


# MEMORANDUM

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January 8, 2010

TO: Board of Mayor and Aldermen

FROM: Eric J. Gardner, P.E., Director of Engineering  
Eric S. Stuckey, City Administrator   
William G. Banks, Staff Engineer I

SUBJECT: Synergy Bank and the Columbia Avenue Phase I Streetscape Project:  
Requests for Easements and Business Sign upon Transit Center Property

## Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information to consider the following two requests from Synergy Bank/Columbia Avenue Partners, LLC:

- A Permanent Easement Agreement between the Transit Center (City of Franklin) and Synergy Bank (Columbia Avenue Partners, LLC), located at 708 and 722 Columbia Avenue respectively, which allows the placement of the Synergy Bank Fire Line Meter Vault upon Transit Center property.
- An agreement between the Transit Center (City of Franklin) and Synergy Bank, located at 708 and 722 Columbia Avenue respectively, which allows the addition of a Streetscape monument business sign upon Transit Center Property.

## Background

### **Synergy Bank Meter Vault Easement Request**

The Synergy Bank Development at 722 Columbia Avenue was given full administrative approval on May 14, 2009. The development is nearing completion, with an anticipated opening date of early May 2010.

Before the final plan approval was given, a reciprocal cross access entrance and parking agreement between Synergy Bank and the Transit Center was approved by BOMA on October 28, 2008. The main reason for this was the Columbia Avenue Zoning Overlay requires new buildings to be placed right at the back of sidewalk. A specimen tree located along their side property line made it difficult to design the new building and still meet the overlay requirements. Because of the tree conflict, the agreement to use the Transit Center drive as their entrance allowed the development to move forward.

The approved plans also called for a required 7' x 9' Fire Line Meter Vault along Columbia Avenue, within the sidewalk. This location proved to be unworkable. A total minimum clear area of 8' x 10' around the vault is needed for City fire personnel to access this vault. After construction started, it was deemed too large to place in the planned location.

A couple of coordination meetings amongst City departments (Codes, Fire, Water, Streets, Engineering, and Planning) were held to discuss possible solutions. The only feasible location for this required vault was in the grass area between Synergy Bank and the Transit Center Driveway, on Transit Center Property. A Permanent Easement agreement between these two properties is needed before the vault can be installed, and the building completed.



Also, Columbia Avenue Partners donated an estimated \$20,000 in ROW and easements to the City for the recently started Columbia Avenue Phase I Streetscape Project. They are asking this be considered before a final decision is made.

### **Streetscape Monument Business Sign and Easement Request**

Columbia Avenue Phase I is part of Segment One of the Franklin Corridor and Connector Streets Economic Development Project and is rated number 2 on BOMA's priority project listing. The project design began in June 2005 with the approval of the Professional Services Agreement with EG&G. The construction began on November 16, 2009, and should end before August 17, 2010. The construction cost is currently \$2,629,099.25.

When the construction bid was awarded, BOMA approved the installation of all business signs incorporated into the design plans, regardless if easements were obtained by dedication or condemnation. This would achieve a more uniform look for the project. Synergy Bank did not have a monument sign designed for their property because their planned development did not allow room for it. Their sign was instead located on the front of their building, built into façade.

Synergy Bank has requested the addition of a business sign for their property, originally not included within the Columbia Avenue Phase I Streetscape Project. A Permanent Easement upon City property is required for this sign, but can be included with the Fire Line Meter Vault Permanent Easement.

### **Options**

#### **1. Meter Vault Easement**

- a. Dedicate a 275(+/-) square foot Permanent Easement to Columbia Avenue Partners, LLC for the Synergy Bank Development's required Fire Line Meter Vault.
- b. Require Columbia Avenue Partners to purchase a 275(+/-) square foot Permanent Easement from the City to place their Fire Line Meter Vault.
- c. Sell 275(+/-) square feet of land to Columbia Avenue Partners for the Fire Line Meter Vault at a Fee Simple cost, whereas the City will no longer own this specific property.

