



Meeting Agenda

Public Arts Commission

Wednesday, August 20, 2025

3:00 PM

Eastern Flank Event Facility

MEETING LOCATION

Eastern Flank Event Facility
1368 Eastern Flank Circle

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Board/Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, Boards/Commissions shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the City Administrator/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Board/Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

NEW BUSINESS

1. Discussion Of The Factory Arts District

Sponsors: Emily Wright, Alderman Matt Brown

OTHER BUSINESS

ADJOURN

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



FACTORY ARTS DISTRICT DISCUSSION

**Franklin Public Arts Commission
August 20, 2025**



The Factory District - A Placemaking Opportunity

- **We're more than our History** - While complimentary to Franklin's Historic Downtown, the Factory District offers an intentional destination appealing to an expanded demographic of residents and visitors alike. Creating a unique sense of place will strengthen our city's brand and increase the appeal for visitors.
- **A Rich Culture and Creative Spirit** - While known for being a historic city, we have a very creative culture in Franklin that is without a distinct home. It has been said that the creative arts reflect the pulse of the people. There is no better place to bring this to life and showcase our creative spirit than in the heart of our city.

The Factory District Vision

Envisioned as a vibrant arts and culture district

- Anchored by The Factory at Franklin
 - Studio Tenn
 - Carousel of Dreams
 - New restaurants and entertainment
 - Art Galleries, creative spaces
 - Maker's areas, Third Coast Clay
- Pedestrian activation that creates connected, walkable living
- Diversity of housing that cultivates and supports a multi-generational and creative community
- Connectivity to Harlinsdale Park



Outreach Activities

- Dec 2022: Interviews with FMPC/BOMA
- Jan 5, 2023: Housing Commission Meeting
- Jan 11th: Meeting with Hard Bargain Association
- Feb 1st: Design Professionals Meeting
- Feb 8th: Development Services Advisory Commission
- Feb 16th: Factory District Community Workshop
- Feb 17th: Special JCW BOMA/FMPC
- March 10th: Sustainability Commission Meeting
- March 22nd: Community Meeting at Columbia State
- April 4th: Booth at Outlook Williamson
- April 13th: Future of Housing in Franklin Virtual Meeting
- April 25th: Booth at Breakfast with the Mayor
- May 3rd: Design Professionals Meeting
- May 24th: Booth at State of the City
- June 12th: Special JCW BOMA/FMPC
- June 26th: Factory District Community Open House
- September 7th: Public Draft Release
- September 19th: Community Open Houses



APPROXIMATELY 160+ ATTENDED THE FACTORY DISTRICT OPEN HOUSE





WELCOME



ENVISION FRANKLIN UPDATE

FACTORY DISTRICT COMMUNITY WORKSHOP

Welcome to the Factory District Community Workshop. This Workshop is part of the overall update to Envision Franklin. Envision Franklin is the City's adopted Plan that articulates the long-term vision and directs future development. This update is being done in response to recent growth and to ensure that the vision set forth in the plan remains relevant and up-to-date with the needs of the City.

This Workshop is intended to gauge your thoughts and ideas for the future of the area around the Factory. We're calling this area 'The Factory District', but no 'district' exists today. Tonight's activities will help the City:

1. Define the geographic boundaries of The Factory District;
2. Identify a vision for future land use and development;
3. Articulate the community-desired character and sense of place.

This community workshop format is informal. You are encouraged to review the boards, participate in the activities and provide input, and talk to the project team at your leisure. City of Franklin staff and members of the consultant team are available to answer questions.

Please sign in, and we thank you in advance for your participation!

WHAT MAKES A GREAT SPACE?

- Placemaking allows people to rethink and reimagine public spaces
- Places thrive when users have a range of reasons to be there
- It has been proven that 10 destinations and places can transform a community
- The “Power of 10” gives people something to strive for to make their community great
- Communities and destinations that offer a variety of activities are often more successful

