

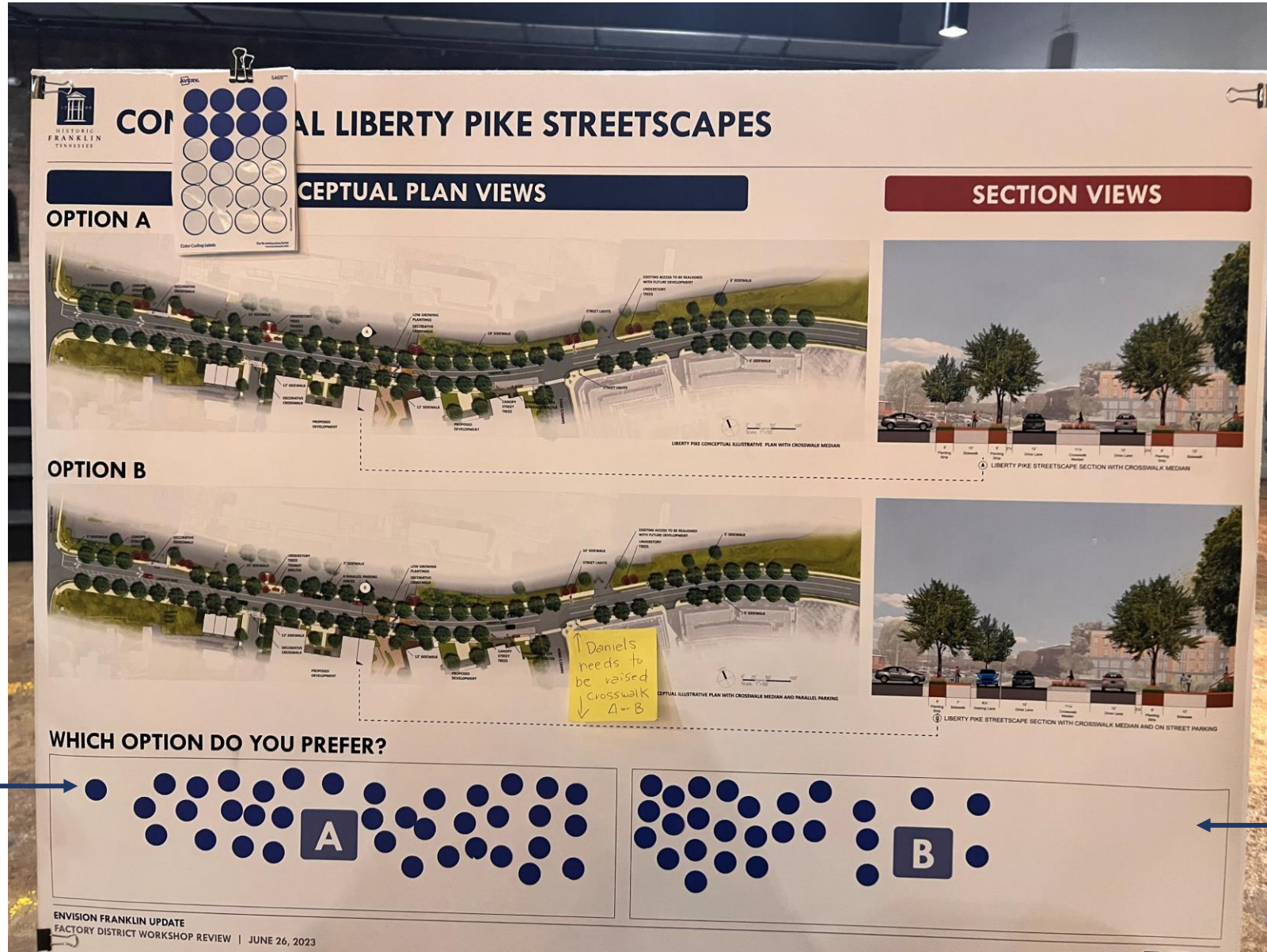
# **OPEN HOUSE FEEDBACK**

**Factory District Community Workshop  
June 26, 2023**

# APPROXIMATELY 160+ ATTENDED THE FACTORY DISTRICT OPEN HOUSE



# CONCEPTUAL LIBERTY PIKE STREETSCAPES



**CONCEPTUAL LIBERTY PIKE STREETSCAPES**

**OPTION A**

**CONCEPTUAL PLAN VIEWS**

**SECTION VIEWS**

**OPTION B**

**WHICH OPTION DO YOU PREFER?**

**A**

**B**

ENVISION FRANKLIN UPDATE  
FACTORY DISTRICT WORKSHOP REVIEW | JUNE 26, 2023

*Handwritten note:* Daniels needs to be raised crosswalk A-B

*Section View Labels:* LIBERTY PIKE CONCEPTUAL ILLUSTRATIVE PLAN WITH CROSSWALK MEDIAN, LIBERTY PIKE STREETSCAPE SECTION WITH CROSSWALK MEDIAN, LIBERTY PIKE STREETSCAPE SECTION WITH CROSSWALK MEDIAN AND ON STREET PARKING

37

26



# COMMENT CARD TOPICS

- Height Language x 15
- The Middle 8 x 12
- Traffic Safety x 9
- Walkability x 7
- No Street Parking x 7
- Uses x 7
- Arts x 5
- Flooding Concerns x 4
- Local Businesses x 3
- Materials x 2
- Boundary x 2
- Curfew x 2
- Education x 2
- Congestion x 2
- Parking x 2
- Gentrification x 1





# COMMENT CARD SUMMARY

- Height Language **x 15**
  - 13 comments in this category share concern over the height language from the Factory District Design Concept, 2 are in favor of more height allowance

## Proposed Height Language:

“The maximum building height for new development on both sides of Liberty Pike should be comparable to the tallest buildings within the Factory District Design Concept in order to ensure new buildings remain within scale. The building height of any new structures along Franklin Road should not exceed two stories in order to maintain the low-scale character of the corridor. The maximum height for properties along Harpeth Industrial Court should be two stories which will serve as a transition to the rural character extending north of the Factory District along Franklin Road.”



# COMMENT CARD SUMMARY

- **The Middle 8 x 12**
  - 11 Comments with concerns about the Project and 1 Comment in favor of the project
- **Traffic Safety x 9**
  - Commenters are concerned about increased traffic and the safety of both pedestrians and drivers
