City of Franklin

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

Meeting Agenda

Work Session

Saturday, August 5, 2017 | **8:00 AM** | **Board Room**

SPECIAL Mobile Work Session

Call to Order

WORKSESSION DISCUSSION ITEMS

1. 17-0190 Consideration Of Resolution 2017-72, A Resolution Initiating The Development Of A Lease Agreement For The 54-Acre, City-Owned Property Located Along The Harpeth River, South Of Mack Hatcher Pkwy And West Of Franklin Road. (3/14/17 Work Session and 7/12/17 and 8/5/17 Special Work Session, 08/08/17 and 9/12/17 Work Session.)

Sponsors: Emily Hunter and Kelly Dannenfelser

Attachments:

- Res 2017-72 54-Acre City Property Resolution.Law Approved
- 12 Point Proposal Comparison-
- Discovery Center BOMA Presentation.pdf
- Discovery Center Letter of Interest to City of Franklin
- Discovery Center BOMA Worksession 3.10.2017.pdf
- Final Cheekwood Presentation 07-12-17.pdf
- Cheekwood Golf Club Cover Letter
- Cheekwood Golf Club Letter of Interest
- Cheekwood BOMA Work Session 3.10.2017.pdf
- Cheekwood Golf support.docx
- 07-12-17 Worksession - Cheekwood Letter.pdf
- HousCom Power Point Presentation 7-12-17.pdf
- 1.0 Hamlet SpCrk Proposal HousCom Narrative 5.19.17.pdf
- 1.1 Hamlet SpCrk Proposal HousCom Drawings color11x17.pdf
- Housing Commission Letter of Interest
- Housing Commission Addendum
- MH - Concept 1.0 - Existing Conditions Exhibit.pdf
- MH - Concept 3.0 - Flood Plain Cut Fill Plan.pdf
- Land Valuation - Mack Hatcher & Spencer Creek
- Map - Land Valuation - Mack Hatcher & Spencer Creek - based on 2016 Asse...
- Financial Analysis - MHSC - 07272017.pdf

Legislative History

3/14/17	Work Session	acknowledged
7/12/17	Work Session	referred to the Work Session

Other Business

Adjournment

Anyone requesting accommodations due to disabilities should contact ADA coordinator at 791-3277.

RESOLUTION NO. 2017-72

TO BE ENTITLED: "CONSIDERATION OF RESOLUTION 2017-72, A RESOLUTION INITIATING THE DEVELOPMENT OF A LEASE AGREEMENT FOR THE 54-ACRE, CITY-OWNED PROPERTY LOCATED ALONG THE HARPETH RIVER, SOUTH OF MACK HATCHER PKWY AND WEST OF FRANKLIN ROAD."

WHEREAS, in September 2016, Cheekwood Golf Club submitted a request to lease the 54-acre, City-owned property and expand its operations across Mack Hatcher Parkway; and

WHEREAS, the City of Franklin sought Letters of Interest for improvement and/or development of a 54-acre, City-owned property located along the Harpeth River south of Mack Hatcher Parkway and west of Franklin Road; and

WHEREAS, the purpose of this invitation to submit Letters of Interest was to: assist the City in analyzing opportunities available for future improvement and/or development of this Property; enable all interested parties an opportunity to submit Letters of Interest; and allow for public input on all Letters of Interest received; and

WHEREAS, the City advertised that it would maintain ownership of the property but would consider the possibility of a long-term lease with a third party for improvements and operations; and

WHEREAS, much of the Property is located within the 100-year floodplain of the Harpeth River and Spencer Creek and serves as a buffer for the City wastewater treatment facility across the Harpeth River; and

WHEREAS, the City's long-range plan, *Envision Franklin*, recommends the Recreation design concept, which includes active and passive open spaces, as well as City parks, and should be interconnected through bike lanes, multi-use paths, and sidewalks. Institutional facilities, such as the water treatment and wastewater treatment plants, are also assigned to this design concept and fulfill significant municipal functions; and

WHEREAS, the Board of Mayor and Aldermen received letters of interest from three groups: the Cheekwood Golf Course, Discovery Center, and the Franklin Housing Commission; and

WHEREAS, the proposals have been presented and discussed at several meetings, including a Special Mobile BOMA Meeting; and

WHEREAS, it is in the best interest of the citizens of Franklin to pursue a contractual arrangement for a long-term lease of the property for improvements and operations with

A. Cheekwood Golf Course,
B. Discovery Center, or
C. Franklin Housing Commission.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the Board of Mayor and Aldermen gives authority to the City

Administrator, Eric Stuckey, or his designee, to pursue a contractual lease agreement with this third party, _____, for improvements and operations of the City-owned property. A lease will be drafted and presented to the BOMA for consideration.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2017

ATTEST:

By: _____
ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
DR. KEN MOORE
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley, City Attorney

Letters of Interest: 12 Point Proposal Comparison

August 8, 2017 BOMA Work Session

Question	Cheekwood Golf Club Expansion	Discovery Center Children's Museum	Franklin Housing Commission Affordable Housing
Community Vision			
Staff Evaluation: Does the proposal align with Envision Franklin?	Yes	Yes	No
Staff Evaluation: Could the proposal be completed under the current zoning district?	Yes	Yes	No
Development Standards			
1.Would the proposal meet all development standards in the Zoning Ordinance?	Yes	Yes	Not certain at this time
2. Would modification of the floodplain be requested as part of the improvements?	Yes	Floodplain modification will be evaluated	Yes
3. At buildout, what would be the traffic impact to the City?	350 golfers per day/peak season staggered over multiple hours, occasional seasonal tournaments and events, plus TBD future residential development	Peak traffic is off-peak hours and would not contribute additional flow on Mack Hatcher during rush hour and school traffic times.	For 14-50 single family residences, 140 trips were day were calculated based on 14 homes
Community Benefit			
4. What community needs would this project address?	9-hole golf course and club house Driving range lighted for night play Conference/Gathering Space: 50-200 people for corporate meetings, weddings, civic groups, conferences, flex space People: youth mentoring, fitness opportunities, seniors, and charity events Beautification: Manicured open green space, trailhead and parking open to public Environmental: Outdoor recreation space	Children's Museum National partnerships and participation in networks Community events School readiness and literacy Programs for Intergenerational Learning Volunteer programs Youth development and leadership STEM opportunities Community partnerships: Boys & Girls Club, Columbia State, Franklin Parks, School Systems, Corporations Mobile outreach with rural access Family-centered tourism and community destination	Offer a model of housing options for builders and developers with price points less than $300,000 Reduce or not add to traffic flows into and out of City Provide public/private partnership example to developers for affordable housing Provide employee housing
5. How many people are anticipated to be served by this proposal?	1,000-1,200 people per day/peak time for driving range, practice facility and conference/gathering space	Year one estimated to reach 100,000 attendance Data from Science Alliance of TN shows science centers and children's museums well attended across State ranging from 100,000-348,000 annual attendance	70 to 95 people occupying dwellings, based on 14 single family homes or 19 townhomes
6. Are there opportunities for public park access, trails along the Harpeth River, and continued conservation of the 100-year floodplain?	Yes, course designed to offer opportunities for trails and conservation and respect river and stream buffers	Public park access, trails along the Harpeth, floodplain conservation Site plan could be developed to provide potential for future street connection to Franklin High School Outdoor classrooms and observation points for environmental education programming Multi-use path extension from Spencer Creek path to continue to new museum facility. Serve as trailhead for Riverwalk access at initial construction phase.	Proposal encourages other uses of floodplain property, including golf course, trails, right-of-way for pathways to schools, floodplain management, canoe launch, or wildlife conservation areas.
Partnership Impacts			
7. What would be the estimated private investment needed to complete the proposal?	$8 to $10 million investment for reshaping, grading, construction of facilities, trailhead, water, sewer, utilities	$27.5 to $30 million investment	$3.66 million based on 14 dwelling units
8. What would be the expectation of the City in terms of partnership?	Long-term lease partnership Tax revenue recipient of for-profit business	Long-term lease partnership Minimal lease cost	Staff assistance in development process Award of real estate at lease terms in this proposal

Letters of Interest: 12 Point Proposal Comparison

August 8, 2017 BOMA Work Session

	Use 120,000 gallons of City reclaimed water/day Expand (triple size) of City water management area Purchase of City fertilizer when available	City to maintain grounds beyond the building as city park, including trail and parking lot maintenance	Reduction or removal or credit of city construction fees Assistance in design and/or construction of required roadway & utilities into development City to maintain all other public real estate on site Orchestrate golf course or other recreational provider
9. What would be the preferred lease terms?	99-year renewable lease $72,900 annual lease payment to City Anticipate that the lease agreement would render consideration for the private investment improvements to the leased property. Once this consideration has expired, Cheekwood LP would then maintain monthly lease payments to the City.	50-year lease with initial short-term lease until facility completed $1 annual lease payment to City	Land portion tax, as if there was one, will be paid to City as lease amount Funds will be deposited into housing reserve fund that City manages through Housing Commission Estimated land tax per lot on $65,000 lot: $503.20 per year
10. At buildout, what would be the benefit to the City financially?	Potential annual revenues: $150,000 (sales tax + lease) $72,900 annual lease payment $7.2 million over 99 years $76,000 annual municipal sales tax Indirect economic impact from golf tourism, hotels and restaurants, etc.	Provides bundled tourism opportunities Overall economic impact through tourism, stores and restaurants, increased visitation to other tourist destinations Economic development and business recruitment	Private local developer to handle construction and financing City gains homes at market appraisal and develop new real estate taxes Loans through local lending institutions benefiting businesses Construction materials purchased locally Residents live, work, shop, spend locally=tax dollars Public-private partnership new model for city for housing Emergency workers living in city limits Self-financed work force housing income source growth over time, funding more workforce homes
Logistics			
11. What is the anticipated timeframe for project completion?	Completion in 5 years, 3 phases	2 to 3 years	4.5 years
Supplemental Information			
12. If there is any additional information pertinent to the BOMA review, please provide it:	See proposal	See proposal	See proposal

Engaging curious minds to fuel the future.

Discovery Center at Spencer Creek

Crack the code
Piece together the mummy's sarcophagus!
If you need help, look at this picture
head
body
feet

Hands-On Environmental Education

Murfreesboro City Schools

City of MURFREESBORO TENNESSEE

MURFREESBORO PARKS & RECREATION

Murfree Spring Partners

STEAM BUS
LEARN • EXPLORE • DISCOVER
discovery center
www.explorethedc.org
Art • Math

Discovery Center at Spencer Creek

- 5 acres used for building and parking lot
- 49 acres conserved as floodplain and outdoor learning spaces
- Access to
  - Harpeth River
  - Harlinsdale Farm
  - First United Methodist Church
- Treehouse Playground
- Outdoor Classrooms

Why Franklin?

Attendance & Impact

- 22,627 students served
- 2,000 field study scholarships for free and reduced lunch students
- 91/95 TN Counties visited
- 43/50 states visited
- 8,000 cultural event attendees
- 1,830 active member families, including 300 free
- 1,664 campers

JONES

Meetings & Partners

- Franklin First United Methodist Church
- High Hopes
- Waves
- Columbia State Community College
- Williamson County Schools
- Franklin Special School District
- Williamson Inc.
- Franklin Parks
- City of Franklin, Stormwater & Water Management
- Jackson National Life Insurance
- Nissan
- Franklin Synergy
- Lipscomb University
- Battle Ground Academy

Partners in Education

PEER COLLABORATION!
REMEMBER
ANALYZE
UNDERSTAND
EVALUATE
APPLY
CREATE
Phases of Earth's Moon
Build·ing (verb)
Com·mu·ni·ty (noun)
Prepositions

CHEMISTRY
Environmental Science
Life
Easy like
SUNDAY
YETI
COOLERS
PATAGONIA
VENTURA
CA

BIG

5 SENSES
TASTE
TOUCH
CAUTION!
No Running
FIRE DEPT.

Interns & Volunteers

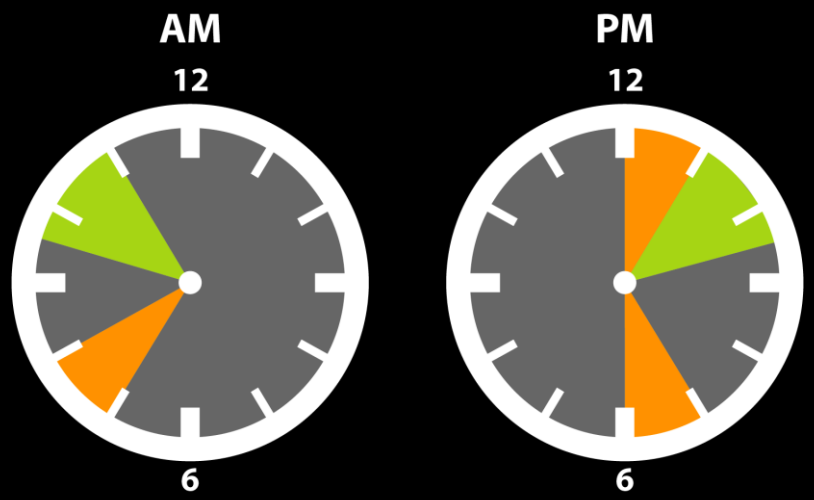
discovery
center

DCMS

Traffic Impact

"Based on my observation, the traffic generated by the Discovery Center is during non-peak hours and as such has minimal impact on the adjacent roadways in Murfreesboro."

Ram Balachandran, P.E., PTOE
Assistant Director/City Traffic Engineer
City of Murfreesboro



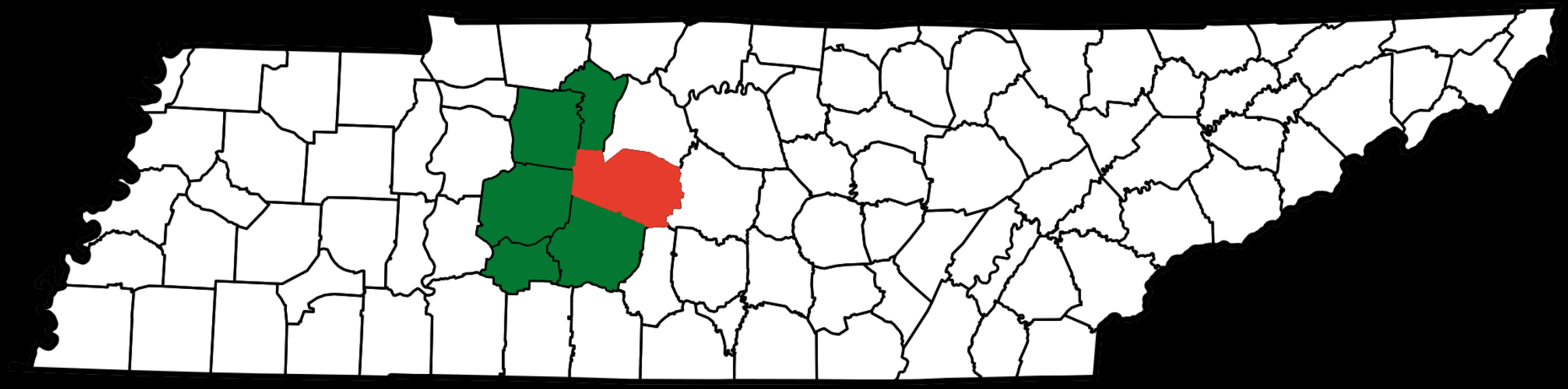
Williamson County Peak Traffic Times
Discovery Center Peak Traffic Times

FRANKLIN
TRANSIT AUTHORITY
303
303

Economic Impact

- Museums contribute **$21 billion**
- They return over **five times as much** in local, state, and federal tax revenue
- **76%** of all US leisure travelers visit cultural institutions, including museums

Access & Outreach to Rural Counties



Discovery Center at Spencer Creek

- 5 acres used for building and parking lot
- 49 acres conserved as floodplain and outdoor learning spaces
- Access to
  - Harpeth River
  - Harlinsdale Farm
  - First United Methodist Church
- Treehouse Playground
- Outdoor Classrooms

discovery center

at spencer creek

Discovery Center
502 SE Broad Street
Murfreesboro, Tennessee 37130
615-890-2300

To: Mayor Ken Moore and The City of Franklin
From: Children's Museum Corporation of Rutherford County
Date: January 30, 2017

Re: Letter of Interest for improvement and/or development of City-owned property

On behalf of the Children's Museum Corporation of Rutherford County dba Discovery Center, I am authorized to submit this Letter of Interest declaring intent to investigate the feasibility of acquiring City-owned property located along the Harpeth River south of Mack Hatcher Parkway and west of Franklin Road. Discovery Center proposes the development of an approximately 45,000 square foot children's museum with outdoor classroom space.

