

HARLINSDALE FARM

February 2006

TABLE OF CONTENTS

Acknowledgements

Executive Summary

- I. History
- II. Site Information
- III. Visioning Charette Process
- IV. Program Elements
- V. Site Inventory & Analysis
 - One Hundred Year Floodplain
 - Municipal Owned Property
 - Travel Distance
 - Influence Zone
- VI. Site Concepts
 - Acquisitions to Protect Harlinsdale
 - Property Composite
 - Preservation Areas
 - Views
 - Passive Activity Area
 - Linkages
 - Parking & Vehicle Areas
- VII. Composite Conceptual Site Plan
- VIII. Master Plan
- IX. Visionary Plan

Harlinsdale Farm

Franklin, Tennessee



Acknowledgements

City of Franklin

Mayor and Board of Alderman

Tom Miller Jay Johnson
Mayor *City Administrator*

Tom Feuerborn Dana McLendon
Alderman *Alderman*

Chuck Edmondson Dan Klatt
Alderman *Alderman*

Ernie Bacon Robert Kriebel
Alderman-at-Large *Alderman-at-Large*

Pam Lewis Dennis Phillips
Alderman-at-Large *Alderman-at-Large*

Parks Department

Lisa Clayton Sam Overstreet
Parks Director *Assistant Parks Director*

Anna Shuford
Programming Coordinator

Sandy Logan
Administrative Secretary

City of Franklin Citizens

Design Team

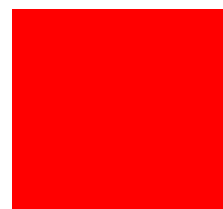
archimania . *Architecture*

Dalhoff Thomas Daws . *Landscape Architecture*

Harrison-Banks . *Equestrian Consultant*

Smith Seckman Reid, Inc . *Engineering*

|



Harlinsdale Farm: Executive Summary

—

Harlinsdale Farm

Franklin, Tennessee



. HISTORY

Harlinsdale Farm has been called the most significant historic farm associated with the modern Tennessee Walking Horse industry. In 1935, W.W. Harlin established the farm on the northern outskirts of Franklin. Over the next decade, Harlinsdale Farm became a place of great renown in the fledging Tennessee Walking Horse industry. As famous as the farm itself is its prize stallion Midnight Sun. This famous horse became the first repeat World Grand Champion. The success of Midnight Sun in the ring and as a sire has never been matched by any other Tennessee Walking Horse. Even today, most champion Walking Horses trace their lineage to Midnight Sun.

From the 1940s until the present day, the farm has served mainly as a breeding operation, run by the Harlin family. In 2004, the Harlin family expressed interest in selling the 200+ acre farm to the City of Franklin, understanding that the property would be developed as a passive park while maintaining and protecting the Walking Horse history. The City of Franklin readily agreed and began an extensive public planning process to design a master plan that would reflect the history of the farm, while including the wants and needs of the public.

I. SITE INFORMATION

Harlinsdale Farm consists of approximately 200 acres located in north Franklin. The topography gently rolls from Franklin Road, along the east property line, down to the Harpeth River, which forms the west property line, and to Spencer Creek, which runs along the northern boundary. The Farm is bordered by residential development along its southern edge. Approximately 1/3 of the site is in the 100-year floodplain of the Harpeth River, which floods three to four times a year.

Harlinsdale Farm is mainly pasture land, with areas of trees along the river and creek. A substantial area of vegetation is located around the highest point of the site and rock outcropping located in the northwest portion of the property. At one time, the site was more densely treed, which was then cleared for agriculture and eventually converted to use as horse pasture and land uses

associated with raising horses.

Approximately 16 structures exist on site, including horse stables, breeding barns, storage barns, the existing homestead, and various outbuildings. The site is divided east-west by a service road which previously served as part of the Inter-Urban Railway that provided trolley service from Franklin to Nashville.



Harlinsdale Farm

Franklin, Tennessee

III. VISIONING CHARRETTE PROCESS

The Master Plan for Harlinsdale Farm is the result of a visioning charette planning process conducted during February of 2005. Held on-site in the old Harlinsdale homeplace, the design team led and participated in a series of visioning charettes to gain insight into the identity and goals of Harlinsdale Farm. A diverse collection of user groups met for four days to express their opinions and desires. The creation of the Master Plan would not be possible without the input of the following groups:

City of Franklin

- Codes Dept.
- Engineering Dept.
- Finance Dept.
- Planning Dept.
- Streets Dept.
- Solid Waste Dept.
- Fire Dept.
- Police Dept.
- Parks Dept.
- Water Dept.
- Human Resources Dept.

City of Franklin Citizen Committees

- Transportation
- Public Enterprise
- Budget & Finance

Cool Springs Chamber of Commerce

W.C./Franklin Chamber of Commerce

W.C. Economic Development Council

Friends of Harlinsdale

Adjacent Residents

Commercial Developers/Realtors of Franklin

Williamson County Schools

Franklin Special School District
 Battle Ground Academy
 Columbia State Comm. College
 Saddle-Up
 Franklin Area Polo Players
 Harpeth River Watershed Association
 UT Agri. Exchange
 Franklin Board of Aldermen
 Heritage Foundation
 Downtown Franklin Association
 African American Heritage Society
 Natchez Place, Inc.
 Citizens of Franklin
 Harlin Family

The design team heard the following specific goals and vision of the city and citizens of Franklin. These goals include:

- Maintain and enhance the history of Harlinsdale Farm and the Harlin Homestead.
- Create a 'Smithsonian' quality museum that will draw visitors to the Farm and allow them to experience the history of the site. History should include the walking horse industry, Midnight Sun, the Harlin/Hays Homestead, Civil War Cavalry Battle, Franklin Power Plant, the Inter-Urban Rail System and the American Indian.
- Keep the horses! Maintain pasture and barns for housing and running horses. Continue some part of the breeding operation.
- Provide flexible open space suitable for daily activities of visitors, and able to accommodate major festivals and gatherings, such as the Franklin Fourth of July celebration.
- Allow the City of Franklin and its residents to reconnect with and better experience the Harpeth River and adjacent natural areas.
- Development of a regional park which would draw users and visitors from the City of Franklin

Harlinsdale Farm

Franklin, Tennessee

and the surrounding area.

- Create a plan which will adapt and grow with the needs of the City of Franklin and the number of visitors to the site.
- Provide connectivity to and from Harlinsdale Farm to other City and County-owned properties.

IV. PROGRAM ELEMENTS

The following list is a compilation of the ideas offered during the visioning charette. While not every item will be able to be included at Harlinsdale Farm, a common theme for development and use of the park emerged.

A. PRESERVATION

1. Historic Structures
2. Open Space
3. White Fencing
4. Horses:
 - a. Breeding operation
 - b. Midnight Sun
5. Viewsheds from Franklin Road
6. Trees along Harpeth River

B. HISTORIC ELEMENTS

1. Midnight Sun
2. Walking Horse Industry
3. Harlin Family Homestead
4. Agricultural Farm
5. Indian Mounds
6. Battle of Franklin
7. Inter-Urban Railway
8. Connection to Stove Factory

C. PASSIVE ACTIVITIES

1. Trails
 - a. Paved Trails: Walkers, Strollers, Jogging
 - b. Primitive Trails: Hiking, Cross Country
 - c. Horse Riding Trails
2. Open Space/Open Play
3. Natural Amphitheater Location

4. Polo Area
5. Horse Watching
6. Bird Watching
7. Nature Areas
 - a. Riparian zone along Harpeth River and Spencer Creek
 - b. Floodplain zone
 - c. Stormwater demonstration projects
 - d. Native flora, fauna
8. Picnics
 - a. Benches
 - b. Grills
 - c. Seating areas
9. Community Events
 - a. Fourth of July Fireworks
 - b. Farm Days
 - c. Community Concerts
 - d. Farmers Market
10. River Access

D. VISIONARY AND CHARACTER ITEMS

1. 'Hook' Items
 - a. Allow people to fall in love with the horses
 - b. Develop a sense of place
 - c. Create a people's park
2. Smithsonian quality Walking Horse museum
 - a. Marketability
 - b. Branding
 - c. Logo development
3. Working horse breeding operation
4. Living farm exhibit/Agricultural tourism
5. Gateway development along Franklin Road
6. Links to other city parks and neighborhoods through riverwalk and trails along Harpeth River
7. Corporate Retreat Center
 - a. Meeting Rooms
 - b. Dining Facilities
 - c. Ropes Course
 - d. Trails

