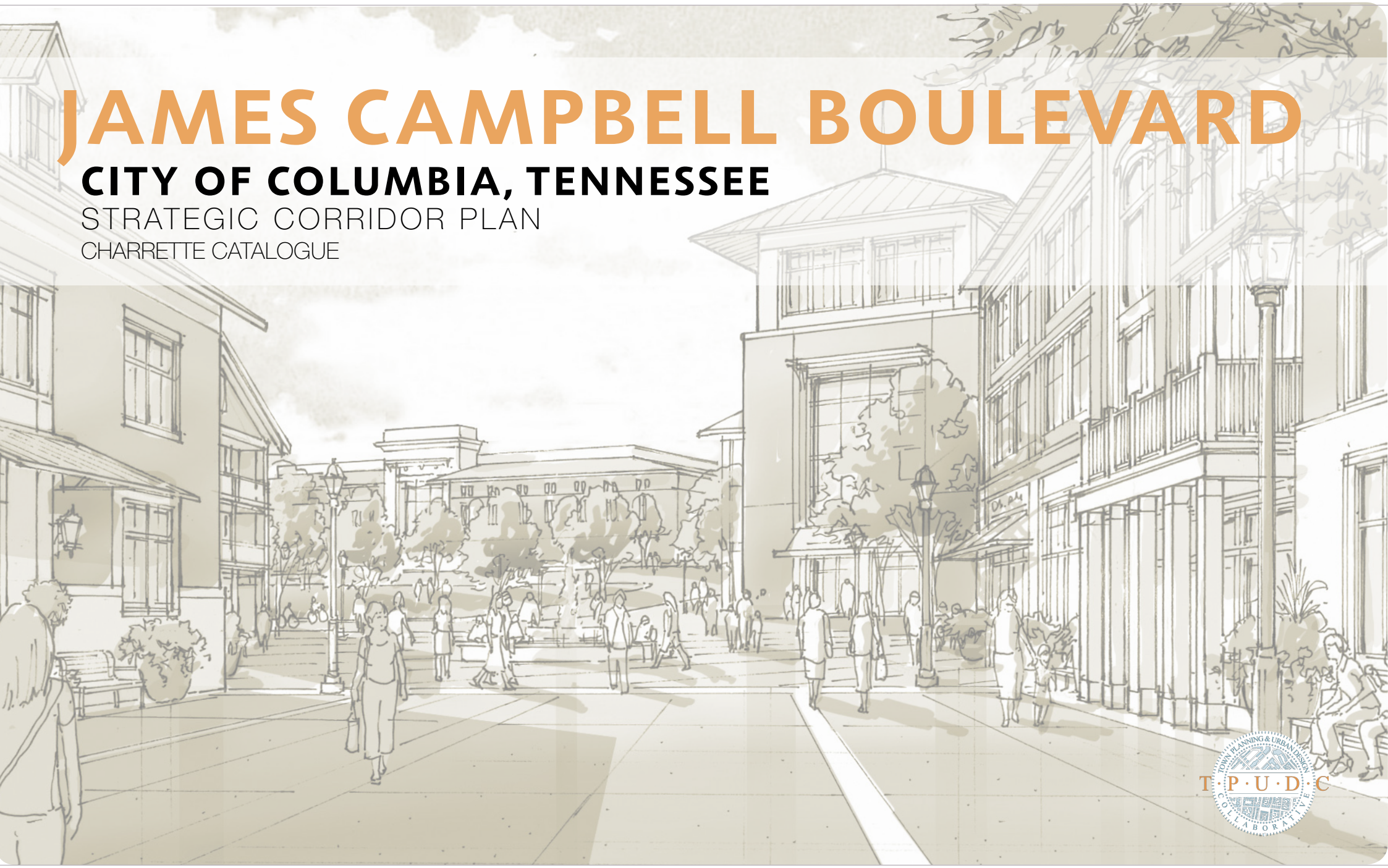
JAMES CAMPBELL BOULEVARD

CITY OF COLUMBIA, TENNESSEE

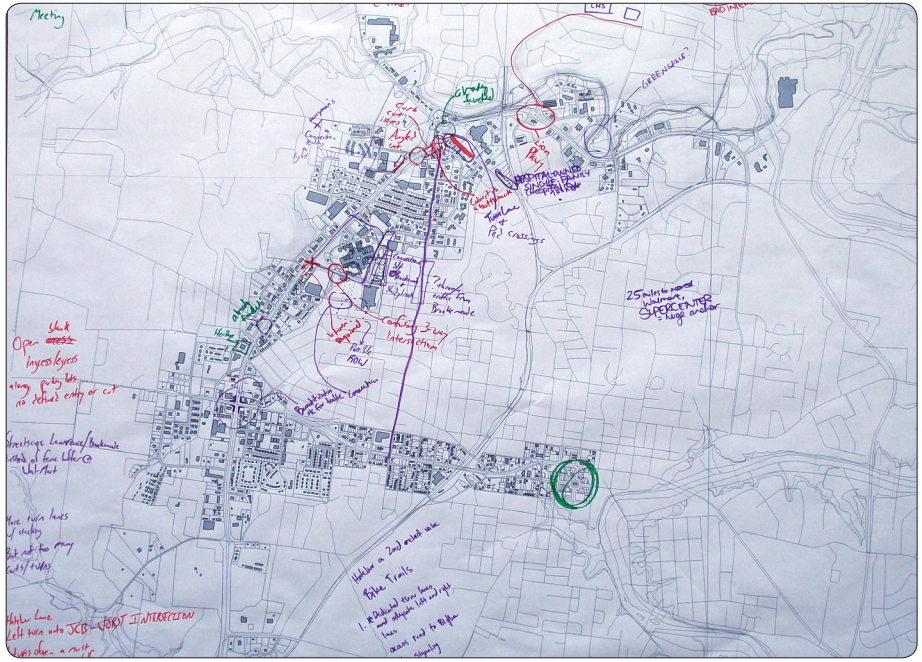
STRATEGIC CORRIDOR PLAN

CHARRETTE CATALOGUE



CHARRETTE CATALOGUE

This document is a visual synopsis of the work produced during the week-long design charrette conducted by Town Planning & Urban Design Collaborative on behalf of the City of Columbia. The goal of the charrette was to gather input from the community as to how they would like to see James Campbell Boulevard transform in the future. The final master plan document will be produced and distributed shortly and will include the work products with full explanations and narratives. In the meantime, this document will give the community an opportunity to study in more detail the visuals and the work that was shown to them during the presentations and in the studio.



Community Input

Historic Columbia

Modern Columbia

Community Context

TRANSECT ZONE: T5 - URBAN CENTER

1. DOWNTOWN COLUMBIA

Average Block Dimension	450 ft X 450 ft
Average Units per Acre	n/a
Average Lot Size	50 ft X 250 ft
Average Lot Coverage	90%
Average Parked Cars per Acre	40
Average Trees per Acre	10

2. PUBLIC FRONTAGE

Public Frontage Type	yield street
Spatial Width	100 ft
Posted Design Speed	25 mph
R.O.W. Width	50 ft
Moving Lanes	two way, 20 ft
Parking Lanes	angled - 13 ft
Pavement Width	20 ft
Curb Type	bulb-out
Curb Radius	10 ft
Median	none
Sidewalk	12 ft
Bike Way Type	none
Bike Way Width	n/a

Planter Type	tree well
Planter Width	5 ft
Planting Pattern	50 ft o.c.
Tree Type	intermediate, 30 ft canopy

3. PRIVATE FRONTAGE

Building Disposition	no yard
Lot Width	34-70 ft
Lot Depth	200-320 ft
Lot Coverage	90%
Buildout Percentage at Setback	100%
Front Setback	0 ft
Side Setback	0 ft
Rear Setback	0 ft
Outbuilding Setback	6 ft
Front Encroachment	0 ft
Side Encroachment	0 ft
Ground Level Function	commercial
Upper Level Function	office/residential

Private Frontage Type	storefront
Principal Building Height	3 stories
Outbuilding Height	1 story
First floor above Grade	1.5-2 ft

TRANSECT ZONE: T5 - SPRAWL

1. JAMES CAMPBELL BLVD. (RESTAURANT)

Average Block Dimension	n/a
Average Units per Acre	n/a
Average Lot Size	200 ft X 300 ft
Average Lot Coverage	15-20%
Average Parked Cars per Acre	30
Average Trees per Acre	0

2. PUBLIC FRONTAGE

Public Frontage Type	boulevard
Spatial Width	300 ft
Posted Design Speed	45 mph
R.O.W. Width	120 ft
Moving Lanes	two way
Parking Lanes	none
Pavement Width	50 ft each side
Curb Type	none
Curb Radius	40-50 ft
Median	20 ft
Sidewalk	12 ft
Bike Way Type	none
Bike Way Width	none

Planter Type	continuous
Planter Width	8 ft
Planting Pattern	34-54 ft o.c.
Tree Type	ball - locust, maple

3. PRIVATE FRONTAGE

Building Disposition	no yard
Lot Width	300 ft
Lot Depth	200 ft
Lot Coverage	15-20%
Buildout Percentage at Setback	50-60%
Front Setback	66 ft
Side Setback	3-12 ft
Rear Setback	5-10 ft
Outbuilding Setback	n/a
Front Encroachment	n/a
Side Encroachment	n/a
Ground Level Function	commercial
Upper Level Function	commercial