POWER OF 10+

HOW CITIES TRANSFORM THROUGH PLACEMAKING



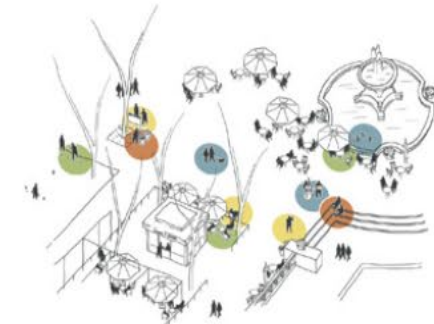
City/Region

10+ MAJOR DESTINATIONS



Destination

10+ PLACES IN EACH

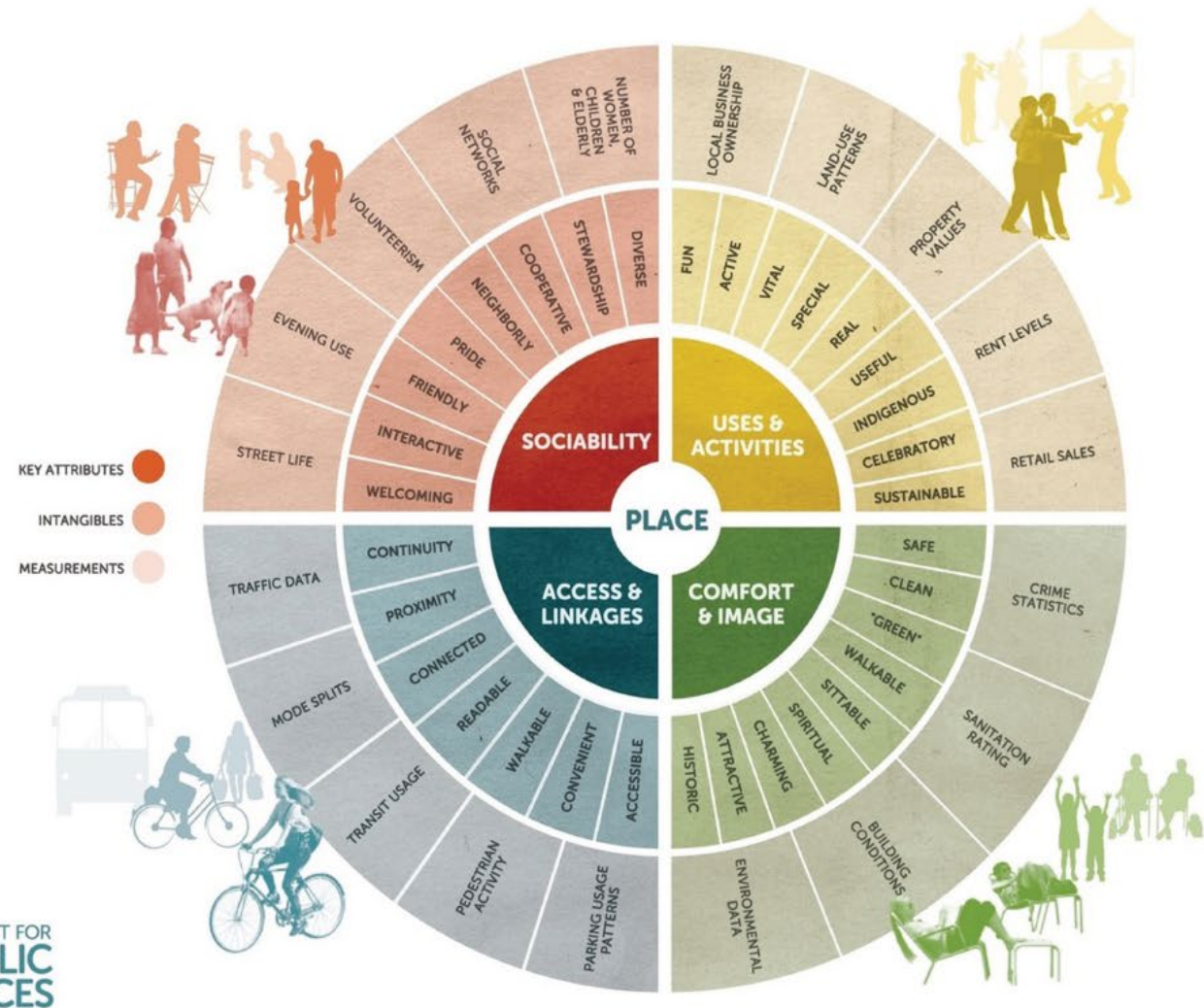


Place

10+ THINGS TO DO,
LAYERED TO CREATE SYNERGY

WHAT MAKES A GREAT SPACE?

- The great space wheel provides guidelines about development “great public spaces” and recommendations on how to improve living in communities
- Focus on creating a “place” not a “design”
- Have a vision
- Form supports function
- You are never finished
- Experiment: lighter, quicker, cheaper
- Observe how your space is functioning
- Look for partners





WHAT ARE ARTS DISTRICTS AND HOW DO YOU MAKE ONE?