8. Reception Hall
 - a. Weddings
 - b. Fundraiser events
 - c. Parties
9. Access and exposure to Harpeth River

E. PROGRAM ITEMS

1. Franklin Horse Show
2. Educational
 - a. Self-guided tours
 - b. Interpretive signage
 - c. Historic timeline
3. Hayrides/Buggy Rides
4. Showcase for public art
5. Revenue generating opportunities

F. SUPPORT FACILITIES

1. Visitor Center
2. Parking
 - a. On site parking for day use
 - b. Off site parking for special events
3. Rest Room
 - a. Permanent and Temporary
 - b. Park Offices
4. Maintenance Facility

F. MISCELLANEOUS

1. Controlled access points
2. Screen sewage treatment plant
3. Screen/buffer adjacent residential development
4. Security/safety issues
5. ADA access

V. SITE INVENTORY ANALYSIS

The Design Team conducted an intense analysis process to determine the best uses for the site and locations for those uses. A series of 'layers' was created to establish zones for activities or uses. These layers were then overlapped to create a composite map, which illustrated conflicting and complementary uses. The layers were refined and adjusted until a consensus use was established. These final layers serve as guidelines for development of a Master Plan.

The most notable conclusion derived from the analysis process is that the creation of Harlinsdale Farm extends beyond its immediate property line. Much of the surrounding property can serve as an extension of the site, both visually and physically. Also, the impact of Harlinsdale Farm should serve to influence future development surrounding the property.

Contextual Images

These are some of the existing structures and features of the Harlinsdale area.



Former worker housing



Breeding barn



Former power station plant



Visiting mare barn



Main barn



Worker housing



Worker housing



Storage barn



Franklin Road



Former Inter-Urban Railway



Former Inter-Urban Railway



Adjacent development



West bank along Harpeth River



Private Trail



Harpeth River



Harpeth River



Hay & equipment barn



Stone outcropping



Former fence line



Hay barn



Overview of site

Harlinsdale Farm

Franklin, Tennessee



Equipment barn



Historic Register home



Adjacent church



Harlin/Hayes Homesite



Large barn



Well house



Smoke house



Log cabin



Outhouse



Colt barn



Hay barn



Harlin/Hayes Homesite

Harlinsdale Farm

Franklin, Tennessee

One Hundred Year Flood Plain

The Harpeth River normally floods 3-4 times a year. For this reason, development is not allowed within the floodplain. The City of Franklin, however, has the right to use these areas for trails and nature areas which are compatible with the natural flooding cycle. The abundance of area within

the 100 year floodplain along the Harpeth River and Spencer Creek provides the opportunity to extend the Franklin Greenway system and connect Harlinsdale Farm with other areas of the city.



Harlinsdale Farm

Franklin, Tennessee

Municipal Owned Property

The City of Franklin and Williamson County owns a substantial amount of property adjacent to Harlinsdale Farm. These properties include the wastewater treatment plant on the east side of the Harpeth River; the greenway trail and buffer area along the east side of the Harpeth

River; proposed Centennial Park; Franklin High School campus and adjacent park; Williamson County Recreation Center; and the future golf course area in floodplain. When combined with Harlinsdale Farm, the size of the municipal owned property grows significantly.



Harlinsdale Farm

Franklin, Tennessee

Existing Structures

A number of structures exist on the Harlinsdale Farm property. Most of these buildings can be restored and reused for visitors to the site.

1. Main Barn
2. Visiting Mare Barn
3. Storage Barn
4. Breeding Operations
5. Former Power Station
6. Worker Housing
7. Worker Housing
8. Former Worker Housing

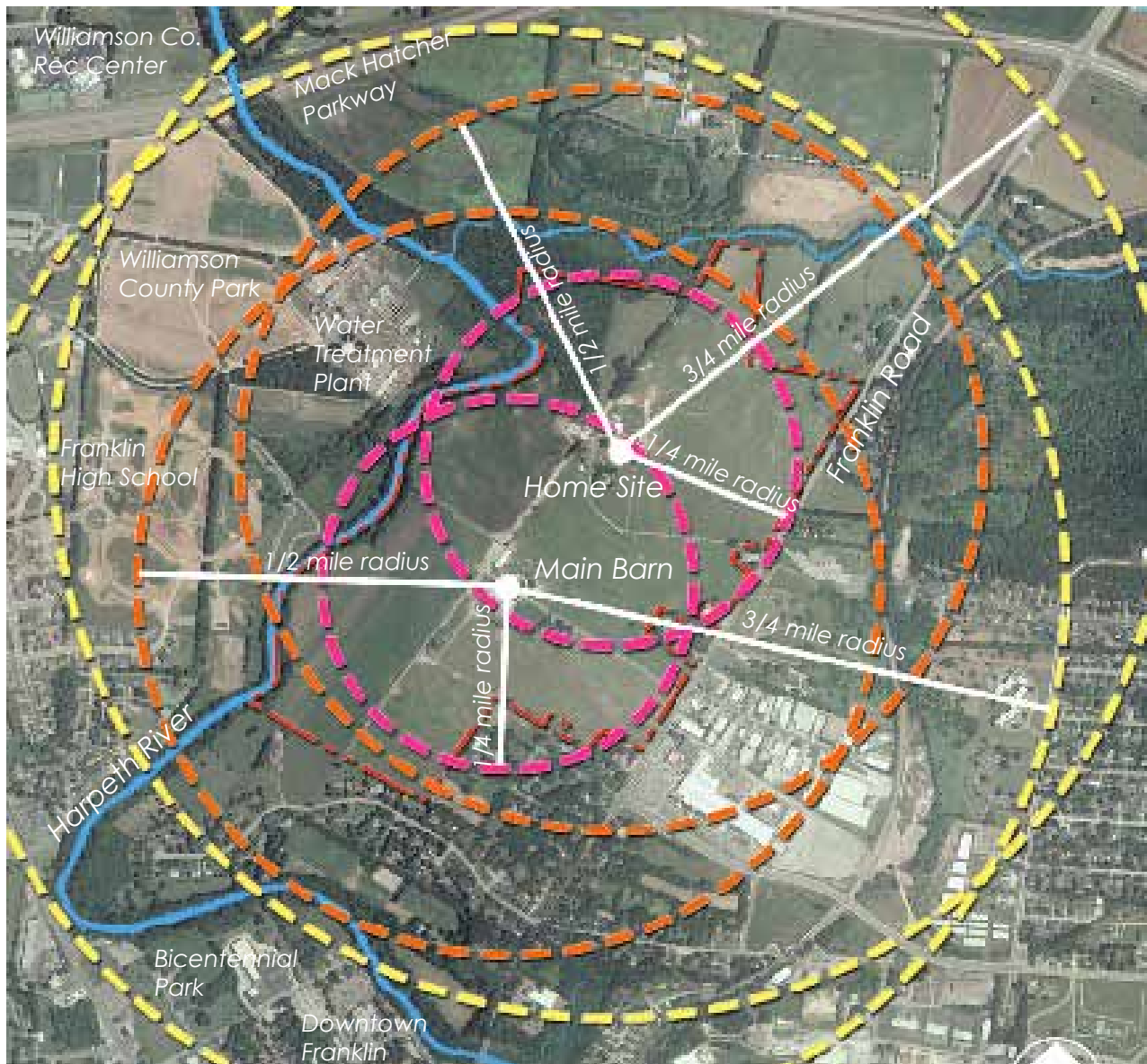
9. Former Worker Housing
10. Harlin Homesite
11. Smoke House
12. Log Cabin
13. Well House
14. Large Barn
15. Hay Barn
16. Colt Barn
17. Outhouse
18. Equipment Barn
19. Historic Register Home



Travel Distance

Even though Harlinsdale Farm encompasses 200+ acres, the site is very walkable if you are in the mood for a nice stroll. The main horse barn and existing home site are 1/4 mile apart, which would only be a 5-7 minute walk for the average person. Both Franklin Road and the Harpeth River are only 1/4 mile from the main barn and home

site. The Factory is a 10-12 minute walk from the main barn, while Franklin High School, downtown Franklin, and the Williamson County Recreation Center are a 15-20 minute walk from the main barn and Home Site. A leisurely walk from the south end of the Farm to the north end would take approximately 20-25 minutes.



