



CITY COUNCIL ECONOMIC DEVELOPMENT & PLANNING COMMITTEE

Thursday, June 02, 2022 at 2:00 PM

1 Benjamin Franklin Way Franklin, Ohio 45005

www.FranklinOhio.org

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVE THE CLERK'S JOURNAL AND ACCEPT THE TAPES AS THE OFFICIAL MINUTES
 - A. December 15, 2021
4. NEW BUSINESS
 - A. Werline Property Annexation
 - B. Deardoff Proposal
 - C. Downtown Master Plan Update
 - a. Zoning
 - b. Streetscape
 - c. Estimated timeline for project completion
5. ADJOURNMENT



Location: 1 Benjamin Franklin Way



Date: Wednesday, December 15, 2021



Time: 3:30 PM

ECONOMIC DEVELOPMENT & PLANNING COMMITTEE CLERK'S JOURNAL

ECONOMIC DEVELOPMENT & PLANNING COMMITTEE

Michael Aldridge, Chairman
Todd Hall
Debbie Fouts

CITY STAFF

Jonathan Westendorf, City Manager
Karisa Steed, Assistant to the City Manager
Barry Conway, City Engineer
Khristi Dunn, Clerk of Council

Members of the Franklin City Council Economic Development & Planning Committee met in regular session on Wednesday, December 15, 2021 at 3:30 PM at the City Building located at 1 Benjamin Franklin Way, Franklin, Ohio 45005.

1. **Call to Order.** Chairman Aldridge called the meeting to order at 3:30 PM.
2. **Roll Call.** Mr. Aldridge, Mr. Hall and Mrs. Fouts were in attendance. Mr. Westendorf, Ms. Steed, Mr. Conway and Chief Riddiough also attended the meeting, as well as 4 visitors.
3. **Approve the Clerk's Journal and Accept the Tapes as the Official Minutes of the November 17, 2021, Meeting.** This was tabled until the end of the meeting as the Committee had amendments to make to the Clerk's Journal.
4. **Subdivision Proposal.** DDC Management presented a proposal for a subdivision on Shaker and Manchester (Werline Property). This property is currently in the township. DDC would like to annex this into the City of Franklin. After annexation, the property would need to go to Planning Commission & Council as the zoning does not currently align. Then the preliminary plan would also go to PC and Council, followed by engineering. They could break ground in Spring of 2023 for Phase 1.

An existing gas line will likely require an alteration to their initial plans. Arbor Homes is the contractor. They are offering 12 products, both ranch and 2-story. The square footage will range from 1,210 – 3,200. Lot sizes are 50x120, 55x120, and 60x120. Larger lots will have additional amenity options.

DDC reported that in the last year, the average home sale price in the City of Franklin was \$211,572. Arbor is projecting an annual appreciation of 10% which would put the average sales price at \$330,000 for this community. That would increase the average home sale price from the existing Franklin market by 56%.

Other features of the subdivision include a treelined buffer on the Industrial sideline and along Manchester, a walking path, pond(s) and pocket park(s).



Location: 1 Benjamin Franklin Way



Date: Wednesday, December 15, 2021



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Mr. Westendorf asked the average density per home. There is usually 3 people per home, which would increase the City's population by approximately 1,200 residents. Mr. Conway also added that the tap in fees could bring about \$4 million into the City. This does add to the need for an expansion at the Franklin Wastewater Treatment Corporation.

5. **State Route 73 Safety and Beautification Project updates.** Mr. Westendorf gave an update on the project. Warren County is handling the Safety Improvement project. Cost is approximately \$2.1 million (no cost to the City). Franklin & Springboro would like to have Warren County TID manage the beautification project. Phase 1 will cost Franklin approximately \$100,000.

6. **Clerk's Journal Amendments.** The Committee wished to clarify language in the Journal regarding the placement of the pool. There will be further discussion on an ideal location for the pool when the time comes. They also wished to clarify that for the property on Deardoff, a housing development and/or age-restricted housing seems to be the best fit for the land.

7. **Adjournment.** Chairman Aldridge called for a motion to adjourn. Mr. Hall made the motion, seconded by Mrs. Fouts. The motion was approved 3-0 at approximately 4:57 PM.

Michael Aldridge, Chair

PRE-ANNEXATION AGREEMENT

This PRE-ANNEXATION AGREEMENT (the "Agreement") is made and entered into by, between and among the Council of the city of Franklin, the legislative authority of and for the City of Franklin, an Ohio municipal corporation (the "City"), and Cap 5 Development, LLC, an Ohio limited liability company ("Developer") under the following circumstances:

- A. Developer has a contract to acquire fee simple title to approximately 109.6 acres \pm of undeveloped land located in Franklin Township, Warren County, Ohio, with County Parcel ID No. 0835200001. A portion of this undeveloped land (that land not subject to the public road right-of-way) is proposed to be annexed into the City; specifically, the land more particularly described on Exhibit A and depicted on Exhibit B attached hereto and made a part hereof (collectively, the "Property"); and
- B. Developer with the consent of the owner of the Property (the "Owner") as provided herein, desires to annex the Property into the City in order to obtain the City's services; and
- C. The Developer, the Owner and the City can benefit by having the Property annexed into the City.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the City and Developer hereby agree as follows:

1. Annexation.

(a) The Developer will, at its own expense, prepare and file the necessary annexation petition executed by the Owner, with accompanying map or plat with the Warren County Board of County Commissioners ("Commissioners") within ninety (90) days after the execution of this Agreement. The Owner will sign the annexation petition as prepared and will support and not withdraw its name or request withdrawal of the petition or petitions during the annexation process and/or any subsequent administrative or legal action involving pursuit of the annexation.

(b) The annexation petition shall be filed as an "Expedited Type 2" annexation as provided in Section 709.023 of the Ohio Revised Code.

(c) The City acknowledges its intent to pass a service resolution and/or any necessary supporting resolutions as required by Section 709.023(C) of the Ohio Revised Code within twenty (20) days of the date of the filing of the annexation petition with the Commissioners. Under the service resolution, the City will make available to the Property all City services available to other parts of the City, including fire and police protection, emergency medical, waste collection, water, sanitary sewer, zoning, and City street maintenance services, which services will be provided to the extent and in the same manner as provided to other parts of the City. The service resolution will establish the approximate

date when those services will be available to the Property, once annexed. The service resolution shall provide a statement of incompatible land uses and zoning buffer as required by Section 709.023(C) of the Ohio Revised Code.

(d) The Developer, the Owner, and the City agree to cooperate and provide information necessary for the Commissioners for any review of the annexation as required by Section 709.023 of the Ohio Revised Code.

(e) Should the annexation petition be granted by the Commissioners, the Owner, the Developer, and the City agree to further process the annexation as provided by law, subject to the terms of this Agreement.

2. Zoning.

(a) Upon annexation the City shall be solely responsible for the zoning of the Property. Initially the Property will automatically be zoned I-2, with the City understanding, however, that the proposed use is for single family development and a rezoning to that proposed use, via a (Residential) Planned Unit Development Overlay District (“Residential PUD”), will be applied for and processed under the applicable provisions of the City's zoning code.

(b) Contemporaneously with, or shortly after, the filing of the annexation petition, the parties agree that the Developer-Owner will apply for re-zoning to a Residential PUD classification which will, among other things, permit the Developer-Owner’s intended use as a single-family housing community as generally depicted in Exhibit C (Preliminary Site Plan). The City Administration agrees that it will expeditiously process the application to so re-zone the Property.

- i. As part of the re-zoning process, Developer shall conduct a Traffic Impact Study (“TIS”). Developer acknowledges that recommendation for approval by Planning Commission and/or approval by Council of the proposed re-zoning will be conditioned on Developer making any road and related improvements necessary to address impacts indicated in the TIS.

(c) The City recognizes that if the Commissioners grant the annexation petition, once the annexation proceedings are placed before City Council by the City Clerk, the City has one hundred twenty days (120) days to accept or reject the annexation. The City agrees that it will not accept the annexation of the Property unless and until it is prepared to contemporaneously rezone the Property through the requisite planning and zoning process to the Residential PUD classification, in a form that is substantially similar to Exhibit C. If the re-zoning cannot be accomplished and/or the re-zoning is referred to the voters or defeated for any reason, or the other conditions of this Agreement cannot be met as acceptable to the Developer and the Owner, the City agrees that, upon written request of the Owner and Developer, it will not annex the Property. The City agrees, to the extent

possible, to adopt the requisite ordinance(s) and/or resolution(s) necessary to accept the annexation and approval of the re-zoning contemporaneously, with the goal of deciding both issues at the same meeting.

(d) The City will consider proposed tax increment financing for any public streets and/or other public improvements in the proposed residential development of the Property, provided that the City reserves the right to approve the financial aspects and all other terms and conditions of any proposed tax increment financing.

3. Platting. Once the annexation to the City has been completed and the re-zoning approved, the Owner may submit, if desired by Owner, a preliminary and final plat. If filed, the City agrees to process the preliminary and/or final plat application as soon as practical under the City's Subdivision Rules and Regulations and will attempt to provide the engineering reviews and other items necessary for preliminary and/or preliminary and final combined plats in a reasonable and expeditious manner. It is understood that the platting will meet the City's Subdivision Rules and Regulations, including but not limited to standards and regulations relating to streets, street/road improvements, and traffic; and the regular fees for such review will be applied.

4. Waiver. The failure of any party to insist upon strict adherence to any term of this Agreement on any occasion shall not be considered a waiver of any right hereunder, nor shall it deprive that party of the right thereafter to insist upon strict adherence to that term or any other term of this Agreement. Any waiver must be made in writing.

5. Execution. This Agreement shall not be binding on the parties unless and until it has been signed on their behalf by a duly authorized representative. Commencement of performance hereunder shall not constitute a waiver of this requirement. This Agreement may be executed in one or more counterparts by either party hereto and by all parties hereto in separate counterparts, each of which, when so executed and delivered to the other parties, shall be deemed an original. All such counterparts together shall constitute one and the same instrument.

6. Severability. If any provision of this Agreement should be or become fully or partly invalid or unenforceable for any reason whatsoever or violate any applicable law, this Agreement is to be considered divisible as to such provision and such provision is to be deleted from this Agreement, and the remainder of this Agreement shall be deemed valid and binding as if such provision were not included herein.

7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

8. Relationship of the Parties. Except as expressly stated and provided for herein, neither anything contained in this Agreement nor any acts of the parties hereto shall be deemed or construed by the parties hereto, or any of them, or by any third person, to create

the relationship of principal and agent, or of partnership, or of joint venture, or of association between any of the parties to this Agreement.

