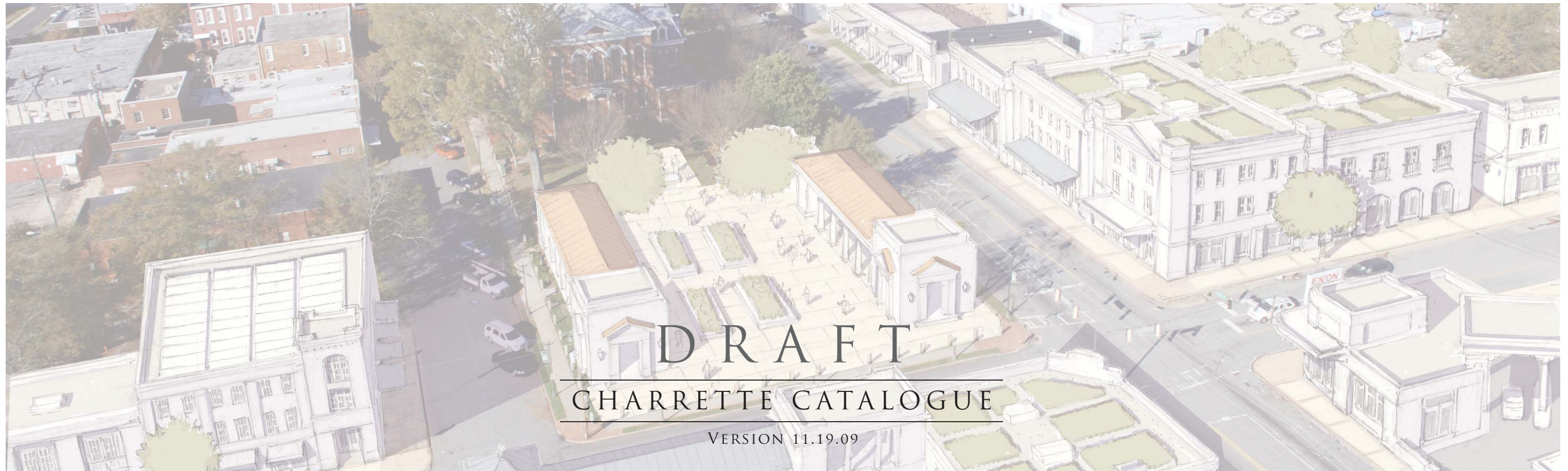


CITY OF MONROE

MASTER PLAN & SMARTCODE

MONROE, GEORGIA

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THE CITY OF MONROE, GEORGIA

Greg Thompson, Mayor

TOWN PLANNING & URBAN DESIGN COLLABORATIVE LLC

City Planners

CITY OF MONROE

MASTER PLAN & SMARTCODE

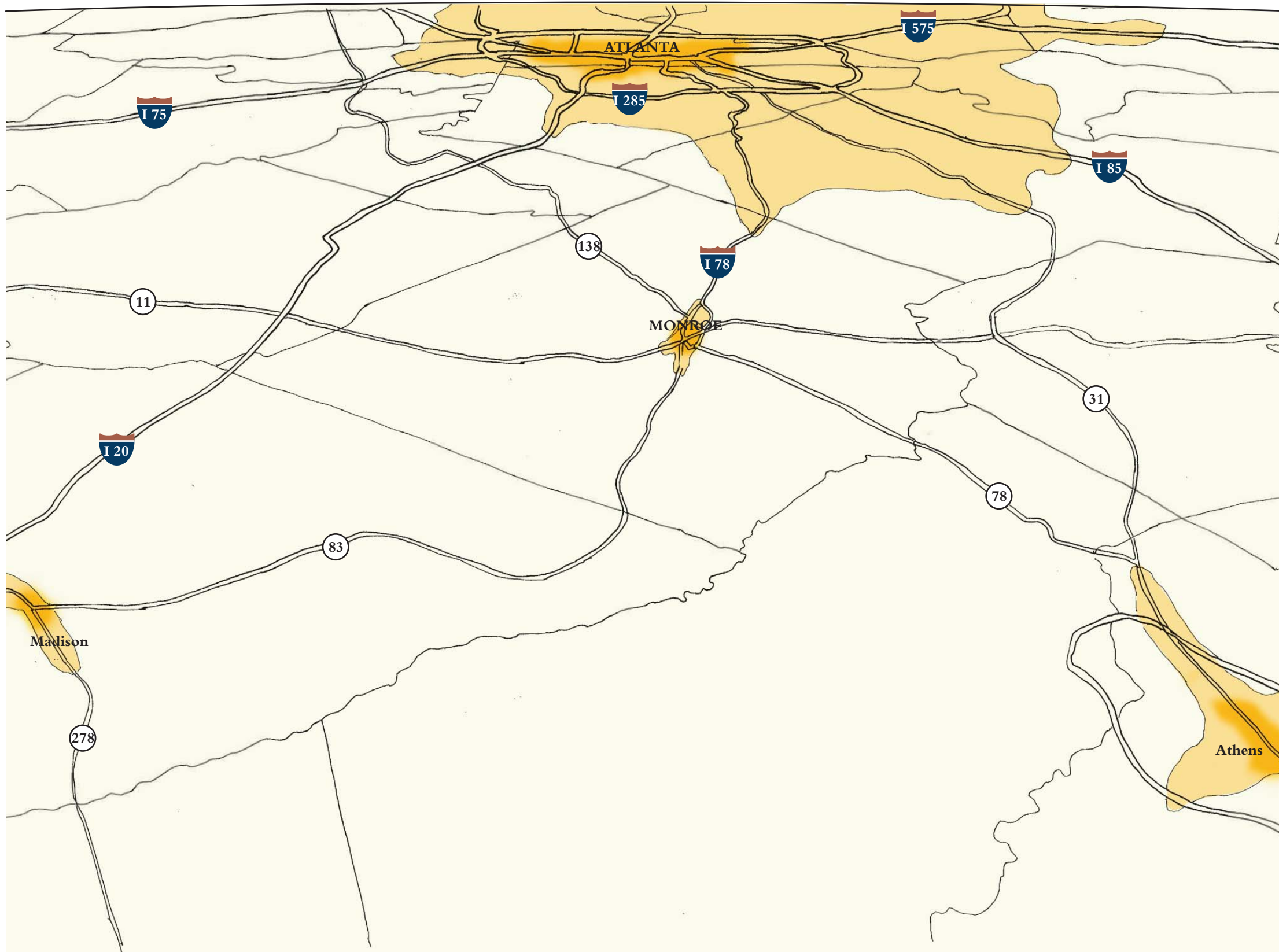
MONROE, GEORGIA

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DRAFT

CHARRETTE CATALOGUE

VERSION 11.19.09

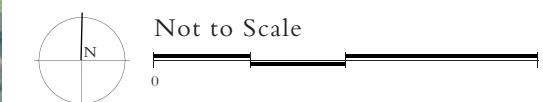


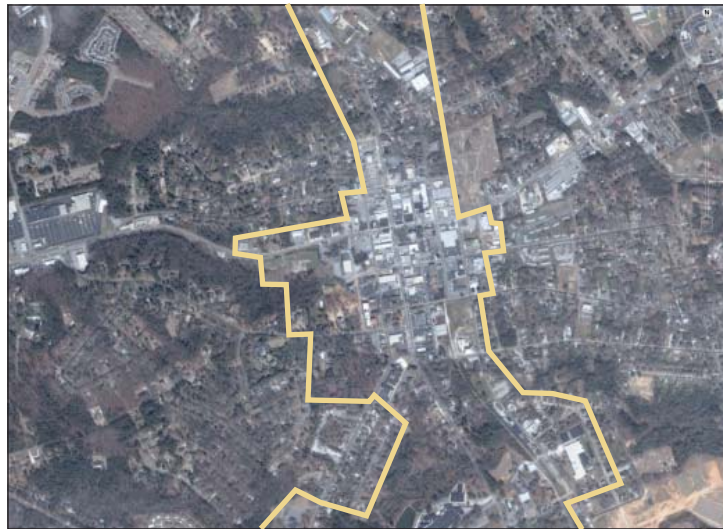


Regional Key Map

LEGEND

- City Limits
- LCI Study Boundary

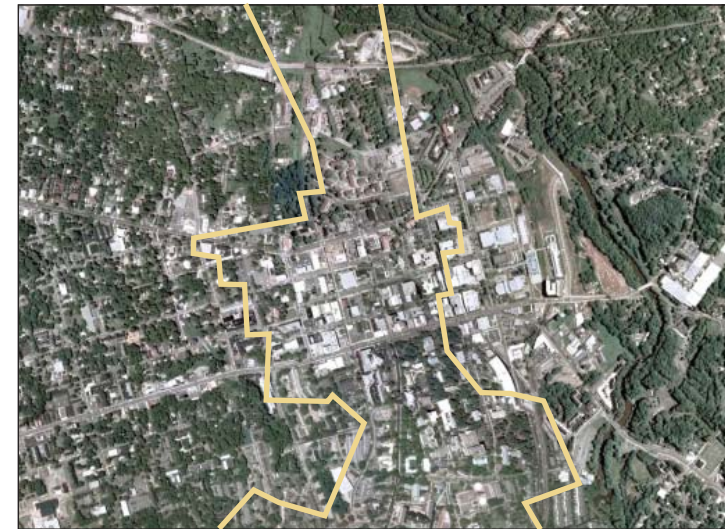




City of Monroe, Downtown District



Madison, Georgia



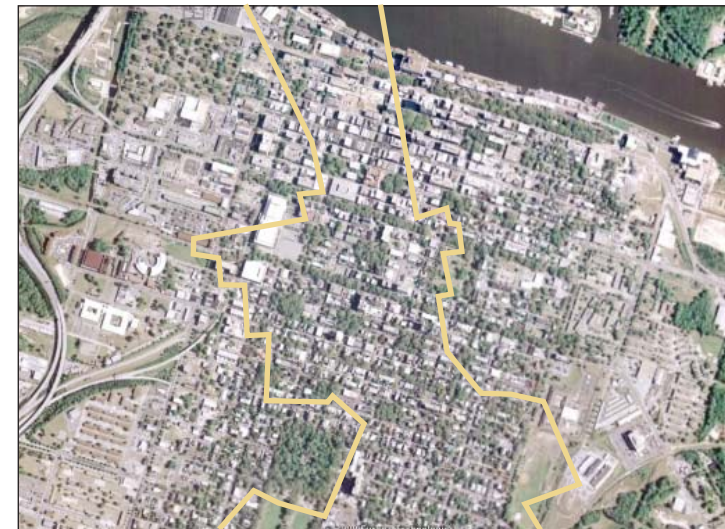
Athens, Georgia



Charleston, South Carolina



Atlanta, Georgia



Savannah, Georgia

REGIONAL SCALE COMPARISONS

This series of images is a scale comparisons showing the study area outlined in yellow, superimposed at the same scale on several well known cities in the region. This exercise is helpful for the design team to get a sense for the relative scale of the area we are studying. It also is interesting to local residents who may have never seen their community in the context of the large region. We chose to compare the Monroe Downtown District with Madison, Athens, Atlanta, Savannah, and Charleston, South Carolina. The most unexpected finding of this study was that the Monroe Downtown District is a comparable size to many larger cities.