Harlinsdale Farm

Franklin, Tennessee

Influence Zone

The part of Franklin Road along Harlinsdale Farm has been designated as a gateway into the City of Franklin. As such, the development that occurs through this zone is extremely important to the image of Franklin. The treatment of frontage along Franklin Road throughout Harlinsdale Farm should

serve as an example and influence streetscape and development along this corridor.



VI. SITE CONCEPTS

The Design Team conducted an intense analysis process to determine the best uses for the site and locations for those uses. A series of 'layers' was created to establish zones for activities or uses. These 'layers' were then overlapped to create a composite map, which illustrated conflicting and complementary uses. The layers were refined and adjusted until a consensus use was established. These final layers serve as guidelines for development of a Master Plan.

The most notable conclusion derived from the analysis process is that the creation of Harlinsdale Farm extends beyond its immediate property line. Much of the surrounding property can serve as an extension of the site, both visually and physically. Also, the impact of Harlinsdale Farm should serve to influence future development surrounding the property.

Acquisitions to Protect and Enhance Harlinsdale

After listening to the goals of the City and citizens, the Design Team recommends that additional properties need to be acquired. Combined with the municipal-owned properties, these sites further enhance the development of Harlinsdale Farm and protect it by having some measure of control over what is developed around the site.



Harlinsdale Farm

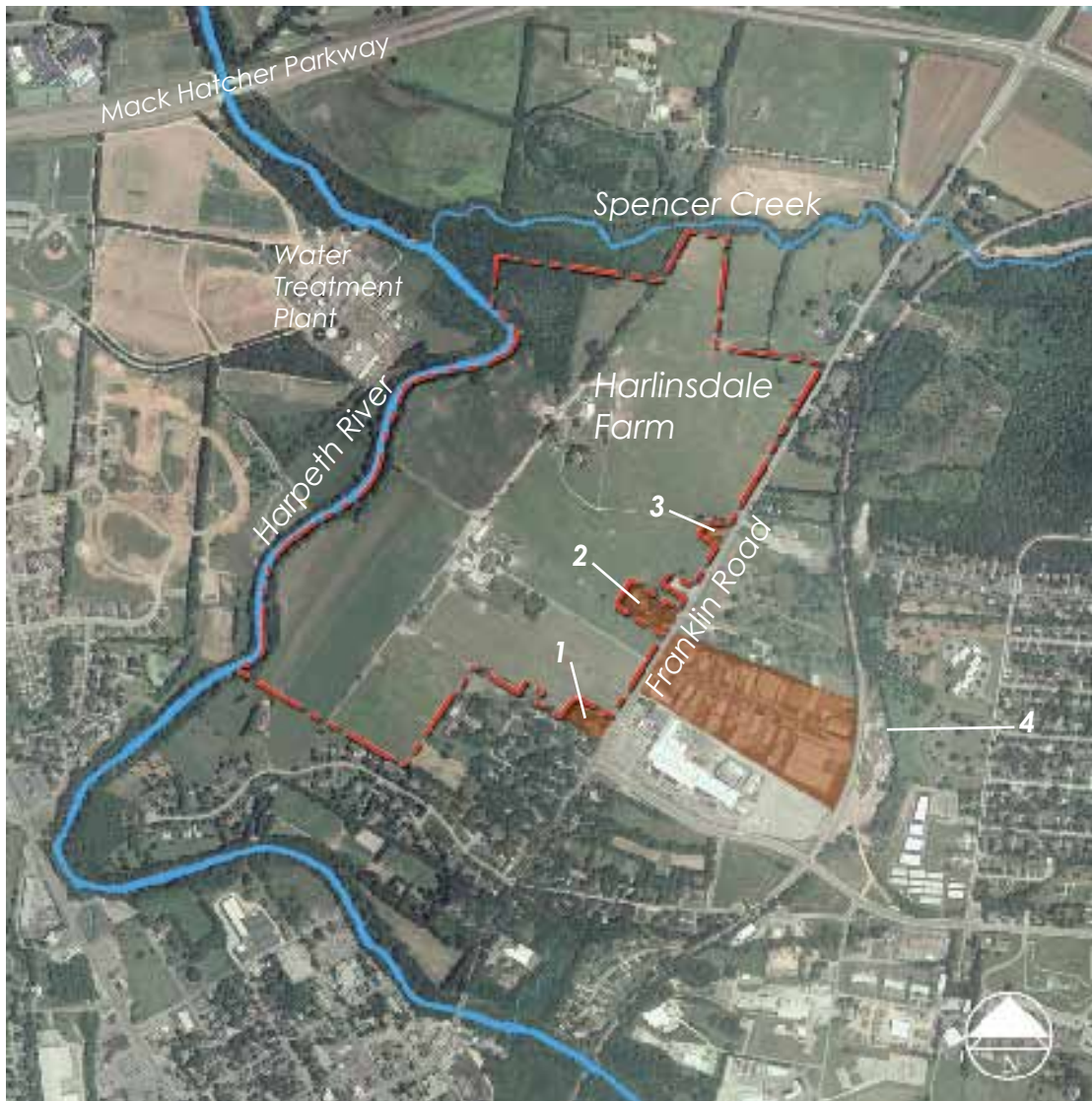
Franklin, Tennessee

Properties to acquire

1. Acquiring the retail development located at the southeast corner of the site along Franklin Road will allow the pasture to be extended, provide a potential access point into the Farm, and enhance the viewshed.
2. To create an uninterrupted view from Franklin Road into the Farm, the existing residential development located along Franklin Road could be converted to pasture and also used as a high point from which the entire site can be seen.
3. Due to the size of Harlinsdale Farm, the City may want to have a full-time caretaker and manager.

The existing home located along Franklin Road may be used for this purpose.

4. In the future, Harlinsdale Farm could be a major drawing point for the City of Franklin. To accommodate a larger number of guests, a visitor center and parking area could be built on the site of the existing industrial area. This would protect the natural quality of the Farm and also create a gateway into the City. Further development could also occur around the visitor center with activities that are compatible and supportive of the Farm.