9. No Third-Party Beneficiary. The provisions of this Agreement are for the exclusive benefit of the City, the Developer and the Owner and not for the benefit of any other person or entity, nor shall this Agreement be deemed to have conferred any rights, express or implied, upon any other person or entity.

10. Time is of the Essence. Time is of the essence for all matters in this Agreement and each party shall diligently pursue and complete its obligations hereunder. In the event any deadline falls on a weekend or holiday the deadline shall be extended to the next business day, being Monday through Friday.

11. Force Majeure. Neither party shall be in default in the performance of any obligation on such party's part to be performed under this Agreement, other than an obligation requiring payment of a sum of money, if and so long as the non-performance of such obligation shall be directly caused by labor disputes, lockouts, acts of God, enemy action, civil commotion, pandemic, epidemic, governmental order, rule or regulations, riot, and conditions that could not have been reasonably foreseen by the claiming party.

12. Assignment of Agreement. Developer shall not assign this Agreement, or any part thereof, or any duty, obligation, privilege or right granted under this Agreement to any other developer, person, or entity without the express written consent of the City, which shall not be unreasonably withheld.

13. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns.

14. Entire Agreement/Merger/Modification. This Agreement contains the entire agreement between the parties hereto with respect to the subject matter set forth herein and supersedes any and all other agreements, oral or written. No modification, amendment, alternation, or addition shall be made to this Agreement except in a writing duly executed by the City and the Developer (with written consent thereto by the Owner).

15. Joinder of Owner. The Owner joins in the execution of this Agreement to consent to the terms hereof and to acknowledge Owner's agreement to sign the annexation petition and perform the other actions of Owner contemplated by this Agreement.

16. Effective Date. This Agreement shall be effective when duly signed by the Developer, the City, and the Owner.

[Remainder of Page Intentionally Left Blank]

The foregoing Agreement was executed this ____ day of _____, 2022.

DEVELOPER:

CAP 5 DEVELOPMENT, LLC,
an Ohio limited liability company

By: _____

Name:

Title:

STATE OF OHIO)
) SS.
COUNTY OF MONTGOMERY)

BEFORE ME, a Notary Public in and for such County and State, personally appeared _____, the _____ of Cap 5 Development, LLC, an Ohio limited liability company, who acknowledged that he did sign the foregoing instrument for and on behalf of such company, and that the same is the free act and deed of such officer and the free act and deed of him personally and as such Company. This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.

IN TESTIMONY, I set my hand and official seal this _____ day of _____, 2022.

Notary Public (Seal)

CONSENT AND AGREEMENT OF OWNER:

OWNER:

Mary L. Werline, Trustee of the Werline Family
Revocable Living Trust UAD

STATE OF OHIO)
) SS.
COUNTY OF WARREN)

BEFORE ME, a Notary Public in and for such County and State, personally appeared Mary L. Werline, Trustee of the Werline Family Revocable Living Trust UAD, who acknowledges that she did sign the foregoing instrument, and that the same is her free act and deed personally and in her trust capacity. This is an acknowledgment. No oath or affirmation was administered to the signer with regard to this notarial act.

IN TESTIMONY, I set my hand and official seal this _____ day of _____, 2022.

Notary Public (Seal)

CITY:

CITY OF FRANKLIN, an Ohio municipal corporation

By: _____

Name:

Title:

Date:

Approved as to Form:

City Attorney

Exhibit A

[Legal Description of Property to be Annexed]

Annexation Description
Containing 107.403Acres

Situated in Section 35, Town 3, Range 4 M.Rs., Franklin Township, Warren County, State of Ohio, and being part of a 109-acre parcel owned by Mary L. Werline, Trustee by Official Record 1816, Page 917 and being more particularly described as follows;

Beginning at the northeast corner of Section 35, said corner monumented by a found 24" diameter deciduous tree (witness a 5/8" iron pin with no cap South 05°57'39" West a distance of 14.8 feet), said point being the northwest corner Lot 3 of Franklin Business Park Two Section One as recorded in Plat Book 51, Page 88 and in the south line of Bunnell Hill Development as recorded in Deed Book 5144, Page 639;

Thence with the easterly line of said Section 35 and the westerly line of said Lot 3 and Lot 4 of said Franklin Business Park Two Section One, and the westerly line of a parcel conveyed to Neil and Janet Amy Hoffman in Official Record 946, Page 787, and in part along the corporation line of the City of Franklin, **South 05°57'39" West**, a distance of **1716.23 feet**, (passing a found 1/2" iron pin with no cap at 986.12 feet) to the northerly right-of-way line of Manchester Road;


Thence along said right-of-way line of Manchester Road **North 86°26'25" West**, a distance of **2576.24 feet** to the easterly right-of-way line of Shaker Road;

Thence along said right-of-way line of Shaker Road **North 23°09'39" West**, a distance of **351.29 feet**;

Thence continuing along said right-of-way line of Shaker Road **North 05°03'44" East**, for a distance of **1386.23 feet** to the southerly line of aforesaid Bunnell Hill Development;

Thence, along the southerly line of said Bunnell Hill Development and a parcel conveyed to the City of Franklin in Official Record 4702, Page 722, said line being the corporation line of the City of Franklin, **South 86°45'16" East**, for a distance of **2769.80 feet** to the **Point of Beginning**, containing 107.403 acres, more or less, and being subject to all other rights-of-way, easements, restrictions, covenants, and/or conditions of record.

The above description is the result of a survey prepared by Sean T. Brooks & CESO, Ohio Registered surveyor No. 8828, dated January 2022, the survey plat of which is filed in Vol. ____ Plat ____ of the Warren County Engineer's Record of Land Surveys.


