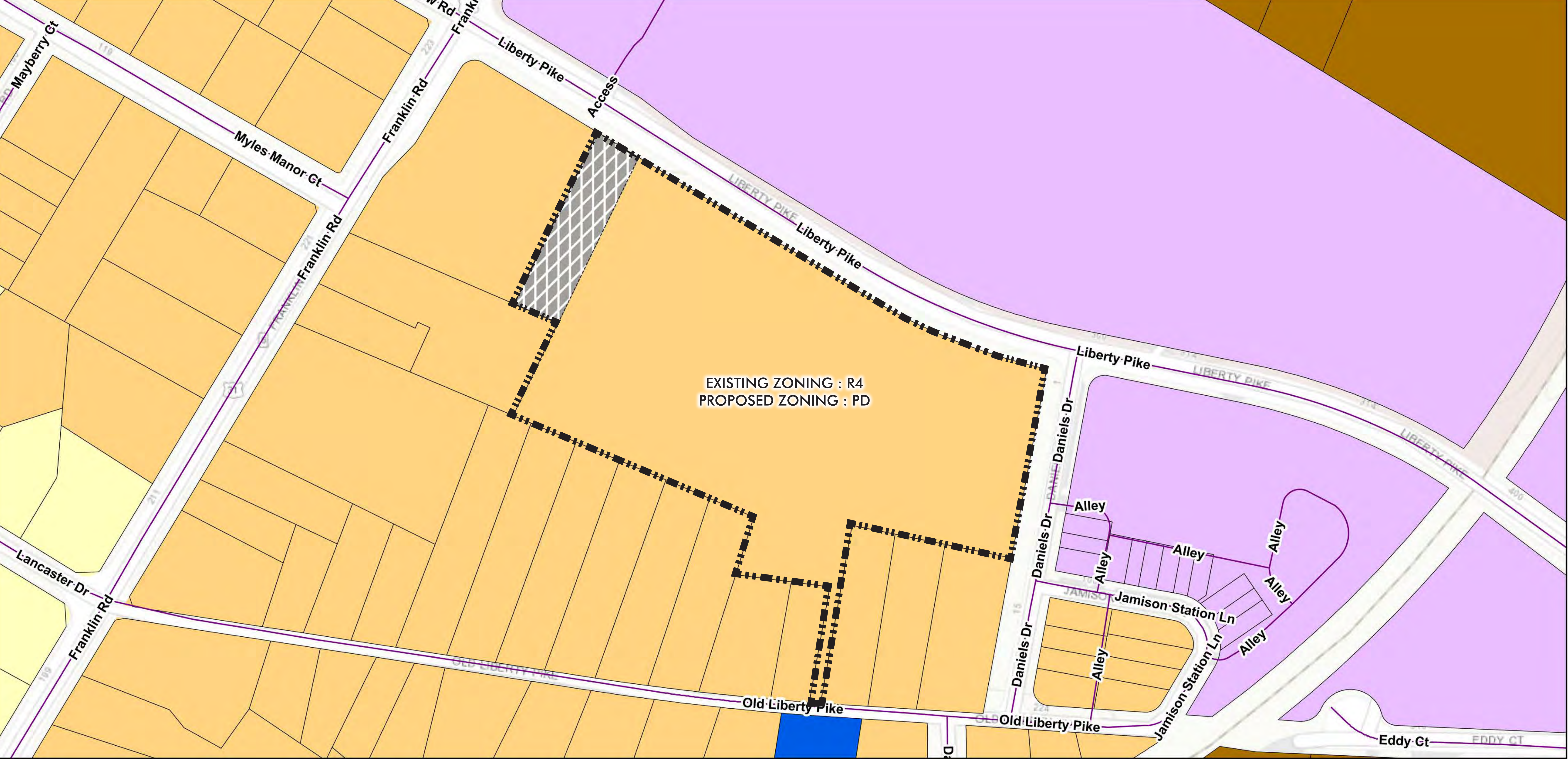
ENLARGED MASTER ILLUSTRATIVE GRAPHIC
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

SITE DATA	
BUILDING	CLASSIFICATION
1-2	MULTIFAMILY
3-5	TOWNHOME
6-8,17-18,23	SINGLE FAMILY
9-16,19-22	DUPLEX



Neighborhood Amenities

- A Streetscape to the Square
- B Harlinsdale Farm Entry
- C Equestrian Center
- D Harpeth River Access Point
- E Sunset Viewpoint & Dog Park
- F Restaurants at The Factory
- G Retail at The Factory
- H Farmers Market
- I Retail at Jamison Station
- J To Everly & Liberty Elementary
- K Old Liberty Park



- Streets per GIS
- Zoning Districts
 - R1 Residential 1 District
 - R4 Residential 4 District
- PD Planned District
- CI Civic Institutional District
- LI Light Industrial District
- Proposed 75' Width Naturalistic Screening





- Historic Preservation Overlay (HPO)
- Proposed 75' Width Naturalistic Screening
- Streets per GIS
- Parcels (Outside of HPO)



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



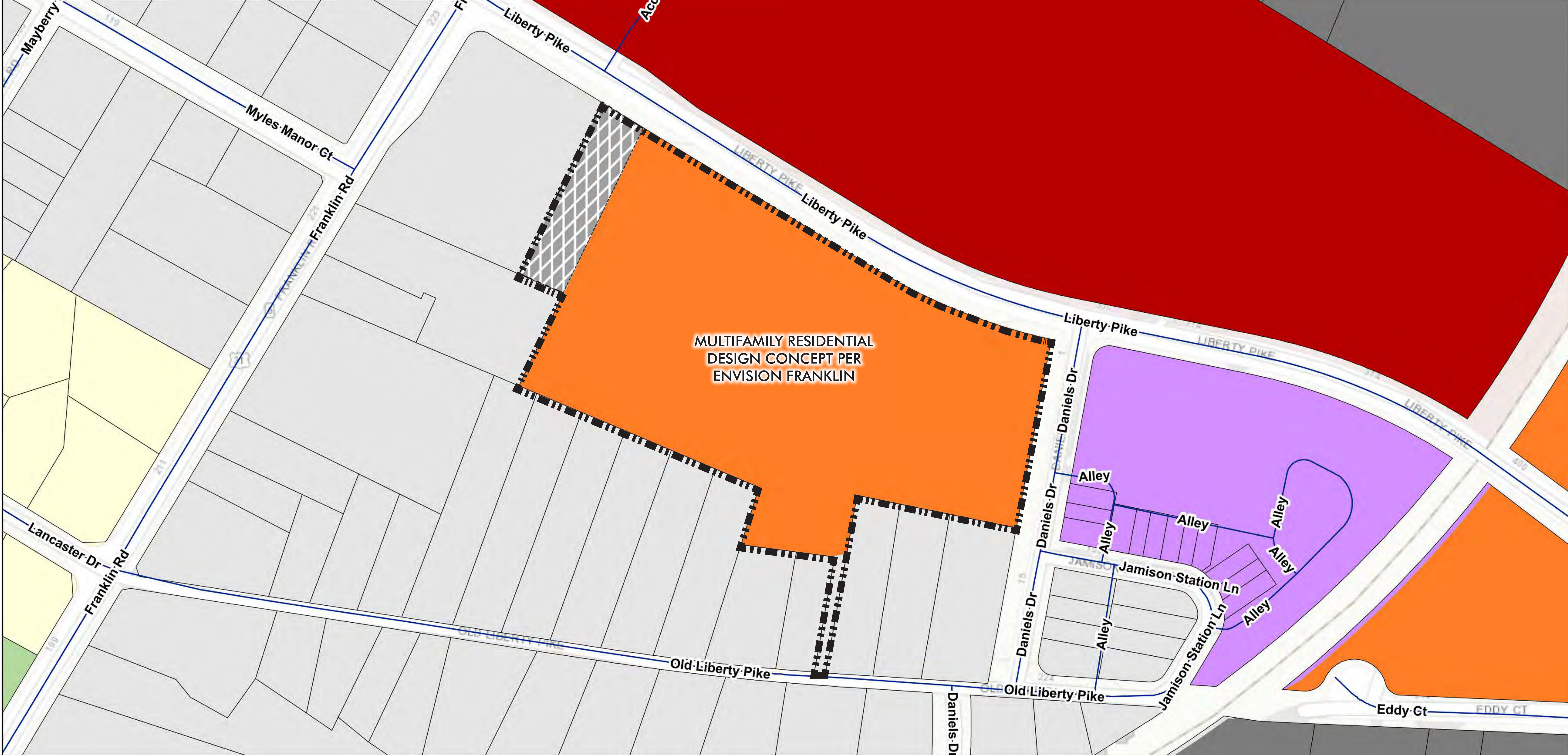
ENVISION FRANKLIN DISTRICT CONCEPT EXHIBIT

THE MIDDLE EIGHT

FRANKLIN, WILLIAMSON COUNTY, TN

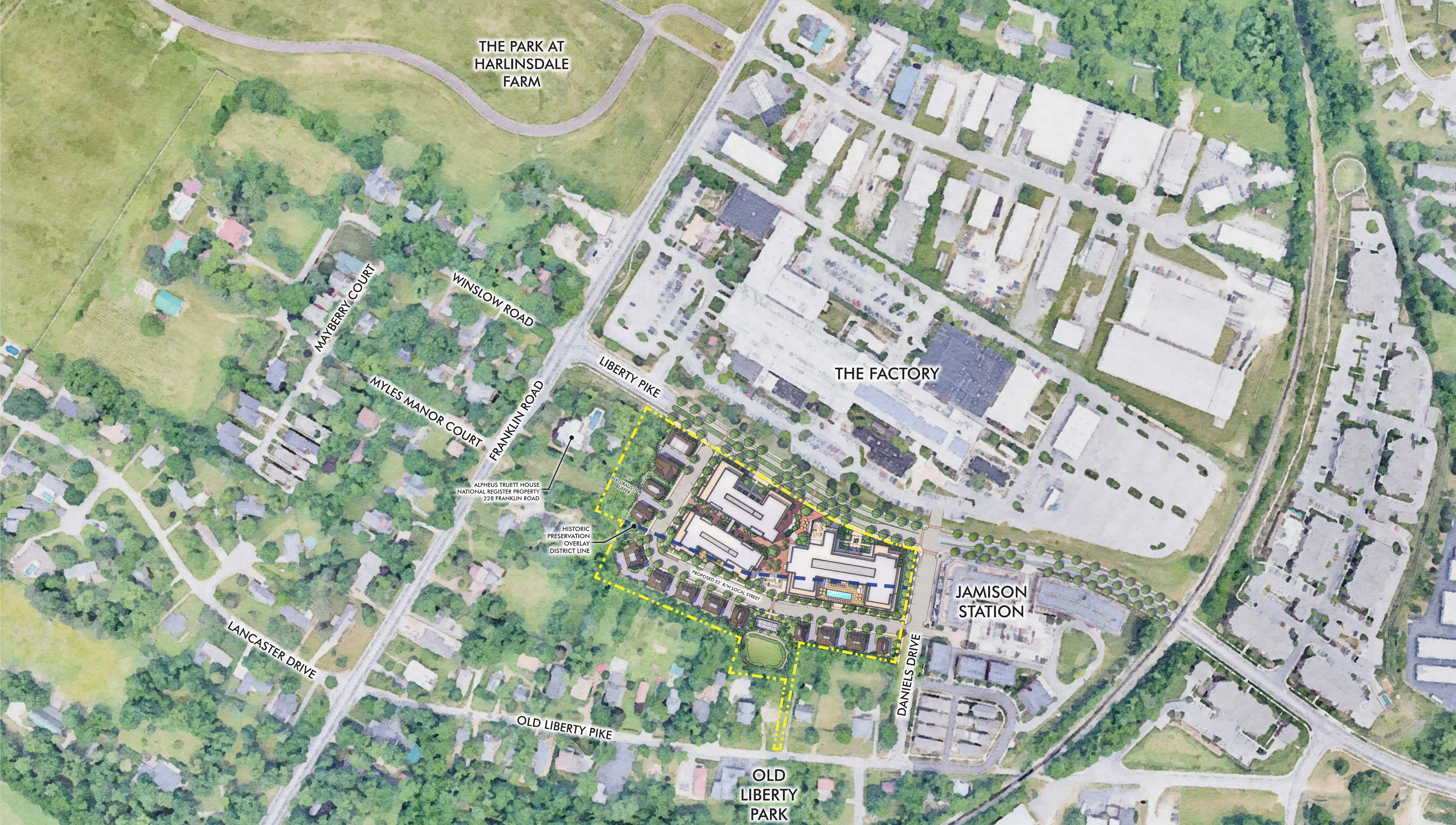
APRIL 27, 2023
PROJECT #21065

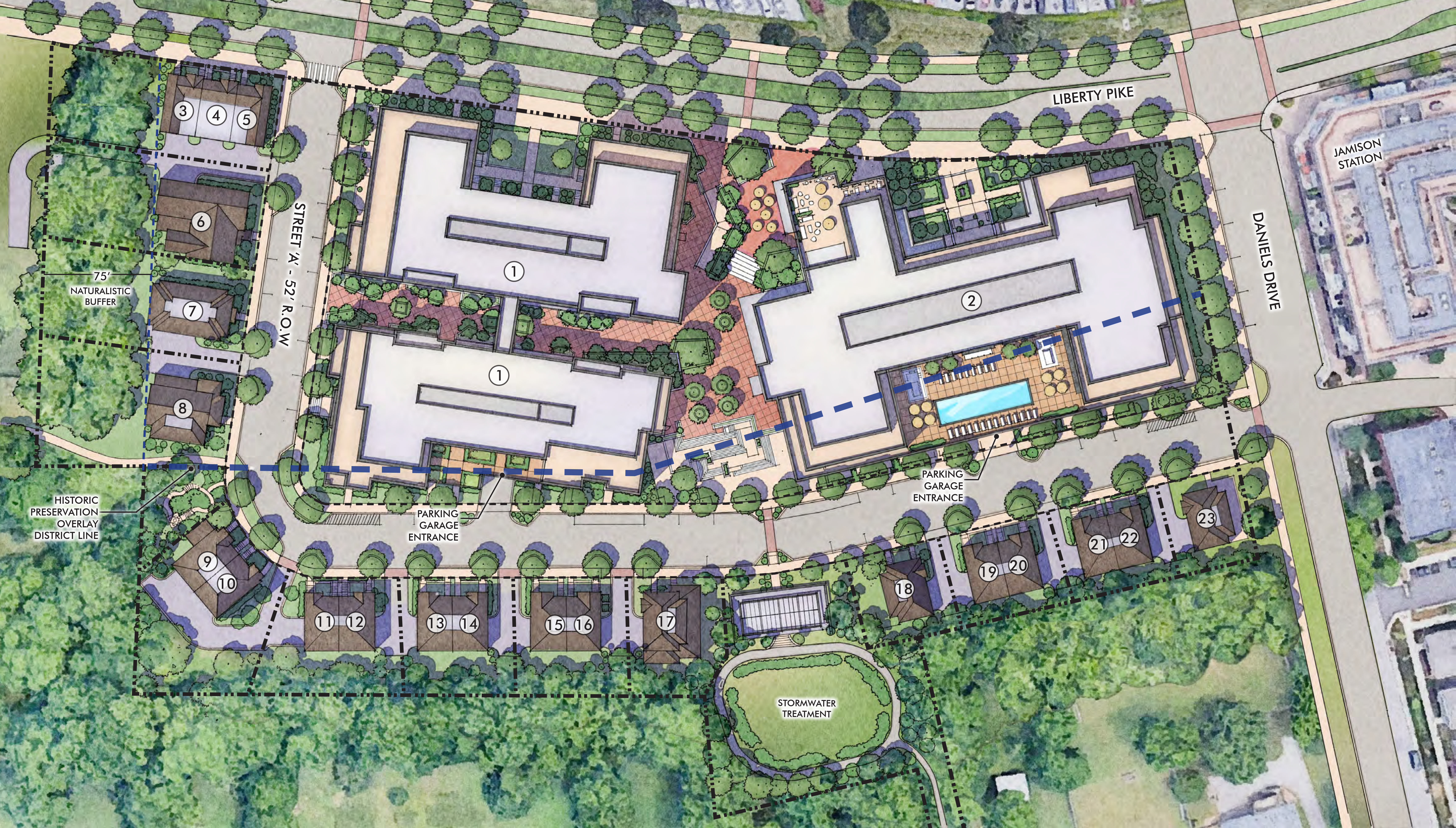




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|--------------------------|---------------------------|-------------------------|---|
| — Streets per GIS | Historic Residential | Neighborhood Commercial | Proposed 75' Width Naturalistic Screening |
| Parcels | Single-Family Residential | Industrial Flex | |
| Design Concepts | Multifamily Residential | | |
| Conservation Subdivision | Neighborhood Mixed-Use | | |







ENLARGED MASTER ILLUSTRATIVE GRAPHIC
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

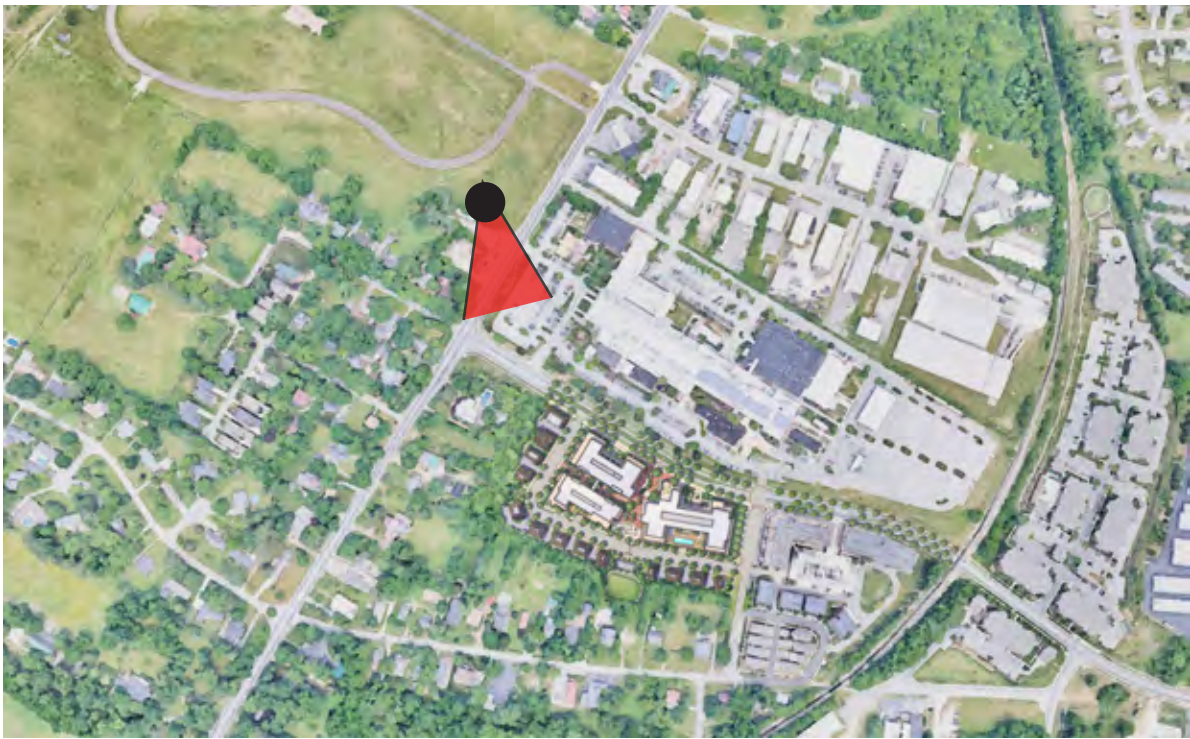
SITE DATA	
BUILDING	CLASSIFICATION
1-2	MULTIFAMILY
3-5	TOWNHOME
6-8,17-18,23	SINGLE FAMILY
9-16,19-22	DUPLEX



BIRDS EYE VIEW



ARCHITECTURAL RENDERINGS
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN



APRIL 27, 2023
PROJECT #21065



SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM FRANKLIN ROAD





SIGHTLINE VIEW BEFORE / AFTER AT LIBERTY PIKE FROM RAILROAD





STREET 'A' VIEWING WEST





Jamison Station Daniels Drive East Residential Building 288' West Residential Building 234' Street 'A' Townhomes 72' 75' Buffer