- **Walkability x 7**
  - Commenters want more connection of pedestrian paths and walking infrastructure across Daniels Drive and on Eddy Lane
- **No Street Parking x 7**
  - Commenters are generally in favor of wider sidewalks and less potential for traffic along Liberty
- **Uses x 7**
  - Commenters were both against and for Residential uses in the Factory District, but all commenters discussing hotels are against that use
- **Arts x 5**
  - Comments regarding art are in favor of more art generally, or specifically within the Factory District
- **Flooding Concerns x 4**
  - Commenters are concerned about higher potential of flooding with new development
- **Local Businesses x 3**
  - Commenters are concerned that local businesses will be pushed out because of the new focus on the area



# COMMENT CARD SUMMARY

- **Materials x 2**
  - Commenters want wood and brick materials used together or for a 20's era exterior
- **Boundary x 2**
  - One commenter is in favor of adding the Hill Property and one is against adding the Hill Property to the Factory District
- **Curfew x 2**
  - Commenters do not want excess traffic or noise at the Factory District late into the night
- **Education x 2**
  - Commenters were hoping to learn more from our session about the benefits of having A Factory District as well as about the Factory redevelopment
- **Congestion x 2**
  - Commenters say the area is already to congested for more development
- **Parking x 2**
  - While commenters are not in favor of street parking, some believe there needs to be more parking overall
- **Gentrification x 1**
  - Commenter is concerned about upscaling properties leading to gentrification



## NEXT STEPS

- **Finalize Factory District Design Concept- customize language**
- **Publish draft of entire updated document**
- **Host Public Open House with Draft 5-Year Update Date/Time TBD**





# **OPEN HOUSE FEEDBACK**

**All Comments Categorized**

# COMMENT CARDS

## HEIGHT

**13 comments in this category share concern over the height language from the Factory District Design Concept, 2 are in favor of more height allowance**

