



Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, May 27, 2021

5:00 PM

Training 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.franklin.tn.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*

The Board of Mayor & Aldermen and Franklin Municipal Planning Commission Joint Conceptual Workshop will limit physical access in the meeting room to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the workshop in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in-person in the Boardroom. The public may sit in the Boardroom if social distancing can be met, or watch the meeting on the TV in the lobby.

CALL TO ORDER

NEW BUSINESS

1. (5:00 - 5:30 PM) Discussion of an Envision Franklin Amendment, requesting a change from Conservation Subdivision Design Concept to Neighborhood Mixed-Use Design Concept with a Special Consideration, for property located at 1740 New Highway 96 West, near the intersection of New Highway 96 West and Mack Hatcher Parkway (Short Property).
2. (5:30 - 6:30 PM) Presentation on the New City Hall Master Planning: JCW Input Session.

Sponsors: Kelly Dannenfelser

OTHER BUSINESS

ADJOURN

WESTBROOK FARM

A FARM CONSERVATION COMMUNITY

Envision Franklin Amendment

JOINT CONCEPTUAL WORKSHOP
May 27, 2021



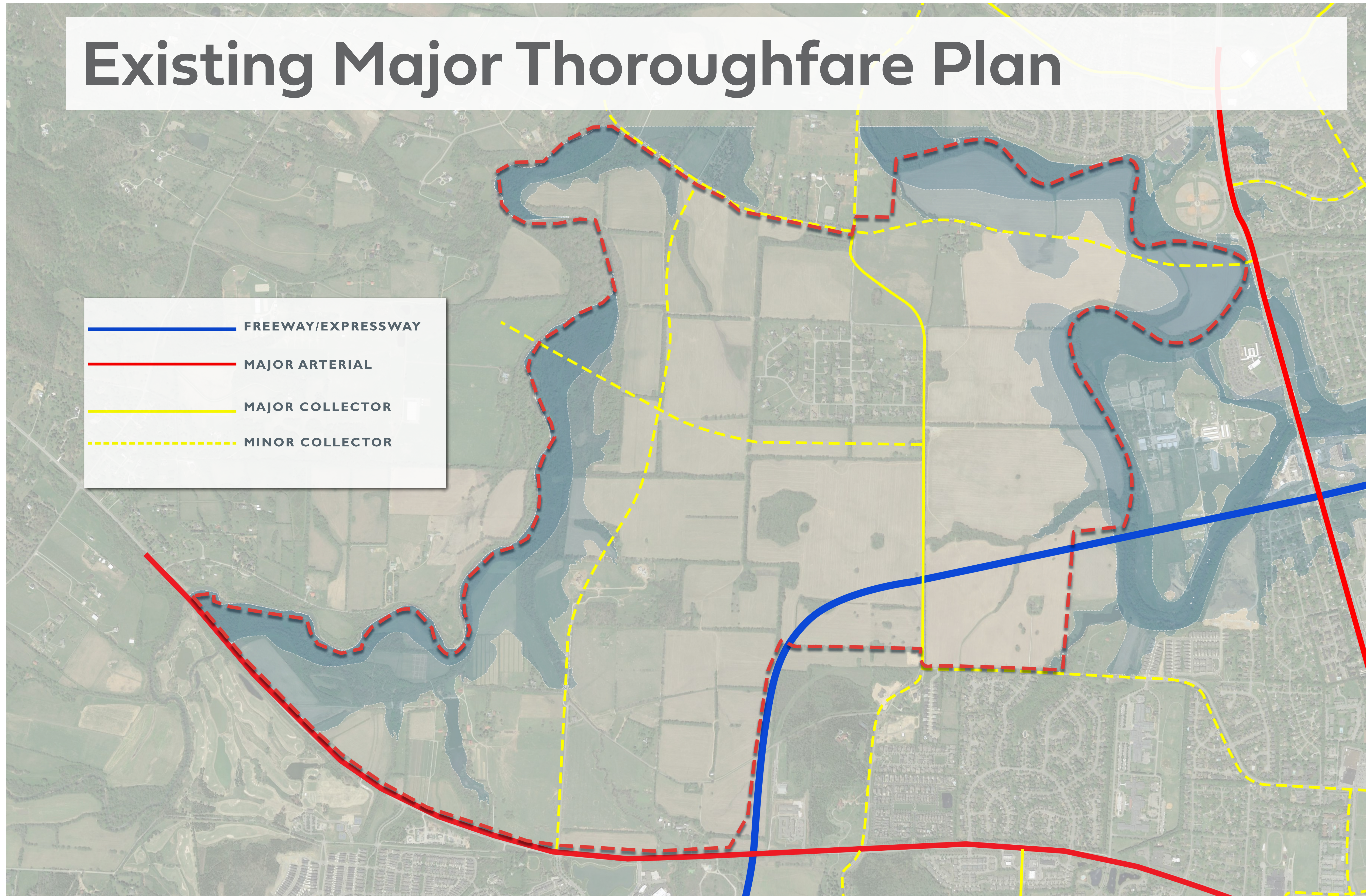
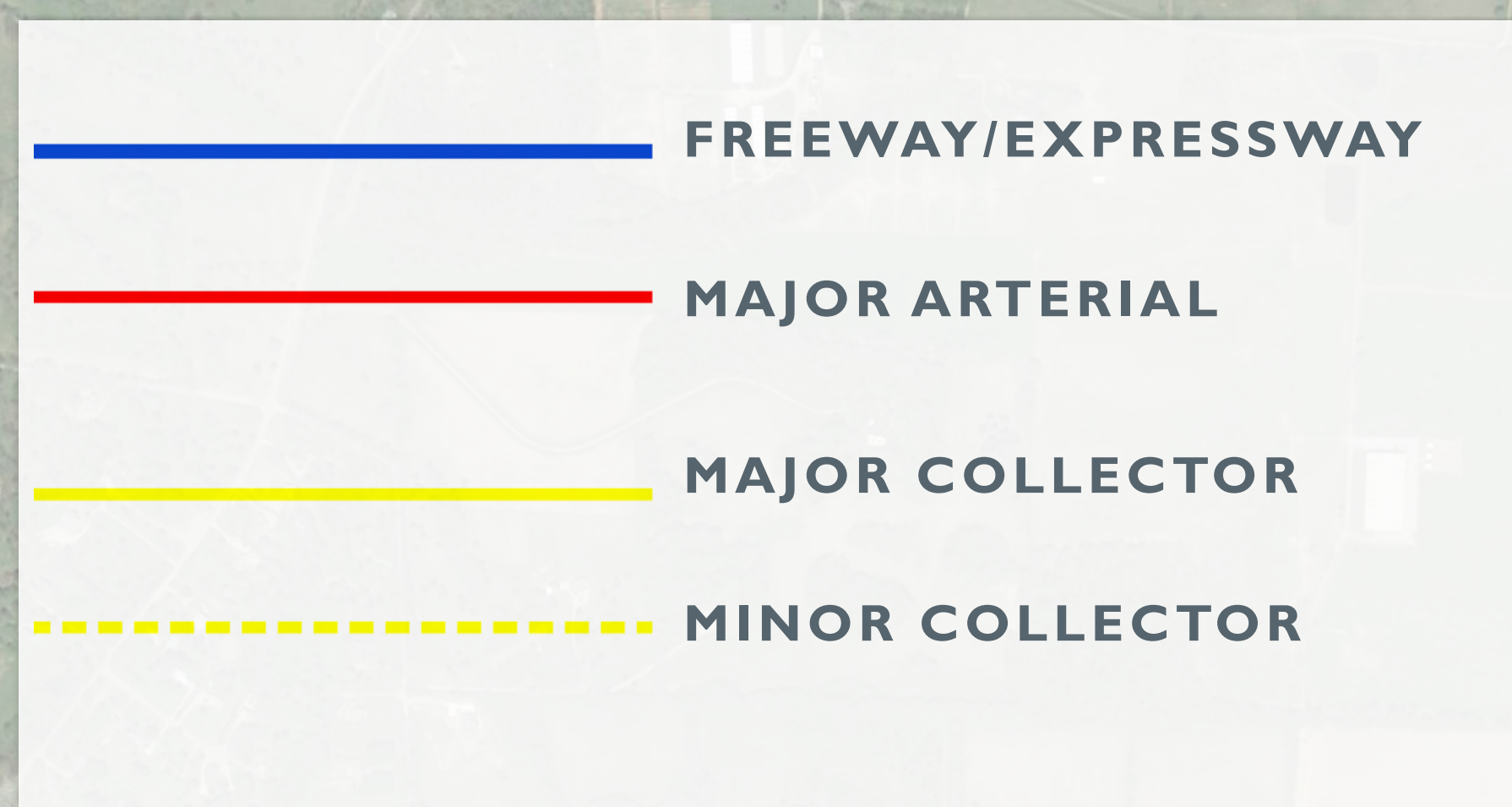
Existing Envision Franklin Design Concepts