Liberty Pike Elevation Looking South



Partial Plan Along Liberty Pike



TOWNHOMES ON LIBERTY PIKE



ARCHITECTURAL RENDERINGS - TOWNHOMES ON LIBERTY PIKE
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN



APRIL 27, 2023
PROJECT #21065



STREET 'A' VIEW



ARCHITECTURAL RENDERINGS - STREET 'A' VIEW
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN



APRIL 27, 2023
PROJECT #21065



RESIDENTIAL PLAZA BUILDING NO. 1



ARCHITECTURAL RENDERINGS
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN



APRIL 27, 2023
PROJECT #21065



THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2





THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2 ACROSS LIBERTY PIKE

KV+D
KISER VOGGRIN DESIGN



ARCHITECTURAL RENDERINGS
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN



APRIL 27, 2023
PROJECT #21065



THE COURTYARD OF BUILDING NO. 2



ARCHITECTURAL RENDERINGS
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN



APRIL 27, 2023
PROJECT #21065



THE COURTYARD OF BUILDING NO. 2 FROM ACROSS LIBERTY PIKE





THE PLAZA BETWEEN BUILDINGS NO. 1 AND 2



ARCHITECTURAL RENDERINGS
THE MIDDLE EIGHT
 FRANKLIN, WILLIAMSON COUNTY, TN

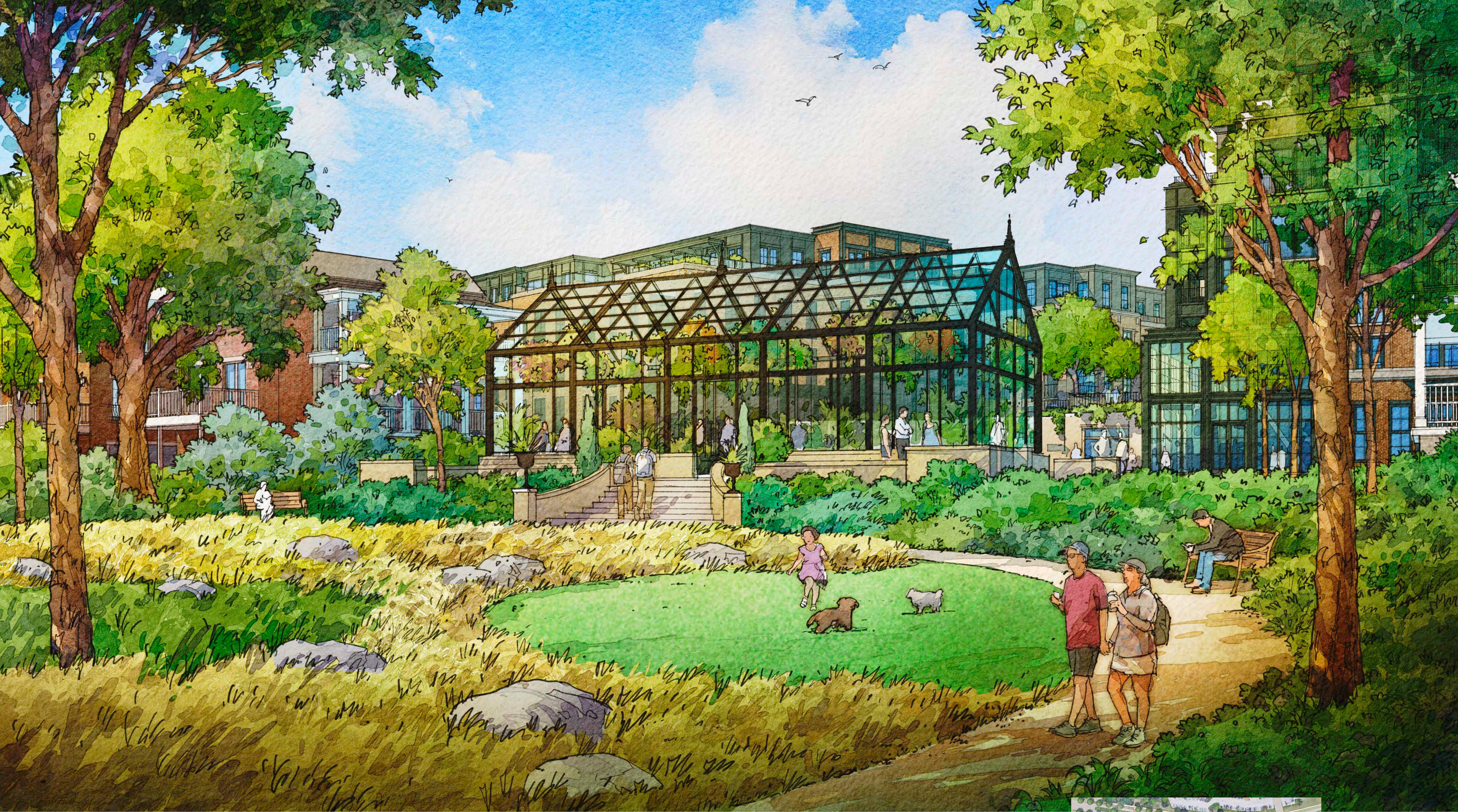


APRIL 27, 2023
 PROJECT #21065



POCKET PARK BETWEEN BUILDINGS NO. 8 AND 9





THE GREENHOUSE PARK



ARCHITECTURAL RENDERINGS
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN



APRIL 27, 2023
PROJECT #21065



PARKING GARAGE INTERIOR LOBBY



File #: 21-04480

DATE: March 23, 2023

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

FROM:

SUBJECT:

(5:30 - 5:50 PM) Discussion of Factory District boundary limits, height maximum, and streetscape.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends

An aerial photograph of a town, likely Franklin, Tennessee, featuring a prominent red water tower with 'THE FACTORY AT FRANKLIN' signage. The town is surrounded by rolling hills under a blue sky with scattered white clouds. The text is overlaid on the upper portion of the image.

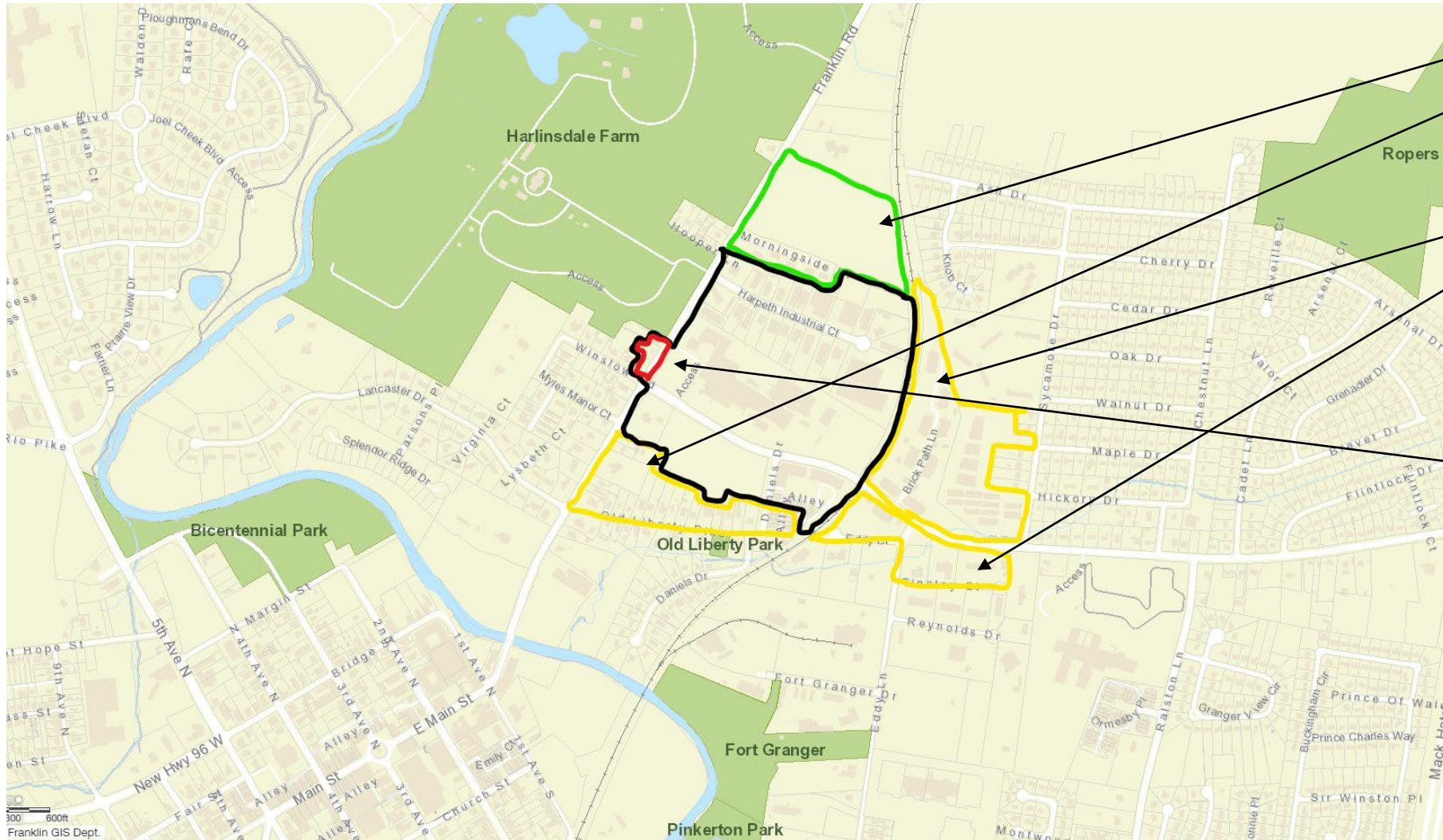
Factory District Update and Discussion

District Boundary, Building Height, Streetscape & Next Steps

April 27, 2023

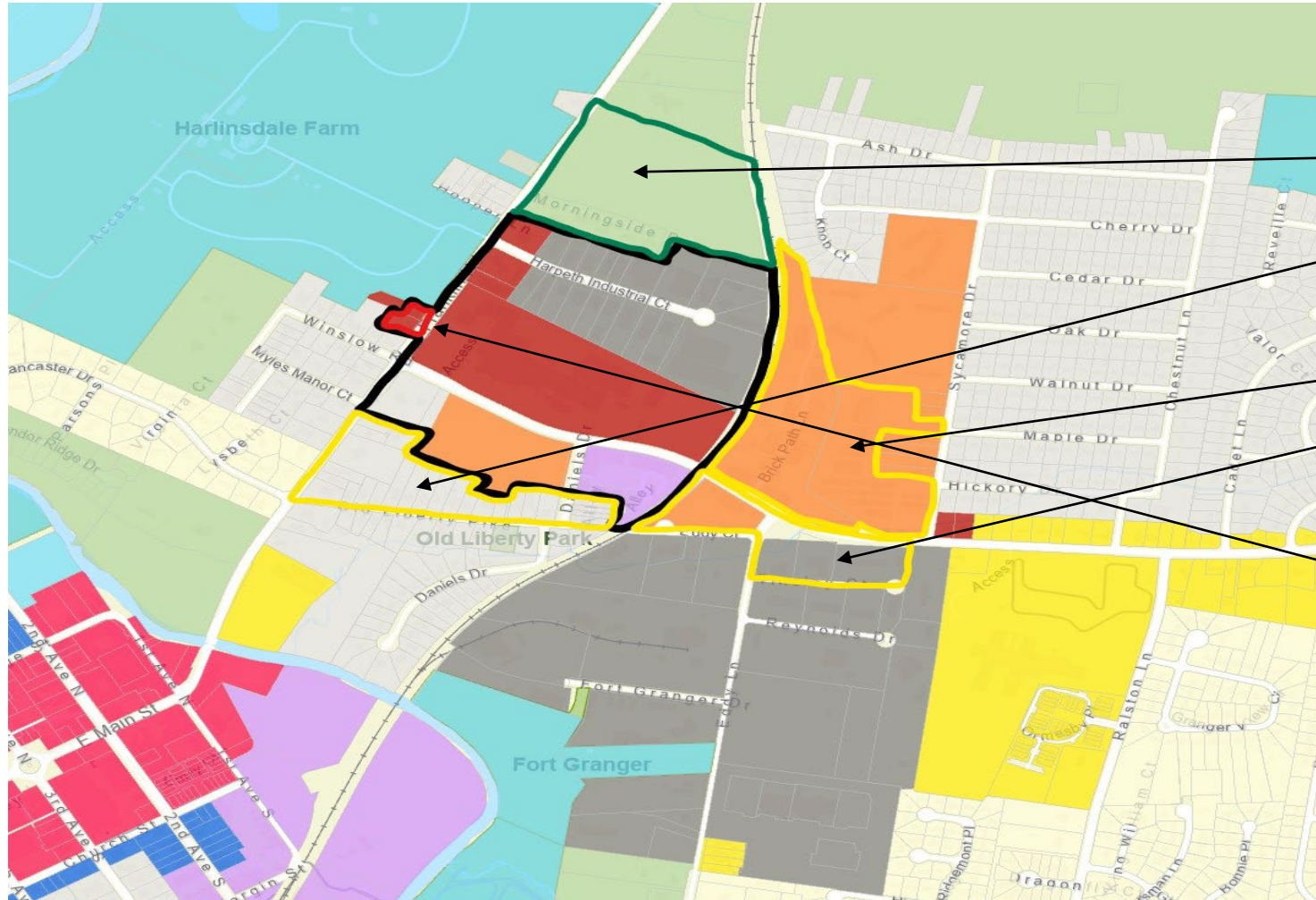
Joint Conceptual Workshop

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

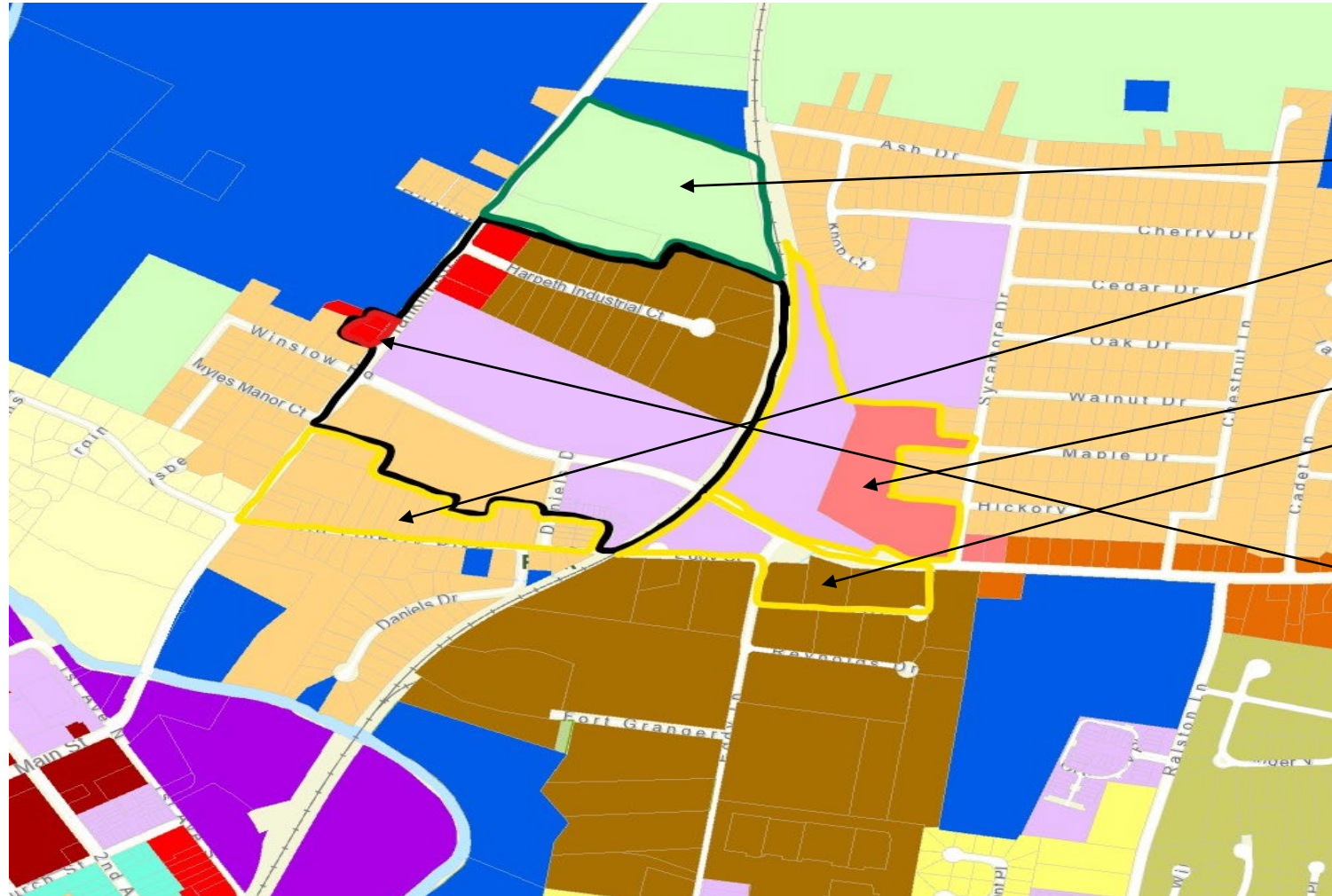
BOUNDARY ACTIVITY – Design Concepts



- Add the Hill Property - 8
- Extend to Old Liberty - 7
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- Don't add Myles Manor - 5
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- Add area S. of Liberty, E. of Daniels - 3
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- 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

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



- 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

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

Boundary Activity – NC Properties



Boundary Activity – “Hill Property”



Boundary Activity – Beyond the train tracks



STAFF BOUNDARY RECOMMENDATIONS

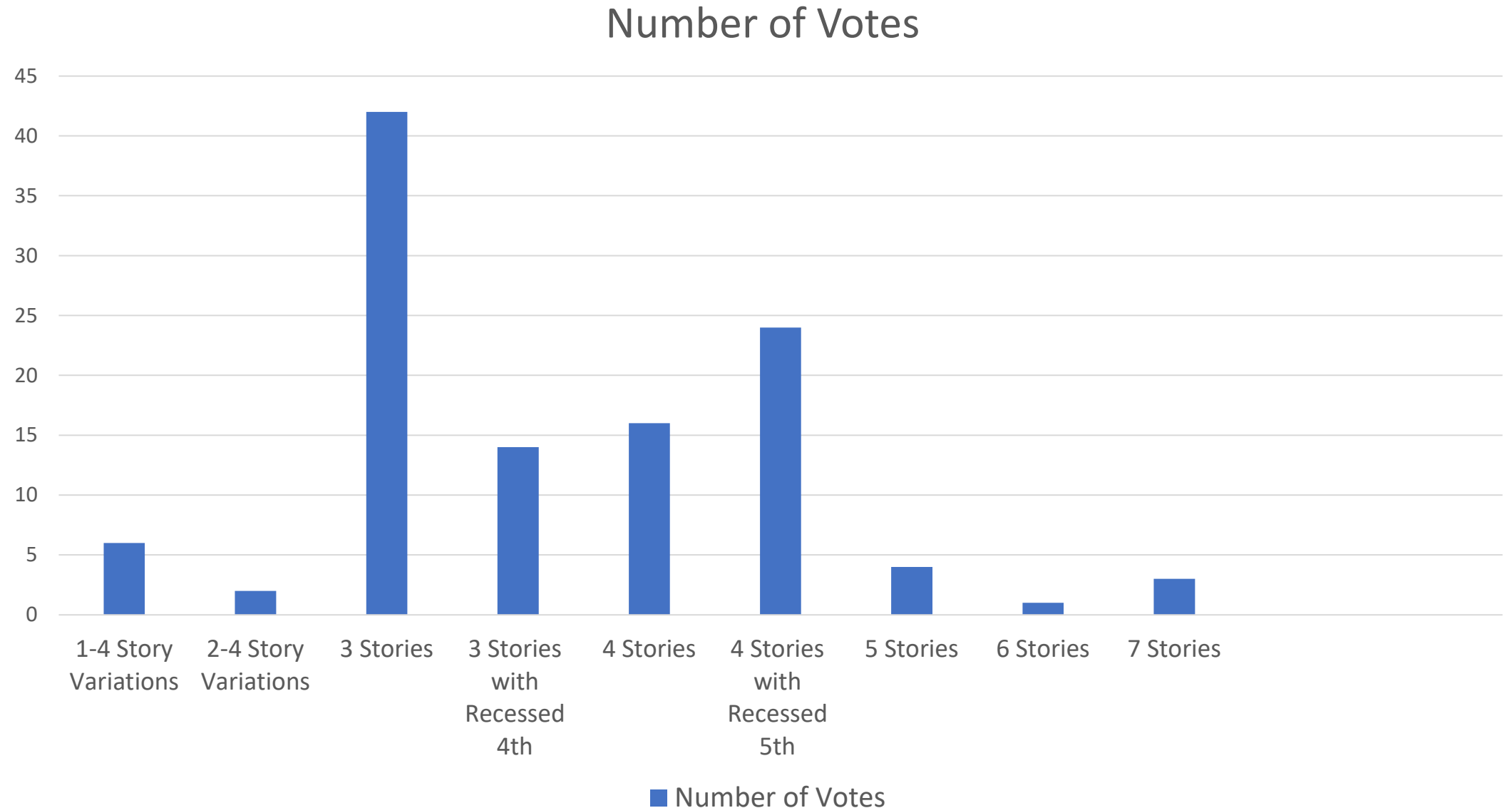
- Do not add the “Hill Property”
- Remove the NC parcels from the district
- District boundary at the railroad track and Franklin Rd
- Do not expand district to the south



Building Height Maximum Options



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?



