

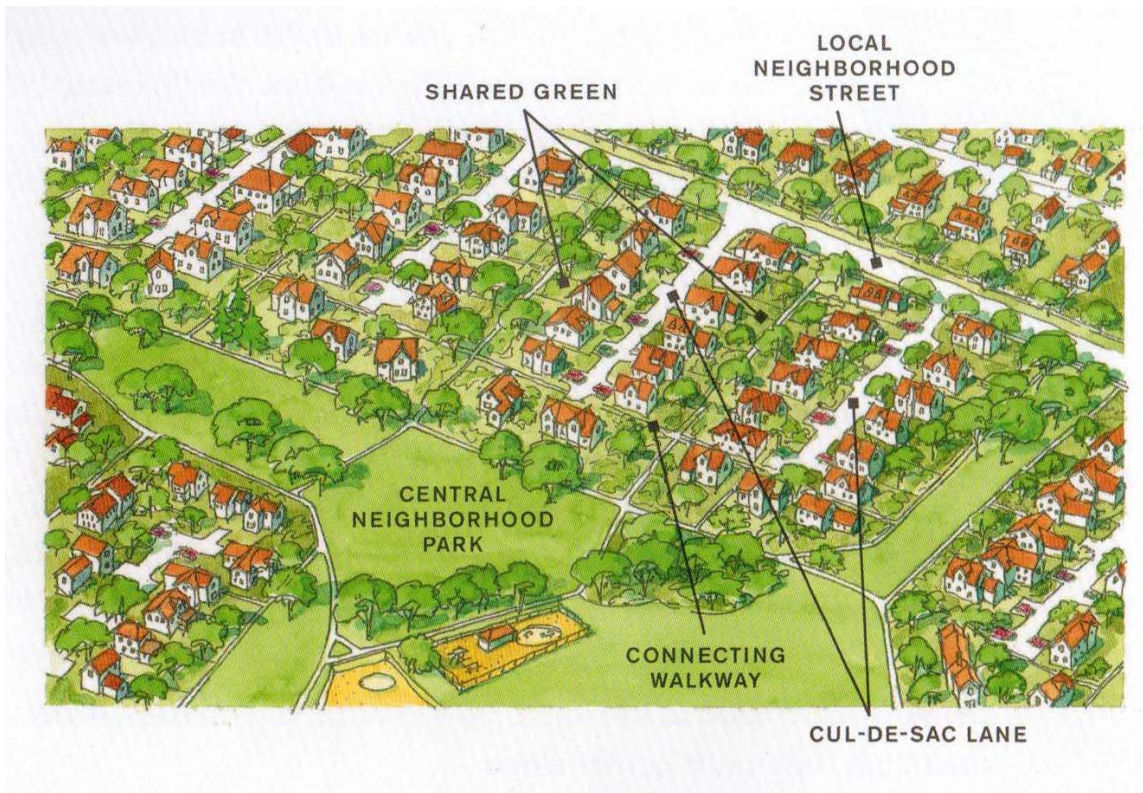
A Proposal for the
Development of

The
HAMLET at SPENCER CREEK

May 19, 2017

Sponsored by

The City of Franklin Housing Commission



Proposal Committee Members

John Besser, Chairman
Alma McLemore
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Ross Crutcher
Stephen Murray
Kathleen Sauseda, COF

COF HOUSING COMMITTEE PROPOSAL

Mack Hatcher at Spencer Creek

1. How proposal will meet city zoning standards -

a. 150 foot open space setback from Mack Hatcher:

We will have to accept the setback in our small development. We understand that the 150' wide open space will contain a trail that is part of the citywide system.

b. no reverse frontage:

The amount of land out of the flood plain is very limited allowing very little opportunity for different street arrangements to prevent 100% no reverse frontage. We will do our best to provide no reverse frontage as requested. Considering that there is a wooded 150 foot buffer, the view from Mack Hatcher to the units will be well buffered. We can also add architectural details to rear of the units such as shutters to make them look more like the front of a building.

