TRUXTUN NEIGHBORHOOD STRATEGIC PLAN:

Portsmouth, Virginia

URBAN DESIGN ASSOCIATES

JANUARY 2008

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Truxtun Neighborhood Strategic Plan

PREPARED FOR
The City of Portsmouth

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Overview

URBAN DESIGN ASSOCIATES WAS COMMISSIONED to prepare a Strategic Plan for the revitalization of Truxtun Neighborhood.

The Strategic Plan builds on Truxton's traditions and strengths. The community's historic architecture should be enhanced through a combination of building restoration, new construction, and improvements to the public realm.

This strategy was developed in the course of two series of working sessions with members of the community as well as city government. The first was a reconnaissance working session to identify the community's strengths, weaknesses, and goals. The second was a four day charrette to develop alternative concepts.

Four types of Initiatives are illustrated in the plan. It is a shopping list of possible improvements that includes:

- Truxtun houses, restorations and new construction
- Improvements to Portsmouth Boulevard
- Reestablishing the heart of the neighborhood
- Creating a framework to link community assets

Individually, these initiatives address specific problems within the community. Collectively, they begin to restore the original concept of Truxtun as a vibrant neighborhood with community parks, pedestrian connections, and a sense of place that residents are proud to be a part of.

Portrait of Existing Conditions

SINGLE FAMILY RESIDENTIAL
COMMERCIAL RETAIL
INSTITUTIONAL
INDUSTRIAL
VACANT BUILDINGS
STUDY AREA

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The Plan identifies the following initiatives:

A. Truxtun Houses: Historic and New

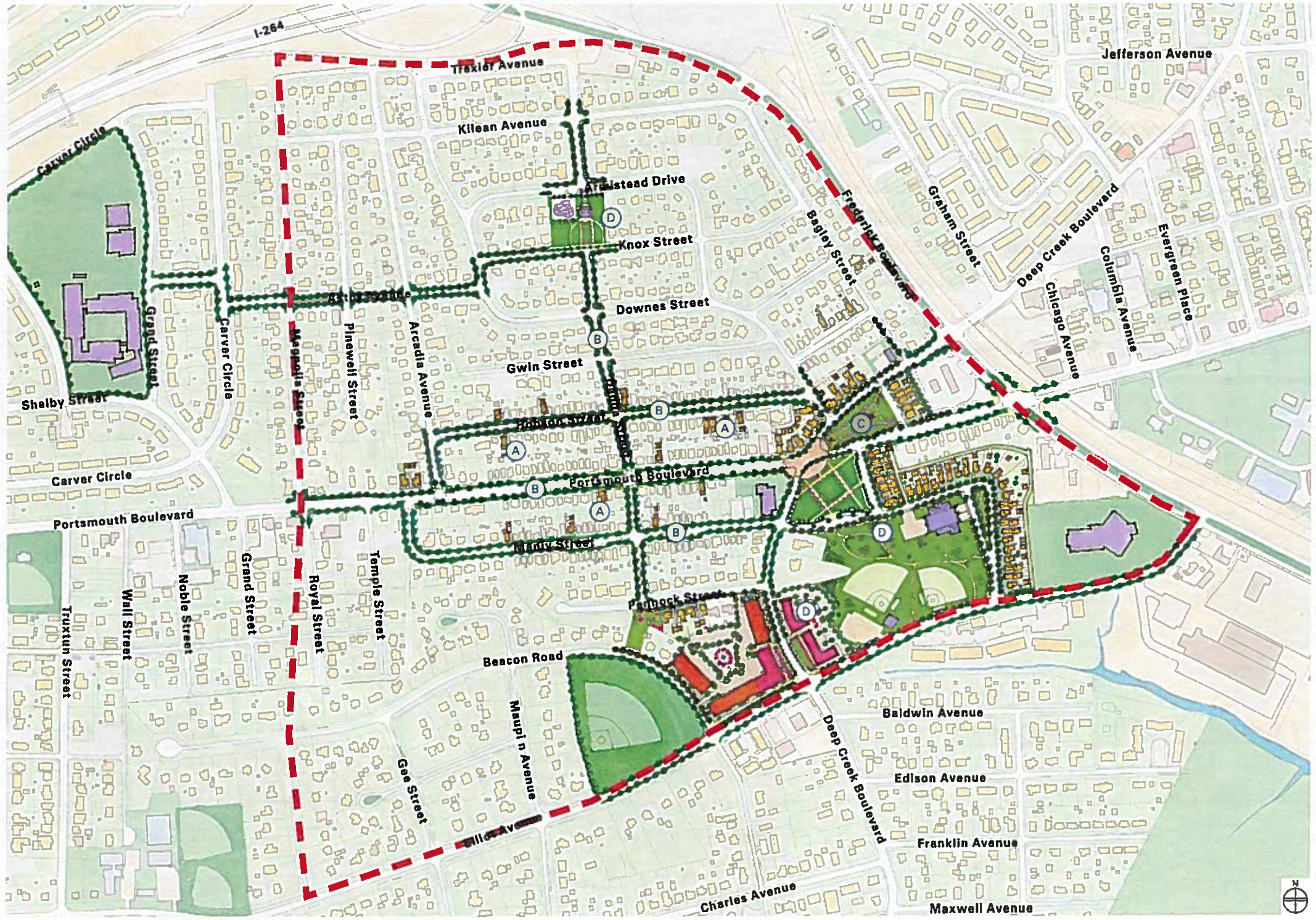
A major goal of the Strategic Plan is to increase the percentage of homeowners. To accomplish this, the plan provides designs for three types of houses