We further understand that this Letter of Interest does not in any way constitute an obligation or commitment on the part of either the Company or the Commission.

Children's Museum Corporation of Rutherford County has over 30 years of a strong and successful operation of a hands-on children's museum in neighboring Rutherford County. The Children's Discovery House was chartered in 1986 as Children's Museum Corporation of Rutherford County. After an extensive grassroots campaign, a building was purchased and renovated at 503 N. Maple Street, exhibits and programs were gradually created, and Children's Discovery House opened on March 3, 1987. The 4,500 square foot facility hosted 11,000 in its first year. After several years, the current site was overflowing with exhibits and visitors, resulting in the need to search for a new home. In the late 1990's, the U.S. Army Corps of Engineers identified Murfree Spring wetlands as the best location for interpretative and educational activities. As a result, in partnership with U.S. Army Corps of Engineers, State of Tennessee, Tennessee Wildlife Resources Agency, City of Murfreesboro, local corporations and numerous civic groups, the Children's Museum Corporation of Rutherford County built the new museum next to Murfree Spring in 2002. The Board of Directors, along with Congressmen Bart Gordon, was able to raise nearly $3 million to construct the building and exhibits. In 2007, the museum added a 9,000 sq. ft. addition with the generous support of the Christy Houston Foundation. Discovery Center at Murfree Spring is now 30,000 square feet and serves over 120,000 visitors annually.

Discovery Center is currently in discussions with Tuck Hinton Architects to develop museum schematics and site plans for a new campus in Franklin. We would provide said drawings as soon as they are approved by Discovery Center's Board of Directors. Discovery Center acknowledges that the development would be required to meet all city standards, including Zoning Ordinance, International Building Code, Stormwater Ordinance, Subdivision Regulations, and all floodplain requirements and construction standards.

Thank you in advance for your consideration. If you have any questions or need any additional information, please feel free to contact me at tmacdougall@explorethedc.org or (615) 890-2300 ext 223. You may also contact Jennifer Neal, Director of Grants, at jneal@explorethedc.org or (615) 890-2300 ext 236.

Sincerely,

Tara MacDougall
President & CEO

discovery center

30th Anniversary

Engaging curious minds to fuel the future.

Our vision is to build a community with the courage to ask thoughtful questions, the drive to find creative solutions, and the confidence to implement positive changes.

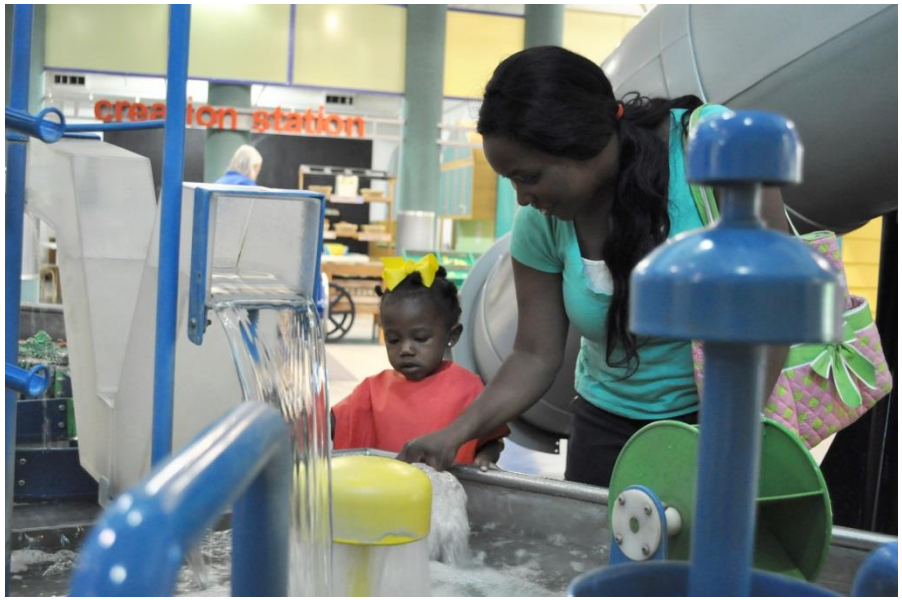
- 45,000 sq. ft. building
- Parking
- Permanent exhibit galleries
- Temporary exhibit gallery
- Program rooms
- Appealing space for group rentals, weddings, birthday parties
- Science theater
- Outdoor classroom in conjunction with Harpeth River
- Community gathering space
- Connection to trails

discovery center
30th Anniversary

Family Centered Exploration

discovery center
30th Anniversary

Learn & Play Together



discovery center
30th Anniversary

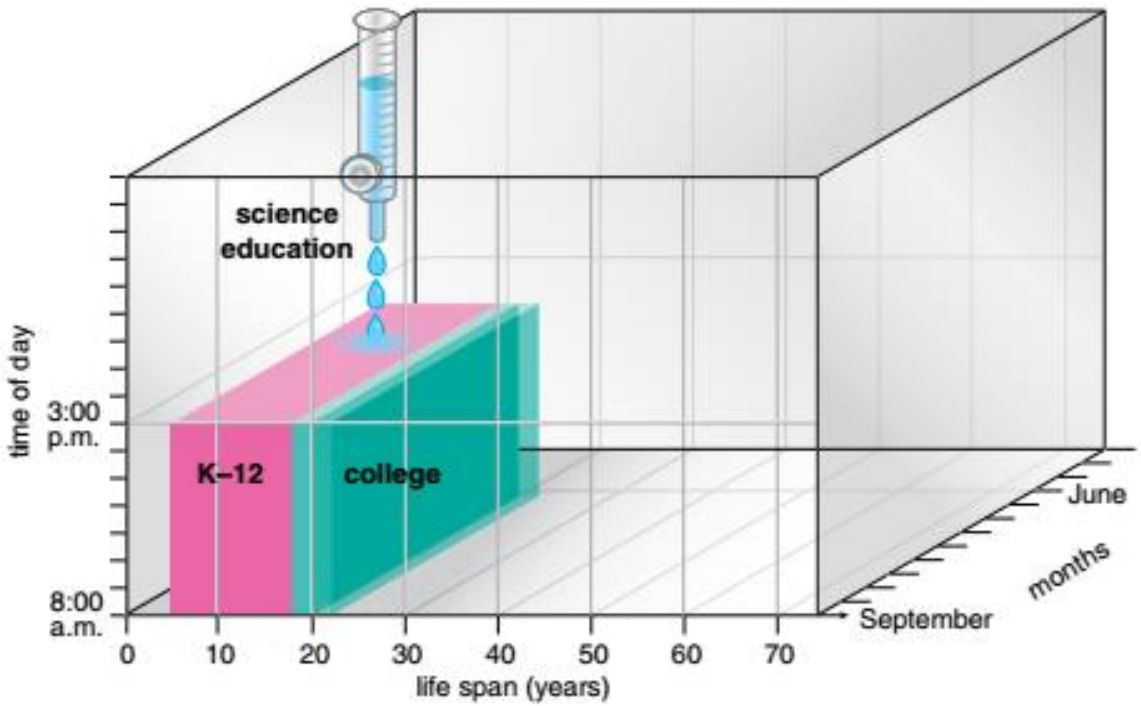
Access for Everyone

discovery center
30th Anniversary

Meet the Harrington-Span Family

discovery center
30th Anniversary

95% Solution


science
education
time of day
3:00
p.m.
8:00
a.m.
K–12
college
0
10
20
30
40
50
60
70
life span (years)
June
months
September

Bridging Formal and Informal Education

A Resource for Teachers

discovery center
30th Anniversary

Bridging Formal and Informal Education

Youth Development

discovery center
30th Anniversary

Economic Impact

Connecting Curiosity to Careers

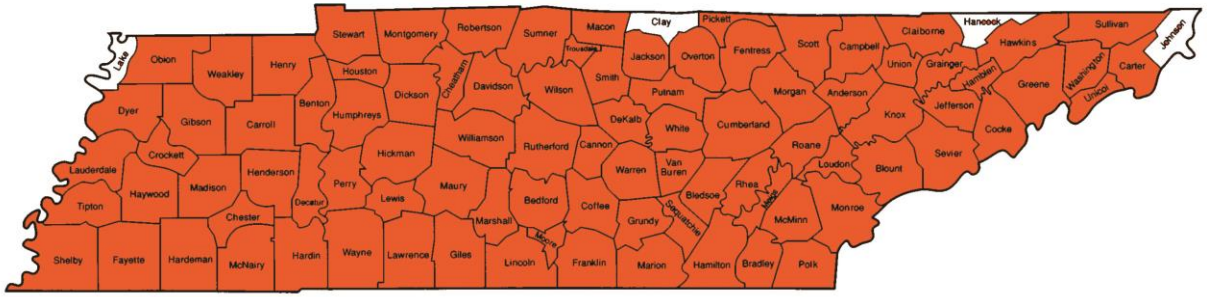
discovery center
30th Anniversary

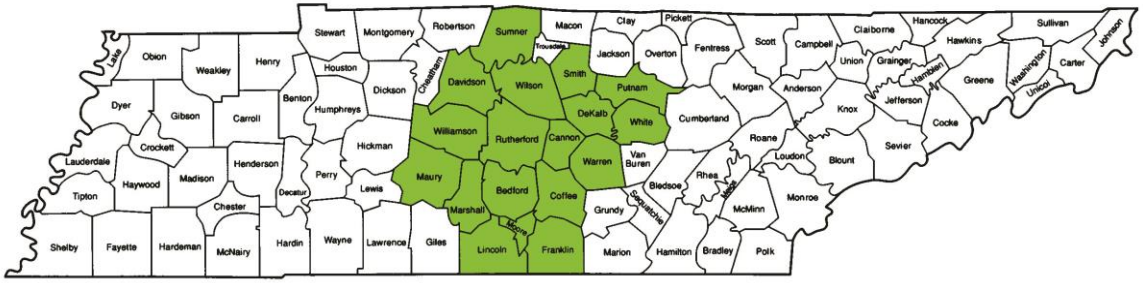
Tourism Destination

discovery center
30th Anniversary

Economic Impact

Reach of Discovery Center





Public & Private Partnerships

Grass Roots Community Building

discovery center
30th Anniversary

Public & Private Partnerships

Statewide Partnerships

Public & Private Partnerships

National Partnerships

NISE
NATIONAL INFORMAL STEM EDUCATION NETWORK

Living Laboratory
Developed at the Museum of Science, Boston

ASSOCIATION OF CHILDREN'S MUSEUMS

LEAP INTO SCIENCE
Free Library of Philadelphia
THE FRANKLIN INSTITUTE

Building with Biology

Science Festival Alliance

NSF

SciGirls

ASTC
ASSOCIATION OF SCIENCE-TECHNOLOGY CENTERS

National Girls Collaborative Project

VSA
Visitor Studies Association

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Public & Private Partnerships

Catalyst for Building Community

discovery center 30th Anniversary

Thank you for your time tonight.

discovery center
30th Anniversary

CHEEKWOOD GOLF CLUB

POPULATION GROWTH

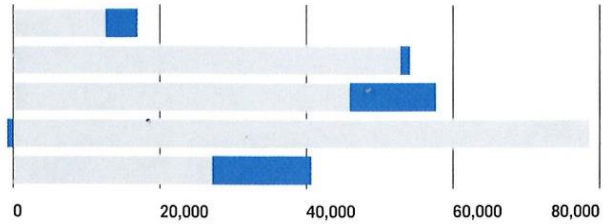
SOMETHING FOR EVERYBODY

10-Year Population Projections

The chart below shows the projected Williamson County population change from 2016 through 2026. The greatest change is expected within the senior population, which is expected to increase by 50% followed by preschoolers.

Percentage of Population Change from 2016 to 2026

Preschool (0 to 4)	34%
School Age (5 to 19)	2%
Young Adult (20 to 39)	26%
Adult (40 to 64)	-1%
Senior (65 and over)	50%