However, if we cannot face all house fronts to Mack Hatcher, we can re-arrange the buildings so that the buildings are arranged in a U-shape with center green space (see attached plan). This will require more cut and fill versus an arrangement where buildings may back up to Mack Hatcher

c. architecture from nearby historic buildings/ Federal or Greek style:

In our development we will be able to provide architectural details and facades in the requested style.

d. maximum height 3 stories:

Our development may include 2 story homes, and we have no plans for 3 story in our preliminary drawings

e. locate structures outside of 100 year floodplain -

Per COF regulations the footprints of each residence will be outside the flood plain. However, this will involve cut and fill movement of soil for several buildings, and more for a larger build out since most of site is flood plain.

2. Is modification of floodplain required -

We prefer to have each lot completely out of the floodplain as having a corner of a lot in a 100-year floodplain has triggered "flood insurance" requirements in the past. Therefore, we believe that when Development Plan is designed, there will be cut and fill insuring each entire lot is out of the 100-year floodplain.

There will be floodplain modification. We will be able to determine how much once we are engaged in Development Plans and the site surveyed. Cut and fill must occur on site according to City guidelines. The more we cut and fill, the more lots we can create. Preliminary plans show minimum 14 lots, and we visualize 50 with additional cut and fill.

3. Traffic impact -

We estimate that due to the limited floodplain and other site restrictions, there will be a maximum of about 50 single family homes. There was no apparent traffic impact when this many Habitat homes were built behind the library on Reddick Street.

The new development will be a hamlet built out over 3-4 years. We believe the traffic impact of our project will be far less than the golf course expansion with entertainment center and the Murfreesboro Children's Museum. We expect that residents will be locally employed with children attending nearby City or County schools. Therefore, our project will not add long term travel trips to crowded highways and interstate. Residents will enjoy short trips in town, local transportation, and walkable Franklin.

TRAFFIC CALCULATION

14 Single Family Residences

<u>Formula</u>	<u>Ln T</u>	<u>T</u>
On a Weekday p269 $\text{Ln}(T) = 0.92 \times \text{Ln}(14) + 2.71$	5.14	140
On a Weekday p270 7 & 9 a.m. $T = (0.70 \times 14) + 9.43$		19.23
On a Weekday 271 4 & 6 p.m. $\text{Ln}(T) = 0.90 \times \text{Ln}(14) + .53$	2.91	14

4. What community needs will be addressed -

- a. Offer a model of housing options for builders and developers to use to provide housing at a lower market price point, particularly less than \$300,000.

- b. Reduce or not add to traffic flows into and out of the city
- c. Provide a public/private partnership example to developers for affordable housing

OPTIONS ARE NEEDED

There is a mismatch between the number of jobs available in Franklin and the number of housing options available. The result is increased in traffic flows both in the morning and afternoon hours, and in both directions. This project would begin to lessen the number of traffic trips by providing housing near work locations.

An informal survey by the Housing Commission in October / November 2017 showed that concerns on the *availability of housing options for entry level employees and first level managers was a concern for 8 of the 10 businesses*. Several companies noted that growth plans for their Franklin offices would be limited if housing issues can not be resolved, or even show an attempted resolution.

According to interviews, existing and potential employees are now opting for work closer to their affordable personal residences in order to provide more family time and reduce travel time and expenses. Smaller companies noted that hiring their entry level employees is more difficult and causing owners to consider relocating startups to other nearby communities where housing options are more plentiful.

Overall the issue of options for employee housing in various lower and mid-level price ranges concerns company leadership. Corporate decision makers are eyeing or placing the relocation of company support services to *other* communities.

This project will demonstrate that options are available, can occur, plus that *City government realizes the 1) importance of having various housing options available in the community and 2) affordable housing options are important to corporate location and growth.*

5. How many people will be served by this proposal -

We believe that the number per unit will be 2 or 3- 5 residents per dwelling. In senior citizen households there may be 2 residents per family. If townhouses are allowed, our number of residents will increase.

