

**RESOLUTION NO. 2018-42**

**TO BE ENTITLED: "A Resolution to Initiate a Plan Amendment to Envision Franklin for the City-Owned Property at 403 and 405 5<sup>th</sup> Avenue North, known as "The Hill Property."**

**WHEREAS**, 403 and 405 5<sup>th</sup> Avenue North and known informally as "The Hill Property" is owned by the City, jointly held by the General Fund (61%) and the Water & Sewer Fund (39%); and

**WHEREAS**, the property has been unused since the City's new Public Works Facility opened in Spring of 2014, and several non-profit housing advocates have indicated interest in the property for redevelopment; and

**WHEREAS**, the southern and northern edges of the property are located within the 100-year floodplain of the Harpeth River; and

**WHEREAS**, the City's long-range plan, *Envision Franklin*, recommends the Recreation design concept for the Hill Property which includes active and passive open spaces, as well as City parks, and other recreational uses;

**WHEREAS**, the Board of Mayor and Aldermen has received interest from the Franklin Housing Commission, Hard Bargain Neighborhood, Community Housing Partnership, and Franklin Housing Authority to utilize the Hill Property for Affordable or Workforce Housing;

**WHEREAS**, the Board of Mayor and Aldermen has also received interest from a non-profit, FrankTown, to collaboratively utilize the property for a nonprofit for child and youth mentoring, learning environment, and recreational activities;


**WHEREAS**, the Board of Mayor and Aldermen has held discussions related to the future of the property following a presentation of public outreach, including the neighborhood meeting survey results, online survey results, and video walk-throughs of three design scenarios with the following options to Envision Franklin;

- A. Leave Envision Franklin "as is" with the Hill Property remaining in the Recreation Design Concept;  
or
- B. Initiate an Envision Franklin Plan Amendment to revise the Hill Property to Mixed Residential, which could include a mix of single family homes, townhomes, big houses, and civic and institutional uses, with a special consideration for secondary access outside of the floodplain for public safety purposes;  
or
- C. Initiate an Envision Franklin Plan Amendment to revise the Hill Property to Compact Residential, which could include single family detached homes and/or civic and institutional uses, with a special consideration for secondary access outside of the floodplain for public safety purposes.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE**, that the Board of Mayor and Aldermen, as the property owner of the Hill Property, give authority to staff to initiate option B.

IT IS SO RESOLVED AND DONE on this 12<sup>th</sup> day of June 2018.

ATTEST:

By:   
ERIC S. STUCKEY  
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By:   
DR. KEN MOORE  
Mayor

Approved as to Form:

By:   
Shauna R. Billingsley, City Attorney



# Hill Property

BOMA Work Session  
April 24, 2018

NEIGHBORHOOD MEETING & SURVEY RESULTS

# SURVEY DESIGN



- ▶ The Hill Property Survey was designed around the three conceptual scenarios created by Tuck-Hinton Architects.
- ▶ The goal of the survey was to receive feedback on the public's preferred land use choice for the Hill Property site with these three scenario options; compact single-family, mixed residential, and recreation.
- ▶ An open-ended question was posed to give the respondent the scenario to write-in their vision for the Hill Property.
- ▶ Surveys were distributed at the Neighborhood Meeting in paper form and surveys were distributed online.

# NEIGHBORHOOD MEETING

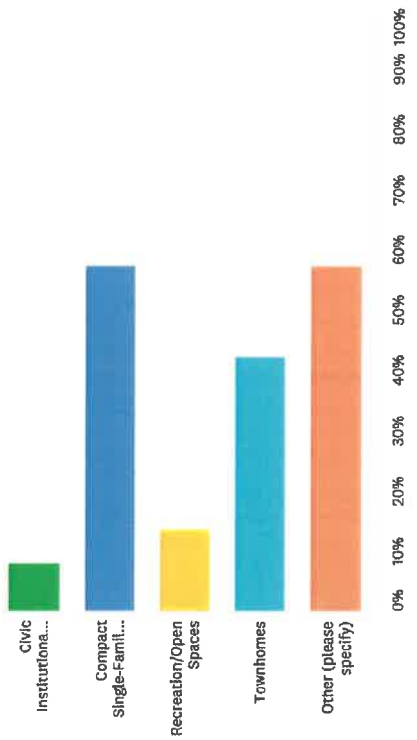
February 15, 2018

- ▶ 101 ATTENDEES
- ▶ PAPER SURVEYS DISTRIBUTED
- ▶ 80 SURVEYS RETURNED

# NEIGHBORHOOD MEETING SURVEY RESULTS

Q1 What is your overall vision for the Hill Property? If you could design anything, what would it be? Choose all that apply.

Answered: 73 Skipped: 6



**ANSWER CHOICES**

|   |    |        |
|---|----|--------|
| ▼ Civic Institutional Uses                  | 6  | 8.22%  |
| ▼ Compact Single-Family Homes on Small Lots | 42 | 57.53% |
| ▼ Recreation/Open Spaces                    | 10 | 13.70% |
| ▼ Townhomes                                 | 31 | 42.47% |
| ▼ Other (please specify)                    | 42 | 57.53% |
| <b>Total Respondents: 73</b>                |    |        |

Showing 4/2 responses

- Affordable Housing  
2/27/2018 1:38 PM  
View respondent's answers  
Categorize as...
- A mix that meets the requirement level of work force housing  
2/27/2018 1:37 PM  
View respondent's answers  
Categorize as...
- Workforce Housing  
2/27/2018 1:31 PM  
View respondent's answers  
Categorize as...
- Affordable rental units  
2/27/2018 10:42 AM  
View respondent's answers  
Categorize as...
- I'm for affordable housing either way for workforce housing.  
2/27/2018 10:40 AM  
View respondent's answers  
Categorize as...

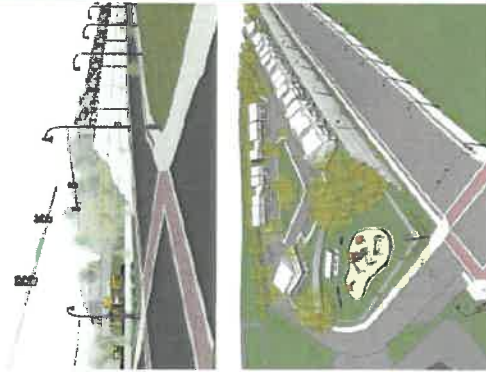
Total Respondents: 73



# NEIGHBORHOOD MEETING SURVEY RESULTS

3. Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Mixed Residential Design Concept for the Hill Property?

(Strongly Disapprove) 1 2 3 4 5 6 7 8 9 10 (Strongly Approve)



Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Mixed Residential Design Concept (mixed housing types) for the Hill Property. (See Graphic Below)

Answered: 74 Skipped: 5



| STRONGLY DISAPPROVE | 2 | 3 | 4 | 5     | 6     | 7     | 8     | 9     | 10    | STRONGLY APPROVE | TOTAL | WEIGHTED AVERAGE |
|---------------------|---|---|---|-------|-------|-------|-------|-------|-------|------------------|-------|------------------|
| 14.86%              | 0 | 1 | 2 | 3     | 4     | 5     | 6     | 7     | 8     | 9                | 74    | 6.83             |
| (no label)          | 0 | 0 | 0 | 5.41% | 9.46% | 8.76% | 8.11% | 5.41% | 2.70% | 43.24%           | 32    | 74               |



# NEIGHBORHOOD MEETING SURVEY RESULTS

4. Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Recreational Design Concept for the Hill Property?

(Strongly Disapprove) 1 2 3 4 5 6 7 8 9 10 (Strongly Approve)



- COVERED PAVILION FOR RESTROOMS, LOCKERS, RENTAL EQUIPMENT, TRAIL INFORMATION AND COURTS
- PEDESTRIAN PATH AND WALKING TRAIL THROUGH SITE
- RETAINING WALL
- INTRAGRASS FIELD
- PEDESTRIAN BRIDGE
- CHILDREN'S PARK AND PICNIC AREA



Using a scale of 1 to 10, how strongly you approve or disapprove of having a Recreational Design Concept for the Hill Property? (See Graphic Below)

Answered: 74 Skipped: 5



| Rating       | Percentage | Count     | Strongly Disapprove | Strongly Approve | Total     | Weighted Average |
|--------------|------------|-----------|---------------------|------------------|-----------|------------------|
| 1            | 60.81%     | 45        | 45                  | 0                | 45        | 45.00            |
| 2            | 8.11%      | 6         | 0                   | 6                | 6         | 12.16            |
| 3            | 12.16%     | 9         | 0                   | 9                | 9         | 27.27            |
| 4            | 0.00%      | 0         | 0                   | 0                | 0         | 0.00             |
| 5            | 2.70%      | 2         | 0                   | 2                | 2         | 10.81            |
| 6            | 2.70%      | 2         | 0                   | 2                | 2         | 10.81            |
| 7            | 0.00%      | 0         | 0                   | 0                | 0         | 0.00             |
| 8            | 4.05%      | 3         | 0                   | 3                | 3         | 24.30            |
| 9            | 4.05%      | 3         | 0                   | 3                | 3         | 27.27            |
| 10           | 5.41%      | 4         | 0                   | 4                | 4         | 40.00            |
| <b>Total</b> |            | <b>74</b> |                     |                  | <b>74</b> | <b>2.66</b>      |

# NEIGHBORHOOD MEETING SURVEY RESULTS

If you prefer the recreational design concept, which types of recreational amenities would you like to see on the Hill Property?