2016 Population 2026 Population Change Estimates

Source: EMSI 2017.1 Class of Worker

Information provided by: williamson, INC CHAMBER

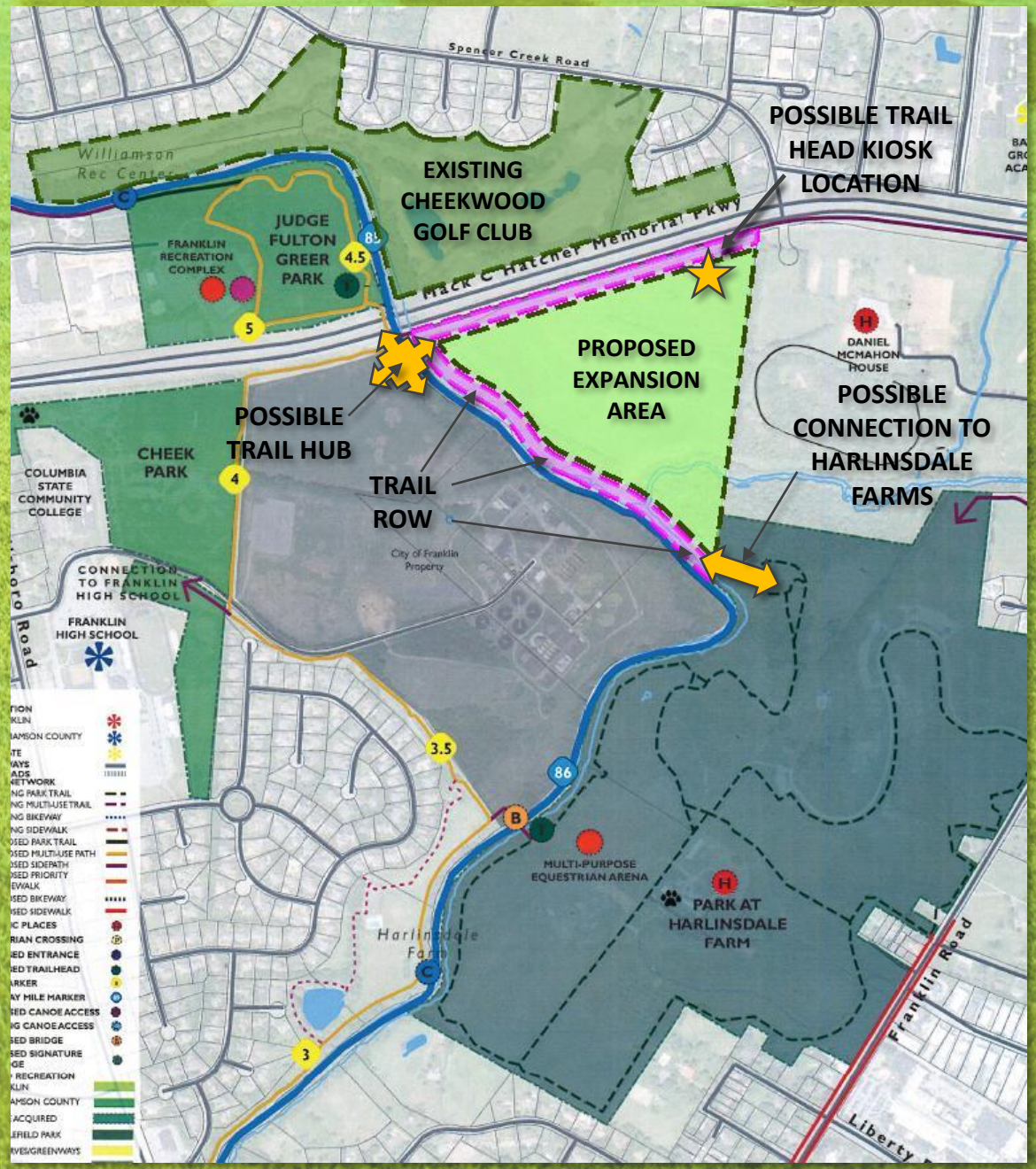
CHEEKWOOD GOLF CLUB EST. 2016

CONECTIVITY

GREENWAYS

TRAIL HEAD HUB

TRAIL HEAD KIOSK



FRIENDS OF FRANKLIN PARKS

CHEEKWOOD GOLF CLUB EST. 2016

ECONOMIC IMPACT

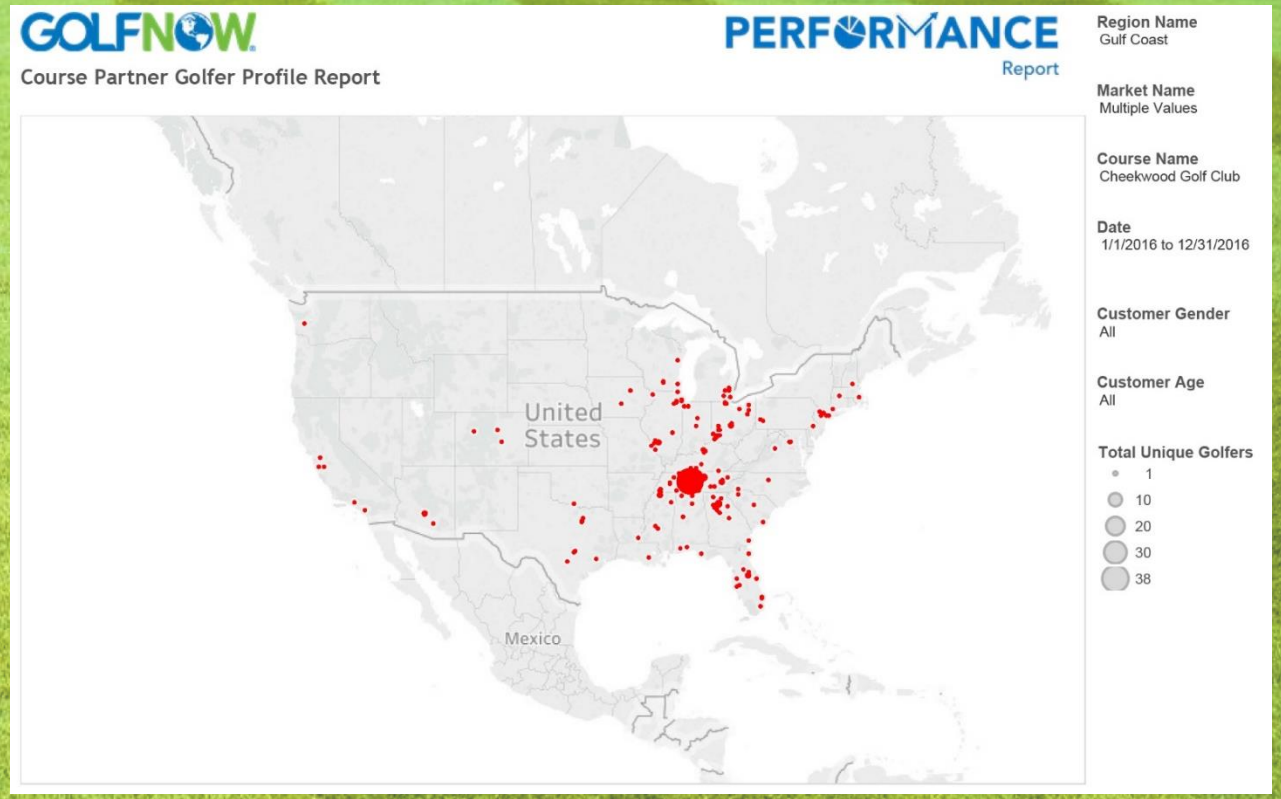
NATIONAL AND REGINAL IMPACT

SPECIAL LIFETIME EVENTS

CORPORATE RETREATS

CELEBRITY TOURNAMENTS

LOCAL CHARATY EVENTS



FITNESS & WELLNESS

SUCCESSFUL AGING
WELLNESS
AGENDAS

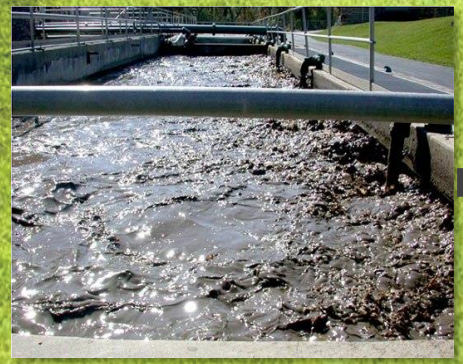
EXERCISE
PROGRAMS

FLEXIBILITY
AND POSTURE
CURRICULUMS

YOUTH
CAMPS AND
CLINICS

ENVIRONMENTAL PARTNER

WASTEWATER

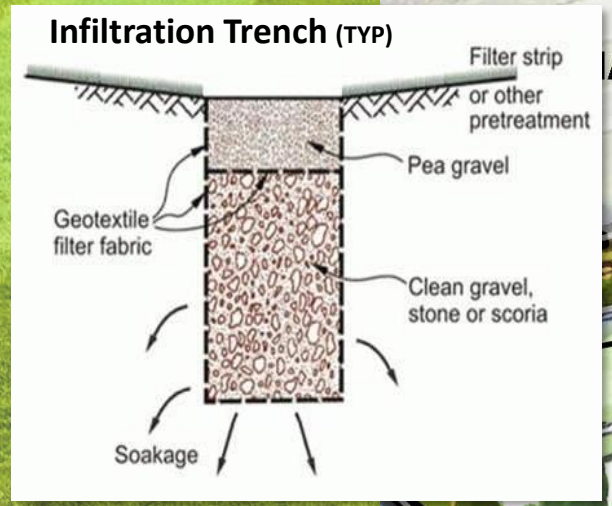


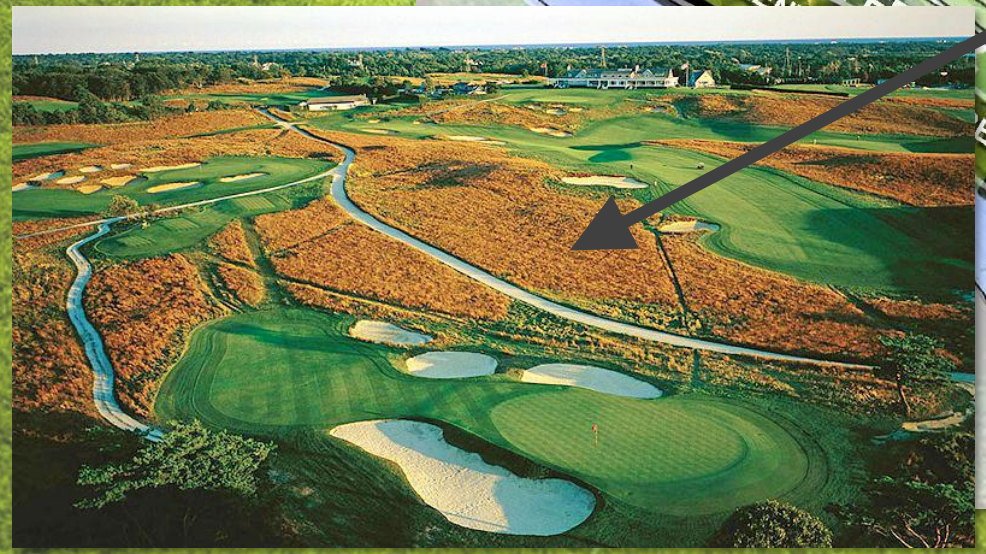
SOLID
SLUDGE

CHEEKWOOD
GOLF EST 2015 CLUB

ENVIRONMENTAL PARTNER

WATER MANAGEMENT AREA
Proposed to
Increase by
+/-60%





EST 2015
CHEEKWOOD
GOLF CLUB
Rooted in Franklin for 22 Years

CHEEKWOOD
Golf Club

February 9, 2017
City of Franklin, Tennessee
Office of Planning and Sustainability
Attn: Kelly Dannenfelser
kellyd@franklintn.gov

Dear Ms. Dannenfelser:
Please accept the attached Letter of Interest for the request to lease the 54+/- acre property owned by the City of Franklin located along the Harpeth River south of Mack Hatcher Parkway and west of Franklin Road.

The Cheekwood Golf Club, a recreational sports business, has been operating adjacent to the 54+/- acres for over 23 years. Cheekwood Golf Club (formerly Fairways on Spencer Creek) came under the new ownership of award winning golf course architect and Franklin resident, J. Todd Jester, and Nashville entrepreneurs Tom Pierce and Jo Dee Pritchard in July of 2015.

My partners and I wish to address the growing recreational needs of the community and enhance the underserved youth golf programs in our area schools and increasing retirement population. The expansion of the current facility to the 54+/- acres will help ensure the long-term sustainability and financial viability of CGC. The natural extension of the golf course across Mack Hatcher Parkway is critical to our future success and vision of becoming part of the fabric of the Franklin community.

The ability to lease the city land will help to:

- Expand and secure Cheekwood as a long term sustainable and viable business
- Grow opportunities to meet community recreational demands
- Address high school golf teams and youth sports needs, practice facilities and tournament venue
- Offer new opportunities for a public event space
- Give the City of Franklin new opportunities to be City's primary fertilizer plant customer - meeting both golf course and city needs
- Render an opportunity to reduce and/or eliminate water withdrawal from the Harpeth River for golf irrigation
- Provide an additional effluent water user for the City of Franklin
- Improve quality of life and property integrity around residential homes
- Revitalized city neighborhood character for residents around the golf course and along Spence Creek Rd. and Mack Hatcher.
- Keep the integrity of the existing open-space and enhance the beauty along one of the city's busiest roadway.
- Provide for the highest and finest use of floodplain property

Thank you for the opportunity to submit this Letter of Interest. We look forward to meeting with the Board of Mayor and Aldermen to present our request and answer their questions.
Sincerely,

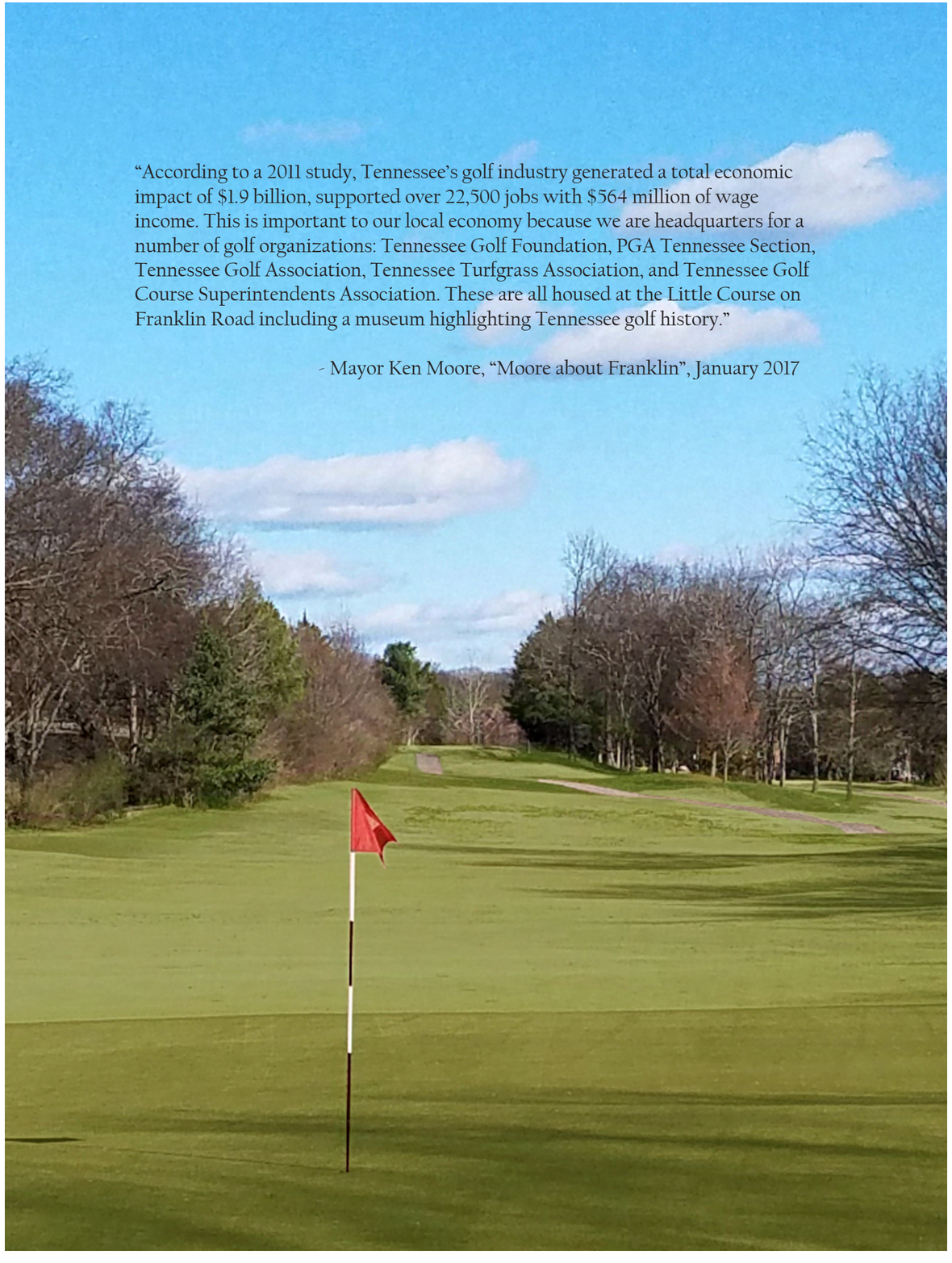
J. Todd Jester
Cheekwood Gold Club Owner and Golf Course Architect

CHEEKWOOD

Golf Club

PROPOSED RENOVATION AND LEASE AGREEMENT MAP 63, PARCEL 21.01 CITY OF FRANKLIN, TN

FEBRUARY 9, 2017



"According to a 2011 study, Tennessee's golf industry generated a total economic impact of $1.9 billion, supported over 22,500 jobs with $564 million of wage income. This is important to our local economy because we are headquarters for a number of golf organizations: Tennessee Golf Foundation, PGA Tennessee Section, Tennessee Golf Association, Tennessee Turfgrass Association, and Tennessee Golf Course Superintendents Association. These are all housed at the Little Course on Franklin Road including a museum highlighting Tennessee golf history."

