



Franklin Historic Village Center

Design Recommendations Character Study

A Small Town
Design Initiative

-Final Report-

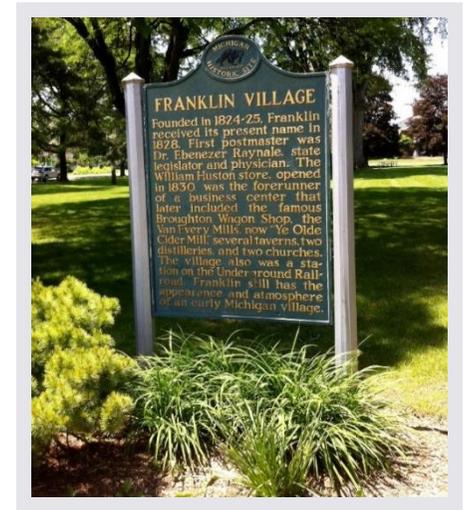
May 9, 2014

ACKNOWLEDGMENTS

The Michigan State University (MSU) Project Team would like to acknowledge Main Street Franklin along with Franklin Village staff, volunteers, and elected officials for their constant support and assistance. Main Street Franklin along with the Franklin Historic District Commission and other Village staff were part and parcel in the development of this guidebook. The Local partners ensured that the Team had the appropriate data, documents, and community input necessary for completing the analysis and resulting planning and design guidelines for the Village Center of Franklin.

The MSU Project Team would like to express their sincere gratitude to the many residents, business owners, land owners, committees, and other stakeholders that attended the Community Visioning Meeting, Preliminary Design Meeting, and/or provided feedback during this process. Without you, this process would not be possible.

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A grayscale photograph of a residential street. In the foreground, there's a utility pole with a sign. The street is lined with trees and houses. A car is visible in the distance. The overall scene is a typical suburban neighborhood.

1. INTRODUCTION

PROJECT OVERVIEW

Franklin's Village Center has a wealth of historic architecture and cultural resources that appeal to businesses and residents. This study addresses the Village Center of downtown Franklin, including entrances to the downtown, corridors connecting the entrances to adjacent key facilities, and areas that would be appropriately coordinated and linked together. This study contains design parameters for use by residents, business owners, developers, and village government. Above all, this project provides a guide for ensuring future high-quality, historically appropriate, and environmentally sustainable development. The project highlights future physical image and character recommendations as well as identifying future ordinance and policy needs to support the future development of and implementation of the Franklin Village Center Design and Sustainability Guidelines. Though not all areas have been illustrated, the recommendations apply throughout the Village Center regardless of current land use. Overall, this document was developed as the precursor to the Franklin Village Center design and sustainability guidelines.



Source: MSU SPDC

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Figure 1: Historic Franklin Village - Project Study Area

PROCESS

There were several steps taken in order to produce these recommended design guidelines for the Village Center. The first step was meeting with the Main Street Franklin Design and Sustainability Committee to review the scope of work, walk and observe the Village Center, and to discuss the goals, objectives, and schedule of the project. Soon after, the reviews of both the visual landscape and previous reports were conducted. These reports provided the foundation on which the following steps were layered: visioning, input, and recommendations. The reports consisted of the 2007 Village of Franklin Master Plan, the Franklin zoning ordinance or “municipal code,” the “Analysis of the Current State of Parking in the Village of Franklin 2011” report, the Village Charter, the “Main Street Franklin, Resource Team Report 2010,” the “Village of Franklin, MI – Historic District Design & Guidelines Map,” the report on the “2011 Franklin Design Charrette 2012 & Charrette Recap,” and the “Tree Inventory Report and Management 2005.” After a visual audit of the area was conducted, a visioning session took place in order to gain input as to how the citizens, stakeholders, and invited guests felt about the Village Center, and what they would like to see happen in the future. This input was reviewed and preliminary recommendations were developed.

Descriptions of the findings and recommendations materialized into before and after digital character images that showed the physical improvements. Input for the Phase I visioning session was gathered from the community at an open-house before proceeding to a second input session. The input yielded feedback on the initial character images and ordinance/policy needs. This process of gathering input was repeated for the second and third phases. Lastly, a final report was prepared, a summary of findings presented to the public, and the final report delivered to the Main Street Franklin Design and Sustainability Guidelines Committee.



Source: MSU SPDC

March 2013: Community Selection

June 2013: Organizational Meeting

July 2013: Community Visioning / Phase One

October 2013: Community Input / Phase Two

February 2013: Final Presentation / Phase Three

Figure 2: Community Engagement Sessions

Phase One: Visioning Session

The purpose of the visioning session held on July 2nd, 2013 at Franklin Community Church was to gauge the ideas and feelings of community stakeholders, including residents, business-owners and local officials. At the session, attendees were asked three questions: “what are you proud of?”, “what are you sorry about?”, and “what you would like to see in the future?” Notecards were then handed out to attendees and small group discussions were conducted. The proud comments focused on Franklin’s strong sense of community, heritage, neighborliness, and safety. The common theme for things they were “sorry about” included lack of sidewalks, and poor vehicle circulation — namely parking. A common theme that participants would like to see in the future centers on the addition of lighting, pathways and natural spaces. (See the appendix for a complete list of comments)

Proud	<p><i>Physical Environment:</i> Heritage, neighbors, walkable, architecture, volunteerism, safety</p> <p><i>Public Services:</i> Police enforcement, fire department, library</p>
Sorry	<p><i>Traffic & Parking:</i> Poor parking circulation, dangerous intersections, visitor parking</p> <p><i>Physical Environment:</i> Empty storefronts, lack of sidewalks, shopping variety, signage, lighting</p>
Vision	<p><i>Village Center:</i> Lighting, festivals, vivid colors, bakery, fountain</p> <p><i>Environment:</i> Green canopy, natural spaces, pathways, sheep, landscaping</p>

Figure 3: Visioning Session Summary

PHASE TWO: DESIGN & POLICY OVERVIEW

At this second meeting, held on October 24th, 2013 at Franklin Community Church, the renderings created by MSU along with the other design images and recommendations were presented to the public. The purpose of these design images and comments were to initiate reactions to the possibilities suggested during Phase 1. From the image responses, the “possibilities” were narrowed down to concepts consistent with Village public input. During this meeting, around 600 recorded individual comments were received regarding the presentation materials.

PHASE THREE: FINAL PRESENTATION

At the final presentation on February 18th 2014, the revised images, conclusions, and recommendations were presented. Following the presentation the final report was delivered. The report is a collection of conclusions derived from public input and is intended to present a collection of design parameters, giving the Village of Franklin ideas and general considerations to enhance the character of the Village Center. Prescriptive measures are left up to the Village to implement at their own discretion.



Figure 4: Community Engagement Sessions



2. DESIGN & PLANNING CONSIDERATIONS

OVERARCHING DESIGN CONSIDERATIONS

When developing a set of overarching design considerations for the Village Center, a common theme was aimed at keeping Franklin’s aesthetics in the classical “old-fashioned American small town” aesthetic. Franklin is a sort of isolate in the surrounding area as a place that has managed to keep most of its small town charm in the Village Center. Therefore, the goal for this design initiative is not to try and “update” the look of Franklin, but rather to preserve and enhance the existing design dynamic within the Village. The atmosphere of a semi-rural, charming, and calm village is one that should be preserved, with subtle inclusions of environmentally friendly design elements that help improve the village’s impact on the local ecology. (See Table 1: Overarching Design Considerations)

- Slower pace of life
- Details, small things matter
- Sustainable, environmentally sound design
- Complete setting, not just a single element
- Less is more
- Reduce clutter, simplify
- Soft, informal
- Relaxed character, quality
- Safety
- What you don’t see is as important as what you do see
- Subtle is best, understated
- Authenticity
- Linkages
- Unify, coordinated
- Don’t forget function
- Calming
- Historical continuum
- Rural character
- Vernacular “rawness”

Table 1: Overarching Design Considerations

Scale	The human element is the measuring device
Harmony & Variety	Everything works together with interest
Color	Harmonious with clarity
Texture	Interest at the human scale
Materials	Natural, informal, authentic
Eras	Predominantly 1830-1960; current era with respect to the past

Figure 5: Guiding Design Parameters

GUIDING DESIGN PARAMETERS

The design parameters were created with the overarching design considerations in mind while offering a specific and prescriptive guideline. (See Figure 5: Guiding Design Parameters)

DESIGN ELEMENTS

Seven design and planning elements were created, based on input during phase one and two of the study. These consist of Building, Storefront, Streetscape, Pedestrian/Vehicle Circulation, Lighting, Landscape, and Signage. These elements are discussed in further detail later in the report. (See Figure 6)

DESIGN & PLANNING CONSIDERATIONS

Within the Design & Planning Elements, it would be to see a greater emphasis on both state and national preservation models and guidelines; embracing the Secretary of the Interior's Standards for Rehab in Franklin, and more specifically in the Village Center. This is due to how preservation-oriented the community already is along with the historic resources that Franklin boasts. Preservation is not only important when working assessing historic structures, but with other complementary projects. Doing so will also put the Village of Franklin in an advantageous position for grant monies. When these Design Elements were created, the three key components of each were policies, ordinances, and procedures. Policies are considerations or recommendations that deal with the Village of Franklin Master Plan. Ordinances address the zoning code of the Village of Franklin. Procedures are simply the ways in which the previous two will be implemented through related actions. In instances where codes are absent or are in conflict with the design considerations presented, new policies or ordinances have been suggested.

DESIGN & PLANNING CONSIDERATIONS CONT.

In this report, when a policy is recommended, it is in the spirit of an overarching guiding idea, while an ordinance is intended to be more prescriptive and "specific". This document was created to provide a general design guideline, not a prescriptive handbook.

SUSTAINABLE PRACTICE

For each design and planning element in Chapter 4, sustainable practices and strategies are suggested. Sustainable practices and strategies are enhanced approaches to help the Franklin Village Center become more environmentally-friendly, while still keeping the cohesive "feel" of the area intact. These sustainable practices are not necessarily intended as prescriptive measures, but as suggestions to keep Franklin at the forefront of green, environmentally friendly, design and planning.

Design & Planning Elements Summary

1. BUILDING

The physical design of buildings in the Village Center and the relationship to their surroundings.

2. STOREFRONT

The façades of buildings and how they interact with the surrounding environment.

3. STREETScape

The physical features of the Village Center, including sidewalks, roads, bike paths, and crosswalks.

4. PEDESTRIAN/VEHICLE CIRCULATION

The relationship between pedestrians and vehicles moving through and interacting with the Village Center and each other.

5. LIGHTING

Brightness, location, and/or size of any streetlights, illuminated signs, or building lighting located in and around the village center.

6. LANDSCAPE

Any vegetation or features on and around the village center that accentuates the streetscape with a designed natural environment.

7. SIGNAGE

The allowed features of signs in the village center, and what type of sign design is acceptable.



3. DESIGN & PLANNING ELEMENTS

1. BUILDINGS

The use of natural, unmanufactured materials should be implemented. Among these materials are brick, stone, wood, and glass, which will maintain the historical authenticity and architectural integrity of the buildings. Also remaining the same should be the current scales and masses of the existing buildings, but individual character should be implemented through varied distances in relation to the street and the use of complementary colors and materials.