LEGEND

 City of Monroe Downtown District

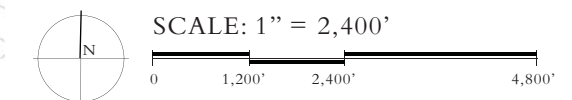




Regional Key Map

LEGEND

- City Limits
- LCI Study Boundary
- Highways
- Primary Street Network
- Secondary Street Network
- Tertiary Street Network
- x Clipped Roads
- * Gateways

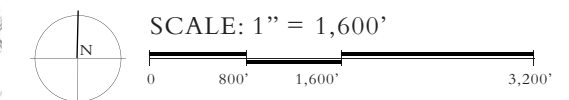




Regional Key Map

LEGEND

- City Limits
- LCI Study Boundary
- Institutional
- Religious
- Memorial
- Park
- Civic

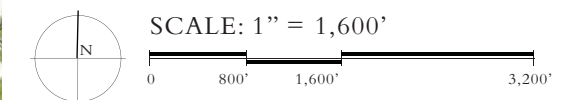




Regional Key Map

LEGEND

- City Limits
- LCI Study Boundary
- Existing Trees
- Existing Water

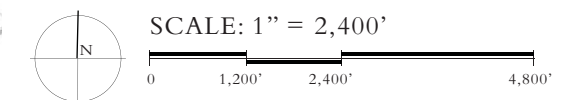




Regional Key Map

LEGEND

- - - City Limits
- LCI Study Boundary
- West Spring Street District
- Gateway District
- Downtown District
- Mill District
- Rural Hamlet District
- County Complex District