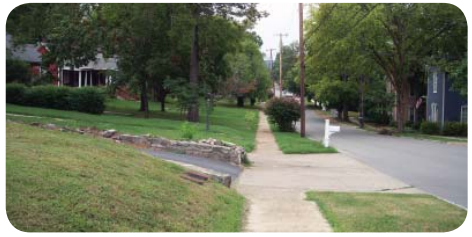
Private Frontage Type	stoop
Principal Building Height	1 story
Outbuilding Height	1 story
First floor above Grade	0 ft

Synoptic Survey Results

TRANSECT ZONE: T3 - SUB-URBAN

1. WEST 6TH STREET

Average Block Dimension	700 ft X 480 ft
Average Units per Acre	3
Average Lot Size	75 ft X 250 ft
Average Lot Coverage	10-15%
Average Parked Cars per Acre	8
Average Trees per Acre	20



2. PUBLIC FRONTAGE

Planter Type	continuous
Planter Width	8 ft
Planting Pattern	34 - 54 ft o.c.
Tree Type	triangle - pine, pruned decididuous

Public Frontage Type	residential
Spatial Width	120 ft
Posted Design Speed	35 mph
R.O.W. Width	43 ft
Moving Lanes	two way
Parking Lanes	yield
Pavement Width	27 ft
Curb Type	square, 6 in
Curb Radius	10 ft
Median	none
Sidewalk	5 ft
Bike Way Type	none
Bike Way Width	none

3. PRIVATE FRONTAGE

Private Frontage Type	porch
Principal Building Height	2.5 stories
Outbuilding Height	1 story
First floor above Grade	2-5 ft

Building Disposition	edgeyard
Lot Width	70-80 ft
Lot Depth	250 ft
Lot Coverage	10%-15%
Buildout Percentage at Setback	60-70%
Front Setback	14 ft and 60 ft
Side Setback	10-20 ft
Rear Setback	n/a
Outbuilding Setback	6 ft
Front Encroachment	10-12 ft
Side Encroachment	4 ft
Ground Level Function	residential
Upper Level Function	residential

TRANSECT ZONE: T3 - SUB-URBAN

1. MAYES PLACE

Average Block Dimension	200 ft X 350 ft
Average Units per Acre	4
Average Lot Size	50 ft X 200 ft
Average Lot Coverage	15-20%
Average Parked Cars per Acre	10
Average Trees per Acre	20

2. PUBLIC FRONTAGE

Planter Type	continuous strip
Planter Width	7 ft
Planting Pattern	34 - 54 ft o.c.
Tree Type	tall shade - oak and maple

Public Frontage Type	residential boulevard
Spatial Width	38 ft
Posted Design Speed	25 mph
R.O.W. Width	46 ft
Moving Lanes	two way, 16 ft
Parking Lanes	unmarked parallel
Pavement Width	32 ft
Curb Type	roll, 6 in
Curb Radius	10 ft
Median	6 ft
Sidewalk	5 ft
Bike Way Type	none
Bike Way Width	none

3. PRIVATE FRONTAGE

Private Frontage Type	porch
Principal Building Height	2.5 stories
Outbuilding Height	1 story
First floor above Grade	2-5 ft

Building Disposition	edgeyard
Lot Width	34-70 ft
Lot Depth	200 ft
Lot Coverage	15%-20%
Buildout Percentage at Setback	60-70%
Front Setback	14 ft and 60 ft
Side Setback	10-20 ft
Rear Setback	n/a
Outbuilding Setback	6 ft
Front Encroachment	10-12 ft
Side Encroachment	4 ft
Ground Level Function	residential
Upper Level Function	residential

Synoptic Survey Results

TRANSECT ZONE: T4 - GENERAL URBAN

1. POLK HOME

Average Block Dimension	700 ft X 480 ft
Average Units per Acre	4
Average Lot Size	50 ft X 200 ft
Average Lot Coverage	10-15%
Average Parked Cars per Acre	10
Average Trees per Acre	10

2. PUBLIC FRONTAGE

Public Frontage Type	arterial
Spatial Width	81 ft
Posted Design Speed	45 mph
R.O.W. Width	53 ft
Moving Lanes	two way
Parking Lanes	yield
Pavement Width	20 ft
Curb Type	bulb-out
Curb Radius	10 ft
Median	none
Sidewalk	9 ft
Bike Way Type	none
Bike Way Width	none

Planter Type	continuous
Planter Width	20 ft
Planting Pattern	34 - 54 ft o.c.
Tree Type	triangle - magnolia

3. PRIVATE FRONTAGE

Building Disposition	edgeyard
Lot Width	34-70 ft
Lot Depth	200 ft
Lot Coverage	10-15%
Buildout Percentage at Setback	50-60%
Front Setback	13 ft
Side Setback	3-12 ft
Rear Setback	5-10 ft
Outbuilding Setback	6 ft
Front Encroachment	3 ft
Side Encroachment	4 ft
Ground Level Function	civic/residential
Upper Level Function	civic/residential

Private Frontage Type	porch and stoop
Principal Building Height	2 stories
Outbuilding Height	1 story
First floor above Grade	1.5-2 ft

TRANSECT ZONE: T4 TO T5 TRANSITION

1. GARDEN & 7TH STREETS

Average Block Dimension	50 ft X 250 ft
Average Units per Acre	n/a
Average Lot Size	450 ft X 450 ft
Average Lot Coverage	10-15%
Average Parked Cars per Acre	30
Average Trees per Acre	10

2. PUBLIC FRONTAGE

Public Frontage Type	yield
Spatial Width	94 ft
Posted Design Speed	35 mph
R.O.W. Width	46 ft
Moving Lanes	two way
Parking Lanes	angled - 14 ft
Pavement Width	20 ft
Curb Type	bulb -out
Curb Radius	10 ft
Median	none
Sidewalk	10 ft
Bike Way Type	none
Bike Way Width	none

Planter Type	continuous
Planter Width	4 ft
Planting Pattern	34 - 54 ft o.c.
Tree Type	ball - locust, maple

3. PRIVATE FRONTAGE

Building Disposition	edgeyard
Lot Width	34-70 ft
Lot Depth	200-320 ft
Lot Coverage	10-15%
Buildout Percentage at Setback	50-60%
Front Setback	13 ft
Side Setback	3-12 ft
Rear Setback	5-10 ft
Outbuilding Setback	6 ft
Front Encroachment	8 ft
Side Encroachment	4 ft
Ground Level Function	residential
Upper Level Function	residential

Private Frontage Type	porch and stoop
Principal Building Height	2 stories
Outbuilding Height	1 story
First floor above Grade	1.5-2 ft

Synoptic Survey Results

TRANSECT ZONE: SPRAWL

1. JAMES CAMPBELL BLVD. (CAR DEALERSHIP)

Average Block Dimension	n/a
Average Units per Acre	n/a
Average Lot Size	500 ft X 600 ft
Average Lot Coverage	5%
Average Parked Cars per Acre	n/a (dealership)
Average Trees per Acre	0

2. PUBLIC FRONTAGE

Public Frontage Type	boulevard
Spatial Width	300 ft
Posted Design Speed	45 mph
R.O.W. Width	120 ft
Moving Lanes	two way
Parking Lanes	none
Pavement Width	50 ft each side
Curb Type	none
Curb Radius	40-50 ft
Median	20 ft
Sidewalk	12 ft
Bike Way Type	none
Bike Way Width	none

Planter Type	continuous
Planter Width	8 ft
Planting Pattern	34-54 ft o.c.
Tree Type	ball - locust, maple