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

These were the Top 5

1



2



3



4



5



BEN
FAVO

Proposed Factory District Building Height Maximum Options

- A. 3 Stories with a recessed 4th
- B. 4 stories
- C. 4 stories with a recessed 5th
- D. The maximum building height should be comparable to the tallest buildings within the Factory District Design Concept in order to ensure new buildings remain within scale. The building height of any new structures along Franklin Road should not exceed two stories in order to maintain the low-scale character of the corridor. The maximum height for properties along Harpeth Industrial Court should be three stories which will serve as a transition to the rural character extending north of the Factory District along Franklin Road.



Proposed Factory District Land Uses

USES	Primary	Arts and Entertainment, Local Commercial, Light Industrial, and Multifamily Residential
	Secondary	Hotel, Live-Work Units, Multiplexes, Duplexes, Townhouses, Single-Family Residential, Professional Office, Recreation, and Institutional



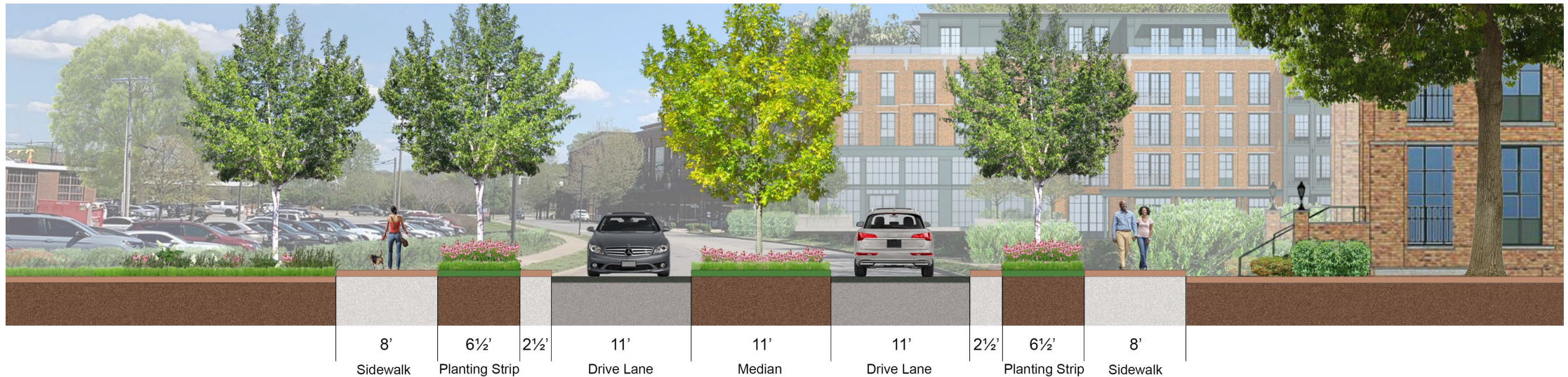
EXISTING LIBERTY PIKE STREETSCAPE SECTION



LIBERTY PIKE STREETSCAPE SECTION - EXISTING

Streetscape with Landscape Median

- Liberty Pike provides 70 feet of right-of-way (ROW)
- Enough ROW exists for a narrow landscaped median
 - Fire Department cannot support a median along Liberty Pike with only one travel lane in each direction.
 - Impedes east/west travel in emergency situations
 - Does not provide enough cleared space (20 ft) in front of Middle 8 Buildings, however, this would be less of an issue if noncombustible materials are used



LIBERTY PIKE STREETSCAPE SECTION WITH MEDIAN

Other Streetscape Options

- Potential for on-street parking on one side of the street (no landscaped median)
- Installation of bike lanes to extend down Liberty Pike to Mack Hatcher (no landscaped median)
- Property owners could provide on-street parking on their respective properties (no landscaped median)
- ROW dedication needed to allow for on-street parking on both sides of the street, without a median, but would require significant improvements and cost.
- Add street trees in existing planting strips
- Evaluate use of a roundabout at Daniels Drive/Factory entrance

NEXT STEPS

- **Draft a New Design Concept for the Factory District**
- **Host a Second Public Workshop with Draft Recommendations Date/Time TBD**





City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04572

DATE: April 14, 2023

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

FROM:

SUBJECT:

(5:50 - 6:30 PM) Presentation of results of the March 22, 2023 Envision Franklin Open House, held at Columbia State.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

The presentation included is a condensed version of the composite results from the open house. The full results are included on the project webpage at www.franklinton.gov/envisionfranklinupdate

FINANCIAL IMPACT:

NA

RECOMMENDATION:

Staff recommends

OPEN HOUSE FEEDBACK

**Envision Franklin Open House
March 22, 2023**

WHAT IS THE VISION OF FRANKLIN?

“FRANKLIN WILL BE A CONNECTED COMMUNITY OF VIBRANT NEIGHBORHOODS ANCHORED BY ITS HISTORIC DOWNTOWN. THE CITY SEEKS TO STRATEGICALLY MANAGE GROWTH WHILE PRESERVING HISTORIC RESOURCES AND NATURAL BEAUTY. EXCEPTIONALLY DESIGNED PLACES WILL ENHANCE FRANKLIN’S DISTINCTIVE CHARACTER AND FOSTER CONTINUED ECONOMIC VITALITY.”

PLEASE TAKE A
DOT AND AFFIRM THE
VISION OF FRANKLIN..

**IS THIS VISION
STILL RELEVANT TO
FRANKLIN?**

YES

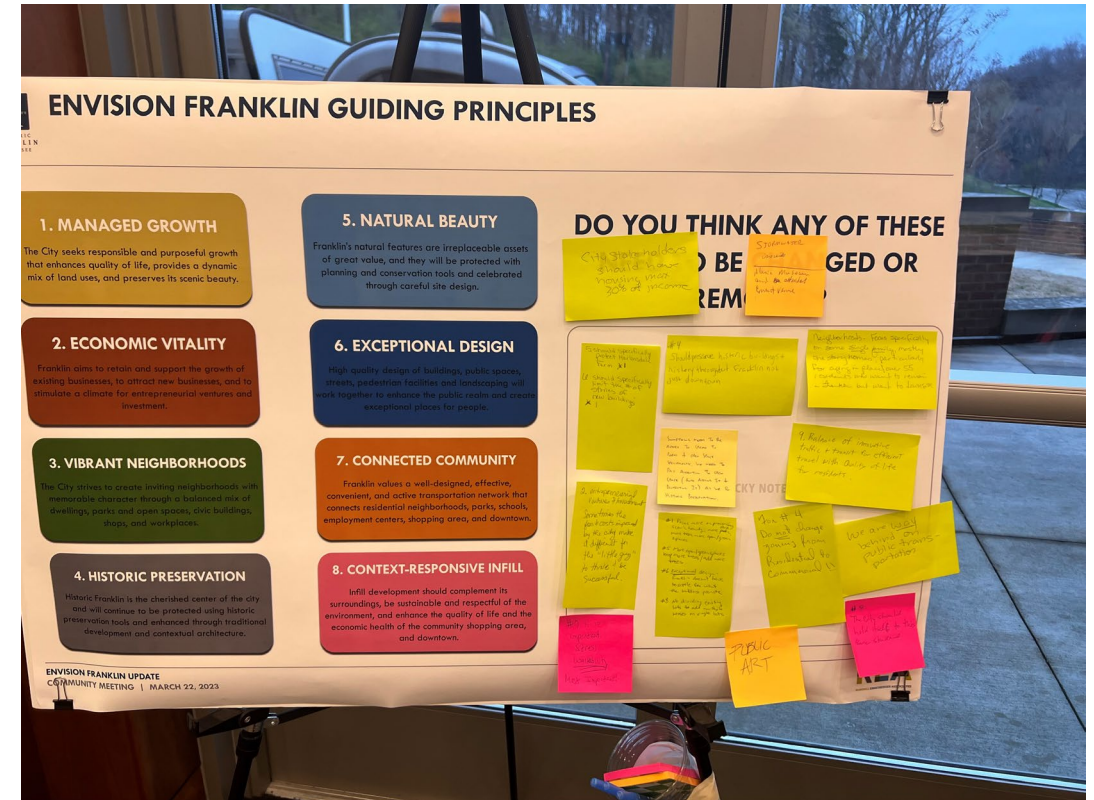
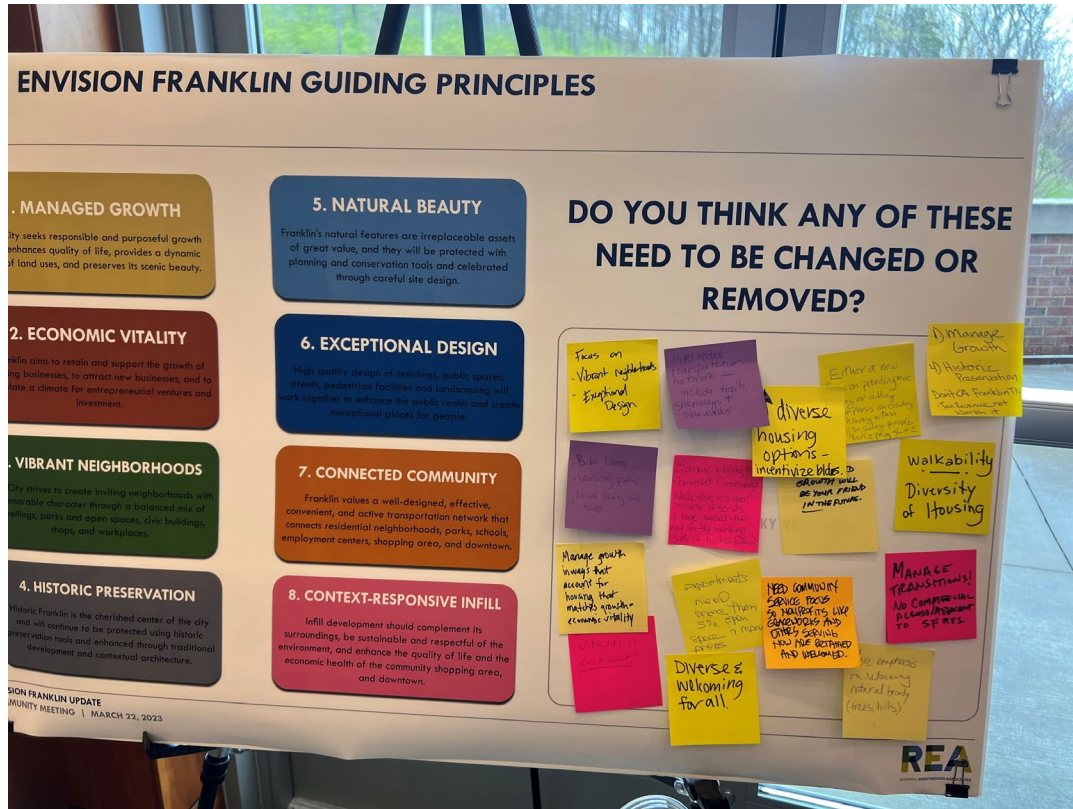
61

NO

WHAT SHOULD THE
VISION BE?

PLACE STICKY
NOTE HERE

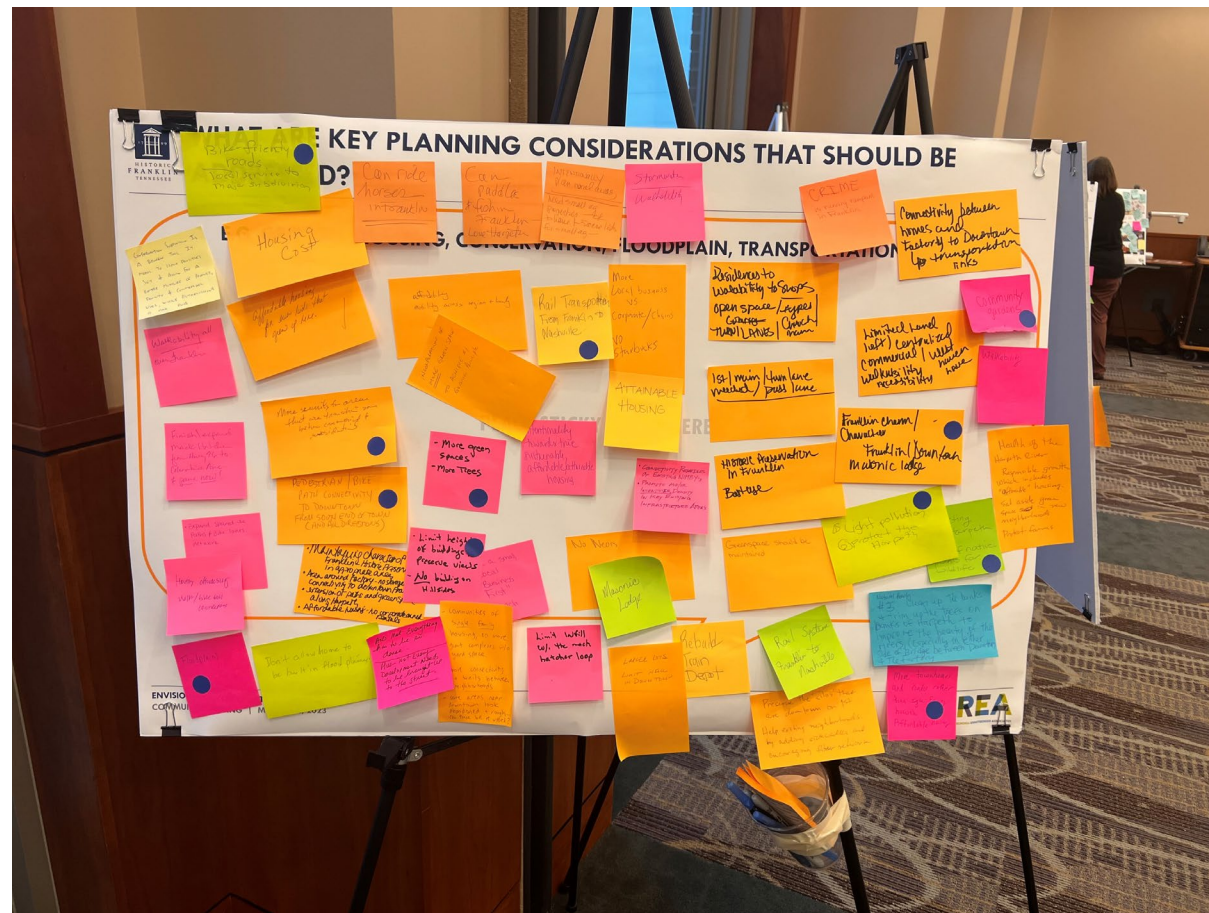
WHAT ARE FRANKLIN'S GUIDING PRINCIPLES?



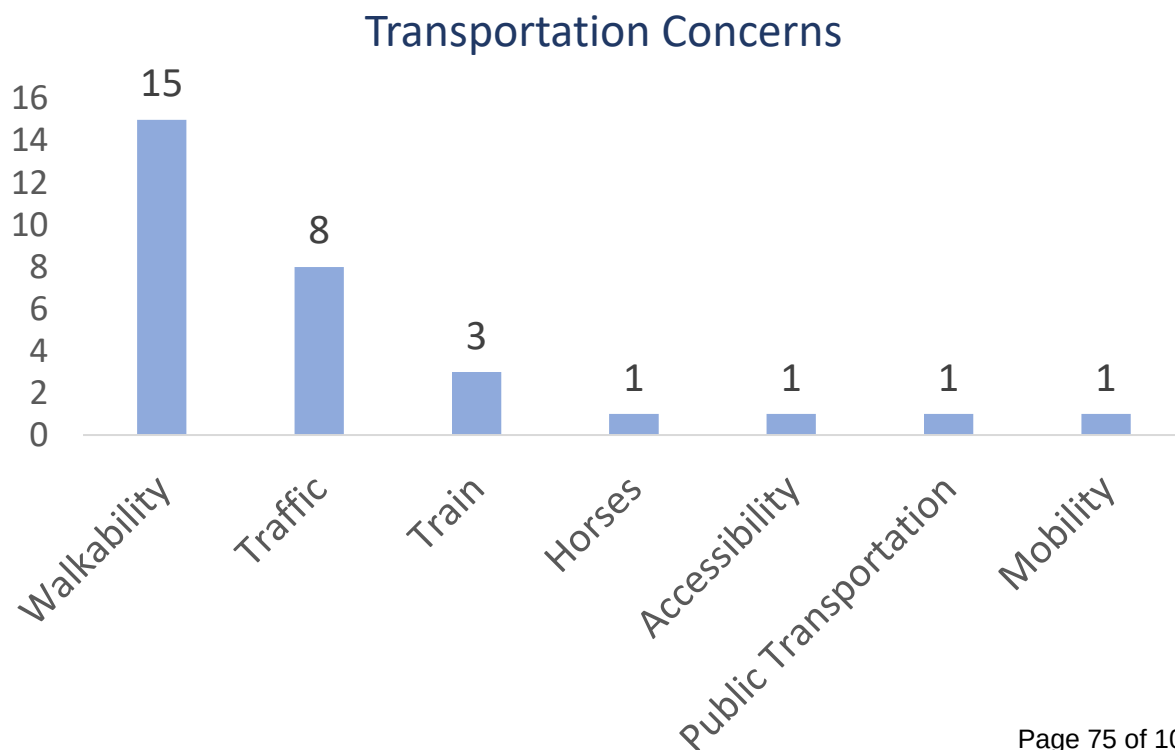
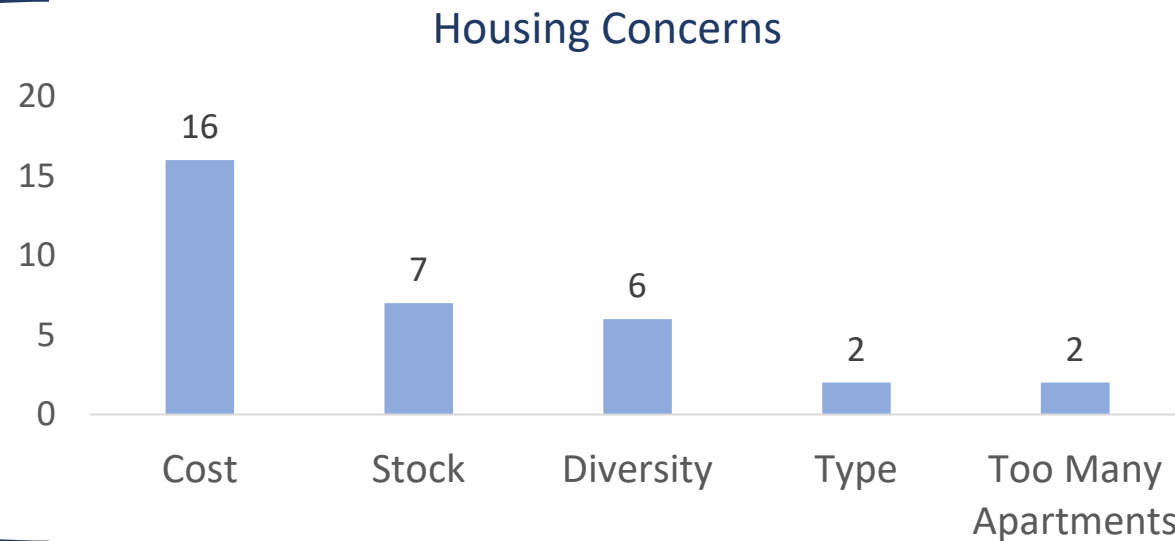
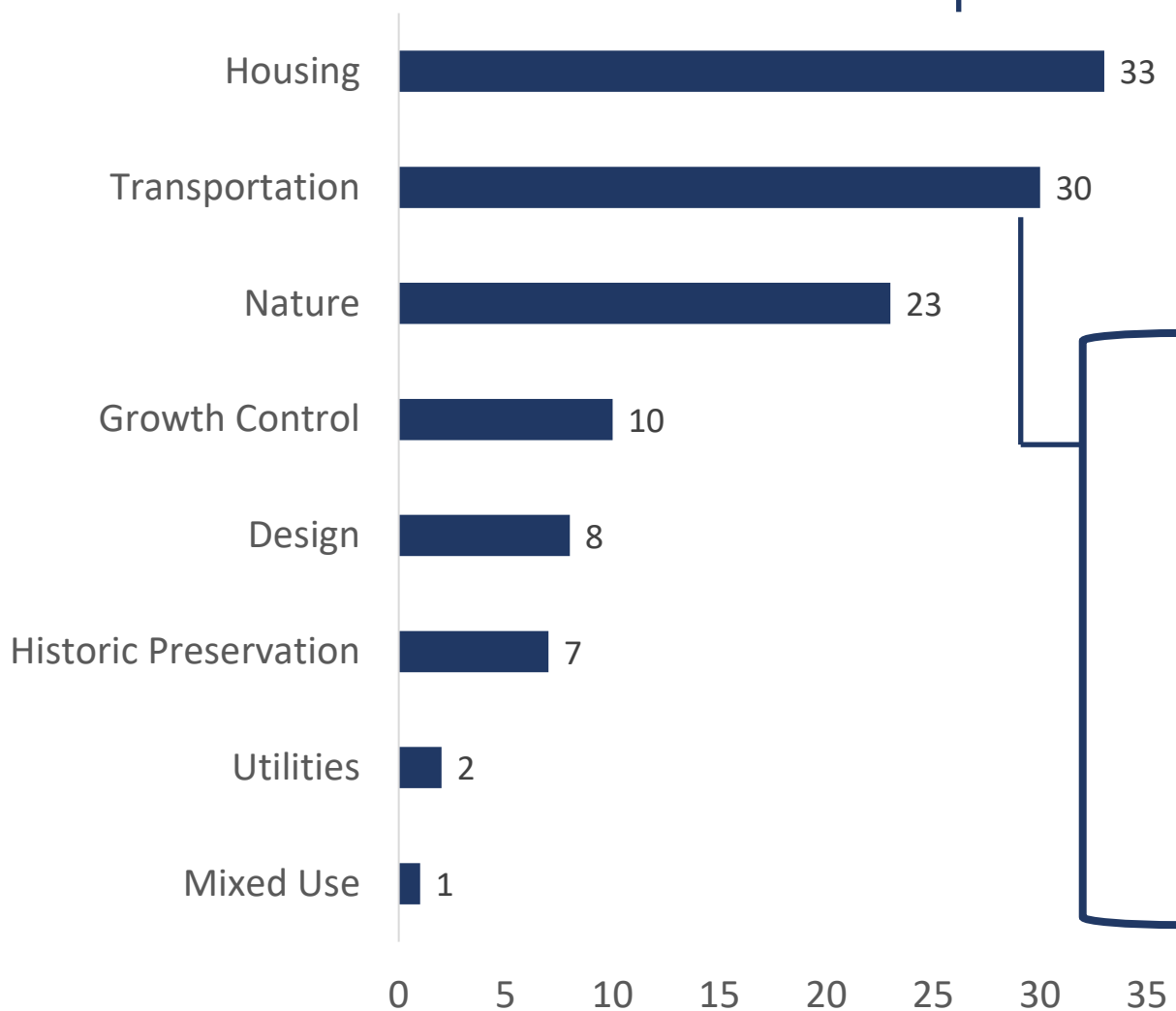
MAIN THEMES