- The Factory District should reveal specific building height and it should be aligned with the current building height- Not more!
- I am against the Neighborhood 8. Its too tall for the space, will add to congestion, does not conform to the neighborhoods that surround it, too many people, not enough parking, taller than the icon of Franklin's northern gateway- the water tower
- No new buildings over 2 stories. No apartments. Protect existing resident's properties from flooding due to over building and/or future building.
- Concerned about 1. Flooding- the building and parking areas greatly reduce the ground's water absorption area. Additionally, subterranean parking reduces the bulk water absorption area. 2. Traffic congestion it seems like every citizens survey in Franklin says, "Except for traffic what are your main concerns?" Traffic is exemplified because it is the number one concern. 3. If the Factory District is used to allow increased density and height beyond what would otherwise be allowed, it will turn out to be detrimental to Franklin as a whole. 3. out of control obnoxious partying has become a real and difficult issue for Nashville. This could become a problem for Franklin too. It is also incompatible the historic, small-town, somewhat slower pace aspect of Franklin. 5. Upscaling adjacent properties will probably lead to gentrification of these properties and lesser the amount of "attainable" housing in the downtown area- example Daniels Drive.
- Will the Historic Commission review the Middle 8 project again with the new height revealed with now is 51" higher than the non-conforming Jamison Station?
- It seems like our votes don't count because the vast majority of people who voted against tall buildings, but the language was changed to be ambiguous and allow tall buildings b/c of money and influence that seems no count much more than votes making it seem the whole process cannot be trusted. Why vote if the votes mean nothing!

## HEIGHT

**13 comments in this category share concern over the height language from the Factory District Design Concept, 2 are in favor of more height allowance**

- Why is the 2-story photo unappealing white elephant with all beautiful red brick. Height is an issue with wanting 1-2-3 story but discounted at the end. Input by people is being discounted as per concept and design. Comparable to the tallest building- Jamison Station? Open to concept design- what does that mean?
- I like the walkability and arts plan. My biggest concern is the height. I prefer a maximum of 3 stories. I believe it is time to transition from the prevalence of private vehicle transportation and more towards pedestrian, bike, ride share, and public transportation.
- Building height maximum language too fluid! Staff unprepared to talk logistics of Middle 8 project. Lack of focus on historical preservation. Confused about public opinions on Building heights being 3/3+1 but now 6-story buildings are being approved hastily???
- Highly disappointed with the lack of preserving public opinion within these vision plans!
- I am very concerned about the building height within the factory district is not defined. Clearly the opinion boards reflect the look and feel of a 3rd story and not an undetermined height depicted by concept design from developers.
- Why did we not follow input on height 90% less than 3 stories
- My preference to preserve character- keep infill to 3 stories
- Maximum number of stories. The majority of people were for 3 stories. This should be the guideline for any development within the city limits.
- Density and Height - Harpeth industrial and Franklin Road and Franklin road needs greater height to accommodate more housing and mixed-use development. 2 story building are too small and will make housing too expensive-missed opportunity
- Height at 2 stories is short sighted. To achieve a truly vibrant walkable area, people are needed. Vision- by limiting the vision to arts you are missing opportunities for dynamic and innovative job creation. The vision is that this area will be a vibrant active pedestrian-oriented center that will become a jewel of Franklin. To mee the walkability desire of the resident's density is key to meeting the desire.

# COMMENT CARDS

## THE MIDDLE 8

### 11 Comments with concerns about the Project and 1 Comment in favor of the project

- I am against the Neighborhood 8. Its too tall for the space, will add to congestion, does not conform to the neighborhoods that surround it, too many people, not enough parking, taller than the icon of Franklin's northern gateway- the water tower
- Now that the Middle 8 is better known in the larger Franklin community will residents have another chance to make choices on design boards? The design board for "Infill Buildings" is misleading. It shows stand-alone structures, not structures right next to residential housing. The Factory District needed to be geographically defined prior to asking for public opinion and middle 8 should have been shown as an option as well. The Factory District is only truly encompassing 2 large projects-the Factory and Middle 8. It seems the city is changing a lot of language and guidelines to accomodate these. Specifically regarding building height. Are new traffic studies proposed upon completion of the Factory Project but prior to the approval of Middle 8? How can the impact be studies when this area has been under construction consistently for 2+ years? The current flood mitigation plan of the City of Franklin is not working. A true study has not ben done in 5+ years despite a large flood event in 2021. How can residents trust that future flood mitigation measures for new projects are going to work when they are being built upon broken systems? Why are we in a rush to urbanize Downtown Franklin? There are other projects to do first....finish gov housing units for Franklin's longest-time residents, add sidewalks on Eddy In, do a FLOOD study and raise homes that are currently existing in flood plain, conduct studies on what the growth is doing to our local wildlife, preserve Franklin's History which is what makes it special.
- Is the Factory District, with the Middle 8 project, still conforming to our "Favorite Small Town" look and feel?
- Franklin is a small, livable town by the choice of the people who live here regardless of the length of time they have lived here. We people who live in the Franklin Road corridor do not want to lose our livability because of an inconcived add-on grandiose neighborhood of 6 story apartment buildings that fly in the face of all codes, regs, etc.
- The Middle 8 project seems not to fit into the Factory District Description in several categories. Building height, architecture, increasing traffic on Liberty Pike and Old Liberty Pike (10 foot lanes). Is there a real need for 350 high in apartments?