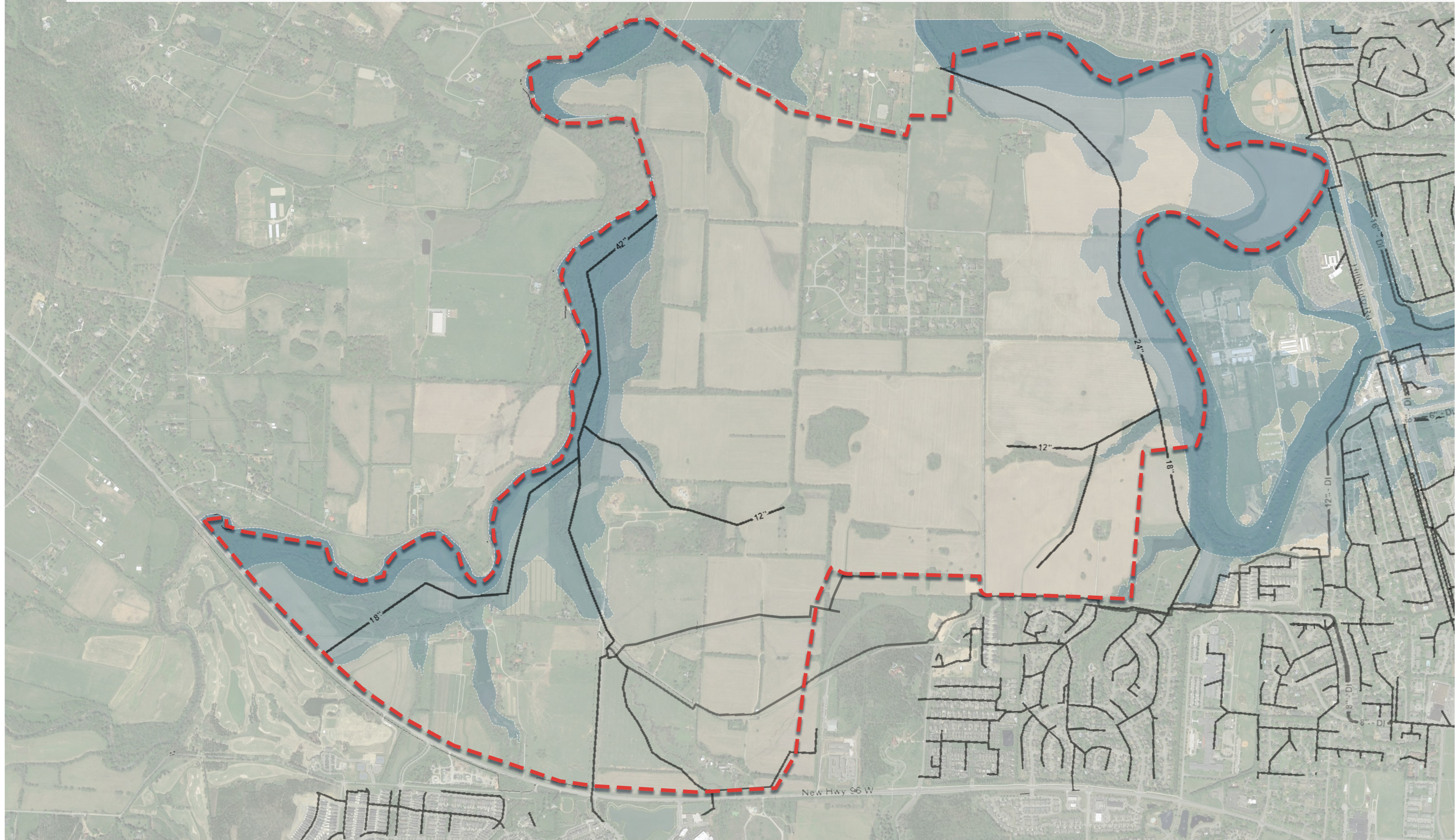
Development Potential (as studied by COF Planning):