- Mayor Ken Moore, "Moore about Franklin", January 2017

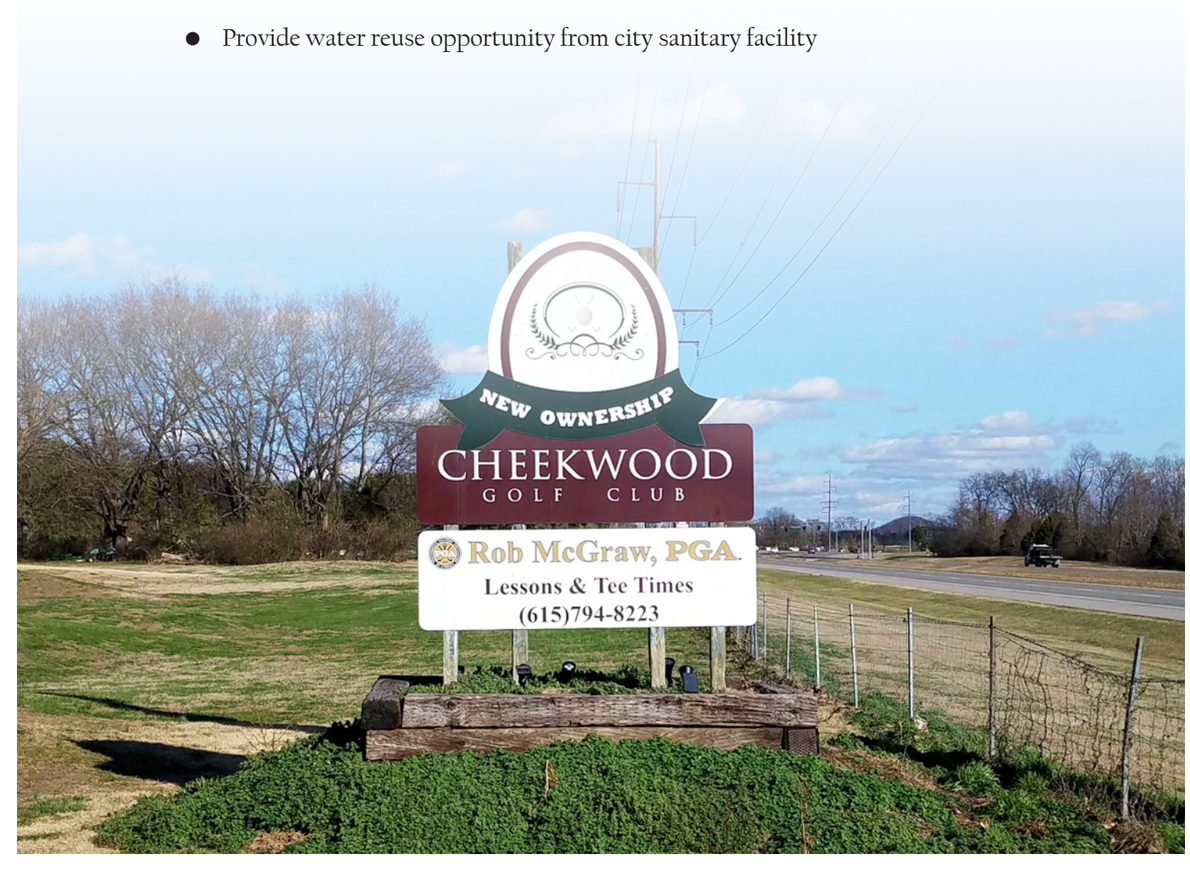
INTRODUCTION

The City of Franklin currently owns a 54-acre property located along the Harpeth River south of Mack Hatcher and west of Franklin Road. The owners of Cheekwood Golf Club (formerly Fairways on Spencer Creek) are interested in securing a long-term lease with the City of Franklin for the above-cited 54-acre property.

This proposed plan will maximize the use of the property (which is predominantly in a floodplain) by allowing needed expansion and upgrade of the current golf course, as well as the facilities adjacent to this site.

HIGHLIGHTS OF PROPOSAL

- Expand community opportunities for public golfing activities
- Create a practice facility for youth and school golf teams
- Offer new event options that are currently lacking in the Franklin community
- Provide water reuse opportunity from city sanitary facility



CHEEKWOOD GOLF CLUB

Cheekwood Golf Club is a 9-hole Course open to the public year around and is set in the heart of Franklin, Tennessee. As of Summer 2015 Cheekwood has undergone new ownership, bringing about many renovations. Since that point membership has doubled and continues to grow.

OWNERSHIP

The Cheekwood owner group includes:

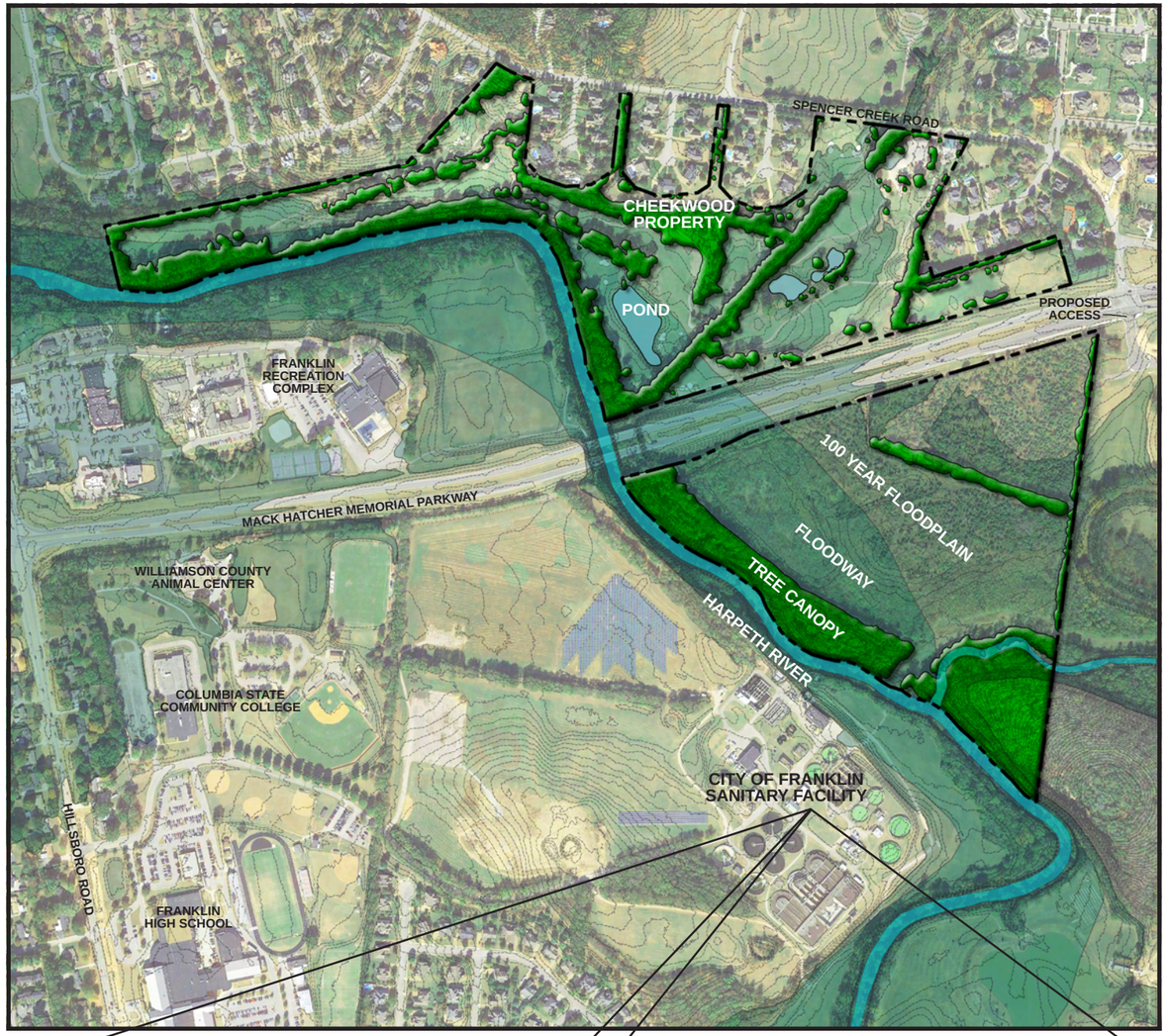
- Jo Dee Prichard and Thomas Pierce, local astute entrepreneurs, financial investors, and class "A" land developers
- J. Todd Jester, golf course architect, designer, and course renovator

APPLICANT CONTACT INFORMATION

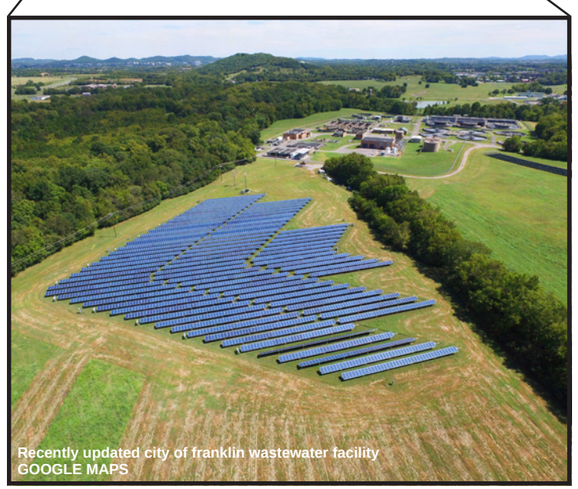
J. Todd Jester
615.794.8223
todd@jesterdesign.com

QUALIFICATIONS

Todd has forged a golf course pedigree that has carried him to courses throughout the Americas. His course design experience includes: The Four Seasons Punta Mita of Nay Mexico, the luxurious Trump National Golf Club at Colts Neck, New Jersey, and the five-star rated Flagstaff Golf Club in Flagstaff, Arizona. Todd thrived as a project and design coordinator as well as a design associate for the legendary Jack Nicklaus. Employed by PGA player/broadcaster Jerry Pate to design and build with his company, which included clients such as the Ritz Carlton, Clint Eastwood, and Donald Trump. **Todd will be recognized as one of Golf World Magazine's "2017 Top 100 Golf Consultants in the World" when their list is released later this year.**



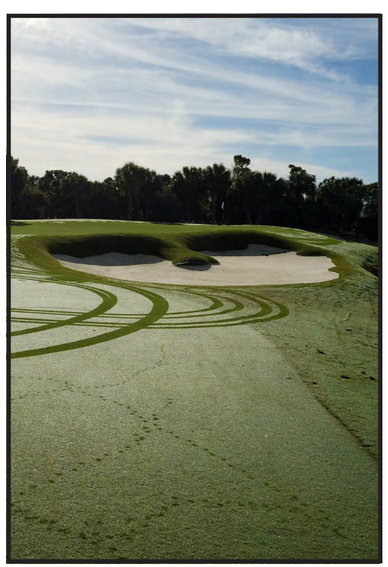
Recently updated city of franklin wastewater facility
GOOGLE MAPS

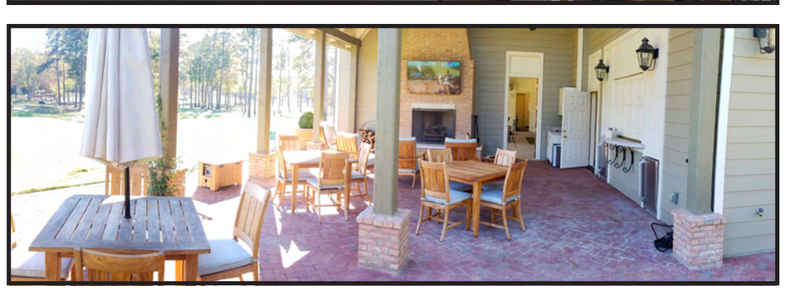

Recently updated city of franklin wastewater facility
GOOGLE MAPS

EXISTING CONDITIONS

Almost 75% of Cheekwood and the proposed lease property are part of the floodplain. The southern parcel sits directly adjacent the City of Franklin's Sanitary Facility, which could provide a great opportunity for the reuse of effluent water for irrigation.

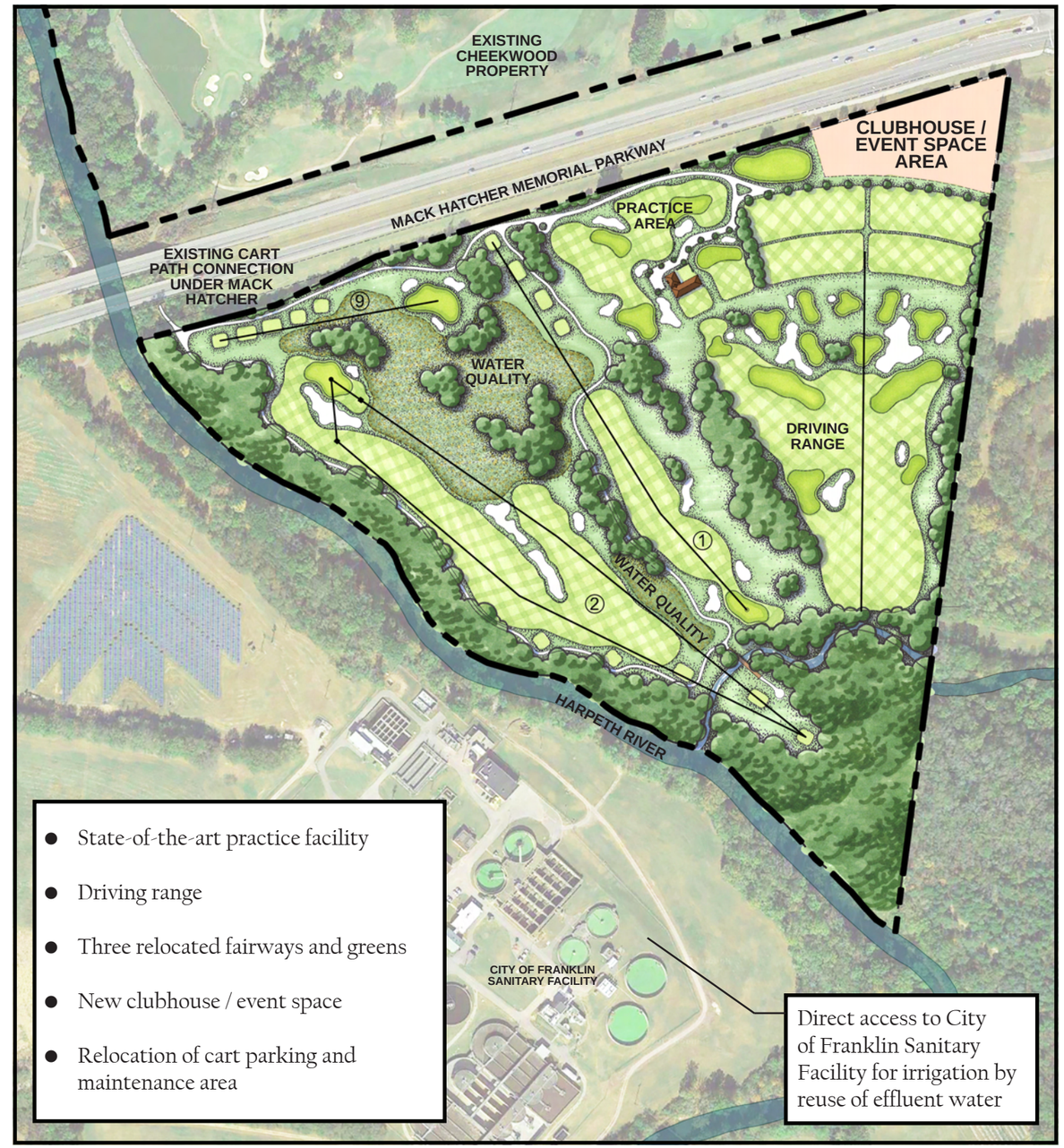
- Existing Cheekwood Acreage: 57.60 AC
  Total Floodway / Floodplain Acreage: 38.25 AC (66%)
- Proposed Lease Property Acreage: 53.52 AC
  Total Floodway / Floodplain Acreage: 43.64 AC (82%)
- Access from Mack Hatcher at traffic signal





PROPOSED CONCEPTUAL MASTER PLAN

The goal of the proposed master plan is to provide a top-of-the-line 9-hole championship course, practice facility, driving range and clubhouse / event space that the City of Franklin can take pride in and utilize as an asset to the community.