BUILDING DESIGN CONSIDERATIONS

- Authenticity
- Historical continuum
- Vernacular “rawness”
- Unify, coordinated
- Complete setting, not just a single element

Figure 7: Building Design Considerations

BUILDING DESIGN PARAMETERS

- Appropriate materials should be used
- Predominantly 1830-1960; current era with respect to the past
- The scale of the current village center building should be maintained
- Colors should be muted and reflective of the appropriate era
- Building features such as windows, doors, porches, and any other such elements should resemble that of the appropriate style and era
- Minimal additional elements should be added, especially for ornamental purposes
- The existing style and period of a structure should be maintained, minimally altered, and/or added to
- Individual buildings should all work together visually to maintain the look and character of the village

Table 2: Building Design Parameters

Planning

Planning Considerations

When developing these planning considerations, policies, ordinances, and procedures, the goal should be to preserve and enhance the existing cohesive architectural look and feel of the Village Center. As a result, the considerations should be geared towards the ideas of architectural continuity and promoting interesting façades and architectural patterns using materials that are cohesive with the rest of the Village Center.

- Design Parameter:** Predominantly 1830-1960; current era giving direct nods to the past
- Policy:** Encourage the continuation of existing façade patterns by maintaining the look and architectural features of individual buildings.
- Ordinance:** Include architectural features and patterns that provide visual interests
- Procedure:** Use natural, unmanufactured materials throughout the village center (e.g. stone, brick, wood, glass)

Before



After



Before



After



Different styles and eras are acceptable within the time frame of the existing setting

Sustainability

Sustainable Practice and Strategy

When renovating or restoring any of the historic buildings located in the Franklin Village Center, the Village should keep green considerations in mind. An example of this would be modifying the historic windows in a way that makes them more energy-efficient without completely replacing them with modern energy-efficient windows. If these windows were to be replaced, some historic charm would be lost. By implementing these strategies, older buildings will be modified to be more energy-efficient and environmentally-friendly, retaining the old sense of place in the Village Center, while implementing new ideas.

Practice: Restore or “recycle” existing buildings to reduce the carbon footprint and embodied energy

Strategies: maintaining a sustainable purchasing program covering materials for facility renovations, using _% material salvaged from on-site; establishing a local rehabilitation grant program, and minimizing disturbance of terrain around buildings or elsewhere on the site.

Before



After



Use original materials and the design charter to guide decisions

2.STOREFRONT

All of the design and planning elements from the Buildings category are included in the Storefront category, since there is a large amount of overlap between the two. In addition to those, storefronts should be “broken up” with architectural elements that work within the era and period of a building. The entrances to buildings should be easily identified but not overdone visually; without signs covering architectural features. Lighting should also be minimal and attenuated as to not take away from the building or structure.

STOREFRONT DESIGN CONSIDERATIONS

- Authenticity
- Historical continuum
- Vernacular “rawness”
- Unify, coordinated
- Complete setting, not just a single element

Figure 8: Storefront Design Considerations

STOREFRONT DESIGN PARAMETERS

- Appropriate materials should be used *
- Colors should be muted and be of the appropriate era *
- Predominantly 1830-1960; current era with respect to the past
- Minimal additional elements should be added, especially for ornamental purposes *
- The scale of the current village center building should be maintained *
- Individual buildings should all work together visually to maintain the look and character of the village *
- Building features such as windows, doors, porches, and any other such elements should be of the appropriate style and era *
- Related features such as signs and lighting should blend with the building and support commercial use
- The existing style and period of a structure should be maintained *
- The commercial nature of the business should not visually dominate the structure

* Design parameter also identified in buildings section

Table 3: Storefront Design Parameters

Planning

Planning Considerations

In many ways, there are similarities between the building planning considerations and the façade planning considerations, in that both aim to keep a uniform look and feel to the Village Center. The goal also is to enhance walkability in the village center area and to retain the authentic look of the building and storefront façades in the area.

Design Parameter: Individual buildings should all work together visually to maintain the look and character of the village

Policy: Enhance access and pedestrian connections between businesses with unifying amenities

Ordinance: Building façades should provide minimal lighting for safety and overall village aesthetics

Procedure: Building façades should be enhanced with architectural elements that work with the era of the building

STOREFRONT

Before



After



Building Façades should be reflective of the era and character, with enhanced access and connections between businesses.

Sustainability

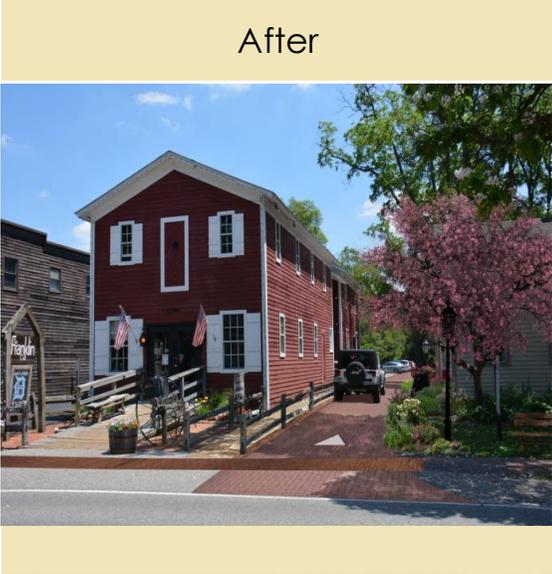
Sustainable Practice and Strategies

When building/storefront renovation or restoration occurs, it is important to keep a few important sustainable practices and strategies in mind such as the reuse of existing materials. This will help preserve the historic nature of Franklin Village Center.

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Practice: Reuse any materials being removed from their original purpose in the building for other alternative uses, rather than going straight to the landfill

Strategies: Protect and maintain the materials that comprise entrances and porches through appropriate surface treatments. In addition, the use of environmentally-friendly cleaning products that are compatible with historic finishes is suggested.



The re-use and refurbishment of materials is a sustainable practice that can enhance the historic character of the Village Center

3. STREETScape

In keeping with the historic small town feel and design in the Franklin Village Center, the streetscapes implemented should use “natural” materials like brick pavers as opposed to concrete slabs. Furthermore, to make paths and streetscape more functional, incorporating street furniture (i.e., benches, trashcans, sitting areas, public art) in key locations (perhaps by the post office or the village green) is absolutely necessary. When implementing these features, a standard should be set to make sure the design elements remain consistent within the overall design handbook. This improves the visual quality of the streetscape and also acts as a way to support and promote local artists, along with a sense of community pride. The entire streetscape should meet ADA standards, in order to be inclusive to all members of the community.

STREETScape DESIGN CONSIDERATIONS

- Authenticity
- Historical continuum
- Vernacular “rawness”
- Unify, coordinated
- Complete setting, not just a single element

Figure 9: Streetscape Design Considerations

STREETScape DESIGN PARAMETERS

- The scale of the current village center building should be maintained
- Harmonious earth tone colors are best with no one element calling attention to itself
- Selection of individual elements must be made in coordination with other elements of the streetscape such that they work together visually
- Use of era-appropriate materials should be encouraged and exclude contemporary materials such as steel, plastic, or aluminum
- Gathering places with supporting features such as benches should be located in places where people can interact socially as they conduct day-to-day business or seek out quiet places for relaxation

Table 4: Streetscape Design Parameters

Planning

Planning Considerations

Maintain a human focus and scale, as opposed to a scale geared towards motorized vehicles. Keeping a human scale preserves the “old-time” feel of the Village Center and keeps the serene atmosphere that makes Franklin so attractive.

- Design Parameter:** Address pedestrian and vehicular circulation, signs, lighting and landscaping with a human scale and experience
- Policy:** Connect adjacent properties and surrounding neighborhoods with pedestrian pathways
- Ordinance:** Distinguish pedestrian pathways from vehicular routes through paving material, color, texture, and street furniture
- Procedure:** Require clear pedestrian connectivity

STREETSCAPE

Before



After



Connect adjacent commercial establishments and surrounding neighborhoods with pedestrian pathways

Sustainability

Sustainable Practice and Strategies

Reducing vehicle miles traveled can act to further reduce congestion for commuters or any other motorized vehicles, lessening Franklin's impact on the environment, and making Franklin a more desirable place to live.

Practices: Develop a local, alternative commuting transportation program to reduce pollution and negative land development impacts

Strategies: Provide space and infrastructure features, such as bicycle racks, changing facilities, preferred parking, or alternative fueling stations. Offer employees incentives for using alternative transportation as well, such as additional vacation days, cash rewards, or pretax options. Encourage the continued use of alternative commuting methods by guaranteeing free rides home for employees who must unexpectedly leave work early.

STREETSCAPE

Before



After



Distinguish pedestrian pathways from vehicular routes through paving material, color, texture, and street furniture

STREETSCAPE CONTINUED

Before



After



Mid-block Crosswalk for Pedestrian Safety

Before



After



Vegetated Buffer for Pedestrian Safety

4. PEDESTRIAN & VEHICLE CIRCULATION

A main focus of pedestrian/vehicle circulation is to reduce conflicts between the two to increase safety. To improve the pedestrian streetscape experience and to make the Village Center feel more cohesive as a whole, parking should be behind structures, and connected when possible. There should be pedestrian walkways providing connections between parking areas and sidewalks in front of buildings. The paving materials for these pedestrian walkways and the parking areas should be consistent with the overall design of the village center, but use different materials than the street. Shared areas between pedestrians and vehicles should favor the pedestrian, with the scale oriented towards pedestrians as well. To increase the safety of pedestrians, care should be taken to make street crossings as accessible as possible to pedestrians and bicycles. Curtailing the speed of vehicles in the Village Center makes the area less noisy, while making it safer for pedestrians.

PEDESTRIAN/VEHICLE CIRCULATION DESIGN PARAMETERS

- Pathways should be constructed with consistent paving materials
- Consider bicycle paths and parking as part of the master planning process
- Rural, not “urban-engineered” look of the roads
- Pedestrians must feel safe and comfortable
- Passageways from the roads to parking areas should be considered as part of the master planning process
- Parking area materials and landscaping should be humanized
- Utilize traffic calming techniques
- Consider connecting parking areas for pedestrian and/or vehicles as a part of the master planning process

Table 5: Pedestrian & Vehicle Circulation Design Parameters

PEDESTRIAN/VEHICLE CIRCULATION DESIGN CONSIDERATIONS

- Safety
- Unify, coordinated
- Linkages
- Slower place of life
- Don't forget function
- Details & small things matter
- Calming
- Sustainable & environmentally sound design

Figure 10: Pedestrian & Vehicle Circulation Design Considerations

PEDESTRIAN & VEHICLE CIRCULATION

Planning

Planning Considerations

The connection between parking and destinations should be closely considered in terms of the “pedestrian experience” in the Village Center. Identifying preferred passageways to provide safe and comfortable access should be the primary considerations.

