



# CITY OF FRANKLIN PLANNING COMMITTEE MEETING

## REINVENT FRANKLIN COMPREHENSIVE PLAN

**City of Franklin Administration Building**

February 26, 2023

4:00 pm – 5:30 pm

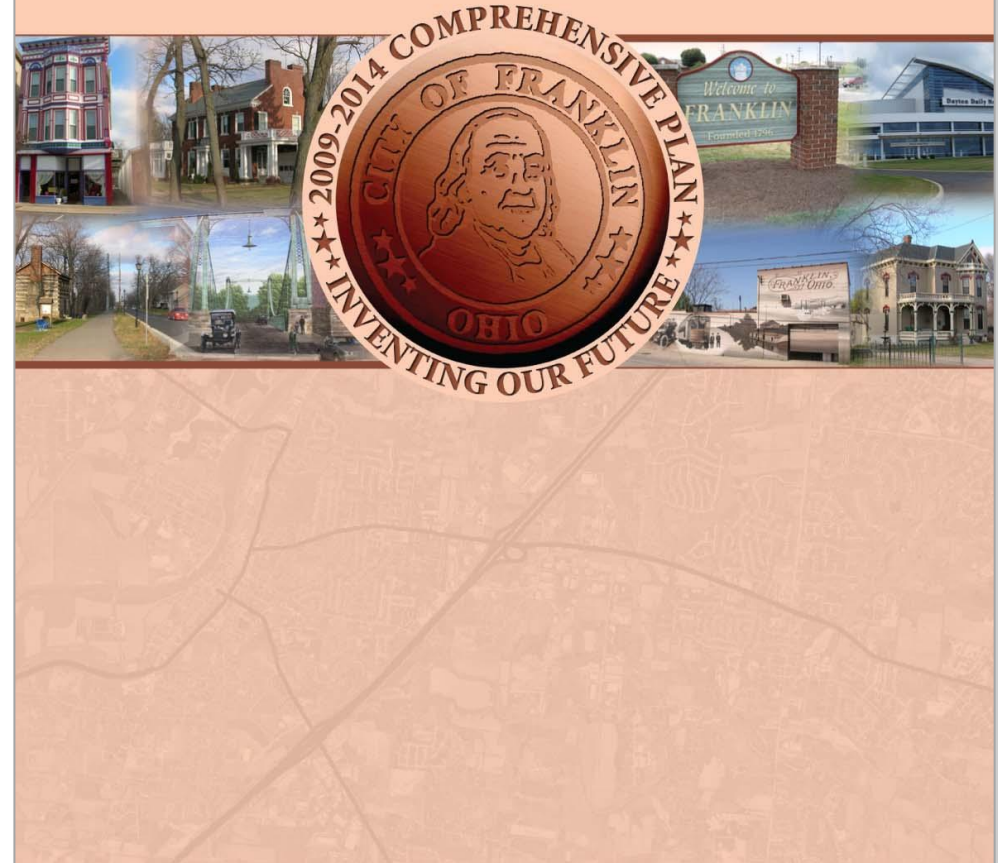
# PAST PLAN

## Franklin Comprehensive Plan 2009

- Housing
- Natural Resources
- Community Facilities
- Economic Development
- Infrastructure
- Land Use
- Development Plans
- Implementation



## Franklin Comprehensive Plan



# Why Plan



- Provide guidance for creating a great City.
- Builds consensus & commitment from elected & appointed officials, staff, the overall community & other interested stakeholders.
- Provides guidance for future decision-making.
- Prepares the community for action.

## Prioritize

Work to determine realistic guidelines to implement the goals and incorporate citizen input into the city plan.

## Set Goals for the City

Determine goals about the future of the city and establish actions to work toward them.

## Gain Citizen Input

Allow citizens to voice concerns and hopes for the future of their city.

# City of Franklin

## Comprehensive Plan Timeline

**Key:**  
 Steering Committee Meeting  
 Community Meeting

**RESEARCHING**  
Project Initiation

**PREPARING**  
Kickoff CAC Meeting

**LISTENING**  
Community Input Process

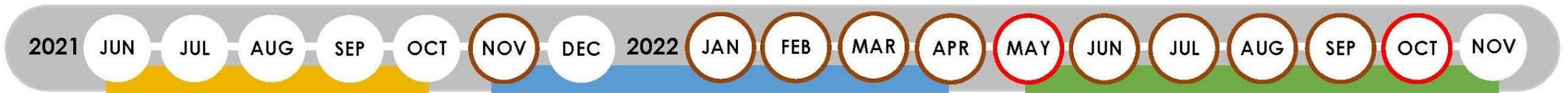
**VISIONING**  
CAC Exercises

**PRIORITIZING**  
Additional CAC Meetings

**DRAFTING**  
1<sup>st</sup> Draft of Comprehensive Plan

**SHARING**  
Community Open House

**REFINING**  
Follow-Up CAC Meetings & Final Draft



### Phase 1

**Project Planning and Existing Conditions:**

- Data Collection
- Identify Stakeholders
- Establish Steering Committee
- Review Existing Plans
- Conduct Stakeholder Interviews
- Existing Conditions Analysis

### Phase 2

**Issues, Opportunities, & Vision**

- Online Surveys
- Project Website
- Stakeholder Interviews
- Community Listing Sessions & Focus Groups
- Outreach to Neighboring Jurisdictions
- SWOT Analysis
- Draft Vision Goals & Objectives

### Phase 3

**Creating the Plan**

- First Draft of Comprehensive Plan
- Community Open House for Reviewing & Soliciting Feedback on First Draft
- Final Draft of Comprehensive Plan