- 2.5 Dwelling Units per Acre
- 5,425 Homes

Existing Major Thoroughfare Plan



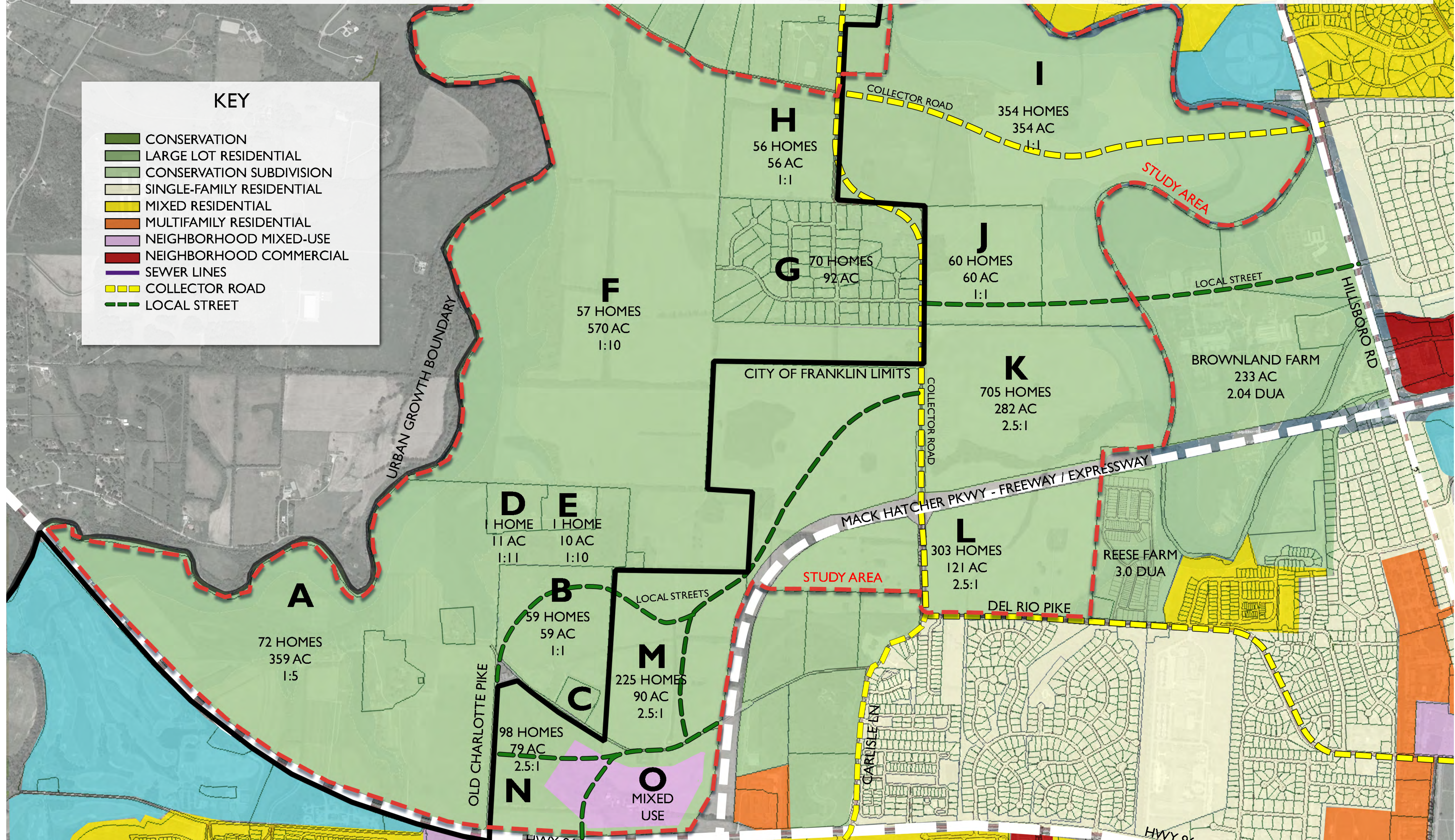
Existing Proposed Sewer Basin



Proposed West Basin Plan

KEY

- CONSERVATION
- LARGE LOT RESIDENTIAL
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MIXED RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD MIXED-USE
- NEIGHBORHOOD COMMERCIAL
- SEWER LINES
- COLLECTOR ROAD
- LOCAL STREET