Design Parameter: Consider connecting parking areas for pedestrian and/or vehicles as part of the master planning process

Policy: Construct a plan within the village to coordinate shared parking facilities

Ordinance: Encourage aesthetically pleasing and environmentally sensitive approaches to paved parking areas

Procedure: Construct spaces as human scale such that the parking areas do not overwhelm the village center

Before



After



Connections of parking lots; pedestrians must feel safe and comfortable

PEDESTRIAN & VEHICLE CIRCULATION

Sustainability

Sustainable Practice Strategies

When implementing these measures, an important theme is to make sure that the materials used are environmentally friendly, in addition to being aesthetically pleasing. Impervious surfaces should be minimized as much as possible. Traffic calming measures are ways that the speed of motorized vehicles on roads can be reduced safely and naturally in order to make traffic more pedestrian and biker friendly. When implemented, they also increase the safety of being able to walk around the Village Center.

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Practice: Use appropriate traffic calming measures to promote pedestrian safety and smooth flow of traffic

Strategy: Using speed tables and raised intersections, which raises the surface of the road over a short distance, useful in high pedestrian areas; sidewalk bulb-outs, which bring out sidewalks to narrow the drive lanes and reduce the radius of corners at intersections, and chicanes, which have curb bulb-outs offset from each other in midblock locations to reduce traffic speeds and improve safety. By increasing the walkability of the downtown, this reduce the reliance on motorized vehicles, making the community more environmentally sustainable.

Before



After



Before



After



Providing traffic calming measures will decrease average driver speed, increase safety, and decrease storm water run-off

PEDESTRIAN & VEHICLE CIRCULATION CONTINUED

Before



Before



After



After



Paving materials at a pedestrian scale, texture, and color separate circulation

5. LIGHTING

Lighting an area should be both functional, work within the historic character of the Village Center, and be indirect and inconspicuous. In consideration to the era of Franklin, all lighting fixtures should be implemented using natural or period-relevant materials such as wrought iron and wood. Street lighting must take safety into consideration, but lighting should promote a Dark Sky approach and reduce light pollution. Fixtures that encourage light to be cast in a downward direction, as opposed to upward, letting light escape into the sky, are ideal. Additional canopy coverage along the walkways, reaching heights above the fixtures will also discourage light pollution. Concealed lighting in the eaves of buildings contributes to illuminating the wall surfaces and brings focus to the light, not the fixture. Utilizing the options of natural colored LED's and solar powered fixtures will not only be harmonious with the setting, but will contribute to any environmental initiatives in Franklin.

LIGHTING DESIGN PARAMETERS

- Blend of human scale street lighting and indirect lighting
- Focus is on the light, not the fixture
- Glow, warm light but also provide for safety
- Careful, strategic, and respectful placement, location by location, with no rigid layout
- Light should not be allowed to escape into the sky
- Harmonious with the setting through unity and coordination
- Materials should be of the appropriate era

Table 6: Lighting Design Parameters

LIGHTING DESIGN CONSIDERATIONS

- Sustainable, environmentally sound design
- Complete setting, not just single element
- What you don't see is as important as what you do see
- Less is more
- Safety
- Subtle is best, understated
- Unity & Coordination
- Don't forget function

Figure 11: Lighting Design Considerations

Planning

Planning Considerations

While lighting is essential, care should be taken that it doesn't overwhelm the village at night. While there should be enough for a sense of safety and comfort, too much lighting can become harsh and create an unpleasant, glaring atmosphere. While the lighting plan should look informal and not strictly regimented, careful consideration will need to be made to ensure that the placement is adequate and functional.

- Design Parameter:** Harmonious with the setting
- Policy:** Ensure adequate and safe light at front and rear entrances of local businesses without excess illumination
- Ordinance:** All area lights, including street lights and parking area lighting, shall have no direct uplight or glare
- Procedure:** Develop both a prescriptive method (precise requirements) and performance method (flexible requirements) to enforce lighting standards

Before



After



Before



After



Lighting harmonious with the setting without excessive illumination

Sustainability

Sustainable Practice & Strategy

Maintaining the historic charm of the Village Center with light fixtures and “glow” that fit the design aesthetic is key. Low impact can be established by providing for efficient lighting using modern materials and energy-efficient fixtures.

Practice: Light fixtures should be designed with historic charm, in keeping with the historic nature of Franklin Village. The use of LED-efficient and solar powered light fixtures is recommended.

Strategies: Cut-off luminaries, house-side shields, and low wattage lamps all help to reduce the chance of light trespass. Lighting the wall surface instead of the area around the wall, shows people and objects in silhouette, prevents direct glare, and minimizes light pollution. Parking lot lighting should also provide uniform luminance while avoid direct glare and light pollution as well. Light pollution can be avoided by having fixtures that direct the light down and do not let it escape into the sky.

Before



After



Prevent direct glare and light pollution

6. LANDSCAPE

The purpose of the design handbook with respect to landscape is not to set a whole new style for the city, but to keep current design elements, and enhance some others. To make sure that implementation of landscaping in the village remains harmonious, a handbook of acceptable plants, trees, shrubs, and other vegetation should be used, in order to keep a consistent “look” to the village. Shade trees should also be planted to complement and extend the existing character of the Village Center. These trees should also provide seasonal color (other landscaping plants should do this as well). Any new landscaping features should be designed to have a “natural” look and feel, as opposed to a strictly regimented and planned lay-out.

LANDSCAPE DESIGN CONSIDERATIONS

- Less is more
- Reduce clutter, simplify
- Soft, informal, muted
- Relaxed character, quality
- Complete setting, not just a single element
- Subtle is best, understated
- Unity, coordination

Figure 12: Landscape Design Considerations

LANDSCAPE DESIGN PARAMETERS

- Natural look and feel with a balance of harmony and variety
- Seasonal interest and appeal
- Utilized in concert with other elements such as signs
- Include landscaping along passageways, backs of buildings, and in parking areas
- Additional shade trees along roads
- Utilize plant material that works with the era of the village
- Include maintenance considerations in the design process

Table 7: Landscape Design Parameters

Planning

Planning Considerations

Landscaping should be used to “complete” the setting. In addition, landscaping can provide important functions such as water filtration and visual markers for pedestrians to orient pathways and driveways.

Design Parameter: Landscaping should be included along passageways, backs of buildings and in parking areas

Policy: Develop a palette of native plant material available in the region to guide landscaping projects

Ordinance: Provide storm water treatment for parking lot runoff using bio-retention areas, filter strips, and/or other practice

Procedure: Encourage property owners to adopt site-based low-impact development (LID)/green infrastructure practices

LANDSCAPE

Before



After



Develop a palette of native plant materials to guide landscaping projects

Sustainability

Sustainable Strategy

Sustainable landscaping can help the environment by reducing emissions from landscaping equipment and enhance the beauty of a storefront, or streetscape. In addition, the use of pervious surfaces decreases the amount of storm water that will reach the village storm water management system in a large rain event. Some other strategies include implementation of environmentally friendly storm water management processes like bio-swale retention, pervious pavement, bio-retention devices, rain gardens, down spout redirection, and rain barrels.

Practice: use of pervious paving material along parking lots, streets, plazas, nature trails, and walkways. This use of this sustainable practice may greatly benefit storm water management.

Strategies: Porous or pervious materials should be used in areas of parking lots that will be used for snow storage. Impervious paving should be light colored, with a minimal Solar Reflectance Index level to minimize the risk of a heat island effect. Parking lot landscaping that can promote infiltration, such as porous landscape detention, swales, and filter strips, is recommended as well.

LANDSCAPE

Before



After



The use of native planting materials ensures that plants will sustain naturally in the Michigan climate and require less watering and care

7. SIGNAGE

A unified, detail-oriented approach should be taken on signage. The simplicity of signs will be key in order for them to be complementary to overall architectural styles, scales, and landscapes of existing buildings. Encompassing natural tones and elements, there should be no use of backlighting in signage, and minimal illumination from external light sources. Making the qualities of signs soft and simple can reduce clutter while promoting a more relaxed character. Cohesiveness in range of size, material, and color is important, but should not sacrifice safety. Signs should be noticeable in a pedestrian sense, but not distracting on a vehicular level. A way-finding system should be considered in the master planning process. This could make it easier for visitors to navigate the unfamiliar area, whether by physical signs, or pathways constructed in different natural materials. Commercial signage needs to communicate the business nature of the enterprise, but doing so within the character of the Franklin Village Center and existing/future ordinances.

SIGNAGE DESIGN CONSIDERATIONS

- Details, small things matter
- Less is more
- Reduce clutter, simplify
- Soft, informal, muted
- Complete setting, not just a single element
- Relaxed character, quality
- Subtle is best, understated
- Unity & coordination
- Don't forget function

Figure 13: Signage Design Considerations

SIGNAGE DESIGN PARAMETERS

- Size, material, and colors are key; the smaller the better, natural materials that fit the era and coordinated earth tone colors
- Individuality of signs is appropriate within an established range of size, materials, and colors
- A way finding system should be considered as part of the master planning process
- Traffic signs need to be toned down and fit in with the character of the village without sacrificing safety
- Clutter should be reduced and carefully avoided in the future
- Commercial signs should blend with their setting and building locations such that they do not dominate the visual appearance of the structure or the village

Table 8: Signage Design Parameters

Planning

Planning Considerations

The overall tone and feel of signage should aim towards subtlety and attractiveness in design, keeping them scaled for pedestrians and preventing them from detracting from the cohesive feel of the Village Center. If implemented cohesively, good signage can act to visually tie the Village Center together. Entry signage to the community should reflect the character, scale and quality of the Village Center. The order of signs should follow sign size, scale of lettering, and should be appropriate to location and intent. Signs should also be organized in a manner that does not result in visual clutter.

Design Parameter: Size, material, and colors are key; the smaller the better, natural materials that fit the era and coordinated earth tone colors

Policy: Signage should function at a pedestrian scale and perspective, not vehicular

Ordinance: Sign illumination should seek a balance between the architecture of the building and the historic district as a whole

Procedure: Develop a design guidelines booklet which illustrates appropriate elements of allowed signage

Before



After



Cohesive signage helps unify the overall character of Franklin

Sustainability

Sustainable Strategy

Similar to the sustainable practices and strategies in the building and storefront elements, emphasis should be placed on reusing and adapting original materials for signage.

Practice: Restore any historic signage on buildings that may be neglected or unused at this point in time, in order to keep the historic feel and character. Also, use material manufactured from pre and post-consumer waste paper that can become LEED-certified and can be recycled back into the manufacturing process

Strategies: Restore current historic signs that contribute to the overall structure and image, retaining and reusing on-site material, and using sign materials that are compatible with those of historic buildings.