Sean T. Brooks, PS
Ohio P.S. #8828



Date

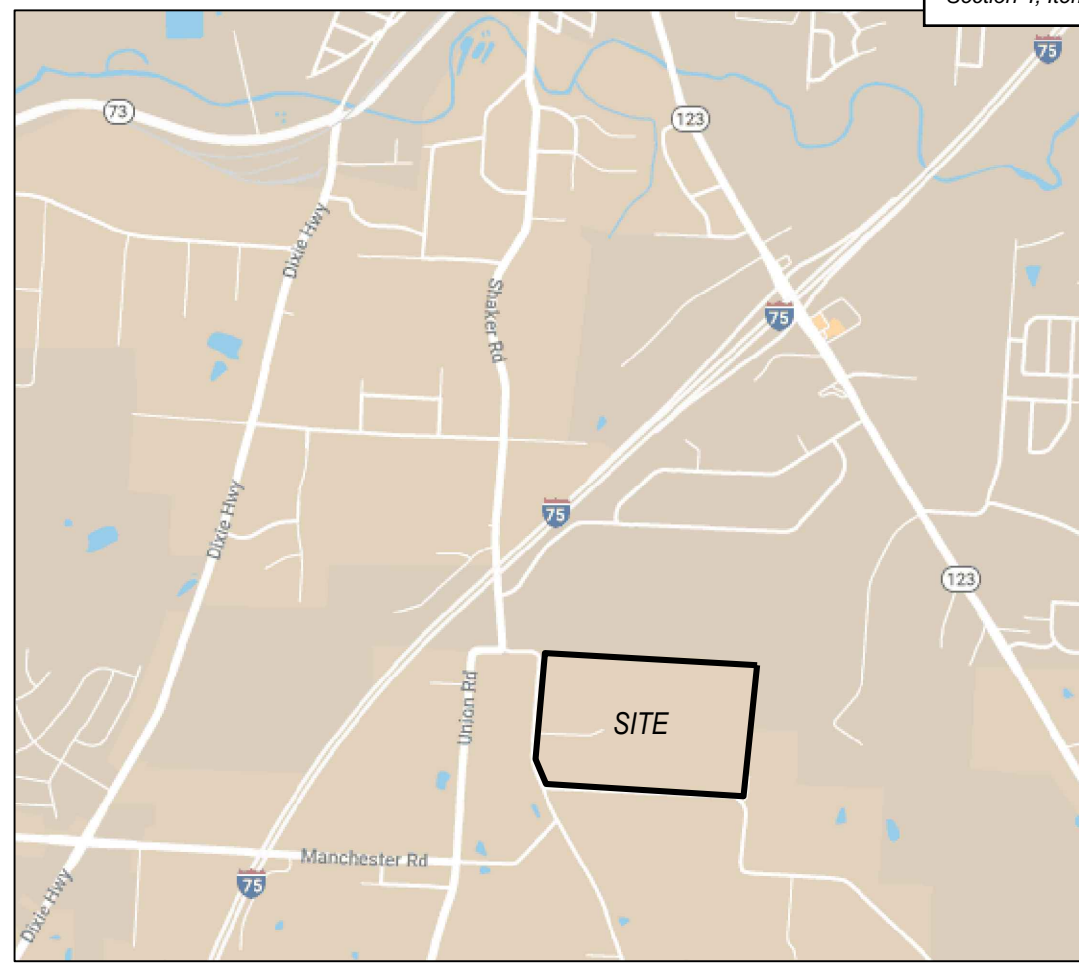


EXHIBIT A

Exhibit B

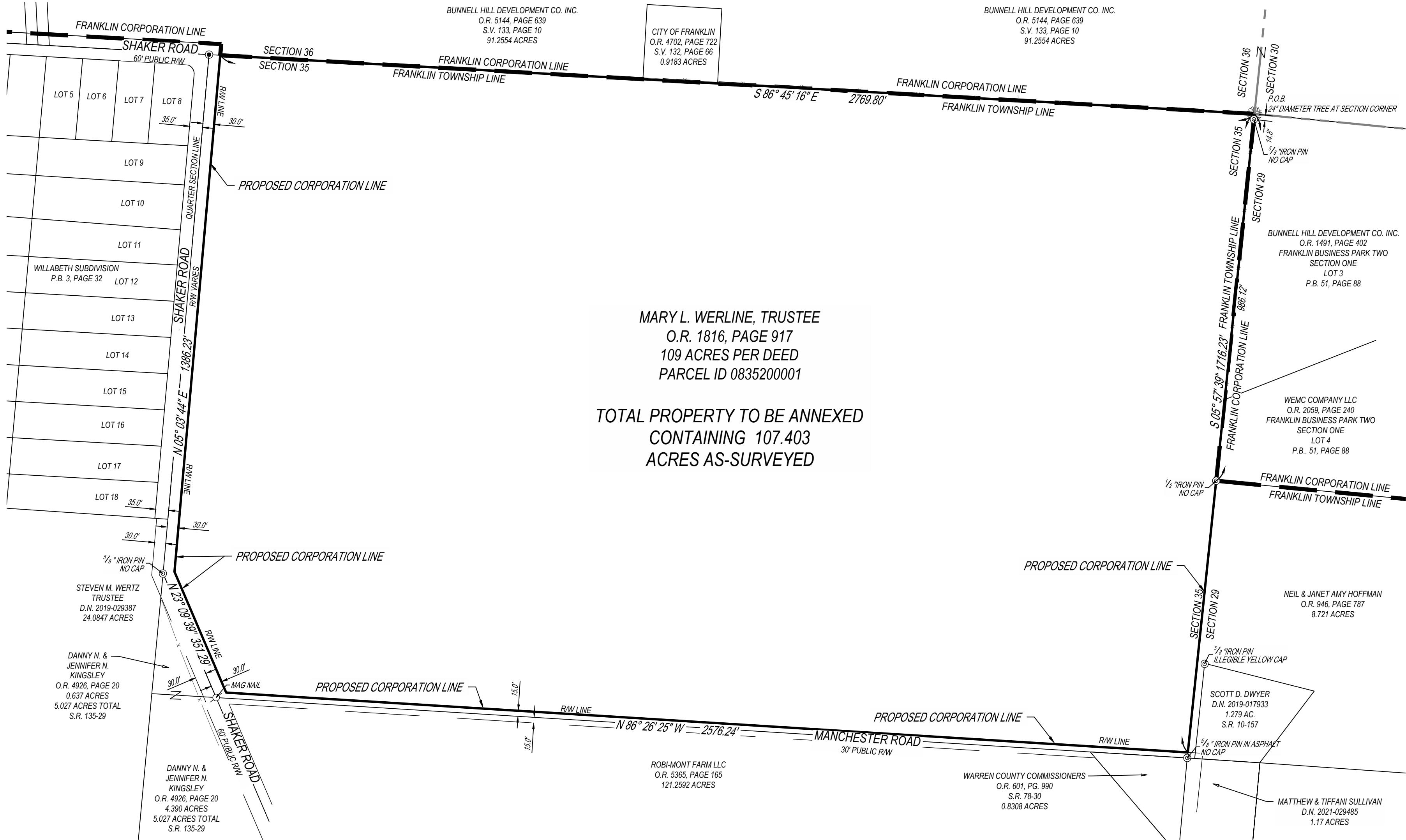
[Annexation Plat/Map]

CITY OF FRANKLIN ANNEXATION OF WERLINE PROPERTY
107.403 ACRE ANNEXATION IN SECTION 35, TOWN 3, RANGE 4 M.Rs., FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO
THE PERIMETER OF THE TERRITORY SHOWN HEREIN IS 8,799.79
FEET, OF WHICH 3,755.92 FEET (42.68%) IS CONTIGUOUS WITH THE
EXISTING CORPORATION LINE.

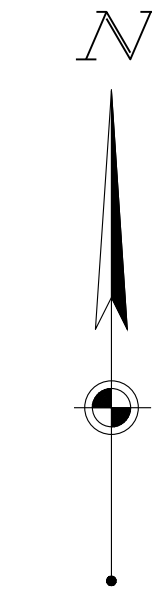


VICINITY MAP:
NOT TO SCALE

- LEGEND**
- 5/8" x 30" IRON REBAR SET WITH YELLOW CESO CAP
 - IRON PIN FOUND AS NOTED
 - MAG NAIL FOUND
 - PROPOSED CORPORATION LINE
 - ADJOINER PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - EXISTING CORPORATION LINE
 - PROPOSED ANNEXATION AREA



THIS PLAT IS FOR ANNEXATION
PURPOSES ONLY



SURVEY NOTES:

- NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO INC IN NOVEMBER OF 2021. SCALED TO GROUND AT A LAT. N39°31'33.82230", LONG. W84°17'44.14211" AT A PROJECT HEIGHT OF 754.988 FEET AND A SCALE FACTOR OF 1.00009715313252.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE AT THE WARREN COUNTY RECORDER'S OFFICE LOCATED IN LEBANON, OHIO, UNLESS NOTED OTHERWISE.
- SURVEY PREPARED FROM FIELDWORK PERFORMED IN NOVEMBER OF 2021. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA SHAKER ROAD AND MANCHESTER ROAD BEING PUBLIC RIGHT-OF-WAYS.
- OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION OF A FIELD SURVEY PERFORMED BY CESO IN NOVEMBER OF 2021 UNDER MY DIRECTION. I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN SET OR FOUND AS INDICATED.

SEAN T. BROOKS P.S.
OHIO PROFESSIONAL SURVEYOR #8828

DATE

REVISIONS		
NO.	DATE	DESCRIPTION

107.403 ACRE ANNEXATION

MARY L. WERLINE, TRUSTEE

5764 SHAKER ROAD
FRANKLIN TOWNSHIP

SEC 35, T3, R4 M.Rs.
WARREN COUNTY, OHIO

SCALE: 1" = 200' DATE: 02/08/2022

DESIGN:	N/A	JOB NO.:	759872
DRAWN:	DAS	SHEET NO.:	1 OF 1
CHECKED:	JKH		



Exhibit C

[Preliminary Site Plan]

Site Development

Site Jurisdiction:	Warren County
Overall Site AC:	±109 AC
Dedicated ROW AC:	±3.69 AC
Net Site AC:	±105.31 AC
Existing Zoning:	A1
Proposed Zoning:	PUD (Annex into the City of Franklin)
Proposed Lots:	340
Proposed Density:	± 3.23 DUA
Required Parkland:	± 9.40 AC (340 x 3.25 x 0.0085)
Proposed Parkland/COS:	± 20.9 AC
Pocket Park 1:	± 0.14 AC
Pocket Park 2:	± 0.15 AC
Pocket Park 3:	± 0.16 AC
Pocket Park 4:	± 0.16 AC
Park A:	± 6.15 AC
COS 1:	± 2.50 AC
COS 2:	± 5.59 AC
COS 3:	± 6.05 AC

- 37 (60' x 120')
- 36 (55' x 120')
- 267 (50' x 120')
- WQ - Water Quality
- COS - Common Open Space
- POCKET PARK (PP)

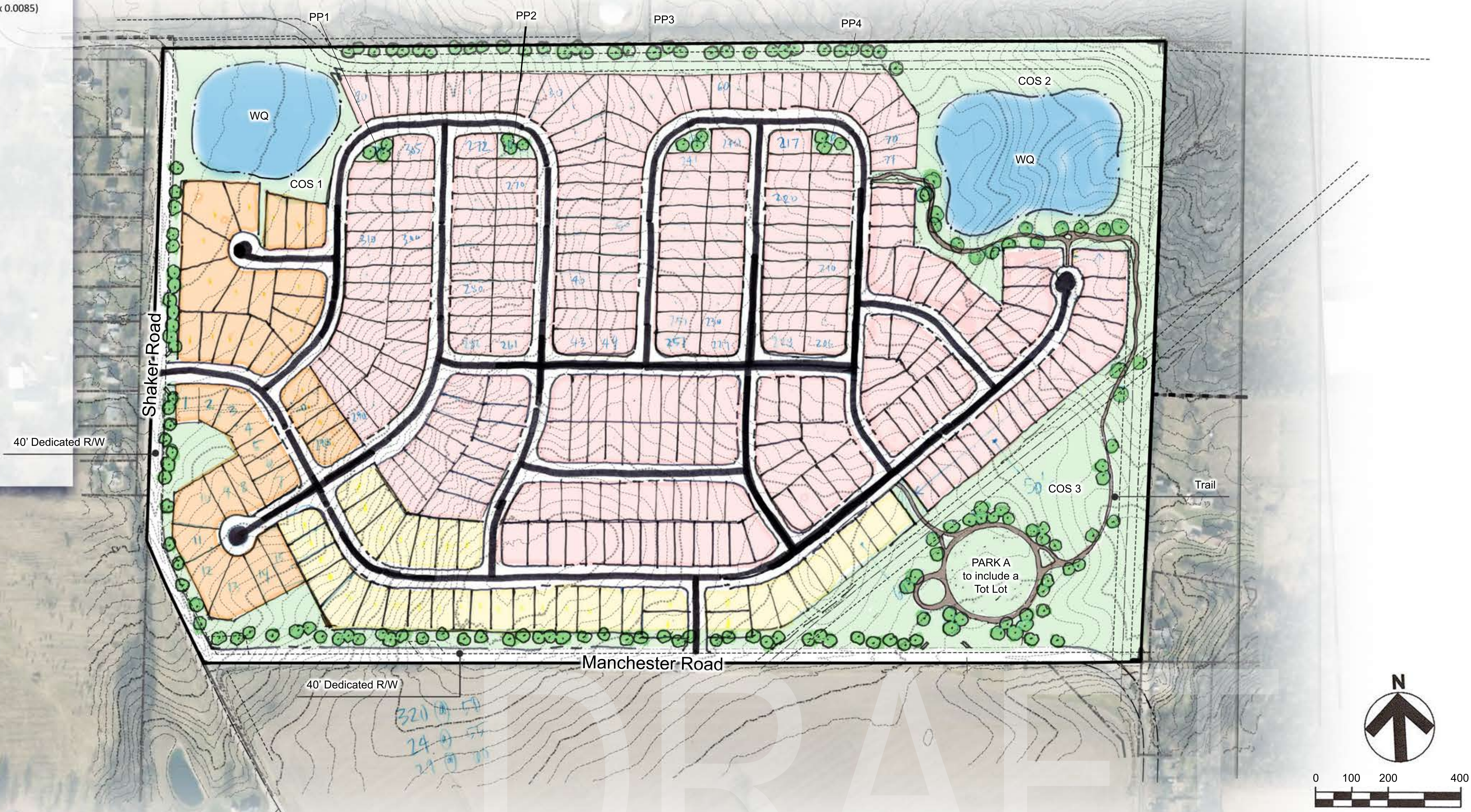
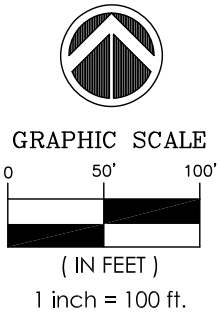
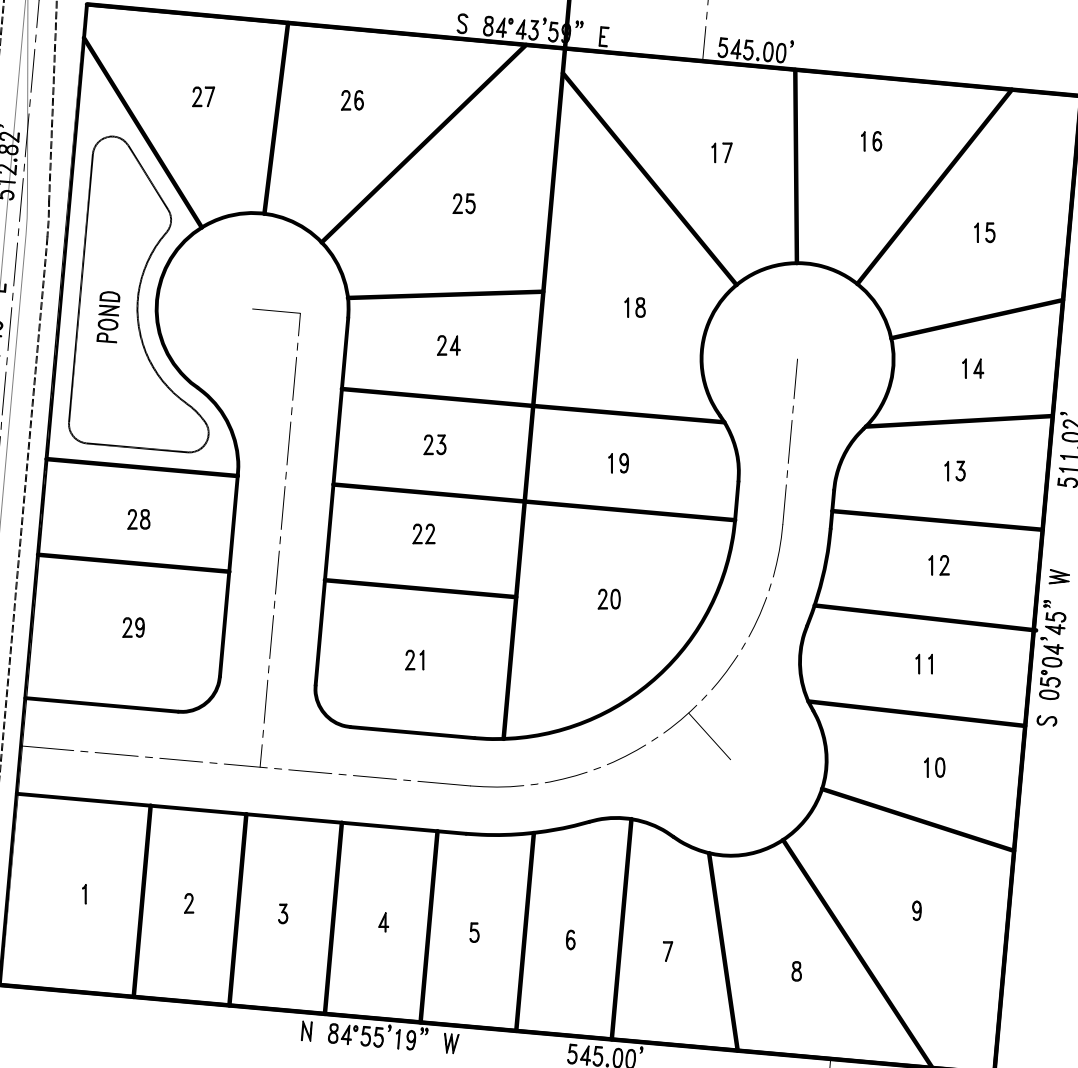