# PROCESS

## PHASE 1: PROJECT PLANNING & EXISTING CONDITIONS

[www.reinventfranklin.com](http://www.reinventfranklin.com)

- Conduct Stakeholder Interviews
- Data Collection
- Review Existing Plans
- Existing Conditions Analysis
- Project Website
- Community Survey



— WELCOME BACKGROUND PUBLIC PARTICIPATION LEARN MORE SHARE IDEAS —



# PROCESS

## PHASE 2: DETERMINE ISSUES, OPPORTUNITIES, & VISION

- Citizen Advisory Committee Meetings
- SWOT Analysis
- Visual Survey
- Vision Exercise
- Land Use Exercise



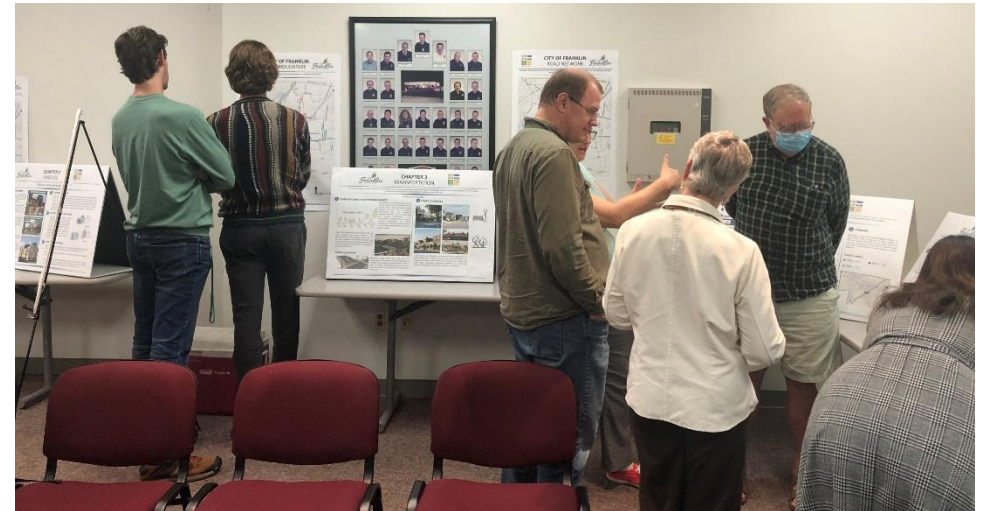
# PROCESS

## PHASE 3: CREATING THE PLAN

- Drafting the Plan
- Community Workshop (Nov 1<sup>st</sup>, 2022)
- Final Draft

## NOW: APPROVAL PROCESS

- Present to City of Franklin Planning Commission
  - Make necessary revisions
- Adoption by City Council





# PUBLIC PARTICIPATION



- Stakeholders Interviews
- Website Comment Box
- Community Survey
- Press Releases
- Citizen Advisory Committee
- Community Workshop



## Reinvent Franklin

Community Visioning Survey

[Sign in to Google](#) to save your progress. [Learn more](#)

Do you live or work in the City of Franklin?



- Live
- Work
- Live and Work



# DRAFT PLAN – OUTLINE

1. INTRODUCTION
2. LAND USE
3. TRANSPORTATION
4. ECONOMIC DEVELOPMENT
5. HOUSING
6. PARKS & RECREATION
7. QUALITY OF LIFE
8. IMPLEMENTATION



### City of Franklin, Warren County, Ohio

The 6th largest City by population in Warren County, located in the Dayton Metropolitan area along the Great Miami River, Franklin offers urban amenities within a small-town setting, including diverse neighborhoods, unique entertainment, cultural institutions, a distinctive riverscape and downtown, prosperous industrial parks, and quality schools. Recognizing that the City has changed considerably since the previous comprehensive plan was completed over a decade ago, the City chose to develop a new Comprehensive Plan to identify a 20-year vision and help guide future growth.