Before



After



Creating small garden corners can decrease storm water run-off, aesthetically enhance the village, and signify locations for street signage

SIGNAGE CONTINUED

Before

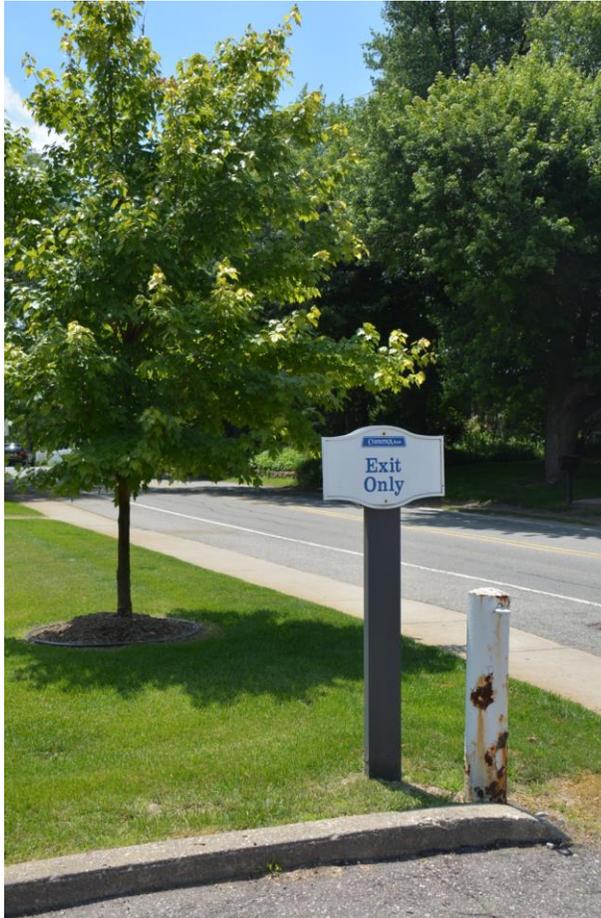


After



Historically Adapted Signage

Before



After



Enhanced Street Signage

A black and white photograph of a residential street. The street is paved and has a white line marking. On the left, there are houses and a white fence. On the right, there are large trees and a road sign. The sky is cloudy. The text "4. IMPLEMENTATION" is overlaid in the center of the image.

4. IMPLEMENTATION

INTRODUCTION

To execute the design and planning considerations illustrated in this report may require updating and amending several of the Village’s existing plans, ordinances and procedures. Figure 14 illustrates the existing documents that address or align with the recommendations outlined in this report. Each recommendation identifies the source of existing policy and regulations and suggested language to enhance the issue of concern. In addition, recommendations have been framed into short-term, medium-term, and long-term windows to assist with prioritization. Finally, the element recommendations (i.e. buildings, storefront, streetscape, etc.) have been “mapped” to all 40 design parameters to provide a snapshot to the full palette of recommendations.

44

CHART KEY

- 1 Village of Franklin, MI – Master Plan 2007
- 2 Village of Franklin, MI – Zoning Ordinance “Municipal Code”
- 3 Analysis of the Current State of Parking in the Village of Franklin 2011
- 4 Main Street Franklin, Resource Team Report 2010
- 5 Village of Franklin, MI – Historic District Design Guidelines & Map
- 6 Report on the 2011 Franklin Design Charrette 2012 & Charrette Recap

Figure 14: Policy & Ordinance Considerations Key

POLICY & ORDINANCE CONSIDERATIONS

		1	2	3	4	5	6
Buildings	Policy					■	■
	Ordinance					■	
	Procedure						■
Storefront	Policy			■			
	Ordinance						■
	Procedure						
Streetscape	Policy				■		
	Ordinance						■
	Procedure						■
Pedestrian & Vehicular Circulation	Policy	■		■	■		
	Ordinance		■	■			■
	Procedure						■
Lighting	Policy		■		■		
	Ordinance		■		■		
	Procedure		■				■
Landscape	Policy	■	■				■
	Ordinance	■					
	Procedure	■	■				■
Signage	Policy		■		■		
	Ordinance				■		
	Procedure				■		■

Table 9: Policy & Ordinance Considerations

DESIGN PARAMETERS TABLE

A

BUILDINGS

- A1** Predominantly 1830-1960; current era with respect to the past
- A2** Appropriate materials should be used
- A3** Building features such as windows, doors, porches, and any other elements should be of appropriate style and era
- A4** The existing style and period of a structure should be maintained and minimally altered or added to
- A5** Colors should be muted and of the appropriate era
- A6** Individual buildings should all work together to maintain the look and character of the village
- A7** The scale of the current village center building should be maintained
- A8** Minimal additional elements should be added, especially for ornamental purposes

B

STOREFRONT

- B1** The commercial nature of the business should not visually dominate the structure
- B2** Related features such as signs and lighting should blend with the building and support commercial use

C

STREETSCAPE

- C1** The scale of the current village center should be maintained
- C2** Selection of individual elements must be made in coordination with other elements of the streetscape such that they work together visually
- C3** Harmonious earth tone colors are best, with no one element calling attention to itself
- C4** Use of era-appropriate materials should be encouraged, avoiding the use of steel, plastic, or aluminum
- C5** Gathering places with supporting features like benches should be located in places where people can interact socially as they conduct day-to-day business or seek out quiet places for relaxation

D

PEDESTRIAN & VEHICLE CIRCULATION

- D1** Pathways should be constructed with consistent paving material
- D2** Rural design, not urban “engineered” look of roads
- D3** Pedestrians must feel safe and comfortable
- D4** Utilize traffic calming techniques

- D5** Consider bicycle paths and parking as part of the master planning process
- D6** Consider bicycle paths as part of the master planning process
- D7** Parking area materials and landscaping should be humanized
- D8** Passageways from the roads to parking areas should be considered as part of the master planning process

E

LIGHTING

- E1** Blend of human scale street lighting and indirect lighting
- E2** Focus is on the light, not the fixture
- E3** Glow, warm light but also provide for safety
- E4** Must be carefully and respectfully done, location by location
- E5** Materials should be of the appropriate era
- E6** Harmonious with the setting through unity and coordination
- E7** Light should not escape into the sky

F

LANDSCAPE

- F1** Natural look and feel with a balance of harmony and variety
- F2** Seasonal interest and appeal
- F3** Utilize in concert with other elements like signs
- F4** Additional shade trees along roads
- F5** Include landscaping along passageways, backs of buildings, and in parking areas
- F6** Include maintenance considerations in the design process
- F7** Utilize plant material that works with the era of the village

G

SIGNAGE

- G1** Individuality of signs is appropriate within an established range of size, materials, and colors.
- G2** Clutter should be avoided and carefully reduced in the future
- G3** A way finding system should be considered in the master planning process
- G4** Commercial signs should blend with their setting and building locations such that they do not dominate the visual appearance of the structure or the visual character
- G5** Size, material, and colors are key; the smaller the better, natural materials that fit the era and coordinated earth tone colors
- G6** Traffic signs need to be toned down and fit in with the character of the village without sacrificing safety

BUILDINGS IMPLEMENTATION

EXISTING LANGUAGE

“The historic character of a property shall be retained and preserved.

The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided” (Franklin Historic District Design Guidelines, p. 7).

Design Guidelines, p. 7).

Policy Enhancement | Encourage the continuation of existing façade patterns

Implementation Timeline

46

0 – 1 YEARS →

Façade elements within the era, scale, materials, style, and character should be maintained or replicated.

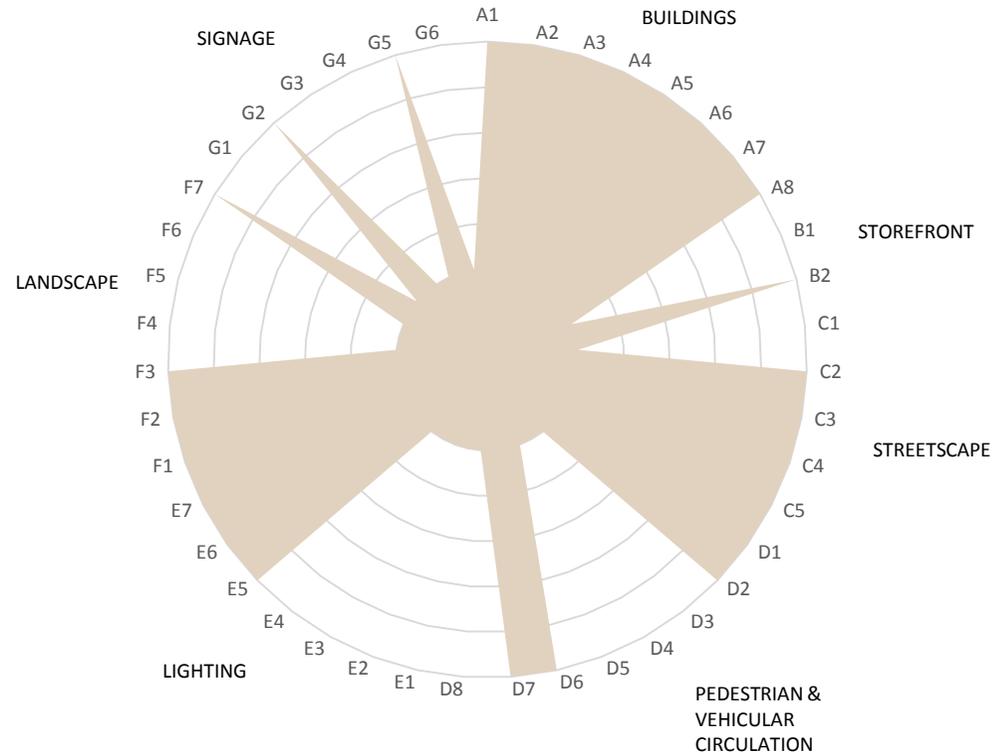
1 - 3 YEARS →

Architectural design guidelines of building elements should be expanded upon for each period or era (e.g. windows, doors, cornice, lintel, columns)

3+ YEARS →

Explore form-based code measurements and targets according to Master Plan goals and objectives.

RELEVANT PARAMETERS*



* See reference table on page 45 for further details

STOREFRONT IMPLEMENTATION

EXISTING LANGUAGE

“Define a unifying landscaping character for the Village Center, including consideration of trees native to the area, canopy trees, seasonal flowers, and screening of parking areas” (Franklin Master Plan, p. 4-5).