Proposed West Basin Plan

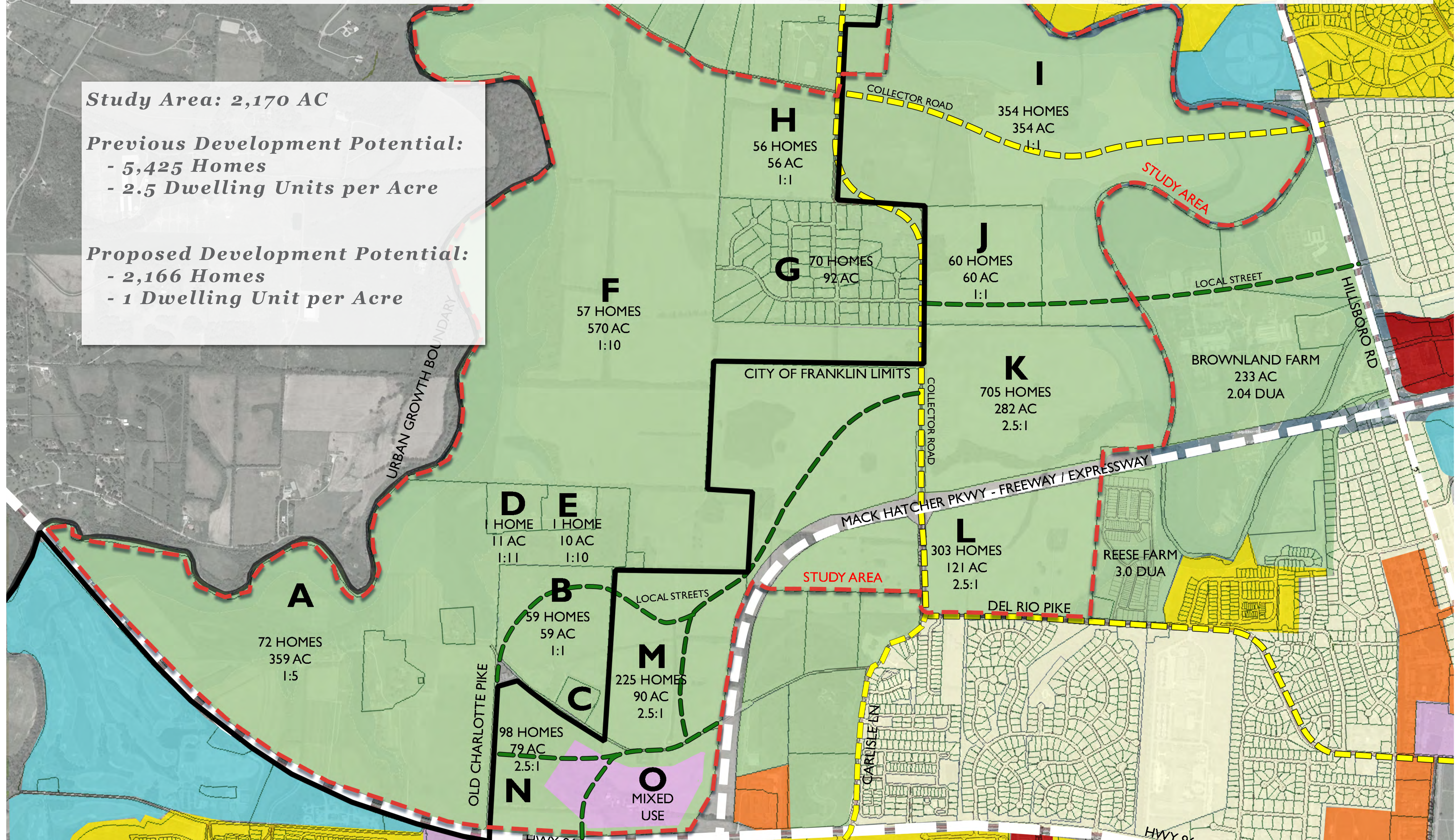
Study Area: 2,170 AC

Previous Development Potential:

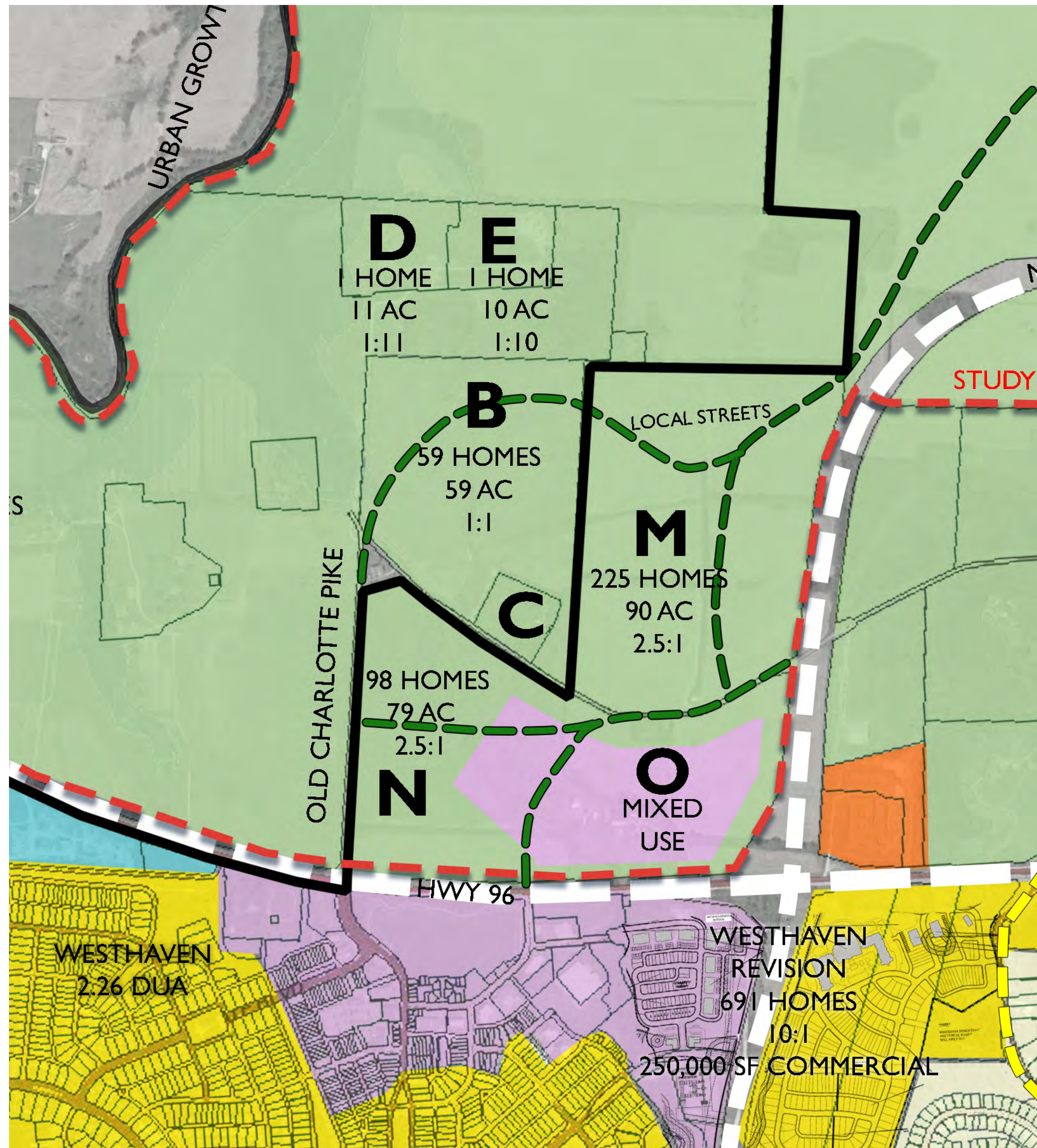
- 5,425 Homes
- 2.5 Dwelling Units per Acre

Proposed Development Potential:

- 2,166 Homes
- 1 Dwelling Unit per Acre



Short Property (Westbrook Farm)



Family Heritage

Originally purchased in 1887 by two brothers, Jesse A. Short and Benjamin F. Short, Westbrook has been a working farm through four generations. The goal of the Westbrook Farm Conservation Community is to preserve the rich heritage of the farm by restoring some of the buildings and maintaining agricultural aspects of the family farm while also offering opportunities for small-scale commercial businesses woven into the fabric of the development.