- State-of-the-art practice facility
- Driving range
- Three relocated fairways and greens
- New clubhouse / event space
- Relocation of cart parking and maintenance area

Direct access to City of Franklin Sanitary Facility for irrigation by reuse of effluent water

IS THERE A NEED?

Why acquiring the land lease is vitally important to Cheekwood Golf Club and the City of Franklin?

- Expansion will help secure Cheekwood as a long term sustainable and viable business
- Cheekwood will grow opportunities to meet community recreational demands
- Addresses youth sports needs, practice facilities, and tournament venue
- New opportunity for public facility and event space
- Opportunity to be city's first fertilizer plant customer - meeting both golf course and city needs
- Effluent water customer

We believe this is the highest and best use of land and it extends a community asset on property burdened with floodplain adjacent to the Harpeth River.

BENEFITS TO FRANKLIN

- Revitalized neighborhood character
- New youth golf programs and academies
- Partnerships with local organizations such as the YMCA and Williamson County Rec Center to reach additional families and youth
- New full time and seasonal employment opportunities
- A new venue and opportunity for local vendors to reach and serve the needs of golfers and event attendees
- Irrigation using effluent water from the neighboring sanitary facility could be extremely beneficial to the local environment as it would provide an extra filtration stage before being released back into the Harpeth

ACKNOWLEDGMENTS AND PROVISIONS AS REQUIRED BY THE CITY OF FRANKLIN

All land use improvements will meet city ordinances and all structures/ buildings will meet all planning regulations, ordinances, and requirements.

Lessor reserves a right to construct an access road across the subject property for the purpose of serving the Franklin High School property adjacent thereto. This easement shall be sub-servant to any construction, improvements, or use by the golf club, and shall not be constructed in such a way to limit, alter, or change the property usage by the golf club but rather shall be constructed in such a way as to minimize its impact on traffic, use by the golf club, security of both properties, and inconvenience to the golf club, its members/licensees, and guests.

EST 2015

CHEEKWOOD

Golf Club

The City of Franklin is limited in practice facilities and courses for public play, while the area continues to grow rapidly and tee-times are back logged. Our community is in need of a newly renovated, multi-functional, and well maintained golf facility that is reflective of the standards and quality for which Franklin is nationally known.

CHEEKWOOD GOLF CLUB
285 SPENCER CREEK ROAD
FRANKLIN, TN 37069
615.794.8223

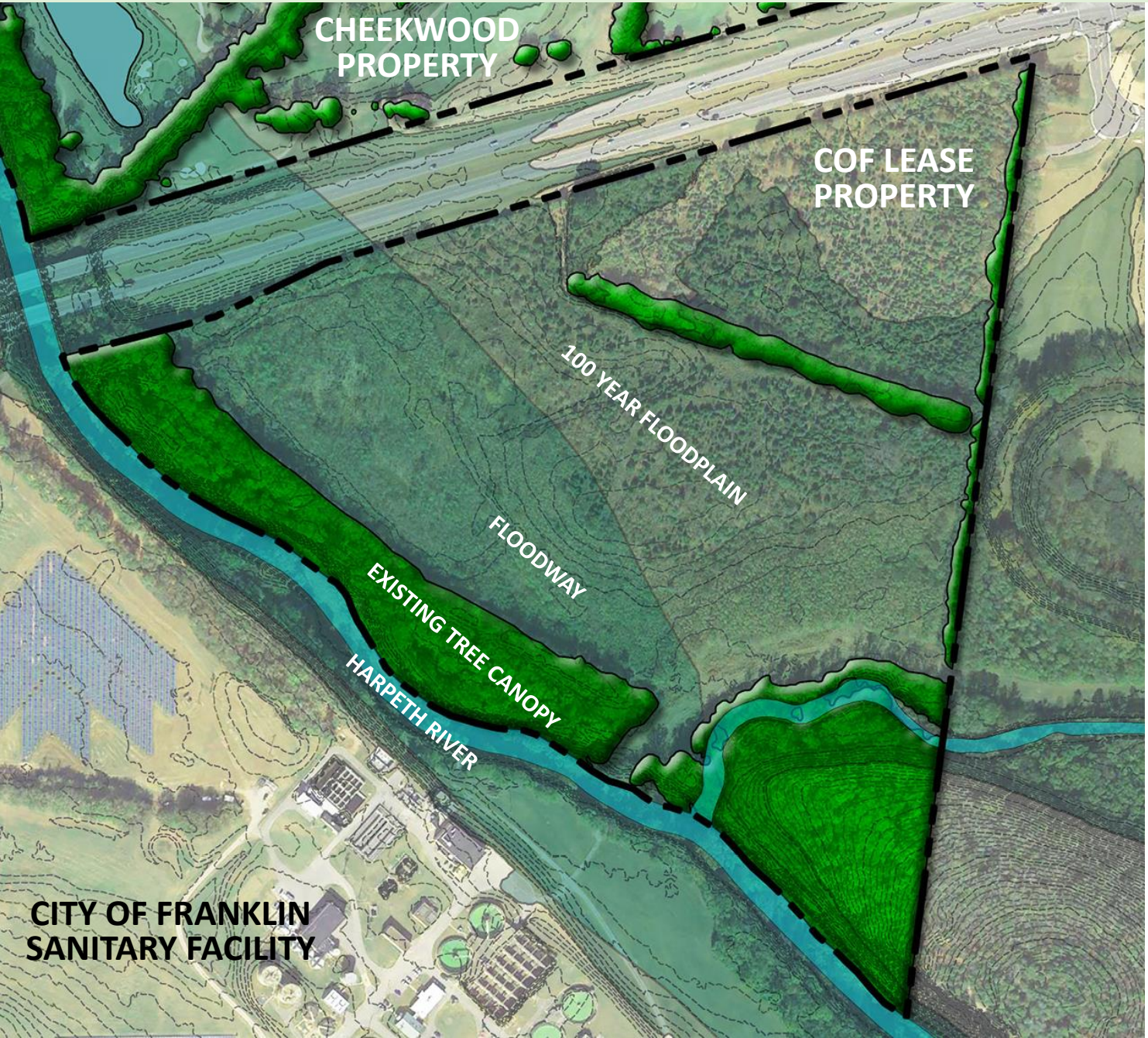
PROPOSED RENOVATION AND LEASE AGREEMENT
MAP 63, PARCEL 21.01

CITY OF FRANKLIN, TN

LOCATION

CHEEKWOOD PROPERTY
COF LEASE PROPERTY
HILLSBORO ROAD
MACK HATCHER
FRANKLIN ROAD

LEASE PROPERTY EXISTING CONDITIONS

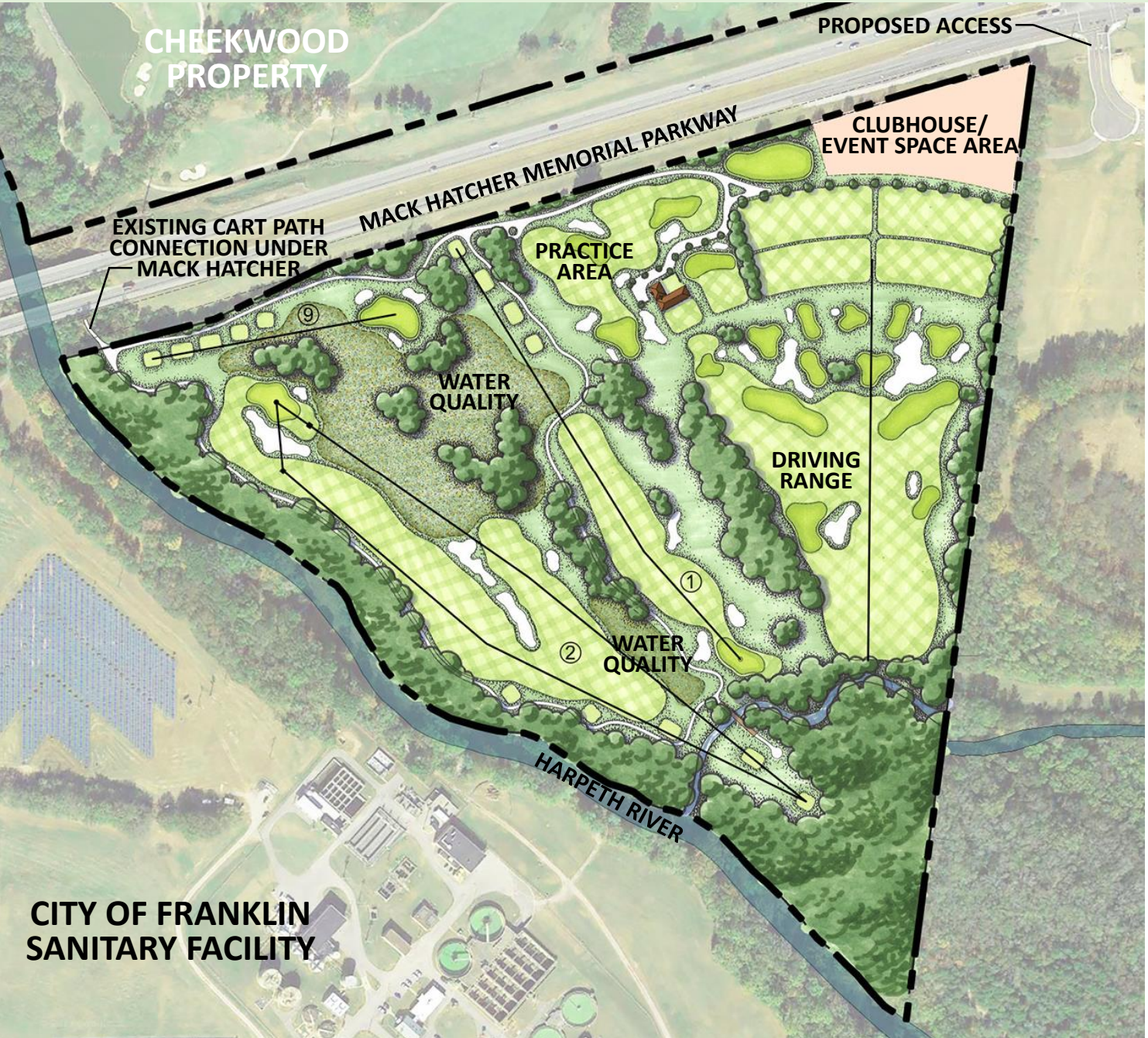


LEASE PROPERTY TOTAL ACREAGE
53.52 AC

TOTAL FLOODWAY / FLOODPLAIN ACREAGE
43.64 AC (82%)

NEIGHBOR OF NOTE
COF Sanitary Facility

PROPOSED PLAN



PROGRAM ELEMENTS

- Clubhouse and event space
- State of the art practice facility
- Water quality features
- Effluent water reuse
- Driving range
- Three relocated fairways and greens

IMPACT – NOT JUST A GOLF COURSE

CHEEKWOOD

MEETING LOCAL NEEDS

EDUCATIONAL

- Youth Camps
- Professional instruction
- Partnership with other local organizations

ENVIRONMENTAL

- Partnership with neighboring Franklin Sanitary Facility
- Reuse of effluent water
- Fertilizer

ECONOMICAL

"According to a 2011 study, Tennessee's golf industry generated a total economic impact of $1.9 billion, supported over 22,500 jobs with $564 million of wage income. "

- Mayor Ken Moore, "Moore about Franklin", January 2017

EST 2015
CHEEKWOOD
Golf Club

From: Cindy Kanaday [mailto:kanadayc@bellsouth.net]
Sent: Monday, July 03, 2017 11:38 AM
To: Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: 54 Acres For Lease on Mack Hatcher

Hi Kelly,
Hi Dana,
I am a resident of Monticello subdivision and live on Spencer Creek Road. I understand there are 54 acres of land for lease south of Cheekwood Golf Course across Mack Hatcher Parkway.

To keep with the natural beauty of the area and green space, a golf course extension would be my preference rather than an affordable housing development or Discovery Center. Definitely a no on the last two. The existing green space in this area is what makes it so beautiful and attractive to residents and future residents.

Thank you for your time.

Sincerely,
Cindy Kanaday
249 Spencer Creek Rd

Zack Hawayek
206 Cedar Place Row
Nashville, TN 37221
716-713-6564
Zachary.hawayek@golfchannel.com
7/8/17

To Whom It May Concern:

As a resident of the greater Nashville community and an employee of the Golf Channel, I am writing to express my support of the Cheekwood Golf Club expansion project. I understand that a decision is being made for an opportunity to lease the land directly across the street from the course and I feel that Cheekwood Golf Club would be the best fit for the community.

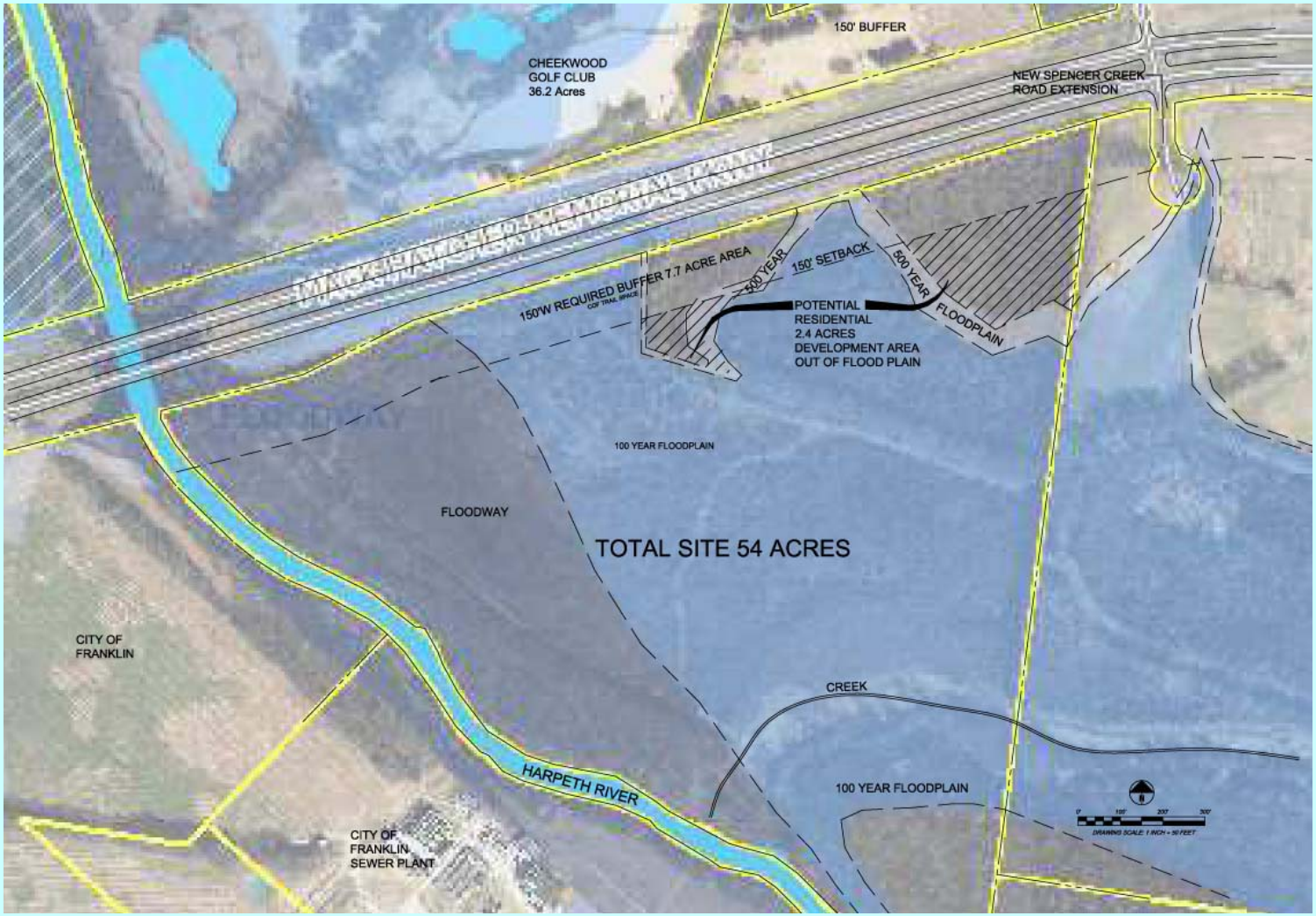
I've worked with Cheekwood Golf Club since new ownership took over the course and their team is first class. Growing the game of golf is something everyone in the golf industry is very passionate about and the new expansion project for the course would definitely be a great way to accomplish this goal. The Cheekwood team has worked incredibly hard to renovate the course making it more player friendly for golfers of all skill levels while also improving overall course conditions. The youth golf programs run at the course have helped to introduce many young players to game while also helping to build core values such as integrity, perseverance, and respect. These are all characteristics that would have a positive impact on the community.