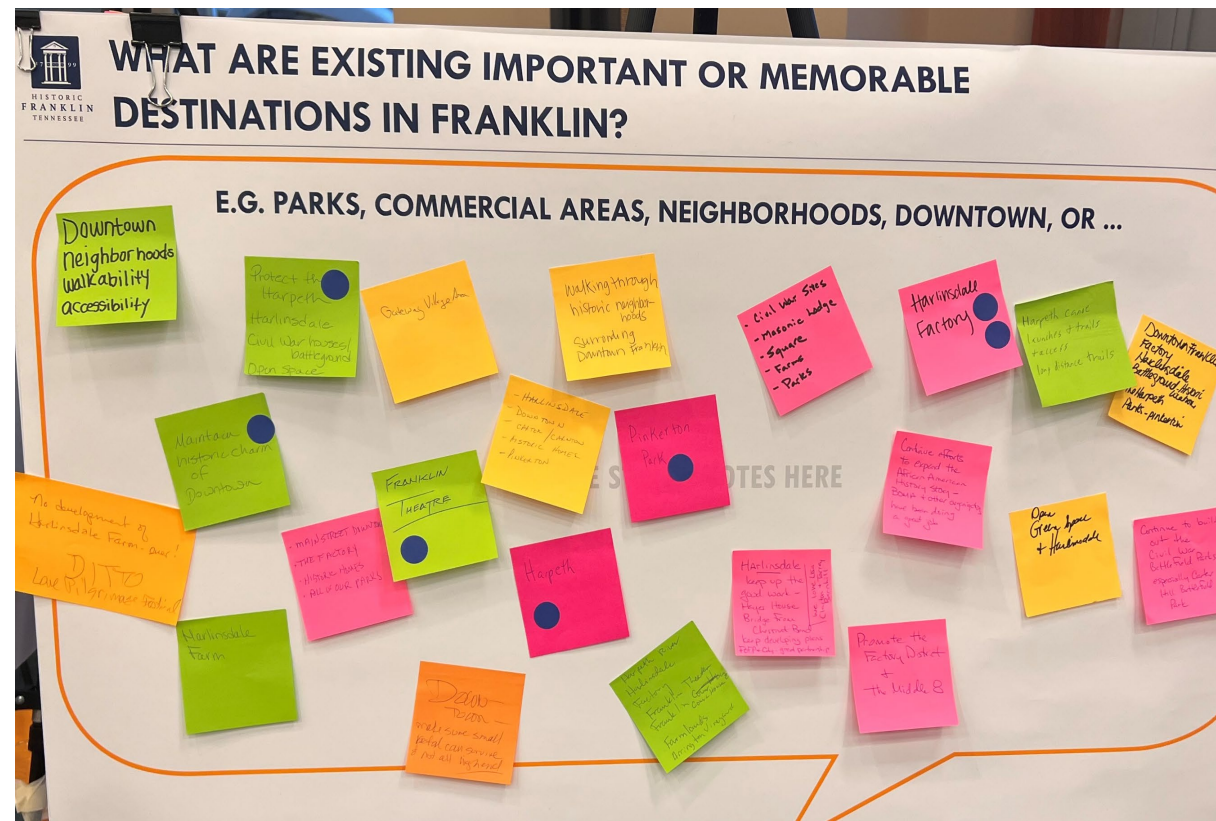
- General agreement with current principles
- Heavy emphasis on protecting natural beauty and creating walkability

- Suggestions for more specific language about housing accessibility



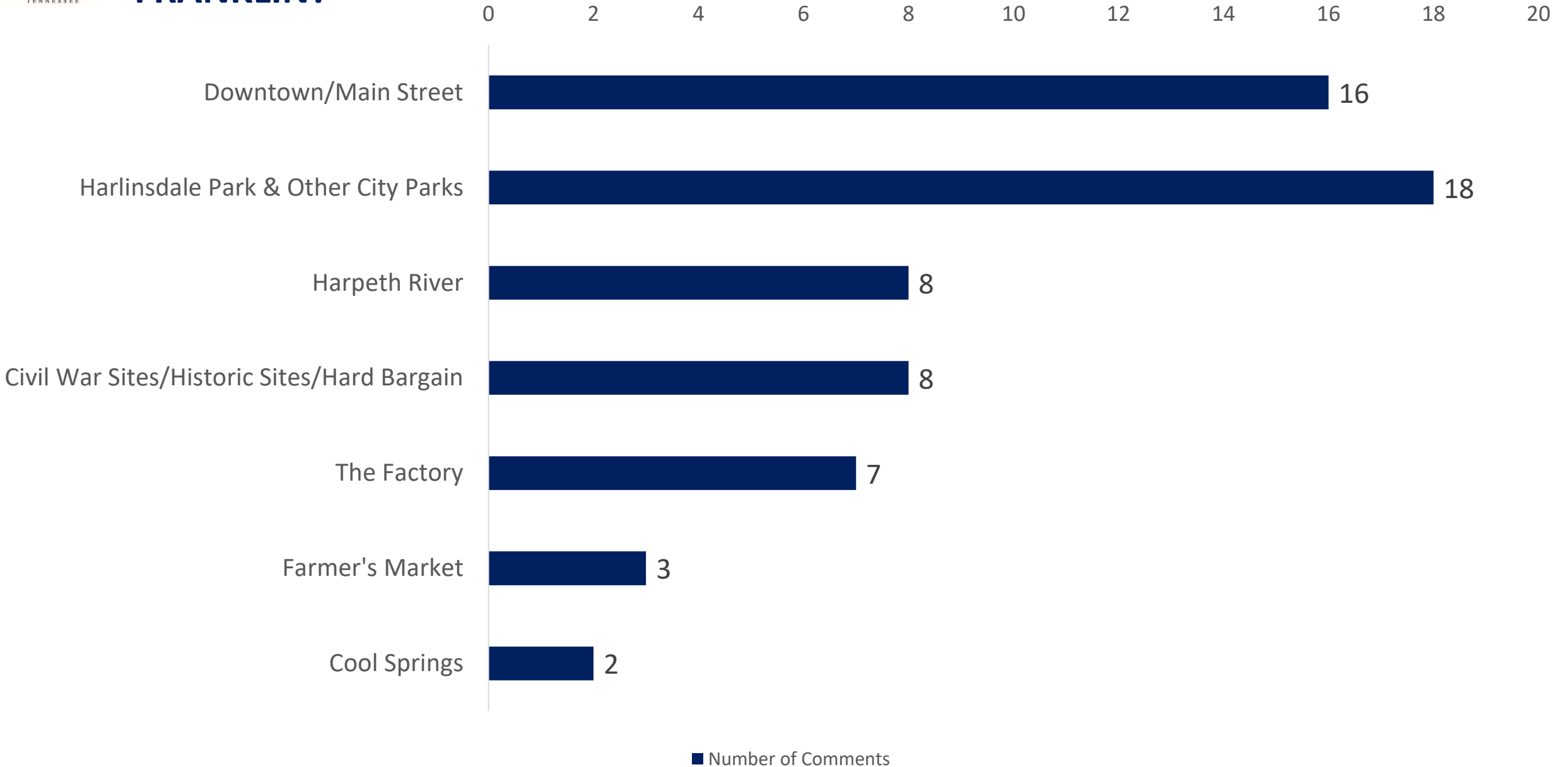
WHAT ARE KEY PLANNING CONSIDERATIONS THAT SHOULD BE ADDRESSED?



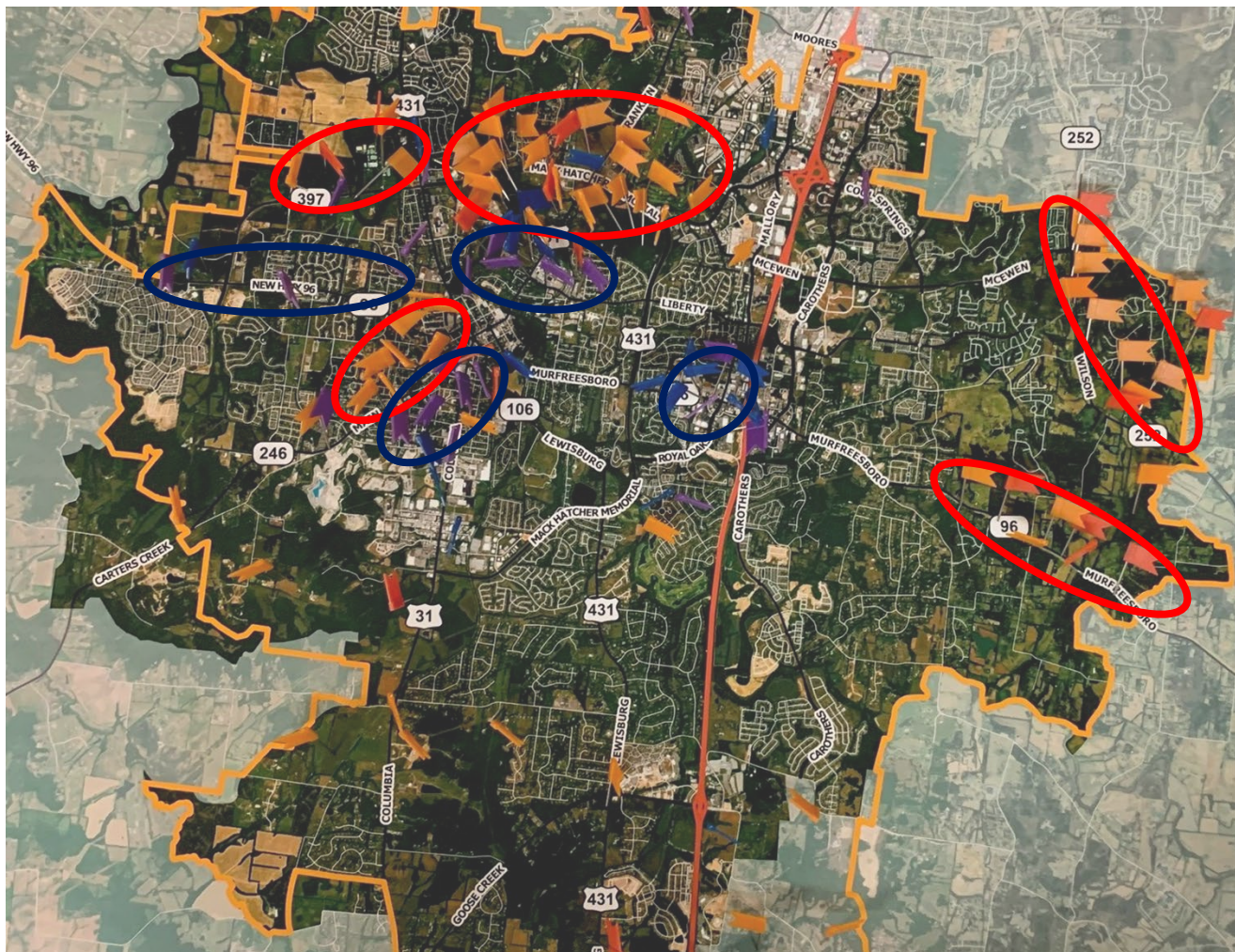




WHAT ARE EXISTING IMPORTANT OR MEMORABLE DESTINATIONS IN FRANKLIN?

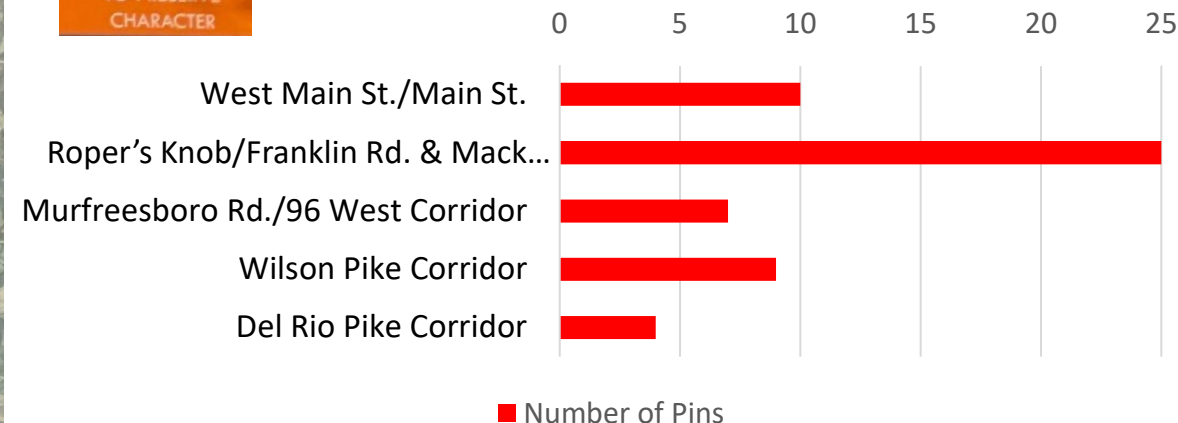


WHERE SHOULD COMMUNITY CHARACTER BE PRESERVED AND WHERE SHOULD IT BE ENHANCED?