EXHIBIT C



DEARDOFF ROAD

ARLINGTON AVE.



PLAN NOTES

- 600' MAX. CUL-DE-SAC LENGTH (557' SHOWN)
- 120' DIAMETER FOR CUL-DE-SAC R/W REQUIRED (100' SHOWN)
- 150' CENTERLINE RADIUS REQUIRED (150' SHOWN)
- LOTS 50'x100' TYPICAL
- 25' FRONT AND REAR YARD SETBACKS

820' TOTAL STREET LENGTH

REINKE GROUP, INC.

ENGINEERS • LAND PLANNERS • SURVEYORS
63 Rhoads Center Drive
Centerville, Ohio 45458
937.434.4810
www.ReinkeGroup.com

CONCEPT PLAN C

DEARDOFF ROAD
CITY OF FRANKLIN
WARREN COUNTY, OHIO

DRAWING DATE:
MAY 17, 2022

SHEET NO.
1 of 1

SINGLE-FAMILY RENDERINGS

Single-Family Products ranging from around 1,400 sq.ft. – 2,700 sq.ft.



SINGLE-FAMILY RENDERINGS



SINGLE-FAMILY RENDERINGS



SINGLE-FAMILY RENDERINGS



SINGLE-FAMILY RENDERINGS



SINGLE-FAMILY RENDERINGS



SINGLE-FAMILY RENDERINGS



DOWNTOWN FRANKLIN

Public Open House Take-aways

(Results as of May 31, 2022)

RIVERFRONT Planning Area

- Respondents want to see this area become a welcoming, family-friendly riverfront that offers plenty of shaded seating, dining overlooking the river and quality housing
- Respondents also call out for an amphitheater, river access and activities, protection for local historic landmarks, and well lit paths to support a safe and secure experience
- Respondents have shown that the **top priority uses** in this area include **indoor/outdoor dining** (25 votes), **well-lit bike/ped paths** (23 votes), and **street events** (21 votes)
 - 19 respondents want to see **historic rehab** while 16 respondents would like more interactive elements installed here
 - A variety of passive recreational uses were also shown to be desired with key uses being amphitheaters (13 votes), parks (9 votes), and plaza spaces (11 votes)
 - Some desire for mixed use commercial buildings with event spaces and breweries (9 votes) was also demonstrated
- Respondents also voted on the preferred balance of development in this area. The results indicate an **almost equal balance** of passive recreation and private, developed uses with **a slight leaning towards passive recreation** such as parks & open space, plazas, walk paths, etc.

MIXED USE Planning Area

- The community indicated approval of various strategic recommendations for this area including pursuing **high intensity mixed-use, adaptive reuse of underutilized properties, and the reconfiguration of parking away from street fronts.**
- Online survey respondents want to prioritize expanded **dining options, streetside landscaping, and a safe and walkable environment** in this area
- Most respondents think an **Arch** (21 votes) would be the best Gateway for Downtown
 - Another popular gateway element was the Median Installation with 11 votes.
- Results show that the preferred building intensity is **3 stories** (21 votes)
 - The community indicates an overwhelming desire to **avoid 5 story buildings** (10 votes against)
 - 2 and 4 story buildings seem acceptable (4 votes total)
- Respondents would like to see **more rooftop dining** (27 votes), but also show an enthusiasm for **painted intersections** (18 votes) and **plazas** (13 votes)
 - A **parking garage is the least favored use** in this area with only 2 votes
- Online survey respondents want to also integrate dining and shopping experiences with public parks, art/murals, regulated traffic and outdoor programmed activities

CIVIC/TRANSITION Planning Areas

- Visually connecting community resources **using lighting and signage, promoting housing that supports a range of price points and rents, including plazas, public restrooms, a community garden, etc.** are key priorities that the respondents identify for these areas
- Online survey respondents also show a desire for a **community building or recreation center, increased walkability between neighborhoods and downtown, widening of Sixth street to accommodate traffic, new affordable and upscale housing and addressing gentrification**
- Respondents would like to see wayfinding signage that is **vibrant and colorful** (13 votes) or **simple** (9 votes)
 - A **modern signage** style (7 votes) was also perceived positively but a **sleek approach is minimally preferred** (only 2 votes)
- The best approach to address parking in downtown seems to be **screened lots** (15 votes) or **parking lots off alleyways** (also 15 votes)
 - Respondents indicated that more street parking (9 votes) or a parking garage (5 votes) are **also acceptable**
- **Single family homes** (13 votes) are the most preferred while **2-3 story townhomes** (11 votes) are also desired
 - Respondents indicate **least preference** for **duplexes** (5 votes) and **3 story multifamily** (5 votes)
- Respondents are encouraging of neighborhood retail (27 votes), and parks and play fields (21 votes) in the Transition area
 - Results show that the respondents are also accepting of neighborhood scale office/services (9 votes) and live-work spaces (9 votes) in this area

DOWNTOWN CORE Planning Area

- Key priorities that respondents identified for this area include the need for a community center for the youth, handicap parking for 1st United Methodist Church, more destinations, retail, outdoor seating, and an easily navigable downtown experience
 - Online respondents also identified a desire to improve parking conditions, provide more upscale and affordable housing, a varied dining and shopping experience, a splash pad and interests in revitalizing historic buildings
 - Most respondents like the **simple, metal style** (13 votes) or the **minimalist style** (11 votes) trash receptacles
 - The wood paneled style (7 votes) was the least favorite
 - The **traditional metal seating** (17 votes) and the **simple, modern style** bench (15 votes) were identified as most preferred styles of bench seating
 - The **sleek, contemporary style** was least preferred with 7 votes
 - Respondents' preference for style of planters in downtown show a **preference for simple, metal** (16 votes followed by wood paneled (8 votes), and sleek & modern (9 votes)
 - Overall, respondents' preferences indicate a general liking for the simple, metal style of street furnishings for Downtown
 - 17 respondents liked the idea of sandblasted quotes while 7 members of the community did not
 - Community Member Comment - *"YES!!! My previous town had poetry embedded into sidewalks all around town (not just downtown). It was delightful!"*
 - Suggested Quotes include:
 - *Lost time is never found again*
 - *"The way to see by faith is to shut the eye of reason."*
 - *"Those who would give up essential Liberty, to purchase a little temporary Safety, deserve neither Liberty nor Safety."*
- Other**
- *Beer is proof that God loves us and wants us to be happy.*

- Respondents seem to like the idea of unique landmark signage depicted by **plaques** (17 votes) or **medallions** (16 votes) with a few votes for **interpretive signage** (8 votes)
- Visual preference survey questions regarding art based initiatives show that the community is enthusiastic about making downtown a creative and vibrant place
 - The respondents show a marked preference for Catenary Lighting Option B (22 votes)
 - Respondents like the river inspired, flowing hardscaping (15 votes) and etched patterns in concrete (14 votes)
 - The most favorite art initiative for respondents are the locally inspired murals (25 votes). Nature responsive art (15 votes) and asphalt paint (12 votes) are also generally liked
 - **Special Comment**
 - *Celebrate “Everyday Heroes of Franklin. Student murals & artwork”*

DOWNTOWN FRANKLIN

Proposed Downtown Zoning Regulations

Section 1107.11 Downtown Districts

- a) **Intent:** The intent and purposes of the Downtown Districts are to implement the vision and recommendations of the Downtown Franklin Master Plan and as follows:
- 1) **D-1: Downtown Core:** The intent of the D-1 Downtown Core District is to promote a mixed use traditional downtown center that is a destination within the region for culture, dining, shopping, and recreation.
 - 2) **D-2: Mixed Use:** The intent of the D-2 Mixed Use District is to identify areas within Downtown Franklin for key mixed-use developments that include a diverse mix of uses at an intensity to catalyze development throughout Downtown Franklin.
 - 3) **D-3: Riverfront:** The intent of the D-3 Riverfront District is to establish a multi-use destination along the Great Miami River, that attracts people for commercial, recreation, or leisure experiences.
 - 4) **D-4: Civic:** The intent of the D-4 Civic District is to identify areas within Downtown Franklin for civic destinations that provide a variety of key services to Franklin residents and the region.
 - 5) **D-5: Transitional:** The intent of the D-5 Transitional District is to provide a variety of residential development types, styles, and price points that cater to existing Franklin residents, while also attracting new residents into the city.
- b) **Use Standards**
- 1) **Use Permissions**
 - A) **Permitted Uses:** A "P" in a cell indicates that a use is allowed-by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this code.
 - B) **Conditional Uses:** A "C" in a cell indicates that a use may be permitted if approved through the conditional use process (section XXX). Conditional uses may be subject to use-specific standards that are identified in the last column of Table XXX. Conditional uses are subject to all other applicable regulations of this code, including the conditional use review standards set forth in section XXX.
 - C) **Prohibited Uses:** A blank cell in Table XXX indicates that a use is prohibited in the respective zoning district. If a use is not listed on Table XXX, then it shall also be considered prohibited, unless approved specifically through the similar use determination as established in section 1115.09(f): Determination of Similar Uses.

