

JAMES CAMPBELL BOULEVARD

STRATEGIC CORRIDOR PLAN



COMMUNITY CHARACTER ANALYSIS

PREPARED BY:
TOWN PLANNING & URBAN DESIGN COLLABORATIVE
2011

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CITY OF COLUMBIA, TENNESSEE

Introduction

SYNOPTIC SURVEYS - The design team toured the study area and the surrounding region to thoroughly document the unique vernacular urban and architectural characteristics of the region. Examples of these types of observations are documented in subsequent pages as Synoptic Surveys. These Synoptic Surveys are arranged, based on character, by Transect Zones, from the most rural to the most urban.

The Synoptic Survey is typically used for environmental analysis in nature to determine the characteristics of a given area by discovering the habitats (or “communities”) that it contains. The intention is to determine the metrics and values of each habitat in order to recommend the degree of protection and type of restoration it might require.

Each functioning habitat is a symbiotic community of micro-climate, minerals, humidity, flora and fauna. The concepts and methods that are used to analyze natural habitats can be extended into areas of human habitation as well.

The Synoptic Survey quantifies these physical characteristics that make the most-loved areas of the city habitat unique so that the most desirable qualities may serve as inspiration or be replicated in future development patterns ensuring that such development is consistent in character to the existing conditions.

JAMES CAMPBELL BOULEVARD STRATEGIC CORRIDOR PLAN

Synoptic Surveys

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



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

2. PUBLIC FRONTAGE	
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

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

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



3. PRIVATE FRONTAGE

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

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

JAMES CAMPBELL BOULEVARD STRATEGIC CORRIDOR PLAN

Synoptic Surveys

TRANSECT ZONE: T4 - GENERAL URBAN



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

1. POLK HOME



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

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

2. PUBLIC FRONTAGE



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

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

3. PRIVATE FRONTAGE

TRANSECT ZONE: T4 TO T5



1. GARDEN & 7TH	
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



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

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



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

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

JAMES CAMPBELL BOULEVARD STRATEGIC CORRIDOR PLAN

Synoptic Surveys

TRANSECT ZONE: T5 - URBAN CENTER



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

1. DOWNTOWN



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

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

2. PUBLIC FRONTAGE



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

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

3. PRIVATE FRONTAGE

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



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

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



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

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

2. PUBLIC FRONTAGE

3. PRIVATE FRONTAGE



JAMES CAMPBELL BOULEVARD STRATEGIC CORRIDOR PLAN

Synoptic Surveys

TRANSECT ZONE: T5 - SPRAWL



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

1. JAMES CAMPBELL BLVD. (RESTAURANT)



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

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

2. PUBLIC FRONTAGE



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

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

3. PRIVATE FRONTAGE