Harlinsdale Farm

Franklin, Tennessee

Properties to protect

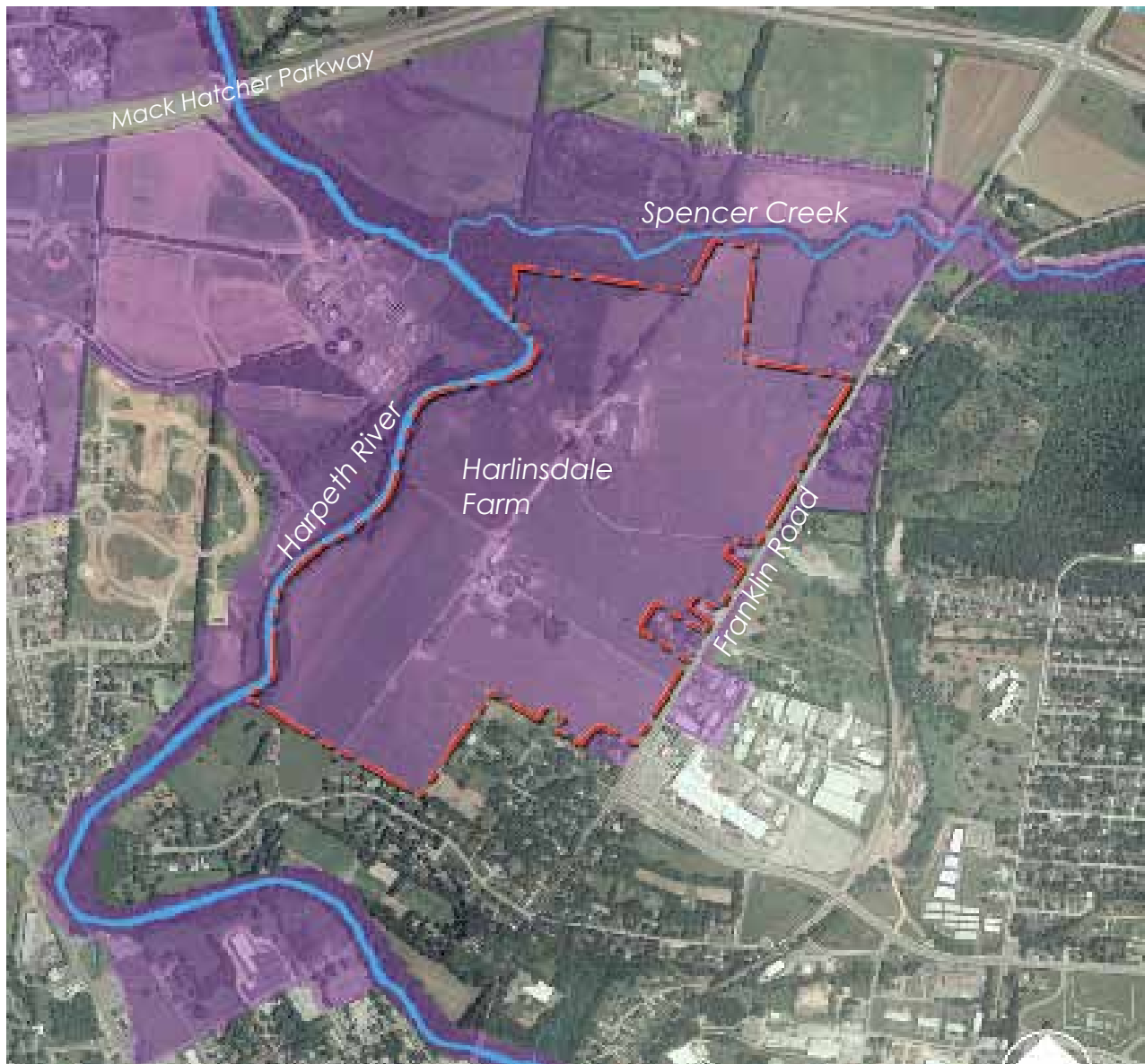
1. The Inter-Urban Railway offers the perfect opportunity to connect Harlinsdale Farm and Centennial Park. To accomplish this, an access easement must be attained along the Railway through the existing residential area located south of the Farm.
2. To insure that Harlinsdale Farm maintains its

rural setting, guidelines need to be implemented which restrict the type of development that can occur on properties surrounding the Park. These guidelines do not need to disallow development, but ensure a specific type and quality which will not detract from....?



Property Composite

When the property within the 100-year floodplain, the municipal owned properties, and the recommended properties to acquire are combined, the scope and impact of Harlinsdale Farm is fully realized.



Harlinsdale Farm

Franklin, Tennessee

Preservation Areas

Certain aspects of Harlinsdale Farm need to be preserved and protected for their historical value and relationship to the past. Many of these items bring intense emotional responses when people talk about what Harlinsdale Farm means to them.

1. "Keep the horses!" was one of the top responses the design team heard during the visioning charette. People were adamant about keeping the white rail fence, horses, and viewsheds into the property along Franklin Road, because of all the memories associated with them.
2. The main entrance, main barn, breeding facilities,

and Harlin home site were elements that citizens wanted to see remain and reused in some way.

3. Protecting the existing vegetation on site and along the Harpeth River and Spencer Creek provides recreational opportunities for visitors.
4. Highlighting the Inter-Urban Railway provides a connection to the past and the various uses that Harlinsdale Farm has experienced.
5. Protecting the Civil War walls and Indian mounds gives an idea of the diverse history that has happened at Harlinsdale Farm.



Harlinsdale Farm

Franklin, Tennessee

On-Site Viewsheds

One of the most notable features of Harlinsdale Farm is the breathtaking views from different areas of the site. To enhance the experience at the Farm, these views need to be protected and enhanced.

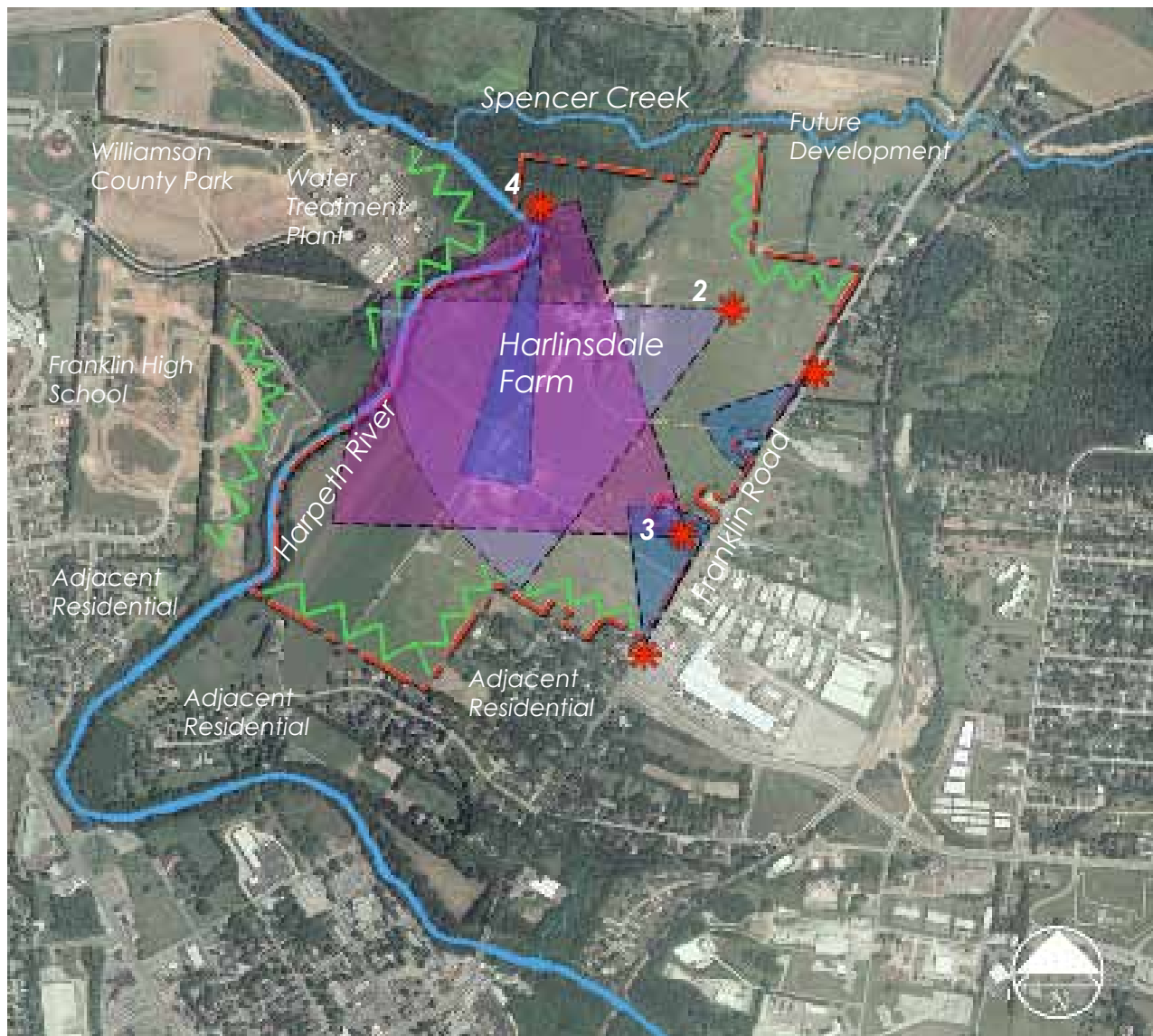
1. One of the top comments from citizens was to maintain the view into the Farm when traveling north or south on Franklin Road. Along with the horses and white rail fence, this image was what defined Harlinsdale Farm for many people.

2. One of the most breathtaking views of the Farm is seen from the ridge which runs along the northern portion of the site. From this point, a visitor gets a panoramic view of the existing homestead, with the main barn behind, and the

trees along the river serving as a backdrop.

3. This viewpoint is currently occupied by the existing residential development located at Franklin Road. If the property becomes part of Harlinsdale Farm, it could be transformed to take advantage of a different perspective from which to view the Farm.

4. Located amongst the trees at the highest point of the site, this vantage point offers views off the cliff down to the River, and a filtered view through the canopy of the main barn. This view would also change with the seasons. As the trees go from bare to full of leaves, views would open and close.