Connection to the Land



Generational Value



Historic Agriculture Buildings

Agrihoods

Relating to the land is central to the concept of an agrihood. Residents are reminded of the importance of nature through seasonal changes and the bounty of local produce. By preserving the agricultural heritage of the area and providing opportunities for sustainable growth and development, Westbrook Farm offers a different type of neighborhood than currently exists in Franklin. It offers a Farm Conservation Community.



Healthy Communities



Access to Fresh Healthy Food



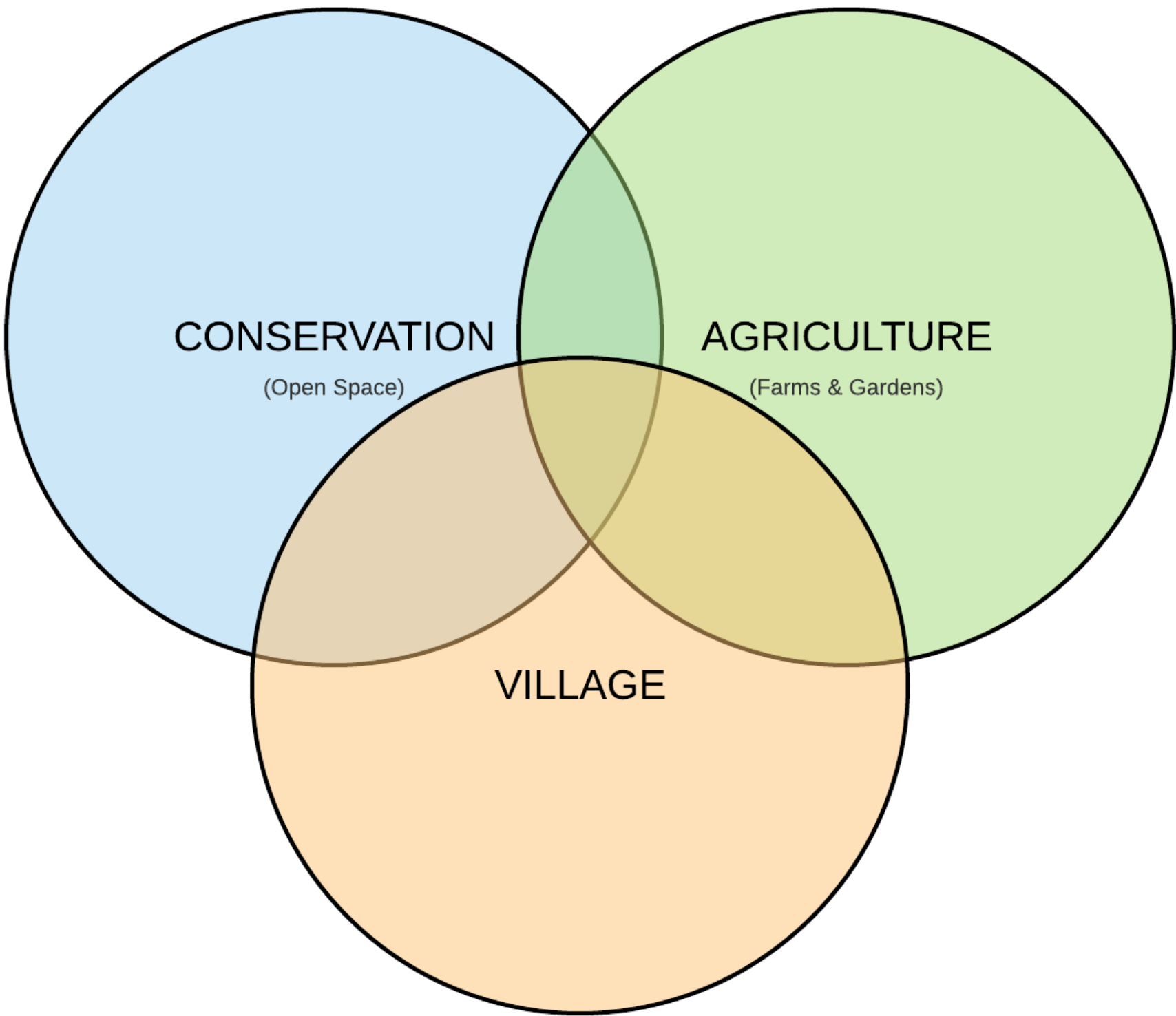
Events



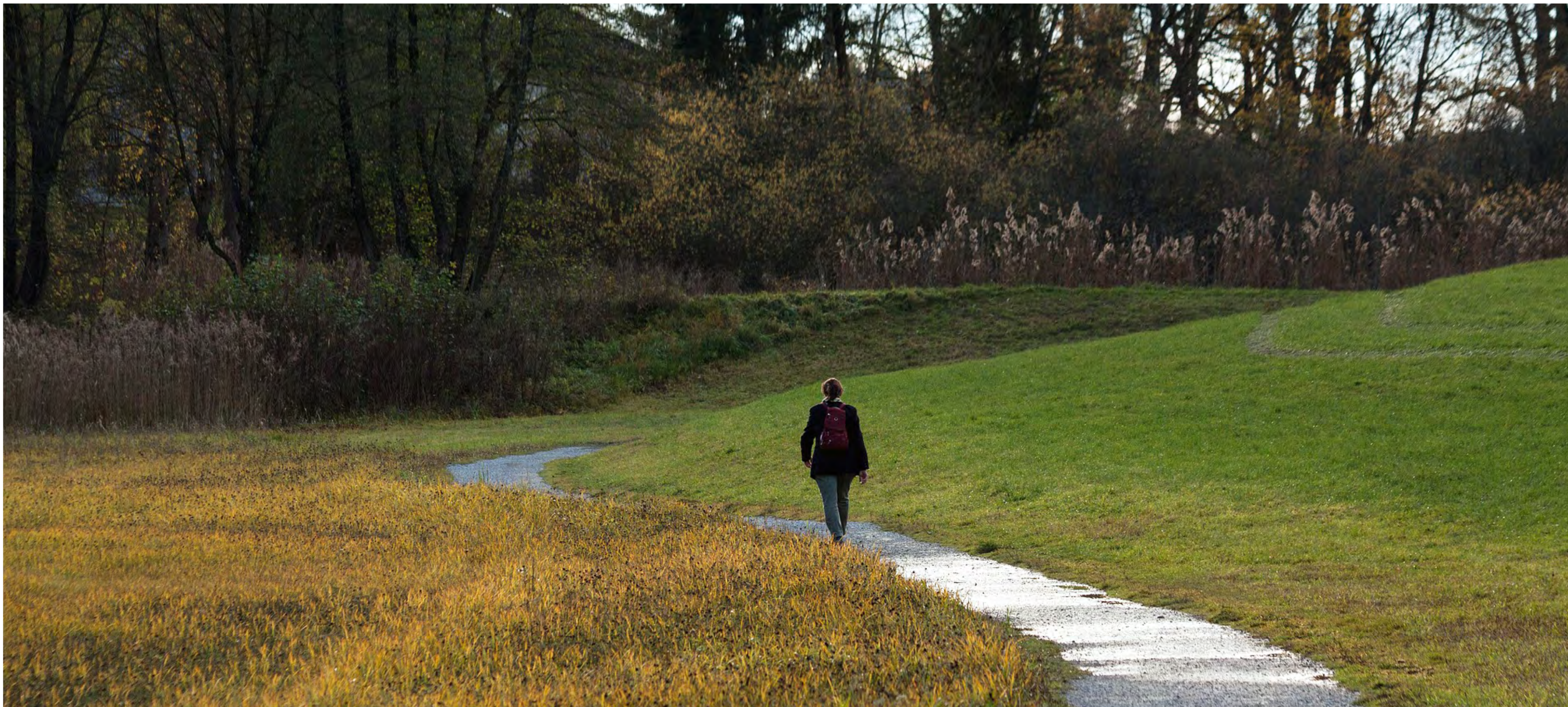
Education

Farm Conservation Community

Westbrook Farm will preserve the rural and farm character of the property by creating a Farm Conservation Community. The community will preserve 50% of the land as farm and woodlands and will cluster development into small villages. This is achieved through a pedestrian-priority design, ensuring connections through greenways and open spaces and providing rich opportunities for farm-based activities.



A Farm Conservation Community is at the nexus of three core design principles



Open Spaces



Village Cluster



Farm Based Activities

Master Plan

The community includes a diverse mix of housing. The architecture would incorporate southern farm style to complement existing historic structures with generous front porches open to community-wide pedestrian trails and community gardens.



Conservation