# COMMENT CARDS

## THE MIDDLE 8

### 11 Comments with concerns about the Project and 1 Comment in favor of the project

- 1. If the public wants 3 stories in building height why is there a 6-story proposal being offered for the housing?? 2. When did Middle 8 project become part of the Arts District? 3. What does Middle 8 add to the Arts District Concept as originally proposed/presented?
- Still proud of Franklin. As a long-term resident of Franklin, Williamson County, 60 plus years, now Lancaster drive, I must express my concern for the proposed Middle 8 project. This proposal is too much, not correct in scale, design, and need. The middle 8 plan reminds me of the already built Jamison Building and the "E Space" building. They do not function, they are unattractive, and their occupancy history tells the mistake and eye sore these two-building reveal. The proposed parking in the deep dark abyss is too much for anyone considering bringing in kids, groceries, tired and frightened family, must less uninformed friends. Real concern- residence will not park in deep dark abyss. They will park on street or in Factory parking lot, or wherever- please kill this entire concept!!!
- This project, Middle 8, is way too big for a small parcel of 7 acres. There is already too much traffic in this area we have lived on this corner of Franklin Road since 1984 raised our sons here and had wonderful schools. The sidewalks were a good addition for our community. It appears too much too big, too late. Franklin is becoming very much Metro/Nashville 12th Ave South.
- What about the old growth that promote, clean air for all those walkers and bikers. Where are the Franklin deer neighbors go! This program sucks in every way.
- Franklin currently has 47% MF which is double the National Average- More High Density is not needed. (This info was from your website). More community outreach needs to be included on land developments or rezoning and a 500' circle is not big enough needs to be 1 mile radius. Middle 8 does not fit with the current zoning ordinances.
- No art sidewalks. No street parking- most can't parallel park and it will cause congestion while waiting for someone to get into a spot. It is also cheaper to not include street parking. No hotel please. If the factory district is for arts keep it that way. People coming in and out of a hotel will cause an unnecessary headache. Also, there needs to be a commitment to helping the disabled people within the community. There needs to be a good bit of handicap parking in areas close to entrances. People with mobility aids have a hard time parking far away and walking or rolling to the entrance. Also, there is concern about the issues with density if the proposed Middle 8 plans in their current state are passed. The middle 8 needs to be scaled back and down. The preservation of Franklin needs to be a top priority. The building needs to be a lower height. Traffic concerns need to be addressed. The destruction of green space needs to be addressed. The amount of people that will live in Middle 8 needs to be reduced. My personal preference is for no middle 8 but if its going through it needs to be scaled down.
- I love the idea of the factory. I think the middle 8 project is great for attainable housing. I support Allen and the Franklin Factory. Please support attainable housing for all. Thank you!

## TRAFFIC SAFETY

### Commenters are concerned about increased traffic and the safety of both pedestrians and drivers

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- Don't add Hill property. No on-street parking on Liberty. Road is too narrow. Don't allow Middle 8 to have a reduced number of under ground parking spaces. Too many will be parking at the Factory, causing more people to be crossing Liberty and causing pedestrian problems.

