



CLARKSVILLE, TENNESSEE
CENTRAL IMPROVEMENT DISTRICT STREETScape PLAN

PUBLIC SQUARE

Hodgson & Douglas LLC

Landmarks Architecture | Planning | Urban Design
Nashville, Tennessee | AUGUST 2004

**CENTRAL IMPROVEMENT
DISTRICT STREETScape PLAN**

CLARKSVILLE, TENNESSEE

EXECUTIVE SUMMARY

Prepared by:

**Hodgson and Douglas, LLC
120 29th Avenue South
Nashville, Tennessee 37212**

August 10, 2000

**CENTRAL IMPROVEMENT DISTRICT STREETSCAPE PLAN
CLARKSVILLE, TENNESSEE**

1.0 OVERVIEW

Hodgson and Douglas was retained to provide a Concept Plan for streetscape and pedestrian improvements for the Central Improvement District of downtown Clarksville, Tennessee. This Concept Plan was based upon the "Design Guidelines for the Central Business Improvement District, Clarksville, Tennessee" prepared by Odell Associates, Inc. in December 1999. The Hodgson and Douglas plan should form an addendum and amplification to the Odell study.

The limits of work for our plan include the following: McClure St. on the north, Second St. and University Ave./Sixth St. on the east, Crossland Ave. on the south and Riverside Dr. on the west. This Streetscape Plan has been coordinated with recent streetscape design work provided for Riverside Drive and Second St. The goal is to provide a seamless transition between these two projects.

This streetscape plan should provide a clear direction for site improvements within the study area. A phasing plan has been included that will include priorities for implementation. Streetscape improvements previously considered voluntary under the Main Street Guidelines are now mandatory.

In most cases improvements have been limited to the Public Right of Way. However, in some areas, we are suggesting improvements that will extend on to private property, such as parking lot screening.

2.0 SCOPE OF PROJECT

In order to provide the required plan, H&D provided the following Scope of Work:

2.1 PUBLIC MEETINGS

Two public meetings were held to discuss the scope of the project and to gain public input regarding construction materials. Attendees included members of the public and private sector, utility agencies, stakeholders and committee members. The first meeting was conducted to discuss overall project goals / expectations and review of previously completed studies. The second meeting was held to review the Inventory and Analysis and Preliminary Concept Plan. Comments from this meeting were incorporated into the Final Concept Plan.

2.2

SITE INVENTORY AND ANALYSIS

Street by street, inventories were conducted for the entire site. This work included a review of existing sidewalks, vegetation, lighting, views, parking, pedestrian circulation and gateways. A complete photographic inventory was provided of the study area. Plans for other relevant downtown projects were reviewed including the Riverside Drive Second Ave. Improvements, 6th St./University Ave. improvements, College St. overhead pedestrian connector, proposed pedestrian connector from Valleybrook Park to the Public Square, Montgomery County Courthouse and Courts Complex improvements, APSU Campus improvements and proposed downtown Conference Center.

2.3

PRELIMINARY CONCEPT PLAN

In an attempt to better understand the study area, we reviewed it in terms of districts that exist. This "Districting Plan" helped determine how streetscape improvements should be developed. Following is a description of each major district:

- **Central Core** -- This area comprises most of the Central Business District and includes the historic building infrastructure of Franklin St., the Public Square, the Courthouse and Museum. Most of this area consists of retail, office, government and church uses. The two major green spaces in downtown, the Public Square and the Courthouse are located within this area. Greatest concentration of surface parking occurs around the edges. This area has the greatest concentration of pedestrian activity. The proposed College St. overhead pedestrian connector and the Valleybrook park pedestrian connector will provide important access for circulation from Riverfront Park and Valleybrook Park into the core. The Central Core is roughly bounded by Main St. (north), Fourth St. (east), Madison St. (south) and Spring St. (west).
- **Scattered Infill**
Areas to the north and east of the Central Core include a more random pattern of urban infill. These areas are characterized by auto dealers, small freestanding businesses, the large First Baptist Church Complex and large bank buildings. There are large surface parking lots that service the downtown area. These areas tend to be less pedestrian friendly with more narrow walks and wider roads. There is a lack of cohesion in these areas and a temptation to 'suburbanize' them in future development by creating large buildings set back from the street, surrounded by surface parking. This area is bordered by: College St. south to Main St., east to University Ave./Sixth St., south again by the railroad track and west to Fourth St. Most of the area north of College St. is included in this district as well.