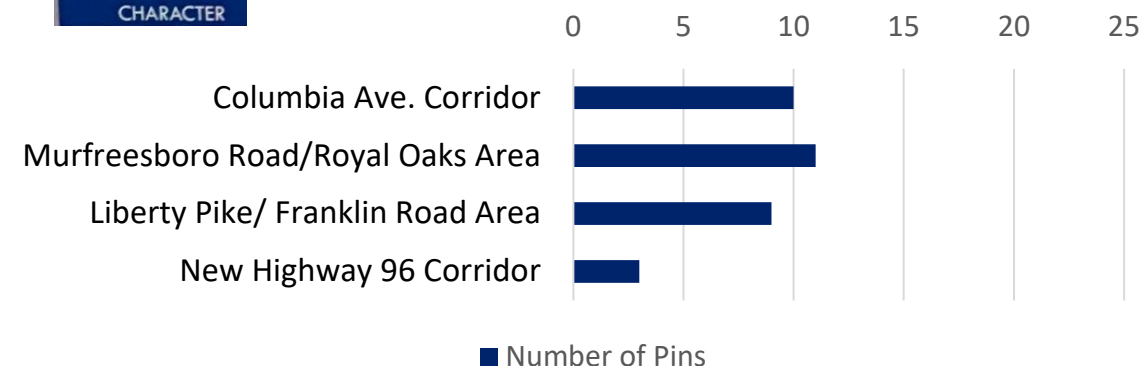
PLACE A RED
OR ORANGE
PIN IN AREAS
TO PRESERVE
CHARACTER

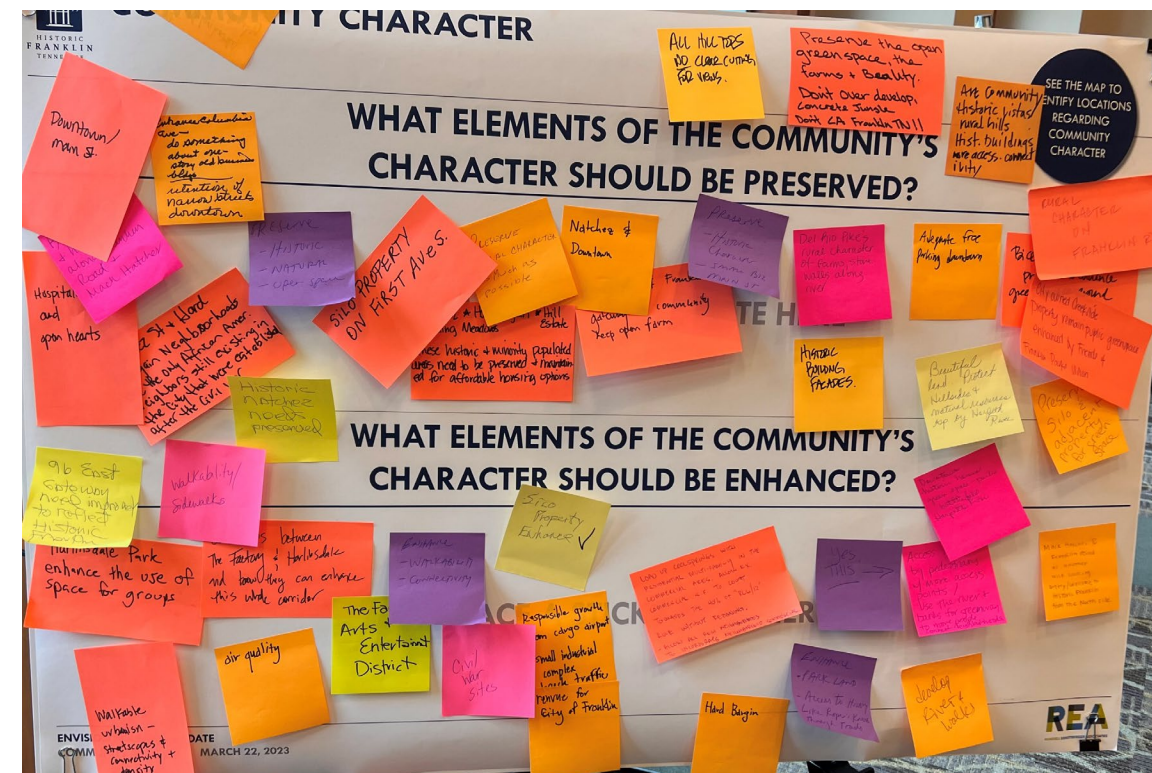
AREAS TO PRESERVE CHARACTER



PLACE A PURPLE
OR BLUE PIN
IN AREAS TO
ENHANCE
CHARACTER

AREAS TO ENHANCE CHARACTER

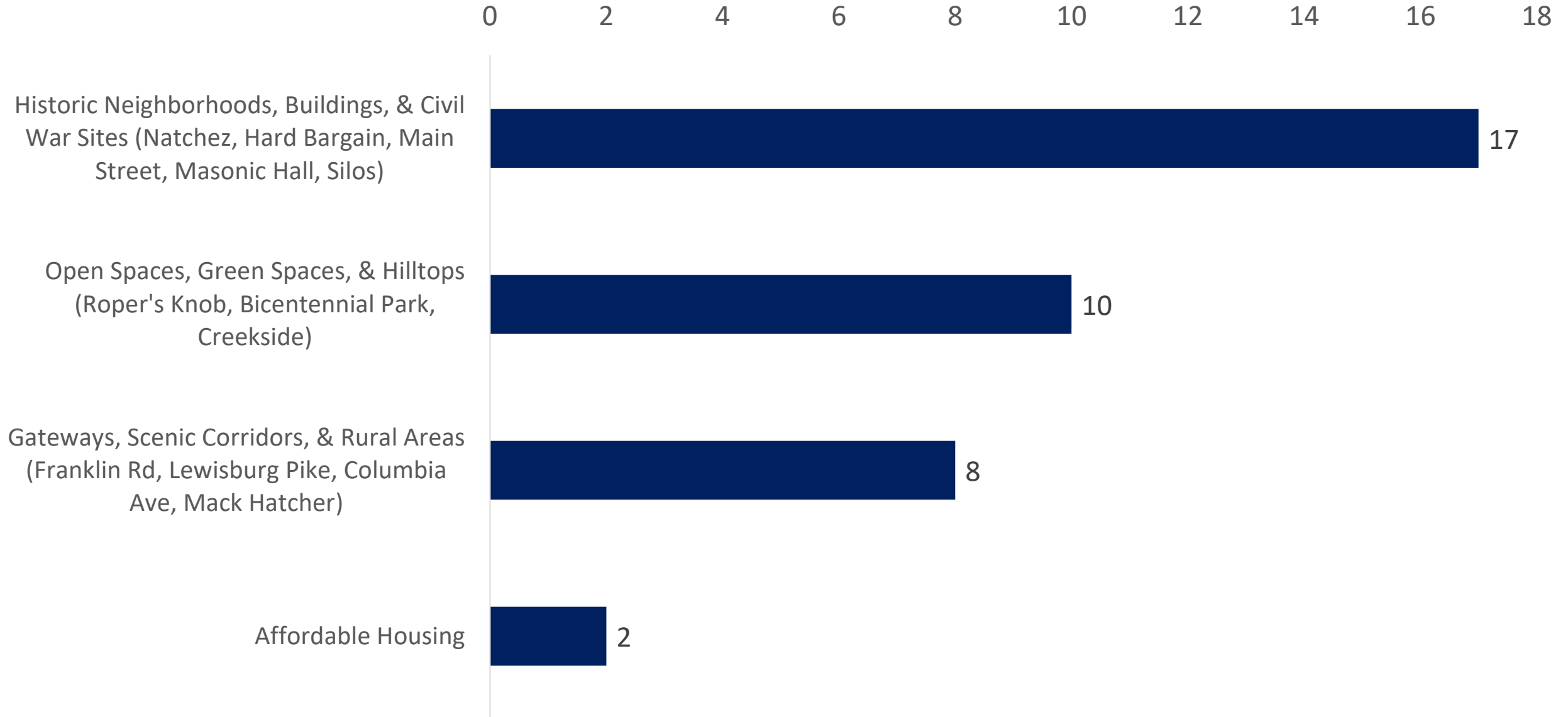






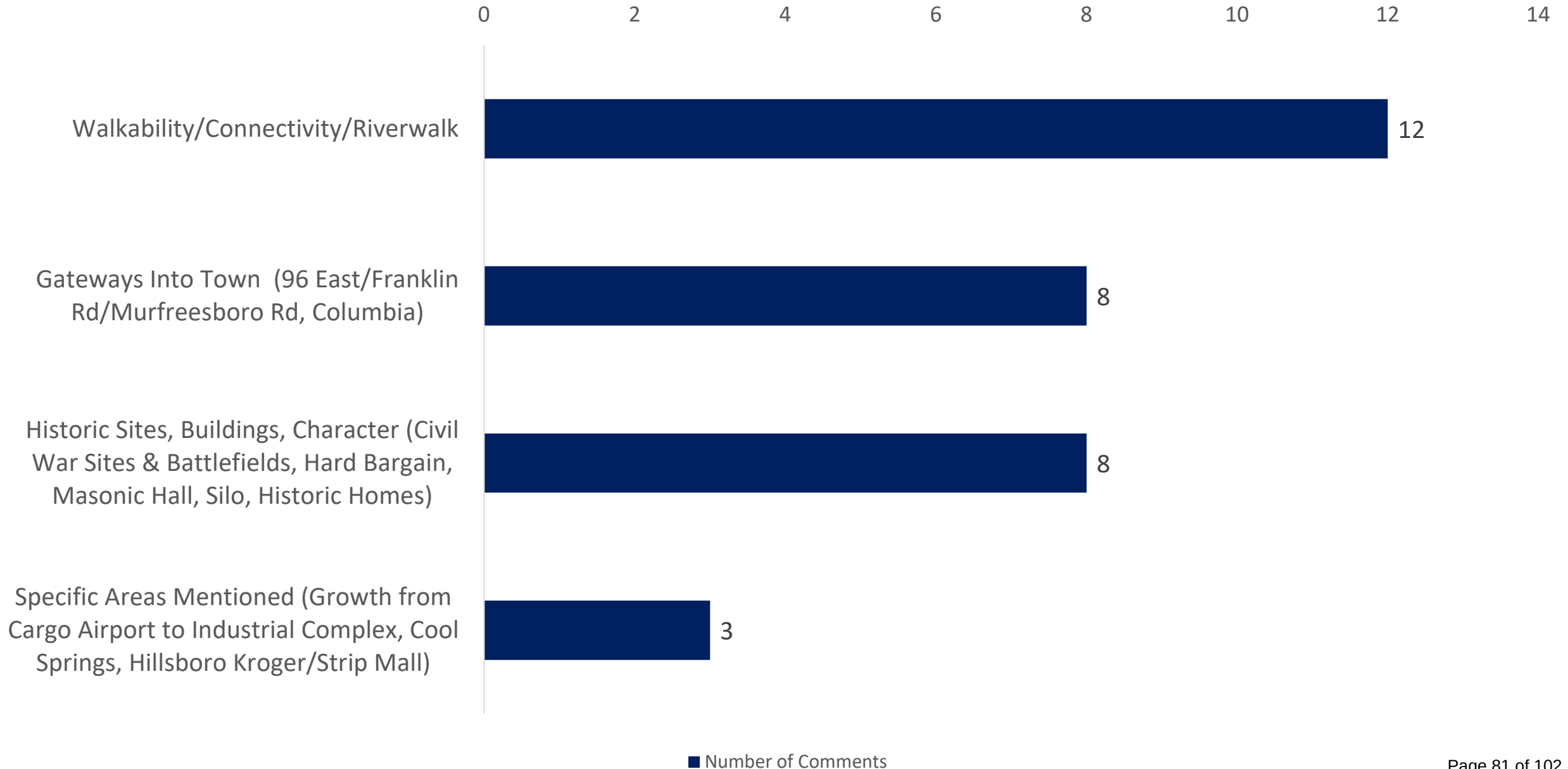
COMMUNITY CHARACTER?

What Elements of the Community’s Character Should Be Preserved?

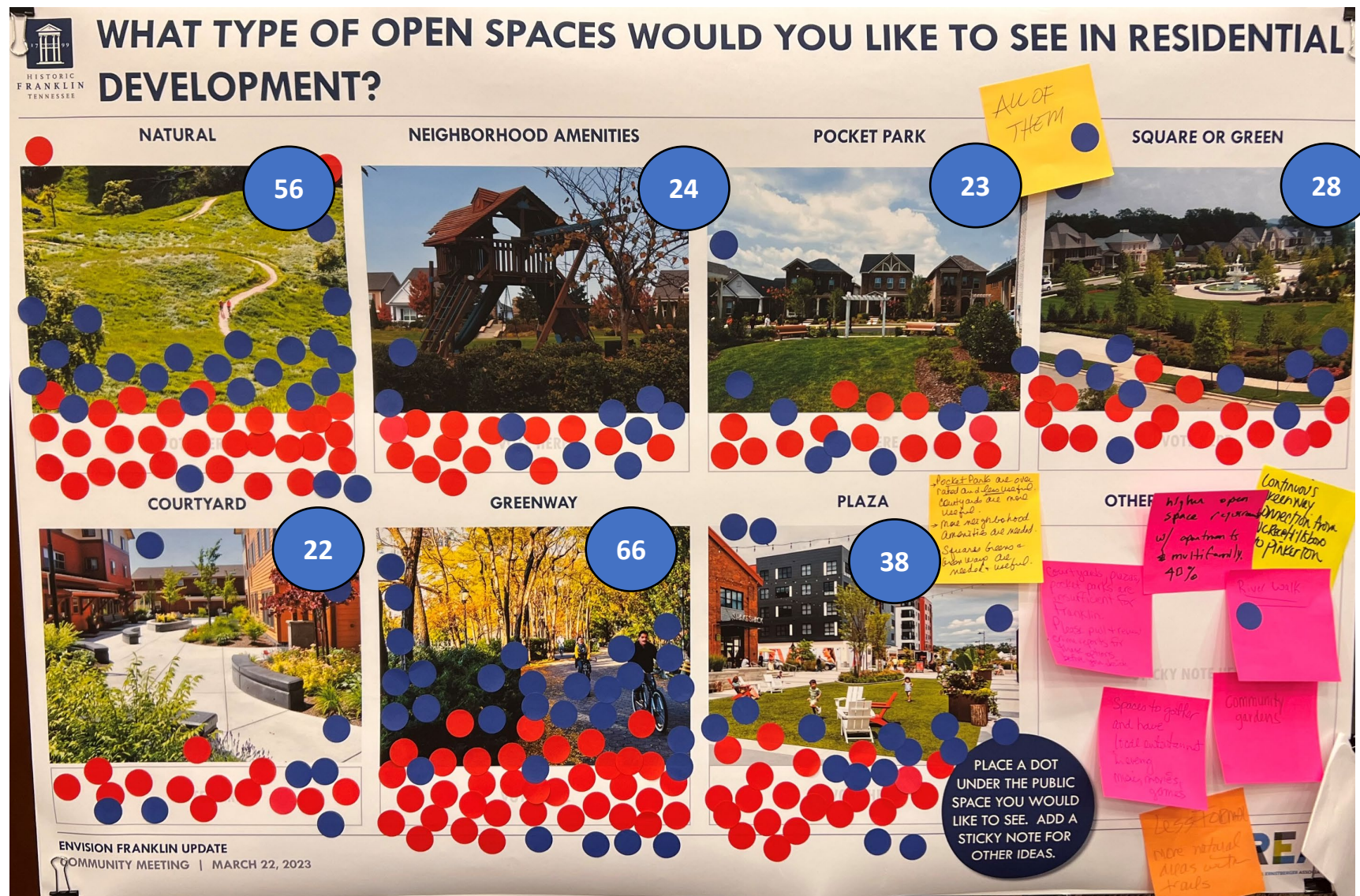


COMMUNITY CHARACTER?

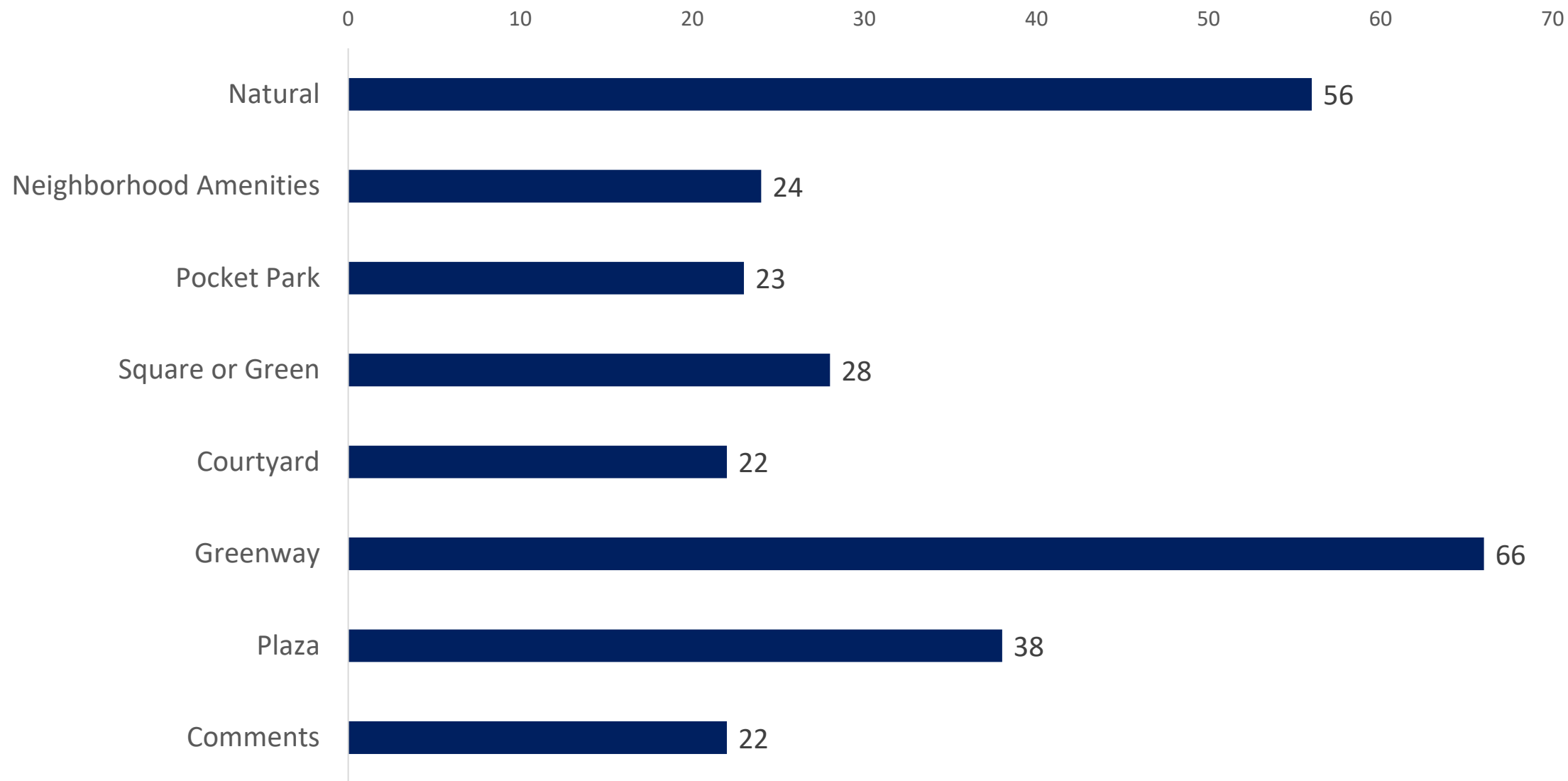
What Elements of the Community's Character Should Be Enhanced?



WHAT TYPE OF OPEN SPACES WOULD YOU LIKE TO SEE IN RESIDENTIAL DEVELOPMENT?



WHAT TYPE OF OPEN SPACES WOULD YOU LIKE TO SEE IN RESIDENTIAL DEVELOPMENT?





WHERE ARE THERE GAPS IN PEDESTRIAN AND BICYCLE CONNECTIVITY?

LEWISBURG PIKE CONNECTIONS

- Downtown Franklin to Carnton
- Connection between downtown and Carnton (sidewalks)
- Eastern Flank to downtown! x 1
- Lewisburg to downtown
- Into downtown from all areas. Especially southern corridor
- Lewisburg Pike (Berry Farms) to Franklin Downtown x 1
- Lewisburg Pike to Mack Hatcher Multiuse trail
- Lewisburg out to Carnton x 4
- Downtown connection to Mack Hatcher down Lewisburg Pike
- Sidewalks needed from Eastern Flank Battlefield Park to downtown x 3

CAROTHERS PKWY CONNECTIONS

- Carothers between Lockwood Glen and Hwy 96
- Carothers Parkway between Wil Co. entrances (West Side)
- Sidewalks from Harpeth to Long Lane on Carothers!
- Down culdesac Long Lane in front of the crest at Ladd Park
- North side of Liberty in front of Columbia State
- Connecting from Ladd Park over to Berry Farms is super important!

FRANKLIN ROAD CONNECTIONS

- Factory to Harlinsdale without needing to stop cars
- Factory – downtown (separate bike path)
- Gateway to downtown or mall
- Gateway village to downtown
- Separated Bike Path on Franklin Rd.