# COMMENT CARDS

## TRAFFIC SAFETY

### Commenters are concerned about increased traffic and the safety of both pedestrians and drivers

- Concerned about 1. Flooding- the building and parking areas greatly reduce the ground's water absorption area. Additionally, subterranean parking reduces the bulk water absorption area. 2. Traffic congestion it seems like every citizens survey in Franklin says, "Except for traffic what are your main concerns?" Traffic is exemplified because it is the number one concern. 3. If the Factory District is used to allow increased density and height beyond what would otherwise be allowed, it will turn out to be detrimental to Franklin as a whole. 3. out of control obnoxious partying has become a real and difficult issue for Nashville. This could become a problem for Franklin too. It is also incompatible the historic, small-town, somewhat slower pace aspect of Franklin. 5. Upscaling adjacent properties will probably lead to gentrification of these properties and lesser the amount of "attainable" housing in the downtown area- example Daniels Drive.
- The focus should be on the residential homes in the area of the factory. We need more traffic lights to ensure homeowners can get out of surrounding neighborhoods safely. I love the inclusion of art and statues in our community. The colorful sidewalk makes for fun and happy thoughts. Lets keep our community safe and clean with less family dwellings in the neighborhood's thanks.
- Apartments are not needed in this area. City has approved so many along Carothers. There is plenty of affordable housing. The ideas for art district look great- but what about the traffic flow? How will so much traffic be pedestrian friendly-it's already a mad house on Saturday morning. Please keep Historic Franklin Historic. 99 Main street across from Catholic Church is an awful example of zoning variance- that building is the exact opposite of Beautiful Harpeth Hotel
- When was the last traffic study completed specifically for downtown Franklin, encompassing plans for weather events, mass casualty events during public mtngs such as pilgrimage, Farmer's market. Our neighborhood feels direct effects of these events and the Factory District plans with Middle 8 will compound them. Would you want this project next door to you? Of the neighbors I have spoken with, there is a lot of excitement regarding the factory redevelopment/enhancements, and we are looking forward to the finished project but we would like the city to slow down on approval of more large projects in the area until we see the impact of this. No traffic light at Daniels and Liberty Pike but a sidewalk there would be ideal. Measures to slow traffic on Old Liberty pk should be considered. It is a residential street that is narrow, no sidewalks. Kids play there and people walk/ride bikes but cars treat it as a cut through, speeding well above the posted limit. Please no parallel parking on Liberty pk there is already too much congestion there. Add Old Liberty Pk into Factory District.
- Focus on traffic lights, and family dwelling in the Cadet subdivision, and cars, lawnmower, should be in a storage. Units, houses shouldn't be rented out, code should stop the vehicle when they have a report about neighbor

# COMMENT CARDS

## WALKABILITY

### Commenters want more connection of pedestrian paths and walking infrastructure across Daniels Drive and on Eddy Lane

- NO STREET SIDE PARKING ON LIBERTY! Keep more spaces like Pinkerton and Bicentennial park green grass with trees and some sculptures. Don't add too many fixtures. Utility pole art. I saw it in another town Astorica. Art and History wrapped around the ugly utility poles. I like all the items on your public arts display: more murals. Street and commercial parking water runoff should go directly to the water treatment plant and not into the Harpeth (take a lookaround the theater and see what has happened to all the trash runoff into the collection ponds). Flood prevention not flood mitigation. You can control it!! Connect the bike paths Mack Hatcher/Chesnut Bend/Aspen Grove Carothers. We should have a path along the Harpeth from one end of Williamson County to the other.
- I like the walkability and arts plan. My biggest concern is the height. I prefer a maximum of 3 stories. I believe it is time to transition from the prevalence of private vehicle transportation and more towards pedestrian, bike, ride share, and public transportation.
- 20's era look-exterior! Unique. Innovative bench design-ergonomically comfortable to back. Travel by walk-sidewalks Eddy Lane or at least wider shoulder on street for more pedestrian safety on Eddy Lane! My stepson was almost hit while running on Eddy Lane due to no shoulder! I walk Eddy Lane on a regular basis and I have traffic not yield to me when meeting each other. They seem to think I have no rights to be on street. Very dangerous for pedestrians! Benches should be more about comfort than aesthetically pleasing!
- The people who live on Eddy Lane and the 3 streets off of it cannot walk to the Factory. We need a safe way to walk to this location to bring our children/grandchildren to eat at this location. If they have to be put into a car, I am going to McDonald's or some place else. Loving having the Farmer's Market here. Keep the exterior brick and old factory look. Love the solar panels.
- Once Daniels and Factory street are connected in a 4 way, roundabout or raised crosswalk important for safety and to slow traffic (cars and pedestrians). Pedestrian island in front of Middle 8 needs to be replicated in front of Jamison Station. For both safety and placemaking. It's the entrance to the district and downtown Franklin on Liberty Pike.
- Height at 2 stories is short sighted. To achieve a truly vibrant walkable area, people are needed. Vision- by limiting the vision to arts you are missing opportunities for dynamic and innovative job creation. The vision is that this area will be a vibrant active pedestrian oriented center that will become a jewel of Franklin. To meet the walkability desire of the residents density is key to meeting the desire.
- See...(for inspo) Northside McEwen Aspen Grove Drive (Franklin), L&L Market Charlotte Ave (Nashville), Assembly Foodhall (Nashville). Uses: Live/co-working space, training, sidewalk cafes, retail, restaurants, indoor/outdoor venue/event space, green space (public) with trees, condos, rooftop entertainment. Public art: Sculptures/water features/ gardens (dimensional and cooling/shaded gardens), Interactive art with public green space? Travel b/t Downtown and Factory: walk, trolley. Factory itself needs better signage, clear direction to businesses (store map?) and better upkeep in walking areas leading to business and retail.