By preserving large areas focused on biodiversity and watershed management, nature, farming, and passive recreation are allowed to flourish. This provides long term economic resilience and green space connections for the entire community while protecting the rural character of the surrounding area.



Green Space Connectivity



Watershed Health



Protected Areas



Sustainable Practices



Biodiversity

Agriculture

The farming tradition of this area would live on. Growing vegetables, flowers, fruits, herbs as well as raising animals would all continue as an integrated activity at Westbrook Farm. The farm's harvest will be sold through community-supported agriculture (CSA) and farmer's markets to provide the neighborhood and surrounding community with fresh farm-to-table produce. A portion of the harvest will also be shared with food pantries in the area.



Animal Husbandry



Community Farm



Gardens



Orchards



Agriculture Overlay

Village

Westbrook Farm would be a community where neighbors of all ages can interact in a development that combines residential, educational, commercial, and recreational opportunities into a vibrant place to live. Year-round community spaces, educational venues, and outdoor recreation bring concerts, cultural events, and seasonal festivals to the community.



Markets



Artisan Shops



Farm Based Enterprise



Farm Based Hospitality



Proposed Plan Amendment

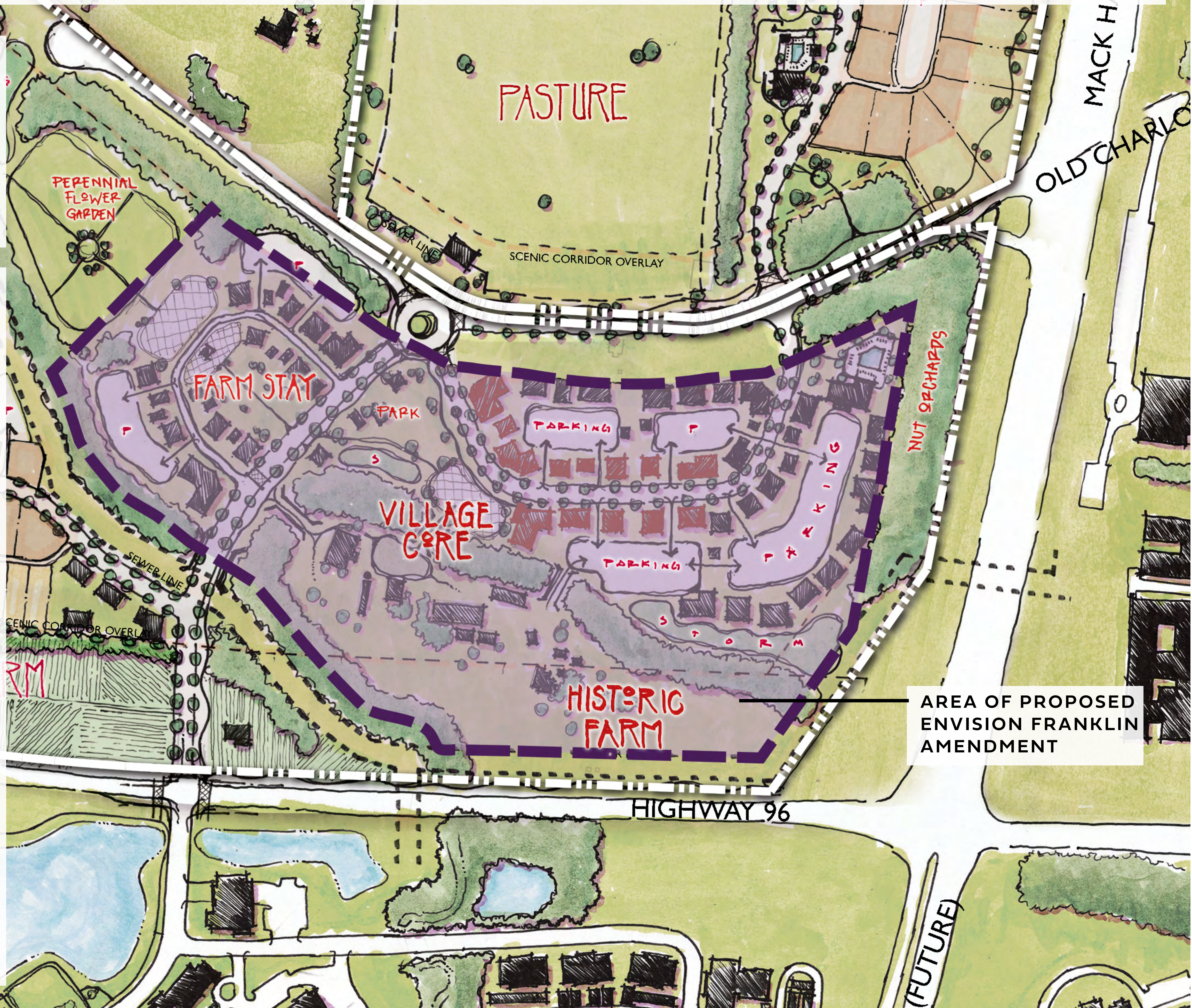
Village Core (Area of Requested Envision Franklin Amendment)