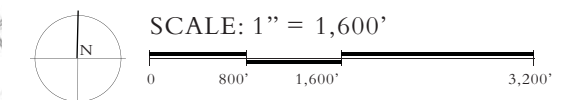


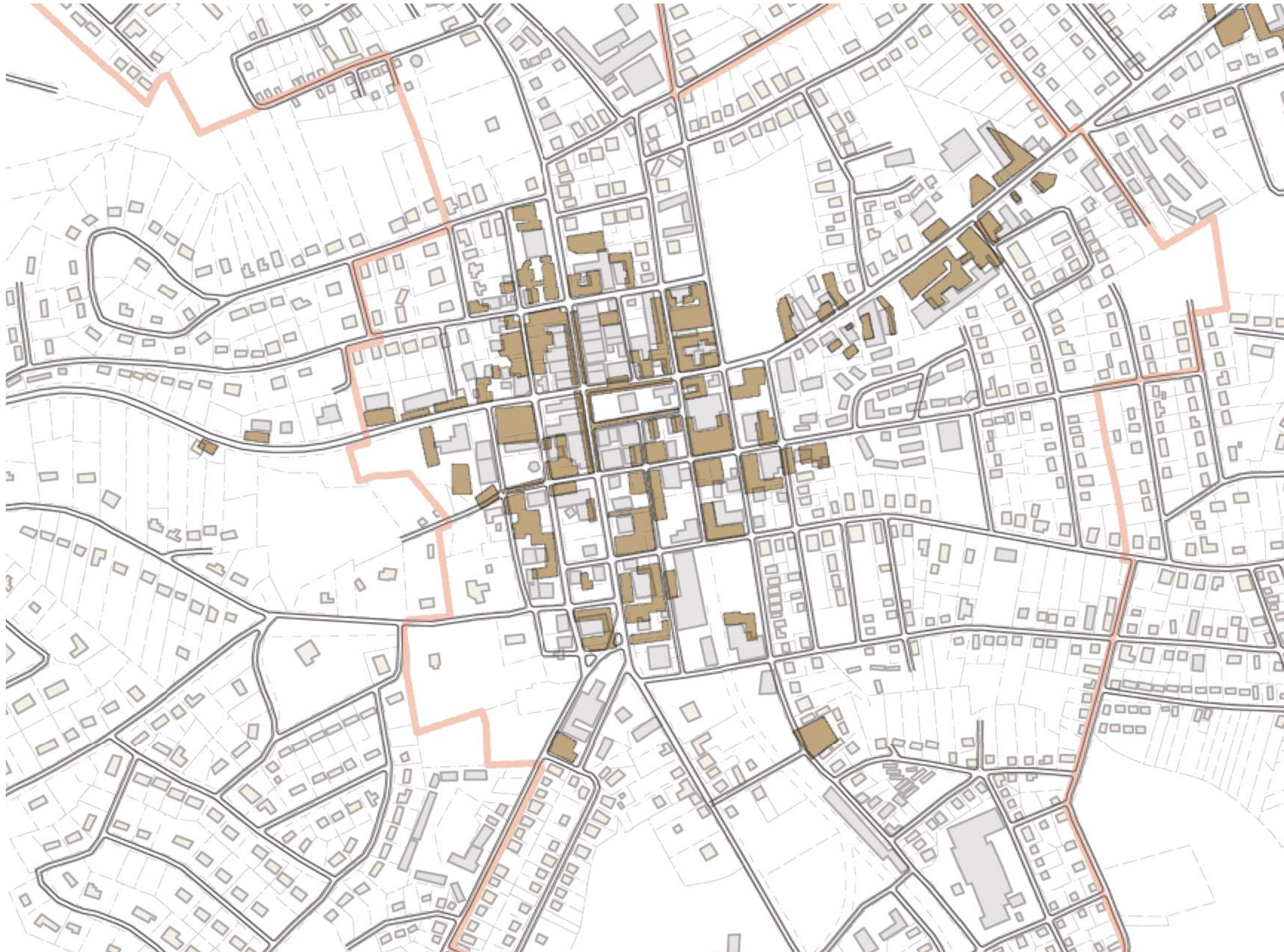


Regional Key Map

LEGEND

- City Limits
- LCI Study Boundary
- Designated Parking Areas





Regional Key Map

LEGEND

- LCI Study Boundary
- Designated Parking Areas



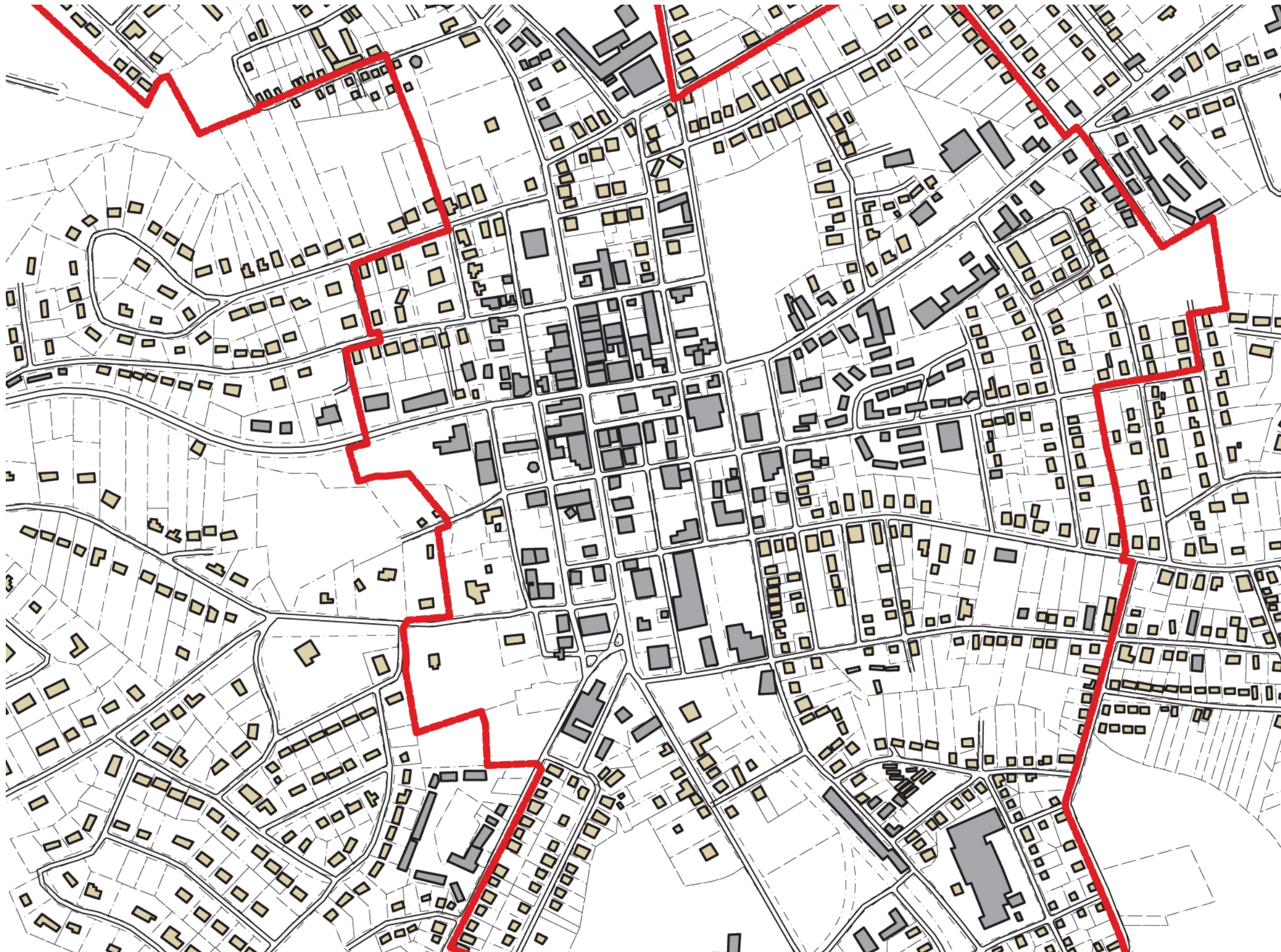


Regional Key Map

LEGEND

- - - - - City Limits
- LCI Study Boundary
- Existing Buildings



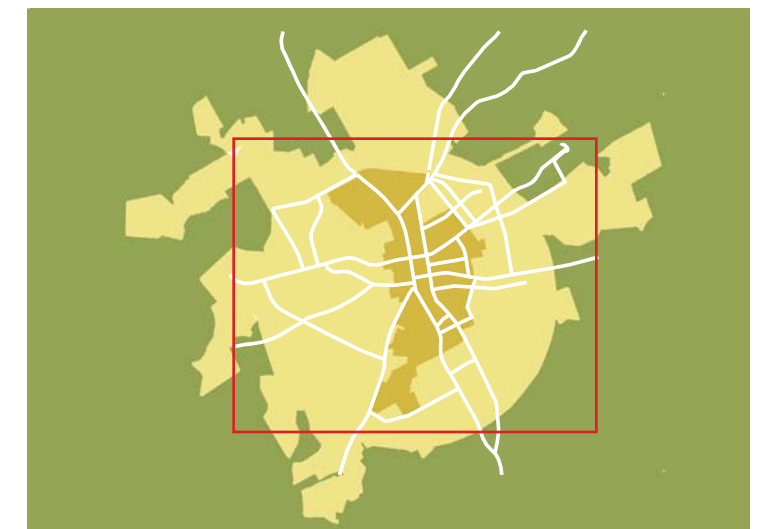


Regional Key Map

LEGEND

- LCI Study Boundary
- Commercial Buildings
- Residential Buildings

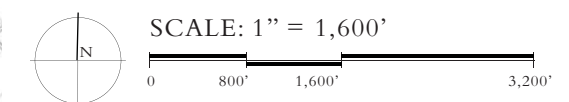




Regional Key Map

LEGEND

- City Limits
- LCI Study Boundary
- Current Historic Districts
- Proposed Historic Districts





Regional Key Map

LEGEND

- - - City Limits
- LCI Study Boundary
- Existing Pedestrian Sheds: (5 minute walk/1/4 mile)



ANALYSIS FOR TRANSECT ZONE T2 - RURAL

QUADRAT



Average Block Dimension	n/a
Average Units per Acre	<1 units / acre
Average Lot Size	200 ft X 1000 ft
Average Lot Coverage	5%
Average Parked Cars per Acre	3
Average Trees per Acre	20

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	street
Spatial Width	450 ft
Posted Design Speed	45 mph
R.O.W. Width	50 ft
Moving Lanes	3 lanes @ 15 ft
Parking Lanes	-
Pavement Width	50 ft
Curb Type	swale
Curb Radius	-
Median	--
Sidewalk	-
Planter Type	-
Planter Width	-
Planting Pattern	-
Tree Type	-
Bike Way Type	
Bike Way Width	

2. PRIVATE FRONTAGE



Private Frontage Type	common yard
Principal Building Height	1 - 2 stories
Outbuilding Height	1-2 stories
First floor above Grade	2-3 ft
Building Disposition	rearyard
Lot Width	200+ ft
Lot Depth	1000+ ft
Lot Coverage	<10%
Buildout Percentage at Setback	<10%
Front Setback	200 ft
Side Setback	250 ft
Rear Setback	n/a
Outbuilding Setback	n/a
Front Encroachment	n/a
Side Encroachment	none
Ground Level Function	residential
Upper Level Function	residential

The Synoptic Survey is typically used for environmental analysis to determine the characteristics of a given site by discovering the habitats (or “communities”) that it contains. The intention is to determine the 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 -- the Synoptic Survey, the Transect, the Dissect and the Quadrat – can be extended into urbanized areas.

In environmental analysis, the Synoptic Survey is a systematic visual inspection that identifies typical habitats: a wetland here, an oak hammock there, a rocky outcrop elsewhere. The most representative (paradigmatic) locales are then analyzed in depth by means of the Dissect and the Quadrat.

The Transect is a system of classification deploying the conceptual range rural-to-urban to arrange in useful order the typical elements of urbanism. The Transect is a natural ordering system, as every urban element easily finds a place within its continuum. For example, a street is more urban than a road, a curb more urban than a swale, a brick wall more urban than a wood wall, and an allee of trees more urban than a cluster. This gradient when rationalized and subdivided, becomes the urban Transect, the basis of a common zoning system.

The continuum of the Transect, when further subdivided, forms the basis of the zoning categories: Rural Preserve, Rural Reserve, Sub-Urban, General Urban, Urban Center and Urban Core.

ANALYSIS FOR TRANSECT T3 - SUB-URBAN

QUADRAT



Average Block Dimension	250 ft X 400 ft
Average Units per Acre	1.7 units / acre
Average Lot Size	130 ft X 200 ft
Average Lot Coverage	15%
Average Parked Cars per Acre	3 - 4
Average Trees per Acre	20

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	street
Spatial Width	100 ft
Posted Design Speed	unmarked
R.O.W. Width	42 ft
Moving Lanes	2 way, yield
Parking Lanes	both sides
Pavement Width	24 ft
Curb Type	raised, concrete
Curb Radius	8 ft
Median	-
Sidewalk	4.5 ft
Planter Type	continuous planter
Planter Width	4 ft
Planting Pattern	irregular
Tree Type	oak
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	common yard
Principal Building Height	1.5 - 2.5 stories
Outbuilding Height	1 - 2 stories
First floor above Grade	4 ft
Building Disposition	edgeward
Lot Width	160 ft
Lot Depth	220 ft
Lot Coverage	10 - 15%
Buildout Percentage at Setback	40 - 50%
Front Setback	30 - 60 ft
Side Setback	48 ft
Rear Setback	30 ft
Outbuilding Setback	5 - 20 ft
Front Encroachment	-
Side Encroachment	-
Ground Level Function	residential
Upper Level Function	residential

ANALYSIS FOR TRANSECT T3 - SUB-URBAN

QUADRAT



Average Block Dimension	220 ft X 650 ft
Average Units per Acre	4 units / acre
Average Lot Size	75 ft X 130 ft
Average Lot Coverage	30%
Average Parked Cars per Acre	12
Average Trees per Acre	8

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	street
Spatial Width	90 ft
Posted Design Speed	unmarked
R.O.W. Width	37 ft
Moving Lanes	2 lanes @ 10 ft
Parking Lanes	-
Pavement Width	20 ft
Curb Type	raised, concrete
Curb Radius	10 ft
Median	-
Sidewalk	5.5 ft
Planter Type	continuous planter
Planter Width	3 ft
Planting Pattern	irregular
Tree Type	oak
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	common yard
Principal Building Height	1 - 2.5 stories
Outbuilding Height	1 - 2 stories
First floor above Grade	.5 - 3 ft
Building Disposition	edgeward
Lot Width	75 - 80 ft
Lot Depth	130 ft
Lot Coverage	30%
Buildout Percentage at Setback	60%
Front Setback	20 - 30 ft
Side Setback	10 - 25 ft
Rear Setback	25 - 60 ft
Outbuilding Setback	5 - 20 ft
Front Encroachment	-
Side Encroachment	2 ft
Ground Level Function	residential
Upper Level Function	residential

ANALYSIS FOR TRANSECT T3 - SUB-URBAN

ATHENS, GEORGIA
COBB STREET & HILLCREST AVENUE

QUADRAT



Average Block Dimension	500 ft X 640 ft
Average Units per Acre	1 unit / acre
Average Lot Size	45 ft X 100 ft
Average Lot Coverage	10%
Average Parked Cars per Acre	2
Average Trees per Acre	15

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	street
Spatial Width	160 - 170 ft
Posted Design Speed	unmarked
R.O.W. Width	38 ft
Moving Lanes	2 lanes, yield
Parking Lanes	both sides
Pavement Width	24 ft
Curb Type	raised, concrete
Curb Radius	10 ft
Median	-
Sidewalk	5 ft
Planter Type	-
Planter Width	1 ft
Planting Pattern	none
Tree Type	none
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	common yard
Principal Building Height	1.5 - 2.5 stories
Outbuilding Height	1 - 2 stories
First floor above Grade	2.5 - 3.5 ft
Building Disposition	edgeward
Lot Width	100 - 150 ft
Lot Depth	300 ft
Lot Coverage	10%
Buildout Percentage at Setback	40 - 45%
Front Setback	60 - 70 ft
Side Setback	30 - 40 ft
Rear Setback	150 ft
Outbuilding Setback	5 - 20 ft
Front Encroachment	12
Side Encroachment	12
Ground Level Function	residential
Upper Level Function	residential

ANALYSIS FOR TRANSECT T3 - SUB-URBAN

MADISON, GEORGIA
PORTER STREET & S. 4TH STREET

QUADRAT



Average Block Dimension	250 ft X 350 ft
Average Units per Acre	3 units / acre
Average Lot Size	100 ft X 160 ft
Average Lot Coverage	20%
Average Parked Cars per Acre	6
Average Trees per Acre	15

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	road
Spatial Width	125 ft
Posted Design Speed	unmarked
R.O.W. Width	45 ft
Moving Lanes	2 lanes
Parking Lanes	both sides, yield
Pavement Width	24 ft
Curb Type	raised, granite
Curb Radius	4 ft
Median	-
Sidewalk	n/a
Planter Type	continuous swale
Planter Width	-
Planting Pattern	irregular
Tree Type	crape myrtle, oak
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	porch & fence
Principal Building Height	1 - 2.5 stories
Outbuilding Height	1 - 1.5 stories
First floor above Grade	1.5 - 2.5 ft
Building Disposition	edgeward
Lot Width	60 - 180 ft
Lot Depth	150 - 180 ft
Lot Coverage	20%
Buildout Percentage at Setback	20 - 60%
Front Setback	40 - 60 ft
Side Setback	12 - 18 ft
Rear Setback	67 ft
Outbuilding Setback	4 - 8 ft
Front Encroachment	10 ft
Side Encroachment	-
Ground Level Function	residential
Upper Level Function	residential

ANALYSIS FOR TRANSECT T3 - SUB-URBAN

ATHENS, GEORGIA
GRADY AVENUE & DUBOSE AVENUE

QUADRAT



Average Block Dimension	380 ft X 950 ft
Average Units per Acre	4 units / acre
Average Lot Size	60 ft X 160 ft
Average Lot Coverage	30%
Average Parked Cars per Acre	8
Average Trees per Acre	12