## INTRODUCTION 1



Franklin Mural, located along the intersection of S Main St and E 4th St

# Chapter 1 Introduction

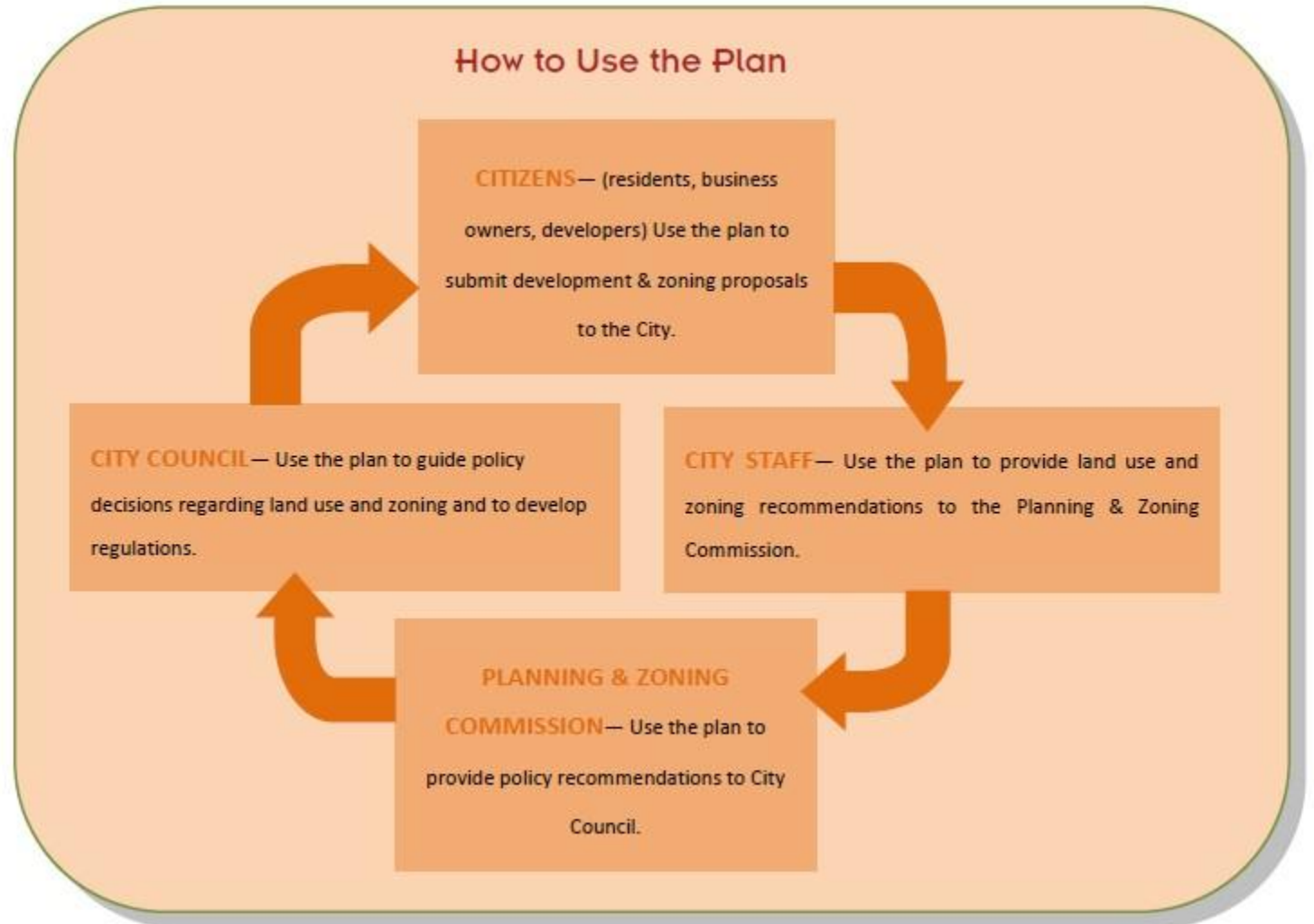
- Planning Context
- Background
- The Plan-Reinvent Franklin
- Vision



# CHAPTER 1 – INTRODUCTION

## THE PLAN – REINVENT FRANKLIN

- What is Reinvent Franklin?
- Purpose – Why Plan?
- How to Use the Plan?