Potential Maximum Residence Numbers

19 townhouses	57 - 95
14 single family homes	42 - 70

6. Are their opportunities for Public Access -

A majority of the property will be available for any use the City wishes. We will most likely utilize a minimum of 3 acres, maximum 11 acres, all out of the floodplain.

We encourage the use of the floodplain for golf course, right of way for public pathways to nearby schools, public walking trail, floodplain management, canoe launch, or wild life conservation areas.

7. What is the estimated private investment -

We see this development handled through private development. After attaining correct zoning and approved development plans, the following will occur
based on minimum 14 units:

PROJECT BUDGET BASED ON 14 SINGLE FAMILY HOMES

<u>ITEM</u>	<u>AMOUNT</u>	<u>NO.</u>	<u>UNIT COST</u>	<u>SUBTOTAL</u>
GRADING & SITE PREPARATION				
Grading 3 Acres	LUMP SUM	1	\$ 75,000.00	\$ 75,000.00
Erosion Control	LUMP SUM	1	\$ 5,500.00	\$ 5,500.00
UTILITIES				
Cable	LF	1900	\$ 5.00	\$ 9,500.00
Electric	LF	1900	\$ 25.00	\$ 47,500.00
MTEMC Install Fee	Each	14	\$ 650.00	\$ 9,100.00
Gas	LF	1900	\$ 12.00	\$ 22,800.00
Sewer 8"	LF	1200	\$ 30.00	\$ 36,000.00
Manholes	Each	6	\$ 4,000.00	\$ 24,000.00
Water 8"+ Plugs	LF	1900	\$ 45.00	\$ 85,500.00
Bore Under MHatcher	LS	1	\$ 50,000.00	\$ 50,000.00
ROADWAY & SIDEWALKS				
Asphalt	SY	3500	\$ 35.00	\$ 122,500.00
Sidewalks	SF	1000	\$ 12.00	\$ 12,000.00
Curb	LF	1000	\$ 15.00	\$ 15,000.00
HOME CONSTRUCTION				
Residence	Each	14	\$ 150,000.00	\$ 2,100,000.00
Street Lighting	Each	6	\$ 6,000.00	\$ 36,000.00

FEES

Attorney	Each	1	\$ 15,000.00	\$ 15,000.00
Civil Engineer	Each	1	\$ 22,000.00	\$ 22,000.00
Landscape Architect	Each	1	\$ 7,000.00	\$ 7,000.00
Surveyor	Each	1	\$ 6,000.00	\$ 6,000.00
Building Fees	Each	14	\$ 25,000.00	\$ 350,000.00

			TOTAL	\$ 3,050,400.00
Inflation + Contingency			20%	\$ 610,080.00
			GRAND TOTAL	\$ 3,660,480.00

Underground Utilities Measured to Spencer Creek @ Ernest Rice

Includes water, elect, cable, & gas.

Grading cost per unit will increase as move into floodplain.

HOME CONSTRUCTION

Multiple local builders will be invited to participate providing plans, construction expertise, and diverse home designs. This project will offer an opportunity for a public relations showpiece demonstrating community involvement.

8. What is expectation of city in terms or partnership -

- staff assistance in development process through Land Use Plan Amendment & Rezoning submittal if required,
- award of real estate at lease terms in this proposal,
- reduction or removal or credit of city (and county when possible) for construction fees that can add over \$20,000 to per unit cost
- assistance in design and/or construction of required roadway & utilities into development
- the development will have an HOA; the city will maintain all other public real estate on the site, or others will
- orchestrate golf course or other recreational provider to be partner(s).