Ordinance Enhancement | Storefront façades should provide minimal lighting for safety and overall Village aesthetics

Implementation Timeline

0 – 1 YEARS →

Unify landscaping character for the Village Center, consider trees native to the area, canopy trees, flowers, and screening of parking areas

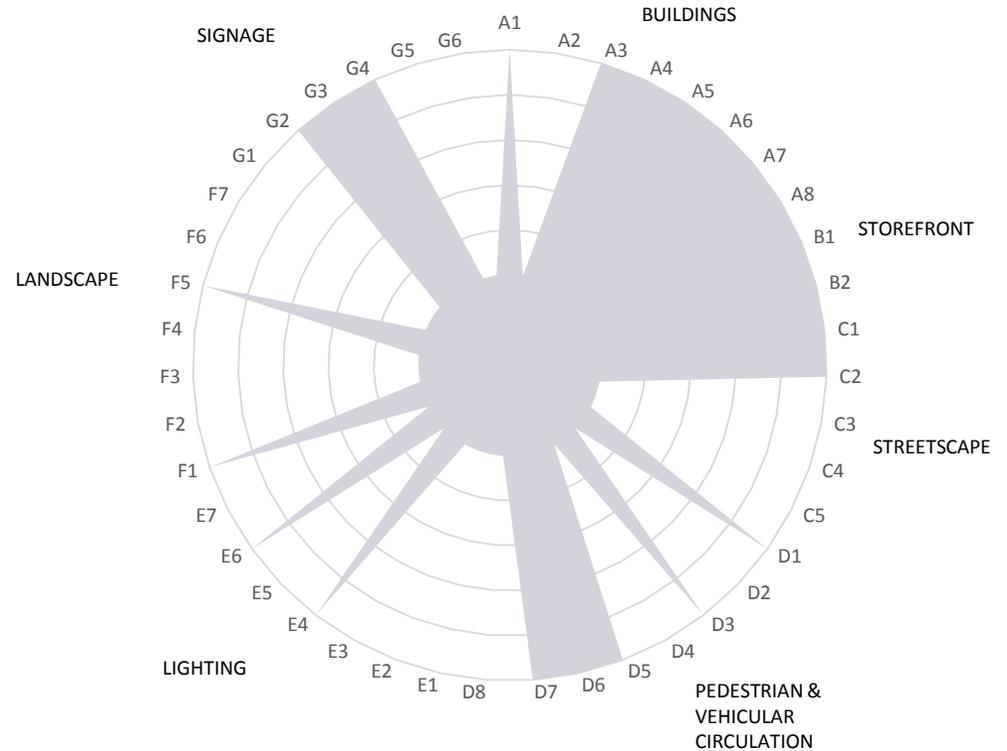
1 - 3 YEARS →

Architectural design and guidelines of building elements should be expanded upon for each period or era

3+ YEARS →

Explore a continuation of adaptive barn reuse and expansion of the current Annual Barn Tour

RELEVANT PARAMETERS*



* See reference table on page 47 for further details

STREETSCAPE IMPLEMENTATION

EXISTING LANGUAGE

“Design options for reducing speeds from current levels are limited on the major roads, but include using trees and other landscape features within the right-of-way to provide a visual narrowing effect, encouraging drivers to slow down (Franklin Master Plan, p. 9-10)

Ordinance Enhancement | Distinguish pedestrian pathways from vehicular routes through paving material, color, texture, and street furniture

Implementation Timeline

0 – 1 YEARS →

Clearly identify pedestrian street crossing within a visual approach that harmonizes with the streetscape

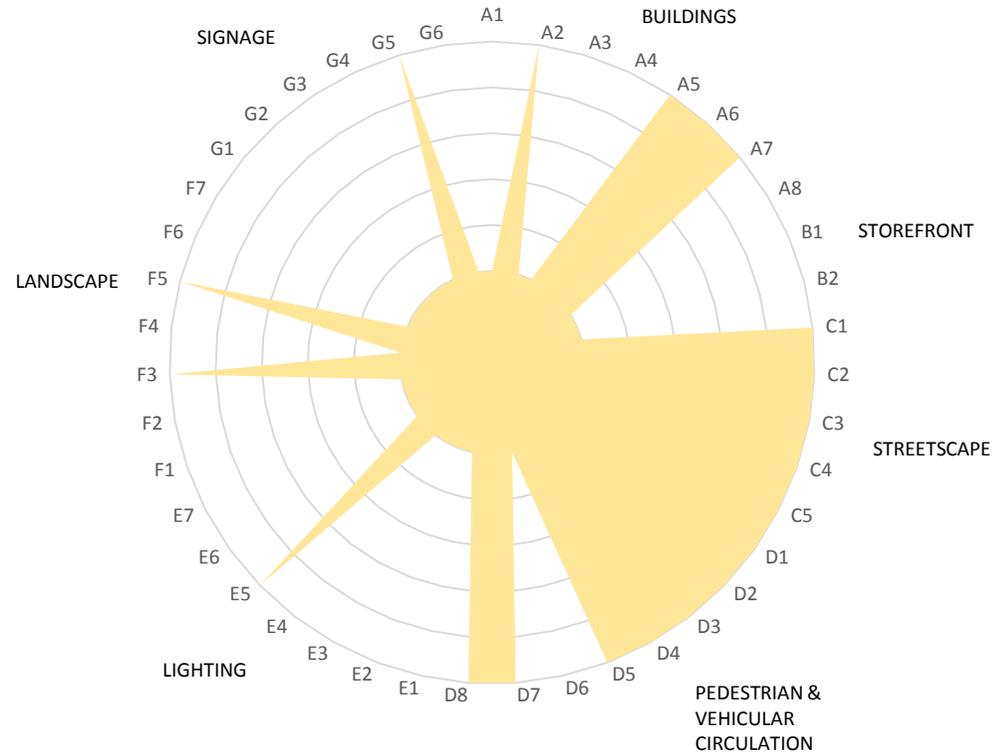
1 - 3 YEARS →

Add public art with a subtle, yet historical expression along pedestrian pathways of the Village Center

3+ YEARS →

A recommended standard should be developed for paving (material, color, texture) and street furniture, complementing the character of the Village Center

RELEVANT PARAMETERS*



* See reference table on page 45 for further details

PEDESTRIAN/VEHICLE CIRCULATION IMPLEMENTATION

EXISTING LANGUAGE

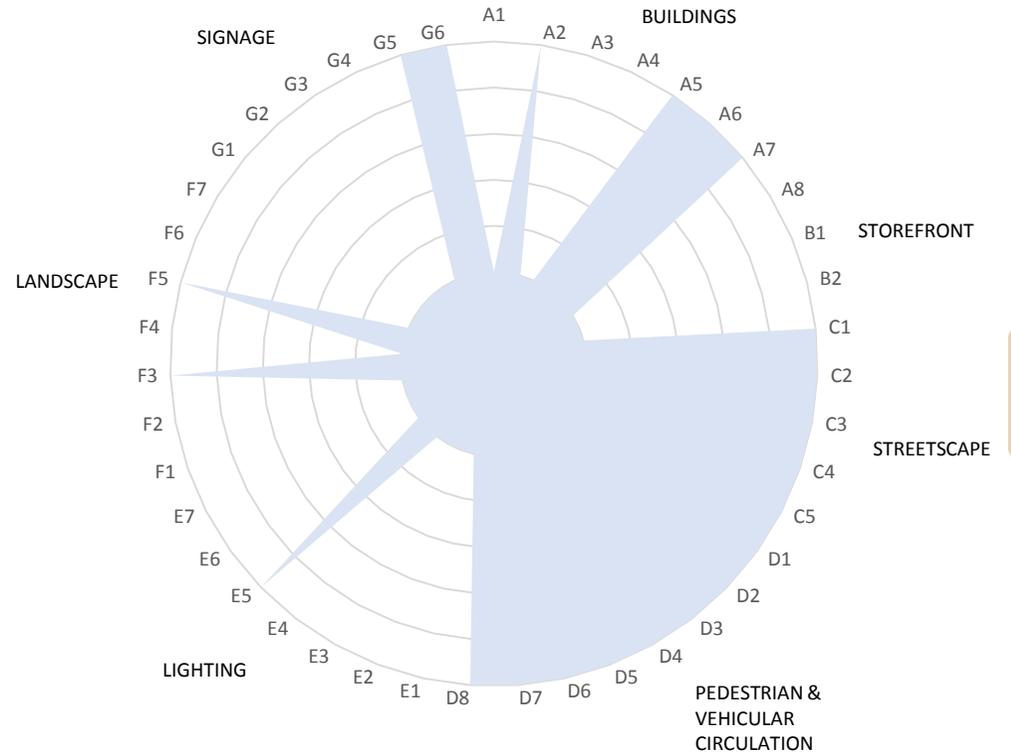
“Encourage the efficient use of existing roadways and parking areas before changes are made for increased capacity” (Franklin Master Plan, p. 1-10).

Ordinance Enhancement	Encourage aesthetically pleasing and environmentally sensitive approaches to paved parking areas
------------------------------	--------------------------------------------------------------------------------------------------

Implementation Timeline

0 – 1 YEARS	Minimize un-utilized impervious surfaces. Replace with appropriate landscaping
1 - 3 YEARS	Locate parking behind buildings, minimize entrances, and consider interconnecting parking areas
3+ YEARS	Locate parking behind buildings, minimize entrances, and consider interconnecting parking areas

RELEVANT PARAMETERS*



* See reference table on page 45 for further details

LIGHTING IMPLEMENTATION

EXISTING LANGUAGE

“All light sources utilized to illuminate any building or yard area shall be of constant intensity and color, and no such illumination shall be of the flashing, moving or intermittent type” (Village of Franklin Code of Ordinances).

Policy Enhancement	Ensure adequate light at front and rear entrances of local businesses without excess illumination
---------------------------	---------------------------------------------------------------------------------------------------

Implementation Timeline

50

0 – 1 YEARS →

Review example lighting codes published by the International Dark-Sky Association (*focus is on quantity, not function*)

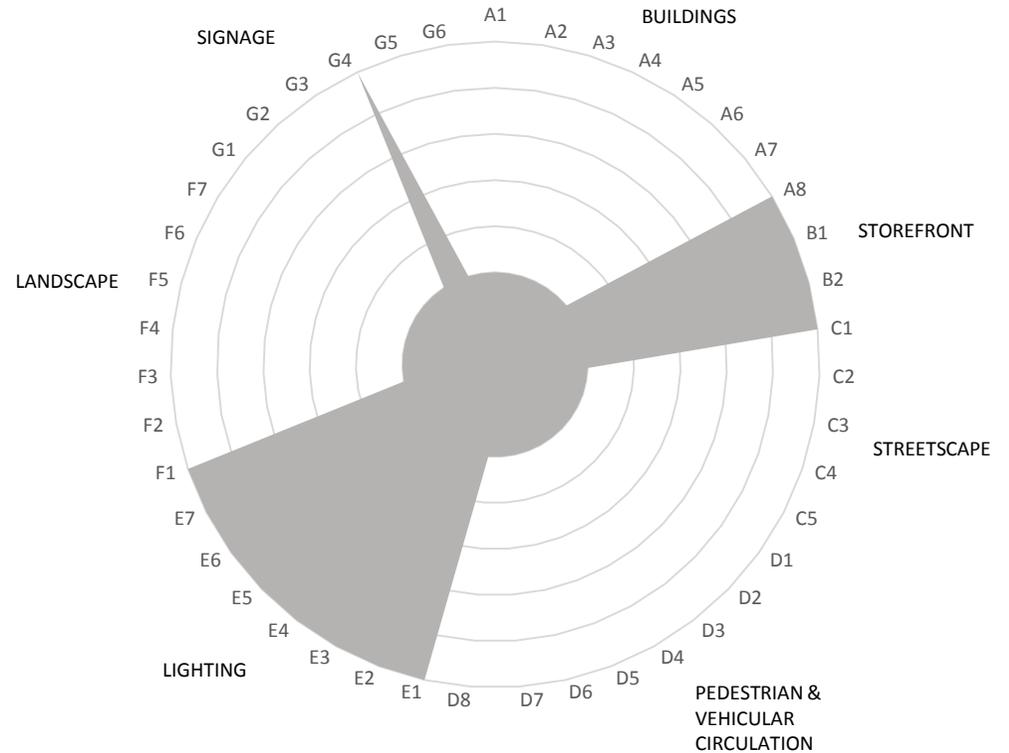
1 - 3 YEARS →

Establish initial maximum allowable backlight, uplight and glare ratings to limit both light trespass and glare

3+ YEARS →

Ensure all requirements are met for luminaire light output and fixture design that limit glare, uplight, light trespass and the amount of light that can be used.