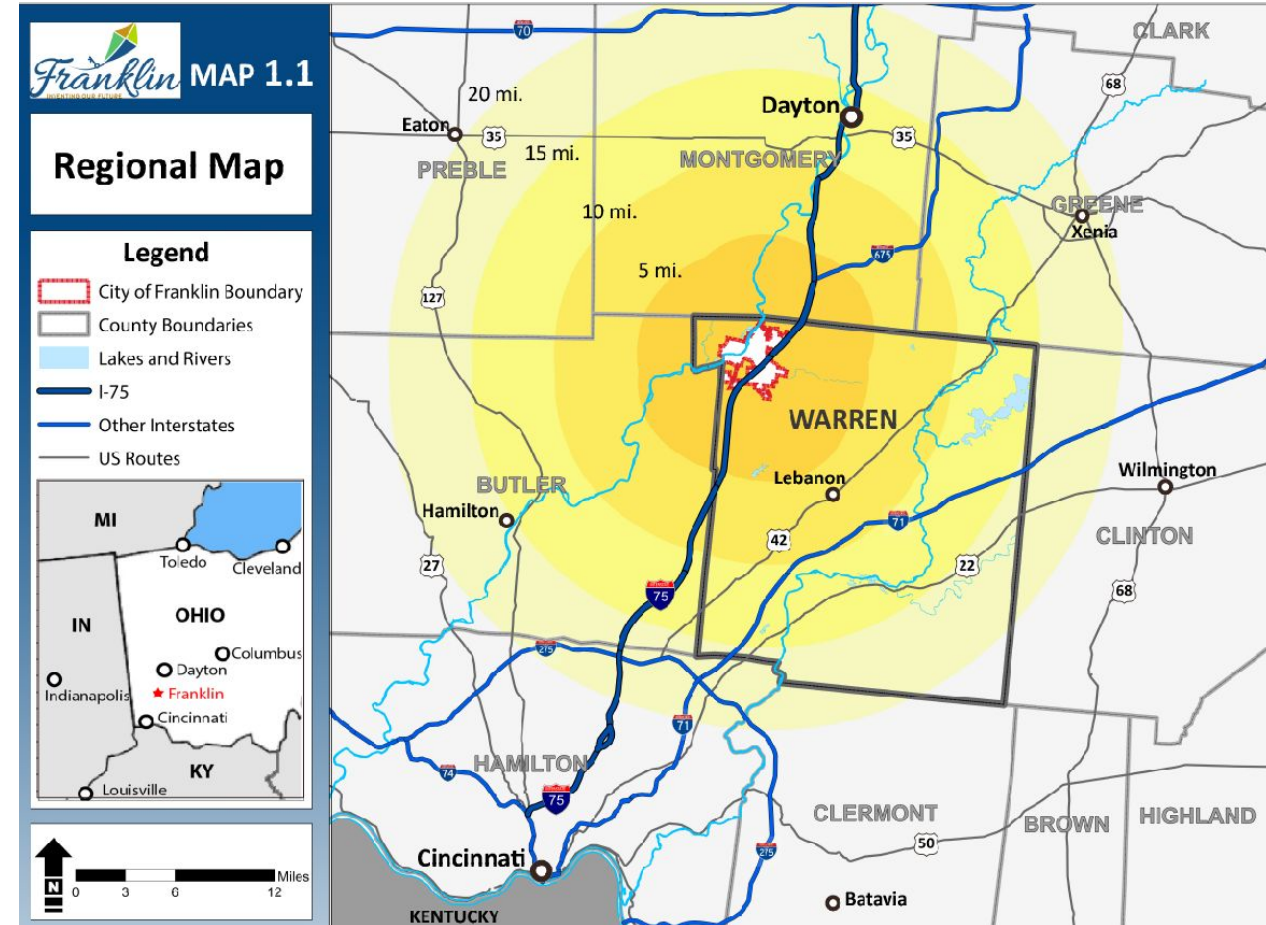


# CHAPTER 1 – INTRODUCTION

## VISION

### Guiding Principles:

1. Provide for Planned & Orderly Growth.
2. Ensure a Safe & Healthy Community.
3. Support Parks & Provide Recreational Resources.
4. Plan for an Effective Transportation System.
5. Encourage Business Growth & Retention.
6. Promote Excellence in Education.
7. Plan for Reinvestment & Redevelopment.
8. Support Vibrant Commercial Centers.





# CHAPTER 1 – INTRODUCTION

## VISION STATEMENT

The City of Franklin is anchored by a unique and lively Downtown with preserved historic buildings and murals, a world class river front park, green spaces, bike trails, and an ample collection of venues. Housing is diverse and relatively affordable, while the safe, clean streets and welcoming, friendly atmosphere are attractions in their own right. The City might be relatively small, but it's bursting at the seams with job opportunities.

Franklin is recognized for its:

- unparalleled access to the Great Miami River,

- environmental consciousness,
- healthy living style with a Farmers Market,
- award winning school district with modern facilities,
- proximity to an array of institutions of higher learning,
- quality public services and community spaces,
- technology enabled amenities,
- sprawling pedestrian-friendly recreation, entertainment, eateries, and
- an active music and cultural scene.

If you want to live in a city with small-town authentic charm, Franklin is the place for you!



## LAND USE 2



The purpose of this chapter is to review and analyze the current land uses in the City and to update the Future Land Use Map.

The future land use map communicates residents' vision, projects how the city should develop and reflect the uses desired over the course of the planning time frame (20 years). This chapter provides recommendations and effective land use strategies for the City of Franklin. The Land Use chapter should be used as a reference for the zoning decisions.

# Chapter 2

## *Land Use*

- Existing Conditions
- Future Land Use
- Efficient Land Use Strategies
- Recommendations