Answered: 34 Skipper: 45

1. tennis courts, bocce, basketball
2. NA
3. Picnic areas, passive park amenities, and parking for activities at bicentennial park. Steps could be placed by the retaining wall and crossing would be at traffic light — already in place at 3<sup>rd</sup> Ave North
4. N/A
5. N/A
6. No
7. There is more a need for housing at this point than another park in the area.
8. Large playground for a wide range of ages; it should also be accessible for those with disabilities. I like the idea of having basketball courts.
9. Children's Park
10. Parks + green space
11. No, I'm for housing!
12. None, Franklin has plenty of parks already.
13. We have plenty of recreation.
14. No.
15. none, waste of land, bad location for a park.
16. This should not be an option.
17. Rentals for walking class upstanding citizens who serve our City.
18. Don't waste this space.
19. I don't know if people realize the added traffic that a park with ball fields would create. Travel ball is nearly year round.
20. no.
21. We have enough recreation and new parks in the works.
22. I do not approve of the recreational use. We need housing.
23. Standard park amenities are always welcome. But, a botanical garden would be beautiful.
24. I believe that property lends itself to Walkway paths, a play ground at the top of the property, instead of the bottom, and connections to the neighborhood and Bicentennial Park. Although the idea of using the existing building is intriguing, the limits on parking might prohibit that use. The athletic field might require more parking too, but an open space could be provided/incorporated into the design for informal play/games. Most likely from neighboring families. Is there another structure in Bicentennial that will be repurposed?
25. N/A
26. Many parks in City of Franklin plus more being planned.
27. Running Trails; Dog Runs
28. Gardens, lots of benches, splash pad (small), playground, open green space.
29. Bike Rentals
30. Workforce housing did desperately needed
31. N/A
32. None
33. Comment: The idea of putting people in the position of walking across Hillsboro Rd [even with traffic signals] is ludicrous.
34. We have plenty of parks, we need workforce housing!

# NEIGHBORHOOD MEETING SURVEY RESULTS

6. If you prefer residential uses, which type of housing would you prefer? Choose all that apply.

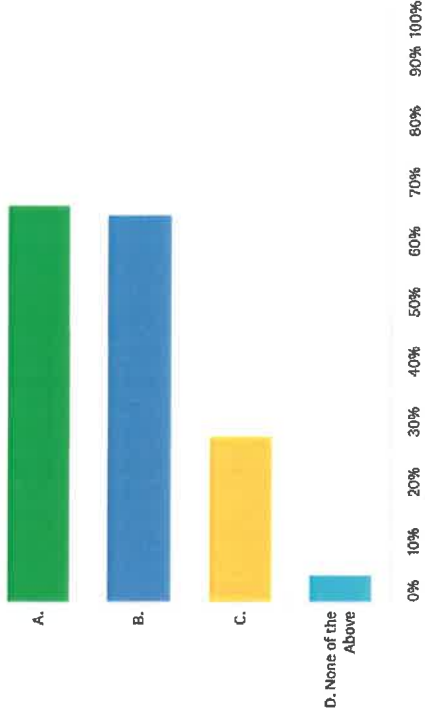


D. None of the Above

Q6

If you prefer residential uses, which type of housing would you prefer?  
Choose all that apply.

Answered: 65 Skipped: 14



ANSWER CHOICES

- ▼ A.
- ▼ B.
- ▼ C.
- ▼ D. None of the Above

RESPONSES

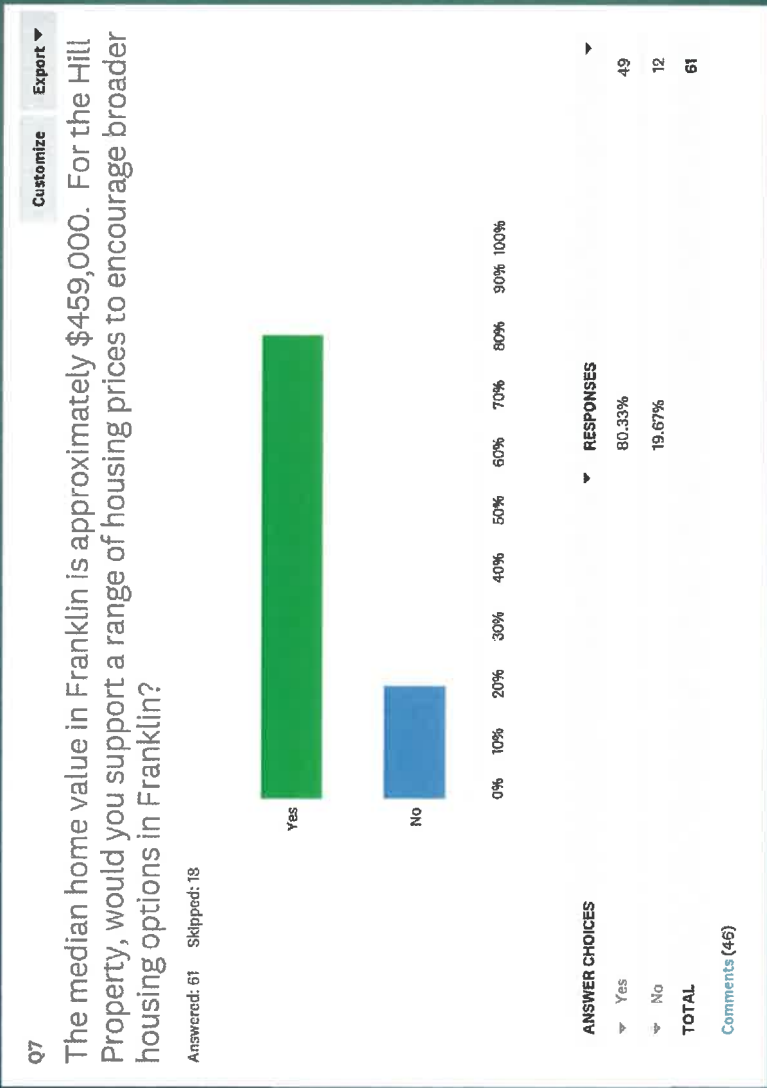
- 66.15% 43
- 64.62% 42
- 27.69% 18
- 4.62% 3

Total Respondents: 65

Customize

Export

# NEIGHBORHOOD MEETING SURVEY RESULTS



▶ OF THE 12 "NO" RESPONSES, 7 OF THOSE RESPONDENTS WROTE IN THE COMMENT BOX THAT THEY WANTED LOWER-PRICED, AFFORDABLE, OR WORKFORCE HOUSING

\*Median Home Value \$459,000 sourced from Williamson County Association of REALTORS. This number fluctuates month to month.

# NEIGHBORHOOD MEETING SURVEY RESULTS

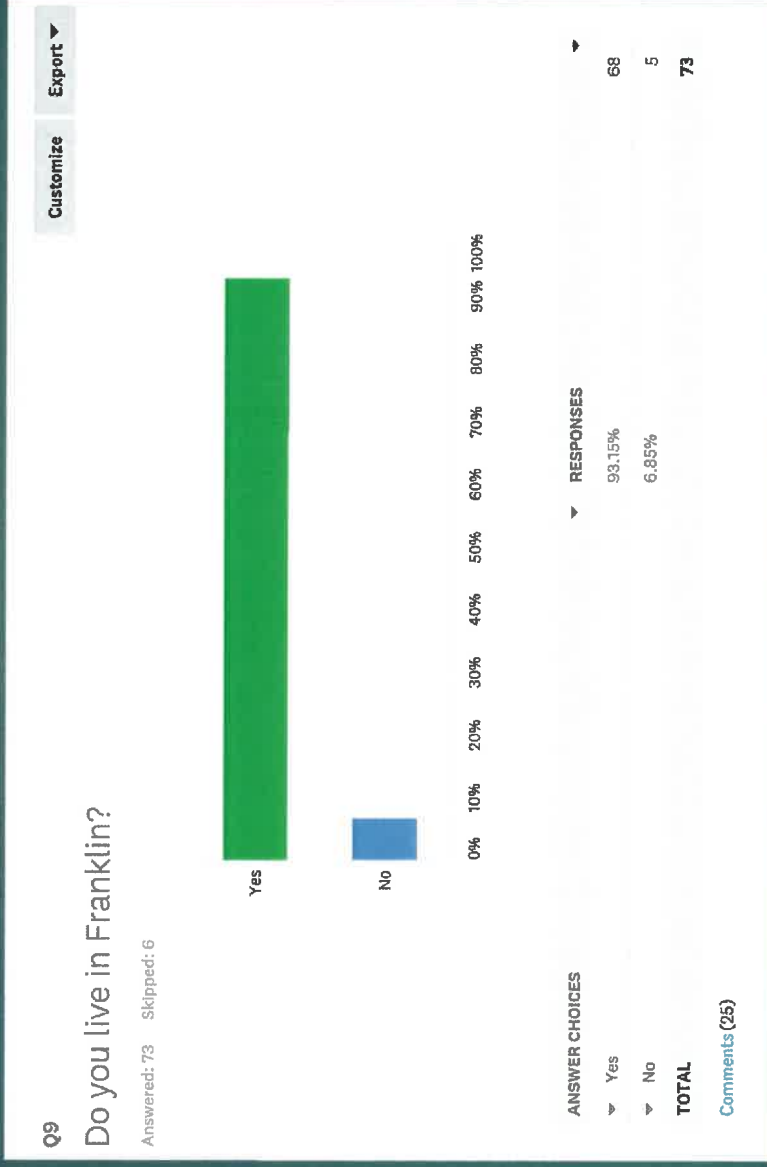
Q8

If you prefer another use, what would you like to see...

Answered: 14 Skipped: 65

- ▶ 5 - AFFORDABLE OR WORKFORCE HOUSING
- ▶ 3 – N/A, OR NONE
- ▶ 2 - OPEN SPACE/PARK
- ▶ 1- CITY HALL
- ▶ 1 – TRANSITIONAL HOUSING FOR WOMEN AND CHILDREN
- ▶ 1- CITY-RELATED OUTREACH SUPPORT CENTER WITH CLINIC/AFFORDABLE
- ▶ 1- ART GALLERY; EXPANDING CEMETERY, MUSEUM

# NEIGHBORHOOD MEETING SURVEY RESULTS





# ONLINE SURVEY RESULTS

- ▶ 1,571 SURVEY RESPONSES
- ▶ EMAILED SURVEY LINK TO OVER 700 PEOPLE, PLACED ON CITY WEBSITE, SOCIAL MEDIA, AND MENTIONED ON TELEVISION.

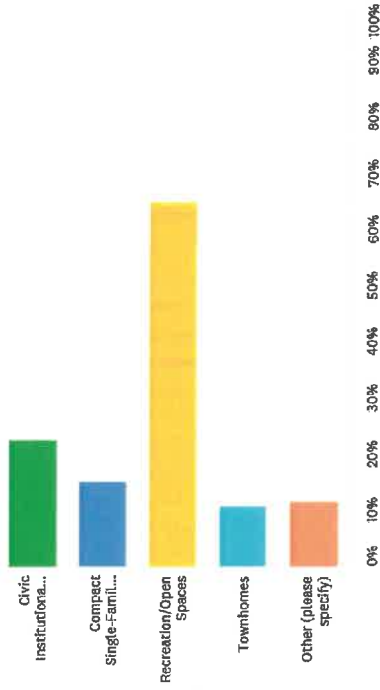
# ONLINE SURVEY RESULTS

Q1

What is your overall vision for the Hill Property? If you could design anything, what would it be? Choose all that apply.