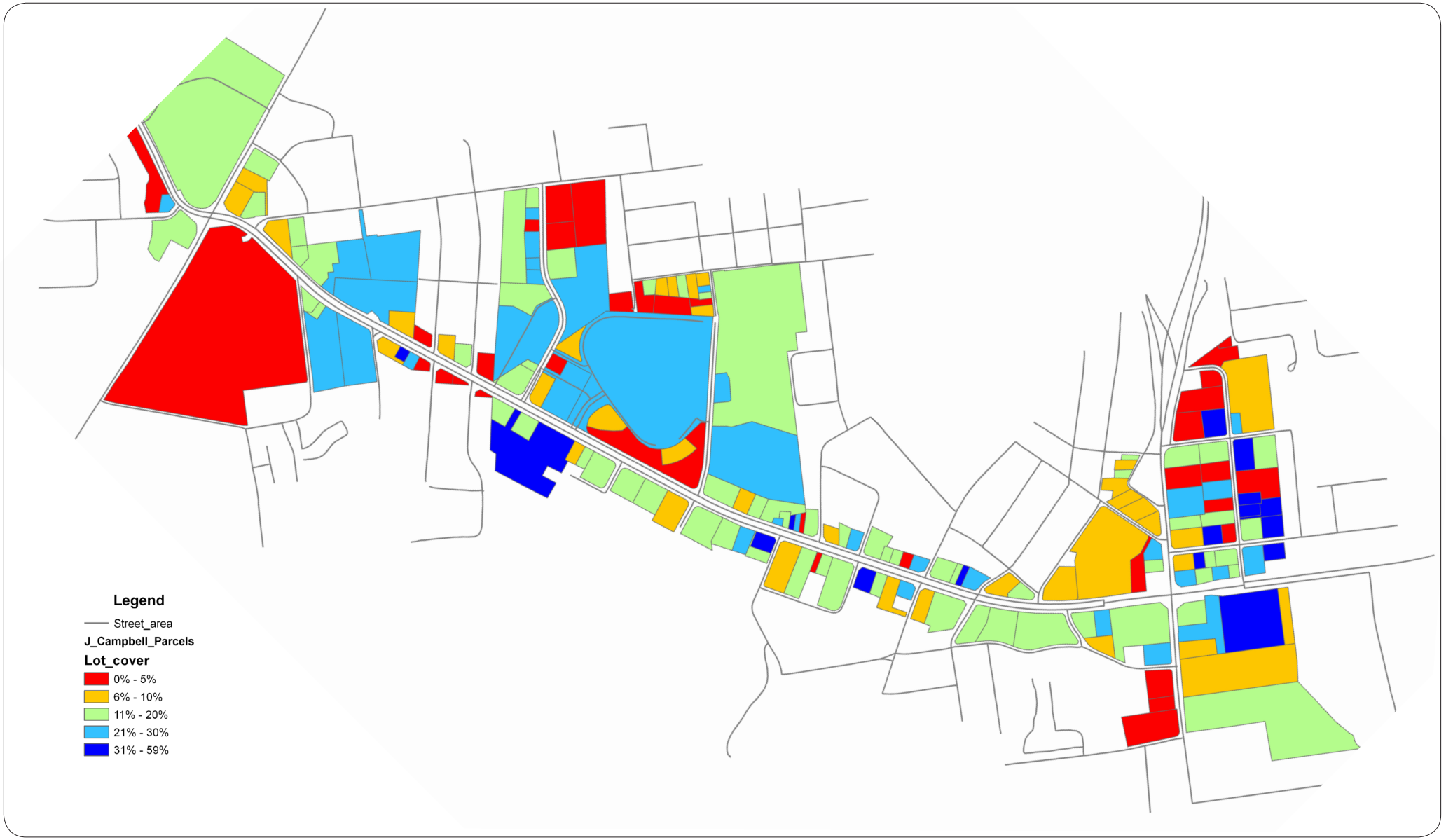
3. PRIVATE FRONTAGE

Building Disposition	no yard
Lot Width	520 ft
Lot Depth	800 ft
Lot Coverage	5%
Buildout Percentage at Setback	25%
Front Setback	310 ft
Side Setback	3-12 ft
Rear Setback	5-10 ft
Outbuilding Setback	6 ft
Front Encroachment	n/a
Side Encroachment	n/a
Ground Level Function	commercial
Upper Level Function	commercial

Private Frontage Type	stoop
Principal Building Height	1 story
Outbuilding Height	1 story
First floor above Grade	0 ft