1 Historic Houses
2 New Truxtun Houses
3 Mid-Century Houses

Many of the historic houses are in need of historically sensitive renovations or additions, while mid-century houses can be remodeled to more closely resemble the original architectural character of Truxtun. New houses should also reflect the unique style of Truxtun in their massing, materials, and detailing. Variances to existing codes may be necessary to facilitate these improvements.

B. Improvements to Portsmouth Boulevard and Historic Streets

The setting for both new and historic houses should enhance the character of the architecture and create the atmosphere of an established neighborhood. The Strategic Plan provides recommendations for Portsmouth Boulevard, Hobson and Manly Street, Deep Creek Boulevard, and Dahlia Street. The guidelines prepared by Frasier and Associates will guide development in the historic district, and modifications outside of the historic district, such as in North Truxtun, will be optional.



Master Plan

SINGLE FAMILY RESIDENTIAL | INSTITUTIONAL | VACANT BUILDINGS | PROPOSED SINGLE FAMILY HOUSE | PROPOSED INSTITUTIONAL BUILDING | STUDY AREA
COMMERCIAL RETAIL | INDUSTRIAL | PROPOSED MULTIFAMILY RESIDENTIAL | PROPOSED MIXED USE BUILDING

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C. The Heart of the Community

The idea behind this initiative comes from the original Truxtun plan of 1918. Originally, the neighborhood was designed around a village green surrounded by civic buildings at the intersection of today's Portsmouth Boulevard and Deep Creek Boulevard The goal is to transform existing blighted properties into a neighborhood center.