RELEVANT PARAMETERS*



* See reference table on page 45 for further details

LANDSCAPE IMPLEMENTATION

EXISTING LANGUAGE

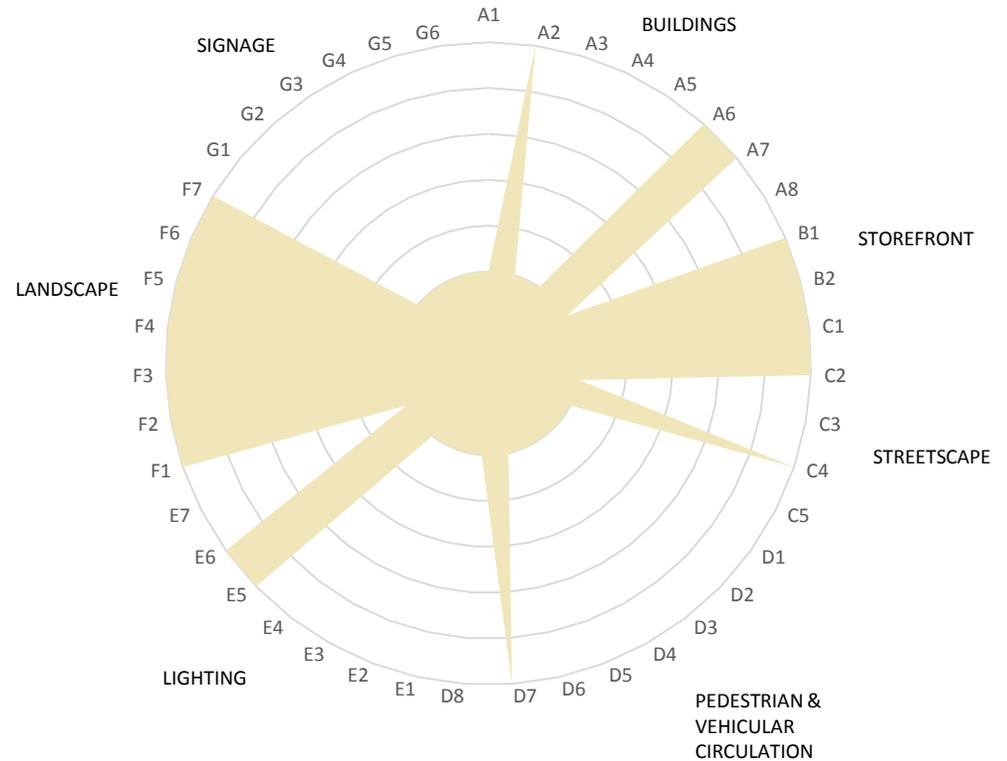
“Use natural drainage systems along streets and roads” (Franklin Master Plan, p. 1-7).

Policy Enhancement	Develop a palette of acceptable plant materials to guide landscaping projects
---------------------------	-------------------------------------------------------------------------------

Implementation Timeline

0 – 1 YEARS	Establish native and historic plant materials to be used in the Franklin area, along with soil quality and composition for mentioned materials.
1 - 3 YEARS	Update the ordinance and Master Plan language in order to enforce the policy and provide justifications for property owners.
3+ YEARS	Monitor the success of plantings and materials as well as the maintenance and upkeep of the planting sites to keep them to a human-scale.

RELEVANT PARAMETERS*



* See reference table on page 45 for further details

SIGNAGE IMPLEMENTATION

EXISTING LANGUAGE

“Encourage business to use creative, but understated, signs to identify and advertise” (Franklin Master Plan, p. 1-11).

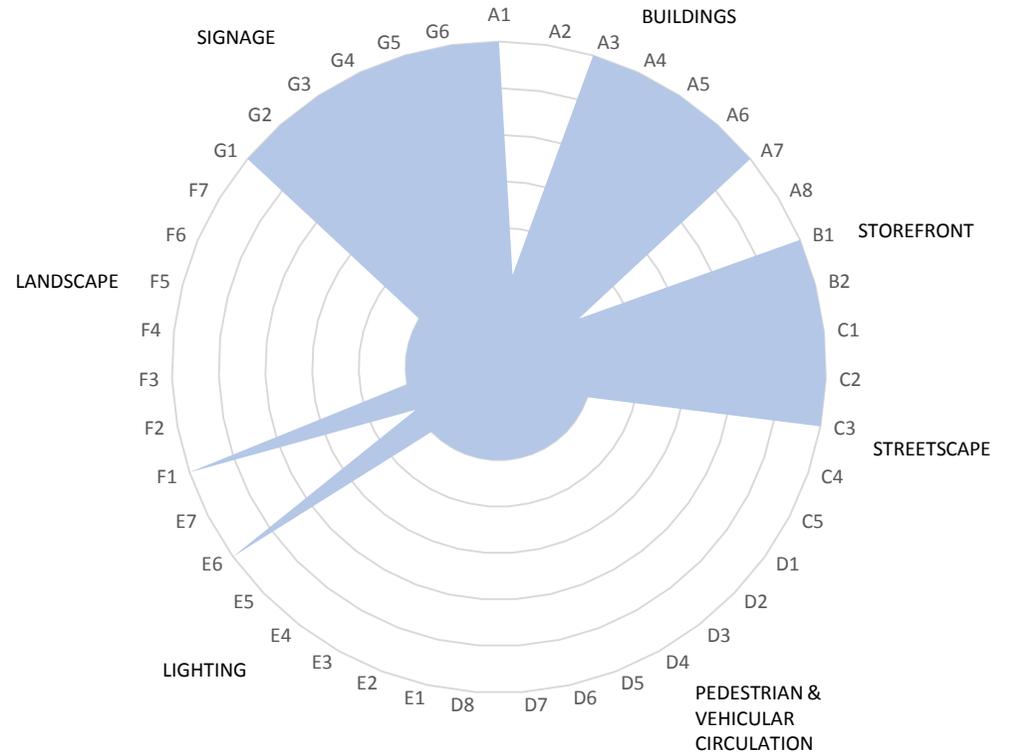
Procedure Enhancement	Develop a design guidelines booklet which illustrates appropriate elements of allowed signage
------------------------------	-----------------------------------------------------------------------------------------------

Implementation Timeline

52

0 – 1 YEARS	Define the architectural context, proportions, positioning, projecting, illumination, material color, and form required with signage in the historic district.
1 - 3 YEARS	Evaluate current signage within the historic district based upon locally defined compatibility and design standards
3+ YEARS	Monitor local application of sign standards and adjust accordingly

RELEVANT PARAMETERS*



* See reference table on page 45 for further details

A black and white photograph of a road with trees and a car. The road is on the right side of the frame, with a car driving away. The left side of the road is a grassy area with several trees. The sky is cloudy.

5. APPENDICES

Additional Imaging



Original Image



Alternate Rendering 1



Original Image



Alternate Rendering 1



Original Image



Alternate Rendering 1

Additional Imaging



Alternate Rendering 2



Original Image



Alternate Rendering 1



Alternate Rendering 2



Original Image



Alternate Rendering 1

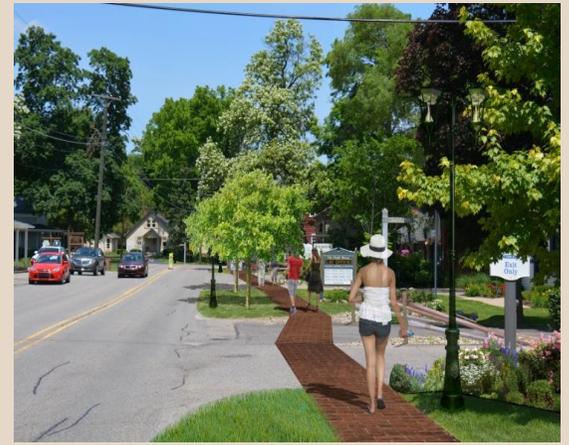
Additional Imaging



Original Image



Alternate Rendering 1



Alternate Rendering 2



Original Image



Alternate Rendering 1



Alternate Rendering 2

Additional Imaging



Alternate Rendering 3



Original Image



Alternate Rendering 1



Alternate Rendering 2



Original Image



Alternate Rendering 1

Additional Imaging



Alternate Rendering 2



Original Image



Alternate Rendering 1



Original Image



Alternate Rendering 1



Alternate Rendering 2

Additional Imaging



Original Image



Alternate Rendering 1



Original Image



Alternate Rendering 1



Alternate Rendering 2



Original Image

Additional Imaging



Alternate Rendering 1



Original Image



Alternate Rendering 1

Community Visioning Meeting

Franklin Community Church
26425 Wellington Franklin, MI

July 2nd, 2013

During the Community Visioning Meeting, attendees were asked to consider what makes them proud, sorry about, and what they would like to see in the future for Franklin Village Center. The answers that were listed were recorded by the MSU team, The feedback received helped guide design and planning strategies for this report. The comments from those in attendance that night is listed below.

What do you like about your community?

- Quaint downtown
- Variety of architecture
- Respect history
- Independent local businesses
- Absence of “modernity”
- Church chimes
- Good neighbors
- Library
- Cider Mill
- Green space
- Small town atmosphere
- Village green
- Walkability
- Dining & Ice cream within walking distance
- Beauty in nature and architecture
- Residents care about the community
- Volunteerism
- Village center
- Barns peeking out from behind buildings
- Franklin Grill
- Farmhouse ice cream
- Historic District
- Historic charm of a quaint yet progressive community
- No National chains
- “Northern MI” feel
- Know the shop owners
- Safety (PD & Fire)
- Viable downtown
- Baseball league
- Labor Day Round Up
- “European” village feel
- Friendliness
- Field/playground area
- Sledding Hill
- Safety
- Self-Reliance
- Movies at the Green
- Farmer’s Market
- Mixture of Historic & Contemporary
- Village Boutique
- Franklin Cemetery
- Critters
- Quietness at night
- Neighborly atmosphere

Community Visioning Meeting (continued)

What are you sorry about / dislike about your community?

- Some downtown properties are ill-kept
- Visitor parking
- Poor cell reception
- Ground water depletion
- “McMansions”
- Too many herbicides/pesticides
- Dangerous intersection at 13 Mile & Franklin Rd
- Empty storefronts
- Lack of sidewalks
- Poor maintenance of existing storefronts
- Bees
- Poor service at the Post Office
- Certain areas not accessible
- Poor shopping variety besides food
- Inadequate signage
- Speeding on Franklin Rd.
- Lack of willingness to have respectful dialogue of opposing ideologies
- Personal agenda
- Tax money spent on questionable endeavors
- Objection to change
- View from the Cider Mill is uninviting
- Inadequate lighting
- Poor parking circulation
- Too much office, not enough retail
- No foot traffic through downtown
- Well water
- No trash cans / benches
- Power lines not buried
- Home values not improving
- No places for children to hang out
- Visible dumpsters
- No community rec. facilities besides baseball/playground
- Too many trucks on Franklin Rd
- Clique attitude in community
- Frequent power loss
- After 5 not much to do
- Sunday, not much to do

What would you like to see 15 years from now in your community?