# CHAPTER 2 – LAND USE

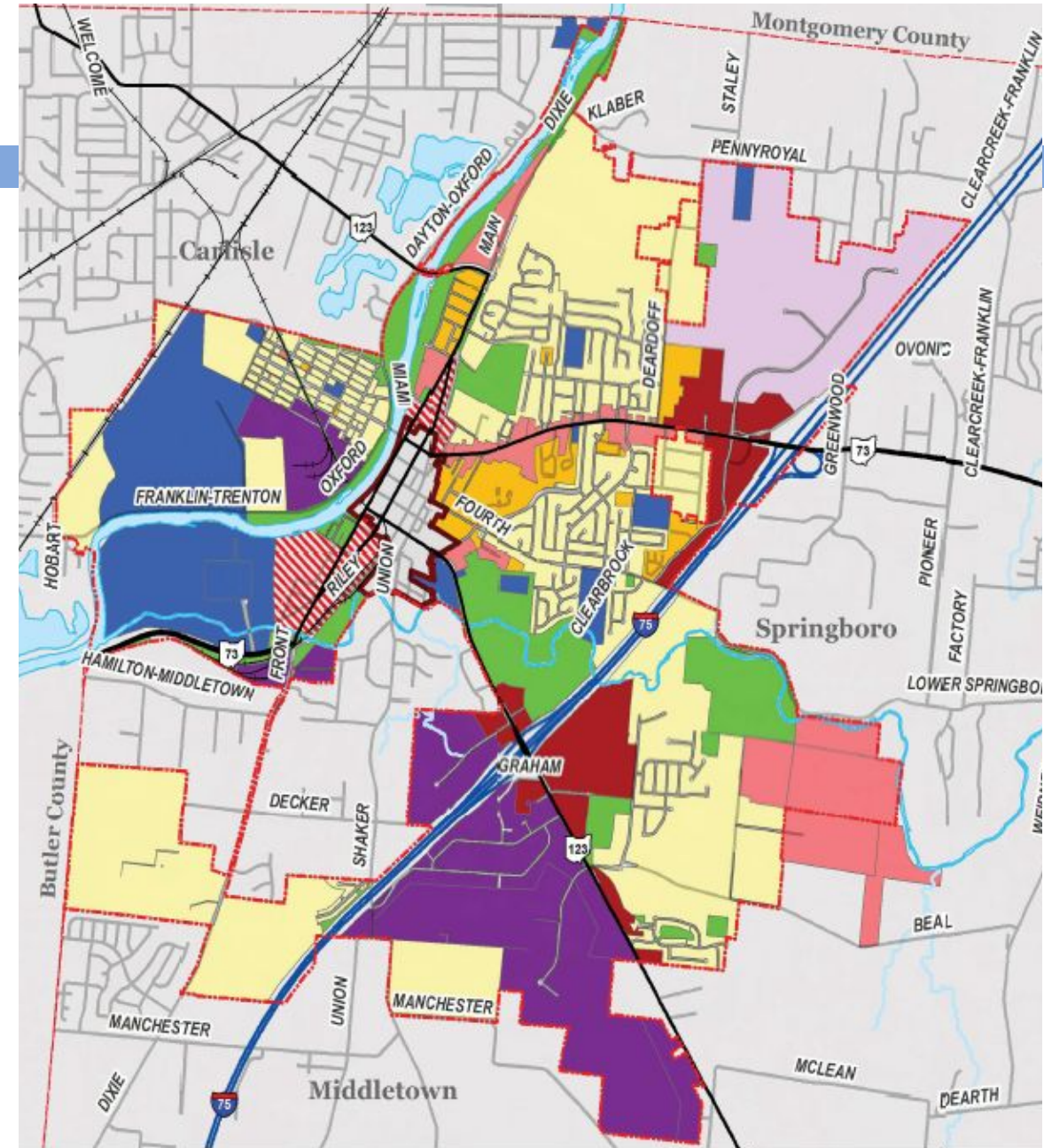
## Future Land Use

**West Area:** Floodplain Area, Community Facility Use

**Northeast Area:** SR 73 Corridor & High-Tech Office Use

**Southeast Area:** SR 123 & Industrial Parks, New mixed-use development

**Southwest Area:** Privately-Owned Properties, Agriculture or Residential Use.

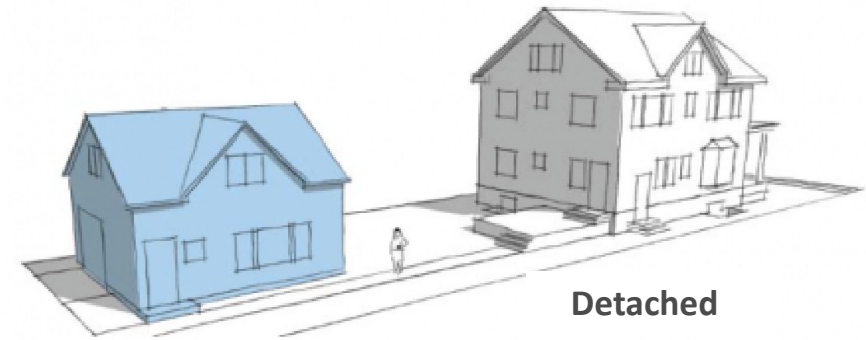
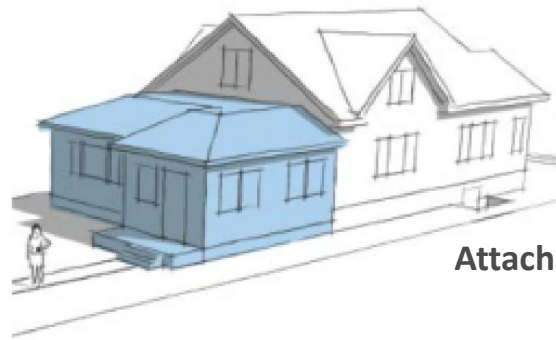




# CHAPTER 2 – LAND USE

## Efficient Land Use

- Infill development
- Mixed-Use Development
- Cottage Industry
- Accessory Dwelling Units
- Upper Story Housing





# CHAPTER 2 – LAND USE

## The Grocery Store

- Modest Size Store
- 2.5 acres site
- 17,000 Sq. Ft.
- 85 parking spaces
- Dense trade area population within 3 miles.
- Proper zoning
- More than 20,000 daily traffic count/day





## TRANSPORTATION 3

Above: Photo of the rail line that crosses the Great Miami River in the City of Franklin

The City of Franklin is known for having well maintained roadways. High quality and well-connected roadways are key to driving quality of life and economic success. This chapter will focus on road connectivity, quality of life, and economic impact. Investments now and continued investment in the future will be crucial for the coming growth of businesses, industry, and residences alike. Moreover, connecting residents and visitors to city amenities such as parks, as well as restaurants and other businesses. The transportation goals and recommendations in this chapter are in support of the city's big-picture goal of improving quality of life, drawing good business and residential products in, and improving community character.

# Chapter 3

## *Transportation*

- Traffic & Pedestrian Safety
- Connectivity
- Future Projects

# CHAPTER 3 – TRANSPORTATION



## Background

- Existing Conditions
- Roadway Classifications
- Traffic Volume
- Traffic Speed
- Fatal Crashes

Legend

# CHAPTER 3 – TRANSPORTATION

## Roadway Connectivity

The potential benefits of roadway connectivity include:

- Safety
- Reduced Congestion
- Travel Efficiency
- Better Emergency Service Response
- Promoting Walking and Biking
- Improved Vehicle Distribution

### Legend



# CHAPTER 3 – TRANSPORTATION

## Roadway Improvements



Improvements to Franklin-Trenton Road



S.R. 123 & Community Park Roundabout

# CHAPTER 3 – TRANSPORTATION

## Street Concepts

- Complete Streets
- Green Streets
- Context-Sensitive Streets





The CAC, stakeholders, and residents developed a shared understanding of the City's future needs regarding land use and policies that will ensure a successful and strong economic future; an economic future that retains, attracts, and grows business activity and that provides quality jobs. Protecting existing industries and promoting new industries was often mentioned as an important piece of a sustainable Franklin. Residents felt that the City needs to build on the well-established industrial development foundation and that this will ensure continued job opportunities and resilient economic development. The City of Franklin can establish positive outcomes fiscally, physically, and for residents' quality of life with a well-planned economic development effort.