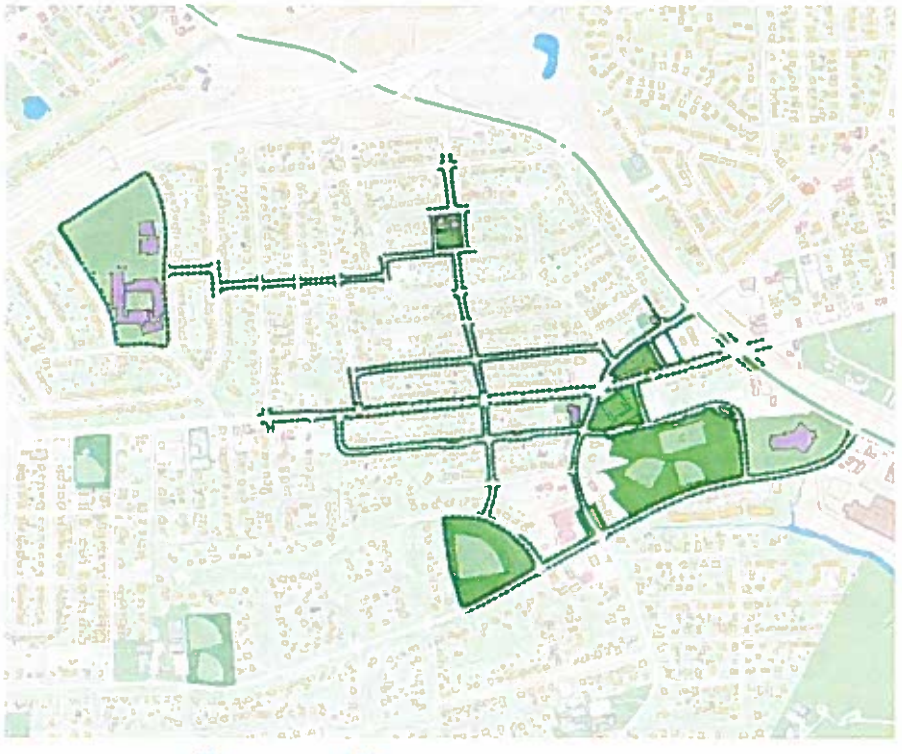
D. Neighborhood-Wide Framework

The framework will provide a sense of connection between important parts of the community. It would link the neighborhood to nearby amenities such as Douglas Park, knitting one asset with the others.

INITIATIVE A: TRUXTUN HOUSES: HISTORIC AND NEW

INITIATIVE C: THE HEART OF THE COMMUNITY

INITIATIVE B: IMPROVEMENTS TO PORTSMOUTH BOULEVARD AND HISTORIC STREETS



INITIATIVE D: NEIGHBORHOOD-WIDE FRAMEWORK

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The Planning Process

DURING THE COURSE OF the planning process, the team, which consisted of urban designers and city staff, conducted a three phase process including: Data Collection and Analysis; Alternative Strategies; and Development of the Preferred Plan. The process included focus group meetings with residents and civic leaders, institutions such as area churches, and social service providers, State and City representatives, area businesses, and other key stakeholders. The process was led by a Steering Committee composed of community and city representatives who guided the team through all phases of the plan development. By working closely with the Steering Committee, the design team is able to understand important issues through the eyes of the Truxtun community.

The process created a consensus among community stakeholders about the overall approach for improving the neighborhood, creating opportunities to grow as part of a larger city initiative, and reclaiming the original character that defined Truxtun. This document describes both a broad strategy for improving streets and open space as well as detailed proposal. The strategic development initiatives provide a network of amenities within the plan that include:

- Improved park and recreation spaces
- Landscaped streets
- New housing
- Possible fire station sites

The Strategic Plan presents the preferred alternatives while also recognizing the alternate options that were considered.

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Analysis

AFTER COLLECTING SITE and historical information, the consultant team made its initial trip to Truxtun for documentation. For this first trip, a series of diagrams were generated to help separate different types of information. For example, one diagram helped locate the site within the greater Portsmouth area, while another identified commercial properties within the site. By understanding the many influences on and within a community, designers were able to make informed decisions about possible solutions.

The diagrams are supplemented by information provided by residents during the initial public presentation. Referred to as a "dot exercise", residents were asked to mark with colored dots the locations that they see as strengths, weaknesses, and places for future improvements. As more participants add their dots to a site map, it became increasingly clear what is working within a community and what is not. This allowed the design team to focus on the areas in need of change as identified by residents, local businesses, and city staff.

Before beginning the exploration stage of design alternatives, the consultant team reviewed the diagrams and dot exercises to determine possible initiatives. The information that began to emerge was then drawn over a site map for consideration during the charrette. At the charrette, the designers tested certain ideas against others, and made adjustments as the steering committee and general public made on-site recommendations.

The importance of accurate analysis cannot be overstated. By looking at the issues and influences in a variety of ways, designers and residents are able to work together on each of the community initiatives.

Truxtun's original 1918 Master Plan

PORTSMOUTH MAP
Truxtun (highlighted in purple) is one of Portsmouth's central neighborhoods.