- Arts and Cultural Districts are unique to the character, community, and resources available
- They may have a significant impact on cities, business attraction, tourists, and local residents
- They can help revitalize the community and improve quality of life
- Arts and Cultural Districts provide a mixture of attractions for people to visit

STEPS TO DEVELOPING AN ARTS AND CULTURAL DISTRICT



FACTORY DISTRICT

The Factory District is anchored by the Factory at Franklin which has been a defining community landmark since its opening in 1929. It was used as a manufacturing center for four different companies over the course of 62 years and served as Franklin's largest employer for most of that time. Several generations of Franklin families would go on to work at the Factory. In 1991, Jamison Bedding moved production to a new facility and the building was left empty. It went on to deteriorate rapidly over the next five years until the property was purchased by a local entrepreneur. Between 1996 and 2006, the property underwent a major transformation and was curated into a community hub of dining, entertainment, office, and retail uses. Major renovations began in 2022 for theater space, event spaces, a carousel, restaurants and other commercial uses, and a variety of indoor and outdoor gathering spaces.

The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination. The vibrant uses at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the District should include high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities.



THE FACTORY - 2023



THE FACTORY - 1947



FACTORY DISTRICT

USES	Vision	Arts and culture uses are highly encouraged in new or adaptively reused spaces for creative ideas and talent expression through the use of performing and creative arts. These could include galleries, studios, theaters, museums, event space, classrooms, markets, makerspaces, and other spaces that foster visual, auditory, and sensory creativity.
	Uses	<p>Uses at the Factory at Franklin should include Local Commercial and Light Industrial uses with an emphasis on arts and culture. A Hotel may be an appropriate use at this site if carefully designed to complement and support the historic Factory buildings. Secondary uses could include Townhouses, Live Work Units, Multifamily Residential, Institutional, and Recreation.</p> <p>Uses along Harpeth Industrial Court should be a mix of Local Commercial, Light Industrial, Institutional, and Multifamily on upper floors. Established light industrial uses are encouraged to remain. Uses related to arts and culture are encouraged.</p> <p>Uses to the south of Liberty Pike should be predominantly residential, including a mix of Single Family Residential, Duplexes, Multiplexes, Townhouses, and Multifamily Residential. Uses related to arts and culture are encouraged. In Multifamily buildings, first floor Local Commercial uses are encouraged where fronting Liberty Pike. Along the southern edge of the Factory District, single family residential or duplexes should be located along the periphery to appropriately transition to the adjacent historic residential neighborhoods. The historic Alpheus Truett House facing Franklin Road should remain Single Family Residential.</p> <p>The first two structures along Morningside Drive facing Franklin Road should remain and be preserved subject to the Historic District Design Guidelines. Future residential uses in the rear of the property could include duplexes, multiplexes, and townhouses.</p> <p>For the property north of Morningside Drive, future development should be located behind the hill and could include single-family residential, duplexes, townhouses, multiplexes, small-scale multifamily, and accessory dwellings.</p>
FORM	Building Placement	<p>The established setbacks of historic buildings should remain. No new buildings should be located in front of the Factory buildings. See the Historic District Design Guidelines for additional guidance.</p> <p>Any new buildings should have moderate setbacks along Franklin Road and Liberty Pike, but buildings internal to a site or along Harpeth Industrial Court should have shallow to moderate setbacks.</p> <p>Any new buildings along Morningside Drive or on the adjacent parcel to the north (hill across from Harlinsdale Park) should respect the rural character of Franklin Road. Infill should be located behind the hill to obscure visibility and maintain the rural viewshed. See Appendix D.</p>

FACTORY DISTRICT

FORM	Building Character	<p>Character should be consistent with the Factory and be contextually sensitive to existing historic architecture, which should be preserved and maintained. See the Historic District Design Guidelines for additional guidance.</p> <p>New buildings should consist of traditional and industrial character so as to continue the established rhythm and scale of the street. Materials should complement the existing brick facades of Jamison Station and the Factory.</p> <p>Multifamily uses are encouraged to have ground floor commercial spaces, including retail, restaurants, leasing offices, and other amenities, individually accessible from the street. When multifamily units are located on the first floor, individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street should be provided.</p>
	Building Height	<p>The maximum building height for new development on both sides of Liberty Pike should be three stories with a recessed fourth story, but should transition in height to the lower-scale historic buildings along Franklin Road. 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. See the Historic District Design Guidelines for additional guidance.</p> <p>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.</p>
SITE DESIGN	Landscape	<p>Colorful plant beds and street trees should line Franklin Road, Liberty Pike, Harpeth Industrial Court and internal drives where applicable. Prominent entrances with signage, plantings, obelisks, archways, or masonry walls are encouraged at the gateways of redeveloped sites.</p> <p>Along Franklin Road, landscaping should be utilized to preserve and enhance the established character. Overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) should be retained.</p>

