

NEIGHBORHOOD MEETING NOTICE

April 29, 2024

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed development on the property located at 1800 Galleria Blvd, Franklin, TN. The meeting will be held virtually on May 8th at 5pm. Provided is the link for the virtual meeting:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 246 285 437 014

Passcode: 33gF65

The link for the virtual meeting can also be found on the City's website.

Project Description:

The proposed plan includes infill development in the parking lots to the west of the existing Cool Springs Galleria. There are a variety of new uses including retail/restaurant, hospitality, and multifamily residential. Approximately 76,700 square feet of new retail/restaurant space is proposed. Approximately 600 apartments and a +/-120 key hotel are proposed as well. This development will create a variety of new civic spaces, pedestrian experiences, positively impact the stormwater treatment for the site, and improve vehicular circulation both on and off site. The new uses will support the existing Galleria and will create a true mixed-use development.

Why are you receiving this letter?

The proposed project is within 500' of your property.

What is the purpose of the meeting?

The purpose of the meeting is to make citizens aware of a potential new development within your immediate vicinity and allow you to engage with the applicant early in the review process. The meeting is meant to be informative and provide an opportunity to ask questions directly to the developers about the project. If the project continues with a formal application to the city, it will go through a Public Hearing process. Please be aware that Public Hearings do **not** involve a question and answer session.

Will the project be voted on at this meeting?

No. The neighborhood meeting is for informational purposes only. The project, should the applicant continue with a formal application, will be reviewed by the Franklin Municipal Planning Commission (FMPC) and may also be reviewed by the Board of Mayor and Aldermen (BOMA). Both the FMPC and BOMA meetings will be publicly noticed and will include time for citizens to speak to the project at formal Public Hearing sessions.

Format of the meeting:

5:00 – 5:10 pm informal discussion; time to ask quick questions or take a closer look at the plan

5:10 – 5:25 pm formal presentation by the applicant to discuss the main points of the plan

5:25 – 6:00 pm question and answer time.

Can you see the proposed plans prior to the meeting?

Absolutely! There is a copy of the proposed plan included with this mailing. If you have any questions prior to the meeting, feel free to contact the applicant.

Their contact information is:

Scotty Bernick (Ragan-Smith-Associates, Inc.)