9. What are preferred lease terms -

The project committee has brainstormed an idea based on local property taxes to fund a portion of this project and more importantly, future projects. Since the real estate or land is City owned, there will only be property tax on the *value of the house*. This is a PAY IT FORWARD CONCEPT PLAN:

The Housing Commission proposes:

- The land portion tax, as if there was one, will be paid to the City as the lease amount.
- The funds will be deposited into a Housing Reserve Fund that the city manages through the Housing Commission.
- For say \$65,000 lot, "lease on land" would generate \$503.00 per year perpetually. (= \$42 per month lease)
- The amount would escalate when the land value rises per Williamson County Assessor.

Land Value		\$ 65,000.00
Assessment	25.0000%	\$ 16,250.00
County Tax	0.0185	\$ 300.63
FSSD	0.00829	\$ 134.71
COF	0.0042	\$ 67.86

TOTAL LAND TAX per LOT \$ 503.20

10. At build out, what will be benefit to city financially in community investment and long term gains

- A private local developer will handle *construction and construction financing* ; fees and salaries will be developed locally,
- The city will gain homes at market appraisal and develop new real estate taxes,
- Residents will apply for loans through typical local lending institutions benefiting these businesses,
- Construction materials will be purchased locally supporting local businesses and employment,
- Residents will live, work, shop, and spend locally producing tax dollars,
- Development structure with public-private partnership will be a new model for city to follow insuring a spread of future housing options,
- Emergency workers living in city limits and actually available in the community in minutes, not (for example) stuck on Columbia Pike between Franklin and Columbia or similar,
- Self-financed work force housing income source growing over time and funding more workforce homes.



TYPICAL SHARED COURTYARD BETWEEN UNIT ROWS

11. What is anticipated completion time line –

We anticipate this timeline following community award:

<u>ITEM</u>	<u>DAYS</u>	
1. survey site	60	
2. land plan amendment	90	
3. rezone site	90	
4. design site plan	65	
5. site develop. plan approval	75	1 year
6. site prep/construction	265	2 years
7. build first 6 houses	240	
8. build 8 houses	300	
<u>9. build out 36 houses</u>	<u>465</u>	<u>if additional lots are buildable</u>
TOTAL DAYS	1,650	DAYS OR 4.5 YEARS

NOTE: Items may overlap shortening the time line.

12. Additional Information -

Property is in CFCO Central Franklin Character Overlay Area, CFCO-5 Zoning Ordinance pages 3-73 to 3-75.

Property is in *Conservation and Conservation Subdivision Character Areas per Envision Franklin*.

The property project will follow appropriate Guidelines since the project will occur on property deemed CONSERVATION SUBDIVISION in Envision Franklin planning guide for city pp 32-38. If the development must be in Conservation Subdivision to be built, this *quarterly process taking 90 days* will have to occur.

The area where houses will be built will follow the CONSERVATION SUBDIVISION guidelines with plans including:

- nearby transit stop,
- pedestrian connections to nearby employment, church, school, & recreation providers,
- 2 story maximum houses
- cottage form or bungalow court if space allows for this site planning, or possible Farmstead Compound townhouses
- HOA
- street lights,
- street trees, and
- sidewalks.

Envision Franklin Property is in *Conservation and Conservation Subdivision* plan areas

Zoning: Current = Civic and Institutional
Will require rezoning to allow residential density (R or SD-R).

Subdivision: Division of the property will be required so that remainder of property is utilized and available for Parks & Recreation trail as well as private golf course unless we are told differently.

Overlays: Floodway and Flood Fringe

Street lighting – will request voluntary from MTEMC, plus all electric homes triggering as many rebates as possible

Homes - energy efficient with long lasting building materials for max lifetime and minimal care

COMMUNITY EXAMPLES WITH RESIDENTIAL LAND LEASE

- a. Pensacola Beach; leases land on beach to homeowners. This has been done since approximately the early 1960's and recently issues have arisen on collecting taxes as well as lease payments.
- b. Hopland Road Yard Case Study---attached
Provides a guide for developing and criteria for need for affordable housing options
- c. Marina Del Rey, California
High rise apartments/condos on leased city property. Long term agreement provides taxes and lease payments to the City

Respectfully Submitted,

Paul Lebovitz, Franklin Housing Commission