- **Industrial**
These are areas which include active industrial uses or warehouses with some strip retail. They are not generally pedestrian friendly with narrow or non-existent walks, considerable truck traffic and poor views. The two major areas include the land within Riverside Dr. on the west, Main St. on the north, Spring St. on the east and Commerce St. on the south. This area has great potential for redevelopment as it lies between the historic buildings on the Public Square (with excellent views towards the river) and the emerging Riverside Dr. corridor. There is a row of historic warehouses on Spring St. in this area. The second area of industrial development is the southwest corner of the study area located to the south of the railroad tracks.
- **Historic Warehouses**
This area consists of warehouses; many are historic and relate to the early tobacco industry in Clarksville. While many of the characteristics listed above are also true of this area, there is potential for renovation and re-adaption in this area. Sidewalks need to be more clearly established and better lighting provided.
- **Dog Hill Neighborhood**
This is Clarksville's most significant urban historic residential neighborhood and consists primarily of single-family detached dwellings on individual lots. This neighborhood is intact with beautifully preserved homes. Sidewalks are in varying states of repair and consistent street lighting is needed.
- **McClure St./Madison St. Neighborhood**
This area is located in the northeast section of the site and includes single-family detached dwellings. Sidewalks are in poor shape and consistent street lighting is needed. The Smith Trahern Mansion forms the northern boundary of this area.

A Preliminary Conceptual Plan was prepared based upon comments at the Public Meeting, the Inventory and Analysis and the Districting Plan. It included conceptual layout of sidewalk improvements, crosswalks, street tree planting and screening, street furniture and lighting.

2.4 **FINAL CONCEPT PLAN**

The Preliminary Concept Plan was presented at a public meeting. Review comments were taken that resulted in the Final Concept Plan. Following is a description of improvements recommended for each district. A phasing Plan and Estimate of Cost follow this section. Detailed composite descriptions of improvements for each street are included.

2.4.1 Sidewalks

New or improved walks should conform to the width of existing ones. ADA requirements should be taken into consideration, providing handicap ramps at all intersections. Walks should be constructed of the following options: brick (to match Franklin St.), broomswept concrete with brick borders, or broomswept concrete. We do not recommend the use stamped concrete or exposed aggregate pavement due to maintenance, safety and appearance considerations.

- **Brick walks** should be included all the way down Franklin St. from the Public Square to University Ave. Landscape islands should be incorporated at street corners and mid-block between parallel onstreet parking spaces to break up the block and to ease pedestrian circulation. Brick pavers should be set hand tight in an asphalt bed with concrete curb and gutter to match the existing pavers on Franklin St. Brick walks should also be extended on both sides of Second and Third Streets from Commerce St. to Franklin St. (It should be noted the brick walks around the Courthouse and Courts Complex will be installed as a part of the renovation of this block presently under way). Brick walks should be included in the Public Square block (see Public Square) along Main St., First St., and the Public Square.
- **Concrete and brick walks** should be constructed on selected streets radiating out from the core. The construction will include a border of brick pavers with concrete panels.
- **Concrete walks** should be constructed to replace deteriorating walks where no walks exist. These walks generally exist around the periphery of the core. All of the residential neighborhoods should have these walks.

2.4.2 Landscaping

Where possible, we recommend that street trees be planted in islands of grass or groundcover. Two exceptions are recommended on College St. and Madison St. Trees should be planted in 5' x 5' openings in walk with tree grates. Street trees should be planted along specific streets to lend scale, focus views and to create a sense of place. Selection of specific species have been coordinated with the Clarksville Urban Forester and are indicated in the report. Care should be taken to plant small flowering trees in areas under overhead wires to avoid conflicts.

Screen plantings are indicated around existing parking lots. These would include evergreen shrubs and small flowering trees. Where possible, existing and proposed parking lots should be broken up with trees in islands. Small interior square islands

can be provided that will not lose parking spaces. If possible, we recommend that irrigation be installed for all new plantings on public property.

2.4.3 Street Furniture

Street furniture shall conform to the Odell Guidelines and include the following. They should match the green color presently used on Franklin St.

Trash receptacle:	Pennsylvania Avenue #102 by Canterbury International
Bench:	Renaissance by Timber Form
Bollard:	1890 by Canterbury International
Planter:	Jardin Planters by Canterbury International
Bicycle Rack:	Match existing

Furnishings should be located on corners, in park areas and along walks indicated on plan. Newspaper boxes should be grouped in composite metal containers, rather than in individual boxes. They should be located out of the pedestrian's way. Planters should be planted with seasoned annuals.

2.4.4 Lighting

Lighting should match the existing fixtures on Franklin St. and conform to the Odell Guidelines. New lighting has been suggested on all streets in the core area, primary streets around the core and in historic residential neighborhoods.

Three types of fixtures are recommended for use:

- A) the 10' height ornamental pole lights to match those presently on Franklin St.
- B) light and traffic signal or "pedestrian walk" signs at intersections
- C) 25' poles that are proposed for University Ave.

Specific recommendations are indicated in the report.

2.4.5

STREETSCAPE INVENTORY

Following is a street-by-street inventory of proposed improvements:

North of College Street:

McClure Street:

Lights: Fixture A

Trees: Red Maple (planted behind walk on private property)

Walk: Concrete (north side and both sides from Spring St. to Riverside Dr.