Thoroughfare Network Plan

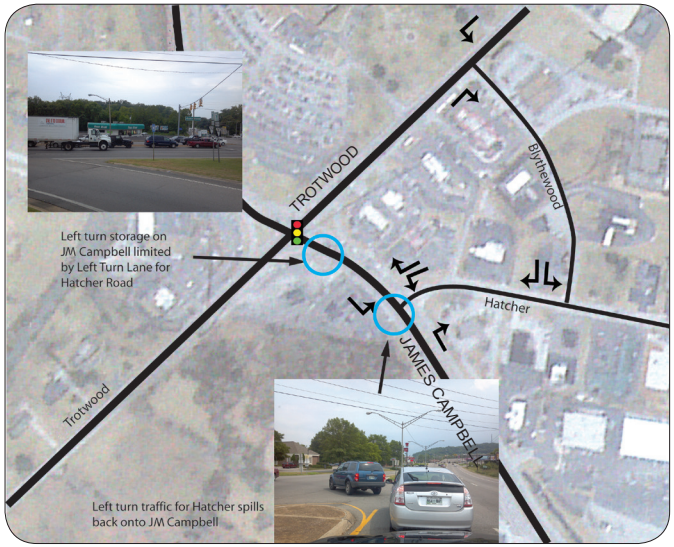
Lack of Connectivity Dlagram

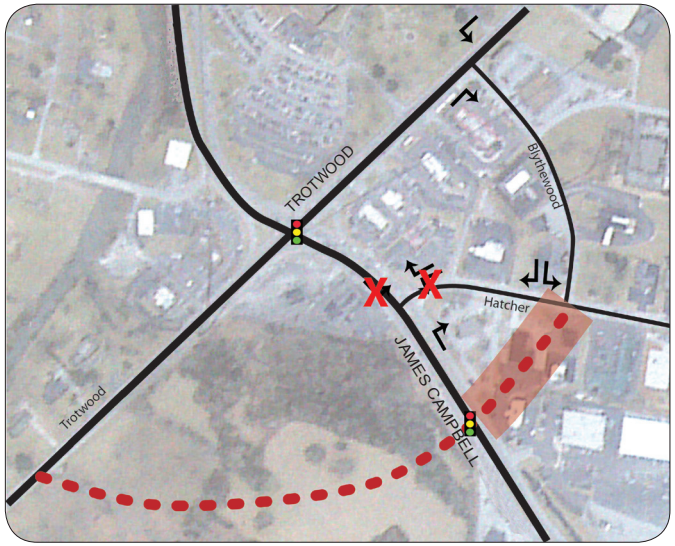


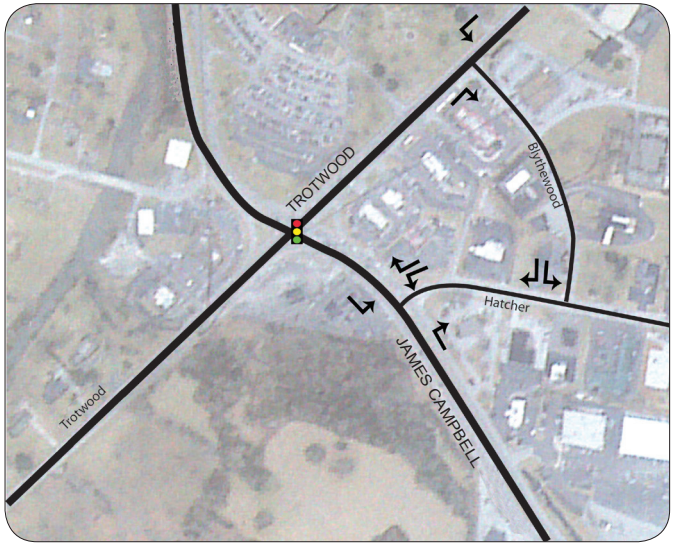
Lot Coverage Diagram

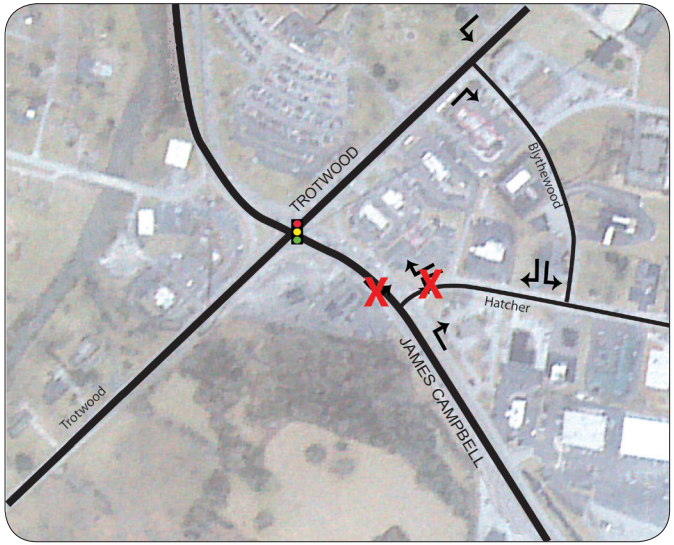
Impervious Surface Diagram

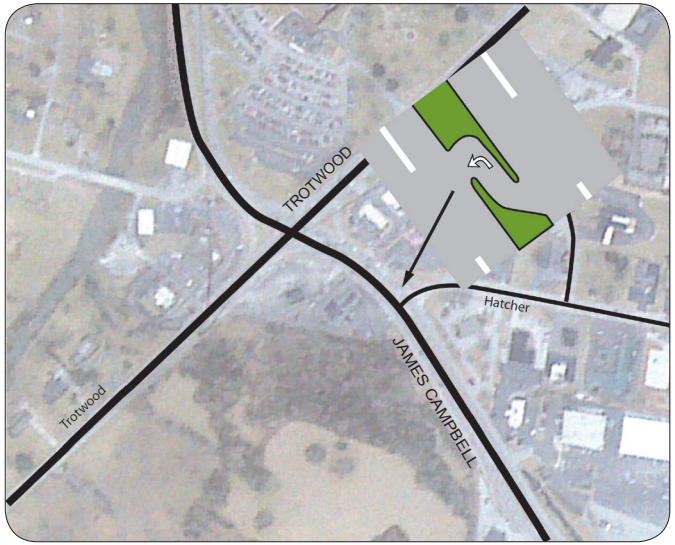
Land Use Diagram



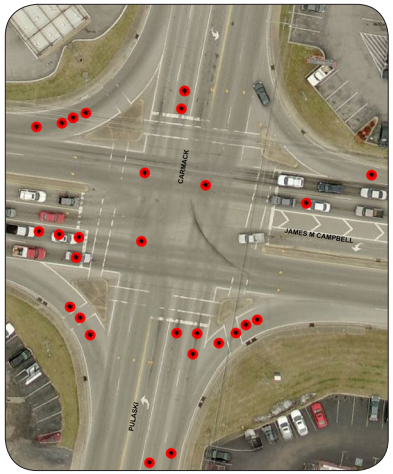
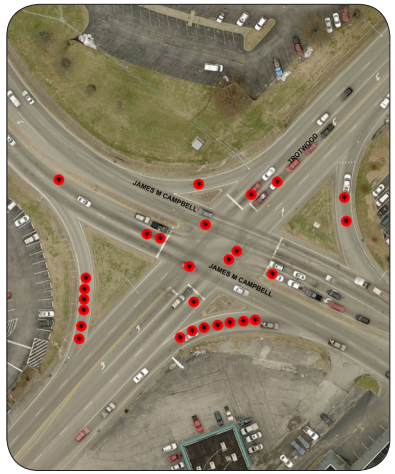
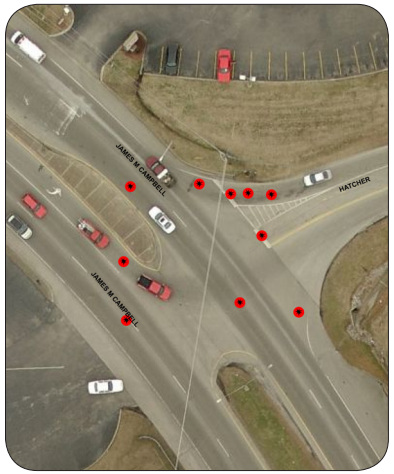
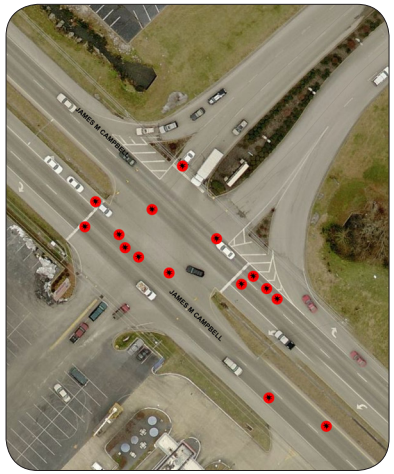