In addition to growing the game through their youth programs, Cheekwood's vision for the expansion project also includes new trail heads and community meeting spots, which would be excellent for non-golfers in the Williamson County community. This project really has something for everyone to enjoy whether you play golf or not! I feel very strongly that the Cheekwood expansion project would be the best fit for the land and would truly make a difference for the local residents.

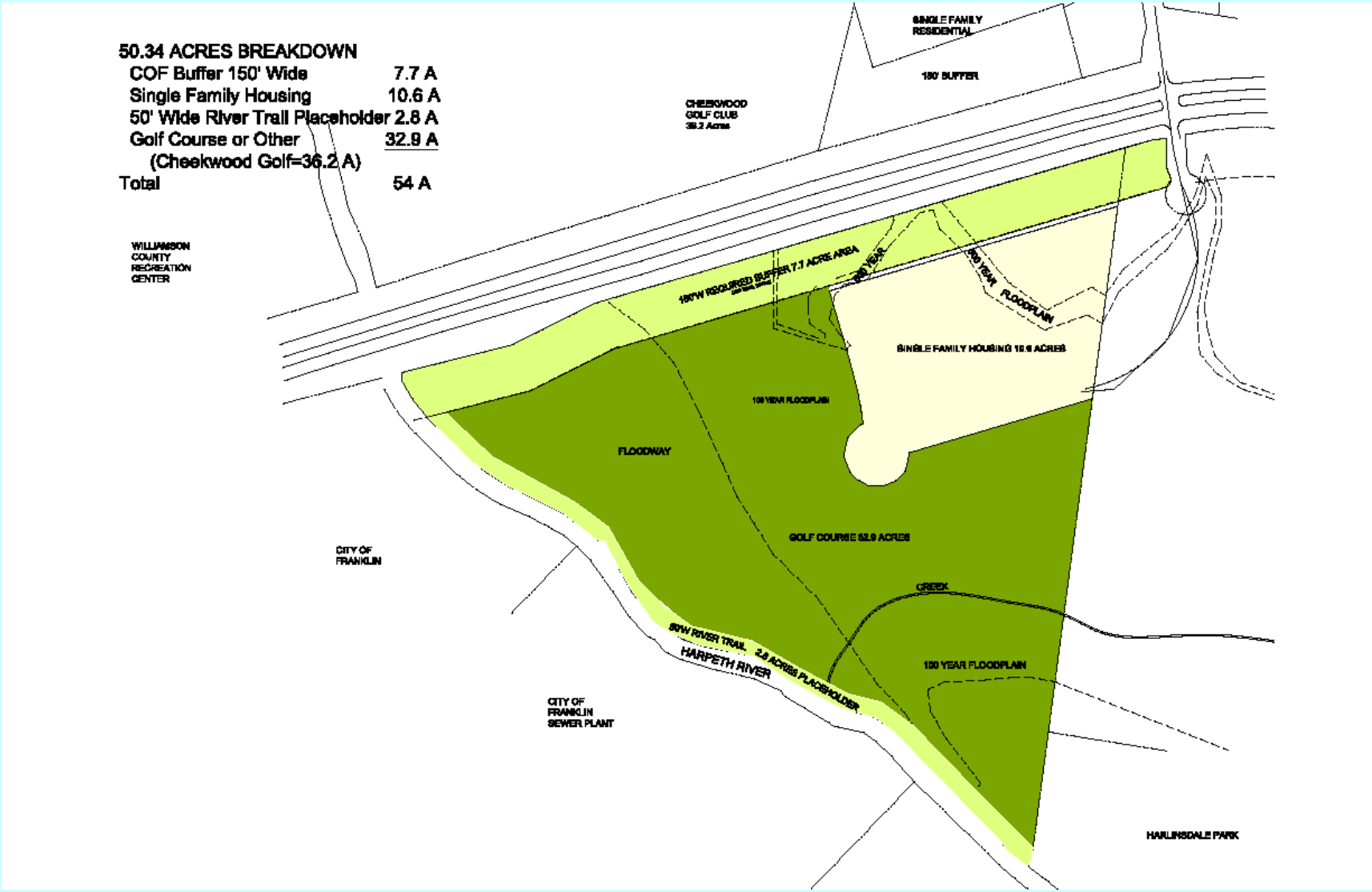
Sincerely,

Zack Hawayek
GolfNow Sr. Market Sales Manager- TN

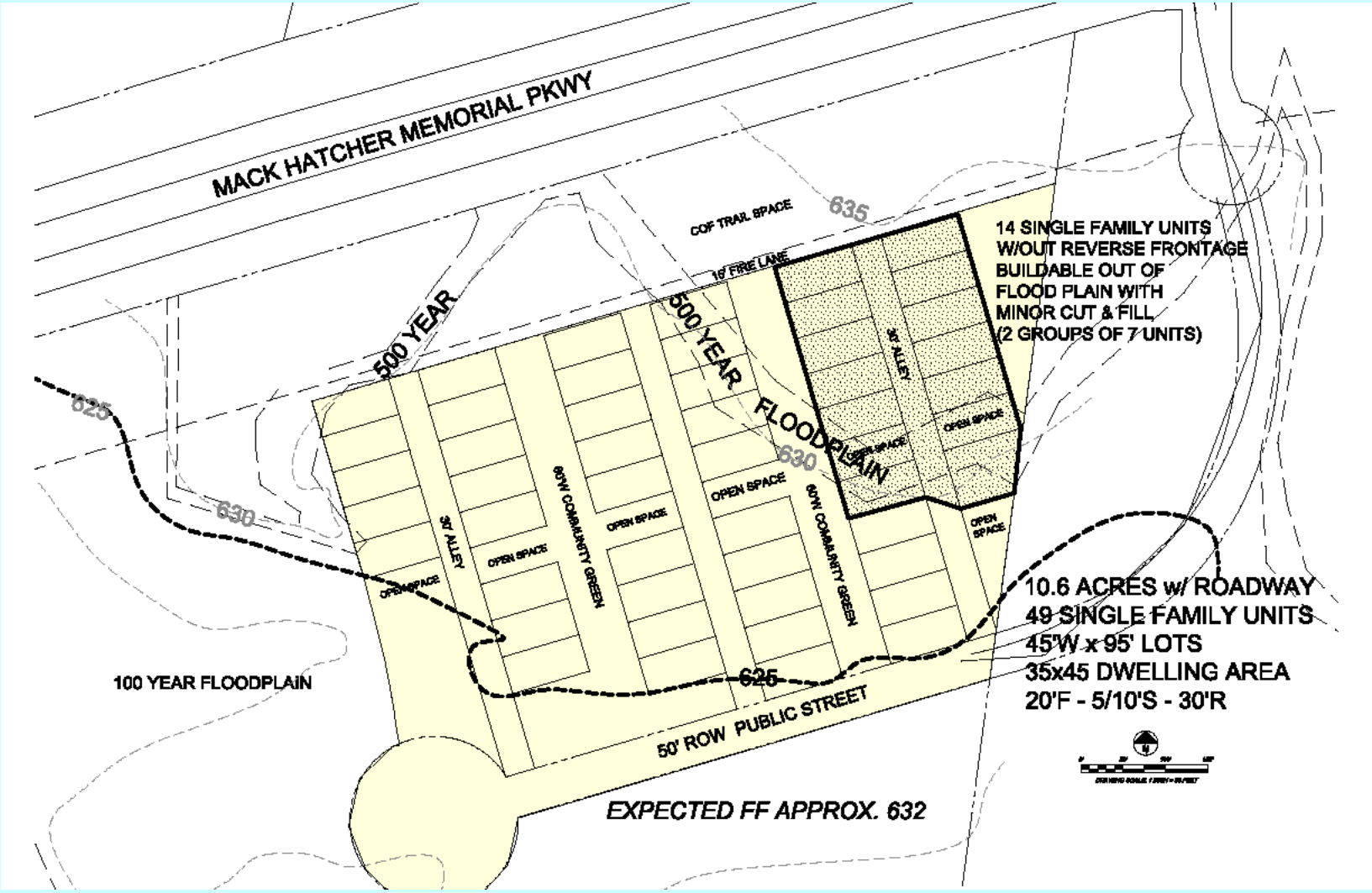
Site Analysis



Land Use Plan



Site Plan


MACK HATCHER MEMORIAL PKWY
COF TRAIL SPACE
635
10' FIRE LANE
500 YEAR
500 YEAR
FLOODPLAIN
630
625
630
14 SINGLE FAMILY UNITS
W/OUT REVERSE FRONTAGE
BUILDABLE OUT OF
FLOOD PLAIN WITH
MINOR CUT & FILL
(2 GROUPS OF 7 UNITS)
30' ALLEY
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
60W COMMUNITY GREEN
60W COMMUNITY GREEN
30' ALLEY
10.6 ACRES w/ ROADWAY
49 SINGLE FAMILY UNITS
45'W x 95' LOTS
35x45 DWELLING AREA
20'F - 5/10'S - 30'R
100 YEAR FLOODPLAIN
625
50' ROW PUBLIC STREET
EXPECTED FF APPROX. 632

The Hamlet at Spencer Creek

A Proposal for the Development of

The

HAMLET at SPENCER CREEK

May 19, 2017

Sponsored by

The City of Franklin Housing Commission

Proposal Committee Members

John Besser, Chairman
Alma McLemore
Paul Lebovitz
Mary Ann Dotson
Ross Crutcher
Stephen Murray
Kathleen Sauseda, COF

COF HOUSING COMMITTEE PROPOSAL

Mack Hatcher at Spencer Creek

1. How proposal will meet city zoning standards -

a. 150 foot open space setback from Mack Hatcher:

We will have to accept the setback in our small development. We understand that the 150' wide open space will contain a trail that is part of the citywide system.

b. no reverse frontage:

The amount of land out of the flood plain is very limited allowing very little opportunity for different street arrangements to prevent 100% no reverse frontage. We will do our best to provide no reverse frontage as requested. Considering that there is a wooded 150 foot buffer, the view from Mack Hatcher to the units will be well buffered. We can also add architectural details to rear of the units such as shutters to make them look more like the front of a building.

However, if we cannot face all house fronts to Mack Hatcher, we can re-arrange the buildings so that the buildings are arranged in a U-shape with center green space (see attached plan). This will require more cut and fill versus and arrangement where buildings may back up to Mack Hatcher

c. architecture from nearby historic buildings/ Federal or Greek style:

In our development we will be able to provide architectural details and facades in the requested style.

d. maximum height 3 stories:

Our development may include 2 story homes, and we have no plans for 3 story in our preliminary drawings

e. locate structures outside of 100 year floodplain -

Per COF regulations the footprints of each residence will be outside the flood plain. However, this will involve cut and fill movement of soil for several buildings, and more for a larger build out since most of site is flood plain.

2. Is modification of floodplain required -

We prefer to have each lot completely out of the floodplain as having a corner of a lot in a 100-year floodplain has triggered "flood insurance" requirements in the past. Therefore, we believe that when Development Plan is designed, there will be cut and fill insuring each entire lot is out of the 100-year floodplain.

There will be floodplain modification. We will be able to determine how much once we are engaged in Development Plans and the site surveyed. Cut and fill must occur on site according to City guidelines. The more we cut and fill, the more lots we can create. Preliminary plans show minimum 14 lots, and we visualize 50 with additional cut and fill.

3. Traffic impact -

We estimate that due to the limited floodplain and other site restrictions, there will be a maximum of about 50 single family homes. There was no apparent traffic impact when this many Habitat homes were built behind the library on Reddick Street.

The new development will be a hamlet built out over 3-4 years. We believe the traffic impact of our project will be far less than the golf course expansion with entertainment center and the Murfreesboro Children's Museum. We expect that residents will be locally employed with children attending nearby City or County schools. Therefore, our project will not add long term travel trips to crowded highways and interstate. Residents will enjoy short trips in town, local transportation, and walkable Franklin.

TRAFFIC CALCULATION

14 Single Family Residences

Formula	Ln T	T
On a Weekday p269		
Ln(T) = 0.92 x Ln(14) +2.71	5.14	140
On a Weekday p270 7 & 9 a.m.		
T = (0.70 x 14) + 9.43		19.23
On a Weekday 271 4 & 6 p.m.		
Ln(T) = 0.90 x Ln(14) +.53	2.91	14

4. What community needs will be addressed -

a. Offer a model of housing options for builders and developers to use to provide housing at a lower market price point, particularly less than $300,000.

b. Reduce or not add to traffic flows into and out of the city

c. Provide a public/private partnership example to developers for affordable housing

OPTIONS ARE NEEDED

There is a mismatch between the number of jobs available in Franklin and the number of housing options available. The result is increased in traffic flows both in the morning and afternoon hours, and in both directions. This project would begin to lessen the number of traffic trips by providing housing near work locations.

An informal survey by the Housing Commission in October / November 2017 showed that concerns on the *availability of housing options for entry level employees and first level managers was a concern for 8 of the 10 businesses.* Several companies noted that growth plans for their Franklin offices would be limited if housing issues can not be resolved, or even show an attempted resolution.

According to interviews, existing and potential employees are now opting for work closer to their affordable personal residences in order to provide more family time and reduce travel time and expenses. Smaller companies noted that hiring their entry level employees is more difficult and causing owners to consider relocating startups to other nearby communities where housing options are more plentiful.

Overall the issue of options for employee housing in various lower and mid-level price ranges concerns company leadership. Corporate decision makers are eyeing or placing the relocation of company support services to *other* communities.
This project will demonstrate that options are available, can occur, plus that C*ity government realizes the 1) importance of having various housing options available in the community and 2) affordable housing options are important to corporate location and growth.*

5. How many people will be served by this proposal -

We believe that the number per unit will be 2 or 3- 5 residents per dwelling. In senior citizen households there may be 2 residents per family. If townhouses are allowed, our number of residents will increase.
Potential Maximum Residence Numbers

19 townhouses	57 - 95
14 single family homes	42 - 70

6. Are their opportunities for Public Access -

A majority of the property will be available for any use the City wishes. We will most likely utilize a minimum of 3 acres, maximum 11 acres, all out of the floodplain.