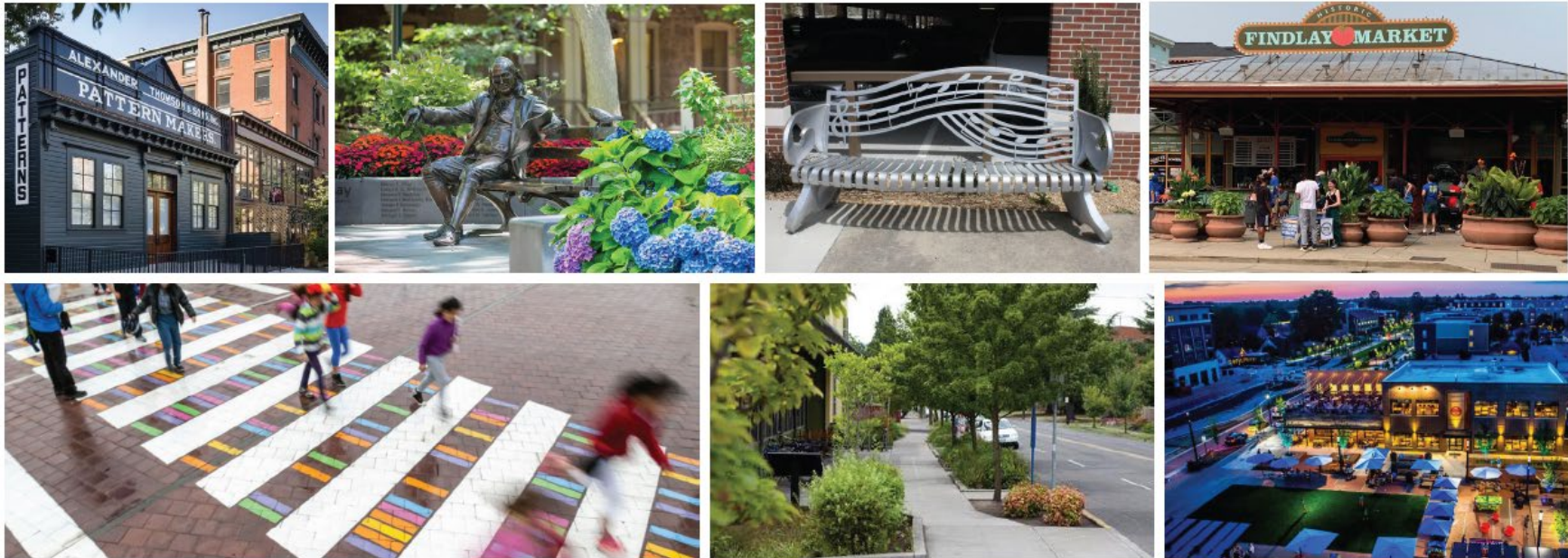
The images below represent the community’s desired architectural style and character within the Factory District, which are encouraged throughout the District.