NEIGHBORHOOD MIXED-USE

The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

ENVISION FRANKLIN AMENDMENT JUSTIFICATION:

- A. Significant changes have occurred since the adoption of the plan. Land owners and City of Franklin Staff have joined together to create an overall vision for the development of the West Harpeth Basin. This vision considers completion of the construction of Mack Hatcher, approved changes to Westhaven, and the desired preservation of agricultural uses in the northern and western reaches of the study area. The proposed Envision Franklin Amendment appropriately transitions from these existing and proposed uses to surrounding properties and proposes compatible uses on the perimeter of the area.
- B. The proposal is consistent with the overall intent of Envision Franklin by allowing for the development of an Agriculture-based neighborhood which preserves the rural character of this gateway to the city and to the county. The integrated agricultural goals of the proposed amendment are in perfect sync with the goals of Envision Franklin.
- C. The proposed plan amendment is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture through the use of smaller scale building forms with authentic Middle Tennessee architectural themes smoothly transitioning from the mixed use areas south of the study area to the agricultural uses north and west of the study area.
- D. The proposal does not adversely affect the health, safety, and welfare of the public. The plan will preserve significant farm areas and open spaces and provides access to trails meandering through a bucolic, Middle Tennessee farm which will produce farm-fresh foods that will actually benefit the health of the public.
- E. The proposed development substantially improves the quality of life for Franklin citizens by providing residents and visitors with the opportunity to live in and interact with an agriculture-base, mixed-use neighborhood which imagines a farm-to-table culinary experience and exposes the public to artisan crafts produced by local makers and creatives. This experience will be unique to Franklin and to Middle-Tennessee and will improve the quality of life for both residents and visitors.



AREA OF PROPOSED
ENVISION FRANKLIN
AMENDMENT

Village

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Markets



Artisan Shops



Farm Based Enterprise



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Proposed Plan Amendment



PHASE 1 PROJECT TEAM



Architecture, Civil
Engineering, &
Project Management



Interior Design



Landscape
Architecture



Preconstruction
Consultant



Structural & MEP
Engineering



Security Consultant



Lighting, AV, & Low
Voltage Consultant



LEED Consultant

FRANKLIN TENNESSEE
NEW CITY HALL FACILITY



TOPICS

FOR DISCUSSION

● **Existing Site**

● **Historical Context**

● **Site Context**

● **Architectural Style**

● **City Hall Operations**

● **The Role of City Hall in the Community**

● **Community Amenities**

● **Supporting Uses**

FRANKLIN TENNESSEE
NEW CITY HALL FACILITY

QUESTIONS FOR CONSIDERATION

- *What type of Architecture would you like to see?*
- *What goals are paramount to the successful design of a new Franklin City Hall building?*
- *What role should a City Hall play in the community?*
- *What supporting uses or public amenities would you like to see incorporated on the City Hall block?*



EXISTING SITE

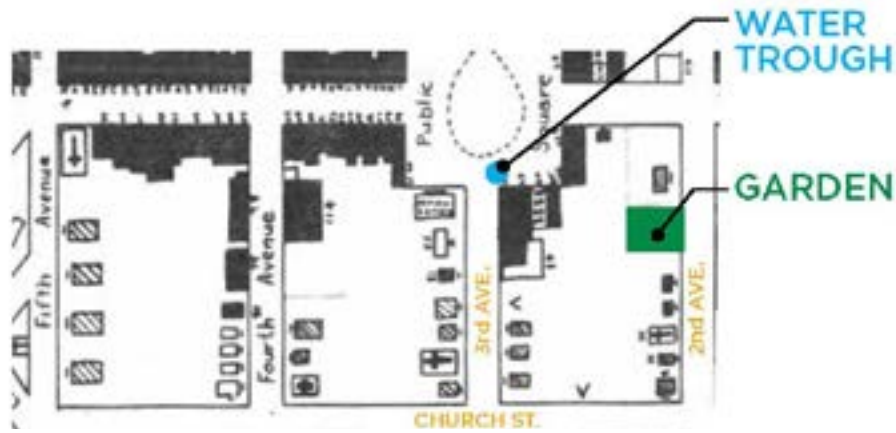


HISTORICAL CONTEXT

- Historically, the businesses once located on this site served the community and established this corner as a place to meet, gather, and access transportation.
- City Hall site has seen continuous change in services, architecture, and scale over the years.



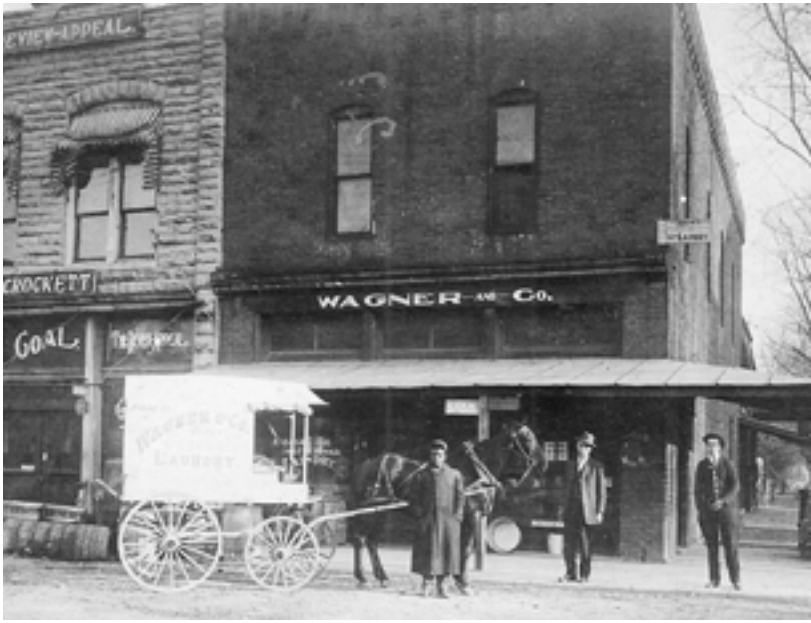
Pie Wagon



Historical site map showing water trough corner and D.B. Cliffe gardens



D.T. Crockett Store; Public Square



Wagner & Co; Corner of Public Square & Third Ave S



Cotton's Livery Stable & Auction House; Third Avenue

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SITE CONTEXT

PUBLIC SQUARE

- Relationship to Public Square and the integration into the surrounding built context
- Main entrance to the Historic City Office Building was on Public Square
- The corner of Third Ave South has always been anchored with solid architecture



Public Square



Historic City Office Building; Franklin, TN



306 Public Square Franklin, TN



Williamson County Court House



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ARCHITECTURAL STYLE

ARCHES

What type of Architecture would you like to see?