#### **2. Streetscape Monument Business Sign**

- a. Allow the construction of a business sign upon Transit Center Property, located within the same Permanent Easement required for the meter vault. Installation of the business sign to be performed by the Columbia Avenue Phase I Streetscape Project (change order cost of \$3,320). *Synergy Bank to make a cash contribution to the City to cover all costs associated with this sign. Synergy Bank to own and maintain the sign.*
- b. Allow the construction of a business sign upon Transit Center Property, located within the same Permanent Easement required for the meter vault. Installation of the business sign to be performed by the Columbia Avenue Phase I Streetscape Project (change order cost of \$3,320). *City to cover all costs associated with the sign. Synergy Bank to own and maintain the sign.*
- c. Allow the construction of a business sign upon Transit Center Property, located within the same Permanent Easement required for the meter vault. Installation of the business sign to be performed by Synergy Bank (no City involvement). Synergy Bank to own and maintain the sign.
- d. Do not allow the addition of the business sign.



**Financial Impact**

**1. Meter Vault Easement**

- a. Permanent Easement is dedicated at no cost to Columbia Avenue Partners, LLC (estimated land value of \$2,200).
- b. Permanent Easement Agreement is granted to Columbia Avenue Partners, LLC at an estimated cost of \$2,200\*; paid for by Columbia Avenue Partners, LLC.
- c. The fee simple sale of land to Columbia Avenue Partners, LLC at an estimated cost of \$6,100\*; paid for by Columbia Avenue Partners, LLC.

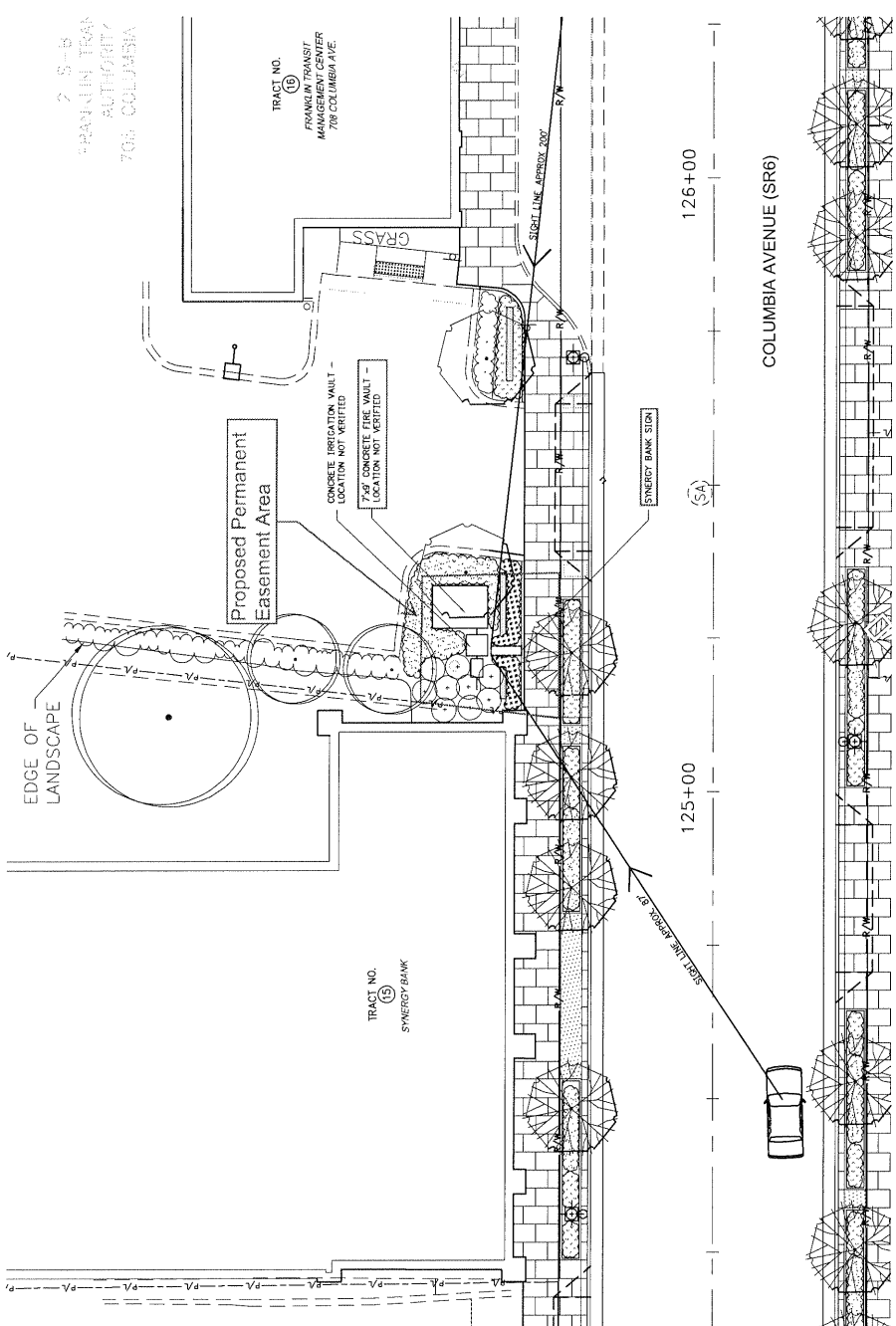
\*Certified appraisal paid for by Columbia Avenue Partners, LLC will be needed to verify actual land values.