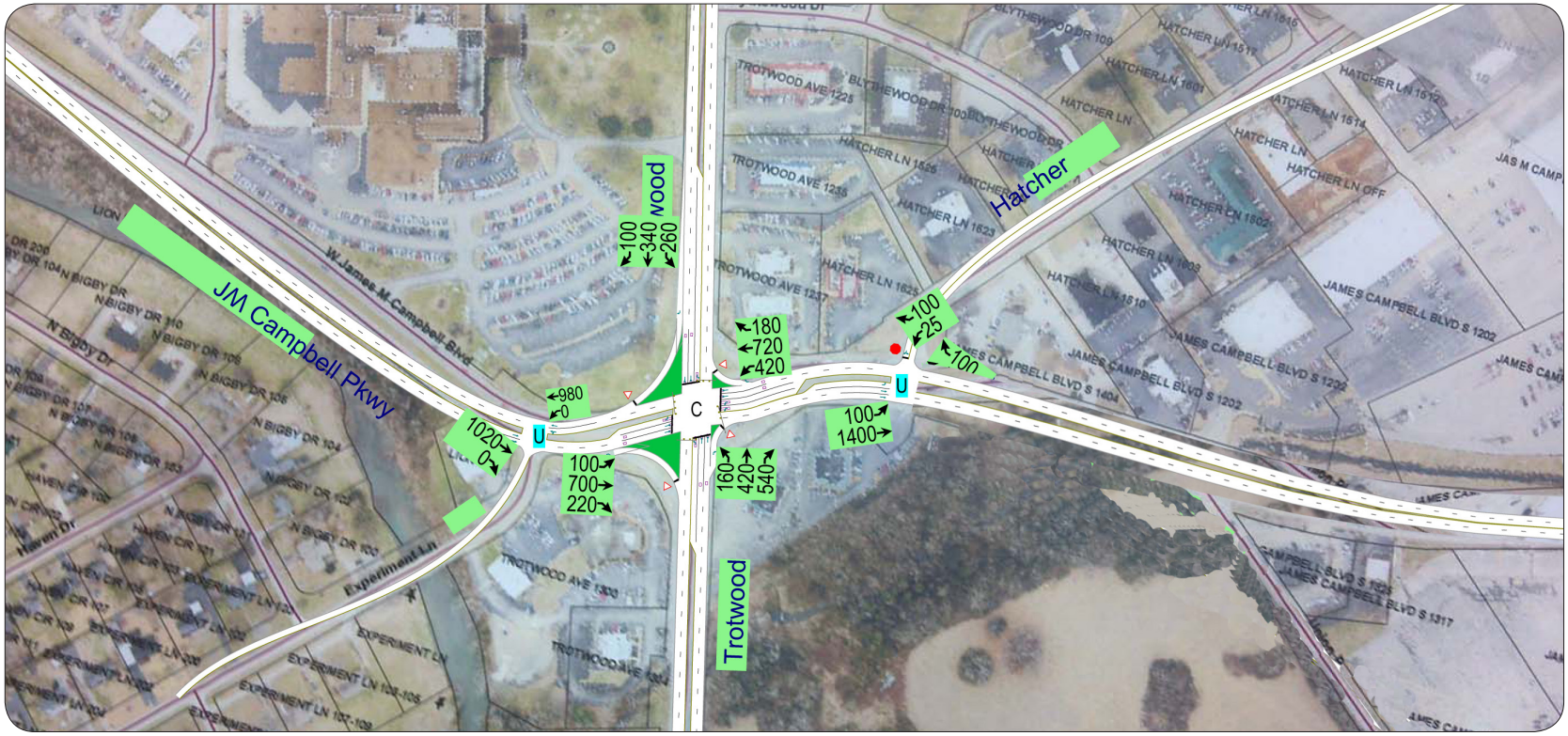




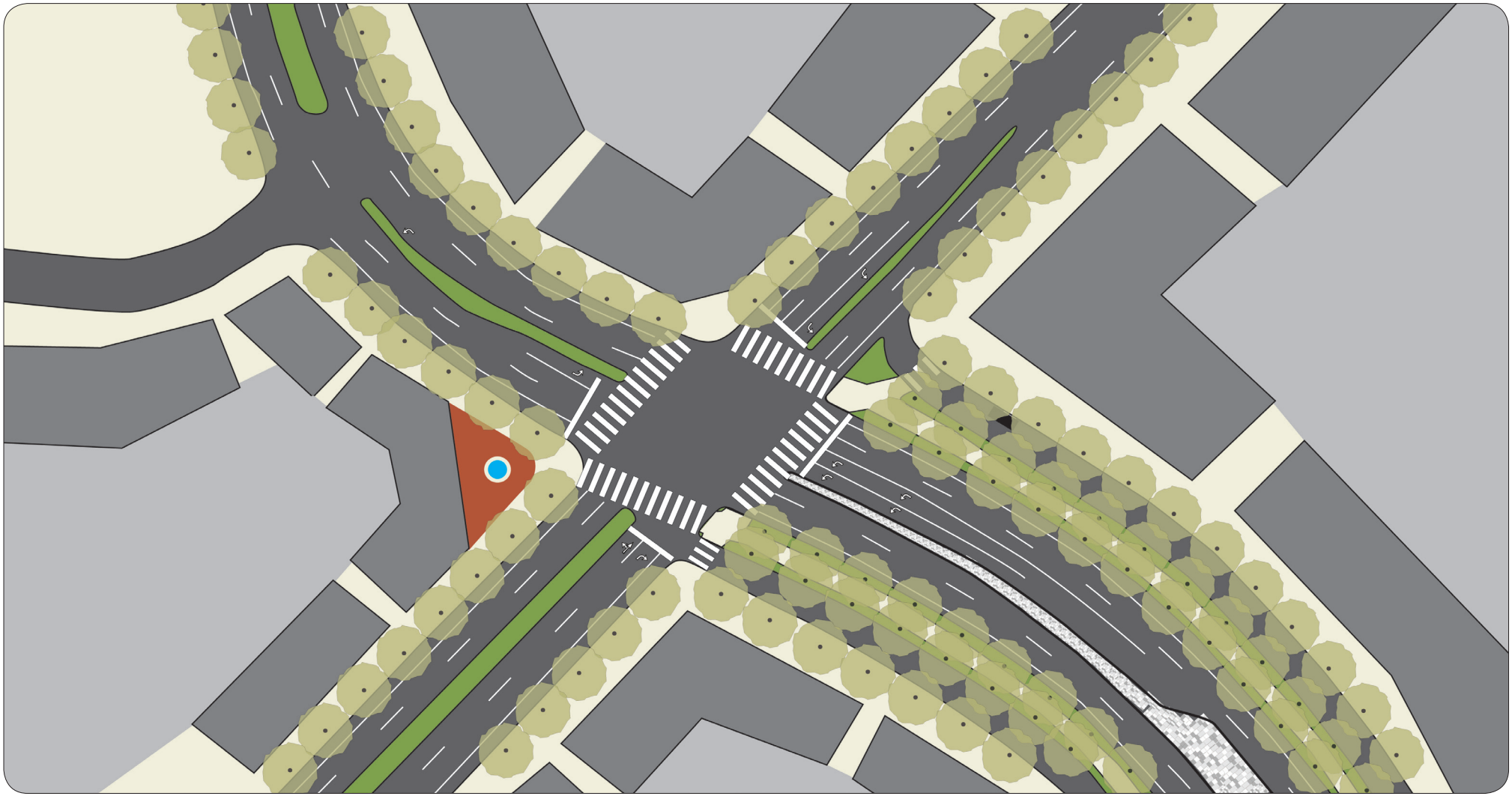


Proposed Improvements to
Hatcher Road Intersection

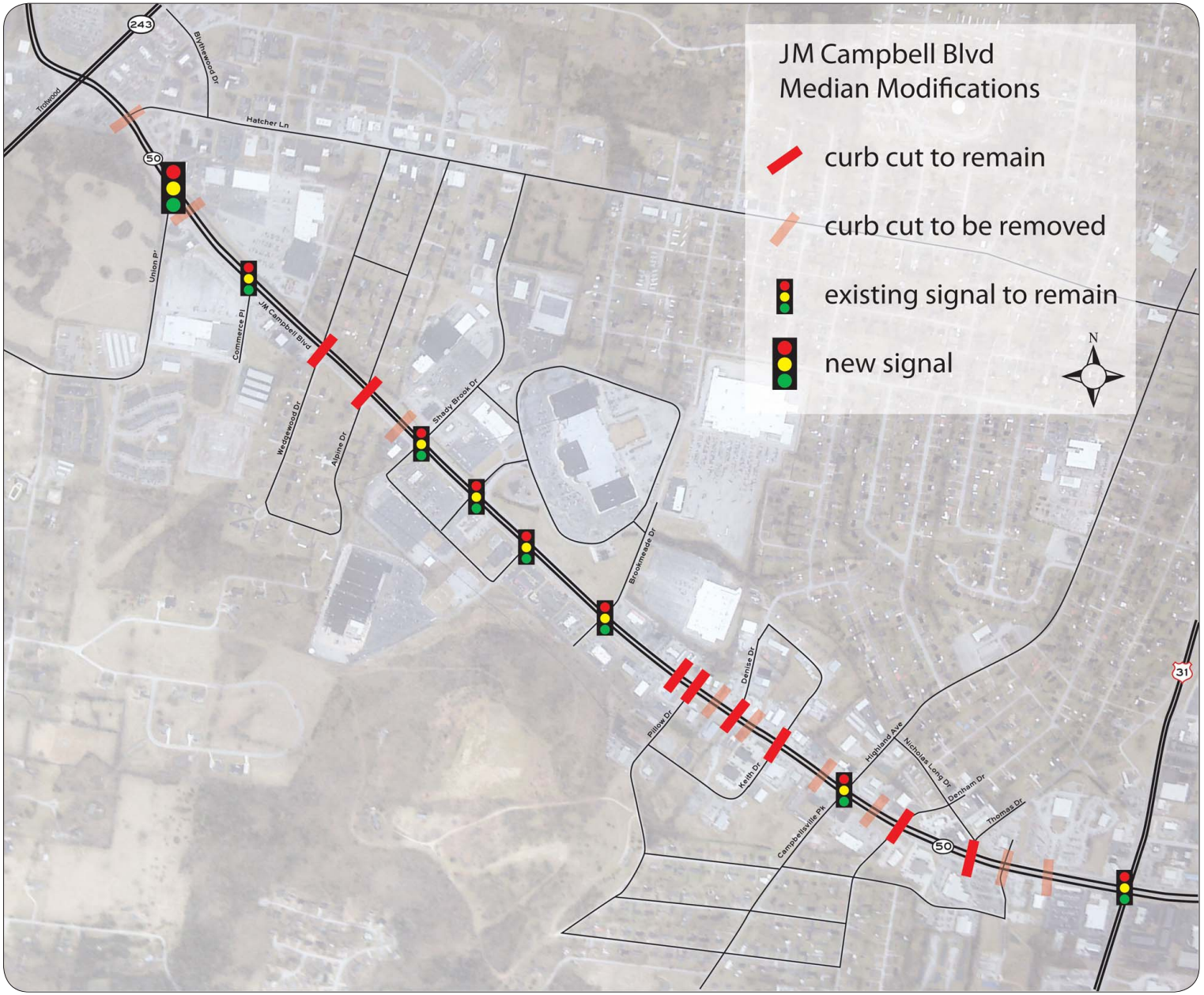







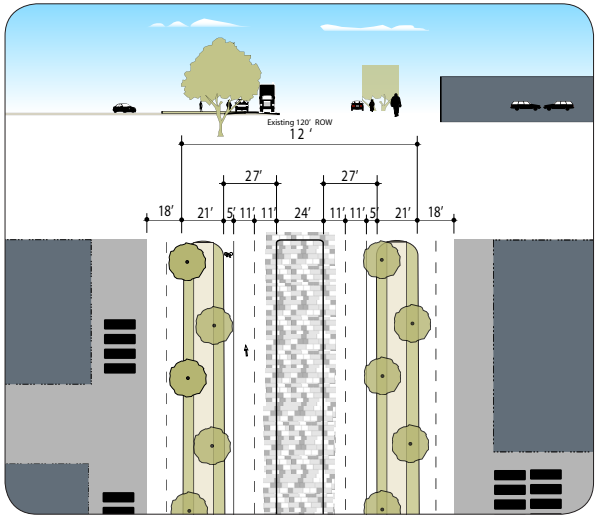
Crash & Turning Movement Analysis



Proposed Improvements to
Carmack Road Intersection



Comprehensive Median Improvement Plan



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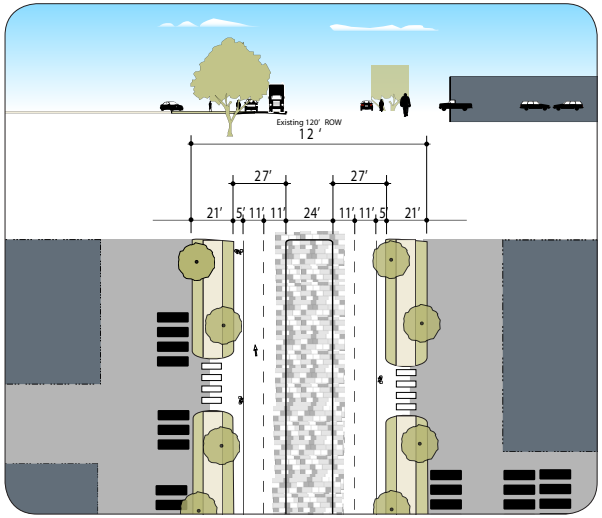

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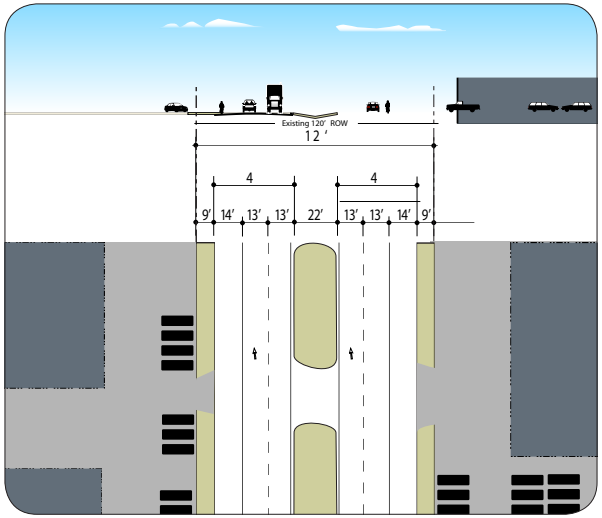

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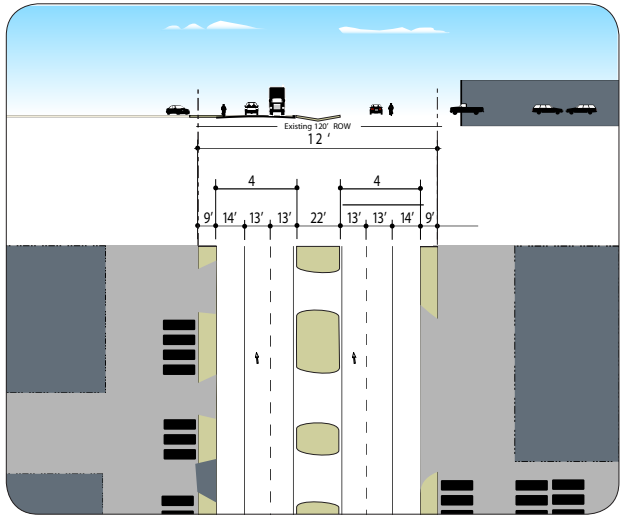

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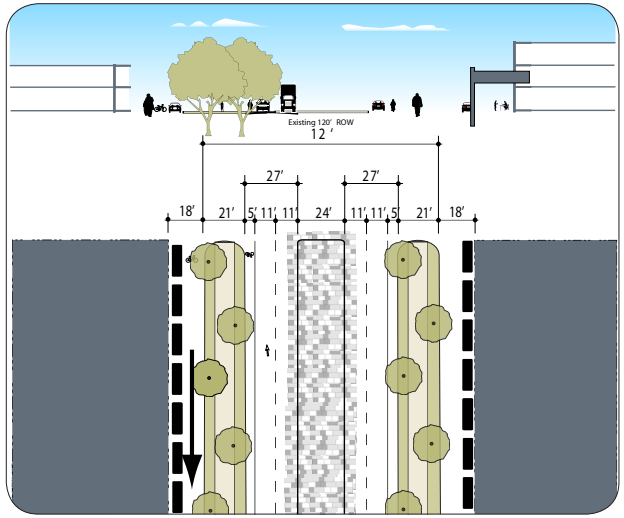