- Arches denoted grand entry points for historic livery stables
- Arches are also apparent along Main St. & in the corners of the square
- Grand arches not as prevalent today because building type was razed and replaced, erasing an important chapter in Franklin's history



Arched openings and windows



Cotton's Livery Stable & Auction House on City Hall site



Past Fire Department & City Offices



Large arch on Northwest Public Plaza



Past livery stables on East Main Street



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ARCHITECTURAL STYLE

MATERIALS & DETAILING

What type of Architecture would you like to see?

- Architectural detailing that is distinctly Franklin
- Architectural elements that are civic in nature
- Appropriate building materials



Parapet and coping detail



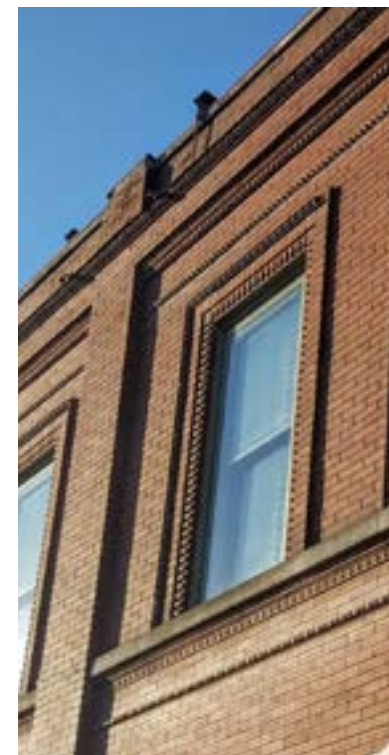
Stone and precast window sills/headers



Brick detailing, metal awnings



Wood storefronts



Brick Corbeling



Coping/cornice

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ARCHITECTURAL STYLE

CASE STUDIES

What type of Architecture would you like to see?



Alexandria, VA City Hall



Mount Pleasant, SC City Hall



Villa; Potsdam, Germany



Daxton Hotel; Birmingham, Michigan



370 Bloomfield Ave; Montclair, NJ



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CITY HALL OPERATIONS

What goals are paramount to the successful design of a new Franklin City Hall building?

- Welcoming and inviting to all visitors
- Safe and secure City Hall promoting building occupant health and well-being
- Service to the citizens with improved operational efficiency and enhanced citizen interaction
- Flexibility for the future
- State of the art facility that speaks of the level of care of Franklin



Wentzville, MO City Hall



Symantec Offices; Mountain View, CA



Mount Pleasant, SC City Hall



Sprint Headquarters; Kansas City, KS



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THE ROLE OF CITY HALL IN THE COMMUNITY

What role should a City Hall play in the community?

- Provide places for the community to gather beyond the City Hall functions
- Embrace neighborhood partnerships
- Museum component - public art or historic display
- Visitor information center
- Educational component for the community
- Provide something for all ages



Mount Pleasant, SC City Hall



Independence Visitor Center, Philadelphia, PA



Buda, TX City Hall



Boston, MA City Hall

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COMMUNITY AMENITIES

What supporting uses or public amenities would you like to see incorporated on the City Hall block?

- Outdoor open spaces
- Additional parking
- Enhanced streetscape
- Community spaces



Paley Park, New York, NY



Streetscape



Buda, TX City Hall



Sub-grade parking



Fourth Avenue Parking Garage



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SUPPORTING USES

What supporting uses or public amenities would you like to see incorporated on the City Hall block?

- Gatherings/Events/Fairs/Festivals
- Performances
- Gardens, Parks, Plazas, Courtyards
- Visitor Information
- Historic Display
- Incubator Space
- Community Meeting Space
- Commercial Uses



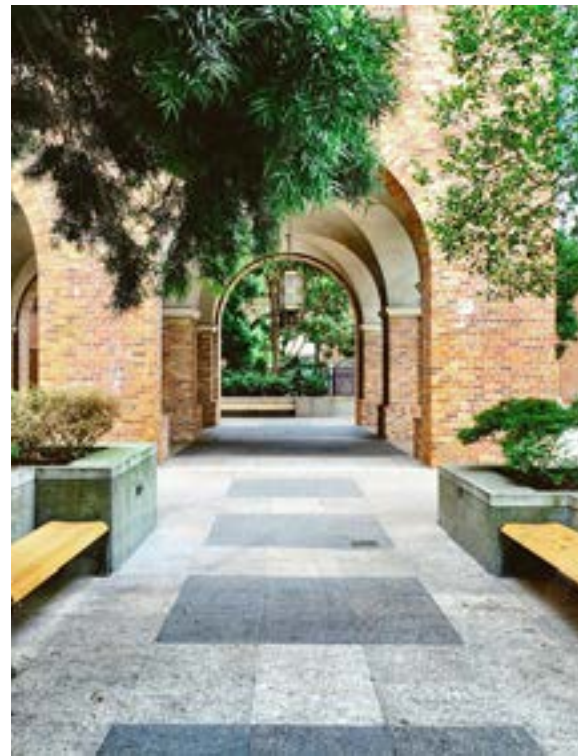
Incubator Space / Community Meeting Space



Puckett's; Franklin, TN



Public Art



Pedestrian Connector



DPR Construction; Sacramento, CA



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- Commercial Uses



Activated Alley



Pocket Park



Green Roof



Boston, MA City Hall



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What else should we consider?

**Visit the website at
<https://complete-the-square.com/>
for more information about
the public engagement
process.**

**Thank you for offering your
valuable input.**

FRANKLIN TENNESSEE
NEW CITY HALL FACILITY

JOINT CONCEPTUAL WORKSHOP

27 MAY 2021

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