

SUMMARY OF RECOMMENDATIONS		
Type	Description	Term
Hill Property		
PR	Maintain City ownership of the site	Short
IM	Limited low-scale, community-oriented development; options include: <ul style="list-style-type: none"><li>• Community center</li><li>• Welcome or visitor center</li><li>• Parking for the adjacent cemeteries, special events &amp; Bicentennial Park</li><li>• Expansion of adjacent cemeteries</li><li>• Park, passive open space, and/or trailhead</li><li>• Gateway feature</li></ul>	Long
IM		Long
IM		Medium
IM		Long
IM		Short
IM		Short
PR	Development must respect/complement adjacent historic cemeteries	Mixed
Bicentennial Park Area		
IM	Complete remaining park improvements	Mixed
IM	Purchase remaining privately owned properties	Medium
IM	Include additional amenities; options include: <ul style="list-style-type: none"><li>• Amphitheater</li><li>• Additional parking for adjacent cemeteries</li><li>• Splash park</li><li>• Additional trails to connect to existing trails/sidewalks</li><li>• Relocate downtown special events to the site</li><li>• Enhance connectivity to and use of the river via trails, livery, etc.</li><li>• Relocate the farmers market to the old Durango boot factory</li><li>• Increase the frequency of the farmers market</li><li>• Trailhead(s)</li></ul>	Long
IM		Medium
IM		Long
IM		Mixed
IM		Short
IM		Mixed
IM		Short
IM		Short
IM		Medium
IM	Retrofit bollard at east end of Margin Street for easier emergency access	Short
IM	French's Property: <ul style="list-style-type: none"><li>• Purchase/lease property for public parking to access cemeteries/park</li><li>• Beautify French's parking lot</li></ul>	Medium
IM	Uses for City-Owned Properties along 5 <sup>th</sup> Ave (in this area); options: <ul style="list-style-type: none"><li>• Demolish remaining structures</li><li>• Install additional parking for cemeteries/park</li><li>• Add transit stop</li><li>• Add a trailhead</li><li>• Install a gateway feature</li></ul>	Medium
IM		Short
IM		Short
IM		Short
IM		Medium
IM	Medium	
East of 5 <sup>th</sup> Avenue, South of Margin		
PR	Properties fronting 5 <sup>th</sup> Ave - revise City zoning ordinances to: <ul style="list-style-type: none"><li>• Expand permitted non-residential uses</li><li>• Prohibit auto-oriented uses currently allowed in this area</li><li>• Revise setbacks to require buildings to be closer to the street</li><li>• Require cross-access easements and encourage shared parking</li><li>• Require corner properties to provide access only from the side street</li><li>• Require moving parking behind the buildings when properties redevelop</li><li>• Require new buildings to meet/exceed the floodplain requirements</li><li>• Prohibit parking that requires vehicles to back directly out onto 5<sup>th</sup> Ave</li></ul>	Short
PR		Short
PR		Short
PR		Short
PR		Short
PR		Short
PR		Short
PR		Short
PR		Short

## OVERVIEW



Hill Property- City Facility

### Hill Property

The City owns property located on a mound adjacent to two African American cemeteries near Mount Hope Road and 5th Avenue North. The building on the property is currently used as a city administrative facility for water treatment. It is massed on 4.2 acres. The City is committed to removing the structure and is considering more appropriate development on the site. There were several alternative suggestions made during input sessions for this site. Possible uses include a new city hall, low-scale residential, entertainment district, retail/commercial, visitors center, community center, parking, open space. However, repeatedly, citizens insisted that any new development must respect the integrity of the adjacent cemeteries and not infringe upon the accessibility or physical/social context of the Hard Bargain neighborhood or cemeteries.