RIVERWALK CONNECTIONS

- Use the river for connectivity
- River to Downtown x 1
- Downtown Bicentennial to Pinkerton
- Bridge Street

HILLSBORO ROAD/HARD BARGAIN CONNECTIONS

- Rec Center Hillsboro Road
- Crossing Hillsboro at Christ Community. River across from East Side.
- From Monticelo to East across Spencer Creek and to West to access Harpeth River. Add tunnels
- Hard Bargain needs connectivity to Friends of Parks, Harlinsdale

EAST SIDE OF FRANKLIN CONNECTIONS

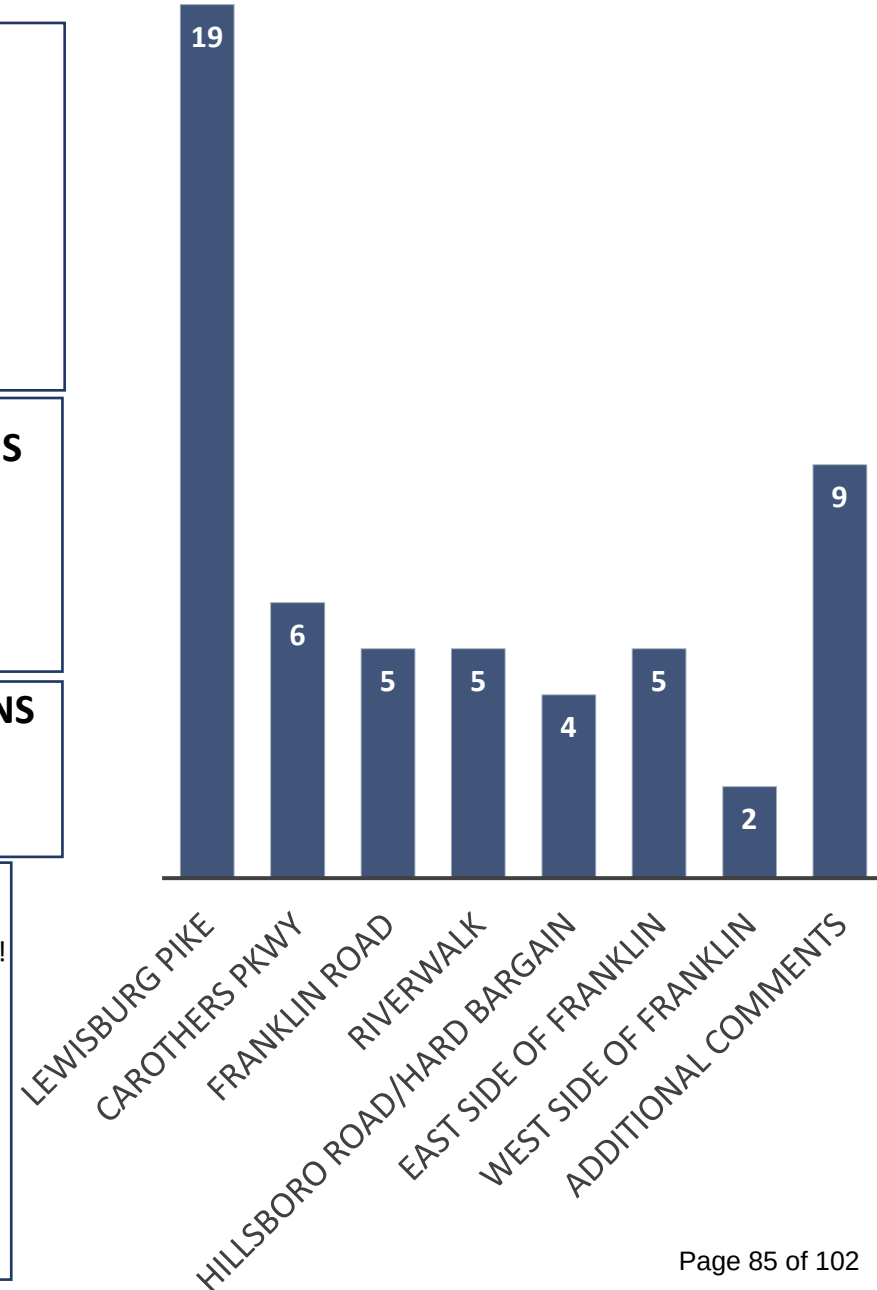
- Paths to the East side of the City to Downtown
- West side Murfreesboro Rd. sidewalks
- Brentwood Smith Park to City of Franklin
- McEwen to Mallory
- Eddy Lane

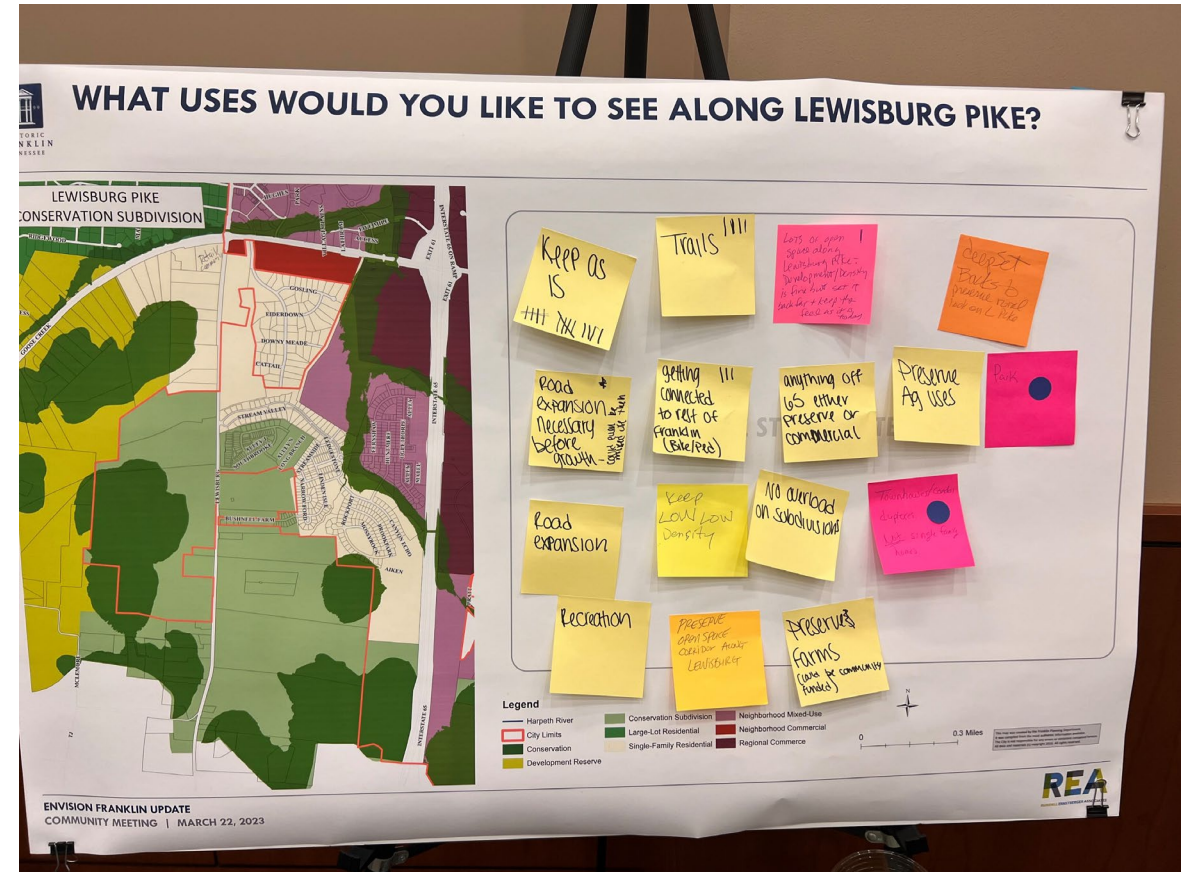
WEST SIDE OF FRANKLIN CONNECTIONS

- Complete the Mack Hatcher trail
- Downs Blvd. + West Main bike lanes and connected sidewalks

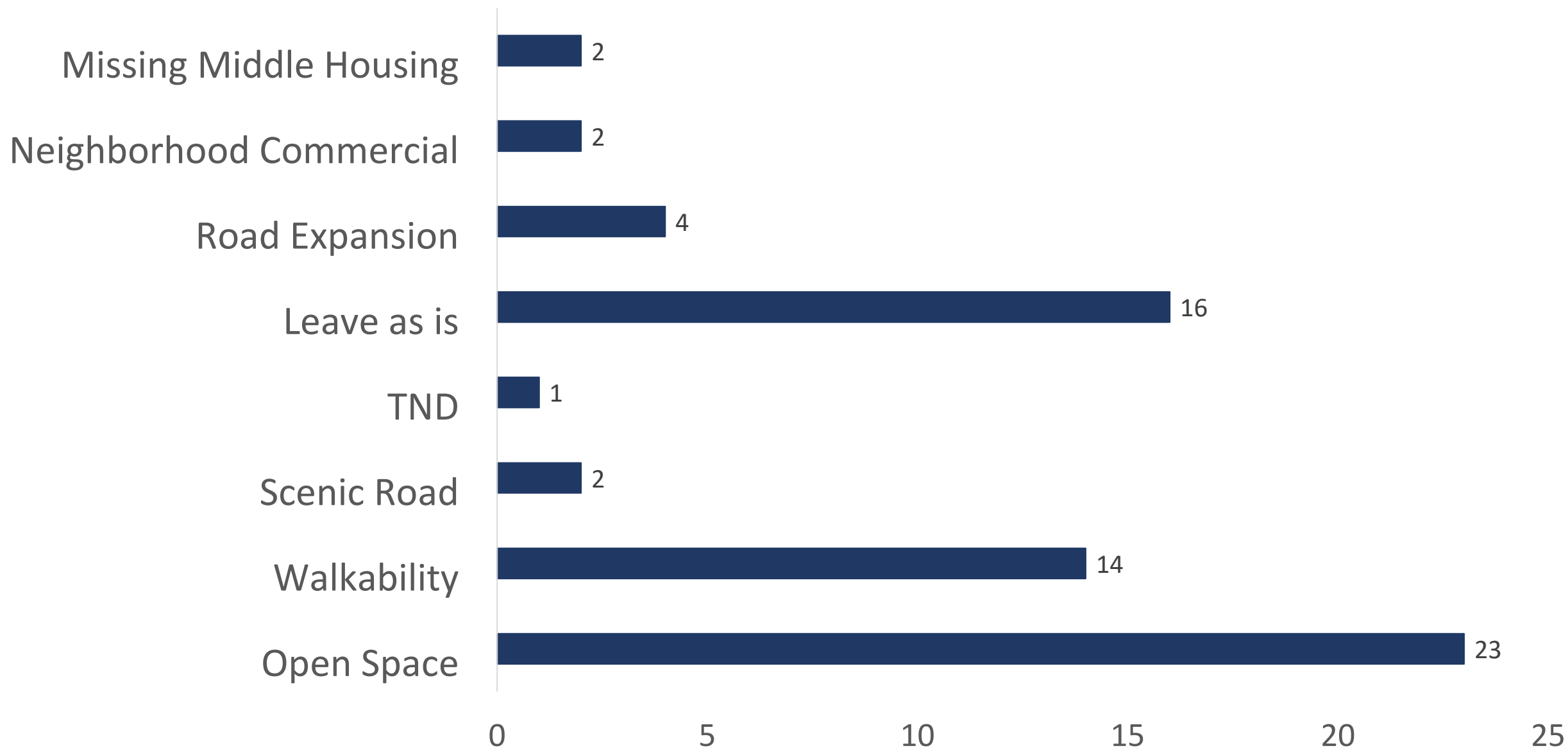
MISC

- Thrilled about the Long Lane overpass coming on live!
- Consider scooters as additional option
- Invest/Buy Land. Preserve Beauty
- Lots
- All over – Need a comprehensive study to identify
- Sidewalks for healthy life style
- Civil war sites should be walkable connected.
- No Flyover areas
- Bike paths should be blown or swept clean

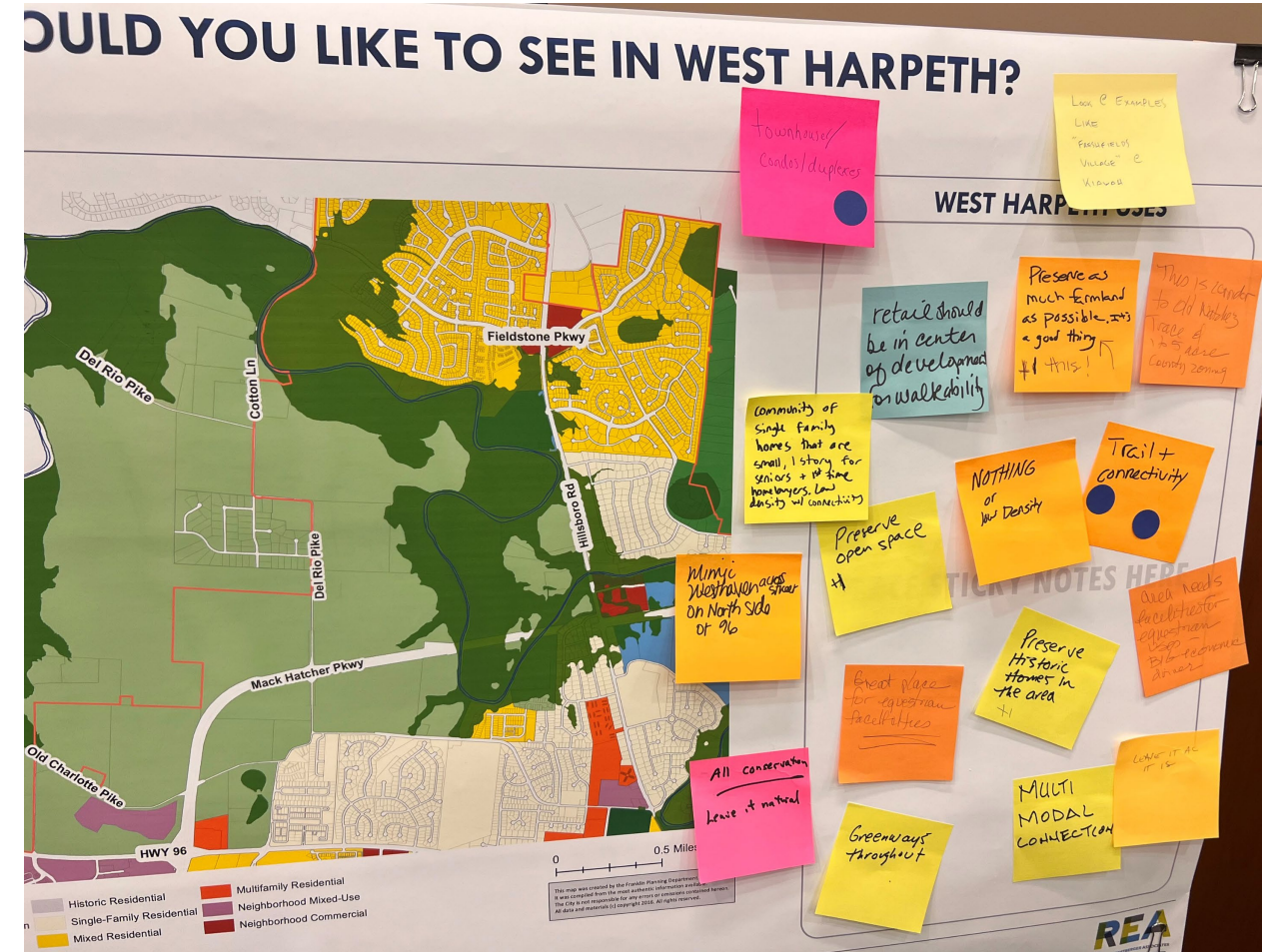
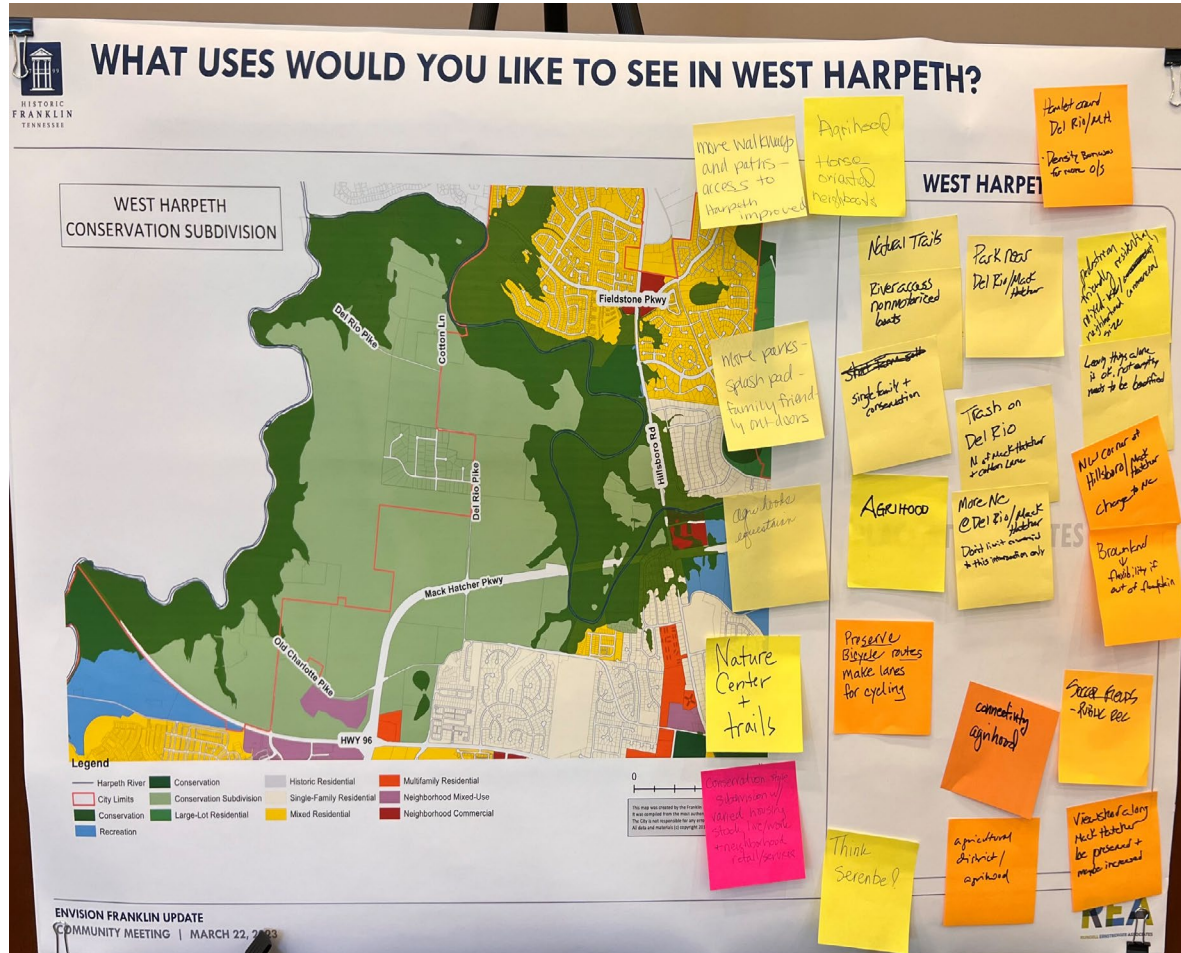




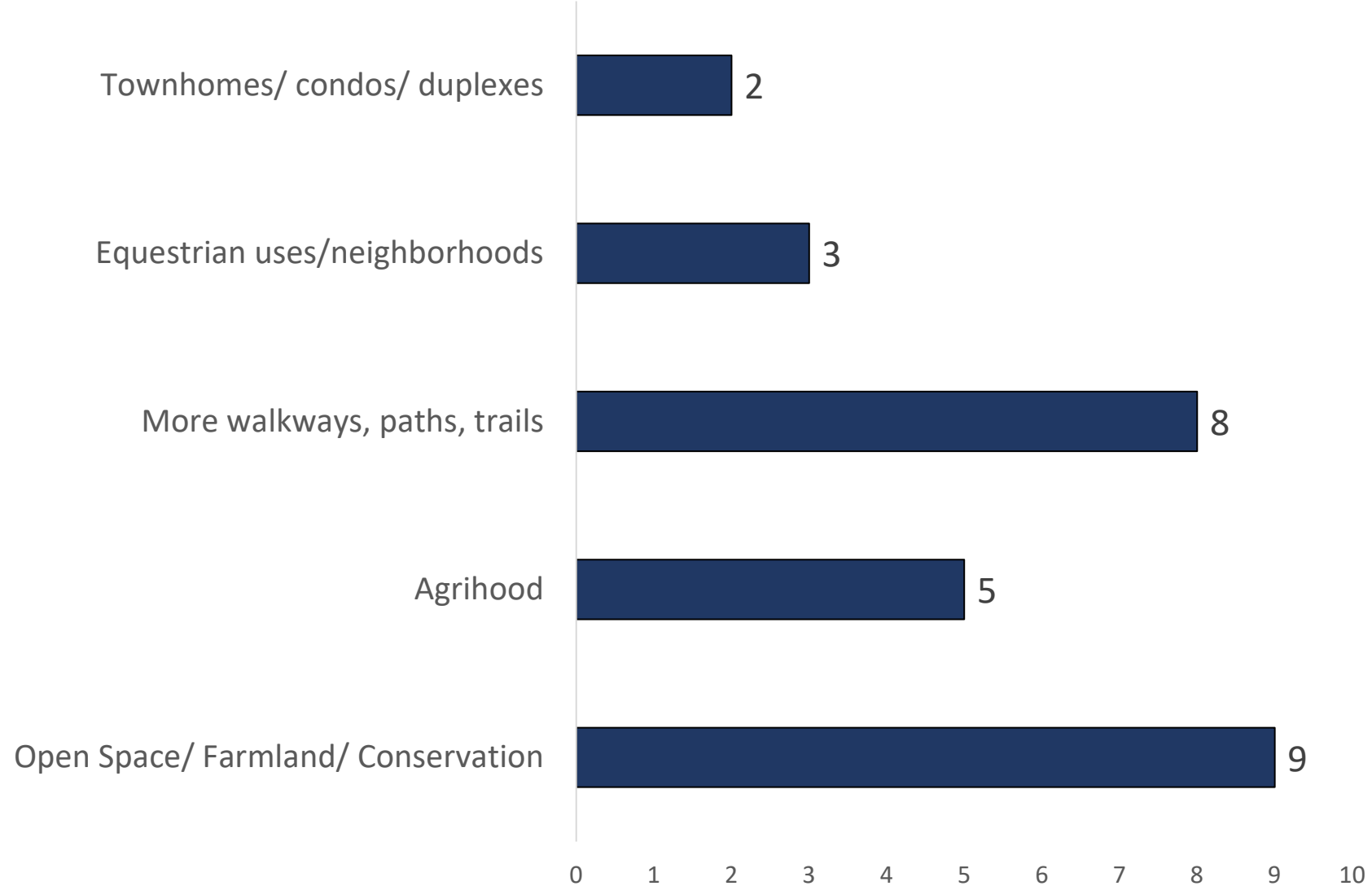
WHAT USES WOULD YOU LIKE TO SEE ALONG LEWISBURG PIKE?