Answered: 1,549 Skipped: 22

Customize Export



ANSWER CHOICES

| ANSWER CHOICES                              | RESPONSES |
|---|-----------|
| ▼ Civic Institutional Uses                  | 22.60%    |
| ▼ Compact Single-Family Homes on Small Lots | 15.30%    |
| ▼ Recreation/Open Spaces                    | 65.01%    |
| ▼ Townhomes                                 | 10.85%    |
| ▼ Other (please specify)                    | 11.75%    |

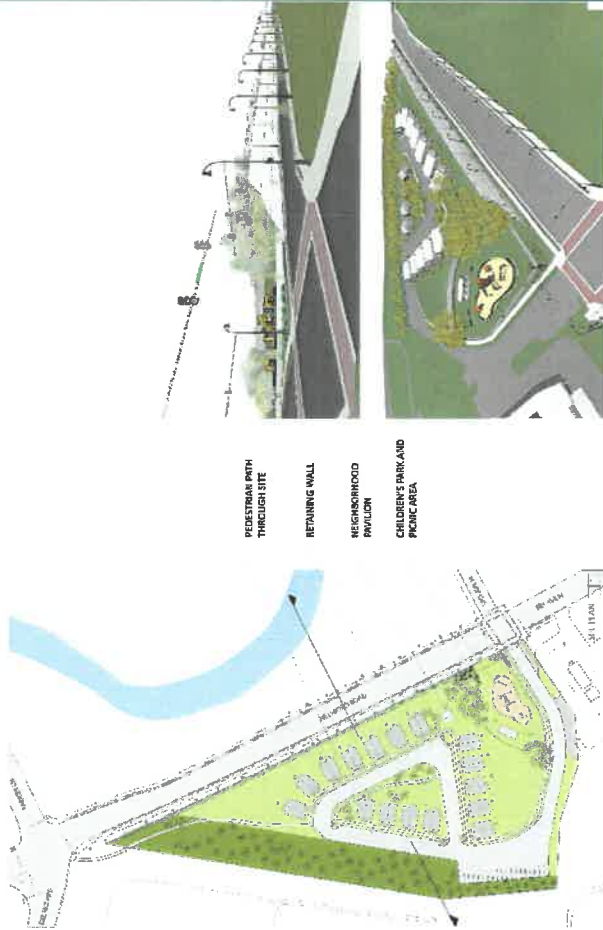
## 182 WRITTEN COMMENTS

- 46 - OPEN SPACE/PARK/PLAYGROUND/REC. AMENITY/POOL
- 42 - AFFORDABLE/WORKFORCE/LOW-INCOME HOUSING
- 23 - DO NOTHING/LEAVE GREEN
- 18 - COMMERCIAL/OFFICE/RETAIL/RESTAURANTS/MIXED-USE
- 12 - RESIDENTIAL/MULTI-FAMILY/TOWNHOMES/CONDOS
- 9 - CITY HALL OR CITY FACILITY
- 8 - FRANKTOWN/INSTITUTIONAL OR CIVIC USE
- 5 - PARKING/PARKING GARAGE
- 5 - COMMUNITY CENTER
- 3 - NON-PROFITS
- 2 - CEMETERY
- 2 - SELL IT!
- 2 - ART GALLERY/MUSEUM
- 2 - BATTLEFIELD RESTORATION/HISTORIC ELEMENT
- 3 - ADDITIONAL MISCELLANEOUS COMMENTS



# ONLINE SURVEY RESULTS

2 Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Compact Residential Design Concept** (single-family homes on small lots) for the Hill Property. (See Graphic Below)



- PEDESTRIAN PATH THROUGH SITE
- RETAINING WALL
- NEIGHBORHOOD PAVILION
- CHILDREN'S PARK AND PICNIC AREA

Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Compact Residential Design Concept** (single-family homes on small lots) for the Hill Property. (See Graphic Below)

Answered: 1,547 Skipped: 24



(no label)

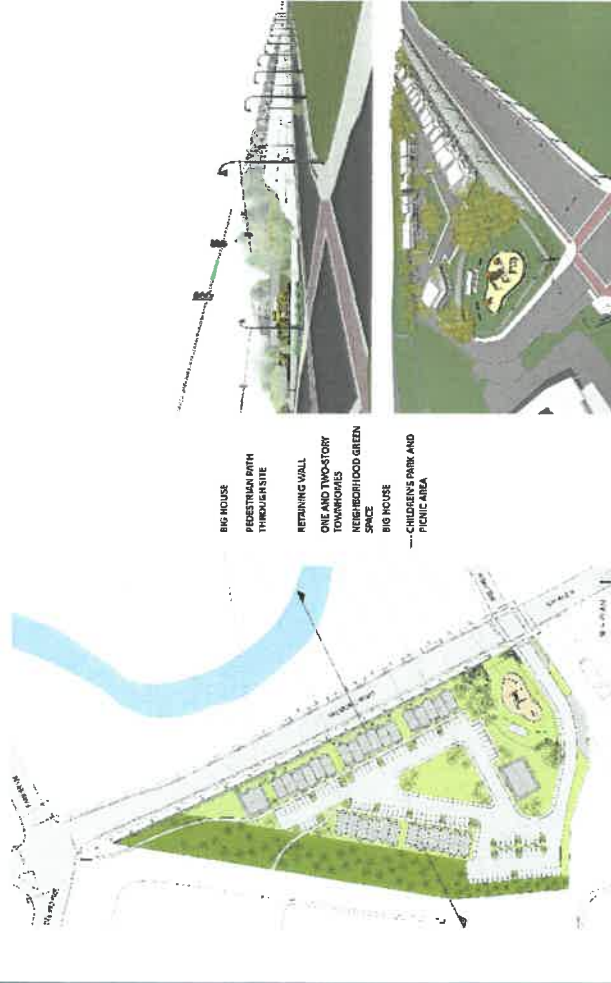
0 1 2 3 4 5 6 7 8 9 10

|            | 1      | 2     | 3     | 4     | 5     | 6     | 7     | 8     | 9     | TOTAL | STRONGLY APPROVE | WEIGHTED AVERAGE |
|------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|------------------|
| DISAPPROVE | 55.27% | 6.01% | 6.72% | 2.78% | 6.68% | 2.71% | 3.23% | 4.98% | 2.33% | 1,947 | 139              | 3.23             |
| APPROVE    | 855    | 93    | 104   | 43    | 108   | 42    | 50    | 77    | 36    |       |                  |                  |

# ONLINE SURVEY RESULTS

3 Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Mixed Residential Design Concept** (mixed housing types) for the Hill Property. (See Graphic Below)

Strongly Disapprove 1 2 3 4 5 6 7 8 9 10 Strongly Approve



Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a **Mixed Residential Design Concept** (mixed housing types) for the Hill Property. (See Graphic Below)

Answered: 1,539 Skipped: 32



| Rating | Percentage | Count |
|--------|------------|-------|
| 0      |            |       |
| 1      |            |       |
| 2      | 7.60%      | 117   |
| 3      | 6.37%      | 98    |
| 4      | 4.16%      | 64    |
| 5      | 7.03%      | 109   |
| 6      | 3.12%      | 48    |
| 7      | 4.74%      | 73    |
| 8      | 3.90%      | 60    |
| 9      | 2.27%      | 36    |
| 10     |            |       |

| Category            | Percentage | Count | Total | Weighted Average |
|---------------------|------------|-------|-------|------------------|
| STRONGLY DISAPPROVE | 54.84%     | 844   |       |                  |
| STRONGLY APPROVE    | 5.91%      | 91    | 1,539 | 3.05             |

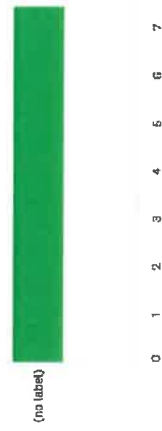
# ONLINE SURVEY RESULTS

4 Using a scale of 1 to 10, how strongly you approve or disapprove of having a **Recreational Design Concept** for the Hill Property? (See Graphic Below)



Using a scale of 1 to 10, how strongly you approve or disapprove of having a **Recreational Design Concept** for the Hill Property? (See Graphic Below)

Answered: 1,551 Skipped: 20



| STRONGLY DISAPPROVE | 2      | 3     | 4     | 5     | 6     | 7     | 8     | 9     | STRONGLY APPROVE | TOTAL | WEIGHTED AVERAGE |
|---------------------|--------|-------|-------|-------|-------|-------|-------|-------|------------------|-------|------------------|
| (no label)          | 197    | 49    | 48    | 36    | 107   | 89    | 74    | 101   | 797              | 1,551 | 7.44             |
|                     | 12.70% | 3.16% | 3.09% | 2.32% | 6.90% | 5.74% | 4.77% | 6.51% | 51.39%           |       |                  |

# ONLINE SURVEY RESULTS

Q5

If you prefer the recreational design concept, which types of recreational amenities would you like to see on the Hill Property?

Answered: 817 Skipped: 754

Export ▼

RESPONSES (817)

TEXT ANALYSIS

MY CATEGORIES (0)

Cloud View

List View

Search responses



Showing 28 words and phrases

Frisbee Running Trails Pedestrian Bridge Baseball Recreational  
Climbing Wall Green Space Football Picnic Area Housing  
Basketball Courts Water Feature Play Ground  
Amphitheater Park Design Walking Trails Access  
Walking Path Music Open Space Rink Splash Pad  
Looks Great Intramural Field Pickle Ball Courts Sports Fields Downtown

# ONLINE SURVEY RESULTS

9 If you prefer residential uses, which type of housing would you prefer? Choose all that apply.



A.



B.