We encourage the use of the floodplain for golf course, right of way for public pathways to nearby schools, public walking trail, floodplain management, canoe launch, or wild life conservation areas.

7. What is the estimated private investment -

We see this development handled through private development. After attaining correct zoning and approved development plans, the following will occur
based on minimum 14 units:

PROJECT BUDGET BASED ON 14 SINGLE FAMILY HOMES

ITEM	AMOUNT	NO.	UNIT COST	SUBTOTAL
GRADING & SITE PREPARATION				
Grading 3 Acres	LUMP SUM	1	$ 75,000.00	$ 75,000.00
Erosion Control	LUMP SUM	1	$ 5,500.00	$ 5,500.00
UTILITIES				
Cable	LF	1900	$ 5.00	$ 9,500.00
Electric	LF	1900	$ 25.00	$ 47,500.00
MTEMC Install Fee	Each	14	$ 650.00	$ 9,100.00
Gas	LF	1900	$ 12.00	$ 22,800.00
Sewer 8"	LF	1200	$ 30.00	$ 36,000.00
Manholes	Each	6	$ 4,000.00	$ 24,000.00
Water 8"+ Plugs	LF	1900	$ 45.00	$ 85,500.00
Bore Under MHatcher	LS	1	$ 50,000.00	$ 50,000.00
ROADWAY & SIDEWALKS				
Asphalt	SY	3500	$ 35.00	$ 122,500.00
Sidewalks	SF	1000	$ 12.00	$ 12,000.00
Curb	LF	1000	$ 15.00	$ 15,000.00
HOME CONSTRUCTION				
Residence	Each	14	$ 150,000.00	$ 2,100,000.00
Street Lighting	Each	6	$ 6,000.00	$ 36,000.00

FEES					
Attorney	Each	1	$ 15,000.00		$ 15,000.00
Civil Engineer	Each	1	$ 22,000.00		$ 22,000.00
Landscape Architect	Each	1	$ 7,000.00		$ 7,000.00
Surveyor	Each	1	$ 6,000.00		$ 6,000.00
Building Fees	Each	14	$ 25,000.00		$ 350,000.00
			TOTAL		$ 3,050,400.00
Inflation + Contingency				20%	$ 610,080.00
			GRAND TOTAL		**$ 3,660,480.00**

Underground Utilities Measured to Spencer Creek @ Ernest Rice
Includes water, elect, cable, & gas.
Grading cost per unit will increase as move into floodplain.

HOME CONSTRUCTION
Multiple local builders will be invited to participate providing plans, construction expertise, and diverse home designs. This project will offer an opportunity for a public relations showpiece demonstrating community involvement.

8. What is expectation of city in terms or partnership -

a) staff assistance in development process through Land Use Plan Amendment & Rezoning submittal if required,
b) award of real estate at lease terms in this proposal,
c) reduction or removal or credit of city (and county when possible) for construction fees that can add over $20,000 to per unit cost
d) assistance in design and/or construction of required roadway & utilities into development
e) the development will have an HOA; the city will maintain all other public real estate on the site, or others will
f) orchestrate golf course or other recreational provider to be partner(s).

9. What are preferred lease terms –

The project committee has brainstormed an idea based on local property taxes to fund a portion of this project and more importantly, future projects. Since the real estate or land is City owned, there will only be property tax on the *value of the house*. This is a PAY IT FORWARD CONCEPT PLAN:

The Housing Commission proposes:

- The land portion tax, as if there was one, will be paid to the City as the lease amount.
- The funds will be deposited into a Housing Reserve Fund that the city manages through the Housing Commission.
- For say $65,000 lot, "lease on land" would generate $503.00 per year perpetually. (=$42 per month lease)
- The amount would escalate when the land value rises per Williamson County Assessor.

Land Value		$ 65,000.00
Assessment	25.0000%	$ 16,250.00
County Tax	0.0185	$ 300.63
FSSD	0.00829	$ 134.71
COF	0.0042	$ 67.86
TOTAL LAND TAX per LOT		**$ 503.20**

10. At build out, what will be benefit to city financially in community investment and long term gains

- A private local developer will handle *construction and construction financing* ; fees and salaries will be developed locally,
- The city will gain homes at market appraisal and develop new real estate taxes,
- Residents will apply for loans through typical local lending institutions benefiting these businesses,
- Construction materials will be purchased locally supporting local businesses and employment,
- Residents will live, work, shop, and spend locally producing tax dollars,
- Development structure with public-private partnership will be a new model for city to follow insuring a spread of future housing options,
- Emergency workers living in city limits and actually available in the community in minutes, not (for example) stuck on Columbia Pike between Franklin and Columbia or similar,
- Self-financed work force housing income source growing over time and funding more workforce homes.

TYPICAL SHARED COURTYARD BETWEEN UNIT ROWS

11. What is anticipated completion time line –

We anticipate this timeline following community award:

ITEM	DAYS	
1. survey site	60	
2. land plan amendment	90	
3. rezone site	90	
4. design site plan	65	
5. site develop. plan approval	75	1 year
6. site prep/construction	265	2 years
7. build first 6 houses	240	
8. build 8 houses	300	
9. build out 36 houses	465	if additional lots are buildable
TOTAL DAYS	1,650 DAYS OR 4.5 YEARS	

NOTE: Items may overlap shortening the time line.

12. Additional Information -

Property is in CFCO Central Franklin Character Overlay Area, CFCO-5 Zoning Ordinance pages 3-73 to 3-75.
Property is in *Conservation and Conservation Subdivision Character Areas per Envision Franklin*.
The property project will follow appropriate Guidelines since the project will occur on property deemed CONSERVATION SUBDIVISION in Envision Franklin planning guide for city pp 32-38. If the development must be in Conservation Subdivision to be built, this *quarterly process taking 90 days* will have to occur.

The area where houses will be built will follow the CONSERVATION SUBDIVISION guidelines with plans including:

- nearby transit stop,
- pedestrian connections to nearby employment, church, school, & recreation providers,
- 2 story maximum houses
- cottage form or bungalow court if space allows for this site planning, or possible Farmstead Compound townhouses
- HOA
- street lights,
- street trees, and
- sidewalks.

Envision Franklin Property is in *Conservation* and *Conservation Subdivision* plan areas

Zoning: Current = Civic and Institutional
Will require rezoning to allow residential density (R or SD-R).

Subdivision: Division of the property will be required so that remainder of property is utilized and available for Parks & Recreation trail as well as private golf course unless we are told differently.

Overlays: Floodway and Flood Fringe

Street lighting – will request voluntary from MTEMC, plus all electric homes triggering as many rebates as possible

Homes - energy efficient with long lasting building materials for max lifetime and minimal care

COMMUNITY EXAMPLES WITH RESIDENTIAL LAND LEASE

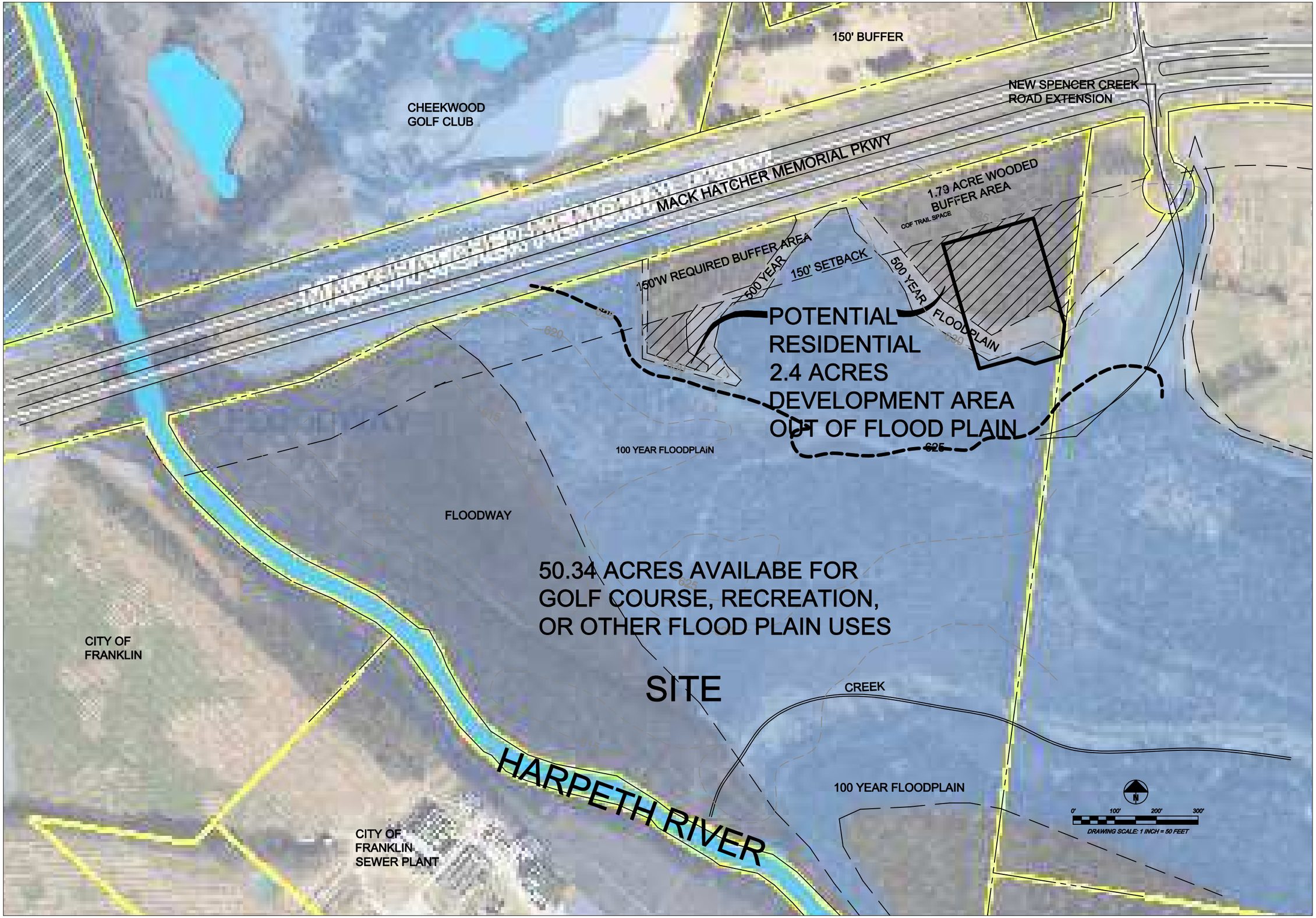
a. Pensacola Beach; leases land on beach to homeowners. This has been done since approximately the early 1960's and recently issues have arisen on collecting taxes as well as lease payments.

b. Hopland Road Yard Case Study---attached
Provides a guide for developing and criteria for need for affordable housing options

c. Marina Del Rey, California
High rise apartments/condos on leased city property. Long term agreement provides taxes and lease payments to the City

Respectfully Submitted,

Paul Lebovitz, Franklin Housing Commission



Paul A. Lebovitz,
Landscape Architect

102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
Fax: (615) 712-6050
pleb@bellsouth.net

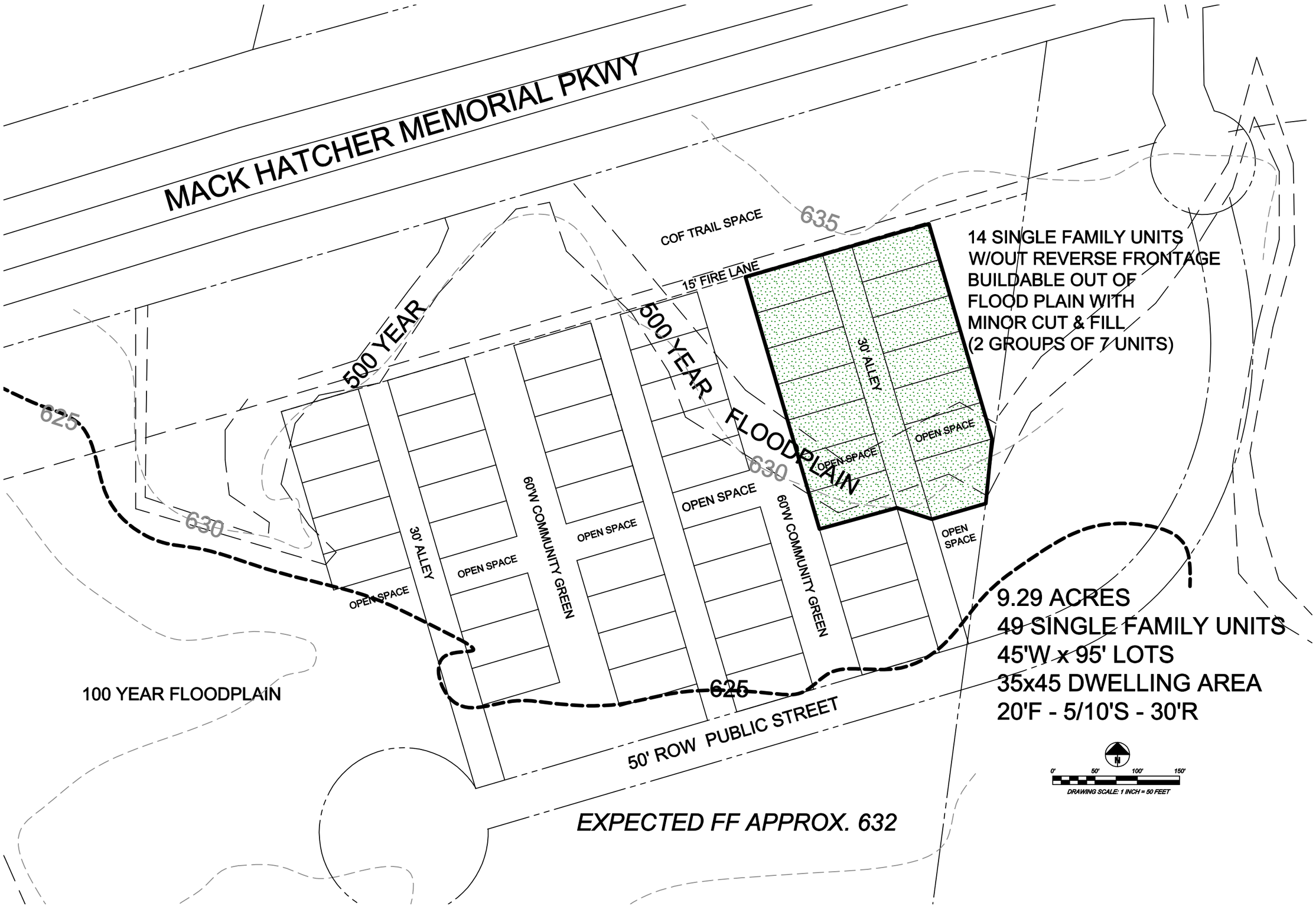
REVISIONS

1. .
2. .
3. .
4. .
5. .