FACTORY DISTRICT

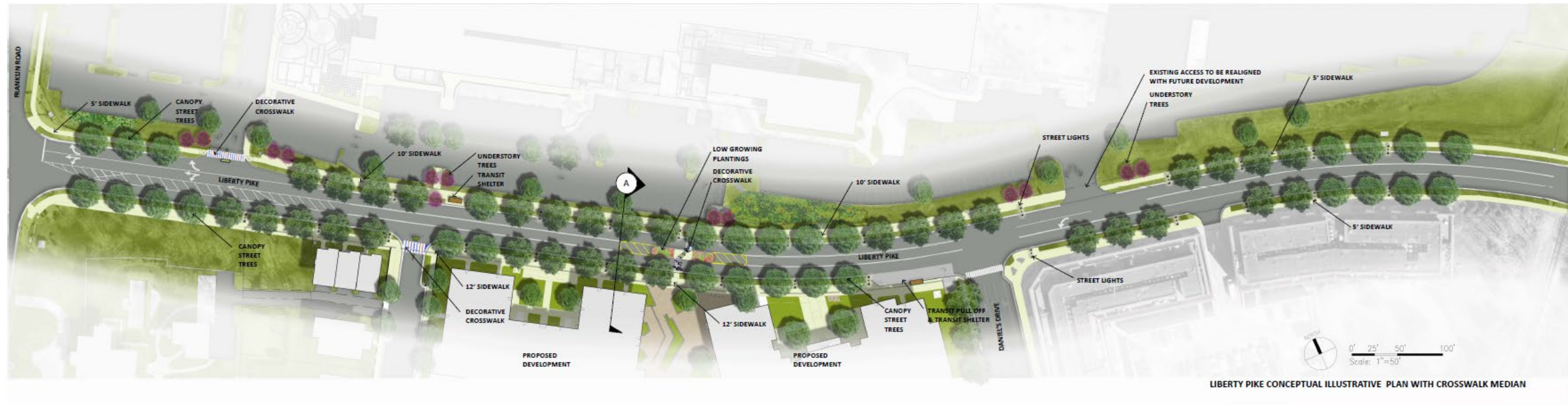
SITE DESIGN	Art	<p>Public art and public art programs are highly encouraged in the Factory District. They provide many benefits, including enhancing the sense of place, encouraging public gathering and pedestrian walkability, and bringing art and artists to the public realm for citizens and residents to enjoy.</p> <p>Sculptures, decorative benches and crosswalks, interactive art, murals, and/or other art elements should be strategically placed in prominent locations for public viewing. The Franklin Public Arts Commission and the Historic Zoning Commission, as applicable, provide guidance to the Board of Mayor and Aldermen on public art.</p>
	Amenities	<p>This area should have high quality amenities that promote the use of outdoor spaces and activities, and activates the pedestrian connections between buildings. Active open spaces with water features, central green, public art, deciduous trees and gardens should be provided throughout the District. Development should include open spaces with open seating, outdoor dining areas, gathering areas, outdoor market space, interactive art, and/or historic design elements that are highly accessible and in prominent locations.</p>
	Vehicular Access	<p>Coordinated vehicular access between Harpeth Industrial Court and the Factory should be implemented according to the approved The Factory at Franklin Development Plan.</p>

The images below represent the community’s desired architectural character, streetscape design, public art, and amenities within the Factory District. These types of character and amenities are encouraged throughout the District.



FACTORY DISTRICT

	Parking	Subterranean parking and structured parking is encouraged. Parking for all new development should be located to the rear of new buildings and screened from view. With redevelopment, existing parking areas should be screened with landscaping or low walls to minimize the visual impact. Shared parking is encouraged. Structured parking should be located internal to the site and activated ground level uses are encouraged.
MOBILITY	Streetscape	Streets should be designed per Connect Franklin. Streets and internal drives should be pedestrian friendly, tree-lined, and provide pedestrian connections throughout. Street furnishings are encouraged.
	Bicycle and Pedestrian	Pedestrian and non-vehicular mobility options should be highly emphasized to allow for safe and enjoyable walking and biking between residential, commercial, and light industrial areas and to downtown Franklin. Additional internal pedestrian connectivity is needed to better integrate the site with the existing network. Connections between uses on the site and between the site and adjacent properties and rights-of-way should be provided. Improved sidewalk connections are desired in order to provide pedestrian linkages from the neighboring properties of the Factory and throughout the Factory District. Sidewalks along Liberty Pike should be separated from the street with landscape planting strips and street trees. The layout of new sidewalks and walkways should take placement of specimen trees into consideration. Crosswalks at street intersections should be provided where feasible, as well as at least one mid-block crosswalk across Liberty Pike. Crosswalks should have unique design considerations to enhance the District's character and promote pedestrian safety. Bicycle parking facilities should be provided. Bicycle, multi-use path, and pedestrian connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	A trolley service with transit stops and/or stations between downtown and the Factory is encouraged.
	Property north and east of Morningside Drive	To preserve the rural character along the Franklin Road corridor, future development should be situated behind the hill to obscure visibility and maintain a rural viewshed. This should be defined as 500 feet from Franklin Road right-of-way. In order to maintain the low-scale character of the Franklin Road corridor, building heights should gradually increase, with structures located between 500 feet and 700 feet from Franklin Road being limited to a maximum height of two stories then transitioning to a maximum height of three stories. Additional landscape buffering should also be implemented as necessary to maintain the rural viewshed along Franklin Road. In addition to residential uses, development behind the hill could include mixed-use buildings featuring neighborhood commercial spaces on the ground floor and residential units above to support and activate businesses. The conservation area should be preserved. Information about the site's history should be included as part of the amenities provided in the conservation area. The developable area of the site should largely correspond to the Infill Character Map (in Appendix D of Envision Franklin and as shown on Page 6 of the Applicant's submittal package).
SPECIAL CONSIDERATION		





(A) LIBERTY PIKE STREETScape SECTION WITH CROSSWALK MEDIAN

DISCUSSION