- D) Additional Standards: The section reference contained in the "Additional Standards" column on Table XXX are references to additional standards and requirements that apply to use listed in the respective row. Standards referenced in the table apply to all the zoning districts in which the use is permitted or conditionally permitted, unless otherwise expressly stated.
- 2) Existing Uses: Uses that are existing and were permitted under the zoning of a property immediately prior to being rezoned to a Downtown District are permitted to continue and are considered conforming to this code, even if the use or the building type is not otherwise permitted in the district in which the use is located, provided that the following requirements are met:
- A) If an existing use is voluntarily discontinued for 6 months or more, any future use of the property shall be in conformity with this code.
 - B) Expansion of uses within existing structures shall be permitted on the property provided that at least one of the permitted uses under the prior zoning has been operated continuously in an existing structure, and/or associated use areas on the property, within the 12 months prior to the rezoning of the property.
 - C) Once a use that complies with this code is established on a lot or parcel, and all existing uses have been abandoned or voluntarily discontinued, no unpermitted use may be re-established.
- 3) Use Table: Table XXX lists the uses that are permitted or conditionally permitted within each of the designated Downtown Zoning Districts.

TABLE XXX: Uses in the Downtown Districts

Use	D-1 Downtown Core	D-2 Mixed Use	D-3 Riverfront	D-4 Civic	D-5 Transitional	Additional Standards
Residential Uses						
Adult Family Home					C	
Adult Group Home					C	1113.01(e)(16)
Assisted Living & Life Care					C	1113.01(e)(2)
Certified Foster Home					C	
Dwelling, Single Family					P	
Dwelling, Two Family					P	
Dwelling, Three Family					P	
Dwelling, Multi-Family		P			C	
Dwelling, Upper Floors	P	P	P			Y
Dwelling, Row House					P	Y
Dwelling, Live/Work	P				P	Y
Elderly Housing					C	1113.01(e)(12)
Family Home for the Disabled					C	
Foster Family Home for the Disabled					C	
Group Homes for the Disabled					C	1113.01(e)(16)

TABLE XXX: Uses in the Downtown Districts

Use	D-1 Downtown Core	D-2 Mixed Use	D-3 Riverfront	D-4 Civic	D-5 Transitional	Additional Standards
Residential Treatment Facility					C	1113.01(e)(27)
Public & Institutional Uses						
Churches	C	C	C	C	C	
Colleges & Universities		C		C		1113.01(e)(30)
Community Centers		C		C		1113.01(e)(8)
Cultural/Community Facilities				C		
Day Care Centers				C	C	
Elementary Schools				C		1113.01(e)(30)
Government Facilities ¹				P		
Health Care & Human Services				C		1113.01(e)(17)
Junior & Senior High Schools				C		1113.01(e)(30)
Public Parks and Recreation	P	P	P	P	P	
Public Plazas/Gathering/ Eating Areas	P	P	P	P		
Commercial Uses						
Bar, Lounge, & Tavern	P	P	P			
Bed and Breakfast	C		C		C	1113.01(e)(4)
Breweries, Distilleries, Cideries, & Wineries (nano, brewpub, & micro)	P	P	P			
Business Incubation	C	C	C	C		
Business Professional	P	P	P	P	C	
Commercial Entertainment	C	C	C			1113.01(e)(7)
Commercial Recreation	C	C	C			1113.01(e)(26)
Commercial Training		C		C		
Consumer Retail	P	P	P			
Co-working Facility	C	C	C	C		
Food Related Retail	P	P	P			
General Retail	P	P	P			
Grocery Food & Beverage	C	P				1113.01(e)(29)
Health & Personal Care	C	P	C	C		
Hotels	C	C			C	1113.01(e)(18)
Makerspace	P	P	P	P		
Medical & Health Related Offices	C	P	C	C	C	1113.01(e)(23)
Medical Center/Clinic		C				
Personal Service	C	C	C			1113.01(e)(25)
Restaurants	P	P	P			
Secondhand Dealers	C	C	C			
Skilled Nursing Facility					C	1113.01(e)(32)
Accessory Uses						
Accessory Use	A	A	A	A	A	1113.05
Accessory Structure	A	A	A	A	A	1113.05

¹ Highlighted uses are new uses that don't currently exist in Franklin's Zoning Code

TABLE XXX: Uses in the Downtown Districts

Use	D-1 Downtown Core	D-2 Mixed Use	D-3 Riverfront	D-4 Civic	D-5 Transitional	Additional Standards
Antennas and Towers	A	A	A	A	A	1113.05(e)
Decks, Patios, & Porches	A	A	A	A	A	1113.05(f)
Detached Garages & Sheds	A	A	A	A	A	1113.05(i)
Dish Antenna	A	A	A	A	A	1113.05(g)
Fences	A	A	A	A	A	1113.05(h)
Home Occupation A	A	A	A		A	1113.03
Home Occupation B	C	C	C		C	1113.03
Gazebos	A	A	A	A	A	1113.05(j)
In-Law Suites					C	1113.01(e)(19)
Outdoor Dining	A	A	A	A		Y
Outdoor Retail Sales	A	A	A	A		Y
Parking Area	A	A	A	A	A	Y
Parking Garage	A	A	A	A		Y
Private Swimming Pools		A	A		A	1113.05(k)
Temporary Uses						
Carnivals and Circuses	T	T	T	T		705
Farm Markets	T	T	T	T		
Mobile Uses	T	T	T	T		Y
Special Events	T	T	T	T		Y

4) Additional Use Regulations

- A) Dwelling Upper Floors: In the D-1 Downtown Core, D-2 Mixed Use, and D-3 Riverfront Districts, upper floor dwellings are permitted subject to the standards set forth in section 1113.01(e)(34)(B).
- B) Dwelling, Live/Work: Live/work dwellings are permitted in D-1 Downtown Core District subject to the ground floor being reserved for a non-residential use that is permitted within the D-1 District. The upper floor(s) may be utilized for dwelling space.
- C) Dwelling, Row House: Row houses, where permitted, shall meet the following regulations:
- (i) If the row house dwellings have front garage access, then such development shall have a minimum front yard setback of 20 feet from the property line. Dwellings that have rear garage access or other parking facilities located to the side of or behind the building shall have a maximum front yard setback of 20 feet from the property line. Row house dwellings are encouraged to be set close to the street with rear parking and garage access.
 - (ii) Row house dwellings may be built to the side property line when there is a shared wall along the property line. The ends of each grouping of row house dwellings shall meet the required side yard setback in the district in which they are located, and a minimum of 10 feet shall be maintained between each separated group of row houses.

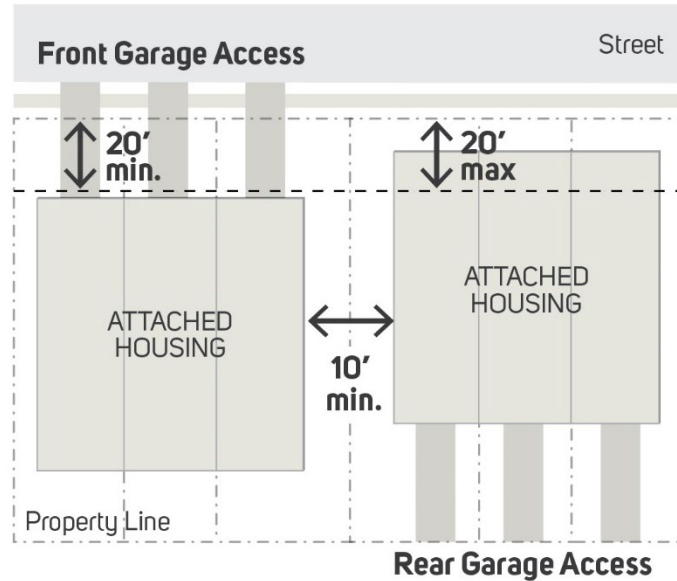


Image: Illustration of front yard setback and separation requirements for row house dwellings

- D) Outdoor Dining: Outdoor dining areas may be permitted as an accessory use to a restaurant or similar use in the Downtown Districts, as approved by the city manager or their designee. The location of the outdoor dining area shall not interfere with pedestrian movement on any sidewalk or walkway by providing a clear sidewalk or walkway of at least four feet in width (considering the location of chairs when being used). Outdoor dining areas may be covered with a roof, trellis, or pergola; or may enclosed permanently or temporarily to protect against the weather if approved by the city manager or their designee.
- E) Outdoor Retail/Display: Outdoor retail and/or display areas may be permitted as an accessory use to a retail store or similar use in the Downtown Districts, as approved by the city manager or their designee. The placement of merchandise shall not interfere with pedestrian movement on any sidewalk or walkway by providing a clear sidewalk or walkway of at least four feet in width.
- F) Parking Area: A parking area may be permitted as a principally permitted use or an accessory use in the Downtown Districts. The purpose of the parking area shall be to serve the property on which it is located, adjacent parcels, and/or to provide parking for the entire Downtown Franklin area.
- G) Parking Garage: A parking garage may be permitted as a principally permitted use or an accessory use in the Downtown Districts. The purpose of the parking garage shall be to serve the property on which it is located, adjacent parcels, and/or to provide parking for the entire Downtown Franklin area.