Harlinsdale Farm

Franklin, Tennessee



Off-Site Views

While some views need to be protected, many of the views from Harlinsdale Farm into adjacent properties need to be screened or buffered.

5. The most notable element that needs to be screened is the waste water treatment plant across the Harpeth River. The plant is located on a high point which allows it to be seen from most areas of the Farm, especially in winter.

6. When looking across the Harpeth, one of the most obvious visual elements is the backs of the houses in the adjacent

residential development. To maintain the rural character of the Farm, these views need to be screened.

7. The adjacent residents along the south portion of the Farm requested that views and activities be buffered next to their property.

8. If a proposed residential development is completed along the northeast portion of the Farm, it will need to be screened to maintain the Farm's character.



Harlinsdale Farm

Franklin, Tennessee

Development Zones

While the overall character of Harlinsdale Farm will be rural, development areas need to be designated to allow uses that educate visitors and also provide revenue opportunities for the City of Franklin. A recurring theme mentioned frequently concerned adapting the current structures to new uses.

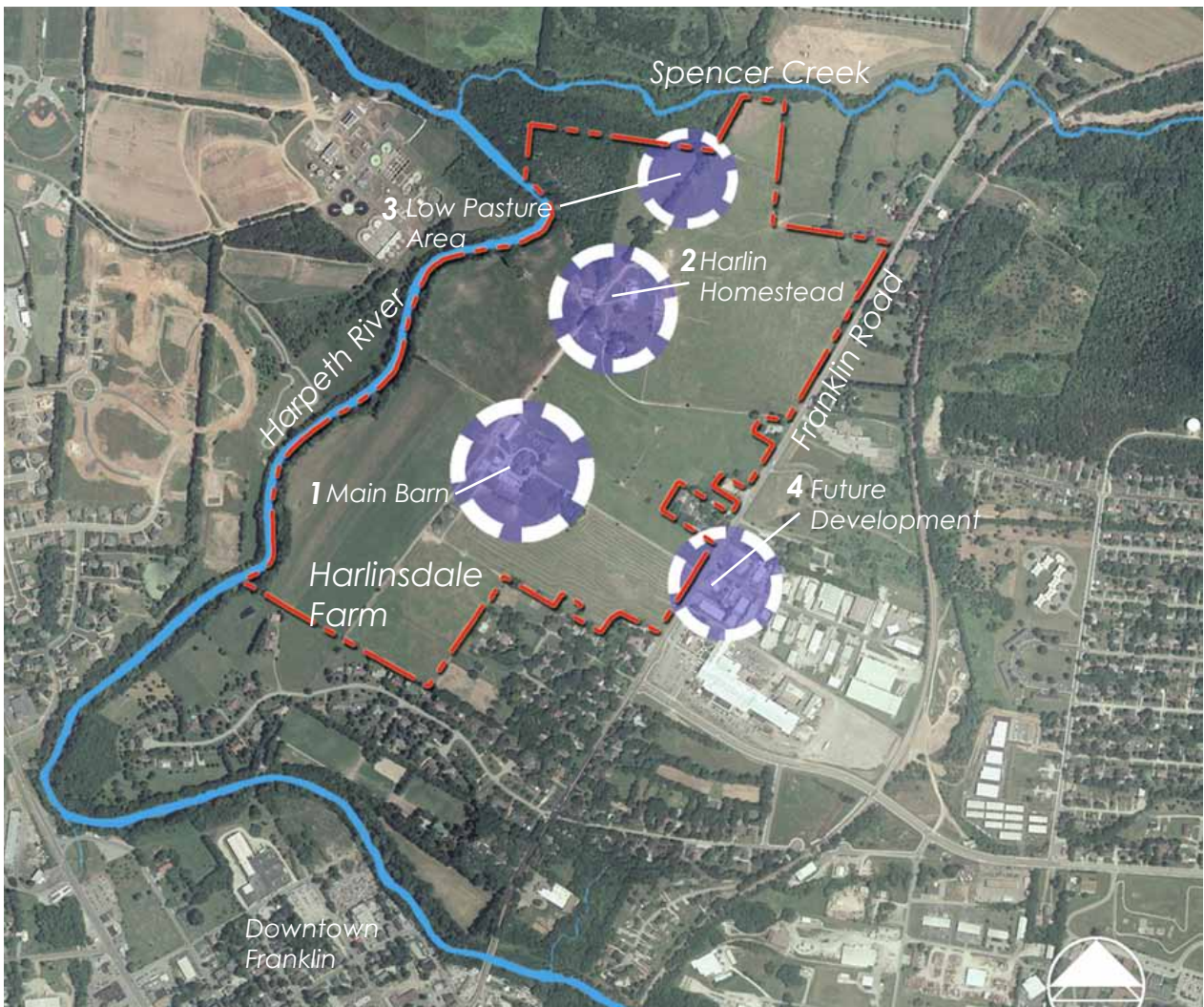
1. The most mentioned uses for the main barn were a walking horse museum, breeding operation, and history museum. Other functions associated with a museum could include a retail area, concessions, restrooms, and a visitor center. Supportive operations could also be housed here, including park offices and a maintenance facility.

2. Many citizens expressed a desire to see the Harlin homesite restored and used for weddings, receptions, and parties. A living farm was also mentioned to help tie the past into the

existing home. Space could be used for public art display or art classes. The homesite could also accommodate park offices, a farmer's market, garden plots, and supporting maintenance facility.

3. Locating a corporate retreat center to serve the business and civic organizations of the city was a comment heard from some citizens. A ropes course, overnight cabins, and camping area could all be sited in the low pasture area along the northern property line. This area is not visible from the rest of the park, and could be developed in a low impact manner.

4. Looking to the future, a development zone could be located across Franklin Road to be designated to allow for growth of the Farm.



Horse Area/Park Area

After listening to the citizens of Franklin, Harlinsdale Farm needs to be for the people of Franklin, and the horses of Harlinsdale. To be able to accommodate both uses, the potential for conflict between the two groups needs to be minimized. To accomplish this goal, the Inter-Urban Railway acts as a division between the two functions. Horses mainly occupy the east side of the property along Franklin Road.

Locating the horses here allows them to be seen from the road and maintains the viewshed. The park utilizes the west side of the property along the Harpeth River. This use is compatible with the flooding cycle of the river, allows river access, and permits a connection to the existing paved trails on the west side of the Harpeth.



Harlinsdale Farm

Franklin, Tennessee

Passive Activity Area

Many residents commented that they would like a place to 'come do nothing'. 'Do nothing' activities include watching the horses, picnicking, flying kites, walking, throwing frisbees, and other low impact events. Harlinsdale Farm will mainly be used for passive activities.