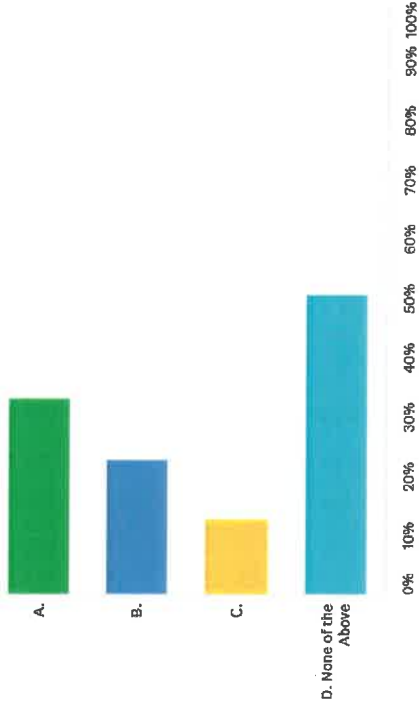
C.

D. None of the Above

Q6

If you prefer residential uses, which type of housing would you prefer?  
Choose all that apply.

Answered: 1,076 Skipped: 495



#### ANSWER CHOICES

- ▼ A. 33.18%
- ▼ B. 22.77%
- ▼ C. 12.73%
- ▼ D. None of the Above 50.93%

Total Respondents: 1,076

#### RESPONSES

- ▼ 357
- ▼ 245
- ▼ 137
- ▼ 548

Customize

Export

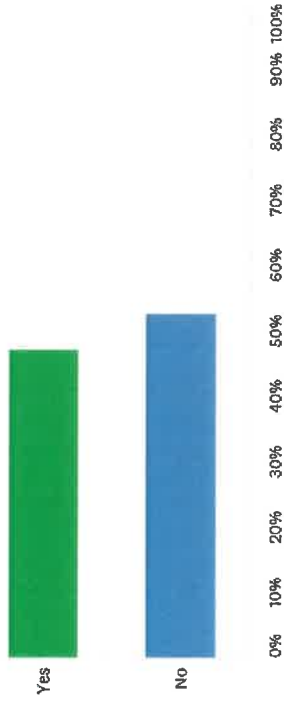
# ONLINE SURVEY RESULTS

Q7

The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?

Answered: 1,355 Skipped: 216

Customize Export



ANSWER CHOICES

Yes

47.23%

640

No

52.77%

715

**TOTAL**

**1,355**

Comments (322)

715 TOTAL "NO" RESPONSES

669- NO'S WOULD LIKE NO HOUSING AT ALL, BUT RECREATION OR CIVIC SPACE

21- NO'S WOULD NOT LIKE A RANGE OF HOUSING PRICES, BUT WOULD LIKE SINGLE-FAMILY HOMES OR TOWNHOMES

20- NO'S WOULD NOT LIKE A RANGE, BUT WOULD LIKE ALL LOWER PRICED HOMES

5- NO'S WOULD NOT LIKE A RANGE, BUT WOULD LIKE HIGHER PRICED HOMES

\*Median Home Value \$459,000 sourced from Williamson County Association of REALTORS. This number fluctuates month to month.

# ONLINE SURVEY RESULTS

Q8

If you prefer another use, what would you like to see...

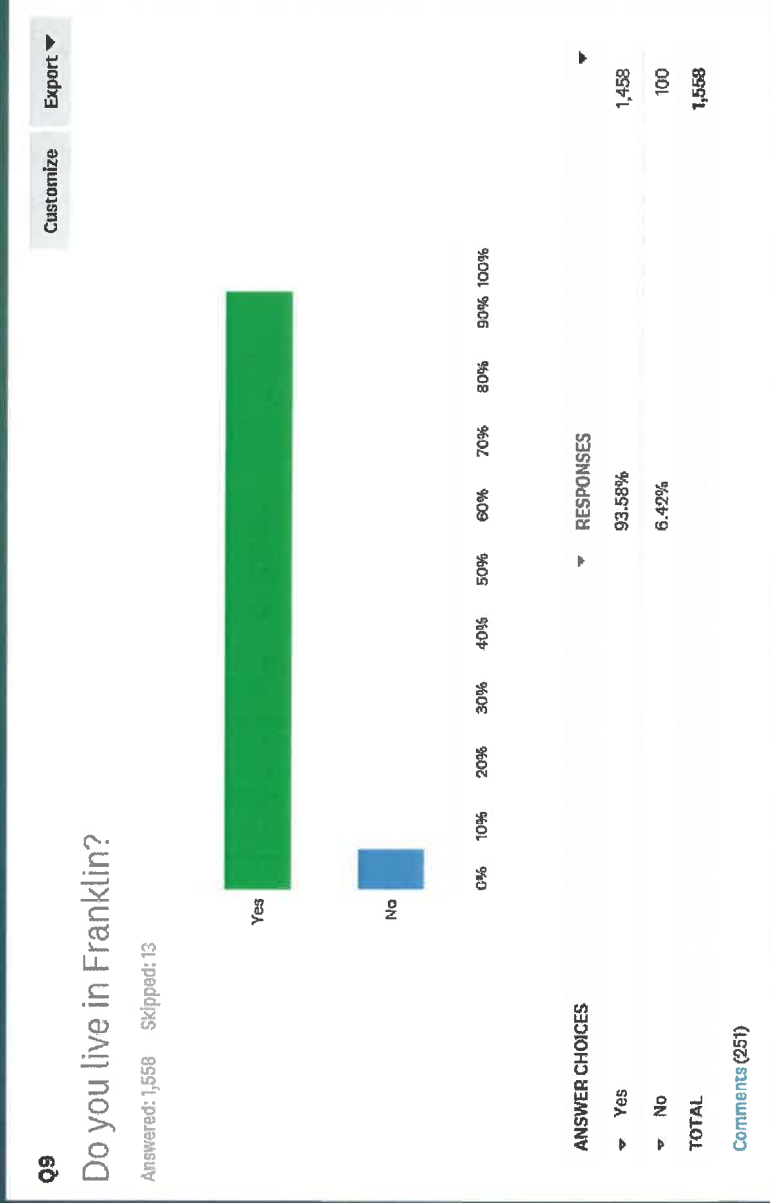
Answered: 414 Skipped: 1,157

Export ▼

## 414 WRITTEN COMMENTS

- ▶ 141 – FRANKTOWN/NON-PROFIT
- ▶ 133 – PARK/RECREATIONAL USES/OUTDOOR VENUE OR EVENT SPACE/PLAYGROUND/WALKING AREAS/GARDENS
- ▶ 32 – DO NOTHING/LEAVE GREEN
- ▶ 19 – COMMERCIAL/OFFICE/RETAIL/RESTAURANTS/MIXED-USE
- ▶ 15 – AFFORDABLE/WORKFORCE HOUSING
- ▶ 11 – CIVIC/INSTITUTIONAL/COMMUNITY CENTER
- ▶ 9 – NEW CITY HALL
- ▶ 8 – HISTORIC/MONUMENTS/MUSEUM
- ▶ 6 – HOUSING/CONDOS/TOWNHOMES/APARTMENTS
- ▶ 5 – FARMERS MARKET/FOOD TRUCK AREA
- ▶ 5 – PARKING
- ▶ 4 – CEMETRY
- ▶ 10 - N/A
- ▶ 16 MISCELLANEOUS ANSWERS: FIRE HALL, INDOOR WATER PARK, SOMETHING UNIQUE OR COOL, GUN RANGE, RENEWABLE ENERGY FARM, B&B, SELL IT!, OBSERVATORY, SPACE FOR FAMILIES, INDUSTRIAL SPACE, ETC.

# ONLINE SURVEY RESULTS





# SURVEY COMPARISON

## Neighborhood Meeting vs.

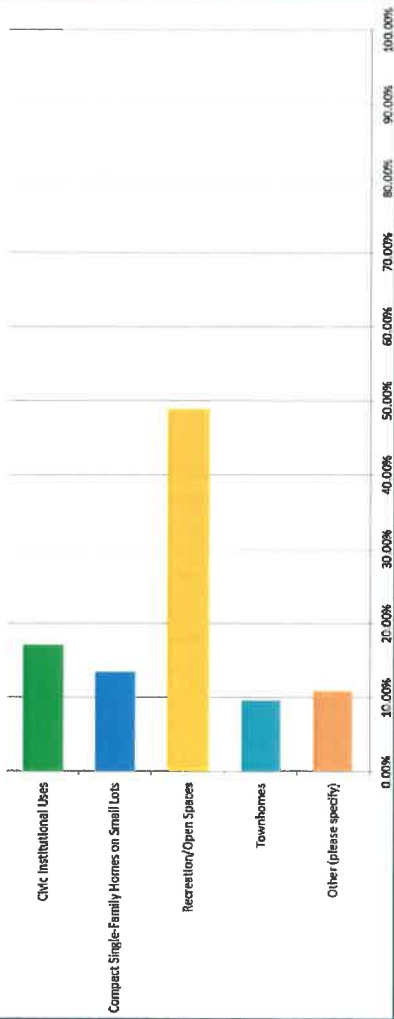
## Online Results

- ▶ Favored Compact Single-Family Housing at 57% & "Other" at 57% which included written comments for workforce or affordable housing.
- ▶ Gave an approval rating of 7.8 and 6.9 for the housing options.
- ▶ The neighborhood respondents favored the compact single-family homes and townhomes.
- ▶ The neighborhood meeting respondents overwhelmingly favored a range of housing prices at 93%.
- ▶ When the open-ended question was posed, if you prefer another use, what would you like to see... the neighborhood meeting respondents favored affordable or workforce housing

- ▶ The online survey reached a broader audience with 65% favoring Recreation and Open Space.
- ▶ Gave an approval rating of 3.2 and 3.0 for the housing options.
- ▶ The online survey respondents favored none of the housing options.
- ▶ The online survey respondents did NOT favor a range of housing prices at 54%.
- ▶ When the open-ended question was posed, if you prefer another use, what would you like to see... the online survey respondents favored Franktown or a non-profit.

# COMBINED SURVEY RESULTS

What is your overall vision for the Hill Property? If you could design anything, what would it be? Choose all that apply.



Recreation/Open Spaces drops from 65% on Online Survey to 49% on Combined Survey

q8

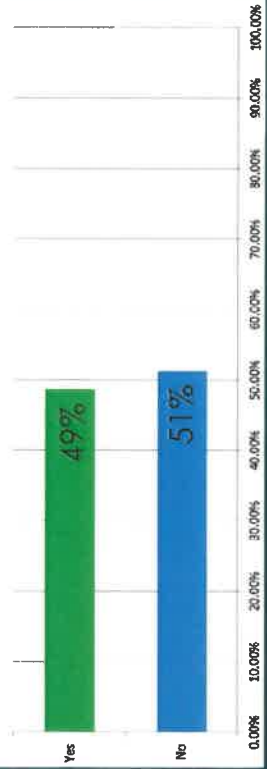
If you prefer another use, what would you like to see...