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	street
Spatial Width	106 ft
Posted Design Speed	unmarked
R.O.W. Width	42 ft
Moving Lanes	2 lanes , yield
Parking Lanes	both sides
Pavement Width	24 ft
Curb Type	raised, concrete
Curb Radius	4 ft
Median	-
Sidewalk	5 ft
Planter Type	continuous planter
Planter Width	4 ft
Planting Pattern	irregular
Tree Type	crape myrtle, oak
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	porch & fence
Principal Building Height	1.5 - 2 stories
Outbuilding Height	1 - 2 stories
First floor above Grade	2.5 - 3.5 ft
Building Disposition	edgeward
Lot Width	50 - 60 ft
Lot Depth	140 - 160 ft
Lot Coverage	20 - 30%
Buildout Percentage at Setback	50 - 60%
Front Setback	32 ft
Side Setback	5 - 10 ft
Rear Setback	45 ft
Outbuilding Setback	-
Front Encroachment	8 ft
Side Encroachment	-
Ground Level Function	residential
Upper Level Function	residential

ANALYSIS FOR TRANSECT ZONE T4 - GENERAL URBAN

ATHENS, GEORGIA
HILL STREET & N. POPE STREET

QUADRAT



Average Block Dimension	400 ft X 400 ft
Average Units per Acre	10 units / acre
Average Lot Size	40 ft X 150 ft
Average Lot Coverage	60%
Average Parked Cars per Acre	10
Average Trees per Acre	8

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	street
Spatial Width	51 - 66 ft
Posted Design Speed	unmarked
R.O.W. Width	51 ft
Moving Lanes	2 lanes
Parking Lanes	both sides
Pavement Width	33 ft
Curb Type	raised, concrete
Curb Radius	4 ft
Median	-
Sidewalk	5 ft
Planter Type	continuous planter
Planter Width	4 ft
Planting Pattern	irregular
Tree Type	oak, dogwood, crape myrtle
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	stoop, porch
Principal Building Height	1 - 2 stories
Outbuilding Height	1 - 2 stories
First floor above Grade	0 - 4 ft
Building Disposition	edgeward, rearyard
Lot Width	55 - 65 ft
Lot Depth	100 ft
Lot Coverage	50 - 60%
Buildout Percentage at Setback	80 - 100%
Front Setback	0 - 15 ft
Side Setback	0 - 10 ft
Rear Setback	25 ft
Outbuilding Setback	-
Front Encroachment	10 ft
Side Encroachment	3 ft
Ground Level Function	retail, residential, office
Upper Level Function	residential

ANALYSIS FOR TRANSECT ZONE T4 - GENERAL URBAN

QUADRAT



Average Block Dimension	
Average Units per Acre	
Average Lot Size	
Average Lot Coverage	
Average Parked Cars per Acre	
Average Trees per Acre	

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	street
Spatial Width	46 ft
Posted Design Speed	45 mph
R.O.W. Width	46 ft
Moving Lanes	2 lanes @ 12 ft
Parking Lanes	both sides, 9 ft
Pavement Width	42 ft
Curb Type	raised, concrete
Curb Radius	9 ft
Median	-
Sidewalk	7-8 ft
Planter Type	-
Planter Width	-
Planting Pattern	-
Tree Type	-
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	gallery
Principal Building Height	1 - 2 stories
Outbuilding Height	n/a
First floor above Grade	0 ft
Building Disposition	rearyard
Lot Width	60, 68 ft
Lot Depth	154 ft
Lot Coverage	45 - 76%
Buildout Percentage at Setback	60 - 100%
Front Setback	0 ft
Side Setback	0-19 ft
Rear Setback	60 ft
Outbuilding Setback	n/a
Front Encroachment	8 ft
Side Encroachment	none
Ground Level Function	retail
Upper Level Function	residential

ANALYSIS FOR TRANSECT ZONE T5 - URBAN CENTER

MONROE, GEORGIA
SOUTH BROAD STREET & EAST HIGHLAND STREET

QUADRAT



Average Block Dimension	220 ft X 320 ft
Average Units per Acre	18 units / acre
Average Lot Size	45 ft X 100 ft
Average Lot Coverage	95%
Average Parked Cars per Acre	20
Average Trees per Acre	10

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	commercial street
Spatial Width	80 ft
Posted Design Speed	25 mph
R.O.W. Width	80 ft
Moving Lanes	3 lanes @ 11 ft
Parking Lanes	2 sides @ 11 ft, diagonal
Pavement Width	56 ft
Curb Type	raised, granite
Curb Radius	20 ft
Median	turning lane
Sidewalk	12 ft
Planter Type	tree well
Planter Width	3 x 6 tree pits
Planting Pattern	continuous, 40, 54 ft o.c.
Tree Type	oak
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	shopfront
Principal Building Height	1-3 stories
Outbuilding Height	n/a
First floor above Grade	0 ft
Building Disposition	rearyard
Lot Width	22, 26, 30, 45, 76 ft
Lot Depth	100 ft
Lot Coverage	95-100%
Buildout Percentage at Setback	100%
Front Setback	0 ft
Side Setback	0 ft
Rear Setback	0-12 ft
Outbuilding Setback	n/a
Front Encroachment	n/a
Side Encroachment	none
Ground Level Function	retail
Upper Level Function	office/residential

ANALYSIS FOR TRANSECT ZONE T5 - URBAN CENTER

MADISON, GEORGIA
S. MAIN STREET & BURNETT STREET

QUADRAT



Average Block Dimension	200 ft X 200 ft
Average Units per Acre	15 units / acre
Average Lot Size	30 X 100
Average Lot Coverage	95%
Average Parked Cars per Acre	30
Average Trees per Acre	6

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	commercial street
Spatial Width	88 ft
Posted Design Speed	35 mph
R.O.W. Width	40 ft
Moving Lanes	3 lanes @ 12 ft
Parking Lanes	both sides, 8 ft
Pavement Width	55 ft
Curb Type	raised, concrete
Curb Radius	9 ft
Median	turn lane
Sidewalk	12 ft
Planter Type	tree well
Planter Width	6 x 8 ft tree pits
Planting Pattern	irregular, 30 - 40 ft o.c.
Tree Type	oak
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE



Private Frontage Type	shopfront
Principal Building Height	1 - 2.5 stories
Outbuilding Height	n/a
First floor above Grade	0 ft
Building Disposition	rearyard
Lot Width	22, 24, 75 ft
Lot Depth	75 - 100 ft
Lot Coverage	95 - 100%
Buildout Percentage at Setback	100%
Front Setback	0 ft
Side Setback	0 ft
Rear Setback	0-5 ft
Outbuilding Setback	n/a
Front Encroachment	n/a
Side Encroachment	none
Ground Level Function	retail
Upper Level Function	office/residential

ANALYSIS FOR TRANSECT ZONE T5 - URBAN CENTER

QUADRAT



Average Block Dimension	220 ft X 300 ft
Average Units per Acre	26 units / acre
Average Lot Size	20 ft X 180 ft
Average Lot Coverage	95%
Average Parked Cars per Acre	20
Average Trees per Acre	6

DISSECT

1. PUBLIC FRONTAGE



Public Frontage Type	commercial street
Spatial Width	88 ft
Posted Design Speed	25 mph
R.O.W. Width	88 ft
Moving Lanes	3 one-way lanes @ 10 ft
Parking Lanes	both sides diagonal, 17'
Pavement Width	64 ft
Curb Type	raised, concrete
Curb Radius	15 ft
Median	turn lane
Sidewalk	12 ft
Planter Type	tree well
Planter Width	5 x 5 ft square tree pits
Planting Pattern	irregular, 40 - 60 ft o.c.
Tree Type	ginko
Bike Way Type	-
Bike Way Width	-

2. PRIVATE FRONTAGE

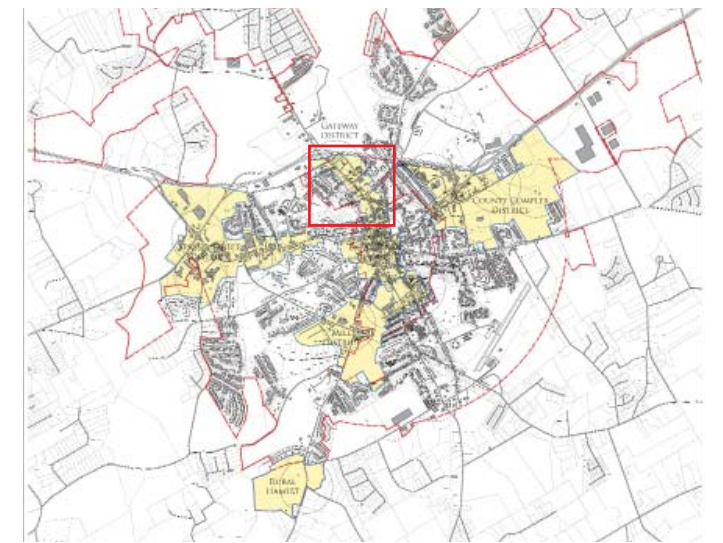
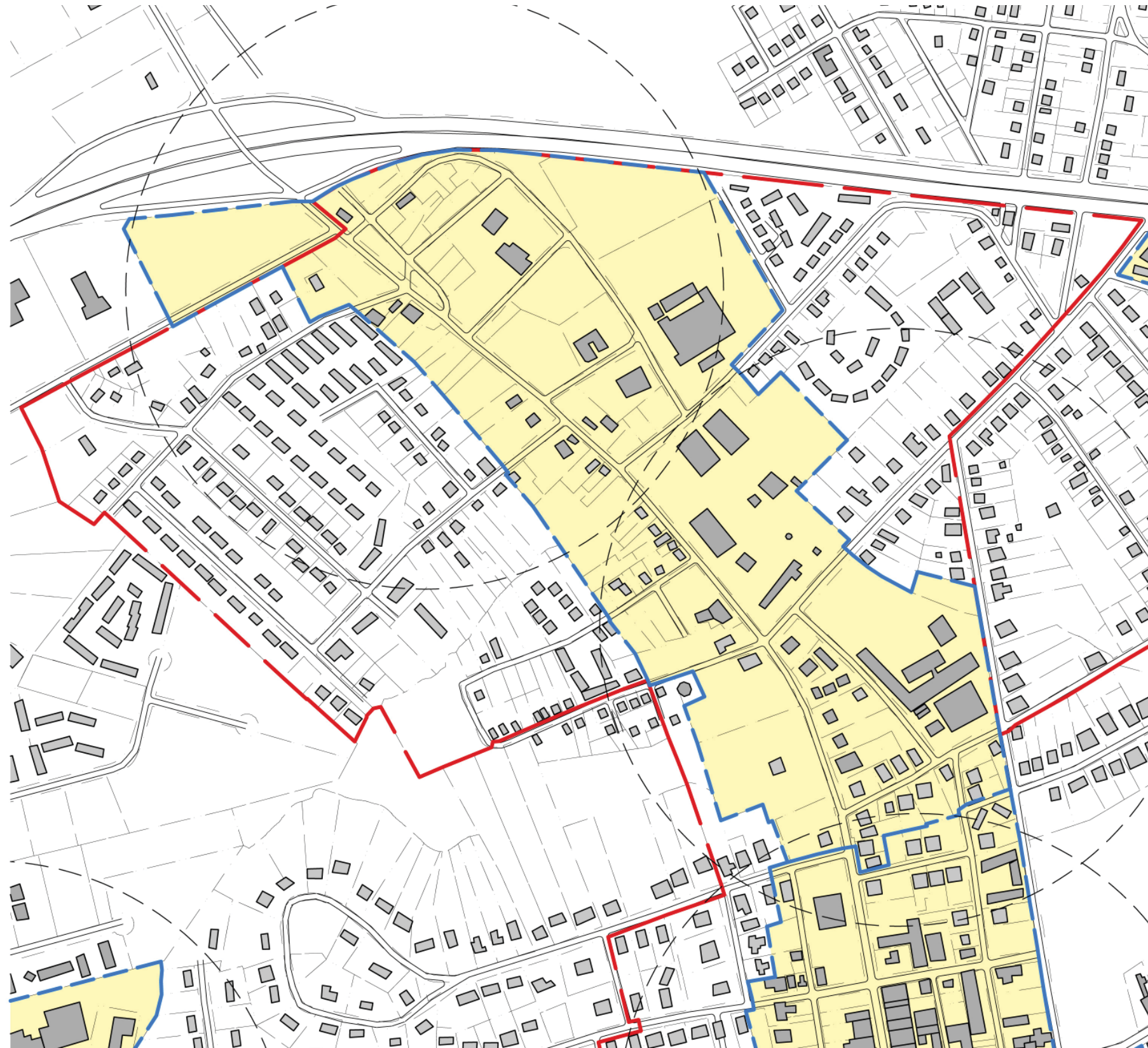