# COMMENT CARDS

## NO STREET PARKING

### Commenters are generally in favor of wider sidewalks and less potential for traffic along Liberty

- On Liberty Pike, instead of wasting 6 or 7 spots for parking, make it only pick up/drop off for uber/lyft...etc. No parking as it will likely slow traffic, cause accidents
- I love this plan so far. I do not think adding 6 or 7 spaces to Liberty Pike is worth making the sidewalks smaller. Please create the bigger sidewalk! They are more family friendly and safer.
- No art sidewalks. No street parking- most can't parallel park and it will cause congestion while waiting for someone to get into a spot. It is also cheaper to not include street parking. No hotel please. If the factory district is for arts keep it that way. People coming in and out of a hotel will cause an unnecessary headache. Also, there needs to be a commitment to helping the disabled people within the community. There needs to be a good bit of handicap parking in areas close to entrances. People with mobility aids have a hard time parking far away and walking or rolling to the entrance. Also, there is concern about the issues with density if the proposed Middle 8 plans in their current state are passed. The middle 8 needs to be scaled back and down. The preservation of Franklin needs to be a top priority. The building needs to be a lower height. Traffic concerns need to be addressed. The destruction of green space needs to be addressed. The amount of people that will live in Middle 8 needs to be reduced. My personal preference is for no middle 8 but if its going through it needs to be scaled down.
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- I am excited to see this project develop. Franklin's unique charm is maintained in these thoughtful plans. Growth is inevitable but careful planning (such as this) will enhance the livability of Franklin for all residents. In addition I voted for plan A in the design of the sidewalks and parking on Liberty. Wider sidewalks are definitely a great plan!

## USES

### Commenters were both against and for Residential uses in the Factory District, but all commenters discussing hotels are against that use

- Not in favor of Hotels in this area- Single family residences should be kept
- Factory District Vision- I strongly feel that the vision and uses for the Factory should remain local commercial and light industrial. I strongly would not want a hotel to be built on or near the Factory campus. Also not residential units should be added to the Factory campus. The focus should be on the Factory building and not build new buildings on the campus site for a hotel or homes.
- No art sidewalks. No street parking- most can't parallel park and it will cause congestion while waiting for someone to get into a spot. It is also cheaper to not include street parking. No hotel please. If the factory district is for arts keep it that way. People coming in and out of a hotel will cause an unnecessary headache. Also, there needs to be a commitment to helping the disabled people within the community. There needs to be a good bit of handicap parking in areas close to entrances. People with mobility aids have a hard time parking far away and walking or rolling to the entrance. Also, there is concern about the issues with density if the proposed Middle 8 plans in their current state are passed. The middle 8 needs to be scaled back and down. The preservation of Franklin needs to be a top priority. The building needs to be a lower height. Traffic concerns need to be addressed. The destruction of green space needs to be addressed. The amount of people that will live in Middle 8 needs to be reduced. My personal preference is for no middle 8 but if its going through it needs to be scaled down.

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- Density and Height - Harpeth industrial and Franklin Road and Franklin road needs greater height to accommodate more housing and mixed-use development. 2 story building are too small and will make housing too expensive-missed opportunity
- Apartments are not needed in this area. City has approved so many along Carothers. There is plenty of affordable housing. The ideas for art district look great- but what about the traffic flow? How will so much traffic be pedestrian friendly-it's already a mad house on Saturday morning. Please keep Historic Franklin Historic. 99 Main street across from Catholic Church is an awful example of zoning variance- that building is the exact opposite of Beautiful Harpeth Hotel
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## ARTS