## 428 TOTAL WRITTEN COMMENTS

Top 2 written comments:

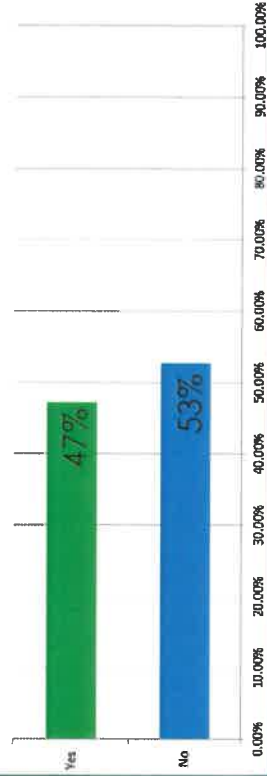
- 141 - FRANKTOWN/NON-PROFIT
- 135 - PARK/RECREATIONAL USES/OUTDOOR VENUE OR EVENT SPACE/PIA YGROUND/WALKING AREAS/GARDENS

The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?



Combined Surveys

The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?



Online Survey

# MOVING FORWARD



Recreation Design Concept



- ▶ WHAT LAND USE WOULD YOU LIKE TO SEE FOR THE HILL PROPERTY?
- ▶ WOULD YOU LIKE STAFF TO MOVE FORWARD WITH AN ENVISION FRANKLIN PLAN AMENDMENT FOR ONE OF THE SCENARIOS?
- ▶ WOULD YOU LIKE TO MOVE FORWARD WITH DEMO OF EXISTING BUILDINGS?



DEL RIO CORNER PERSPECTIVE



3RD AVENUE CORNER PERSPECTIVE



BIRDS EYE VIEW



SITE SECTION

0' 30' 60'

# COMPACT RESIDENTIAL DESIGN CONCEPT

04/10/2018

HILL PROPERTY STUDY

**TUCK·HINTON**  
ARCHITECTS

## HOUSING TYPE

Affordable Workforce Housing  
Single Family Detached Houses  
Low-Scale Cottages  
Small Building Footprints  
Shallow Setbacks



## GREEN SPACE

Shared Green Space  
Individual Yards on Lot



## WALKING CONNECTIVITY

Neighborhood Sidewalks  
Grass Strip for Street Trees  
Street Parking  
Pedestrian Paths Through Site



## CHILDREN'S PLAYSPACE

Children's Park Connecting  
Bicentennial Park and Site



## HILL PROPERTY STUDY

## COMPACT RESIDENTIAL DESIGN CONCEPT



DEL RIO CORNER PERSPECTIVE



3RD AVENUE CORNER PERSPECTIVE



BIRDS EYE VIEW



SITE SECTION

8' 4' 0' 8'

HILL PROPERTY STUDY

TUCK·HINTON  
ARCHITECTS

MIXED RESIDENTIAL DESIGN CONCEPT

04/10/18

## HOUSING TYPE

Affordable Workforce Housing  
Townhouses  
Cottage/ Bungalow Style  
Shallow Setbacks



## SECONDARY TYPE

Big House  
2-Story Duplex with  
Appearance of One Building



## WALKING CONNECTIVITY

Neighborhood Sidewalks  
Grass Strip for Street Trees  
Street Parking  
Shared Green Space  
Individual Yards on Lot  
Pedestrian Path through Site



## CHILDREN'S PLAYSPACE

Children's Park Connecting  
Bicentennial Park and Site



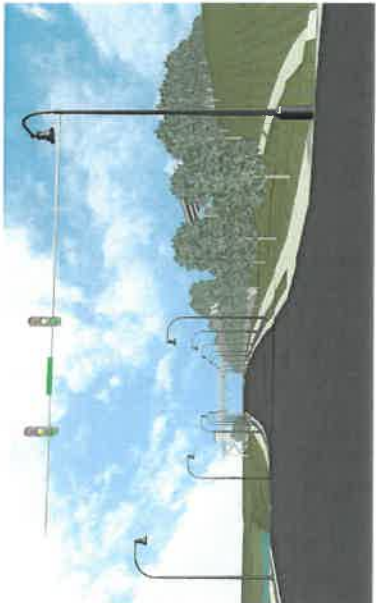
## HILL PROPERTY STUDY

## MIXED RESIDENTIAL DESIGN CONCEPT

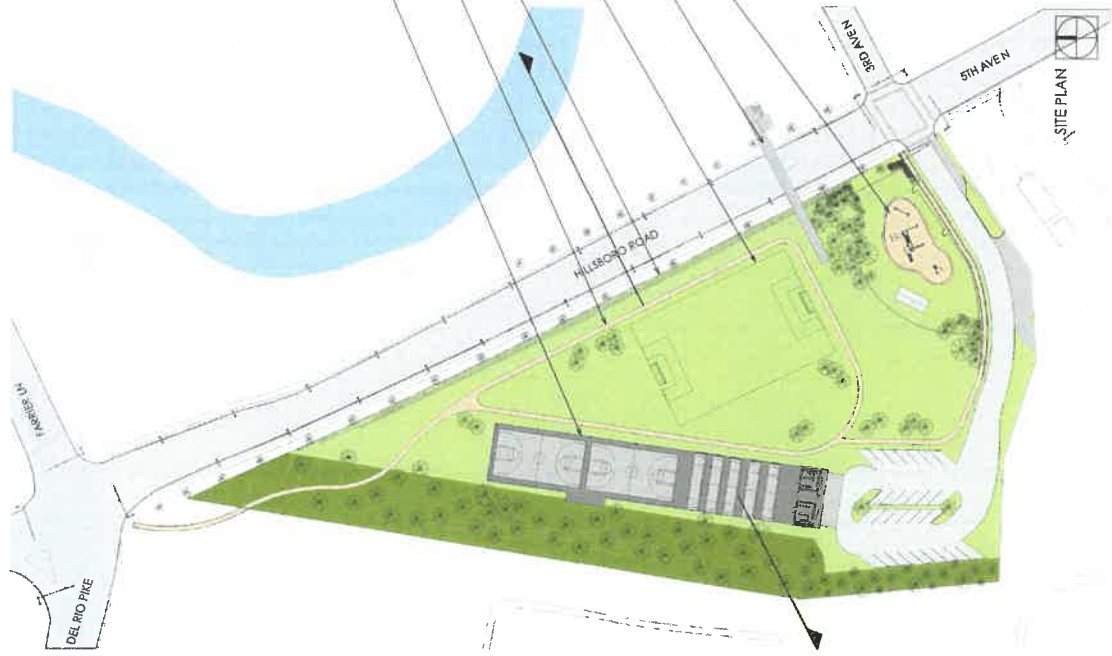
TUCK·HINTON  
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DEL RIO CORNER PERSPECTIVE



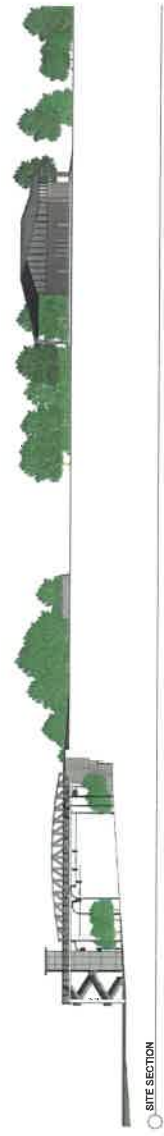
3RD AVENUE CORNER PERSPECTIVE



- COVERED PAVILION FOR RESTROOMS, INFORMATION AND COURT INFORMATION
- PEDESTRIAN PATH AND WALKING TRAIL THROUGH SITE
- RETAINING WALL
- INTRAMURAL FIELD
- PEDESTRIAN BRIDGE
- CHILDRENS PARK AND PICNIC AREA



BIRDS EYE VIEW



SITE SECTION



RECREATION DESIGN CONCEPT

04/10/18

HILL PROPERTY STUDY

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**MULTISPORT RECREATION**

- Bocce Courts
- Shuffleboard
- Covered Basketball Courts
- Intramural Field
- Locker Rooms
- Restrooms
- Welcome Center



**CHILDREN'S PLAYSPACE**

- Safe
- Nature-inspired
- Educational
- Accessible



**WALKING TRAIL**

- Connectivity
- Safe
- Accessible
- Bridge
- Elevator
- Stairs



**HILL PROPERTY STUDY**

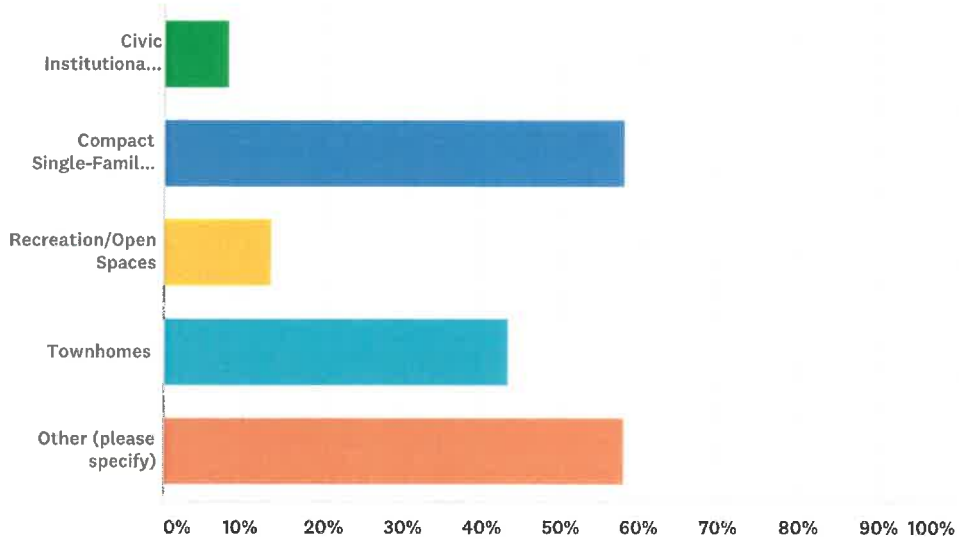
**TUCK·HINTON**  
ARCHITECTS

**RECREATION DESIGN CONCEPT**

Copy of Hill Property Study

Q1 What is your overall vision for the Hill Property? If you could design anything, what would it be? Choose all that apply.