Private Frontage Type	shopfront
Principal Building Height	1 - 9 stories
Outbuilding Height	n/a
First floor above Grade	0 ft
Building Disposition	rearyard
Lot Width	15, 22, 60 ft
Lot Depth	110 ft
Lot Coverage	95-100%
Buildout Percentage at Setback	100%
Front Setback	0 ft
Side Setback	0-2 ft
Rear Setback	0-5 ft
Outbuilding Setback	n/a
Front Encroachment	n/a
Side Encroachment	none
Ground Level Function	retail
Upper Level Function	office/residential



Regional Key Map

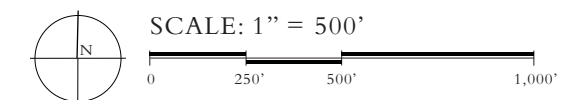




Regional Key Map

LEGEND

- — — LCI Study Boundary
- - - Charrette Study Areas
- Existing Buildings

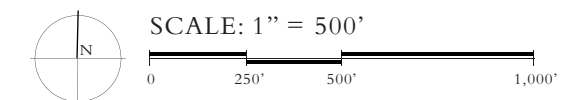




Regional Key Map

LEGEND

- LCI Study Boundary
- Existing Buildings
- Proposed Buildings
- Civic Buildings
- Civic Open Space





Key Plan



Existing Conditions

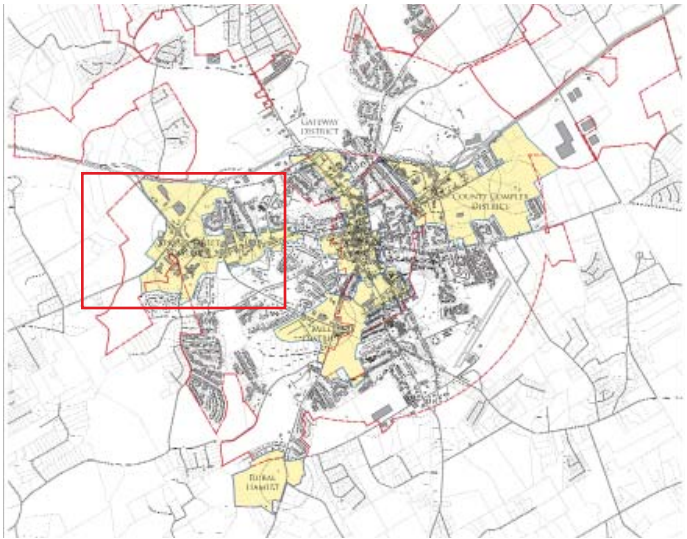




Key Plan



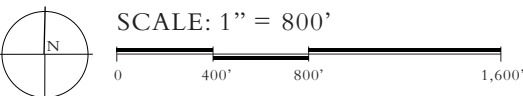
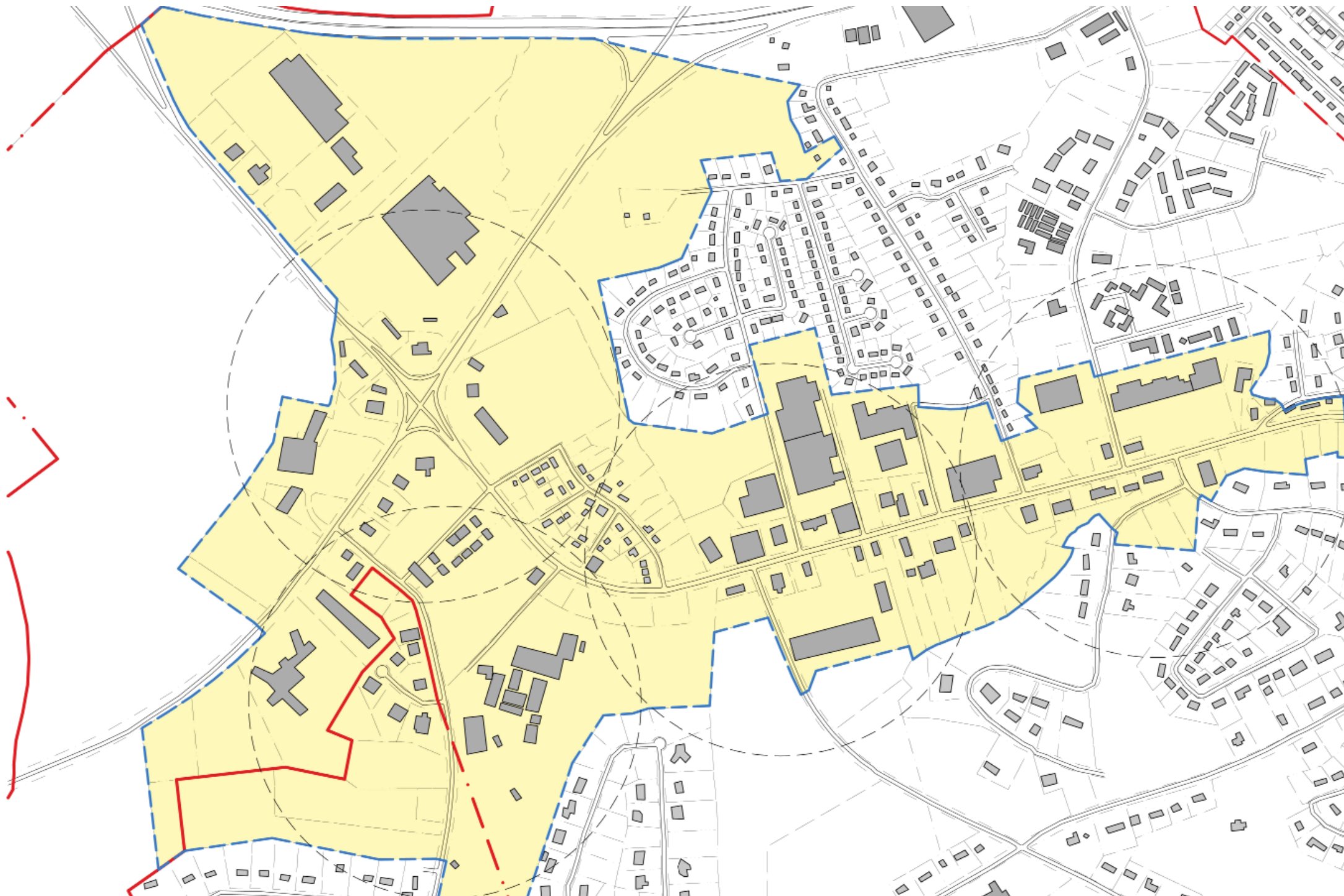
Existing Conditions

