

**Murfreesboro 2035 Task Force Meeting**  
**June 17, 2015**

Washington, LaLance, Wade, Beach, Dixon, Haliburton, Jakes, Martin, Bonner, Allen, Becker, Duffield, Richmond, Bradley, Graby, Jones

Absent: Rodgers, Syler, McCarroll, Winfree

**1. Vision**

Vision Statement

The Task Force developed a list of key words about what Murfreesboro should look like in 20 years.

Mission Statement

Murfreesboro seeks sustainable growth that provides a vibrant economy, safety, affordability and upward mobility for all its citizens while preserving our values, heritage and environment.

Aaron's statement to be used as a vision statement since it adds context.

Susan Allen reported on her trip to Italy. The cities were very walkable. Mass transit was widely used. Retail and residential was intertwined. There were many parks throughout the neighborhoods. Public art was also prominent.

**2. Parks, Recreation and Open Space Chapter**

National trends

Lack of time

Auto-centric

Demand for spontaneous non-programmed recreation

Non-traditional sports - rugby, disk golf, ultimate frisbee, skateboarding,

Passive recreation

Local trends

How can costs of parks be shared equitably among multiple constituencies

Balancing greenfield development and infill and redevelopment

Communicating the positive benefits of recreation and open space, especially the greenway system

Park demands in next 20 years is about 977 acres.

According to NRPA standards, the City has

Neighborhood parks - 10 acres, but project 178 acres.

Community parks - 334 acres, but 154 acres. 154 acres ahead of standards

Regional parks - 430 acres and 332 acres projected. 97 acres ahead of standards.

KKC will look at peer cities of study.

Recreation and City schools are planning 7 neighborhood parks on existing campuses.

Sports tourism generated \$272 million in 2012. In 2011, Murfreesboro named one of 150 best sports cities in US. TN Cup had 35K visitors.

KKC met with leagues to get input.

KKC projected recreation facility needs (p. 6.24). However, these are calculated using city residents only.

Key recommendation is to develop a Parks and Rec master plan.

Greenways, Blueways and Bikeways master plan shows future extensions.

## Parkland Dedication Ordinance

Aaron addressed the task force about a parkland dedication ordinance. It allows for developers to add parklands or submit a fee-in-lieu of. Bret Keast suggested density bonuses. Dedicate land and gain back density. Generally about 1 acre for every 60 or 70 acres. However, it is important to look at proximity and ability to fund parks. Collected at plat stage/prior to development.

Austin requires \$39k/acre, plus an improvement value.

Rick - p 2.7 shows the amount of land needed for residential growth.

KKC to look at parkland dedication in peer cities.

Purse Commission of Parks and Recreation Agency (CAPRA) accreditation

Creative class - This is a factor in economic development. Richard Florida wrote that people are looking for amenities and places to live. Work for creative companies.

Bill Jakes talked about how to better leverage SR Battlefield.

Rutherford County zoning map only shows medium and low density residential.

### **3. Next steps**

Land use plan has several key factors:

Traffic Analysis Zones

Criteria for Growth and Development

Diversity

Design

Density

Distance to transit

Destination accessibility

Parking

Walkable design

Aaron reviewed several case studies, including Short North Columbus, OH and Toronto.

Task force suggested looking at peer cities and Berry Farms, Westhaven, Germantown, 12S, Lenox Village. Bad examples in East Nashville and horizontal property regime.

Scott questioned how we get from where we are to an optimal state. Rick added that he is also trying to fully understand how the market forces and these ideas come together. Aaron stated that city could offer tax incentives, TIFs and other incentives to help.