City of Franklin Employer, Modula

## ECONOMIC DEVELOPMENT 4

# Chapter 4 *Economic Development*

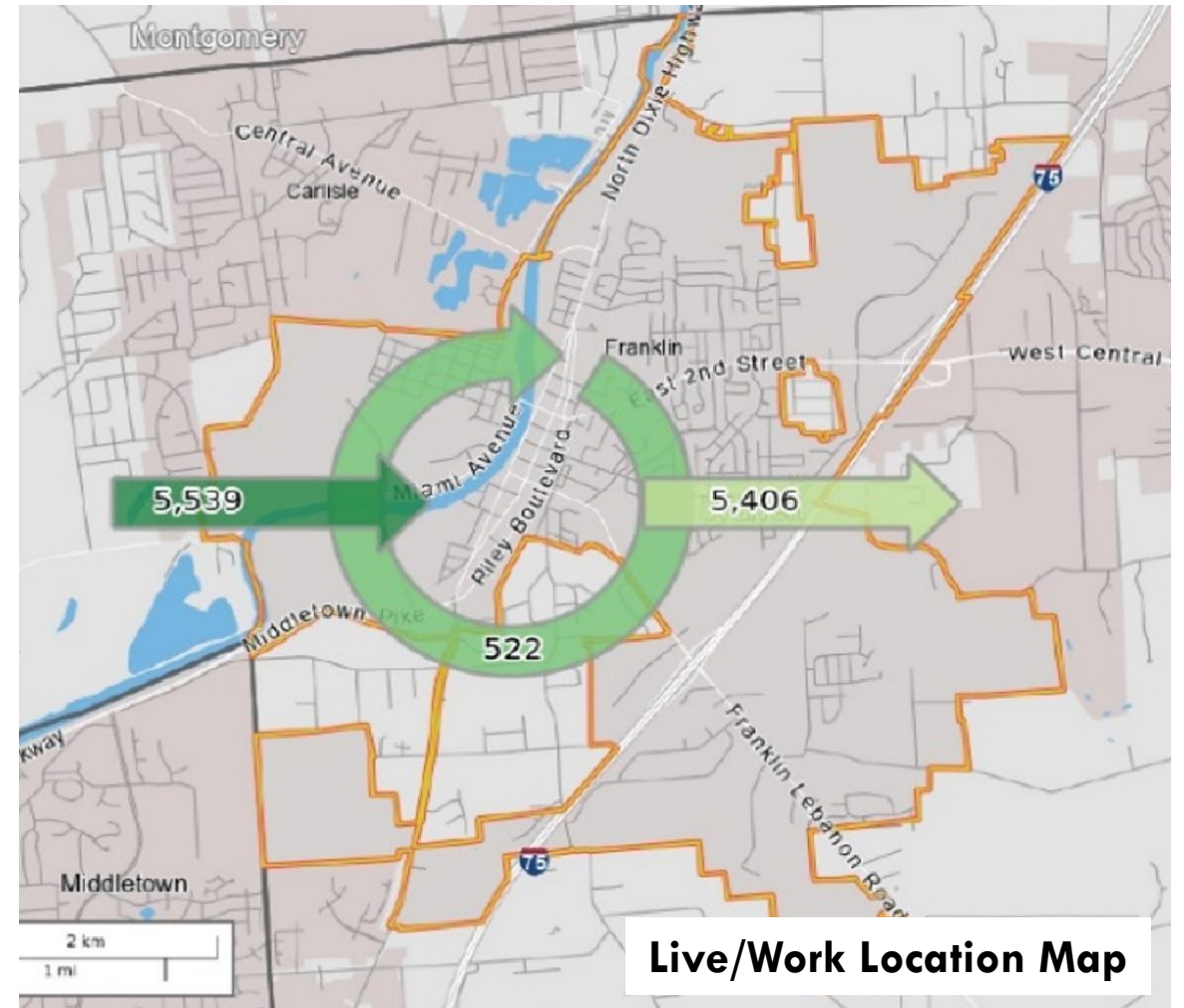
- Existing Conditions
- Industrial Parks & Industrial
- Goals & Guiding Principles
- Strategies



# CHAPTER 4 – ECONOMIC DEVELOPMENTS

## Industrial Parks & Sites

- 20 Companies with greater than 50 employees
- State Route 123, Commerce Center Drive; Dixie Highway, Franklin Trenton Road, and the Watkins Glen Drive area are reinforced as the primary industrial districts.



# CHAPTER 4 – ECONOMIC DEVELOPMENTS

## Other Economic Development Elements

- Arts & Culture “City of Murals”
- Tourism
- Sports Tourism
- Small Scale Manufacturing/Businesses



## Workforce Development

**Goal:** Improve Franklin’s economy through a well-educated & qualified workforce that responds to the changing needs of the workplace.



