* Franktown Open Hearts requested **$900,000** for stormwater infrastructure to support their **$7.25 million** youth development facility project
* Erickson Senior Living proposed **1,250** age-restricted units and **172,000** square feet of care facilities on **70.57** acres
* The Factory at Franklin received approval for **120**-room hotel and **250**-space parking garage addition
* City staff presented analysis showing infrastructure needs aligned with growth areas, particularly in Goose Creek and Carruthers Parkway

**Franktown Open Hearts funding request for stormwater infrastructure**

* Franktown requested **$900,000** for required stormwater infrastructure and Johnson Circle right-of-way dedication
* Chris outlined Franktown's impact:
  + Serves families with average income of **$12,563**
  + Achieved **100%** graduate success rate over past **9** years
  + Currently at capacity, turning away students for past **7** years
* Project details:
  + Total facility cost estimated at **$7.25 million**
  + Underground stormwater solution costs **$700,000** versus **$180,000** for original open swale design
  + Must break ground by **October 2025** to maintain county lease
* Board discussed funding options:
  + Potential use of CDBG funds up to **$450,000**
  + Staff to explore creative funding solutions across multiple fiscal years

**Erickson Senior Living development and rezoning plans**

* Project scope:
  + **1,250** age-restricted multifamily units
  + **172,000** square feet of continuum care facility
  + **68** acres on Peytonsville Road
* Planning Commission approved five modifications including:
  + Reduced parking requirement from **1.5** to **1.2** spaces per unit
  + Maximum block length of **6,200** linear feet
* Traffic impact details:
  + Resident driving primarily between **10:00 AM** and **2:00 PM**
  + Staff shifts at **6:00 AM** and **3:00 PM** to avoid peak traffic
* Board approved **$5,871,648.61** road impact fee offset agreement for infrastructure improvements

**The Factory at Franklin redevelopment plans**

* Development includes:
  + New **120**-room hotel
  + **250**-space parking garage
  + **37%** reduction in required parking based on shared parking analysis
* Phased construction approach:
  + Phase 1A: **119** new parking spaces along Liberty Pike
  + Phase 1B: Parking garage construction
  + Phases 2-3: Hotel construction and parking lot improvements
* Traffic improvements:
  + New signalized intersection at Daniels Drive
  + Coordinated signals with Franklin Road and Liberty Pike
  + Saturday shuttle service from Liberty Elementary for **$1** per rider

**Capital investment plan growth impact analysis**

* Staff identified infrastructure priorities aligned with growth areas:
  + Short-term needs in Goose Creek basin
  + Critical improvements needed for Carruthers Parkway supporting **3,000** approved units
  + Cool Springs projects supporting existing business infrastructure
* Key state route priorities:
  + Mac Hatcher improvements
  + Franklin Road project
  + Long Lane overpass