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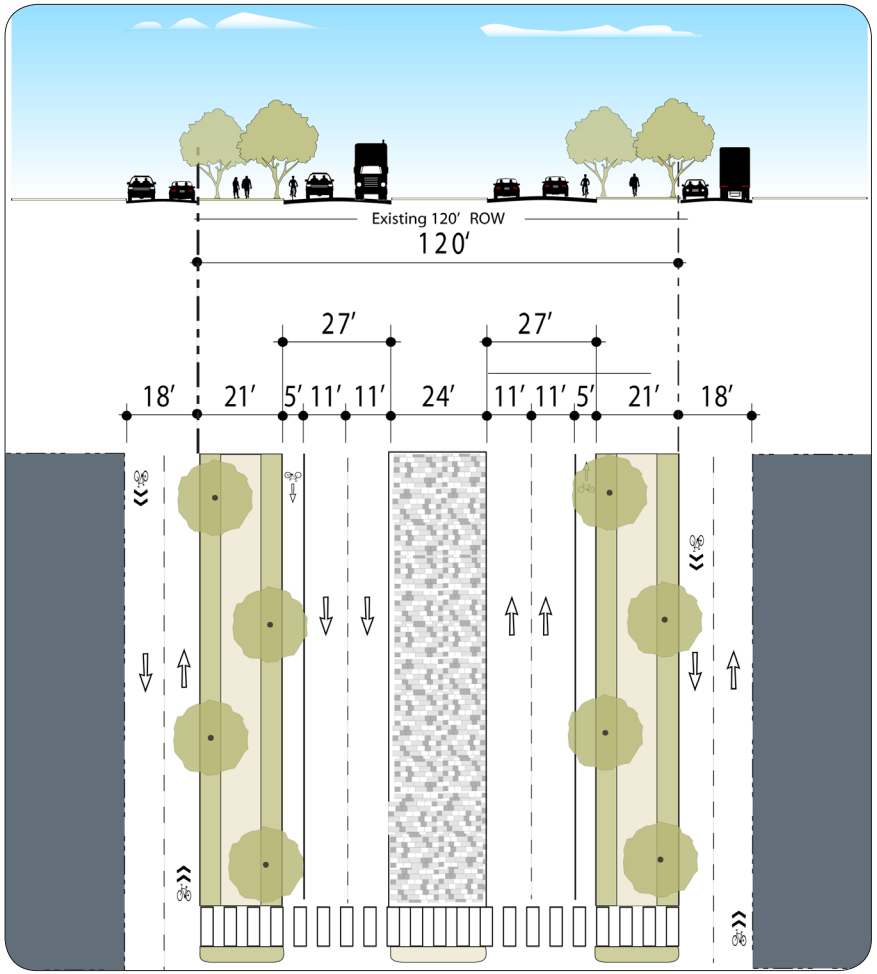
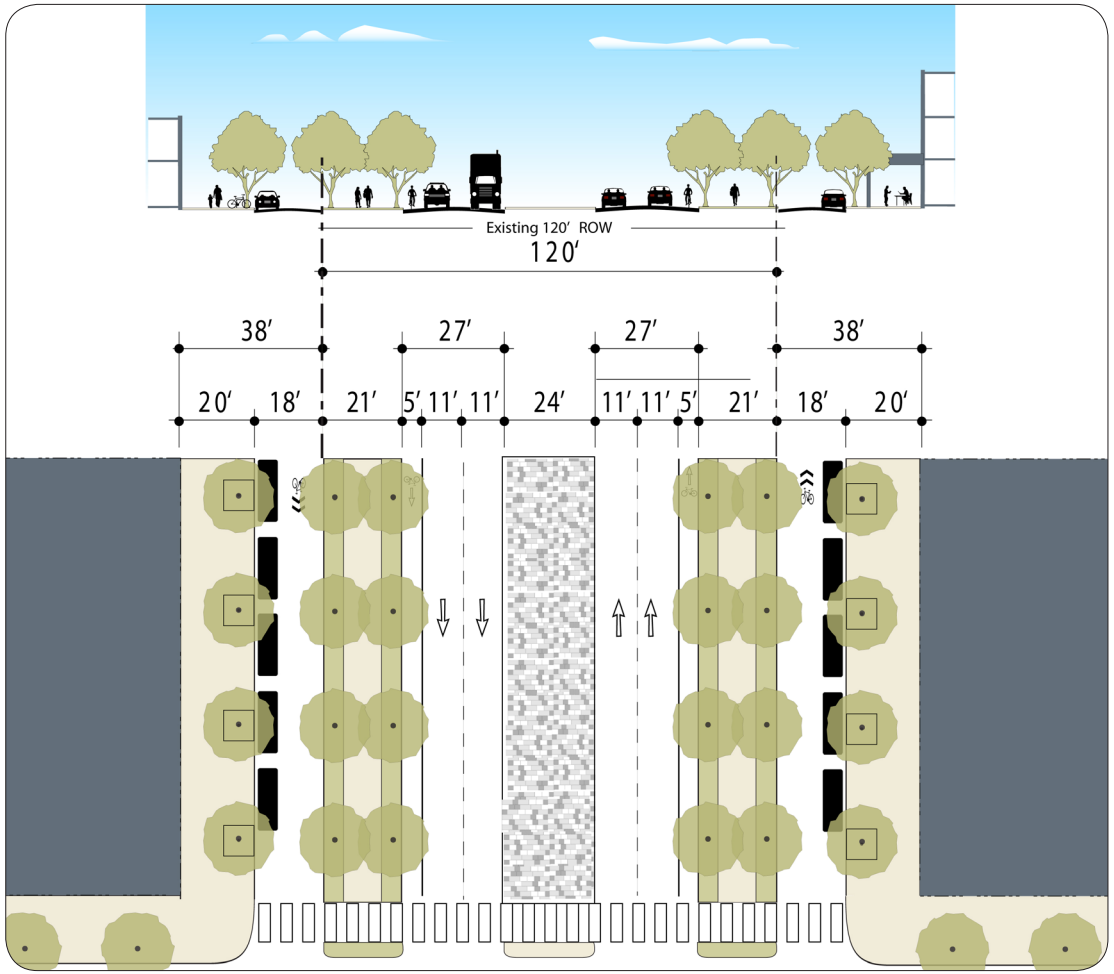
Curb & Median Cut Improvement Phasing