- H) Mobile Uses: Mobile uses (such as food trucks, blood drive trucks, or pop-up clothing shops) are permitted in the Downtown Districts subject to the following:
- (i) Mobile uses may be located on private property if the property owner has granted permission. Such mobile food uses shall be located in a designated spot and for a length of time as determined by the property owner and approved by the city manager or their designee.
 - (ii) Mobile uses may locate in the public right-of-way if the right-of-way is closed for a special event or if the mobile food use is located in a designated parking spot and the location and duration is approved by the city manager or their designee.
 - (iii) Mobile uses may be allowed at events on public property with the approval of the city manager or their designee.
 - (iv) Waste shall be contained and disposed of in a manner required by law.
 - (v) The applicant shall be responsible for obtaining all permits and approvals that may be necessary for the mobile food use including, but not limited to, health, fire, police, and zoning department approvals.
- I) Special Events: Special events, that are not classified as a carnival, circus, or farm market may be permitted in the Downtown Districts subject to the approval of the city. Such events may take place on private or public property and for a duration that is specified in the approval.

c) Dimensional Standards

1) Principal Use Dimensional Requirements

TABLE XXX: Dimensional Requirements in the Downtown Districts

Dimensional Requirement	D-1 Downtown Core	D-2 Mixed Use	D-3 Riverfront	D-4 Civic	D-5 Transitional
Minimum Lot Size	N/A	N/A	N/A	N/A	4,000 sq. ft.
Minimum Front Yard Setback	0'	0'	0'	0'	15'
Maximum Front Yard Setback	20'	40'	N/A	N/A	N/A
Minimum Side Yard Setback	0'	0'	0'	0'	4'/10' total
Minimum Rear Yard Setback	0'	0'	0'	0'	20'
Minimum Lot Width	N/A	N/A	N/A	N/A	40'
Maximum Height	45'	60'	30'	40'	40'

- 2) Accessory Use and Structure Dimensional Requirements: Accessory uses and structures are subject to the regulations set forth in section 1113.5, unless specially exempted or specified otherwise herein.

- A) Decks, Patios, & Porches – Such structures may be located in any yard and are not subject to front, side, or rear yard setbacks as long as the structure is completely located on private property and does not interfere with the public sidewalk or walkway.
- B) Fences - Fences may be permitted in the front yard of the Downtown Districts if it is ornamental in nature and for the purpose of enclosing outdoor dining or sitting areas. Such fences shall be limited in height to four feet and shall be designed with at least 50% opacity. Chain link, untreated/unpainted wood, and vinyl fences are not permitted in the front yard. Fences in the side and rear yard are subject to the regulations in section 1113.5(h). Fences shall not be permitted in the public right-of-way, unless specifically permitted by the city manager or their designee.
- 3) Corner lots: Buildings, signs, landscaping, and any other structures that are on corner lots shall not cause any visibility hazards.

d) **Design Standards**

- 1) Character
 - A) New development and redevelopment projects within Downtown Franklin shall conform to the recommendations in the Downtown Franklin Master Plan and be complementary to the existing character of the area.
 - B) Creativity in design is encouraged, though, and this section is not intended to limit unique or iconic designs.
 - C) Each project will be evaluated by Planning Commission on its size, scale, design, materials, mass, location, and compatibility with adjacent uses.
- 2) Materials
 - A) A minimum of three building materials shall be used on every building façade (transparent glass may count as one of the building materials. Roofing materials, awnings, canopies, balconies, or other similar items do not count as one of the required materials).
 - B) Permitted building materials shall be high quality, durable materials including but not limited to stone, manufactured stone, brick, wood and composite wood siding, glass, architectural metal panels, and fiber cement siding.
 - C) EIFS (Exterior Insulation and Finish System) and stucco may be used as accent materials on the building facades but may not account for more than 15% of each building façade. Vinyl siding is prohibited.
 - D) Other equivalent building materials may be approved by the Planning Commission.
- 3) Form/Massing
 - A) All building elevations shall consist of tripartite configuration consisting of a base or foundation; a middle or modulated wall; and a top portion formed by an articulated roof.

The minimum height of the base or foundation shall be 18 inches in height and shall be faced with an articulated masonry, cement, or similar manufactured material. Smooth concrete does not meet this requirement.

- B) All building elevations shall be articulated in a manner to avoid an uninterrupted appearance through the use of windows, doors, offsets, or a change in materials. Building facades that face a public right-of-way, and that are over 40 feet in length shall implement at least one of the following at least every 20 lineal feet along the frontage:
 - (i) Recesses or projections in the wall that are at least one foot in depth. Balconies or decks can be used to meet this requirement.
 - (ii) Façade material or color changes. Windows can be used to break up the façade to meet this requirement.
 - (iii) Pilasters, columns, or other similar architectural details that are a minimum of one foot wide.
 - (iv) Other similar articulation methods may be approved by the Planning Commission.
 - C) Buildings shall be designed for the pedestrian and should promote an active street frontage and high-quality streetscape design, on all frontages that face a public right-of-way. The primary building entrance shall be clearly identified and shall be oriented to a public street or public gathering area.
- 4) Window Openings: First floor elevations, for non-residential uses that are visible from the public right-of-way, shall maximize window openings as appropriate for the interior use. The first 10 feet of the building, as measured from building grade up, shall provide a minimum of 60% transparency with the use of clear, glass windows. Glass block, opaque, mirrored glass, or darkly tinted glass does not meet this standard.
 - 5) Mechanical Equipment Screening: All roof and ground mounted mechanical equipment shall be screened from view from all adjacent properties and rights-of-way using durable, compatible, opaque materials.
 - 6) Waivers: The Planning Commission may alter or waive the requirements of this section if the commission deems that the applicant meets the intent of this section.

e) **Landscaping**

- 1) Bufferyards: Bufferyard landscaping requirements, as established in section 1111.06(g), shall not apply to lots within the Downtown Districts.
- 2) Parking Lot Landscaping: Parking lot perimeter screening and interior parking area landscaping, as established in section 1111.06(j), shall apply only to parking lots within the Downtown Districts that are visible from the public right-of-way. Parking garages or parking decks shall not be required to provide interior parking area landscaping.

- 3) Lot Interior Landscaping: Where feasible, lots within the Downtown Districts shall meet the interior landscaping requirement as established in section 1111.06(k)(1).
- 4) Building Foundation Plantings: Where feasible, building foundation plantings shall be required, as established in section 1111.06(k)(2). Building foundation plantings are not required for buildings that are located within 15 feet of the front property line and where a streetscape or patio treatment is provided between the front building façade and the right-of-way.
- 5) Modifications: The Planning Commission may waive any of the landscaping requirements that apply to lots within the Downtown Districts if the landscaping requirement is not feasible due to the size, configuration, or location of such lot.

f) **Signage**:

- 1) Signage Requirements: Signs in the Downtown Districts shall conform to the applicable regulations in section 1111.08 unless specially exempted or regulated within this section.
- 2) Residential Signage Requirements: Single family and two family residential uses shall conform to the applicable residential sign regulations.

g) **Parking²**:

- 1) Parking Requirements: Off-street parking within the Downtown Districts should be reviewed and considered on a district-wide basis and per the recommendations of the Downtown Franklin Master Plan. Due to the configuration, size, and location, of many of the lots within this area, individual parcels cannot provide the off-street parking spaces that would typically be required. Where feasible, new and redevelopment projects within the Downtown Districts shall conform to the regulations in section 1111.07, unless otherwise exempted or regulated within this section.
- 2) Downtown Core, Mixed Use, and Riverfront District Requirements: The Downtown Core, Mixed Use, and Riverfront districts are exempt from the off-street parking requirements of section 1111.07.
- 3) Civic and Transition District Requirements: Lots within the Civic and Transition districts shall conform to the applicable regulations in section 1111.07.
- 4) Modification: The Planning Commission may waive any of the off-street parking requirements that apply to lots within the Downtown Districts if the requirements are not feasible due to the size, configuration, or location of such lot. Considerations will be taken for available on-street parking, joint parking areas, cross-parking agreements, and destination lots that serve the district.

² Need to discuss parking strategy for downtown in more detail to determine the most effective path forward. You could require a fee-in-lieu payment where developments cannot install the required parking due to parcel size or location, or you could exempt the district from parking similarly to your existing regulations. The current C-3 district exempts all parking requirements.

Proposed Definitions to Add to Section 1103

- **Breweries, Distilleries, Wineries, Cideries**
 - **Nano** – A limited-production facility that uses a three-barrel or similarly small system. Such facilities only sell their products on the premises.
 - **Brewpub** – An establishment selling beer or other beverage that is produced on the premises and includes a restaurant.
 - **Micro** – A limited-production facility that produces less than 15,000 barrels per year and that typically produce specialty beverages that are generally only sold locally. Such use shall include a taproom and may or may not include a restaurant.
 - **Macro** – A facility that produces 15,000 barrels or more per year and may distribute outside of the region, and which may or may not include a taproom and/or restaurant.
- **Business Incubator** – An organization that helps startup companies and individual entrepreneurs to develop their businesses by providing a full-scale range of services including management training, office space, and financing.
- **Co-Working Facility** – A facility that is designed to accommodate people from different companies who come to do work. Such uses are characterized by shared facilities, services, and tools.
- **Government Facility** – Any buildings, structure, or use, or portion thereof, used by a governmental agency for administrative or service purposes, but not including buildings devoted solely to the storage and maintenance of equipment and materials.
- **Makerspace** – A communal public workshop in which makers can work on small personal projects. Makerspace may be a principal use or an accessory use to an office, school, library, or other similar use.
- **Mobile Uses** – A large, wheeled vehicle that is used to for a specific purpose such as to cook, prepare, and/or serve food and/or beverages in individual portions in a ready-to-consume state; to conduct a specific medical procedure such as blood donations, immunizations, or medical evaluations; or to sell retail goods.
- **Outdoor Dining** – Designated outdoor areas (either on public or private land) which are designated for outdoor dining or seating where patrons may be served food and beverage for on-site consumption.
- **Outdoor Retail** – Any unenclosed area exhibiting merchandise or goods for sale that is incidental to an adjacent indoor retail use.
- **Parking Garage** – A structure built that may be above grade, below grade, or a combination thereof, that provides off-street parking for motor vehicles.
- **Public Plazas** – An open space that is accessible to the public at all times, predominantly open to the sky.
- **Special Event** – A gathering of human beings, lasting for a designated period of time, designed to celebrate, honor, discuss, sell, teach, encourage, observe, or influence human endeavors. Examples include, but is not limited to, parades, markets, festivals, and car shows.
- **Taproom** – A place in which alcoholic drinks are available and are generally served on tap.