### **Comments regarding art are in favor of more art generally, or specifically within the Factory District**

- I think planning for this area is very important. I really question the "Arts District" component for this executive plan, it seems something that will not materialize beyond the Factory itself and can cause and possibly drive businesses or residents from the area, they would be punished to support public art and back streets and in areas it will not be appreciated. My biggest fear is the city investing in public art for the non-art areas and using tax payer money for ill gained out of the way projects. Keep the planning for all, promote the arts around the Factory!
- This is great news for the Factory District, but in the future it's going to need more parking spaces, more gardens, it's a great idea to think about every single need, since it's very close to downtown maybe more trash cans in the area and I would love to see more art.
- Public art- Don't paint electric boxes, make as inconspicuous as possible. Differentiate from Nashville/Music city. Small town feel/subject matter. Bee habitat! Like on the roof. A factory district curfew. Public art should have a common theme and reflect the community diversity and history of Williamson County

# COMMENT CARDS

## ARTS

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- NO STREET SIDE PARKING ON LIBERTY! Keep more spaces like Pinkerton and Bicentennial park green grass with trees and some sculptures. Don't add too many fixtures. Utility pole art. I saw it in another town Astorica. Art and History wrapped around the ugly utility poles. I like all the items on your public arts display: more murals. Street and commercial parking water run off should go directly to the water treatment plant and not into the Harpeth (take a look around the theater and see what has happened to all the trash runoff into the collection ponds). Flood prevention not flood mitigation. You can control it!! Connect the bike paths mack hatcher/chesnut bend/aspen grove Carothers. We should have a path along the Harpeth from one end of Williamson County to the other.
- I like the walkability and arts plan. My biggest concern is the height. I prefer a maximum of 3 stories. I believe it is time to transition from the prevalence of private vehicle transportation and more towards pedestrian, bike, ride share, and public transportation.

## FLOODING CONCERNS

### Commenters are concerned about higher potential of flooding with new development

- that the Middle 8 is better known in the larger Franklin community will residents have another chance to make choices on design boards? The design board for "Infill Buildings" is misleading. It shows stand-alone structures, not structures right next to residential housing. The Factory District needed to be geographically defined prior to asking for public opinion and middle 8 should have been shown as an option as well. The Factory District is only truly encompassing 2 large projects-the Factory and Middle 8. It seems the city is changing a lot of language and guidelines to accommodate these. Specifically, regarding building height. Are new traffic studies proposed upon completion of the Factory Project but prior to the approval of Middle 8? How can the impact be studied when this area has been under construction consistently for 2+ years? The current flood mitigation plan of the City of Franklin is not working. A true study has not been done in 5+ years despite a large flood event in 2021. How can residents trust that future flood mitigation measures for new projects are going to work when they are being built upon broken systems? Why are we in a rush to urbanize Downtown Franklin? There are other projects to do first....finish gov housing units for Franklin's longest-time residents, add sidewalks on Eddy Ln, do a FLOOD study and raise homes that are currently existing in flood plain, conduct studies on what the growth is doing to our local wildlife, preserve Franklin's History which is what makes it special.
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## FLOODING CONCERNS

### Commenters are concerned about higher potential of flooding with new development

- Concerned about 1. Flooding- the building and parking areas greatly reduce the ground's water absorption area. Additionally, subterranean parking reduces the bulk water absorption area. 2. Traffic congestion it seems like every citizens survey in Franklin says "Except for traffic what are your main concerns?" Traffic is exemplified because it is the number one concern. 3. If the Factory District is used to allow increased density and height beyond what would otherwise be allowed it will turn out to be detrimental to Franklin as a whole. 3. out of control obnoxious partying has become a real and difficult issue for Nashville. This could become a problem for Franklin too. It is also incompatible the historic, small-town, somewhat slower pace aspect of Franklin. 5. Upscaling adjacent properties will probably lead to gentrification of these properties and lesser the amount of "attainable" housing in the downtown area- example Daniels Drive.
- NO STREET SIDE PARKING ON LIBERTY! Keep more spaces like Pinkerton and Bicentennial park green grass with trees and some sculptures. Don't add too many fixtures. Utility pole art. I saw it in another town Astorica. Art and History wrapped around the ugly utility poles. I like all the items on your public arts display: more murals. Street and commercial parking water run off should go directly to the water treatment plant and not into the Harpeth (take a lookaround the theater and see what has happened to all the trash runoff into the collection ponds). Flood prevention not flood mitigation. You can control it!! Connect the bike paths mack hatcher/chesnut bend/aspen grove carothers. We should have a path along the Harpeth from one end of Williamson County to the other.