**FRANKLIN HISTORICAL SOCIETY HARDING MUSEUM**  
302 Park Ave.  
Franklin, OH 45005  
(937) 746-8295

[DETAILS](#) [SAVE](#)



**FRANKLIN HISTORICAL SOCIETY LOG POST OFFICE**  
475 S. River Street  
Franklin, OH 45005  
937-746-8295

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**FRANKLIN MURALS**  
Downtown Franklin  
Franklin, OH 45005  
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## HOUSING 5

Appropriate housing that meets residents' needs is an integral part of this Comprehensive Plan and directly impacts Franklin's future prosperity and its citizens' health and wellbeing. Issues regarding housing quality, a growing rental housing stock, and neighborhood appearance have been identified as the most significant. Strategies to address these issues are recommended and are intended to complement the current programs the City has implemented, including the Rental Inspection Program. In addition, the CAC, recognizing housing as an essential building block for a prosperous Franklin, has focused on strategies to assist with improving and diversifying the housing stock at the high end of the market, increasing home ownership rates, promoting residential infill development, upgrading streetscape and neighborhood infrastructure, and developing provisions for compatible land uses.

# Chapter 5 *Housing*

- Existing Conditions
- Goals, Objectives and Strategies
- Implementation Approach



# CHAPTER 5 – HOUSING

## Existing Conditions

### City of Franklin Housing Choice

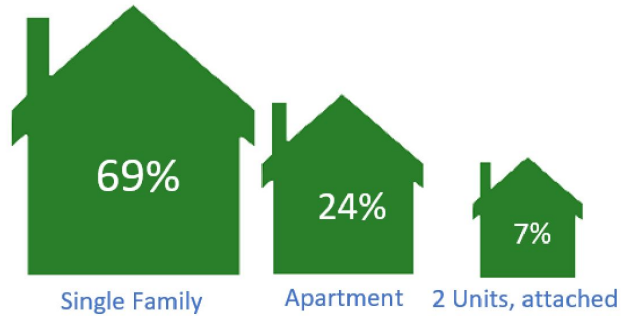
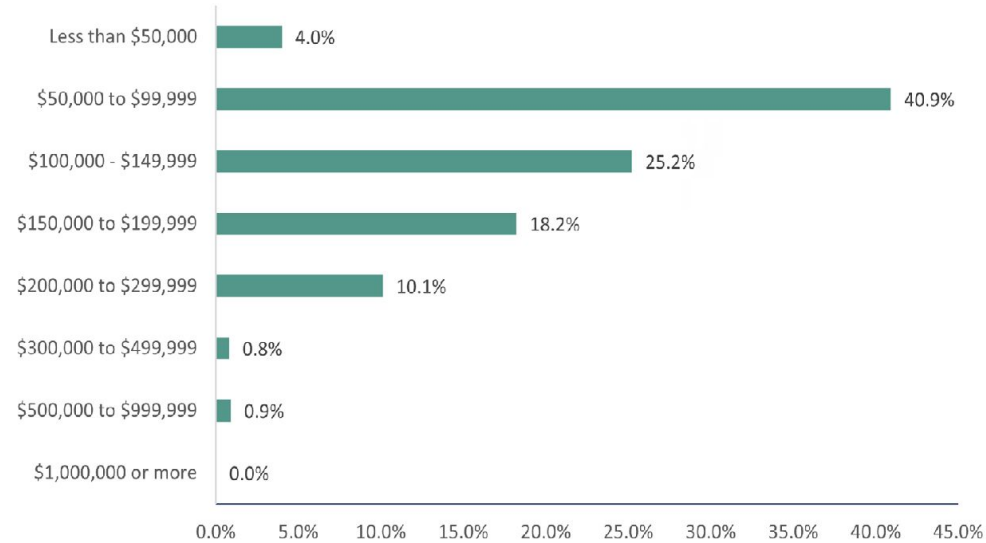


Figure 5.4 | Housing Values



## Median Household Statistics

Selling Price by Sq. Ft: \$117.77

Number of Bedrooms: 3

Year Built: 1962

Days on Market: 4

### Note -

In 2021, the median property sold higher than the listing price, at a difference of about 3.2%.

Unit Type	Married Family Couples Total Units=2,161	Male Family, No Spouse Total Units=287	Female Family, No Spouse Total Units=798	Non- Family Total Units=1,825
Owner-Occupied Housing Units	79%	21.6%	45.6%	39.4%
Renter-Occupied Housing Units	21%	78.4%	54.4%	60.6%

# CHAPTER 5, HOUSING

- Neighborhood Image
- Aging in Place
- Grocery Store
- Neighborhood Connectivity
- Historic District
- Public Housing





# CHAPTER 5 – HOUSING

**Strategy:** Allow a Broader Range of Housing Types to Proceed “By-Right,” or Without the Need For Additional Zoning Approvals.

*The recommendation is to allow a broader range of housing types, such as townhomes, duplex, live/work units, apartment houses, and other “missing middle” typologies, to proceed by-right, to facilitate their production. Encourage these uses in select locations to diversify the housing stock at the high end of the market.*







**6**

**PARKS & RECREATION**

This chapter illustrates positive elements of the Franklin park and recreation system, including the Great Miami Trail, and clarifies areas that need to be addressed to help make Franklin an even greater city for all its residents. For this to occur, strategies are provided that are based on a park system that is viewed as a quality of life and economic tool to attract residents, visitors, and businesses and improve recreational services for existing residents.