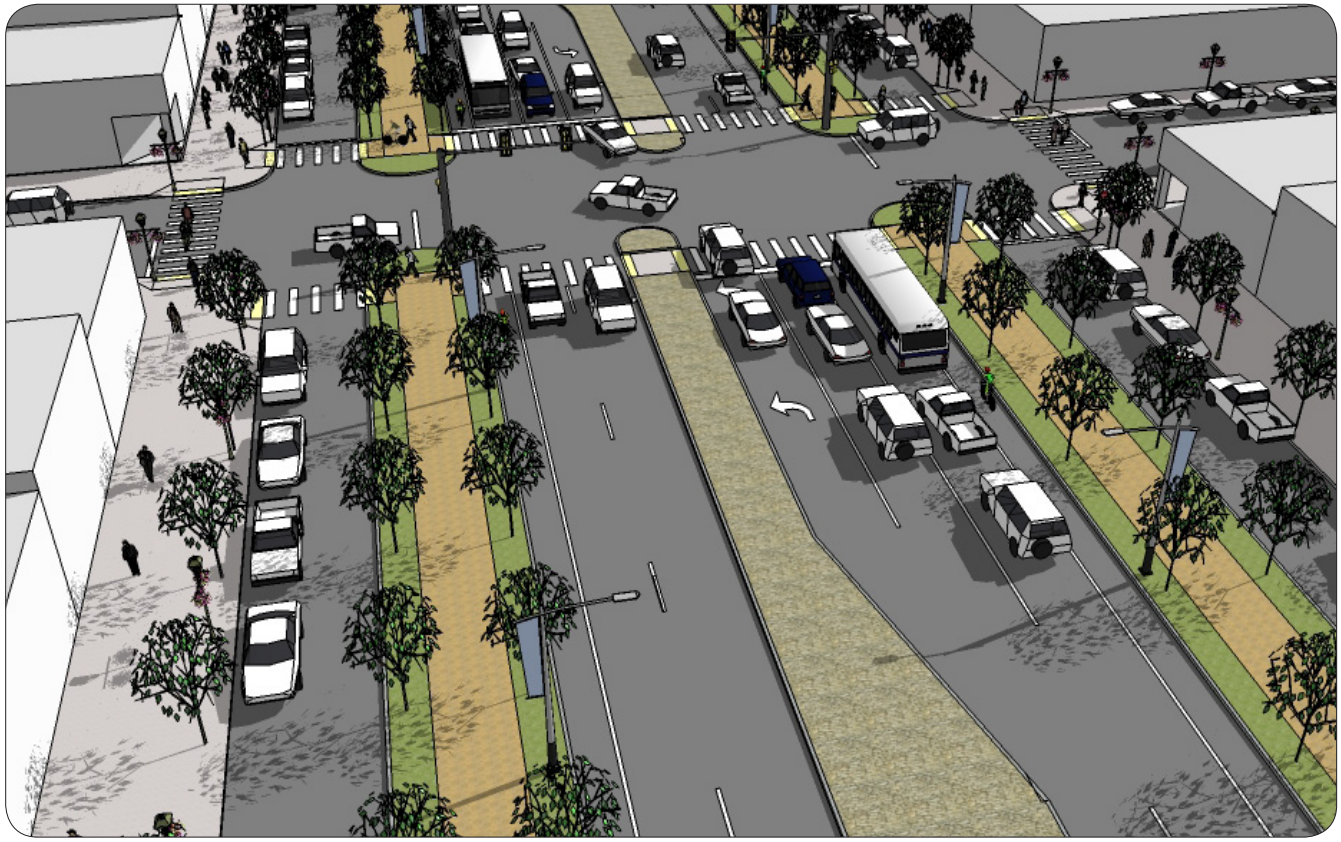


Before on-street parking



After on-street parking

Multiway Boulevard Design



Multiway Boulevard Design

1

2

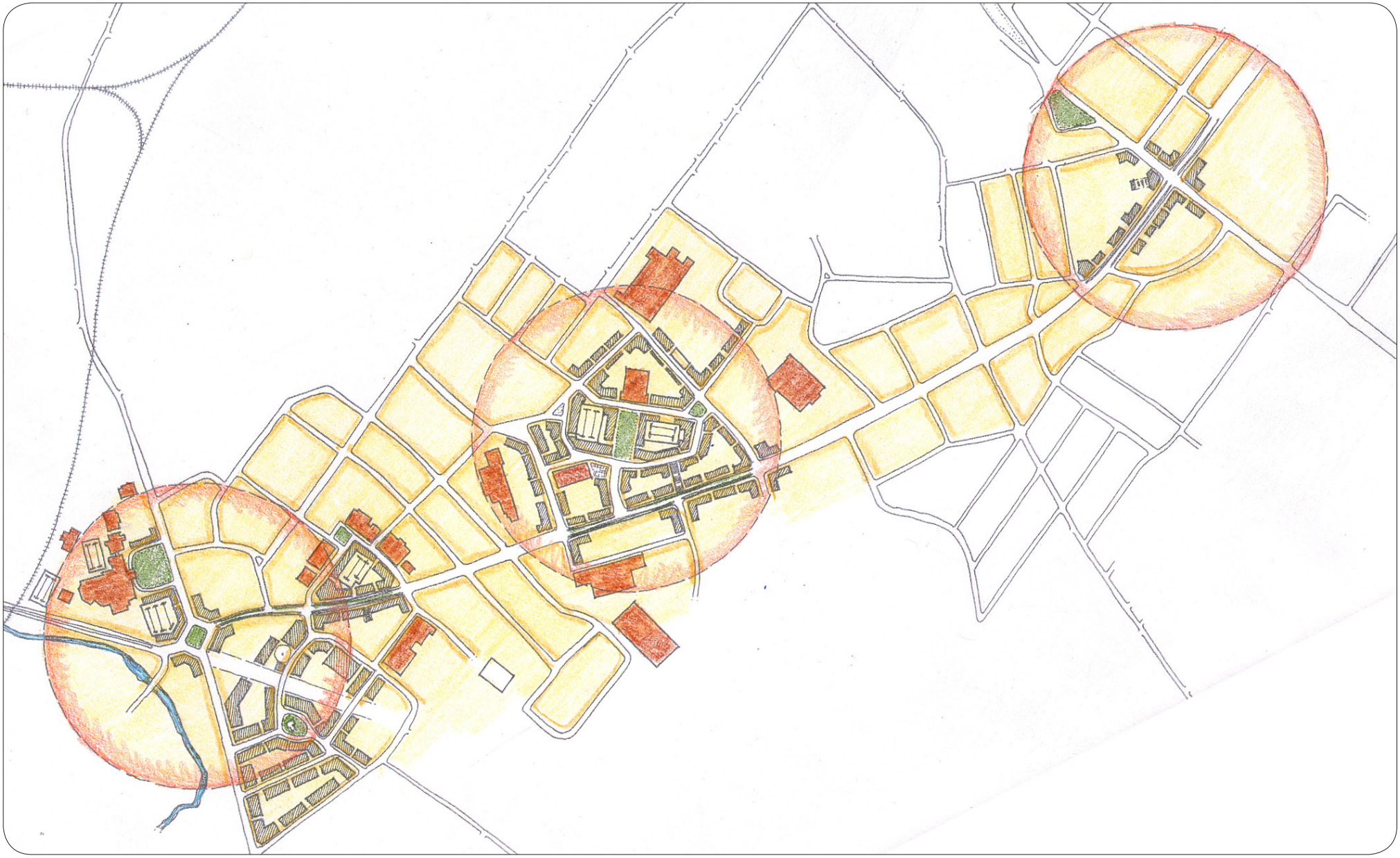
3

Columbia Mall - Streetscape Transformations

4

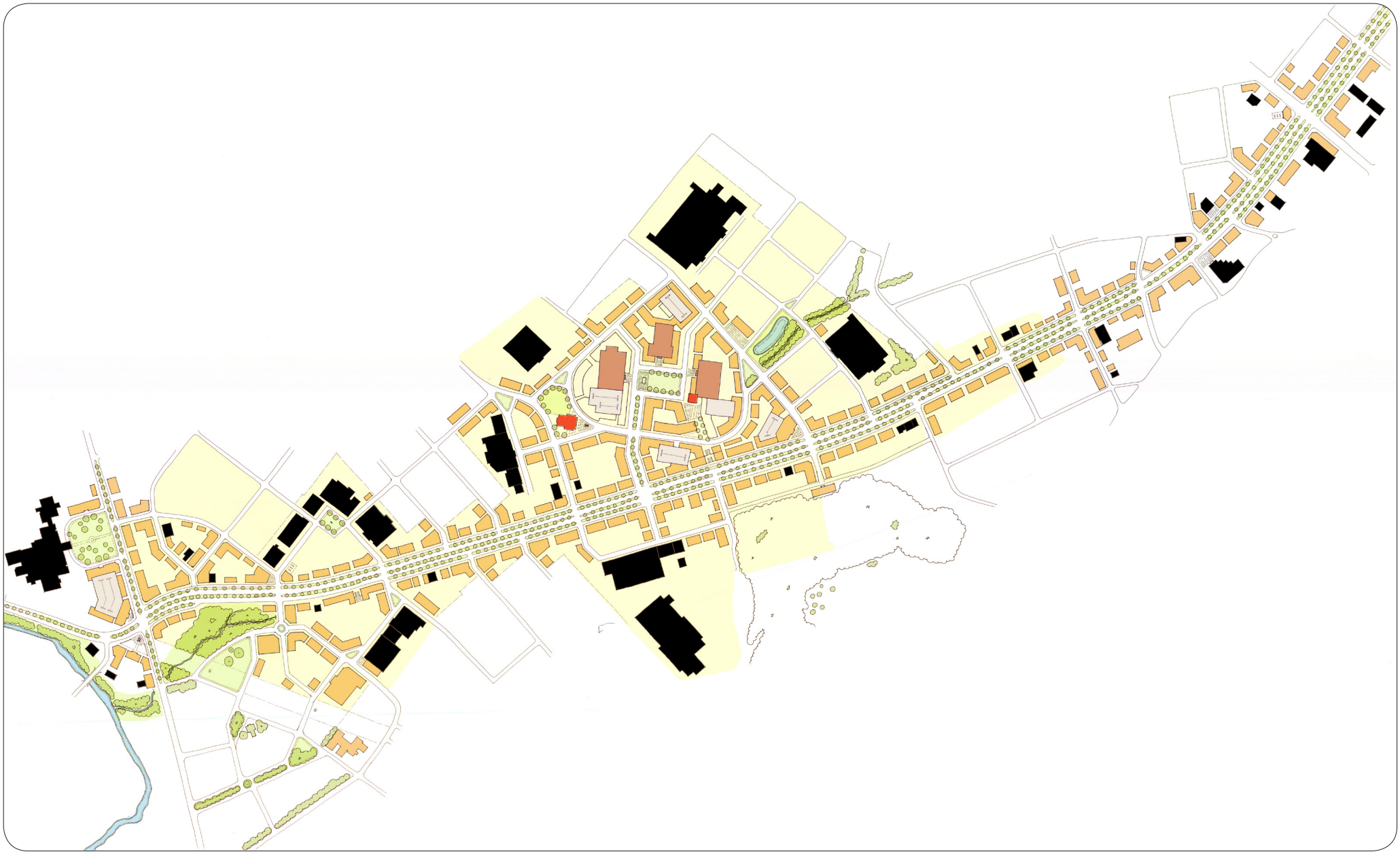
5

Columbia Mall - Streetscape Transformations



Preliminary Scheme 1

Preliminary Scheme 2



Illustrative Redevelopment Plan

Gravel Hill - Before and After
Streetscape Improvements