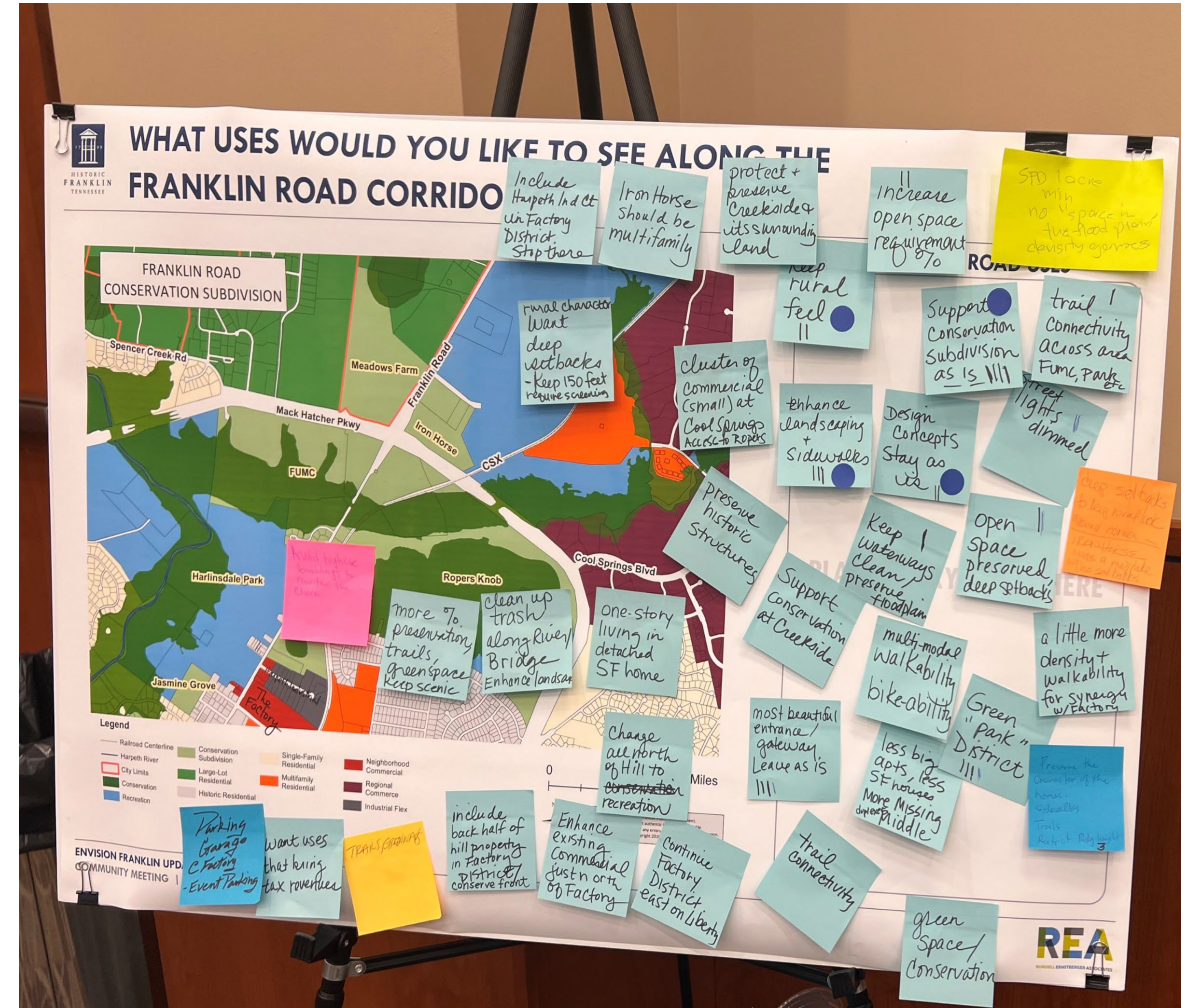
WHAT USES WOULD YOU LIKE TO SEE IN THE WEST HARPETH?



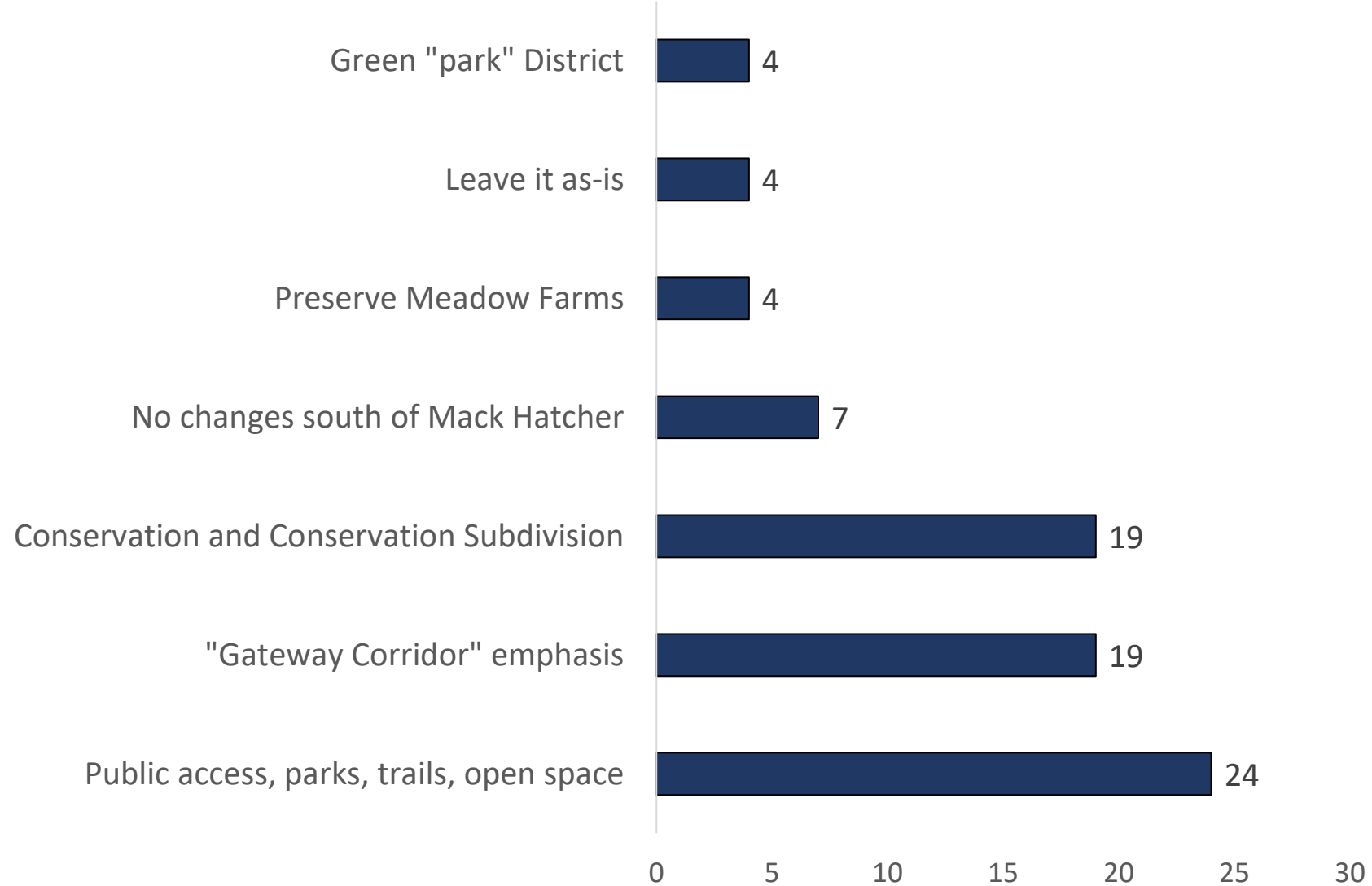
WHAT USES WOULD YOU LIKE TO SEE IN THE WEST HARPETH?

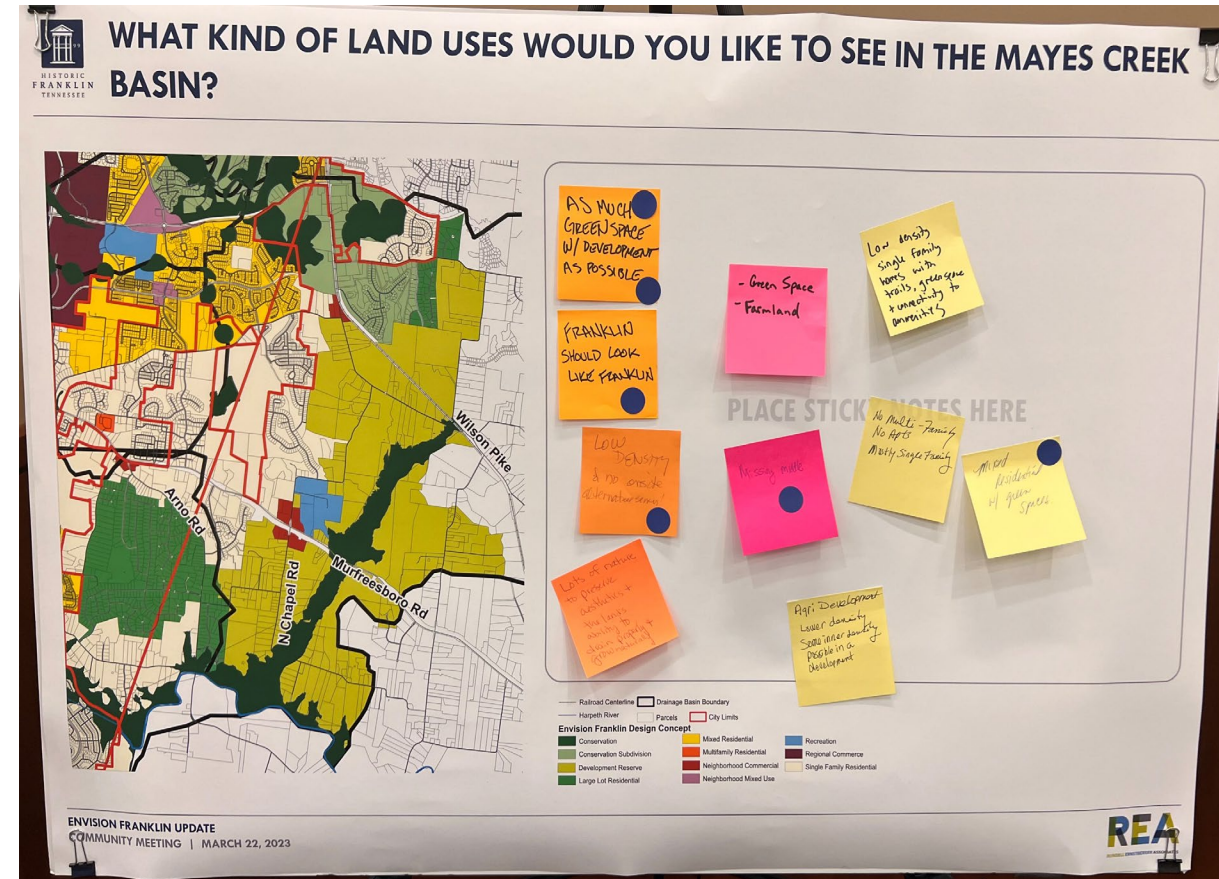


WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?

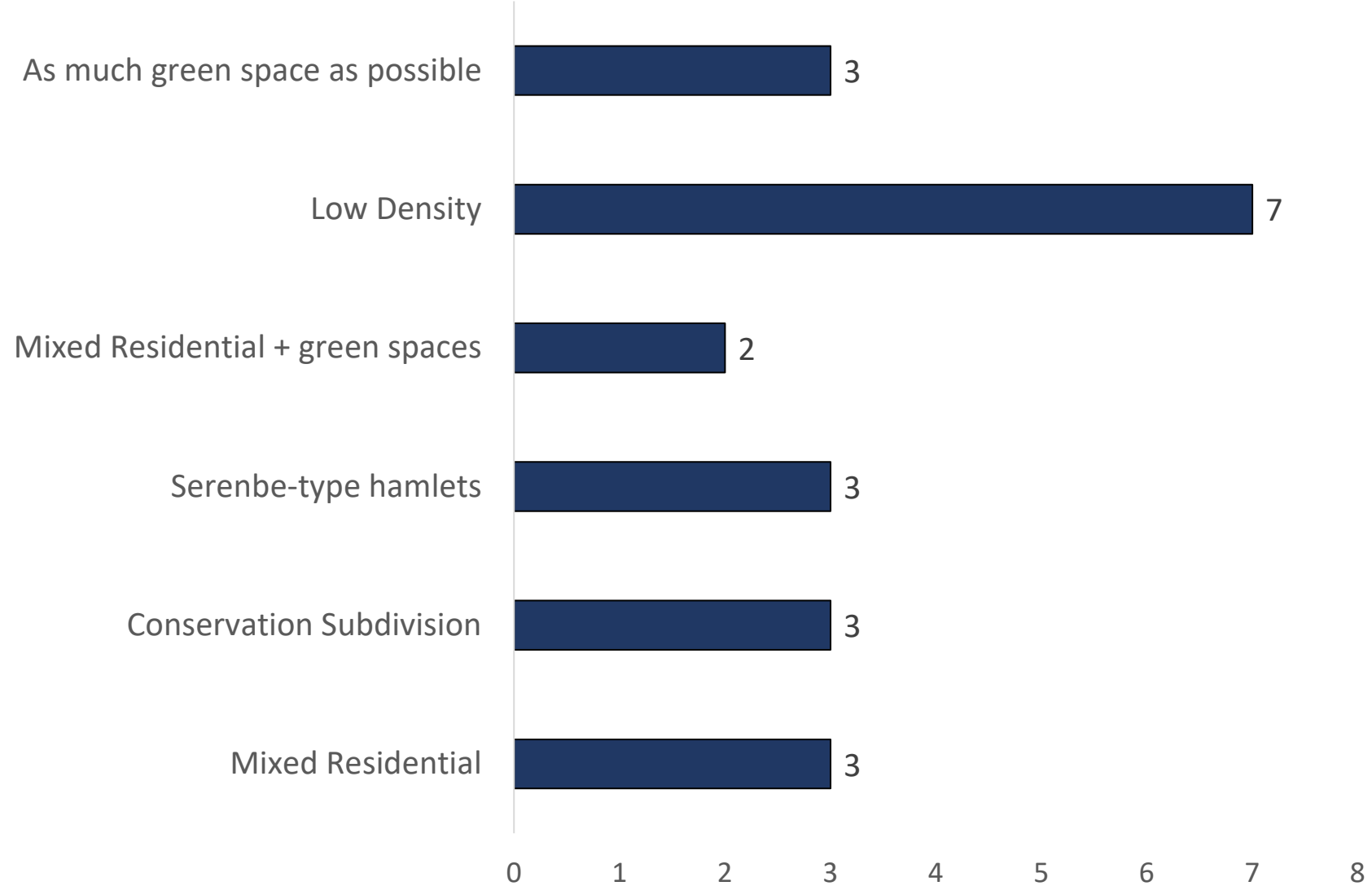


WHAT USES WOULD YOU LIKE TO SEE ALONG FRANKLIN RD?

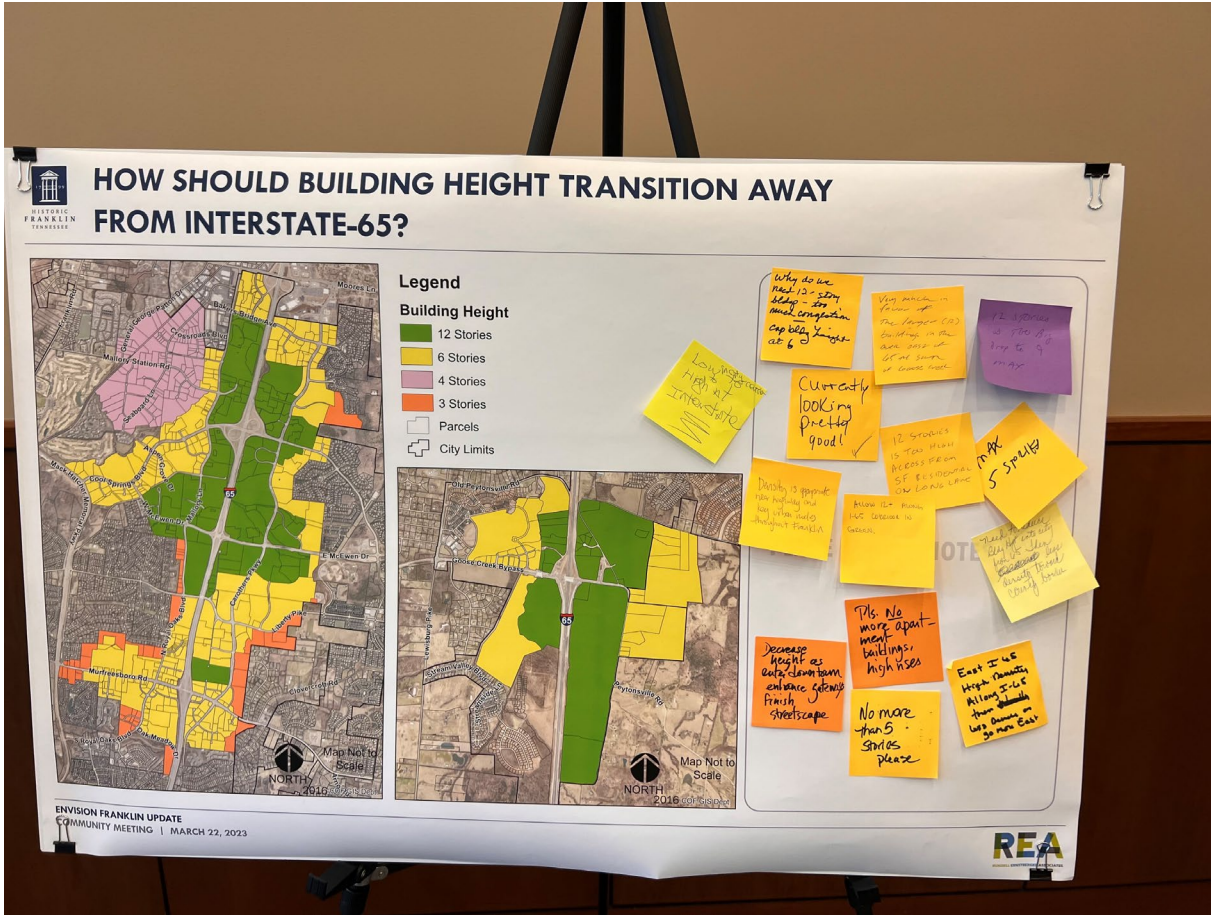




WHAT USES WOULD YOU LIKE TO SEE IN THE MAYES CREEK BASIN?