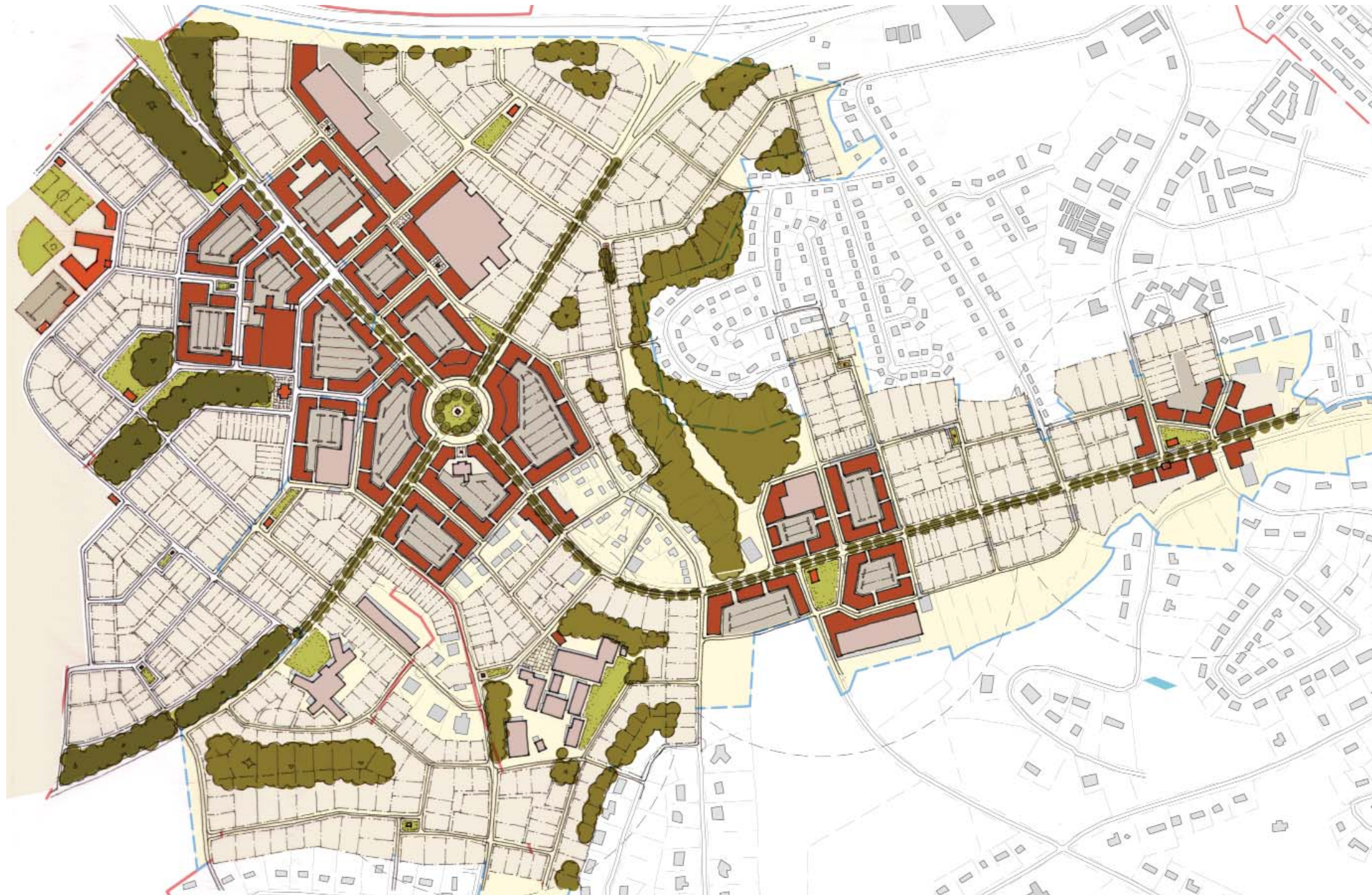


Regional Key Map

LEGEND

- City Boundary
- Charrette Study Areas
- Existing Buildings

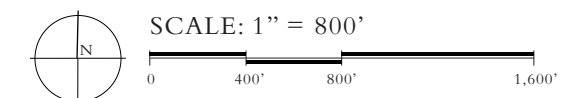




Regional Key Map

LEGEND

- City Boundary
- Charrette Study Areas
- Existing Buildings
- Proposed Buildings
- Civic Buildings
- Civic Open Space





Key Plan



Existing Conditions



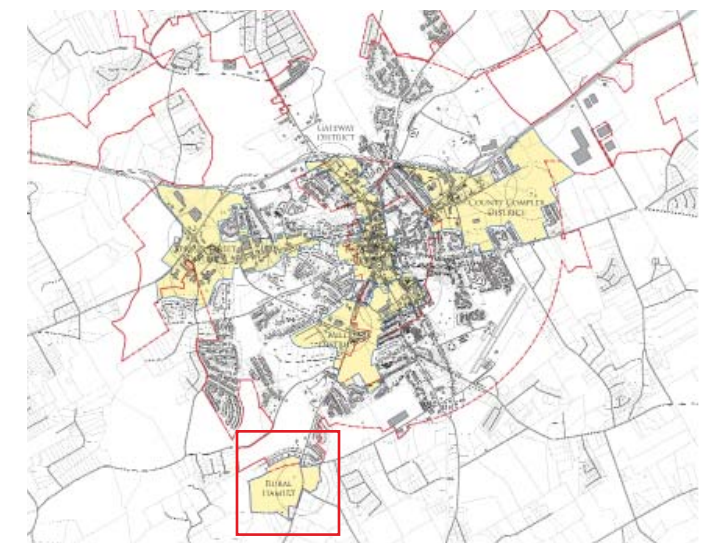
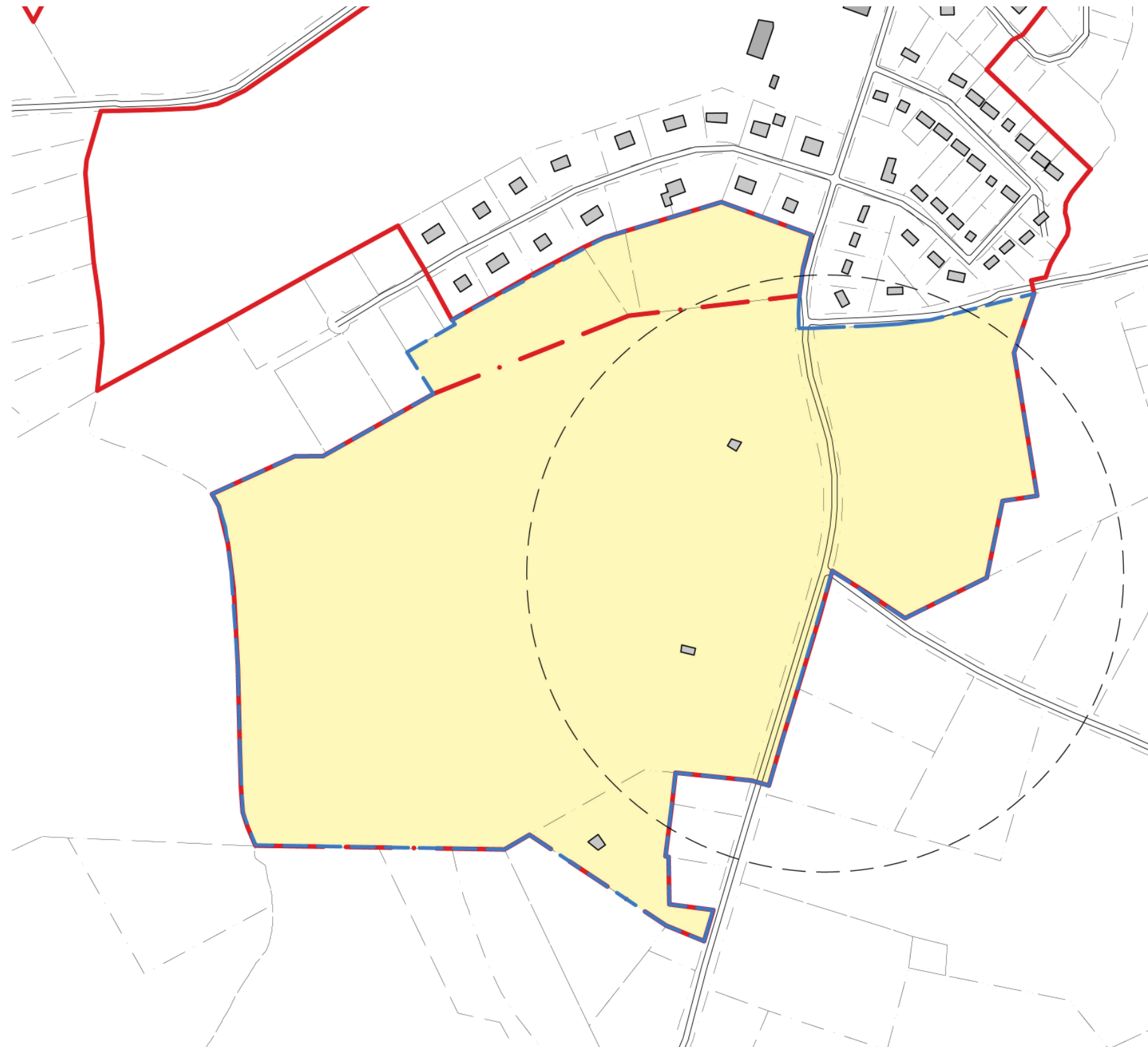