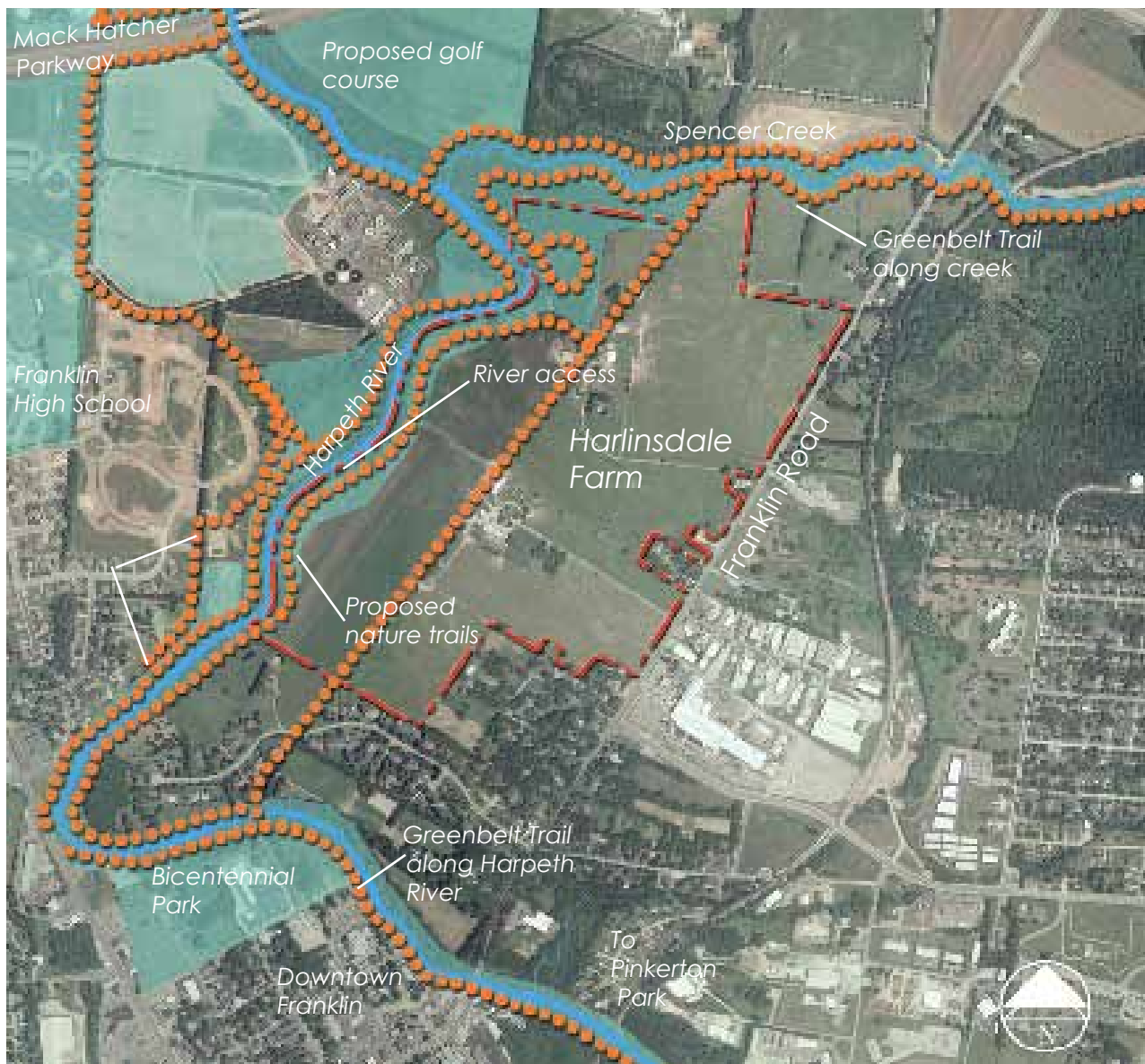
Harlinsdale Farm

Franklin, Tennessee

Linkages

Even though a lot of people wanted to 'do nothing,' a lot of people wanted somewhere to do something. The active area will be defined along the Harpeth River and Spencer Creek. Multiple trail systems, including paved surface, primitive trails, and wilderness trails, will provide

opportunities to stroll, walk, run, hike, or even ride horses. These trails will connect to the overall Franklin Greenbelt system and provide access to other parks in the city. The Harpeth River itself is also included in the active area, as river access for canoe or kayaks can be provided.



Harlinsdale Farm

Franklin, Tennessee

Parking and Vehicle Areas

A number of citizens expressed the desire to maintain the pastoral, rural setting of Harlinsdale Farm. To achieve this request while providing access to the site, not only for visitors, but also maintenance activities, has driven the creation of vehicle zones. These zones would restrict the areas where vehicles would be allowed to travel and limit the amount of disturbance caused by frequent use.

1. Normal day use visitors who come to enjoy the open space and trails would park in a day use parking area on the west side of the Harpeth River. Access to the Farm would be along the trail system.

2. Day visitors to the historic barn would use a peripheral drive and parking area along the south boundary. They would then

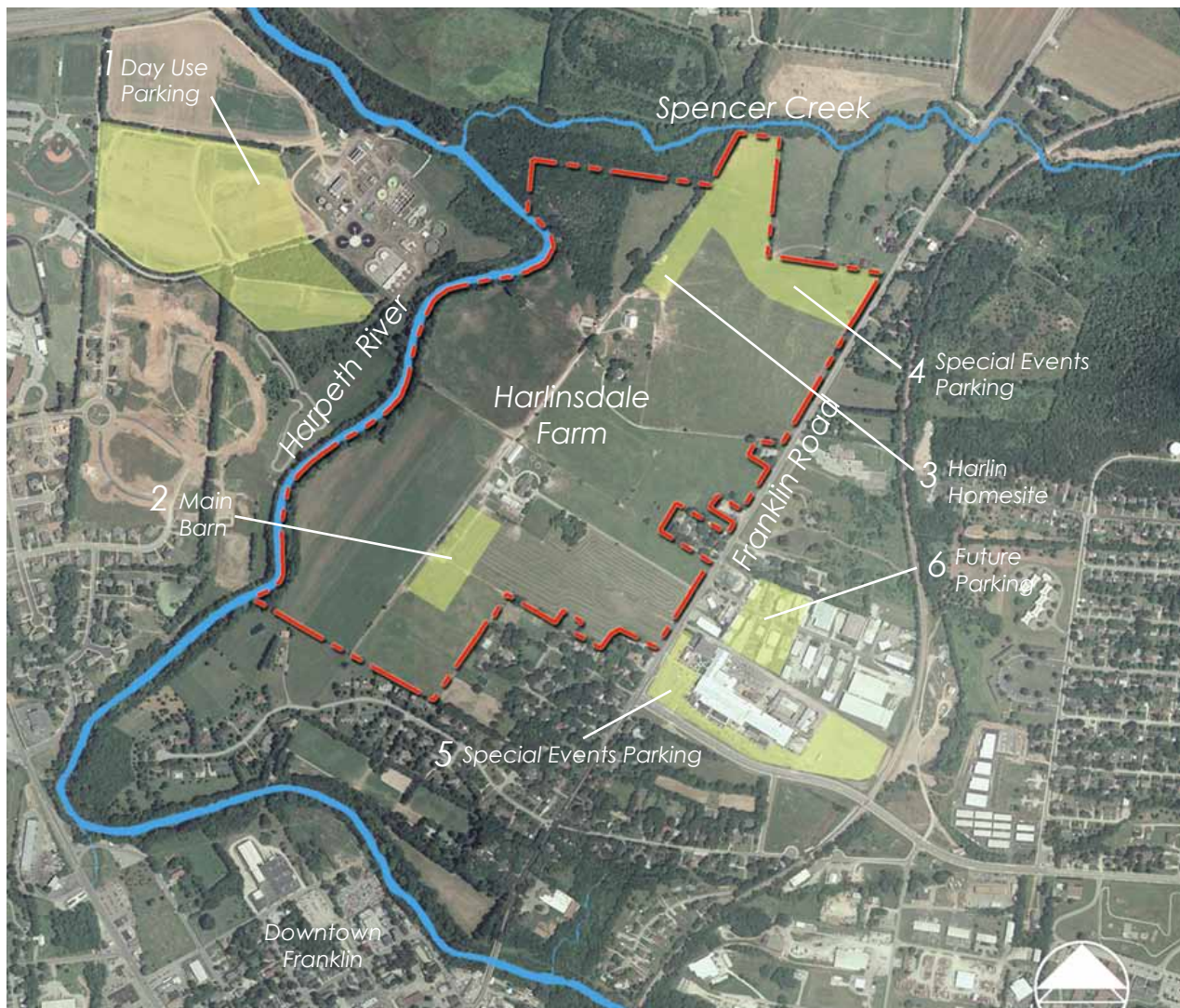
walk to other areas of the Farm.

3. A parking area would be located adjacent to the home site for events such as weddings or receptions.

4. When special events occur at Harlinsdale Farm, the floodplain along the northern edge of the site will be used for overflow parking.

5. Also during special events, visitors will be encouraged to use existing parking found at the Factory.

6. A future parking area is located directly across from the main entrance to the Farm where a proposed visitor center could be located.



VII. COMPOSITE CONCEPTUAL SITE PLAN

As previously mentioned, the series of site analysis, inventory information, and conceptual zones were overlapped to review conflicts between layers and complementary uses between layers and to establish a Composite Conceptual Site Plan. Main features and attributes in the Conceptual Site Plan include:

General Site

1. Linear pasture areas along Franklin Road.
2. Using the old inter-urban rail line as the main north to south pedestrian circulation connection.
3. The east portion of the property (from the old inter-urban rail line to Franklin Road) as the Equestrian side of the park and the west portion of the property (old inter-urban rail line to the Harpeth River) as the public park side of the park.
4. Limiting development of any new building or structures to three (3) areas on the property: the existing Equestrian Farm area, the existing Homestead area and an area along the northernmost property line on the low side of an existing topography ridge line.
5. A natural buffer between the Harpeth River and the residential neighborhood to the west of Harlinsdale Farm.
6. A day use parking area on the west side of the Harpeth River for access to the river and Harlinsdale Farm.
7. Limiting special event parking to one area in the northeast corner of the property, with an overflow area west of the Harpeth River and all other special event parking off site.
8. Access to the Harpeth River.
9. Connectivity of trails along the Harpeth River and Spencer Creek to other city and county-owned properties.
10. Establish buffers on both the north, south, and west sides of the property to protect Harlinsdale Farm.