- Trees
- Bikes/less cars
- A bakery
- Lower traffic speed
- Green canopy
- Sidewalks from 14 mile → 12 mile
- People pulling (not chemically killing) weeds
- Frequent micro & macro events
- Waterways w/ kayaks
- Statue of Ben Franklin
- Speed bumps
- Orderly parking
- Meandering paths
- Bustling downtown shops
- Open public/natural spaces
- Lighting
- Utilize historic barns
- Well-kept village center
- Landscape at franklin & 14 Mile to make it inviting
- Flock of sheep on the green
- Festivals, art, music
- Community-wide free broadband
- Big Fountain
- Communal parking
- People of all ages
- Vivid colors
- Year round activity
- Diverse vegetation
- Neighbors talking to each other
- Library w/ bookstore addition
- Bike repair cart / shop
- Sled rental w/ hot chocolate
- Water / splash pad
- Lights for baseball
- Infill in alleys
- Wine shop
- Male-oriented retail
- Affordable retirement housing

Community Input Meeting

Franklin Community Church
26425 Wellington Franklin, MI

February 18th, 2014

During the Community Input Meeting, attendees were asked to share thoughts and opinions regarding preliminary imaging that was done by the MSU team. The feedback received was recorded and helped guide the final design and planning strategies for this report. The comments from those in attendance that night is listed below.

1. (#80 – 84)

General Comments

- How about permaculture food forests
- Strategic and limited design. Driven accent lighting to highlight key building or landmarks keep it simple and clean
- Amazing what a wide angle lens can do.

Comments for 1 – a

Comments for 1 – b

- Implantation is great
- Like the wrought iron and landscaping

Comments for 1 – c

- Like this
- Natural border. Avoid formality in lawn planting.
- Like lights and flowers. Not fence though.



Comments for 1 – d

- Soft and pleasant
- Lovely
- Nice landscaping and lighting is needed
- Need the amount of light.
- Well done
- Very nice light
- Love the light

Comments for 1 – e

- Lighting is important. Good idea.

2. (#95 – 97)

General Comments

- How about entire intersection in brick! Mark crosswalks with contrasting brick will create sense of arrival and slow everything down.
- Kill wires and add canopy tree
- Roundabout with central island to create local point.

Comments for 2 – a

- This intersection needs safe crossings, point of entry, sense of arrival, strategic lighting.

Comments for 2 – b

- Nice lighting.
- Ambivalent about antique light poles
- Like concept of pavers. Could be throughout village. Is it expensive?
- Like walkways. Would like to remove power lines.



Comments for 2 – c

- Love cross walk and elimination of power line
- Like the paver walkways and removal of power lines
- So nice to have ground utilities cross and walks
- Like the uniform pathways – nice and cohesive
- Kill cattle Shute at Cider Mill

Community Input Meeting (continued)

3. (#101 – 102)

General Comments

- Keep the open space
- For many, first impression of Franklin also encourages walking diagonally to alley areas which could be enhanced



Comments for 3 – a

- Better left open
- I would keep this open lawn with enhanced street tree canopy. Broader walk for safety.
- Like open space. No pathways and flowers nice too
- The open space this hill is inviting.
- This area is gone if roundabout goes in.

Comments for 3 – b

- Not necessary
- Nice trees. Too much tone it down
- Great view add fountain.
- Like the idea of using this space to draw people from the village
- Love gathering spaces.
- Like the trees but otherwise, leave it open
- Love it

5. (#74 – 77)



General Comments

- Where do you move all the snow?
- All good. Love
- Any of these three look very attractive

Comments for 5 – a

- Charming. Nice use of the barn. But landscaping should be casual
- Good but need to identify strategic and relevant uses for barns that
- Enhance appeal of Franklin

4. (#98 – 100)

General Comments

- Identify clear points of entry and create sense of arrival at these spots

Comments for 4 – a

- Yes.
- This is very nice
- Need same type of Franklin signal each point of access to the Village

Comments for 4 – b

- Nice but with less “refined” flowers. Tone down
- Nice look, but must be matched!
- Overkill
- Good idea but make it more subtle
- Stone wall is too heavy
- Can be more subtle



Comments for 4 - b

- Love it
- Nice touch for welcoming visitors
- Too contemporary. Simplify
- Brick entry very impressive
- Nice
- Like the stonewall.
- Very cool
- Too contemporary use of fieldstone.
- Too Bloomfield
- Love the stones and landscape. Love dark material

Comments for 5-c

- Like umbrella tables and gardens in this view
- I love it. I own it. Let’s go

Comments for 5-d

- Like this idea of additional outdoor space
- Love this!
- When can we start?
- Let’s do this – inviting place to gather

Community Input Meeting (continued)

6. (#85 – 87)

Comments for 6 – a

- Signage needs to conform with each other (color, shape, font)

Comments for 6 – b

- Too busy
- Like the way the signs match
- Improved signs
- Hard to see
- OK if made readable.
- Smaller signage preferred but needs consistency
- Looks too busy with signs and fences



Comments for 6 - c

- Looks too busy with signs and fences
- Do this in green and it's a go!
- Nice change in color

7. (#93 – 94)

Comments for 6 – a & b

- Yes.
- Great.
- Great blending.
- Wonderful
- Like the combination of sign, fence, and flowers.
- Yes for flowers and fence!
- Do this today! Love it
- Flowers on sign. Great.



8. (#88 – 92)



Comments for 7 – a

- Cost here is very realistic. Easy change and upgrade

Comments for 7 – b

- Nice landscaping
- These signs are very nice with flowers
- Smaller the better
- Nice
- Yes for flowers and removal of white fence.
- Flowers – good dimensions – great.

Comments for 7 – c

- Beautiful
- Yes to sign and flowers
- Great
- Good control of sign clutter - moderate size. Natural and native planting.
- Like this the best. Nice Franklinesque design
- Like sign and flowers in this view.
- Agree
- This softens the area and make it inviting.

Comments for 7 – d

- Too big (sign)
- This is my favorite.

Community Input Meeting (continued)

9. (#69 – 73)

Comments for 8 – a

- Leave the green building. It was recently renovated.

Comments for 8 – b

- Very nice
- Love it
- Perfect. Let's go!
- Much better! Would love to do this! But... who will water?



Comments for 8 – c

- Lovely
- Nice idea
- Nice to raised roof line
- Love this! And the mural is great.
- Me too
- I like this view and art on the building
- Warm and love mural.
- Agree
- Love the landscaping. But where to put the ice machine?
- Beautiful
- Like this!

Comments for 8 – e

- Great color
- Good roof top screening.
- Agree
- Love it!
- Mural – good if subtle. Casual landscape if there is room

10. (#50 – 53)

General Comments

- Should not alter the building. Can achieve more generous welcoming entrance through better design. (more brick, landscape, benches)
- Would think a more substantial entry would make a statement curved possibly
- Can't change structural element. (historical)
- Added architectural elements are counter to Franklin and simple character

Comments for 9 – a

- Like
- Best, but small porch roof could be nice too

Comments for 9 – b

- Plantings look good

Comments for 9 – c

- Longer porch is good. Planting is good
- Like
- Like
- Nice porch to building.
- Peaked roof doesn't go with too large porch
- Great. Love the flowers



- Like the porch and landscaping
- Like this - porch and walk steps
- I like this view and art on the building
- Warm and love mural.
- Agree
- Love the landscaping. But where to put the ice machine?
- Beautiful
- Like this!

Comments for 9 – d

- Messes with character of the house.
- I agree.
- Me too
- Addition to porch and door is a no no.
- Porch roof is good if it serves a purpose, such as rain and snow.

Community Input Meeting (continued)

11. (#39 – 42)

General Comments

- Fence to separate pedestrian traffic is a necessity
- Seating good idea if there is room with a drive on each side

Comments for 10 – a

- Keep as it is, expect sidewalk
- Keep it the way it is

Comments for 10 – b

- Like the brick driveway
- Like the fence and brick road
- Landscaping on right side is good. Fenced walkway much safer and looks good
- Like fence and drive
- Love the brick



Comments for 10 – c

- Don't come up with stone wall
- I like the idea of an outdoor area. Like their wall
- Rock wall is out of a character
- Stone is terrible. No form or function
- Fence too heavy for building

Comments for 10 – c

- Don't like the stone wall
- No to rock wall
- Out of character

12. (#66 – 68)

General Comments

- Passage way should have color and lots of lighting. They are all in the rear
- Alleys and passageways are important. Could be a wonderful experience for the village and create cafes crossways

Comments for 11 – a

- Link parking. Create parks

Comments for 11 – b

- Good
- Like this
- Love it
- Inviting to walk by
- This works very well. Transition parking, walkway and building.



Comments for 11 – c

- Nice lighting
- Too dark
- Illuminating planting and reflect light will create interest
- Agree
- Too dark
- Better. Good lights
- Better lighting. We need some lights
- Subtle lighting works for me

Community Input Meeting (continued)

13. (#63 – 65)

General Comments

- Make landscape more casual leave room for cars and pedestrians to coexist. Cross linking parking can help
- How can the village encourage traffic flow and general parking on private property?



Comments for 12 – b

- Looks great
- Soften with green scape but this is bad design
- Like this view, great landscape transform driveway
- Terrific landscape
- Great looking landscaping
- Like this one
- Bring improvement
- Very pretty
- Nice landscaping
- Huge improvement
- Improve the appearance

Comments for 12 – c

- Too much
- Very inviting
- Very nice
- Like this
- No to the benches
- Too gaudy
- Don't like the benches but landscaping is good



14. (#54 – 59)

General Comments

- Consider community bench donation.
- Where are the people going to come from?
- What about continuous white picket fence on outside of sidewalk for scenic feeling for pedestrian control and direction of cars?

Comments for 13 – a

- Get rid of fence
- Remove fence
- Remove white fence
- Remove fences
- Walkway please
- Remove the picket fence

Comments for 13 – b

- Nice benches
- No.
- Yes to brick sidewalk and removal of white fence
- Don't like different walkway texture
- Like the benches
- Building is ok. Too much stuff on the lawn. This view is the best to me.
- Style of gardens is too fancy. Need to be more natural, simple, relaxed, untrimmed.

Comments for 13 – c

- Casual landscape is good. Benches should be placed with a purpose. This may be uncomfortably close to roadway.
- Up light yes exclusively if possible

Comments for 13 – d

- Lighting must illuminate sidewalk
- Love the lights
- Like the lights
- I love the lightings.
- Love the lighting and like brick
- Like the brighter lighting in this view

Comments for 13 – e

- Like the bench
- Need curbs to protect walks and grass
- Enhanced landscaping is attractive
- Don't like changing materials in walkway
- Don't came for a mix pathways

Comments for 13 – f

- Like benches
- I agree
- No iron fence
- No to iron fence
- I like the bench
- Benches may serve well if placed properly.

Community Input Meeting (continued)

15. (#30 – 33)

General Comments

- Would need to be ___ if any landscaping will work
- Reentry completed
- This building is the least of our worries. It already looks nice
- Need plants that have a bolder look and close to the road
- Rain garden to nowhere
- Walkway to here

Comments for 14 – a

- Awful awful awful. Dead plants?!