Key Plan



Existing Conditions

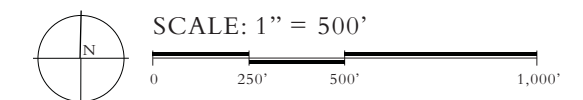


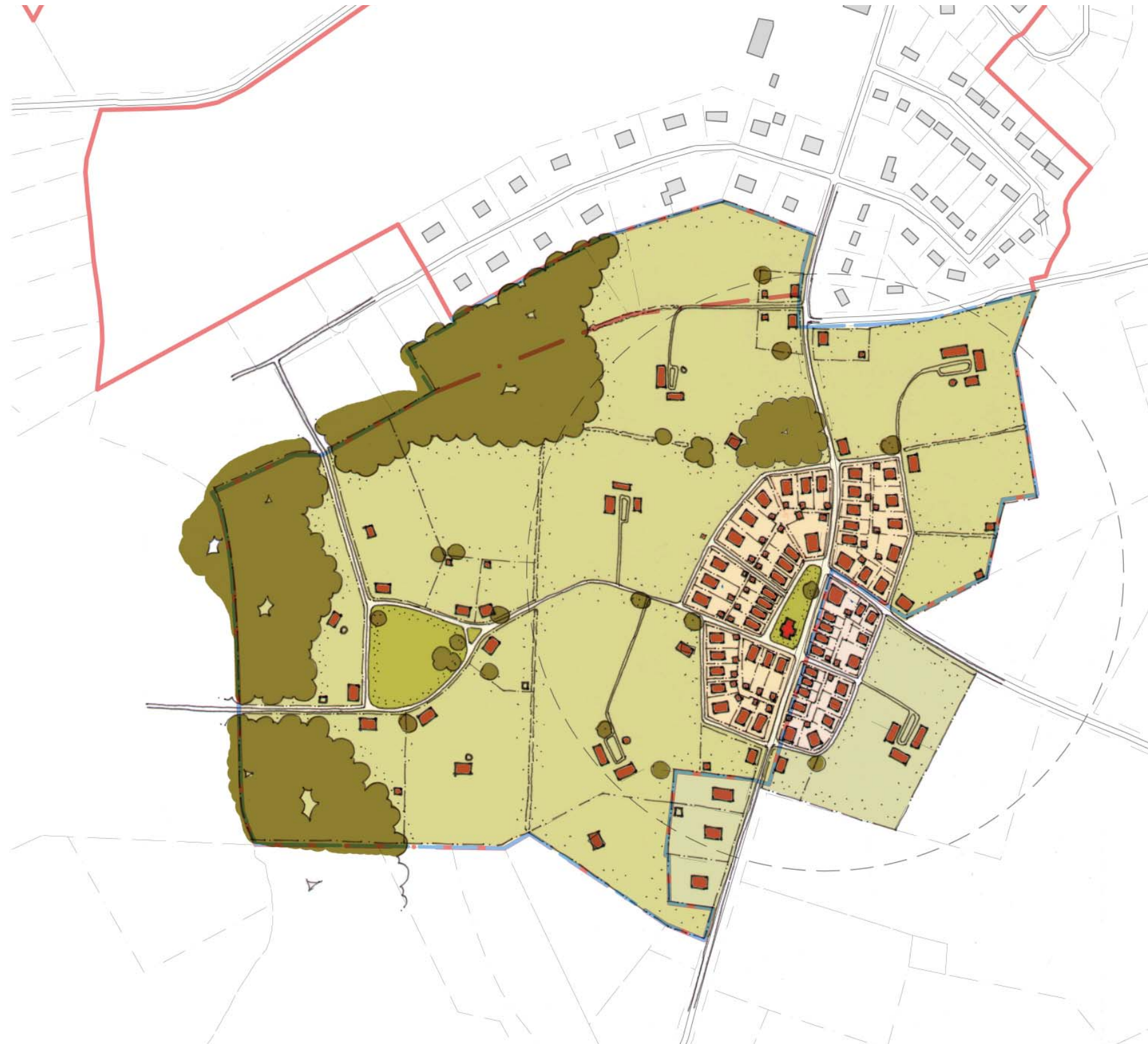


Regional Key Map

LEGEND

- City Boundary
- - - Charrette Study Areas
- Existing Buildings

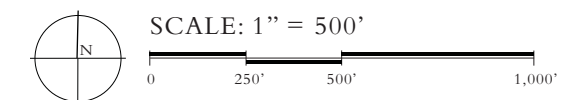




Regional Key Map

LEGEND

- City Boundary
- Charrette Study Areas
- Existing Buildings
- Proposed Buildings
- Civic Buildings
- Civic Open Space





Key Plan



Existing Conditions



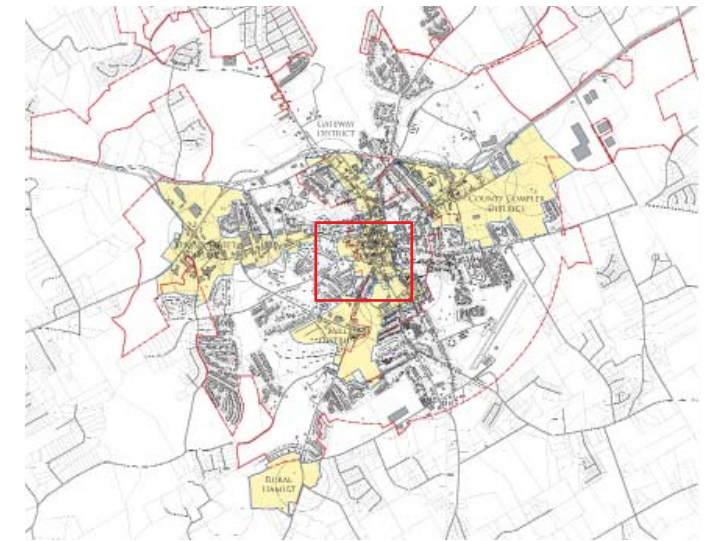
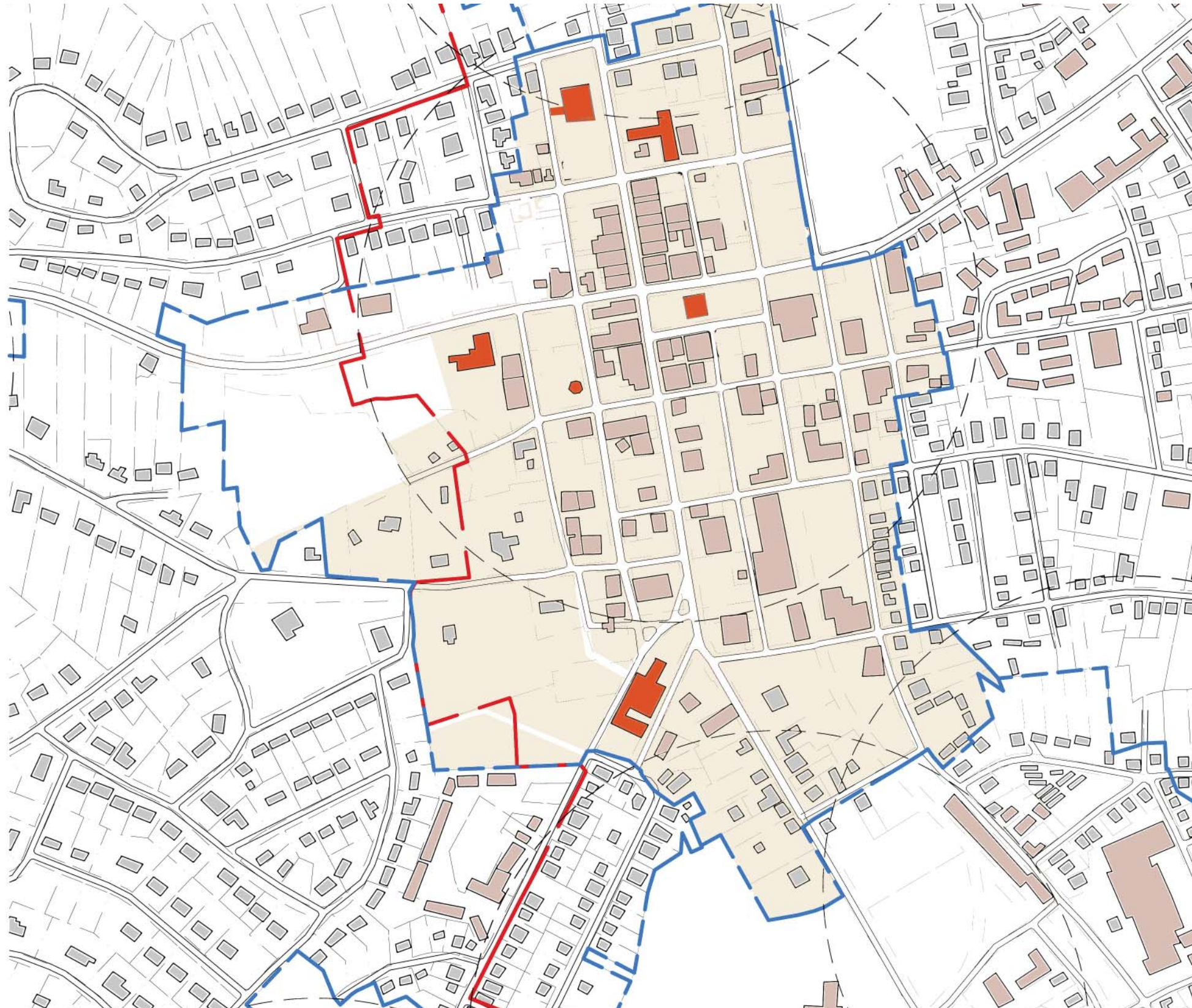


Key Plan



Existing Conditions

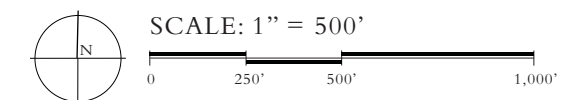


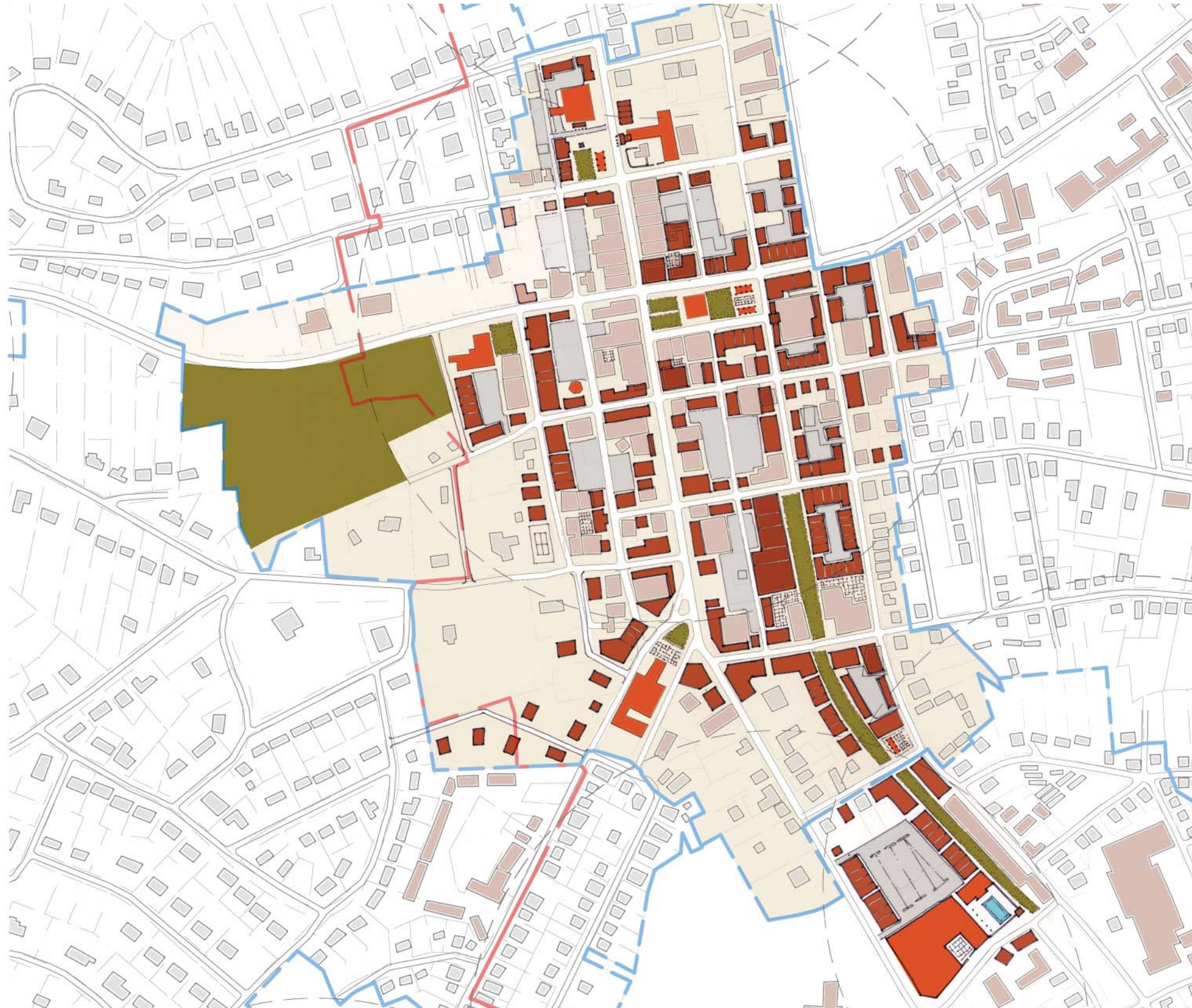


Regional Key Map

LEGEND

- LCI Study Boundary
- Charrette Study Areas
- Existing Commercial Buildings
- Existing Residential Buildings
- Proposed Buildings
- Civic Buildings
- Civic Open Space

