



Legislation Details (With Text)

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Title: Consideration Of Resolution 2017-72, A Resolution Initiating The Development Of A Lease Agreement For The 54-Acre, City-Owned Property Located Along The Harpeth River, South Of Mack Hatcher Pkwy And West Of Franklin Road. (3/14/17 Work Session and 7/12/17 and 8/5/17 Special Work Session, 08/08/17 and 9/12/17 Work Session.)

Sponsors: Emily Hunter, Kelly Dannenfelser

Indexes:

Code sections:

Attachments: 1. Res 2017-72 54-Acre City Property Resolution.Law Approved, 2. 12 Point Proposal Comparison-, 3. Discovery Center BOMA Presentation.pdf, 4. Discovery Center Letter of Interest to City of Franklin, 5. Discovery Center BOMA Worksession 3.10.2017.pdf, 6. Final Cheekwood Presentation 07-12-17.pdf, 7. Cheekwood Golf Club Cover Letter, 8. Cheekwood Golf Club Letter of Interest, 9. Cheekwood BOMA Work Session 3.10.2017.pdf, 10. Cheekwood Golf support.pdf, 11. 07-12-17 Worksession - Cheekwood Letter.pdf, 12. HousCom Power Point Presentation 7-12-17.pdf, 13. 1.0 Hamlet SpCrk Proposal HousCom Narrative 5.19.17.pdf, 14. 1.1 Hamlet SpCrk Proposal HousCom Drawings color11x17.pdf, 15. Housing Commission Letter of Interest, 16. Housing Commission Addendum, 17. MH - Concept 1.0 - Existing Conditions Exhibit.pdf, 18. MH - Concept 3.0 - Flood Plain Cut Fill Plan.pdf, 19. Land Valuation - Mack Hatcher & Spencer Creek, 20. Map - Land Valuation - Mack Hatcher & Spencer Creek - based on 2016 Asse..., 21. Financial Analysis - MHSC - 07272017.pdf

Date	Ver.	Action By	Action	Result
9/26/2017	1	Board of Mayor & Aldermen	approved	Pass
9/12/2017	1	Work Session	referred	
8/8/2017	1	Work Session	acknowledged	
7/12/2017	1	Work Session	referred	
3/14/2017	1	Work Session	acknowledged	

DATE: March 8, 2017

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator - Community/Economic Development
Emily Hunter, Planning & Sustainability Director
Kelly Dannenfelser, Long Range Planning Supervisor

SUBJECT: Consideration Of Resolution 2017-72, A Resolution Initiating The Development Of A Lease Agreement For The

54-Acre, City-Owned Property Located Along The Harpeth River, South Of Mack Hatcher Pkwy And West Of Franklin Road. (3/14/17 Work Session and 7/12/17 and 8/5/17 Special Work Session, 08/08/17 and 9/12/17 Work Session.)

Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Letters of Interest received and next steps.

Background

In September 2016, Cheekwood Golf Club submitted a request to lease the 54-acre, City-owned property and expand its operations across Mack Hatcher Parkway. The BOMA discussed the request at a subsequent Work Session and asked City staff to publish a public invitation for letters of interest regarding the possibility of a long-term lease with a third party for improvements and operations of the property, much of which is in the 100-year floodplain.

The purpose of this invitation to submit Letters of Interest was to:

- Assist the City in analyzing opportunities available for future improvement and/or development of this Property;
- Enable all interested parties an opportunity to submit Letters of Interest; and
- Allow for public input on all Letters of Interest received.

Three Letters of Interest submittals were received and their documentation is included in the attachments. They are as follows:

1. The Children's Museum Corporation of Rutherford County dba Discovery Center submitted a Letter of Interest declaring intent to investigate the feasibility of acquiring the City-owned property for the purposes of developing an approximately 45,000 square-foot children's museum with outdoor classroom space.
2. Cheekwood Golf Club submitted a Letter of Interest to lease the City property and extend its golf course across Mack Hatcher Parkway to create a nine-hole championship course, practice facility, driving range, and clubhouse. Operations would include opportunities for public golfing activities, practice facility for youth and school teams, and event space.
3. The City of Franklin Housing Commission submitted a Letter of Interest asking the BOMA to make the Housing Commission a part of the development project alternatives discussion and suggested potential for a joint land use with affordable housing and the golf course expansion. The Commission has been in contact with a developer interested in building affordable housing for a limited number of houses on the property outside of the floodplain.

Each applicant will be given five minutes at the March 14 Work Session to share their vision for the property. Following the Work Session, City staff will work with each applicant to assess the viability and timing of their respective proposals. An inter-departmental staff team will then develop a framework from which to compare

and evaluate the proposals. This information will be brought to the Aldermen for further consideration.

Financial Impact

Not known at this time. The financial impact will ultimately be dependent upon the terms of the lease that will be negotiated between the parties.

Recommendation

Staff recommends the BOMA vote to select one of the options. Two options, the Discovery Center and the golf course expansion, meet the existing zoning on the property, civic institutional. The housing development would require a rezoning of the property to a residential classification. Both the Discovery Center and the golf course expansion are considered to be consistent with the City's land use plan, Envision Franklin.