Equestrian Farm Area

1. Keep the Main Entrance intact as much as possible and use the existing entrance road as a one-way entrance.
2. A one-way exit shall run along the south property line through an Orchard. Provide parking along the old inter-urban rail line just south of the Farm area.
3. Renovate the south most building (the old power plant) into a Museum.
4. Convert half of the Main Barn to a museum and a temporary Visitor Center.
5. Any future development or new facilities shall be located south of the Main Barn. Renovate and/or convert the Mares Barn into a Living Horse Museum.
6. Provide a pasture area south of the Equestrian Farm for an equine retirement facility and to buffer to the existing neighborhoods.

Harlin/Hayes Homestead

1. Provides for a new two-way winding entrance off Franklin Road following the existing topography and framing views of the Harlinsdale Farm property.
2. Main parking provided on the north perimeter of the Homestead.
3. Small parking area at the terminus of the entrance road at the home site.
4. An Orchard between the entrance road and Homestead.



5. Convert/renovate existing Homestead for multi-uses (receptions, art exhibits, parties, etc.)
 6. Convert/renovate Main Barn to a reception hall.
 7. Renovate second barn to support building for public garden area.
 8. Public garden area just west of home site.
 9. A pond along the public garden area.
 10. Renovate/convert the entire Homestead to a working farm for exhibits and instructional events.
- block view to Equestrian Center.
 5. Entrance and exit to the Equestrian Center will need to be the same because of traffic issues.
 6. Too much special use parking on the west side of the Harpeth River.
 7. Lack of equestrian trails.
 8. Using Chestnut Bend private trails as part of public trail system.

Harpeth River Access

1. On an axis from the Main Barn from the Equestrian Center, provided a walk connection to the river.
2. At this point, provided a river crossing and river access point.
3. Terrace the east side of the river bank to provide easy access.
4. This point provides for canoe access to the river.
5. This point provides for entry to the Harlinsdale Farm for the west side of the river.

Public Comment

The Composite Conceptual Site Plan was presented in two public meetings for review and comment. The overall concept was received favorably with only a few comments of concern. The only concerns included:

1. Pedestrian connection through Lancaster Subdivision.
2. Pedestrian trail along east side of river adjacent to Lancaster Subdivision.
3. Concern about the effects on surrounding properties if Harlinsdale Farm becomes a tourist attraction.
4. Proposed Orchard along Lancaster Subdivision will

|



—

Harlinsdale Farm

Franklin, Tennessee

|



—

Harlinsdale Farm

Franklin, Tennessee

VIII. MASTER PLAN

After the Design Team reviewed the comments received during the Conceptual Site Plan phase, the Final Master Plan was developed. The major goals and visions established for Harlinsdale Farm during the visioning charette and the conceptual site plan phase were not compromised in the Final Master Plan.

- Keep the horses.
- Provide flexible open space.
- Preserve all the history.
- Reconnect the City to the Harpeth River.
- Provide connectivity to and from Harlinsdale Farm.

GENERAL OVERALL PLAN

Franklin Road View Shed

What you see now is what you will see in the future. Linear fence patterns defining pasture areas along Franklin Road will keep the horses running and grazing along Franklin Road view shed.

Flexible Open Space

Both the equestrian side and the passive park side of the Farm maintain numerous acres of open space.

Limited Vehicular Access

Vehicular access is provided in two locations along Franklin Road with parking provided to the outside of the two major development areas: the Equestrian Center and the Harlin/Hayes Homestead.

Connection to the River

Connection to the Harpeth River is provided on both the Harlinsdale Farm side and the west side of the river by a day-use parking area.

Preserve the Existing Vegetation

Not only is the existing vegetation along Spencer Creek and the Harpeth River being preserved, but

a 100' riparian zone is being proposed on both sides of the Harpeth River. This zone of natural vegetation will help stabilize the river banks. The existing wooded area in the northwest corner of the Farm is also being preserved and developed with primitive trails and an overlook.

Connection to Other City and County Properties

A series of trails along the Harpeth River, Spencer Creek, and sidewalks along Franklin Road provide future connections to Downtown Franklin, Bicentennial Park, Williamson County Recreation Center and other city and county-owned properties.

The Homestead

The Design Team proposes to renovate all of the existing structures and provide multi and alternate uses for many of them. The Design Team believes that the Homestead should be returned to a Living Tennessee Farm with displays and instructional exhibits.

The Home

The Home can be used for a variety of activities including: receptions, art exhibits, parties, fund raising events, and meetings. A small parking area is provided in close proximity to the home for convenient access.

Equipment Shed

The Equipment Shed can continue as an equipment shed for both display of agricultural and farm equipment, as well as for maintenance equipment for the Homestead. A Farmers Market can also be located in this shed.

Mare Barn

The Design Team has proposed this barn be renovated as an Event Center for larger group uses. Uses can include: reception hall, banquet facility, wedding hall, and meetings facility.

Colt Barn

A public garden plot area is proposed on the west side of the Homestead. These plots can be reserved or rented to the public. The Colt Barn will be renovated into a support garden center and storage facility.

THE EQUESTRIAN CENTER

In the Visioning Charrette for Harlinsdale Farm Park, the Franklin community said they wanted to continue to see horses along Franklin Road, and that there should be some connection to Walking Horse breeding. At the same time, we heard that people wanted to be able to freely explore the farm. These two uses might be incompatible, were an active breeding operation to take place here. The existing breeding operation takes up the whole farm. There is no separation of horses from people. If Harlinsdale Farm Park is to satisfy as many people as possible, we must reconfigure it to meet new needs. Areas used by people and horse must be clearly defined and separated. The public must have access to horses, but contact must be supervised and controlled, to provide a pleasurable and safe experience for all.

Equestrian Design Opportunities

Breeding Farm

The Harlins have another farm in southeast Williamson County with an extension of their breeding operation. If we want the Harlin family's continued involvement, we therefore recommend that most of the breeding and pasturing of pregnant mares take place at the other farm. Since breeding is by artificial insemination (does not involve stallion and mare physical contact), stallions could continue to live in the main barn, and the breeding shed could remain in operation for semen collection. We feel that people will want to see the stallions of good lineage. Collection could continue, but should take place before park opening hours. When the park is open, there could be displays explaining the equipment. Bill Harlin says that 50% of the current breeding involves visiting mares, while 50% is shipped. The breeding operation as it exists now does need to be reduced. Perhaps this ratio could be reduced to 25% visiting mares and 75% shipped. If desired, the other 25% might take place at the remote location.

Once the mares at the other farm have foaled, some mares and foals could be moved back to Harlinsdale, to live in the pastures until the foals are weaned. Pastures can sustain one horse on a minimum of two acres. Foals are born from October through June. Weaning begins in September, and is completed by October. Since a new foal crop begins in October,

the timing would work out well.

Equine Retirement Facility

Another equine use that could be explored is to provide a home for older horses who are no longer in use, but whose owners want them to finish out their days in pleasant surroundings. Once established, the program might be extended to horses in rehabilitation (lay-up program).

Living Horse Museum

There is interest in learning about the development of the Walking Horse breed and the Tennessee horse industry. We propose a "Living Horse History Museum" (along the lines of the International Museum of the Horse at the Kentucky Horse Park) in the 24-stall barn currently used by visiting mares. Once this barn has been refurbished, a reduced number of visiting mares could continue to use the barn. It could also house breeds that contributed to the Walking Horse:

- Thoroughbred
- Standardbred
- Morgan
- American Saddlebred.

We should also include mention (with statues or plaques) of extinct breeds: Canadian Pacers (now mixed with the Standardbred) and Narragansett Pacers (there is now a Spanish Narragansett).