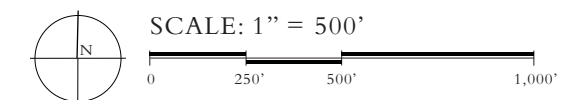




Regional Key Map

LEGEND

- LCI Study Boundary
- - - Charrette Study Areas
- Existing Commercial Buildings
- Existing Residential Buildings
- Proposed Buildings
- Civic Buildings
- Civic Open Space



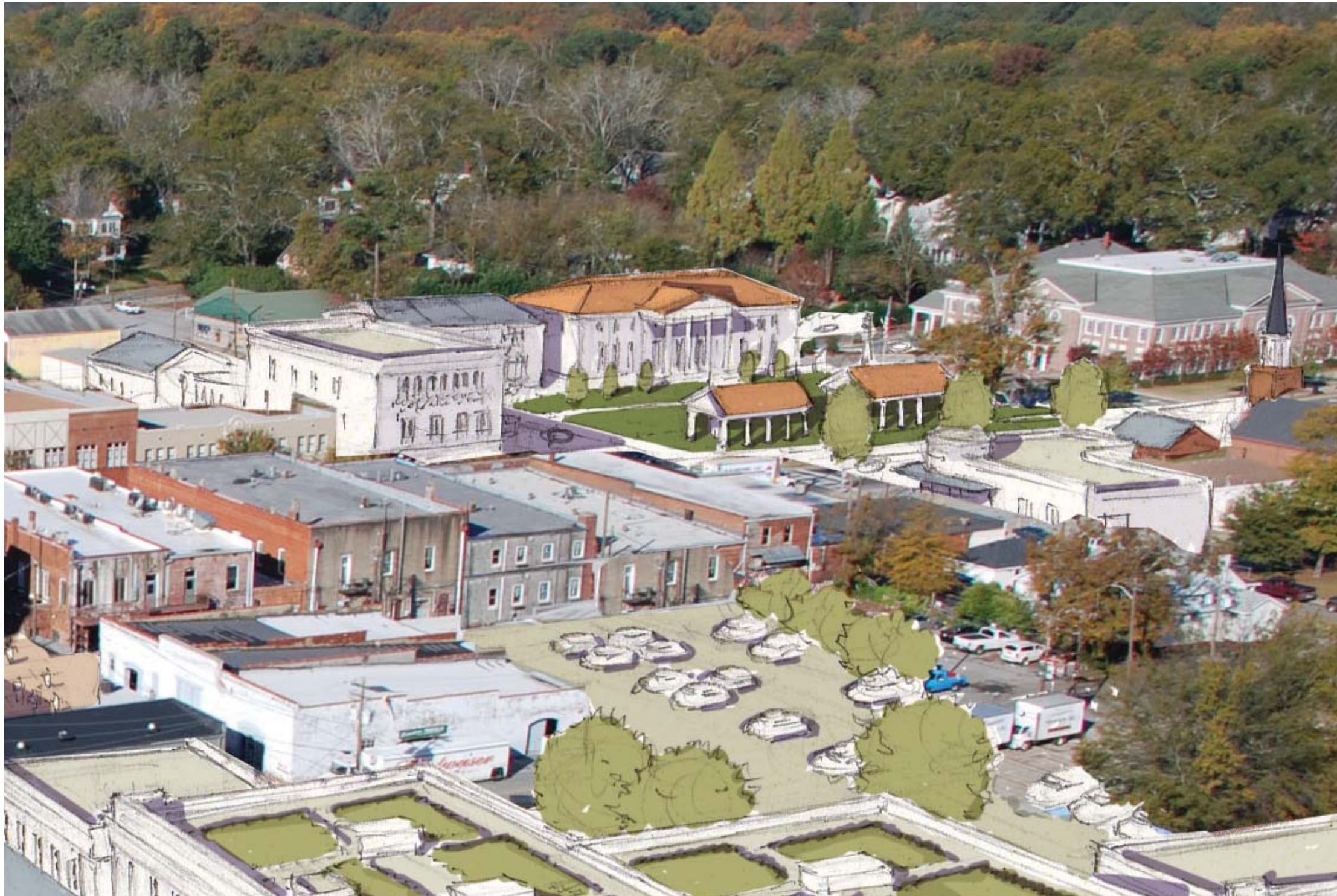


Key Plan



Existing Conditions



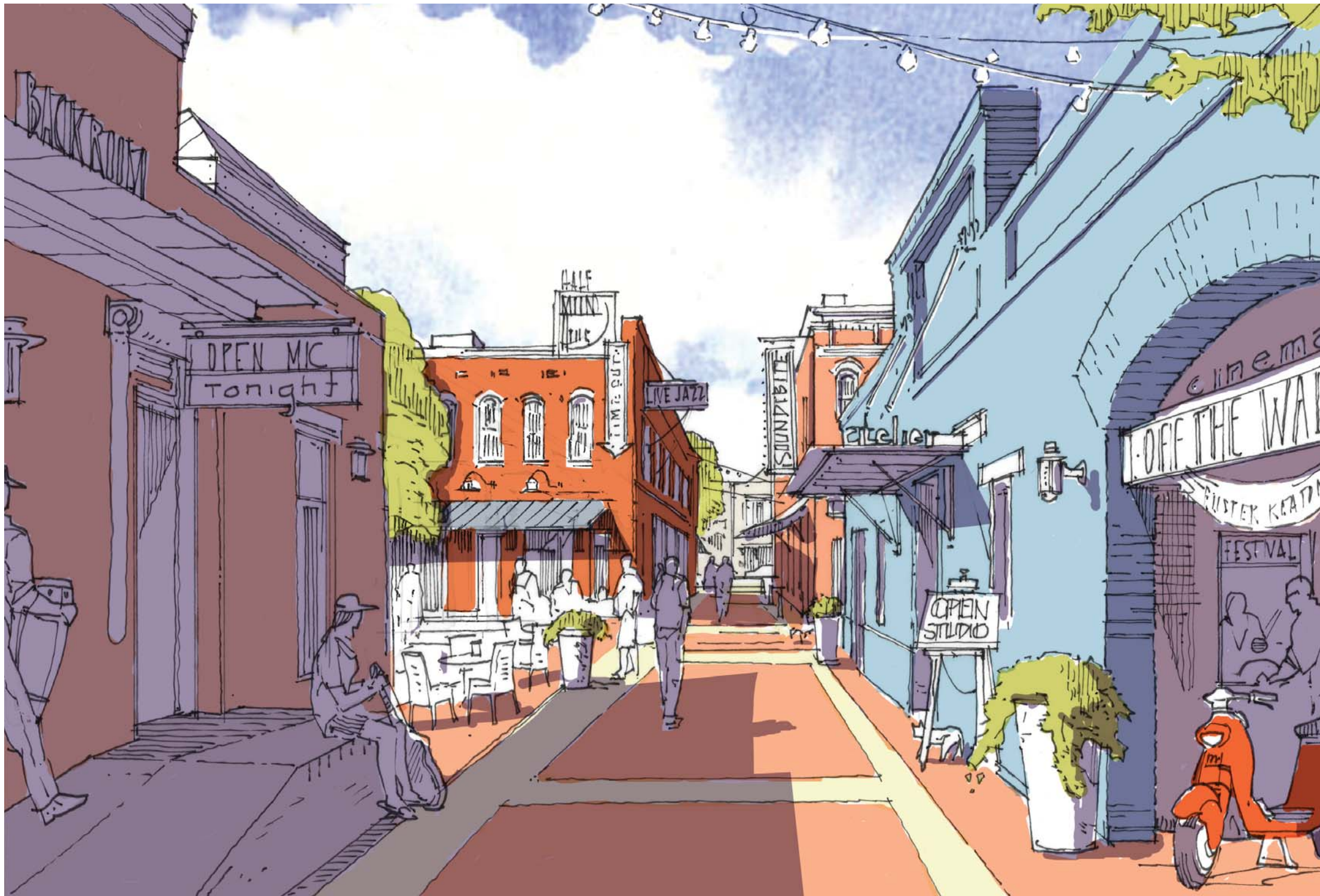


Key Plan



Existing Conditions





Phase 2 (Sander's storage removed and replaced by an open courtyard)



Key Plan



Existing Conditions



Phase 1 (Sanders storage intact)



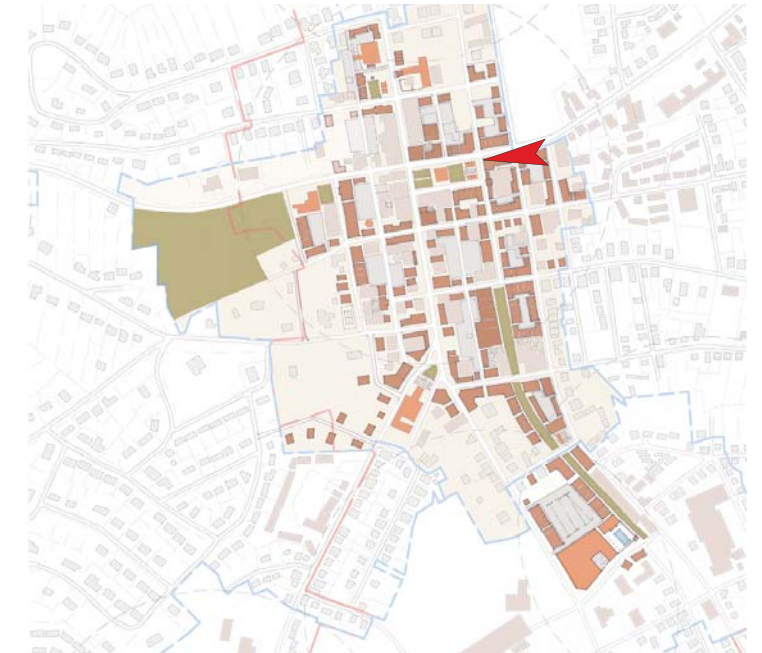


Key Plan



Existing Conditions





Key Plan



Existing Conditions





Key Plan



Existing Conditions