Comments for 14 – b

- Plants are _____



Comments for 14 – c

- Design the back parking lot
- Add something here

Comments for 14 – d

- Like the building color
- Like the sign. Not the green

16. (#60 – 62)

General Comments

- Not appropriate to add rendered detail
- Looks like the road goes all the way to the building

Comments for 15 – a

- Alleys and drives need enhancing to provide interest

Comments for 15 – b

- Not a fan. (grillwork on the roof).
- Me too
- Ditto
- Agreed
- Contrived
- No grill or frieze – contrived – not up to standards
- Like the top
- No grill work – check original building spear



Comments for 15 – c

- Historic Franklin is simple, rural, relaxed quality. Anything fancy doesn't work
- No shutters not up to standards
- Like shutters
- Don't like grill work
- You can't add _____ to a historical façade
- No to grill work

Community Input Meeting (continued)

17. (#24 – 27)

General Comments

- Please consider sidewalks
- Like the idea of lights but not either on this board
- No on street parking?
- Plant canopy to create a more pedestrian friendly feel

Comments for 16 – a

- We need trees on the street.

Comments for 16 – b

- Parking line gone is good.
- Brick a good alternative to concrete. Used brick better than dreadful painting concrete. Imitations brick – too uniform
- Lights look ok.
- Like lights
- Don't like these lights. (b,c)
- Don't like lights (b,c)
- Don't like these lights (b,c)
- Don't like regular placement of lights. Must keep simple to reflect historical character
- Additional trees and path are good. Lights are good.
- Not crazy about lights



Comments for 16 – c

- Walking area is too close to road. Need buffer zone unless traffic is very slow.
- Use indirect lighting wherever possible. Pole lights incongruous.
- Be careful about bench placement and style.
- Much safer and pretty
- Again – Pedestrian areas and vehicle area with more green space

Comments for 16 – d

- Not crazy about the lights
- Better lights
- Love the lights
- Like the lights
- Love the walk path
- Like lighting and how sidewalk ties it together

18. (#34 – 36)

General Comments

- Add safe and identifiable traffic showing crosswalks
- Too much signage required
- Power lines gone good.
- Consistent street signs. Street lights don't have to be antique - it is a good way to introduce some contemporary looks to village.
- Again, use of brick is a good way to introduce uniformity throughout village.

Comments for 17 – a

- Needed walkway
- Want utility wires gone.
- Utility lines removal!

Comments for 17 – b

- Flowers are nice. Street signs are too big.
- Signs on street lights are great!
- Important to break the huge, massive of pavement and make it as porous as possible

Comments for 17 – c

- Like the sign
- No over wires is great.
- Great new BP sign.
- Like lamp, like sign, love flowers
- Like BP sign
- Nice signage



- Like lights
- Hazard to have walkway in front of gas station
- But we need it. Otherwise, people will have to cross the street. An even worse idea
- Like the street signs and lamp
- Like the old stage signage and underground electricity wires. We need crosswalks
- Like BP sign, street corner sign and lamp lighting
- Like the signs
- Question of walkability with emergency vehicle, circulation, gas station traffic. But looks good

Community Input Meeting (continued)

19. (#45 – 49)



Comments for 18 – a

- Always an eyesore to me
- Painting darker is a simple solution. Building of our not proud architectural period
- Like this original. Others are too dark. No charm.
- Why not produce porch gathering space? Instead of merely landscaping?
- Like original with landscaping and irrigation.
- Casual approach to landscaping is good.
- Worried about keeping up all this landscaping.
- Love it all
- Can we have/require post office to maintain their site? It's a mess

Comments for 18 – b

- Not appropriate to introduce old looking element and materials to mimic the past. Be true to place in time but be compatible.
- Landscape is lovely. But painting is too dark
- Like the best.
- Great sign
- Like the best. Neat with some flowers

Comments for 18 – c

- Like it
- Too much and too dark
- Too rustic.

Comments for 18 – d

- Like the sign and landscaping
- Like the softer edge, signage, and walkway
- Like the view.
- Landscaping is terrific
- Love the sign and gardens and great walkway.

Comments for 18 – e

- No.
- Lovely look for a building
- Like the driftwood look
- Keep colonial revival look of the building but love the landscaping.

20. (#21 – 23)



Comments for 19 – a

- Remove above ground utility wires
- Remove the power line
- Separate pedestrian from traffic with a soft and moveable barrier
- Have you considered historic preservation requirements?
- Make it green helps with storm water runoff
- Plant the shoulder. If not, change material street/shoulder/walk
- Road appears to have a priority over all else. Not a good thing.

Comments for 19 – b

- Good texture
- Like the road edge and sidewalk
- People will be painting on “road edge”
- Like these pavers
- Like this road edge. Retro BP sign in presentation is nice.
- Lots of “rigid” angular look - inconsistent with casual, rural character of the village. Think “relaxed look”
- This road edge is very nice
- Love the absence of power lines
- Would love a crosswalk here
- Love ground utilities lines.

Comments for 19 – c & d

- Paving hard surface adjacent to road just encourages vehicular traffic.
- Add bike lane and/or parking. Sidewalk looks too narrow for bike, stroller, wheel chair, etc.
- Do like
- No, no, no.
- Use natural stone. Anything manufactured is inconsistent with authentic Franklin.
- Like the contrasts. What are the materials?

Community Input Meeting (continued)

21. (#18 – 20)

Comments for 20 – a

- Trees are most important.
- Maximize!
- Add bike path
- Tree scape is important

Comments for 20 – b

- Do not paint pavement.
- Plant the shoulder. Enhance tree canopy
- Like the brick walkway
- Love the trees
- I like the look of new pavement
- Looks nice
- Don't like asphalt. Too dark.
- 8 year old son says "Looks too much like a city"
- Don't like the white line.
- Way too many white lines and arrows



Comments for 20 – c

- White lines are a distractions and unattractive. Use of different materials would be better
- Like pavement
- Pavement needs to be updated
- Like the walkways and lighter paving.
- Way too many white lines and arrows
- Yes, but lose(?) the triangles on the road

22. (#28 – 29)

Comments for 21 – a

- Extending brick walk across parking area will help with safety
- How does one or the Village encourages landowners to change elevation or materials?
- Street and paving materials as porous and natural as possible.
- Keeping the Franklin natural like as much as possible
- Prefer a solid material separation between street and sidewalk. (e.g. field tones acting as curb but not a contemporary curb)

Comments for 21 – b

- Much nicer
- Beautiful
- Love extended eating areas but can it be done?



- I like the brick pattern. The outdoor café is also good to create community feel.
- Planters: too 'designed'. Not consistent with Franklin rural character.
- Like extension of sitting area. Love planters and paver walkways.
- Get rid of the street sign. Like extended fencing/ paths forward the road. It would eliminate people parking in front.
- Like the planters. Paver color too much.
- Like darker pave

Community Input Meeting (continued)

23. (#37 – 38)

Comments for 22 – a

- General (a)
- Introduce plating into alleys. Adopt alleys for events (place making) Killing overhead wires is a great goal
- Outdoor driving is great activity but this touches the R.O.W and is unsafe.



Comments for 22 – b

- Much better. Like the paving.
- Porous brick drive is great, but color is unnatural. Would like to see less rigid edges (more blending)
- Like the distinction of entry way from driveway. Pavers are nice
- Paver are good but don't like the color
- Very impressive.
- Pavers are great and nice flower bed around window
- Great flower beds
- Like use of brick paving.
- Pavers good.
- Like the distinction of entry way from driveway. Pavers are nice.
- Good entry alleyways entrance. Brick is good.
- Nice but cut down on painting.

24. (#7 – 10)

Comments for 23 – a

- How about showing a complete redesign of the Comerica parking lot?
- Roads and pathways have to be cleaned up and be more presentable. Provide green canopy.
- Public right of way with tree scape.
- On street parking? Will add vibrancy and appearance of activity while buffering side walk bike lanes
- Preserving and enhancing tree canopy is vital.
- Plant shoulders – paving not needed with on street parking
- Trees are important
- Trees are good. Add more
- Plant canopy trees and grass along Franklin Road. Remove the asphalt.

Comments for 23 – b

- Too many white lines
- I Like brick pathways
- Like paver sidewalks and trees, but where are signs for turn and speed?
- Like the pathway in brick
- Yes to removing the white fence at Comerica



Comments for 23 – c

- Do not like the white borders. But sidewalks are lovely.
- Continuous pathways all one material. Yes yes!

Comments for 23 – d

- Tree are great addition. What kind?
- Love the trees and pathway! Me too!
- The trees are wonderful (any scale)
- Love the pathways, but still too many small signs.
- Great pathways
- Trees – this scene will take many

Community Input Meeting (continued)

25. (#11 – 13)

Comments for 24 – a

- Love the light. It designates the downtown area and they are not too bright
- Lights encourages walkability
- Solar lighting
- Ground level lighting
- Where do we need lights? Be specific
- Indirect lighting. Victorian pole lights inappropriate. Up-lighting is good.
- Illuminate some of the canopy trees along the road.
- Indirect lighting for safety and “warmth” at night.
- Lighting should be soft yet provide enough lighting for safety. A historic feel can be in place
- The more subtle the lighting the better.
- If add trees, we need lights. Downtown too dark at night.



Comments for 24 – b & c

- If you use light posts, you need uniformity. These look great.
- Like these lamp posts
- Love the lights
- Like the lamp posts
- Like the historic tall amps; Need sufficient light
- Need low level lighting, not tall lights
- Would you please lower the lights
- Nice lighting level
- Nice level of light. Not too bright
- Like lighting but shouldn't be spaced at too close of intervals

26. (#14 – 17)

General Comments

Comments for 5 – a

- Road way/trees and public safety should be connected
- Green belt
- Traffic calming is important for public safety and cross shopping/visiting/strolling the street
- Be very clean about pedestrian areas (many people walking are not familiar with area)
- Safe and identifiable cross walks at intersections

Comments for 25 – b

- Love dark sign color
- Great change on signs
- Love the new matching
- Love it
- Curve + speed sign looks good
- Great
- Less obvious signage is great. Also incorporating signs is great
- Love the subtle signs
- Traffic signs too garish in road
- Brown signs are nice



Comments for 25 – c

- Too much paint in pavement. Like dark direction signs but are they legal? Protect the tree canopy.
- Like the 25mph sign
- Love signs and color

Comments for 25 – d

- Like the driftwood signage color
- Like the grey signage
- Good sign color
- Painted pedestrian is nice and noticeable for crossing

Community Input Meeting (continued)

27. (#43 – 44)

General Comments

- Disjointed building. Landscaping helps unify disparate parts.

Comments for 26 – a

- Get rid of 2 story pillars, would greatly do a lot for the building

Comments for 26 –b

- Love landscaping
- Like the new integrated sign, street lamps, and plantation
- Signs are great
- Good love signs and walkways
- Rocks are too much (big)
- Too much rock. Don't these specific lights.
- Love the walkways. Really like the speed limit integrated with stop sign.
- Huge improvement
- Like
- Like the landscaping
- Lighting inconsistent with Franklin simple character. Plant design is not relaxed. Create an edge of different material along street.



28. (#78 – 79)

General Comments

- Kill the wires and keep the landscape casual

Comments for 27 – a

- I would keep the trees small
- Replace the existing sign

Comments for 27 – b

- Love the new sign. More uniform, but also stylish and appropriate
- Nice sign
- Love the trees
- No more signs please
- Much better signage