Answered: 74 Skipped: 6



ANSWER CHOICES

RESPONSES

|   |        |    |
|---|--------|----|
| Civic Institutional Uses                  | 8.11%  | 6  |
| Compact Single-Family Homes on Small Lots | 58.11% | 43 |
| Recreation/Open Spaces                    | 13.51% | 10 |
| Townhomes                                 | 43.24% | 32 |
| Other (please specify)                    | 58.11% | 43 |
| Total Respondents: 74                     |        |    |

| #  | OTHER (PLEASE SPECIFY)   | DATE               |
|----|--|--------------------|
| 1  | Duplex (One Level)   | 4/2/2018 2:32 PM   |
| 2  | My vision is housing a teacher can afford.   | 2/27/2018 2:53 PM  |
| 3  | Art Gallery, museum, expand cemetery   | 2/27/2018 2:49 PM  |
| 4  | Workforce  | 2/27/2018 2:47 PM  |
| 5  | Townhomes provide more bang for the buck.  | 2/27/2018 2:46 PM  |
| 6  | notes on back  | 2/27/2018 2:45 PM  |
| 7  | Affordable Housing   | 2/27/2018 2:38 PM  |
| 8  | A mix that meets the requirement level of work force housing   | 2/27/2018 2:37 PM  |
| 9  | Workforce Housing  | 2/27/2018 2:31 PM  |
| 10 | Affordable rental units  | 2/27/2018 11:42 AM |
| 11 | I'm for affordable housing either way for workforce housing.   | 2/27/2018 11:40 AM |
| 12 | Public housing (affordable housing)  | 2/27/2018 11:34 AM |
| 13 | Change planning code to allow request narrowing thru historic zoning use where parking is now. Don't be stuck on lack of vision. | 2/27/2018 11:32 AM |
| 14 | Affordable housing!  | 2/27/2018 11:27 AM |

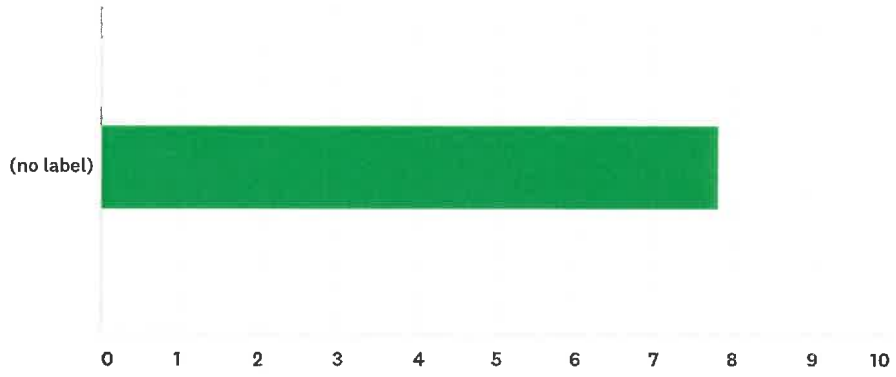
## Copy of Hill Property Study

|    |  |                    |
|----|--|--------------------|
| 15 | Yes, Please!   | 2/27/2018 11:25 AM |
| 16 | I am sad that only 16 single-family homes can get on this plan and what about a mixture of townhomes and smaller homes/ but zoning needs to be changed to get more houses.   | 2/27/2018 11:23 AM |
| 17 | Provide affordable rentals for employees of this growing City!   | 2/27/2018 11:20 AM |
| 18 | B + D together, Civic Institutional next   | 2/27/2018 11:17 AM |
| 19 | + Compact - Maybe mix it up.   | 2/27/2018 11:15 AM |
| 20 | consider creating houses that can be bought by teachers firemen etc.   | 2/27/2018 11:10 AM |
| 21 | Workforce housing  | 2/27/2018 10:56 AM |
| 22 | What a great plan for truly affordable housing   | 2/27/2018 10:54 AM |
| 23 | Change the planning code to allow use where parking exists/ get a variance/ small pocket passive park  | 2/27/2018 10:46 AM |
| 24 | Childrens play area needs taller fence. Too close to intersection. need for protection from predators.   | 2/27/2018 10:42 AM |
| 25 | Higher Density workforce housing   | 2/27/2018 10:40 AM |
| 26 | While I fully support affordable living, this space is in a prime location for a recreational/park.  | 2/27/2018 10:39 AM |
| 27 | I would like to see the property stay in Open Space.   | 2/27/2018 10:37 AM |
| 28 | I think we need more affordable housing in Franklin, for city, school, police, employees, etc. to be able to live in Franklin.   | 2/27/2018 10:33 AM |
| 29 | I would like COF to proactively take care of its working class citizen by building workforce housing.  | 2/27/2018 10:19 AM |
| 30 | City Hall  | 2/27/2018 10:17 AM |
| 31 | Affordable Housing/We need workforce housing   | 2/27/2018 10:16 AM |
| 32 | Majority single family homes - need more houses than those in the design   | 2/27/2018 10:13 AM |
| 33 | Majority Singe Family Homes  | 2/27/2018 10:11 AM |
| 34 | use existing parking area/Affordable Housing Needed  | 2/27/2018 10:10 AM |
| 35 | Affordable housing for income \$35,000 and up.   | 2/27/2018 10:07 AM |
| 36 | Something that is creative and pay homage to history - like Bicentennial Mall  | 2/27/2018 10:05 AM |
| 37 | 1 floor 2 bedrooms 1 1/2 bath "affordable" 16-20 houses  | 2/27/2018 10:01 AM |
| 38 | We need sincere park space in Franklin. Everything is moving out and it will leave the downtown area void.   | 2/27/2018 9:59 AM  |
| 39 | Workforce housing with visitability for elderly and persons with disabilities. Franklin has an opportunity to be a leader in developing workforce housing in a desirable area. Not shoved off "across the tracks"! | 2/27/2018 9:49 AM  |
| 40 | Affordable Housing for Franklin residents and young families   | 2/27/2018 9:45 AM  |
| 41 | Avoid "Big House" concept  | 2/27/2018 9:42 AM  |
| 42 | Workforce housing and space for Franktown  | 2/27/2018 9:34 AM  |
| 43 | Transitional Housing for Women and Children  | 2/27/2018 9:26 AM  |

Copy of Hill Property Study

Q2 Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Compact Residential Design Concept (single-family homes on small lots) for the Hill Property. (See Graphic Below)

Answered: 71 Skipped: 9

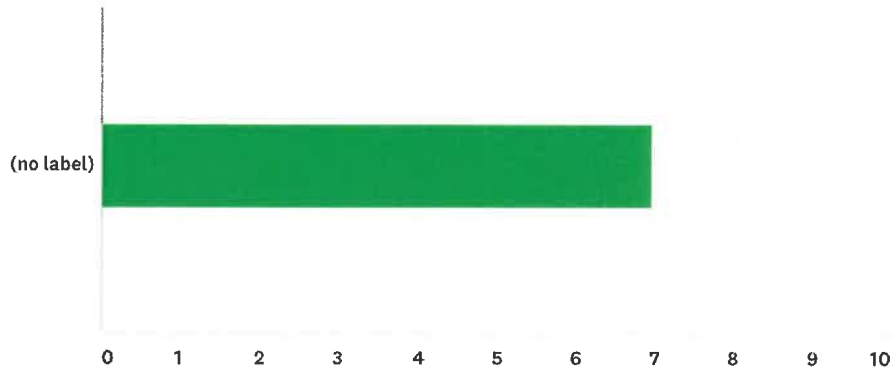


|            | STRONGLY DISAPPROVE1 | 2     | 3     | 4     | 5     | 6     | 7     | 8     | 9     | STRONGLY APPROVE10 | TOTAL | WEIGHTED AVERAGE |
|------------|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|-------|------------------|
| (no label) | 5.63%                | 5.63% | 2.82% | 5.63% | 5.63% | 2.82% | 5.63% | 4.23% | 2.82% | 59.15%             | 71    | 7.8              |
|            | 4                    | 4     | 2     | 4     | 4     | 2     | 4     | 3     | 2     | 42                 |       |                  |

Copy of Hill Property Study

Q3 Using a scale of 1 to 10, rate how strongly you approve or disapprove of having a Mixed Residential Design Concept (mixed housing types) for the Hill Property. (See Graphic Below)

Answered: 75 Skipped: 5

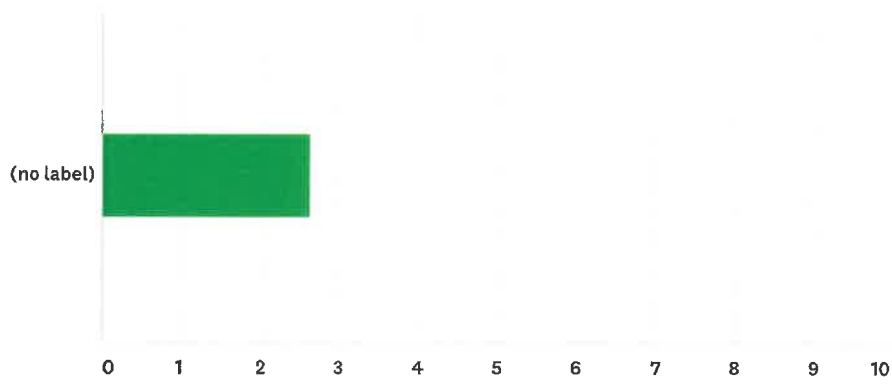


|            | STRONGLY DISAPPROVE1 | 2     | 3     | 4     | 5     | 6     | 7     | 8     | 9     | STRONGLY APPROVE10 | TOTAL | WEIGHTED AVERAGE |
|------------|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|-------|------------------|
| (no label) | 14.67%               | 0.00% | 4.00% | 5.33% | 9.33% | 6.67% | 8.00% | 5.33% | 2.67% | 44.00%             | 75    | 6.93             |
|            | 11                   | 0     | 3     | 4     | 7     | 5     | 6     | 4     | 2     | 33                 |       |                  |

Copy of Hill Property Study

Q4 Using a scale of 1 to 10, how strongly you approve or disapprove of having a Recreational Design Concept for the Hill Property? (See Graphic Below)

Answered: 75 Skipped: 5



|            | STRONGLY DISAPPROVE1 | 2     | 3      | 4     | 5     | 6     | 7     | 8     | 9     | STRONGLY APPROVE10 | TOTAL | WEIGHTED AVERAGE |
|------------|----------------------|-------|--------|-------|-------|-------|-------|-------|-------|--------------------|-------|------------------|
| (no label) | 61.33%               | 8.00% | 12.00% | 0.00% | 2.67% | 2.67% | 0.00% | 4.00% | 4.00% | 5.33%              | 75    | 2.6              |
|            | 46                   | 6     | 9      | 0     | 2     | 2     | 0     | 3     | 3     | 4                  |       |                  |

## Copy of Hill Property Study

### Q5 If you prefer the recreational design concept, which types of recreational amenities would you like to see on the Hill Property?