Sections to Delete/Edit

- **Historic District Overlay**

- Definitions
 - City – remove “historic district review board”
 - “Historic structure”
 - Substantial damage – (c)
- 1105.01(a)(4)
- 1105.02 - reference to “historic district review board” in (b) and (c)
- 1105.04(a)(11)
- 1105.05 – entire section
- 1105.08(b) – reference to “historic district review board” in (4) and (5)
- 1107.01(c)(7) – reference to “historic district review board”
- 1107.08(d)
- 1109.01(e)(2) – Table 1 – last row
- 1109.01(f)(4)
- 1109.01(l)(4) – update section to address Downtown Districts instead of Historic Overlay District
- 1109.04 – entire section
- 1111.07(c)(3) – change Historic District to Downtown Districts
- 1111.08 – remove reference to “historic district review board” and “historic district” throughout the sign code and replace with new signs for the Downtown Districts
- 1115.08(h)(2)(B) – change to “Downtown Districts – the construction and alteration of properties located in the Downtown Districts shall be subject to the provisions of section XXX.

- **C-3 Zoning District**

- 1107.01(c)(2) – quick reference to C-3 District.
- 1107.03 – all references to the C-3 District
- 1111.07(c)(6) – Parking – Exemption – Change this to exempt the downtown districts or reference back to the downtown district regulations (depending on what the city decides with parking in downtown)
- 1111.08(h)(3) – Portable A or T signs
- 1111.08(i)(3)(h) – monument signs
- 1111.08(j)(3) – Manual changeable copy signs
- 1113.01(e)(13)(A) – Electric fences
- 1113.01(e)(34)(A) – Upper floor dwelling units
- 1113.05(h)(1)(A)(i) – Fences/Walls

Downtown Main Street **CONCEPT EXPLORATION**

CITY OF FRANKLIN | McBRIDE DALE CLARION | HUMAN NATURE

AGENDA

Section 4, Item C.

- VISION, GOALS, & OBJECTIVES
- SITE ANALYSIS
- STREETScape CONSIDERATIONS
- FEEDBACK



VISION, GOALS, & OBJECTIVES

Section 4, Item C.

- Create a pleasant and properly scaled **environment for pedestrians**, with enough landscape and lighting to provide comfort and safety.
- **Strengthen the sense of place** along Main Street in Downtown Franklin.
- Integrate special paving and elements that **enrich the experience** of the corridor.
- Consider **important sight lines and visibility** to unique architecture.
- **Capture the intersection** at Fourth and Main as a vibrant civic crossroads.
- **Coordinate synergistic opportunities** with existing open spaces, adjacent businesses, and proposed infill opportunities.

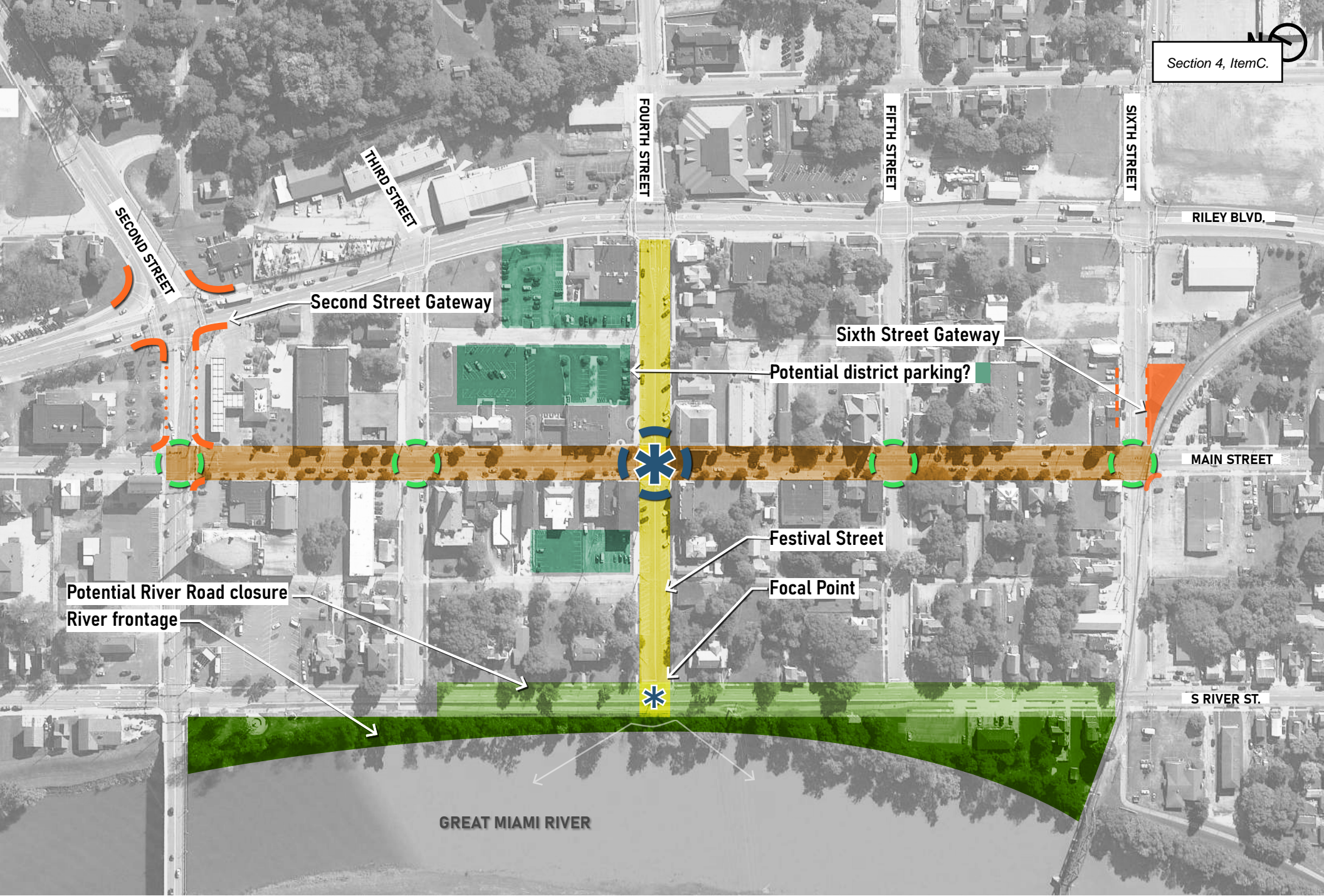
GOALS FOR TODAY'S MEETING

We're seeking feedback on:

- street tree and light spacing
- hardscape material palette
- furnishing
- public art themes



DOWNTOWN MAIN STREET
STUDY SITE



COMMUNITY CROSSROADS | IMPROVED INTERSECTIONS | FESTIVAL STREET | MAIN STREET CORRIDOR | GATEWAYS

SITE OPPORTUNITIES & CONSTRAINTS: MAIN STREET ANATOMY

CITY OF FRANKLIN | MCBRIDE DALE CLARION | HUMAN NATURE

- STREET TREE & LIGHT SPACING ALTERNATIVES
- HARDSCAPE DESIGNATION ALTERNATIVES
- SITE FURNISHINGS
- ART THEMES

STREET TREE & LIGHT SPACING ALTERNATIVES: CONSIDERATIONS

Section 4, Item C.

PARKING METERS:

- Single, Double, or Kiosk styles
- Double meters and kiosks are the most effective for reducing clutter along the streetscape



SINGLE PARKING METER



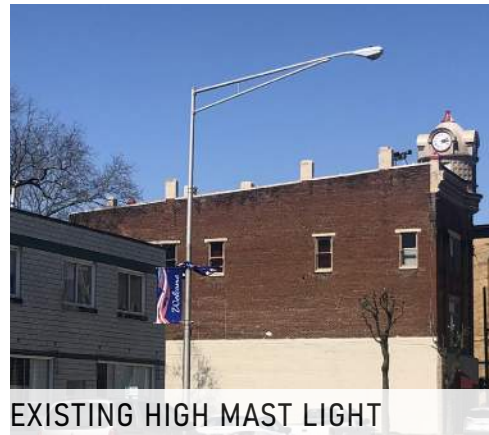
DOUBLE PARKING METER



PARKING METER KIOSK

LIGHTING FIXTURES:

- Existing lights are ODOT standard highway-scale high mast lights
- Pedestrian-scale post-top lights are recommended for creating a more intimate pedestrian experience



EXISTING HIGH MAST LIGHT

- Less clutter along the streetscape reduces visibility competition with building facades
- Relationship between trees and lights is strengthened with fewer parking meters to compete with; car door swing is less of an issue

EXISTING : TYP. 32-36' O.C. | 57 TOTAL TREES

CONCEPT A : +/-32'/64' O.C. TREE/LIGHT SPACING | 39 POST-TOP LIGHTS | 77 TOTAL TREES (+20)

CONCEPT B : +/-44'/88' O.C. TREE/LIGHT SPACING | 33 POST-TOP LIGHTS | 64 TOTAL TREES (+7)

STREET TREE & LIGHT SPACING ALTERNATIVES: OVERVIEW

CONCEPT B: +/-44'/88' O.C. TREE/LIGHT SPACING | 16 HIGH MAST LIGHTS or 33 POST-TOP LIGHTS | 64 TOTAL TREES (+7)

CONSIDERATIONS:

- Strong relationship between tree/light spacing and car door swing of parked cars
- Spacing works well with double parking meters
- Balanced views of canopy and architecture



44' O.C. SPACING | 62 STREET LIGHTS | 64 TOTAL TREES | 7 NEW TREES ADDED

STREET TREE & LIGHT SPACING ALTERNATIVES: CONCEPT B

HARDSCAPE ALTERNATIVES OVERVIEW

Section 4, Item C.