## LOCAL BUSINESSES

### Commenters are concerned that local businesses will be pushed out because of the new focus on the area

- I think planning for this area is very important. I really question the "Arts District" component for this executive plan, it seems something that will not materialize beyond the Factory itself and can cause and possibly drive businesses or residents from the area, they would be punished to support public art and back streets and in areas it will not be appreciated. My biggest fear is the city investing in public art for the non-art areas and using tax payer money for ill gained out of the way projects. Keep the planning for all, promote the arts around the Factory!
- I didn't learn much. I was hoping for facts about how the Factory would look. I'm concerned about small business being left out.
- This event was not very informative, to be honest. The "Vision Statement" sounds as though it was generated by an AI program after being told to promote "art". There's not explanation here as to how our community will benefit from this project. And one of the boards whos that having a farm market ranked #1 on people's priority list, yet the factory has given the existing farmers market an eviction notice.

# COMMENT CARDS

## MATERIALS

### **Commenters want wood and brick materials used together or for a 20's era exterior**

- Love the vision- industrial with artsy feel! Walkability, sidewalk café, small businesses, etc. Curious to see the building typology preferred-low scale 1 story with wood façade in relation to preferred scale of 2-story H- most of examples should brick facade (#2 type) which seems more appropriate to the desired scale. These two should work together for end result.
- 20's eras look-exterior! Unique. Innovative bench design-ergonomically comfortable to back. Travel by walk-sidewalks Eddy Lane or at least wider shoulder on street for more pedestrian safety on Eddy Lane! My stepson was almost hit while running on Eddy Lane due to no shoulder! I walk Eddy Lane on a regular basis and I have traffic not yield to me when meeting each other. They seem to think I have no rights to be on street. Very dangerous for pedestrians! Benches should be more about comfort than aesthetically pleasing!

## BOUNDARY

### **One commenter is in favor of adding the Hill Property and one is against adding the Hill Property to the Factory District**

- The undeveloped hill site north of Harpeth Industrial Court should be included in the Factory District Study area.
- Don't add Hill property. No on-street parking on Liberty. Road is too narrow. Don't allow Middle 8 to have a reduced number of under ground parking spaces. Too many will be parking at the Factory, causing more people to be crossing Liberty and causing pedestrian problems.

## CURFEW

### **Commenters do not want excess traffic or noise at the Factory District late into the night**

- Public art- Don't paint electric boxes, make as inconspicuous as possible. Differentiate from Nashville/Music city. Small town feel/subject matter. Bee habitat! Like on the roof. A factory district curfew. Public art should have a common theme and reflect the community diversity and history of Williamson County
- Not Nashvegas

# COMMENT CARDS

## EDUCATION

**Commenters were hoping to learn more from our session about the benefits of having A Factory District as well as about the Factory redevelopment**

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- This event was not very informative, to be honest. The "Vision Statement" sounds as though it was generated by an AI program after being told to promote "art". There's not explanation here as to how our community will benefit from this project. And one of the boards who's that having a farm market ranked #1 on people's priority list, yet the factory has given the existing farmers market an eviction notice.

## CONGESTION

**Commenters say the area is already to congested for more development**

- I am against the Neighborhood 8. Its too tall for the space, will add to congestion, does not conform to the neighborhoods that surround it, too many people, not enough parking, taller than the icon of Franklin's northern gateway- the water tower
- Franklin is already too crowded, it's hard to get around, it's lost much of the small-town charm it used to have and I don't like it.

## PARKING

**While commenters are not in favor of street-parking, some believe there does need to be more parking overall**

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- Franklin is already too crowded, it's hard to get around, it's lost much of the small-town charm it used to have and I don't like it.

## GENTRIFICATION

**Commenter is concerned about upscaling properties leading to gentrification**

- Concerned about 1. Flooding- the building and parking areas greatly reduce the ground's water absorption area. Additionally, subterranean parking reduces the bulk water absorption area. 2. Traffic congestion it seems like every citizens survey in Franklin says "Except for traffic what are your main concerns?" Traffic is exemplified because it is the number one concern. 3. If the Factory District is used to allow increased density and height beyond what would otherwise be allowed it will turn out to be detrimental to Franklin as a whole. 3. out of control obnoxious partying has become a real and difficult issue for Nashville. This could become a problem for Franklin too. It is also incompatible the historic, small-town, somewhat slower pace aspect of Franklin. 5. Upscaling adjacent properties will probably lead to gentrification of these properties and lesser the amount of "attainable" housing in the downtown area- example Daniels Drive.