Answered: 34 Skipped: 46

| #  | RESPONSES   | DATE               |
|----|---|--------------------|
| 1  | tennis courts, bocce, basketball  | 2/27/2018 2:54 PM  |
| 2  | NA  | 2/27/2018 2:53 PM  |
| 3  | Picnic areas, passive park amenities and parking for activities at bi-centennial park. Steps could be placed by the retaining wall and crossing would be at traffic light - already in place at 3rd ave. north.   | 2/27/2018 2:45 PM  |
| 4  | N/A   | 2/27/2018 2:40 PM  |
| 5  | n/a   | 2/27/2018 2:39 PM  |
| 6  | No  | 2/27/2018 2:38 PM  |
| 7  | There is more a need for housing at this point than another park in the area.   | 2/27/2018 2:37 PM  |
| 8  | Large playground for a wide range of ages; it should also be accessible for those with disabilities. I like the idea of having basketball courts.   | 2/27/2018 2:34 PM  |
| 9  | Children's Park   | 2/27/2018 2:32 PM  |
| 10 | Parks + green space   | 2/27/2018 11:43 AM |
| 11 | No, I'm for housing!  | 2/27/2018 11:40 AM |
| 12 | None, Franklin has plenty of parks already.   | 2/27/2018 11:34 AM |
| 13 | We have plenty of recreation.   | 2/27/2018 11:27 AM |
| 14 | No.   | 2/27/2018 11:24 AM |
| 15 | none. waste of land. bad location for a park.   | 2/27/2018 11:23 AM |
| 16 | This should not be an option.   | 2/27/2018 11:21 AM |
| 17 | Rentals for working class upstanding citizens who serve our City.   | 2/27/2018 11:20 AM |
| 18 | Don't waste this space.   | 2/27/2018 11:17 AM |
| 19 | I don't know if people realize the added traffic that a park with ball fields would create. Travel ball is nearly year round.   | 2/27/2018 11:10 AM |
| 20 | no.   | 2/27/2018 10:48 AM |
| 21 | We have enough recreation and new parks in the works.   | 2/27/2018 10:46 AM |
| 22 | I do not approve of the recreational use. We need housing.  | 2/27/2018 10:43 AM |
| 23 | Standard park amenities are always welcome. But, a botanical garden would be beautiful.   | 2/27/2018 10:39 AM |
| 24 | I believe that property lends itself to Walkway paths, a play ground at the top of the property, instead of the bottom, and connections to the neighborhood and Bicentennial Park. Although the idea of using the existing building is intriguing, the limits on parking might prohibit that use. The athletic field might require more parking too, but an open space could be provided/incorporated into the design for informal play/games. Most likely from neighboring families. Is there another structure in Bicentennial that will be repurposed? | 2/27/2018 10:37 AM |
| 25 | N/A   | 2/27/2018 10:13 AM |
| 26 | Many parks in City of Franklin plus more being planned.   | 2/27/2018 10:10 AM |
| 27 | Running Trails, Dog Runs  | 2/27/2018 10:05 AM |
| 28 | Gardens, lots of benches, splash pad (small), playground, open green space.   | 2/27/2018 9:59 AM  |
| 29 | Bike Rentals  | 2/27/2018 9:54 AM  |
| 30 | Workforce housing did desperately needed  | 2/27/2018 9:49 AM  |

## Copy of Hill Property Study

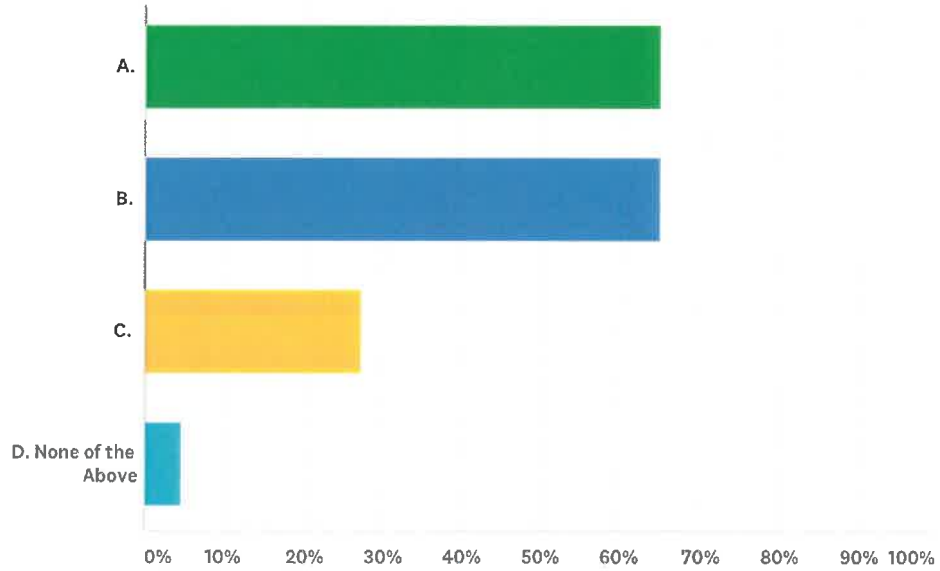
|    |  |                   |
|----|--|-------------------|
| 31 | N/A  | 2/27/2018 9:45 AM |
| 32 | None   | 2/27/2018 9:41 AM |
| 33 | Comment: The idea of putting people in the position of walking across Hillsboro Rd (even with traffic signals) is ludicrous. | 2/27/2018 9:38 AM |
| 34 | We have plenty of parks, we need workforce housing!  | 2/27/2018 9:30 AM |



Copy of Hill Property Study

Q6 If you prefer residential uses, which type of housing would you prefer? Choose all that apply.

Answered: 66 Skipped: 14

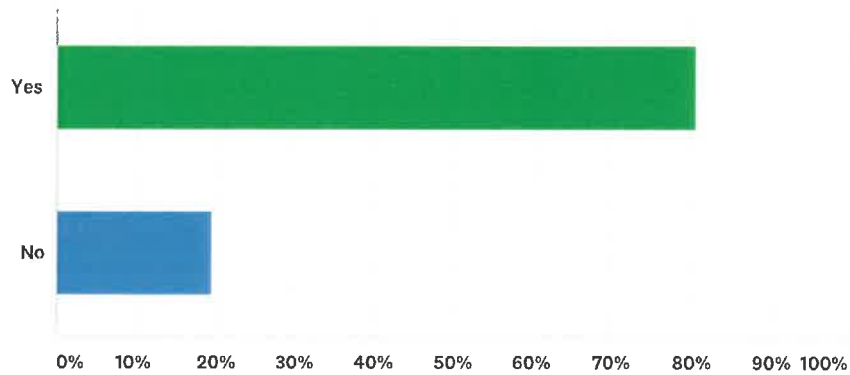


| ANSWER CHOICES        | RESPONSES |    |
|-----------------------|-----------|----|
| A.                    | 65.15%    | 43 |
| B.                    | 65.15%    | 43 |
| C.                    | 27.27%    | 18 |
| D. None of the Above  | 4.55%     | 3  |
| Total Respondents: 66 |           |    |

Copy of Hill Property Study

**Q7 The median home value in Franklin is approximately \$459,000. For the Hill Property, would you support a range of housing prices to encourage broader housing options in Franklin?**

Answered: 62 Skipped: 18



| ANSWER CHOICES | RESPONSES |           |
|----------------|-----------|-----------|
| Yes            | 80.65%    | 50        |
| No             | 19.35%    | 12        |
| <b>TOTAL</b>   |           | <b>62</b> |

| #  | COMMENTS   | DATE               |
|----|--|--------------------|
| 1  | Affordable housing should be the biggest priority for Franklin workforce of income \$25,000 to include teachers aides, single parents, and single income seniors.  | 4/2/2018 2:32 PM   |
| 2  | Work force housing for this concept available to workers in the service industries, fire, police, schools, city county workers   | 2/27/2018 3:04 PM  |
| 3  | more economical housing needs to be provided as housing costs soar.  | 2/27/2018 2:54 PM  |
| 4  | By "Range of housing prices" - Hope we mean \$300,000 or less  | 2/27/2018 2:53 PM  |
| 5  | These homes are not in compliance with our regulations of homes not backing up to major streets! They will rise well above the retaining wall and will greet those entering town on Hillsboro Road! They will be seen. Our consultants recommended no residential in this location and I agree. it is not in the best interest of the residents to be in this location- noise, traffic, etc. | 2/27/2018 2:45 PM  |
| 6  | No other use - Affordable Housing  | 2/27/2018 2:40 PM  |
| 7  | Affordable housing for working class teacher, nurse, etc.  | 2/27/2018 2:39 PM  |
| 8  | Much lower cost housing  | 2/27/2018 2:38 PM  |
| 9  | The community is perfect for workforce housing to support generations of families that already live in the community/area.   | 2/27/2018 2:37 PM  |
| 10 | Workforce housing  | 2/27/2018 2:34 PM  |
| 11 | Price point should be less than \$250K per unit  | 2/27/2018 2:34 PM  |
| 12 | Workforce housing that stays affordable via some type of covenant  | 2/27/2018 2:31 PM  |
| 13 | We are in desperate need of affordable housing.  | 2/27/2018 11:43 AM |
| 14 | We need to keep housing affordable   | 2/27/2018 11:42 AM |
| 15 | I want to make sure Franklin doesn't price hard working people out of town.  | 2/27/2018 11:40 AM |
| 16 | craftsman (bungalow) style keeping price as low as possible - deed restricted none.  | 2/27/2018 11:38 AM |
| 17 | Affordable housing workforce   | 2/27/2018 11:35 AM |