SITE INVENTORY
for the
PROPOSED HOUSING TRACT
FRANKLIN, TENNESSEE

Designed By:	pal
Drawn By:	pal
Issue Date:	5/19/2017
Job No.	17000
Sheet No.	1.0

Site & Landscape Plan



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Franklin, Tennessee 37064
Office: (615) 415-6855
Fax: (615) 712-6050
pleb@bellsouth.net

REVISIONS

1. _____
2. _____
3. _____
4. _____
5. _____

SINGLE FAMILY SITE DEVELOPMENT
for the
PROPOSED HOUSING TRACT
FRANKLIN, TENNESSEE

PRELIMNARY SITE PLAN SKETCH

Designed By:	pal
Drawn By:	pal
Issue Date:	5/19/2017
Job No.	17000
Sheet No.	

2.0

Site & Landscape Plan

CITY OF FRANKLIN HOUSING COMMISSION
109 3rd Avenue South
Franklin, Tennessee 37064

February 9, 2017

Ms. Kelly Dannenfeldser, Long Range Planning Supervisor
City of Franklin,
Franklin, TN
kellyd@franklintn.gov

RE: Request for January 12, 2017 Letters of Interest 54 Acre Tract
Near Spencer Creek per Williamson Herald Newspaper

Dear Ms. Dannenfeldser,

I am responding on behalf of the ***City of Franklin Housing Commission*** to the recent newspaper posting for "letter of interest" concerning 54 acre tract of vacant land near Spencer Creek. A member of the Housing Commission spotted the above newspaper article concerning city property and brought it to our committee's attention

Letter of Interest
Due to the cost of developable land, the construction of affordable housing below $300,000 has literally disappeared in our community. For example, Habitat for Humanity informed us years ago they no longer look in the city limits at all except for donated land due the cost being to high to achieve affordability. Additionally, per the "Housing Needs Assessment" posted on the COF Planning & Sustainability Department website, the city needs more affordable housing units.

The *Housing Commission* sees the real estate as presented in the newspaper as an opportunity for construction of affordable units in the $225,000+ range on the 10 or so acres above the flood plain. We have contacted the adjacent golf course to offer as partner on the project but phone calls were not returned initially, and then there was not any discussion as they had already submitted a Letter of Interest.

A joint land use with residential and recreation (golf course) would:

> *reward the city with new affordable housing with good property tax dollars for the residential (approximately 8-10 acres) while the lower tax golf course (approximately 40+ acres) can use the remainder of the property which occasionally floods.*

The Housing Commission needs the City of Franklin to take a leadership role in providing the opportunity for creation and construction of affordable housing.

Should the City of Franklin formally decide to release the Spencer Creek property, please make the *Housing Commission* a part of the development project alternatives discussion.

We have a developer interested in building affordable housing with attractive architectural detail and design that we would present to the city for approval in the development process. If awarded the opportunity to build a limited number of houses on this site, the Housing Commission and its representatives will follow all required City of Franklin, State, and Federal guidelines for construction and development.

Respectfully,

John E. Besser
Chairman, Franklin Housing Commission

From:	John Besser
To:	Kelly Dannenfelser
Cc:	Kathleen Sauseda; LA Paul Lebovitz
Subject:	Letter of interest addendum
Date:	Monday, February 20, 2017 1:05:06 PM

Ms. Dannenfelser,

Thank you for the letter outlining the ongoing dates for the review of Property on Spencer Creek that the City is considering options. The Housing Commission would like to add the additional information in support for the Affordable Housing option we propose;

-----Franklin is expected to see an 85% increase in Seniors living in our community by 2025---- housing options are needed for this segment that provides affordability across the market price range so these retirees can live in Franklin City proper...

-----It is a trend that young professionals are focusing on Metropolitan areas and surrounding cities for establishing not only their homes but small businesses as well--Franklin has not seen significant growth in young professionals buying homes...options at the lower end of homeownership opportunities is very limited, pushing these young professionals to out lying communities, increasing traffic issues and lowering business growth potential...

-----Employment forecasts indicate a potential need for up to 16,000 workers by 2025---affordable housing opportunities in the city of Franklin will provide options for these workers to live and work

in our city reducing traffic issues and growing the overall economic landscape...

-----Generally homeownership provides the engine for economic growth of businesses in a community and if the trend is for declining homeownership the outlook for community growth is diminished --- housing options across all housing ranges provides not only the household just starting out but for life long opportunities for the household to move up to another market level but to continue to grow the roots established early; businesses continue to grow while traffic issues are reduced for the community.

Affordable housing and lack of options appear to impact more and more of the issues the City is facing and the Commissions' interest is to provide options to help alleviate the issues.

Thank you again for consideration of our interest and we look forward to the opportunity to discuss with the Board of Mayor and Aldermen.

Best regards,
John Besser
Chairman, Franklin Housing Commission

MACK HATCHER PARKWAY

100 YEAR FLOOD PLAIN & FLOOD FRINGE OVERLAY

FLOOD WAY & FLOOD WAY OVERLAY

HARPETH RIVER

VICINITY MAP
NOT TO SCALE

100' 50' 0' 100' 200'
SCALE: 1" = 100'

Know what's **below.** **Call** before you dig.

HISTORIC FRANKLIN TENNESSEE

FULMER ENGINEERING
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 516-8477

EXISTING CONDITIONS EXHIBIT

CONCEPTUAL PLANS FOR:
CITY OF FRANKLIN
MACK HATCHER PARKWAY
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37065

DR.	DATE	DESCRIPTION

C1.0

MACK HATCHER

MH - Concept 1.0.dwg

MACK HATCHER PARKWAY

16,414 C.Y. OF FLOOD PLAIN COMPENSATORY FILL

REVISED 100-YR FLOOD PLAIN LIMITS

100 YEAR FLOOD PLAIN & FLOOD FRINGE OVERLAY

PROPOSED LIMITS OF DISTURBANCE

24,621 C.Y. OF FLOOD PLAIN COMPENSATORY CUT

FLOOD WAY & FLOOD WAY OVERLAY

HARPETH RIVER

VICINITY MAP
NOT TO SCALE

100' 50' 0' 100' 200'
SCALE: 1" = 100'

Know what's **below.** **Call** before you dig.

HISTORIC FRANKLIN TENNESSEE

FULMER ENGINEERING
2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 516-8477

PROPOSED FLLOD PLAIN CUT FILL EXHIBIT

CONCEPTUAL PLANS FOR:
CITY OF FRANKLIN
MACK HATCHER PARKWAY
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37065

DR.	DATE	DESCRIPTION

C3.0

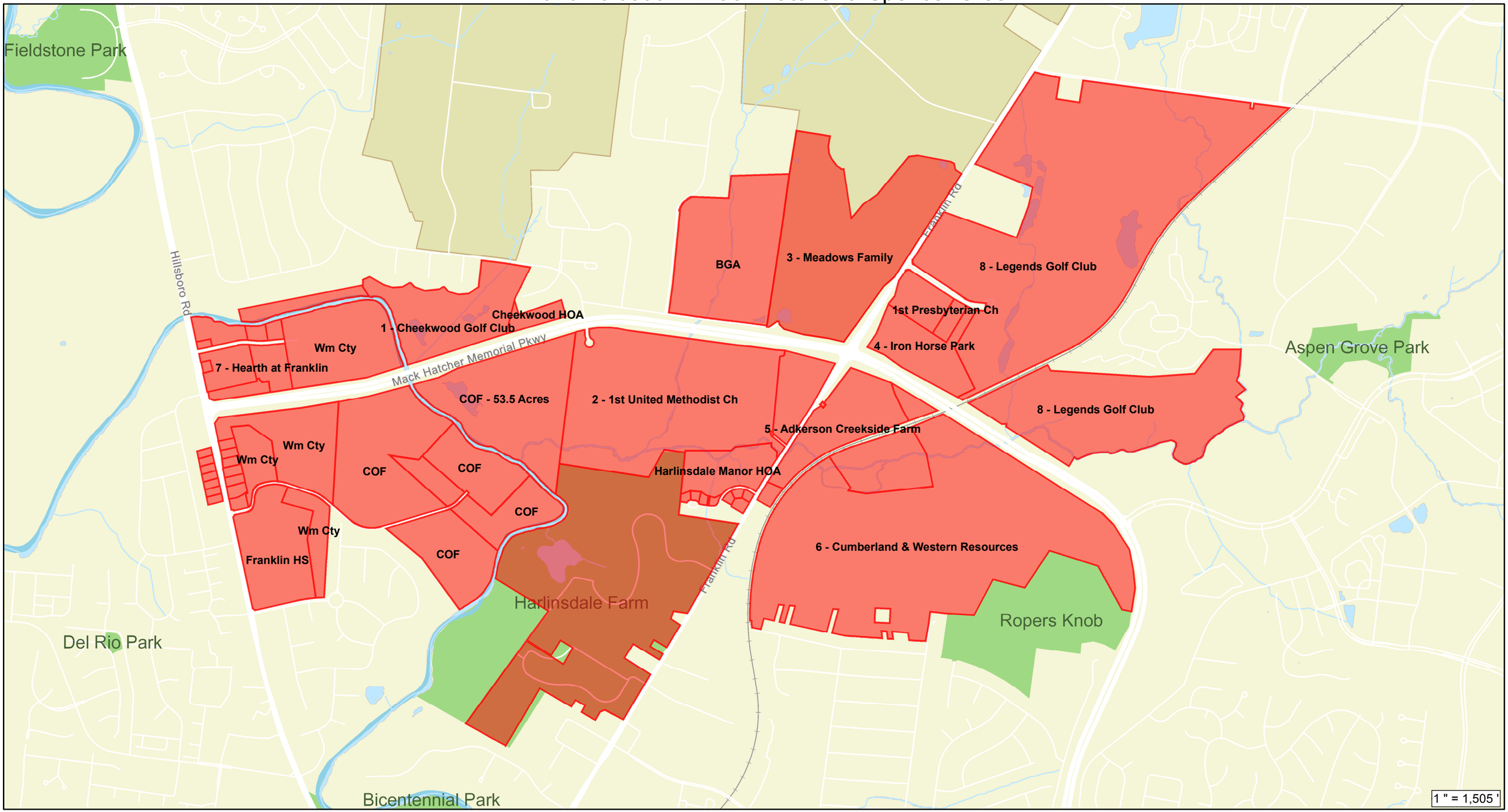
MACK HATCHER

MH - Concept 3.0.dwg

Land Valuation Data - Mack Hatcher & Spencer Creek								
Map	Calculated Acres	ADDRESS	Owner	Land Market Value*	Value/ acre	Date of Last Sale	Sales Price	Sales Price/ acre
1	35.36	285 SPENCER CREEK RD	CHEEKWOOD GOLF CLUB LP	$539,000	$15,245	7.9.2015	$1,200,000	$33,940
2	104.34	111 DANIEL MCMAHON LN	CHURCH FIRST UNITED METHODIST OF FRA	$4,191,900	$40,175	2.9.2007	$5,800,000	$55,588
3	90.79	FRANKLIN RD	MEADOWS FAMILY L P	$5,901,400	$65,001	n/a	n/a	$0
4	19.94	145 LEGENDS CLUB LN	IRON HORSE PARK LLC	$5,600,000	$280,895	9.16.2005	$2,340,000	$117,374
5	58.24	370 FRANKLIN RD	ADKERSON CREEKSIDE FARM LP	$6,069,400	$104,214	n/a	n/a	$0
6	202.58	354 FRANKLIN RD	CUMBERLAND & WESTERN RESOURCES LLC	$7,791,900	$38,463	10.22.2014	$18,600,000	$91,814
7	7.40	MACK HATCHER PKWY	SHP V FRANKLIN LLC (Hearth at Franklin)	$2,956,600	$399,613	5.21.2015	$15,370,000	$2,077,402
8	304.26	1500 LEGENDS CLUB LN	KITE/CUPP LEGEND GOLF DEV CO	$8,973,100	$29,492	n/a	n/a	$0
	Total			Total	Average/ acre		Total	Average/ acre
	822.90			$42,023,300	$51,067		$43,310,000	$52,631
*Based on Williamson County Assessment Data - updated 2017								

Land Valuation - Mack Hatcher & Spencer Creek

June 29, 2017



HISTORIC CITY OF FRANKLIN, TENNESSEE 1799

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Mack Hatcher/Spencer Creek Financial Analysis - Finance Department - July 27, 2017						In Progress
		Option 1 **Cheekwood**	**Option 2** **Discovery Center**	**Option 3** **FHC/Affordable Housing**	**Option 4** **Disposition / Sale**	**Option 5** **Keep Property/Maintain Natural Buffer**
COF Costs						
COF Costs	Ongoing	Additional maintenance costs of expanded water management area/processing of reclaimed water (annual maintenance / processing cost $20,000)	Maintenance of parks & grounds "Public Space" - $40,000 (includes maintenance of River/creek, landscaping, parking lot, trail, electricity of public areas and irrigation)	Maintenance of parks & grounds "Public Space" - $20,000 annually	N/A	Minimal maintenance of area
	One-Time			Design costs of utilities for development - $50,000-$150,000 one-time Infrastructure - water, streets, sewer - $350,000-$1,250,000 one-time Removal of construction fees for new development ($25,000) per unit, minimum of ($350,000) (14 units x $25,000) to a maximum of ($1,225,000) (49 x $25,000) of lost permit fee revenue to City.	Cut & Fill of developable acreage in Northeastern corner of property - $500,000	
Total COF Costs Year 1		**$ 20,000**	**$ 40,000**	**$770,000-$2,645,000**	**$ 500,000**	**$ -**
Total COF Costs Year 10		**$ 200,000**	**$ 400,000**	**$950,000-$2,825,000**	**$ 500,000**	**$ -**
Total COF Costs Year 25		**$ 500,000**	**$ 1,000,000**	**$1,250,000-$3,125,000**	**$ 500,000**	**$ -**
Total COF Costs Year 50		**$ 1,000,000**	**$ 2,000,000**	**$1,750,000-$3,625,000**	**$ 500,000**	**$ -**
Potential Revenue*						
	Ongoing	Annual proposed lease - $72,900 (to be determine through negotiations)	$ 1	$ -	$ -	$ -
	One-Time	$ -	$ -	$ -	Sale of approx. 10 acres of land (based on creating 10 acres of developable land & inclusive of 150' MH buffer) sold for an average of $150,000 to $300,000 per acre	$ -
Total COF Revenue Year 1		**$ 72,900**	**$ 1**	**$ -**	**$1,500,000-$3,000,000**	**$ -**
Total COF Revenue Year 10		**$ 729,000**	**$ 10**	**$ -**	**$1,500,000-$3,000,000**	**$ -**
Total COF Revenue Year 25		**$ 1,822,500**	**$ 25**	**$ -**	**$1,500,000-$3,000,000**	**$ -**
Total COF Revenue Year 50		**$ 3,645,000**	**$ 50**	**$ -**	**$1,500,000-$3,000,000**	**$ -**
NO economic impact (including estimated taxes generated from for-profit or non-profit activities included in this analysis. The City of Franklin does not engage in development specific economic impact analysis. Although additional taxes maybe generated, it is impossible for the City to validate the estimates provided by applicants.						
Net Surplus (Deficit) Year 1		**$ 52,900**	**$ (39,999)**	**($770,000-$2,645,000)**	**$1,000,000-$2,500,000**	**$ -**
Net Surplus (Deficit) Year 10		**$ 529,000**	**$ (399,990)**	**($950,000-$2,825,000)**	**$1,000,000-$2,500,000**	**$ -**
Net Surplus (Deficit) Year 25		**$ 1,322,500**	**$ (999,975)**	**($1,250,000-$3,125,000)**	**$1,000,000-$2,500,000**	**$ -**
Net Surplus (Deficit) Year 50		**$ 2,645,000**	**$ (1,999,950)**	**($1,750,000-$3,625,000)**	**$1,000,000-$2,500,000**	**$ -**
City controls asset?		**City owned, Land leased**	**City owned, Land leased**	**City owned, Land leased**	**No**	**Yes**