Marion Street:

Lights: Fixture A

Walk: Repair existing concrete (both sides)

First Street:

(McClure St. to College St.)

Lights: Fixture A

Walk: Concrete (from Marion St. to Jefferson St. – west side only)

Spring St.:

(McClure St. to College St.)

Lights: Fixture A

Walk: Concrete (from Jefferson St. to College St.)

Jefferson St.:

(Riverside Dr. to Second St.)

Lights: Fixture A

Walk: Concrete

College St.:

(Riverside Dr.– University Ave.)

Lights: Fixture C/B

Trees: Tree grates, Chinese Pistache and Redbud Sugar Maples on APSU Campus

Walk: Concrete with brick bands

Site Furnishings: Benches, trash receptacles, planters at corner.

South of College Street

Main Street:

Lights: Fixture A/B
Trees: Plant on outside of walk (private property), Zelkova
And Ginkgo (alternating blocks)
Walk: Concrete/brick: (Riverside Dr. to Public Square
Brick: (Public Square to First St.)
Concrete: replace existing (Third St. to University Ave.)
Site Furnishings: Benches, trash receptacles, planters (Public Square)

Legion Street:

Lights: Fixture A
Trees: in planters – Columnaire Red Maple
Walk: Concrete/brick

Franklin Street:

Lights: Fixture A/B
Trees: in planters (no tree grates). Willow Oaks and
“Village Green” Zelkova
Walk: Brick
Site Furnishings: Benches, trash receptacle, planters

Commerce Street:

Lights: Fixture A/B
Trees: plant on outside of walk (private property), Allee Elms
Walk: Brick/concrete (Riverside Dr. to Fourth St.)
Concrete: (Fourth St. to University Ave.)
Site Furnishings: Benches, trash receptacle, planters (at Courthouse)

Madison Street:

Lights: Fixture A/B
Trees: Tree Grates – Ginko
Walk: Concrete/brick
Site Furnishings: Benches, trash receptacle

Union Street:

Lights: Fixture A
Walk: Concrete (replacement and new)

W. Washington Street: Lights: Fixture A
Walks: Concrete

Crossland Avenue: Trees: Redbud and Golden Raintree (alternate blocks) (between walks and curb)

Spring Street:
(College St.
Washington St.)

Lights: Fixture A
Walk: Concrete

First Street:

Lights: Fixture A/B
Trees: In islands (Littleleaf Linden and Sugar Maple)
Walk: Brick (College St. to Franklin St.)
Concrete (Commerce St. to Washington Ave.)
Site Furnishings: Benches, trash receptacles, planters (between Main St. and Franklin St.)

Second Street:

Lights: Fixture A/B
Trees: Littleleaf Linden, Norway Maple
Walk: Brick/concrete: (College St. to Franklin St.)
Brick: (Franklin St. to Commerce St.)
Brick: (Commerce St. to Madison St.)
Concrete: (Nunford St. to Union St.)
Site Furnishings: Benches, trash receptacles, planters (Courthouse)

Third Street:

Lights: Fixture A/B
Trees: Littleleaf Linden, Norway Maple
Walk: Concrete/brick: (Main St. to Franklin St. and Commerce St. to Madison St.)
Brick: (Franklin St. to Commerce St.)
Concrete: (Madison St. to Union St.)
Site Furnishings: Benches, trash receptacles, planters (Courthouse)

Fourth Street:

Hiter St.
Lights: Fixture A/B
Trees: Allee Elms
Walk: Concrete: (Main St. to Commerce St.)
Concrete/brick: (Commerce St. to Madison St.)

Cumberland Drive

Lights: Fixture A
Walk: Concrete

University Avenue

Lights: Fixture C/B
Trees: Redbud
Walks: Concrete/brick

2.5 PHASING

In order to implement the plan, an incremental phasing plan is recommended. This plan would allow portions of the plan to be implemented over time. We would recommend that a goal be set to implement the entire plan in a 12-year time period. Following is an outline of proposed phases:

1. College St. and University Ave./Sixth St.

These improvements should be incorporated into work presently under way on these jobs.

Doghill Neighborhood

Entire urban housing neighborhood

2a. Central Core

Public Square, including areas bound by College St., Third St. and Franklin St.

- 2b. Public Square**
- 3. Area East of Core**
Extension of Franklin St. and includes area bounded by: College St., University Ave., Commerce St. and Third St.
- 4. Areas West of Core**
Area below Public Square, bounded by College St., the railroad track and Riverside Dr.
- 5. Area South of Core**
Bound by Franklin St., Commerce St., University Ave., railroad track, Union St. and the future pedestrian walkway to the Park.
- 6. South of the Railroad**
Crossland Ave. and Cumberland Dr.
- North Area**
Bound by Riverside Dr., McClure St., Second St., and College St.