## Copy of Hill Property Study

|    |   |                    |
|----|---|--------------------|
| 18 | It needs to be affordable housing   | 2/27/2018 11:34 AM |
| 19 | \$250 - \$300,000 if city donating property and a few perks. Workforce pricing. Workforce only.   | 2/27/2018 11:32 AM |
| 20 | Affordable housing, workforce housing   | 2/27/2018 11:27 AM |
| 21 | If you were to poll all the service workers in downtown (restaurant staff, city employees) and ask where they live. The need for attainable housing is clear!   | 2/27/2018 11:25 AM |
| 22 | Affordable/workforce price point only. There is a housing crisis in Franklin.   | 2/27/2018 11:23 AM |
| 23 | yes.  | 2/27/2018 11:21 AM |
| 24 | if broader means more affordable, then yes.   | 2/27/2018 11:20 AM |
| 25 | Absolutely!   | 2/27/2018 11:10 AM |
| 26 | Affordable Only!  | 2/27/2018 11:07 AM |
| 27 | our teachers need to be able to live where they work. Our policeman need to be visible in the community which they know and live.   | 2/27/2018 10:56 AM |
| 28 | Low/Affordable - Same for all owner occupied - deed restricted. P.S. housing will generate taxes!!  | 2/27/2018 10:54 AM |
| 29 | I would prefer mixed single family and apartments with low income housing. This is perhaps our last chance to provide a significant low income housing area in Franklin. Richest city in the state. We need to be ... | 2/27/2018 10:48 AM |
| 30 | Only owner occupied deed restricted for # of years to go back into the pool let non profits administer.   | 2/27/2018 10:46 AM |
| 31 | This is a perfect opportunity to put our money where our mouth is and support attainable housing.   | 2/27/2018 10:43 AM |
| 32 | Workforce \$250,000 or less.  | 2/27/2018 10:40 AM |
| 33 | I support a range of prices, but would prefer it skewed toward more affordable.   | 2/27/2018 10:33 AM |
| 34 | Property needs to be 200-250,000  | 2/27/2018 10:15 AM |
| 35 | Only affordable housing   | 2/27/2018 10:13 AM |
| 36 | Affordable housing options for police, teachers, etc.   | 2/27/2018 10:10 AM |
| 37 | Income \$35,000 and up  | 2/27/2018 10:07 AM |
| 38 | Work Force Housing  | 2/27/2018 10:06 AM |
| 39 | We are pricing low-income families out of Franklin. This displaces communities of color especially.   | 2/27/2018 10:05 AM |
| 40 | Absolutely need affordable - NOT subsidized housing   | 2/27/2018 10:02 AM |
| 41 | It needs to be for older residents and be affordable, I don't think families with children would want to live on Hillsboro Rd.  | 2/27/2018 10:01 AM |
| 42 | I love to think people could afford to live here.   | 2/27/2018 9:55 AM  |
| 43 | Between 200,000 to 250,000 for working families   | 2/27/2018 9:51 AM  |
| 44 | We need affordable housing in Williamson County and Franklin.   | 2/27/2018 9:50 AM  |
| 45 | Yes and yes- the people who teach your children, put out your fires, and protect you cannot afford to live here!  | 2/27/2018 9:49 AM  |
| 46 | People who grew up in Franklin can no longer afford to live here. Range should be \$180K -\$250K. The median is not affordable compared to current incomes in the country.  | 2/27/2018 9:45 AM  |
| 47 | Too many large homes.   | 2/27/2018 9:40 AM  |

## Copy of Hill Property Study

### Q8 If you prefer another use, what would you like to see...

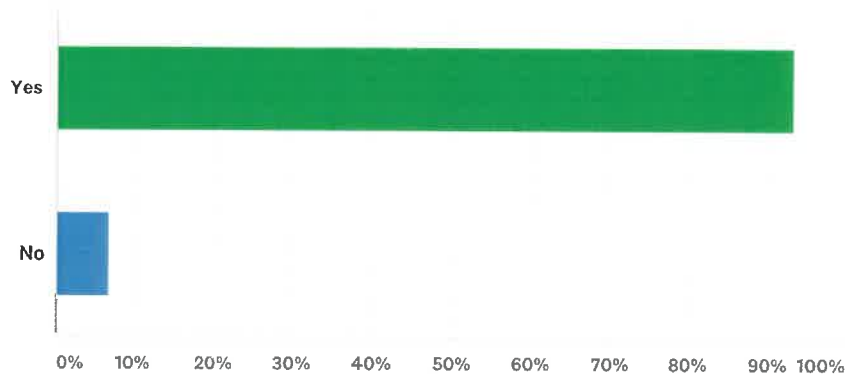
Answered: 15 Skipped: 65

| #  | RESPONSES  | DATE               |
|----|--|--------------------|
| 1  | I would like to see affordable homes to include 55 years and over, with life changes and are on a single fixed income. They have lived, raised family, and paid taxes in Franklin and now cannot live here. (housing affordability is forcing these seniors to leave). Where is our community helping. | 4/2/2018 2:32 PM   |
| 2  | none   | 2/27/2018 3:04 PM  |
| 3  | Art gallery; expanding cemetery, museum  | 2/27/2018 2:49 PM  |
| 4  | Affordable apartments  | 2/27/2018 2:46 PM  |
| 5  | Affordable workforce housing options.  | 2/27/2018 11:44 AM |
| 6  | Affordable Rental Units  | 2/27/2018 11:42 AM |
| 7  | N/A  | 2/27/2018 11:40 AM |
| 8  | workforce  | 2/27/2018 11:35 AM |
| 9  | Public/affordable  | 2/27/2018 11:34 AM |
| 10 | City-related outreach support center with clinic. affordable.  | 2/27/2018 11:20 AM |
| 11 | Open space/park. The closest playground is the school 1/2 mile away.   | 2/27/2018 10:37 AM |
| 12 | City Hall  | 2/27/2018 10:17 AM |
| 13 | N.A.   | 2/27/2018 10:06 AM |
| 14 | Park. So many ways to make that space beautiful.   | 2/27/2018 9:59 AM  |
| 15 | Transitional Housing for women and children  | 2/27/2018 9:26 AM  |

Copy of Hill Property Study

Q9 Do you live in Franklin?

Answered: 74 Skipped: 6



| ANSWER CHOICES | RESPONSES |    |
|----------------|-----------|----|
| Yes            | 93.24%    | 69 |
| No             | 6.76%     | 5  |
| TOTAL          |           | 74 |

| #  | COMMENTS   | DATE               |
|----|--|--------------------|
| 1  | Live and Work in Franklin. I have been living in Franklin for 27 years.  | 4/2/2018 2:32 PM   |
| 2  | Hillsboro Road   | 2/27/2018 3:04 PM  |
| 3  | It's criminal that we have so much wealth here and it's gotten so teachers, first responders, working class people can't afford to be here.  | 2/27/2018 2:53 PM  |
| 4  | Housing that requires parking in front looks shabby and tacky immediately; could driveways and garages in back be included in any housing design   | 2/27/2018 2:49 PM  |
| 5  | We need affordable workforce housing. This does not need to be a park or recreation.   | 2/27/2018 11:41 AM |
| 6  | Near Grassland. Thanks for the chance to speak. I really have a heart for Hard Bargain neighborhood. In the same spirit, I choose housing.   | 2/27/2018 11:40 AM |
| 7  | Prefer A, C and D are totally out of character.  | 2/27/2018 11:38 AM |
| 8  | Franklin has been talking about affordable housing for years. It's time to do something NOW!! and a \$459,000 house is NOT affordable.   | 2/27/2018 11:34 AM |
| 9  | Maximize density for affordable - workforce housing  | 2/27/2018 11:32 AM |
| 10 | but our children cannot come back to Franklin - they can't afford it. They bought a house in Clarksville.  | 2/27/2018 11:27 AM |
| 11 | It's time to embrace density to achieve our destiny.   | 2/27/2018 11:25 AM |
| 12 | Listen to hardworking peoples needs and stop sending people out to have to commute and not pay on local spending.  | 2/27/2018 11:20 AM |
| 13 | Can't afford to!   | 2/27/2018 11:10 AM |
| 14 | native for 68 years  | 2/27/2018 11:07 AM |
| 15 | One of the issues the alderman have dealt with over time is affordable housing. I have heard that some developers who had promised affordable housing have not followed through and so the whole idea of affordable housing in Franklin seems unattainable. HERE IS OUR OPPORTUNITY!! I would like to see BOMA give (or lease) the Hill to Community Housing Partnership. Habitat and Hard Bargain. I understand the land will need to be restored, but Community Housing Partnership of Williamson County told me they are committed. I know Brant Bousquet (Hard bargain) and what a great job he has done, tirelessly working for the upgrading and growth of the Hard Bargain community. This would be a perfect addition, solution. | 2/27/2018 10:54 AM |

## Copy of Hill Property Study

|    |   |                    |
|----|---|--------------------|
| 16 | This is an ideal opportunity for the City to show a commitment to the development of workforce housing. Site is ideal due to location to services and city. | 2/27/2018 10:40 AM |
| 17 | Thanks for providing this opportunity to comment.   | 2/27/2018 10:37 AM |
| 18 | I live quite close to the Hill.   | 2/27/2018 10:33 AM |
| 19 | City changes often (plans) can amend and rezone hill to do affordable housing! Another ex. parking in downtown. Should not be paid parking!                 | 2/27/2018 10:10 AM |
| 20 | Live and work in Franklin   | 2/27/2018 10:07 AM |
| 21 | Would like to. Can't afford it.   | 2/27/2018 10:06 AM |
| 22 | I live in Thompsons Station because high house prices moved my family out. I grew up on East Fowlkes Street.  | 2/27/2018 10:05 AM |
| 23 | I live in Thompson's Station but I'm running for county commissioner in District 2 and I think this is an important issue.                                  | 2/27/2018 9:54 AM  |
| 24 | I am the Executive Director of the TN Fair Housing Council. Williamson Co. is in my enforcement area and we receive CD BG money from the City.              | 2/27/2018 9:49 AM  |
| 25 | I would like to stay here with the sight of affordable housing.   | 2/27/2018 9:45 AM  |
| 26 | We must have workforce housing! Businesses need employees that can/live here and be a part of Franklin.   | 2/27/2018 9:35 AM  |