Representative equines currently predominant in Tennessee:

- Spotted Saddle Horses
- Racking Horses
- Quarterhorses
- Arabians
- Paso Finos
- Mules.

The Thoroughbred is particularly important to the equine history of Tennessee:

- Andrew Jackson and Belle Meade
- A Tennessee horse was the first American-bred to win the English Derby
- Before the Civil War, Tennessee was the largest producer of Thoroughbreds.

The Tennessee Walking horse carries the blood of four distinct living breeds - the Thoroughbred, Standardbred, American Saddlebred, and Morgan, plus two breeds that are virtually extinct - the Narragansett Pacer and the Canadian Pacer. While English Thoroughbreds, Morgans, Standardbreds and coach horses may all be found in the background of Tennessee Walking horses, it was the Canadians and Narragansetts who formed the basis for their gaits. The two earliest strains, or breeds, of horses recognized in North America were the Canadian Pacer, a breed still existing in small numbers in Canada, which evolved from Norman horses brought to Quebec by French settlers; and the now-extinct Narragansett Pacer, which evolved from British Hobbies and Galloways brought to the American Colonies by English settlers. – from www.Walkerswest.com

Main Barn

We propose to rehabilitate all structures on the property. The main barn itself should be left in its current configuration. The stall area can be left as it is, but refurbished. If stallions live in half of the stalls (as they do currently), the other stalls could be used for a farrier (horse-shoeing) exhibit, a large animal veterinarian, who could talk about the special requirements for taking care of a breeding operation and other topics. Other stalls could hold a statue of Midnight Sun and a statue of Midnight Sun's groom Red asleep. The stallion area should be protected from the public by limiting access across the ends of the aisle.

The offices in the main barn will be used for a temporary visitors' center and museum. The existing furnishings should remain, with most of the wall space used for display and exhibits.

Power Plant Building

The power plant building will be used for a permanent visitors' center and museum. The museum should be a of a Smithsonian quality. Exhibits and displays could include: instructional videos, a pictorial history of the Tennessee Walking horse showing how bloodlines were developed, the story of Midnight Sun (with bloodlines, story of grooms, trainers, history and chart of offspring), and photographs, ribbons and trophies, and video-biographies of the Harlin family.

Other things covered in exhibits around the farm could be the history of farm implements used at Harlinsdale

Farm (hand, horse and mechanical), the history of Harlinsdale Farm (how it came to be, crops previously grown, video histories of people important to farm development), history of farm and horse vehicles, what horses were used for, and the relationship of horses to people. The museum should represent the history of the entire Harlinsdale Farm property and not just the farm's importance to equestrian history. Exhibits should include the history of the American Indian, the Civil War, Power Plant, the Inter-Urban Rail System and the factory.

Other Uses

Other possible uses for the farm presented by residents during the charrette were a Tennessee walking horse riding center, and polo. We do not feel that either of these is a passive activity of the kind requested by the majority of charrette participants. Nor do we feel that the land available allows for either an active riding academy or polo games in combination with the other uses requested by the community. A riding facility use is not compatible with the other aspirations for the park, because it would take a large amount of land, and would benefit only a small percentage of the population.

Horse-related Educational Opportunities

There is also an opportunity for educational programs. School groups could be brought in to explain how farms such as this one contributed to the growth of Tennessee. There are also other existing programs that could be studied as examples of the wide range of available programs. The Kentucky Horse Park's Mustang Troop is essentially a riding program using mustangs adopted through the Bureau of Land Management's Adopt-A-Horse Program, the troopers (inner-city youth) also take field trips to horse farms, training facilities, veterinary hospitals, and racetracks. The trips show the youngsters the many opportunities available to them in the equine industry.

A program developed near Spokane, WA called Hands on Horses offers a children's educational program, using horses and agriculture as teaching tools to learn history, geography, science and more.

Deer Hollow Farm, in Mountain View, CA, offers programs designed to help students experience farm life. 4,000 students from area schools visit the farm during a typical school year. An additional 400

children take part in week long day camp sessions. Classes can visit the Farm for a tour and “farm day”

In Arizona, the Stardust Program uses equine-assisted therapy to teach teamwork, cooperation, listening and communication to at-risk youth. Equine-assisted therapy has been shown to have a tremendous, positive impact on individuals with substance-abuse problems, developmental disabilities and behavioral problems. Activities are designed to help kids build confidence, take pride in accomplishments and improve self esteem within a supportive and nurturing learning environment. All participants take part in classroom and group activities, as well as individual one-on-one activities with a therapist. The Stardust Program is designed for youngsters between the ages of 8 and 17, by referral only.

In addition, there could be an after school or summer program teaching adults and children about horse care. Programs could work with retired horses. Because this is a farm environment and the actions of animals cannot always be predicted, supervisory personnel should always accompany visitors.

Among other possible programs are:

- Horse Handling, Care and Safety
- First-time Horse Owners
- Horse Nutrition
- Care of the Older Horse
- Dental and Farrier Care
- Emergency Care - What to do before the vet arrives

- Color Identification and Specific Breed Issues
- Basic Horse Nutrition and Management
- Trailer Tips
- Horse Health Care
- Geriatric Horse Care
- Basic Equine Rehabilitation
- Art programs using the horse as a model

Equestrian Trails

Equestrian trails are proposed along Spencer Creek and lead to area northwest of the Harlinsdale Farm property, west of the treatment plant. This area will provide an open riding area and can be reforested to provide a long-term wooded environment.

Management Options

Assuming most mares do not belong to the Harlins, owners would pay for mare and foal upkeep. The retirement program will generate income; people pay for the privilege of keeping their favorite horses in a good place, where they will be cared for. Mr. Harlin currently employs five people, two of whom live on the farm. He believes this number is required to maintain the proposed facility. There is also a large animal veterinarian on-call. We feel that as long as there are horses on the property, people need to have a round-the-clock presence. The existing houses near the main barn could be rehabilitated to house employees. A cooperative program with the University of Tennessee might be explored. They have a veterinary school, and a farm management program. Dr. Frederick Harper, the Extension Horse Specialist at the University has said that they would be interested in helping develop marketing materials about Harlinsdale Farm. They might also be interested in helping develop other programs.

IX. VISIONARY PLAN

During the design process, the Design Team discussed an infinite number of ideas and possibilities for Harlinsdale Farm. Even though a lot of the discussion was dismissed, several items need to be acknowledged as long-term visionary possibilities.

Tourist Destination Point

The Design Team is convinced that Harlinsdale Farm can be promoted on a national level. Since Harlinsdale Farm is such a unique and historic place, it will be attractive to most everyone, not just the equestrian community. If the City decides to promote the Farm as a destination point, the visitation may become cumbersome and damaging. This visionary idea addresses the need to expand the Visitor Center and parking requirement off site. The plan begins with a traffic circle to emphasize the main entrance and direct the traffic flow to across Franklin Road to a Visitor Center and off-site parking area. This off-site facility will control pedestrian and vehicular access to the Farm. Visitors can be controlled through orientation at the Visitor Center and then transported to the site on a controlled schedule.

Future Development On Site

Even though the Design Team feels that some new construction can be handled as low impact to the Farm, the Team was not promoting construction of many new buildings. The Composite Conceptual Site Plan indicated the possibility of a new development area just south of the Power Plant Building. If new construction is required, this area has been designated. A new museum structure may be needed in the future.

An additional future development area was identified northeast of the Homestead. Because of the existing topographic contouring in this area, new development in this area will have a low impact on

the Farm.

Inter-Urban Connection

The Composite Conceptual Site Plan indicated a pedestrian connection from Harlinsdale Farm along the original alignment of the inter-urban rail line to the Bicentennial Park. This connection was omitted on the Master Plan, since no easements or physical space for a trail through the Lancaster neighborhood presently exists. If at sometime in the future the City has an opportunity, it should obtain an easement along the original alignment of the inter-urban. From a planning, historic and connectivity standpoint, this connect would be ideal.

Hooper Lane Neighborhood

In order to protect the view shed and limit the possibility of unwanted new development at the front door of Harlinsdale Farm, the acquisition of these properties as they become available would be desirable from a long-range planning perspective.

This portrays the long-term possibilities for the use of Harlinsdale Farm and its surrounding areas.



Harlinsdale Farm

Franklin, Tennessee