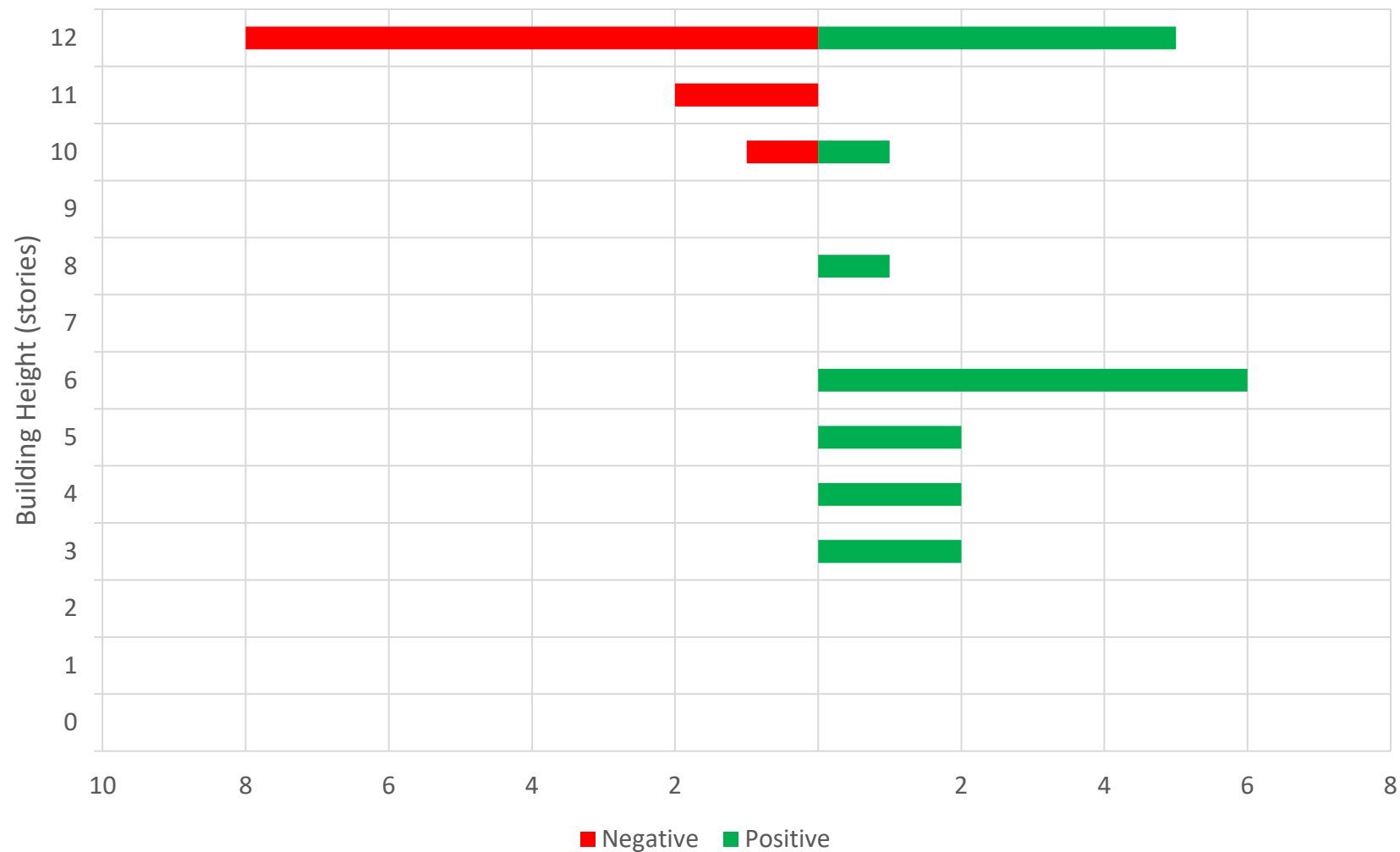


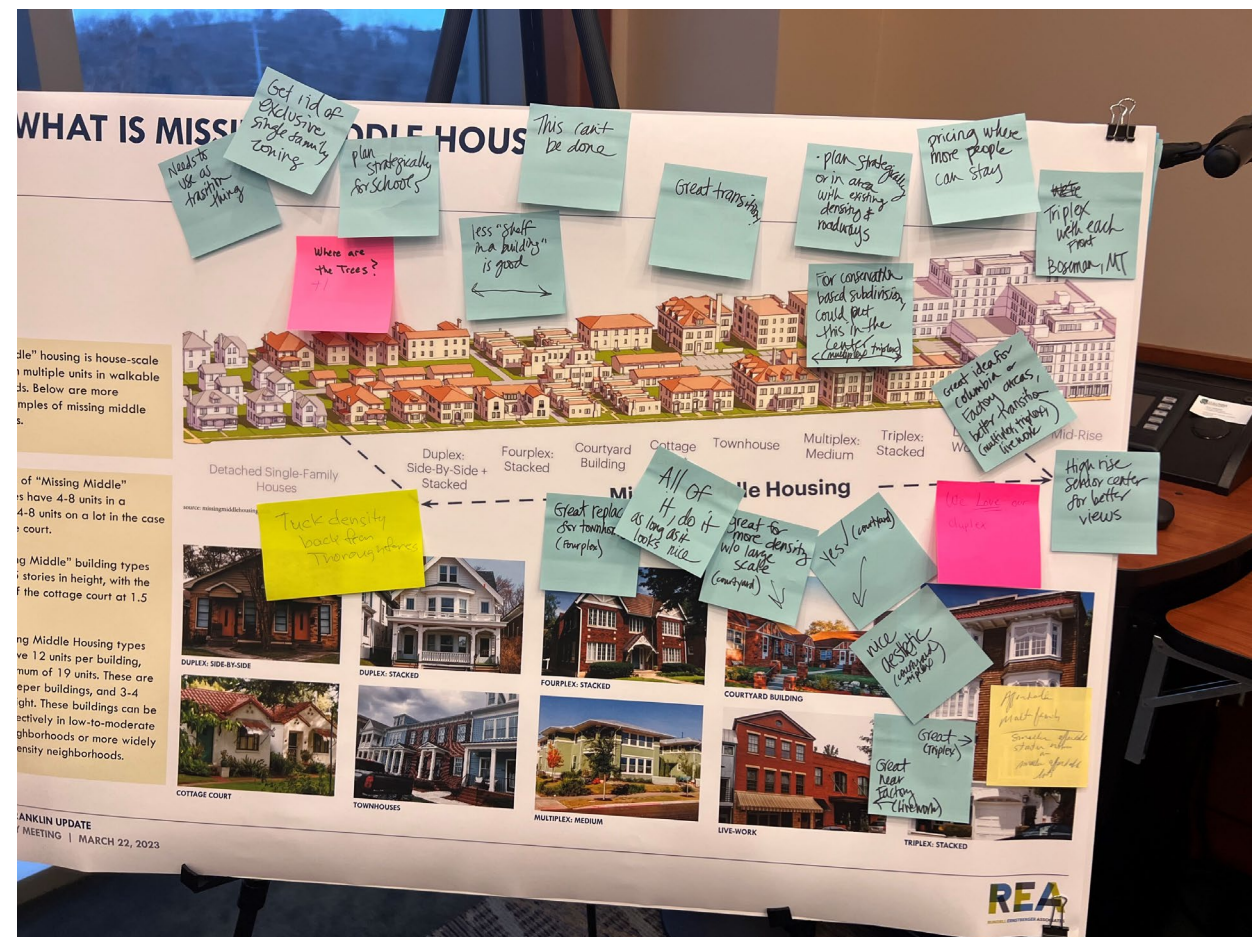
HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM I-65?



HOW SHOULD BUILDING HEIGHT TRANSITION AWAY FROM I-65?

Responses Towards Height Maximums





WHAT IS MISSING MIDDLE HOUSING?

Duplex (side-by-side and stacked)

- Love duplex (side-by-side) x 2
- Right scale

Fourplex: Stacked

- Still looks like single family
- Great replacement for townhomes
- Right scale

Courtyard Building

- Great for more density without large scale
- Yes!
- Nice aesthetic

Cottage Court

- Love this x 2
- Love single-family feel with still open space = courtyard
- Yes, great for retirees

Townhouse

- We have a lot of townhomes already

Multiplex: Medium

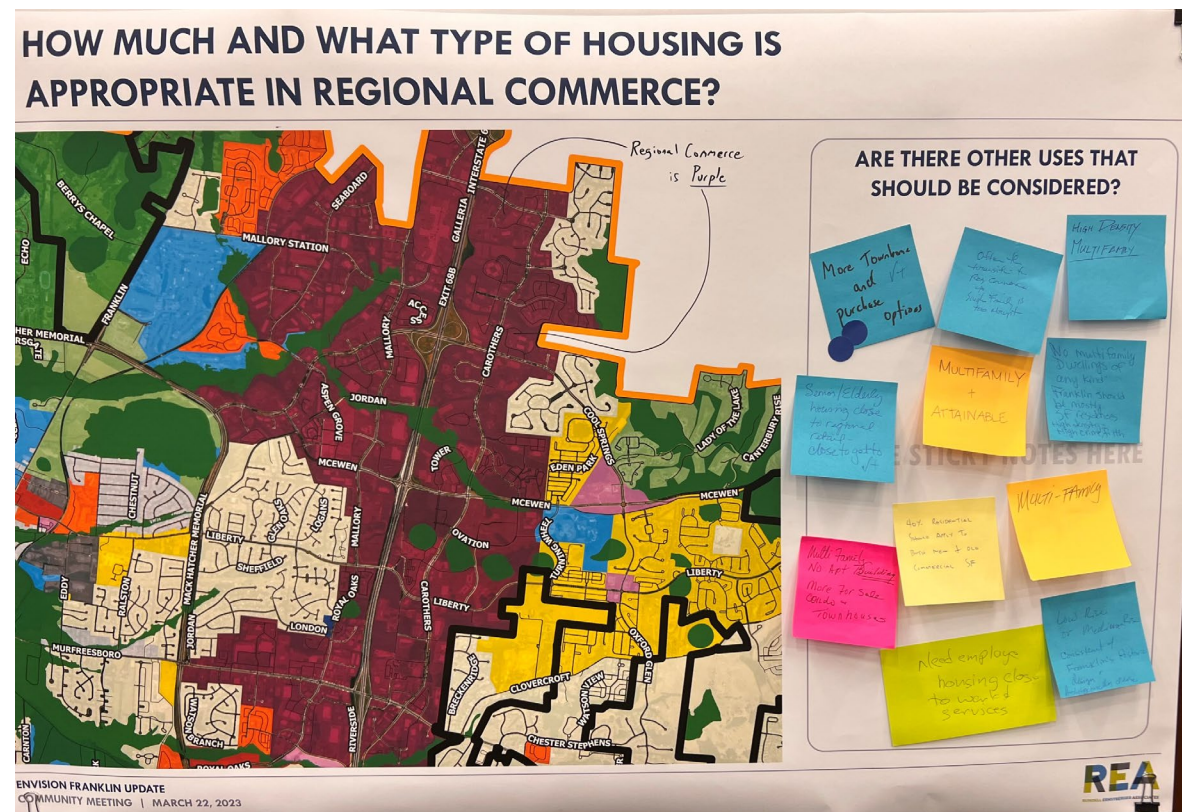
- Great idea for Columbia Pike or Factory areas, better transition
- Like the style and size

Triplex: Stacked

- Beautiful
- Great
- Affordable multifamily
- Triplex with each front. Bozeman, MT
- Great idea for Columbia Pike or Factory areas, better transition

Live-Work

- Love
- Great near Factory
- Great idea for Columbia Pike or Factory areas, better transition

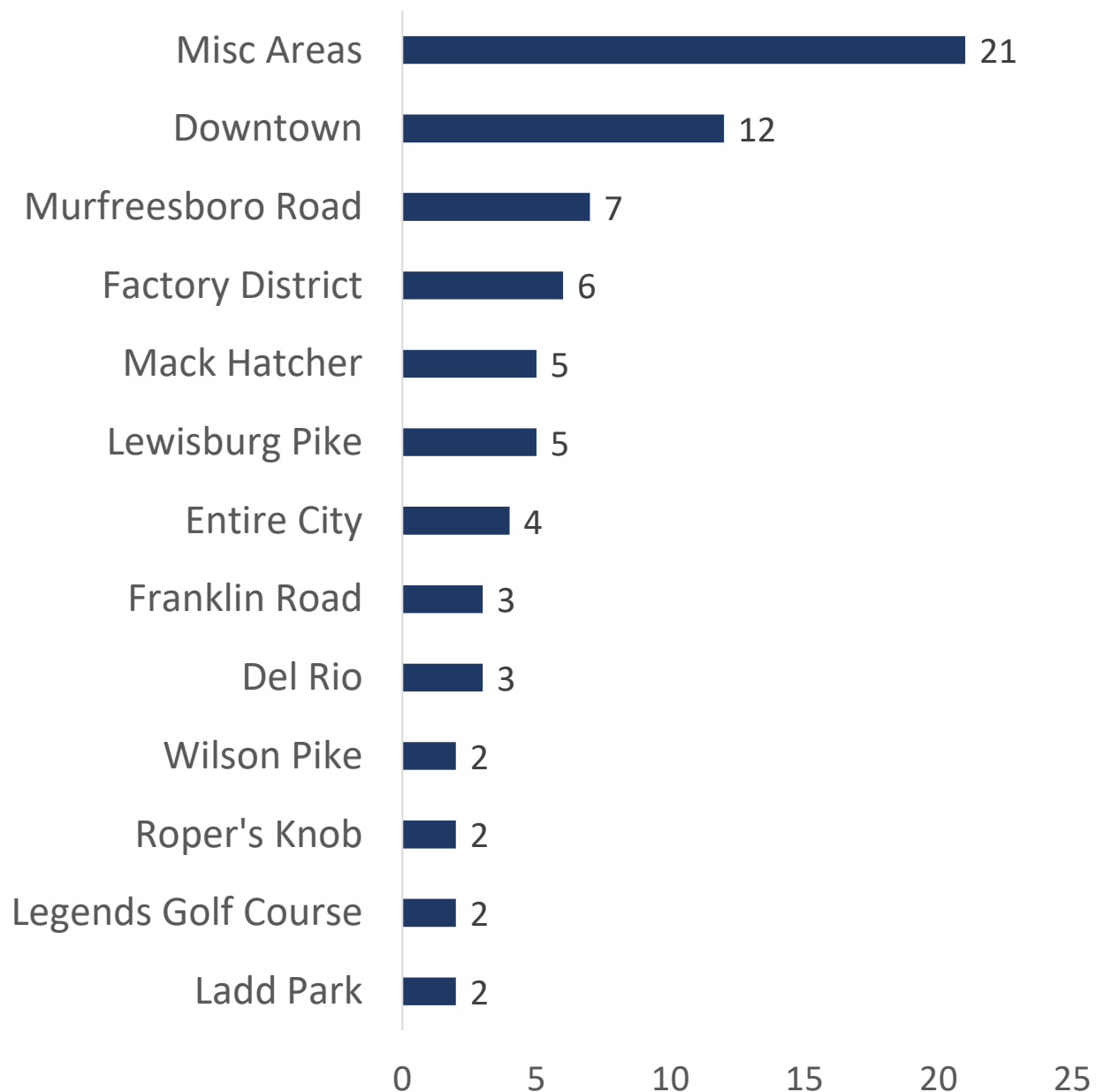


HOW MUCH AND WHAT TYPE OF HOUSING IS APPROPRIATE IN REGIONAL COMMERCE?

- Retail on first floor, living on second floor **x 5**
- Think outside the box, folks. Container houses, biz, keep costs down, diverse housing stock
- Live/work **x 6**
- Form-based
- Splash pad
- Make it TND and walkable
- High and mid-intensity (density) with the Regional Commerce area of Franklin, so mixed-use residential, tall multifamily
- Need more options of housing types **x 4**
- Townhomes **x 7**
- High density to promote transformation from single-use sprawl to walkable urbanism
- Fourplex
- Condos **x 2**
- Granny flats, ADUS
- Low-rise or mid-rise, consistent with Franklin's Historic design, architecturally diverse
- Multifamily **x 2**

- 40% residential should apply to both new and old commercial square footage
- No apartment buildings
- No multifamily of any kind, Franklin should be mostly single family residences. High density = high crime, filth
- Multifamily and attainable
- Senior housing close to regional retail **x 2**
- Often the transition to Regional Commerce to Single Family is too abrupt
- Need employee housing close to work and services

BIG MAP COMMENTS



DOWNTOWN

- Preserve Silos
- Thoughts on New City Hall

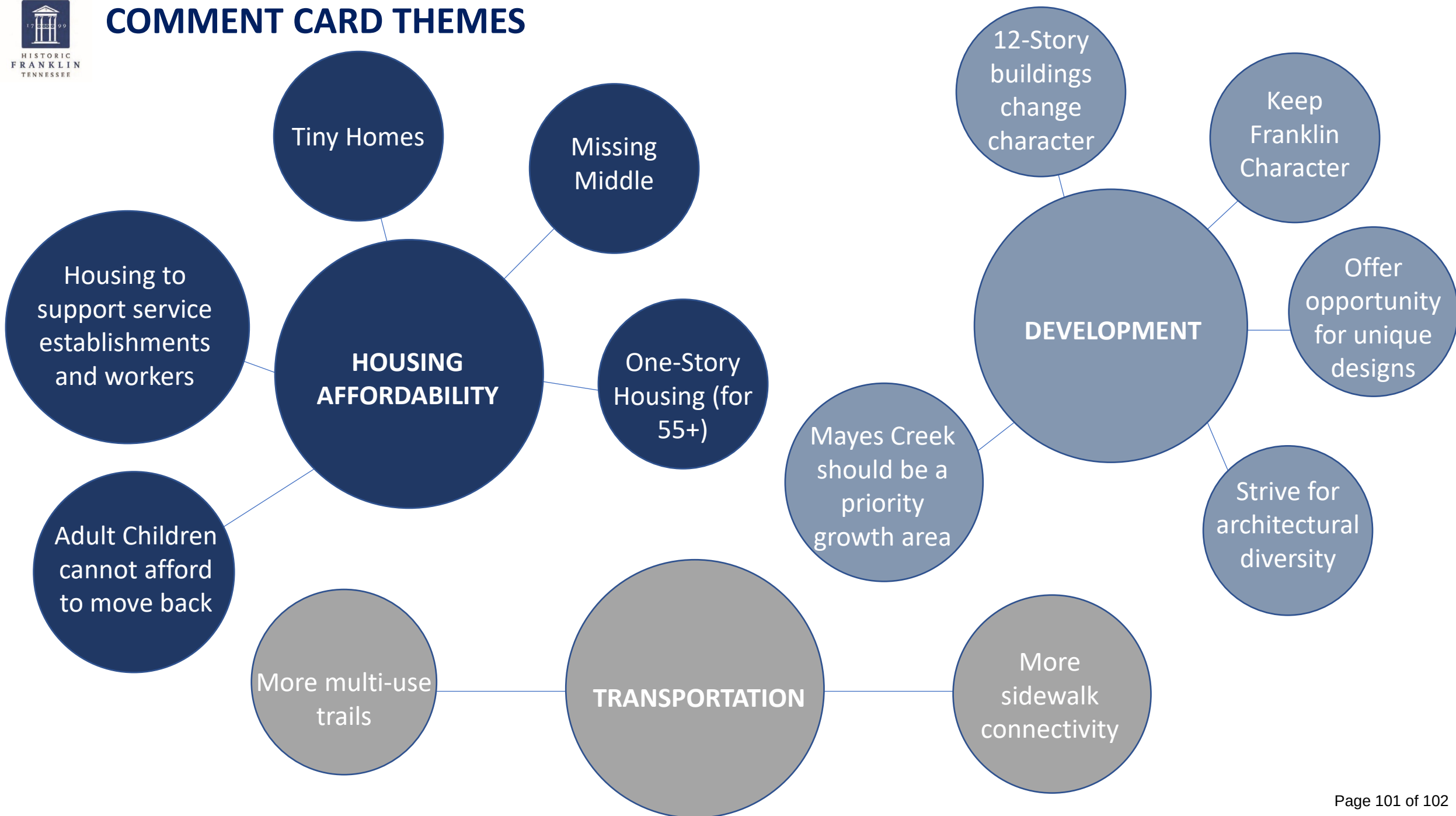
MURFREESBORO ROAD

- Improve character
- Clean up area
- Traffic control
- Thoughts on development

FACTORY DISTRICT

- Traffic Control
- Improve Walkability
- More Green Space
- Possible home for Graceworks

COMMENT CARD THEMES



Next Steps

Full Results Posted at www.franklinton.gov/envisionfranklinupdate

Survey Results Presentation at 5/27/23 Joint Conceptual Workshop

Host a second Factory District Meeting

Host a BOMA & FMPC Special Joint Conceptual Workshop