# Chapter 6

## *Parks & Recreation*

- Park Inventory & Amenities
- Trails
- Stakeholder Recommendation
- Potential Park Upgrades

# CHAPTER 6 – PARKS & RECREATION

Parks Inventory and Amenities					Amenities													
					Baseball/Softball	Fishing	Trails	Tennis	Soccer Fields	Playgrounds	Gazebo/Shelter	Basketball	Picnic Tables	Grills	Restrooms	Swings	Football Field	Benches
Park Name	Address	Park Type	Active/Passive	Acreage														
Franklin Community Park	301 E. 6th Street	Community	Active	68.00	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Laynecrest Park	100 Beam Drive	Neighborhood	Active	4.66				■			■	■		■			■	
Harmon Park	Miami Avenue	Neighborhood	Active	2.10				■			■	■	■			■		
Third Street Park	214 E. Third Street	Mini	Active	0.28					■									
Great Miami River Gateway	Access along River Street	Regional/ Trail	Active/Passive	-			■									■	■	
River Street Park	River Street	Mini	Active	1.23			■									■	■	
Dial Park	Tama Lane	Community	Active	19.18			■		■	■		■		■	■	■	■	

Existing Parks
  Trail
  Planned Parks/Expansions

## Recommendation

- Improvements & upgrades to Community Park, Harmon Park, & Dial Park.
- Re-designate Laynecrest Park & 3<sup>rd</sup> Street Park as a residential use.





# CHAPTER 6 – PARKS & RECREATION

## Trails

- Trail Design Concepts
- Great Miami River Trail
- Franklin to Middletown Connection
- Franklin to Springboro Connection



Legend



# CHAPTER 6 – PARKS & RECREATION

## Stakeholder Recommendations

- Upgrade existing public restroom facilities.
- Enhance existing concession stands at Franklin Community Park.
- Improve general landscape and maintain lawns.
- Resurface existing parking lots.
- Continue to make future trail connections which utilize branding that links the park and trail system to downtown and the river.
- Designate and establish entry points along the Great Miami River for canoeing and recreation.
- Upgrade damaged and unsafe playground equipment and amenities.





**Quality of life** is central to Franklin's identity. Franklin is a great place to live, work, play, and raise a family. Building on these assets to strengthen quality of life will continue to make Franklin a great city. For this reason, quality of life is a major theme throughout this Comprehensive Plan and relates to nearly every aspect of the plan. While the City has seen many improvements over the last decade, including the continued improvements in the delivery of public service and the quality of educational services, it is important that the plan put quality of life at the forefront.

# Chapter 7

## *Quality of Life*

- Highway 73 Street Design
- Gateways & Wayfinding
- Community Facilities



# CHAPTER 7 – QUALITY OF LIFE

## State Route 73 Commercial Corridor

Improvements should include:

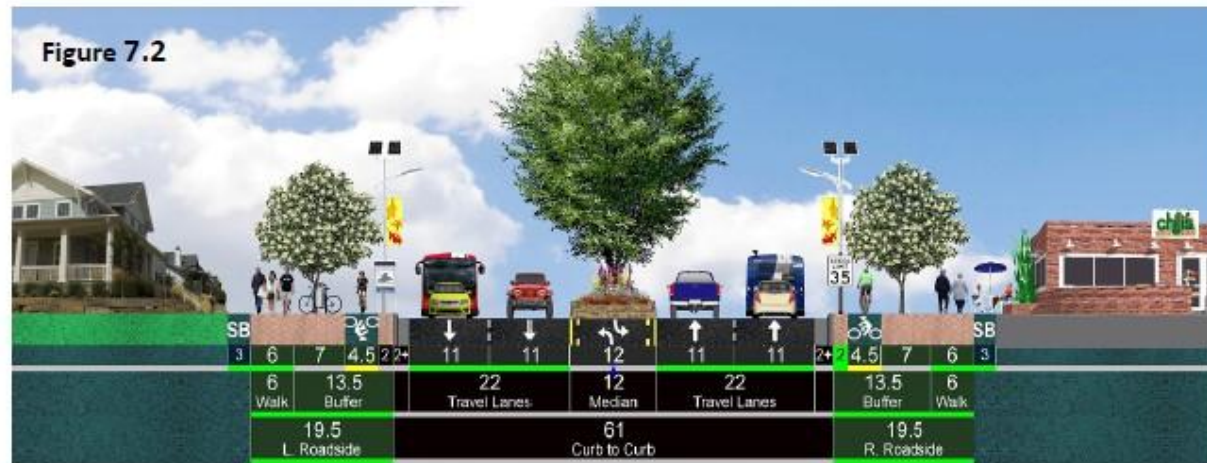
- Widened sidewalks,
- Pedestrian connections to neighborhoods,
- Added tree canopy,
- A landscaped gateway at 73 and I75 intersection,
- Bike path/Sharrow to Springboro, and
- Wayfinding Signage.

**Goal:** Increase economic value by creating social value.

Figure 7.1 on the right shows a street view, showing dimensions of an 80ft right-of-way.

Figure 7.2 below shows an example of a "Complete Street", with street dimensions at 100ft. This meets the needs of pedestrians, bicyclists and motorists.

These show the difference in dimensions that both streets have, and potential for a "Complete Street" on both figures.



Both Examples show:

- Sidewalk: 6 ft
- Drive Lanes: 11ft
- Center Turn Lanes: 12ft
- Bike Lane: 4.5 - 5ft



# CHAPTER 7 – QUALITY OF LIFE

## Gateways

Primary Gateway



Secondary Gateway



# NEXT STEPS

## PLAN REVISIONS

- City of Franklin Planning Commission/Council Comments

## CITY COUNCIL APPROVAL

- Plan Adoption



# QUESTIONS/COMMENTS





**BACKUP SLIDES**

# CHAPTER 2 – LAND USE

## Existing Land Use

A limited amount of vacant land is available for residential development within the City’s corporate boundary, leaving future growth directed at redevelopment and infill of underutilized properties.