OPTION A:

- 4' Brick Utility Strip
- Brick At Intersection Bump Out
- Concrete Sidewalk



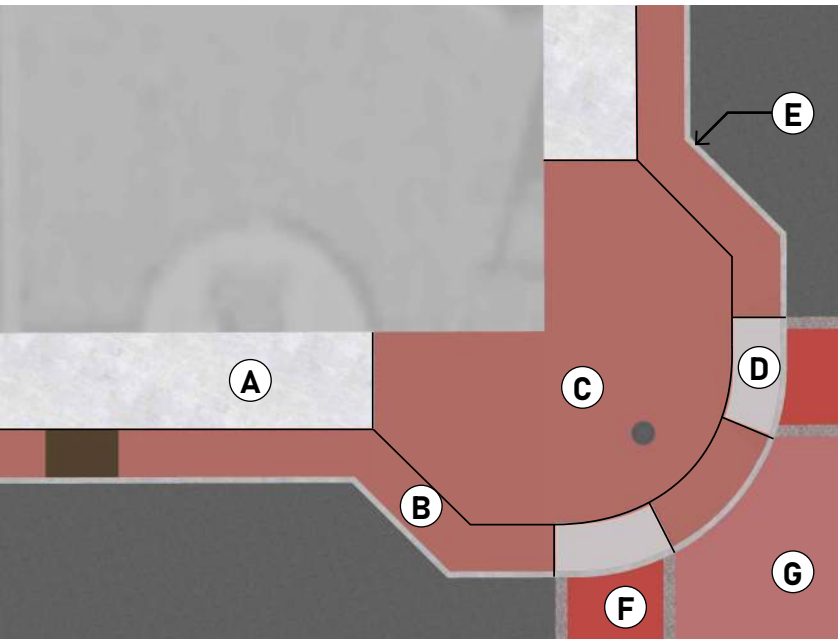
OPTION B:

- 4' Brick Utility Strip
- Exposed Aggregate At Intersection Bump Out
- Concrete Sidewalk



OPTION C:

- 4' Brick Utility Strip
- Concrete Sidewalk
- Exposed Aggregate Bands Across Sidewalk, Related To Trees



LEGEND

- A Concrete Sidewalk
- B 4' Brick Utility Strip
- C Brick At Intersection Bump Out
- D ADA Dome
- E 6" Curb
- F Clay Paver Crosswalk
- G Intersection Pavement

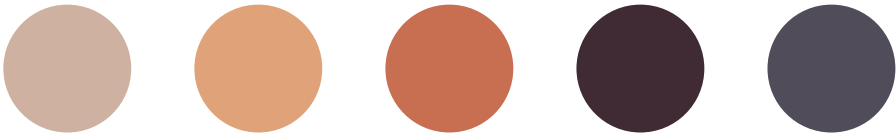
4' BRICK UTILITY STRIP | BRICK AT INTERSECTION BUMP OUT | CONCRETE SIDEWALK

HARDSCAPE CHARACTER: OPTION A

CITY OF FRANKLIN | McBRIDE DALE CLARION | HUMAN NATURE

FRANKLIN MATERIAL PALETTE

Section 4, Item C.



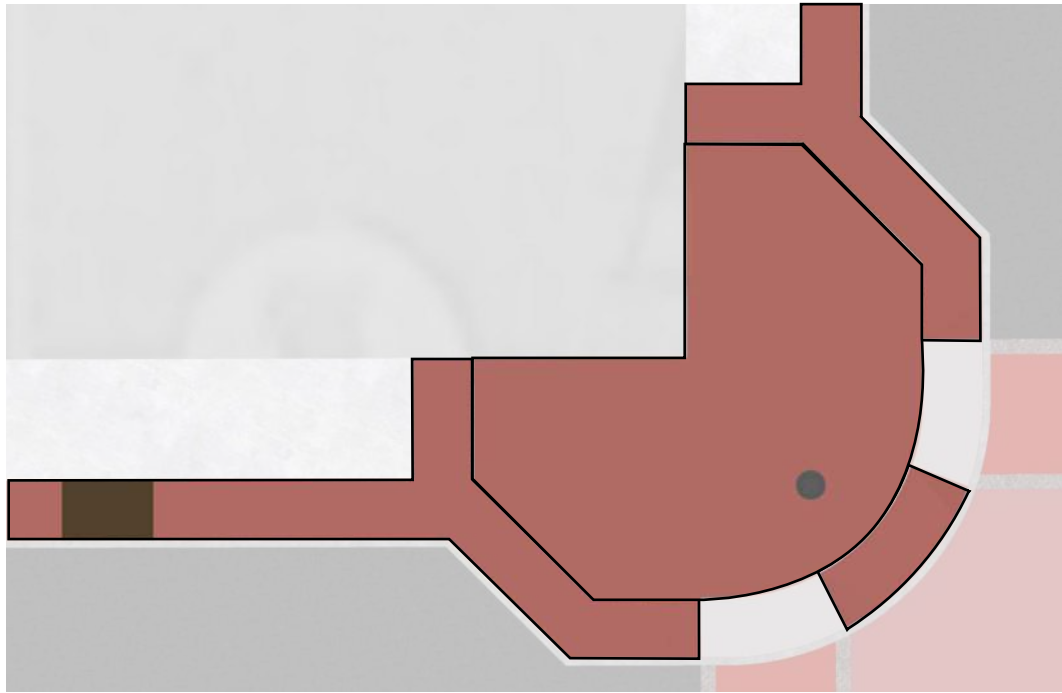
Concrete pavers tend to fade and chip over time, while clay pavers are **long-lasting** and remain **color-fast**, making them cost-effective, lower maintenance, and attractive years after installation.



EXISTING CONCRETE PAVERS



EXISTING CLAY PAVERS



Medium Ironspot #46



Manganese Ironspot

- LIGHT POLES
- LITTER RECEPTACLES
- BOLLARDS
- BIKE RACKS
- BENCHES

SITE FURNISHINGS: LIGHTS, BOLLARDS, & BIKE RACKS

Section 4, Item C.



TRANSITIONAL STYLE LIGHT POLE



CALPIPE STAINLESS STEEL BOLLARD



CUSTOM BRANDED BIKE RACK

SITE FURNISHINGS: LIGHTS, BOLLARDS, & BIKE RACKS

Section 4, Item C.



STYLE #1: LITTER & RECYCLING RECEPTACLE



STYLE #2: LITTER & RECYCLING RECEPTACLE



STYLE #3: LITTER & RECYCLING RECEPTACLE



STYLE #1: BENCH



STYLE #2: BENCH



STYLE #3: BENCH



STYLE #1: PLANTER



STYLE #2: PLANTER



STYLE #3: PLANTER

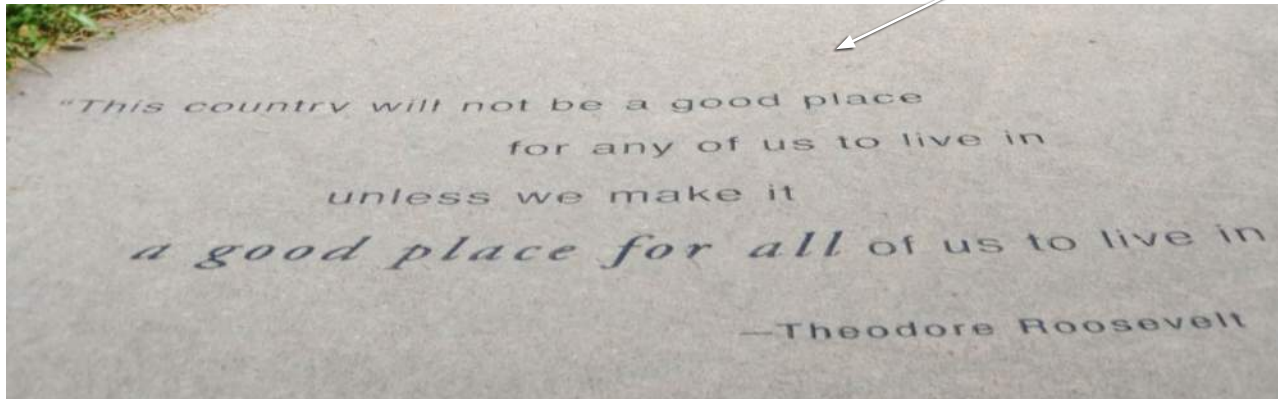
POTENTIAL THEMES

- HISTORICAL PEOPLE & EVENTS
- PAINT & LIGHTS
- INSPIRATION FROM ECOLOGY & THE MIAMI RIVER

PUBLIC ART THEMES: HISTORICAL PEOPLE & EVENTS

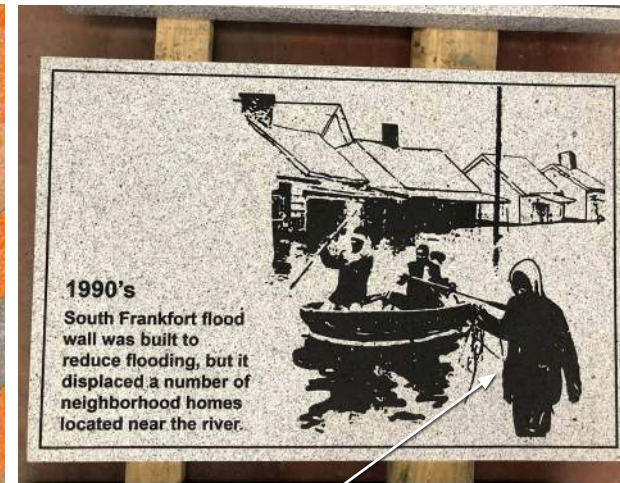
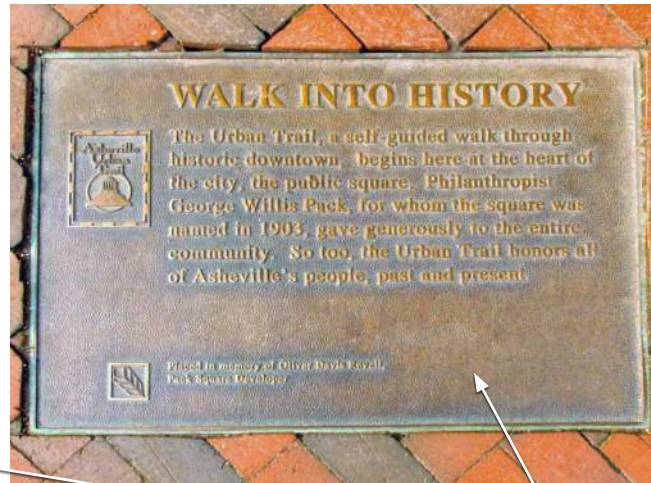
Section 4, Item C.

Famous quotes from history sandblasted into concrete sidewalk; opportunities to commemorate Ben Franklin



"The Constitution only gives people the right to pursue happiness. You have to catch it yourself."

— Ben Franklin



Interpretive plaques along footpaths

PUBLIC ART THEMES: PAINT & LIGHTS

Section 4, Item C.

Livening blank facades with paint; and
introducing hole-in-wall restaurant
windows/bike bars



Painted asphalt and catenary
lights can delineate and areas of
high pedestrian activity

PUBLIC ART THEMES: INSPIRATION FROM ECOLOGY & THE MIAMI RIVER

Section 4, ItemC.

Pavers can be arranged in patterns which evoke local ecology



Art which incorporates growing plants can create dynamic and exciting environments



Native plants and objects from the local ecology can be mimicked in the hardscape



The influence of the river can be expressed in material details, colors, and textures within the urban realm

THANK YOU FOR YOUR TIME AND FEEDBACK

Section 4, Item C.