Email: sbernick@ragansmith.com

Phone: 615-244-8591

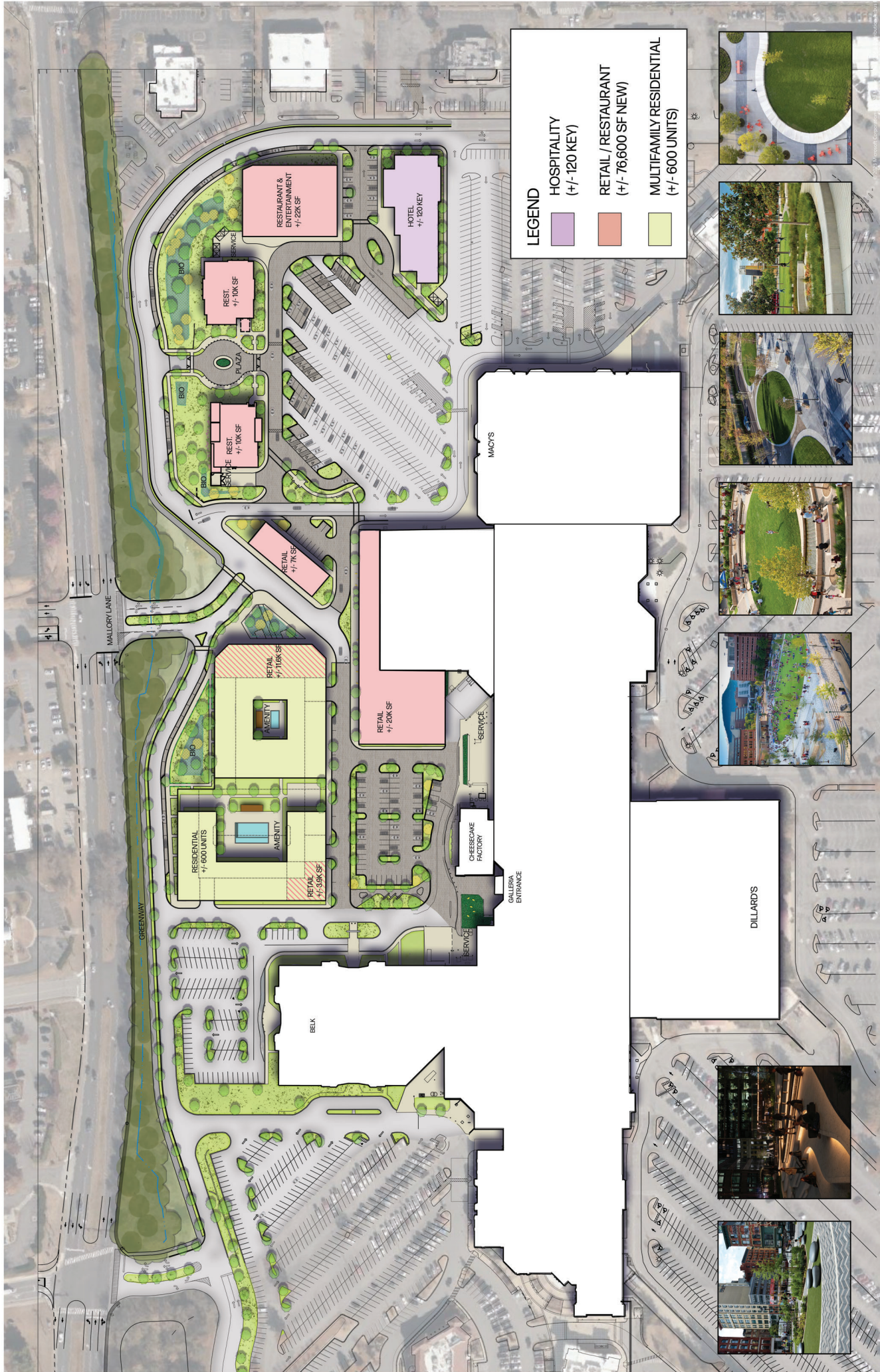
Meeting Date: May 8th Time: 5 pm

Location: Virtual

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

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LEGEND

- HOSPITALITY (+/- 120 KEY)
- RETAIL / RESTAURANT (+/- 76,600 SF NEW)
- MULTIFAMILY RESIDENTIAL (+/- 600 UNITS)



COOL SPRINGS GALLERIA

MASTERPLAN RENDERING - PD UPDATE
 FRANKLIN, TN | WILLIAMSON COUNTY
 22 - 0073 | 03/18/2024



Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	SCOTTY BERNICK , PLA		
Organization:	RAGANSMITH ASSOCIATES		
Phone:	615-244-8591	Fax:	N/A
Email:	SBERNICK@RAGANSMITH.COM		
Street:	315 WOODLAND ST		
State:	NASHVILLE, TENNESSEE	ZIP:	37206

PROJECT INFORMATION:

Proposed Name of Project:	COOLSPRINGS GALLERIA PD	Address or Parcel(s) of Property:	MAP 53 PARCELS 117, 117.03, 117.04, 139
Project Type:	<input type="checkbox"/> Site Plan; Bed and Breakfast <input checked="" type="checkbox"/> Development Plan & Rezoning <input type="checkbox"/> Development Plan only <input type="checkbox"/> Envision Franklin Amendment		
Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)	An amendment to the existing PD for CoolSprings Galleria. Changes to the site include in-fill development around the western side of the Galleria. A Variety of new uses are proposed including retail/restaurant, hospitality, and multi-family residential. Approximately 600 residential units, a 120 key hotel, and 76,700 sf of commercial space are planned at full build out.		
Base Zoning District:	PD (rc 12 base)	Proposed Base Zoning District (if applicable):	PD (rc12 base)
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	NO	Pre-application Meeting Date:	4/2/24 (held prior)

NEIGHBORHOOD MEETING INFORMATION:

Virtual Platform to be Used (please check one):	<input type="checkbox"/> Zoom Meeting	<input type="checkbox"/> GoTo Meeting	<input checked="" type="checkbox"/> Other (specify): MICROSOFT TEAMS
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1 st 5/8/24 @ 5pm	2 nd 5/8/24 @ 6pm	
Aldermanic Ward: <input checked="" type="checkbox"/> Ward 1 <input type="checkbox"/> Ward 2 <input type="checkbox"/> Ward 3 <input type="checkbox"/> Ward 4	City of Franklin Planner Contact: JOEY BRYAN		