**2. Streetscape Monument Business Sign**

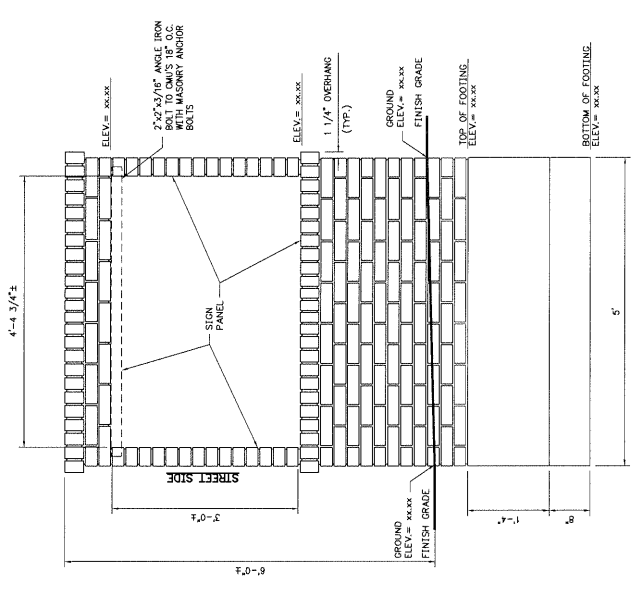
- a. Synergy Bank is responsible for all costs associated with the sign installation, but the Columbia Avenue Phase I Streetscape Project will perform the work.
- b. City responsible for all costs associated with the sign addition, increasing the Columbia Avenue Phase I Streetscape Project contract by \$3,320.
- c. None.
- d. None.

**Recommendation**

Staff recommends options 1.a. and 2.a.: Dedicating to Synergy Bank/Columbia Avenue Partners, LLC a combined Permanent Easement that encompasses both the Fire Line Meter Vault and Monument Business Sign. Synergy Bank will pay for all costs associated with the installation of the sign, possibly in the form of a cash contribution to the City. Sign to be built by the current Columbia Avenue Phase I Streetscape Project, so a more uniform look can be achieved. The bank will own and maintain the completed sign.



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 706 COLUMBIA



**SYNERGY BANK**  
 ITEM NO. 930-245; AND 930-255