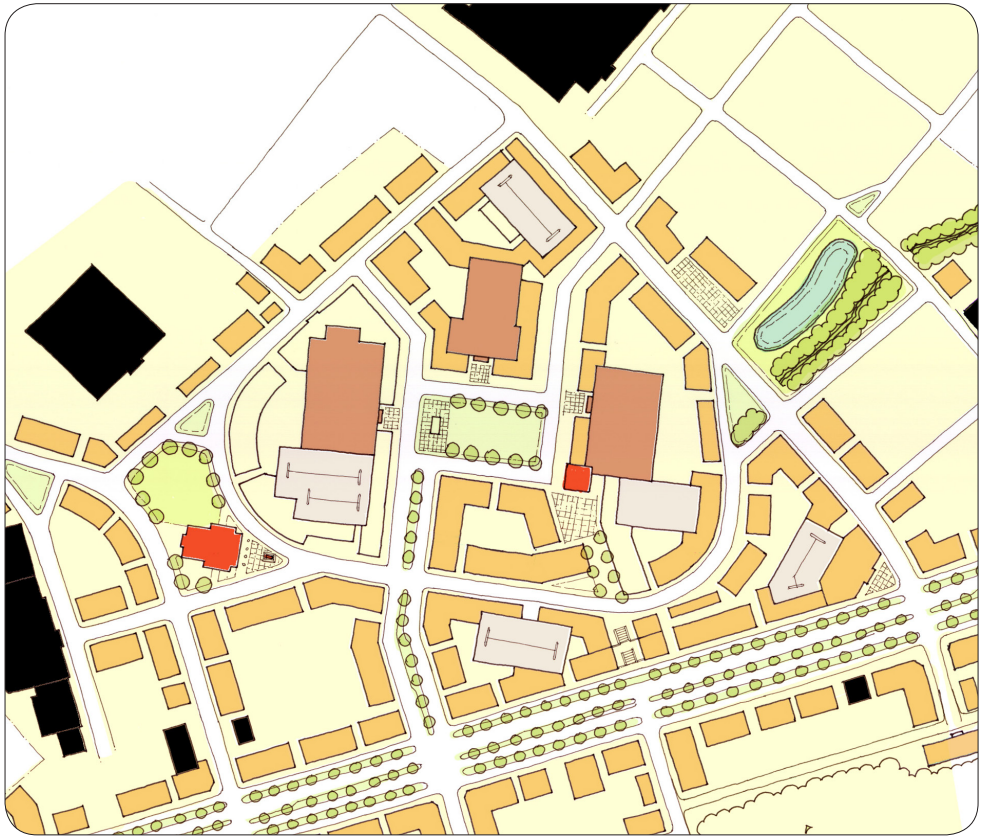
Big Box Redevelopment
Transformation

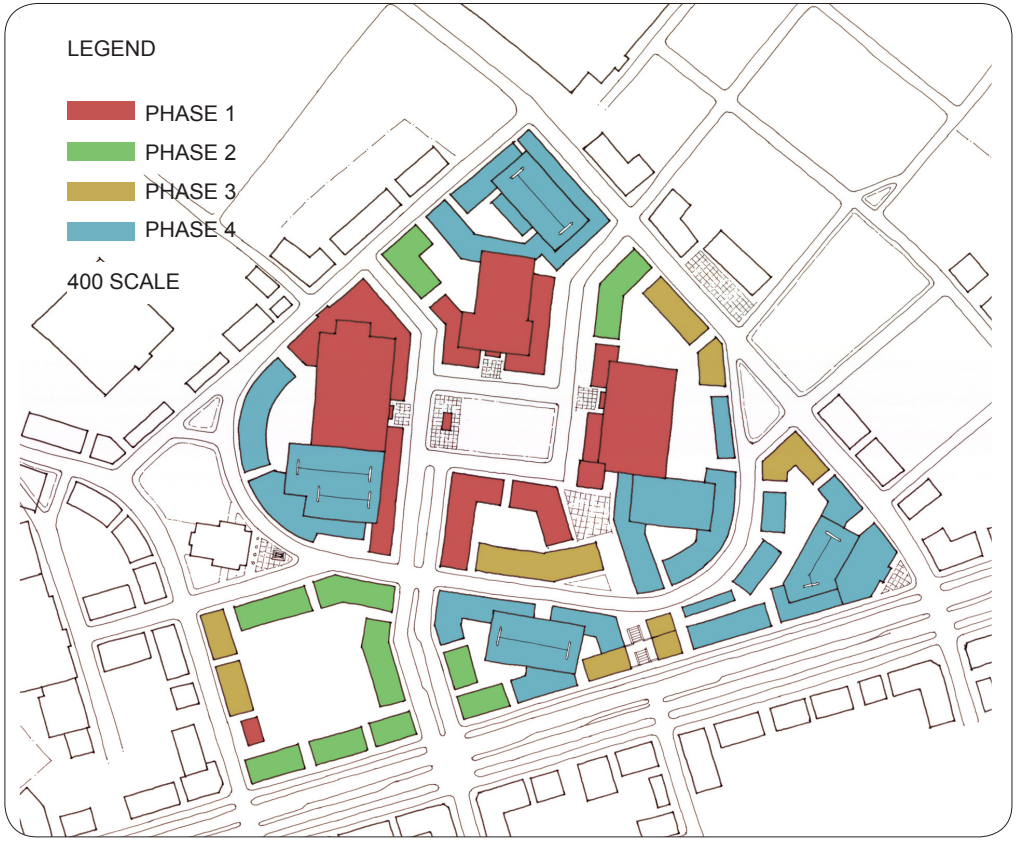
Big Box Redevelopment
Transformation

Big Box Redevelopment
Transformation

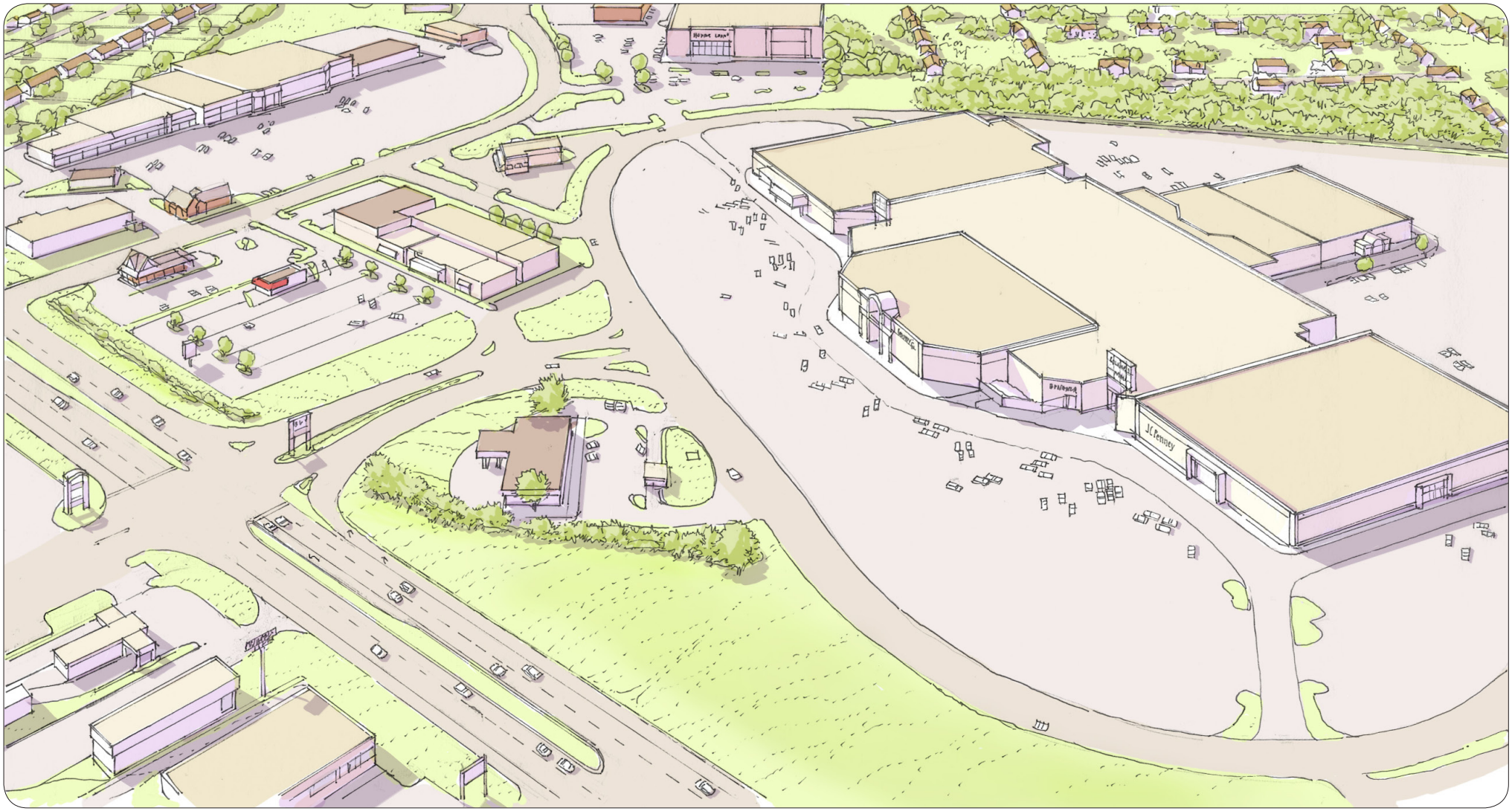
Big Box Redevelopment
Transformation

Big Box Redevelopment
Transformation





Catalyst Illustrative Plan: Mall Redevelopment & Phasing



Columbia Mall - Before Retrofit

Columbia Mall - After Retrofit

Columbia Mall - After Retrofit