### POLICY RECOMMENDATIONS

#### 1. Utilize this Parcel for Open Space

*Other than the two, privately-owned African American cemeteries to the west of the "Hill Property", there are no parks, trails, or other greenway facilities in this sub area. Additionally, unless the "Hill Property" remains in public ownership, any new recreation or open space facilities in this sub-area would be isolated and would not directly connect to existing or proposed facilities.*

2. Encourage Low-Scale/Low-Impact Public Uses
3. Enforce Compliance with Floodplain Regulations
4. Ensure No Impact on Surrounding Historic Cemeteries

### IMPLEMENTATION MEASURES

#### 1. Construct an Interpretive or Visitor's Center/ Architectural Gateway Feature

The Hill property presents a unique opportunity to consider a wide range of redevelopment (or no development) strategies. Unlike most of the sites in the study area, this city-owned property is one of the only substantial sized sites not in the flood plain. It also has the distinction of being the site that is most visually prominent as one approaches the Downtown core from the north and understandably it is the site that has the most development pressure. That said, the site does have several constraints that would make it challenging to develop in any substantial manner. Although the site is elevated above the flood plain, access to it or from it would not be safe from a flood condition. Also the eastern side of the hill has been cut into and supported with a 25'-to 30' retaining wall. Circulation and parking for any sizeable development on the Hill property may render a proposed project less economically feasible. Another condition that requires some sensitivity is the adjacent cemeteries, one of which is on the National Registry for Historic Places.

Based on the conditions outlined previously, **it is recommended that the site be targeted for low scale community oriented development.** It was suggested on numerous occasions that this site should accommodate a welcome/ visitors / Franklin interpretive center or gateway marker for the City with the latter being a reoccurring theme amongst different stakeholder groups. These ideas not only would be suitable for the site but would also address the issue of a physical marker needed to denote the entry into the downtown historic core. Additionally, a smaller scaled project would lessen potential visual impacts associated with the retaining wall combined with a substantial structure looming overhead.

# CHARACTER AREAS

## SPECIAL AREA 9

**The New Hwy 96 W/5<sup>th</sup> Avenue N Key Area encompasses the entirety of Special Area 9.**

### **Key Area –New Highway 96 West/5<sup>th</sup> Avenue N**

This area represents an important corridor leading into the historic downtown core. The community desires to improve upon the area and transform the character of the built environment to promote a vibrant downtown core while protecting the residential character of the surrounding areas.

Most of these properties are located within the 100-year floodplain and have redevelopment constraints due to local and Federal floodplain regulations that are intended to protect against significant risk of life and property. Much of this area was developed prior to these regulations.



*5th Avenue*

In certain instances, local restrictions should be given flexibility in order to support and enhance community-valued resources. A study was completed by the American Planning Association Community Planning Assistance Team (CPAT) that provided recommendations for this gateway into historic downtown Franklin: both redevelopment of commercial uses in the shallower floodplain and conservation of the deeper floodway fringe and floodway. This FLUP reflects those recommendations. Because the topography changes significantly across this small geographical area, recommendations have been broken down at the block and mid-block level.

### **5<sup>th</sup> Avenue N between N Margin St/Mt Hope St and Del Rio Pike**

Much of this area is located in the deeper floodplain and floodway and properties should be preserved as open space so that they may serve as storm water capacity during flood events and reduce risk to life safety.

New uses for the “hill property” should be limited to low-scale, low-impact public uses that respect the adjacent historic cemetery. If the BOMA decides to declare this property surplus, low-scale commercial and civic/institutional uses would be appropriate.

### **5<sup>th</sup> Avenue N between New Highway 96 W/Bridge St and N Margin St/Mt Hope St**

This area is currently underutilized in terms of development potential. Future redevelopment should follow standards for traditional areas and meet the City’s floodplain construction standards. Commercial, retail, and civic/institutional uses should be concentrated in this area.

Land aggregation and redevelopment of properties of a half block size or greater is highly encouraged in order to achieve the development form recommendations of this Key Area. Shared parking site design and shared parking agreements are also highly encouraged. Additional street and pedestrian interconnectivity should better integrate the site with the existing network. Flat roofs with parapet walls are recommended with the intent to de-emphasize the overall building height. Zero side yard setbacks with architectural features