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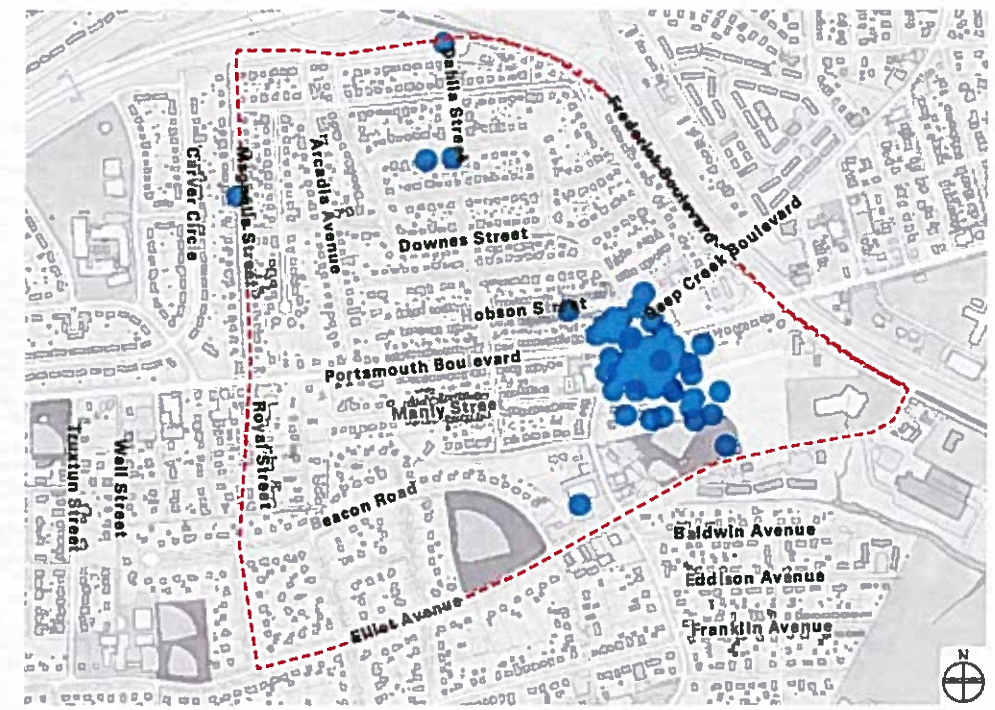
STRENGTHS, WEAKNESSES, AND VISIONS

Green dots placed by participants identified the best places.

Red dots placed by participants identified the worst places.



Blue dots placed by participants identified the most important places to take action.

STRENGTHS

Past

Residents knew everyone in the community and looked after one another.

Community pride

Small businesses; a grocery store, drug stores.

Present

People identify with the historic community and want to preserve it.

There are still members of the older generation of Truxtun neighbors.

Strong civic programs through churches and neighborhood organizations.

Historic architecture and homes.

Good lighting along some streets.

Truxtun historic architecture

WEAKNESSES

Severe lack of parking along Portsmouth Blvd. which leads to people parking in their front yards.

Signage is poor entering the neighborhood.

Crimes have become more common with the decline of surrounding areas.

Absentee landlords and rental units.

Few options for new homeowners.

Newly built homes ignore the established architectural character.

Children have limited options for places to play.

Existing homeowners have more problems with historic guidelines.

View of Portsmouth Boulevard. A lack of on-street parking forces cars to park in their front yards.

VISIONS

Attract new homebuyers as opposed to renters.

A pattern book for guidelines about renovations, additions, and new construction.

Greater police presence in community.

Development at the old school site (now vacant) at the intersection of Frederick and Portsmouth Boulevard.

More recreation facilities for people of all ages.

Senior programs and senior housing in historic Truxtun.

View of the empty lot between Deep Creek and Portsmouth Boulevards.

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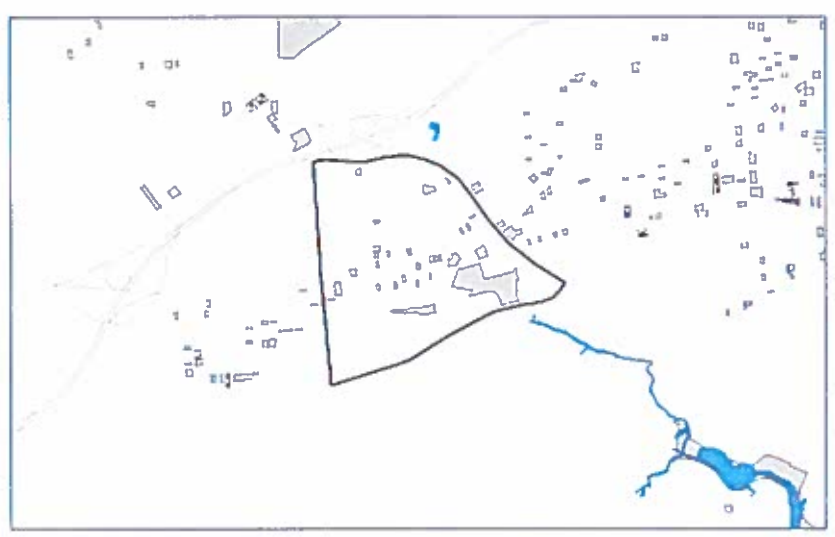
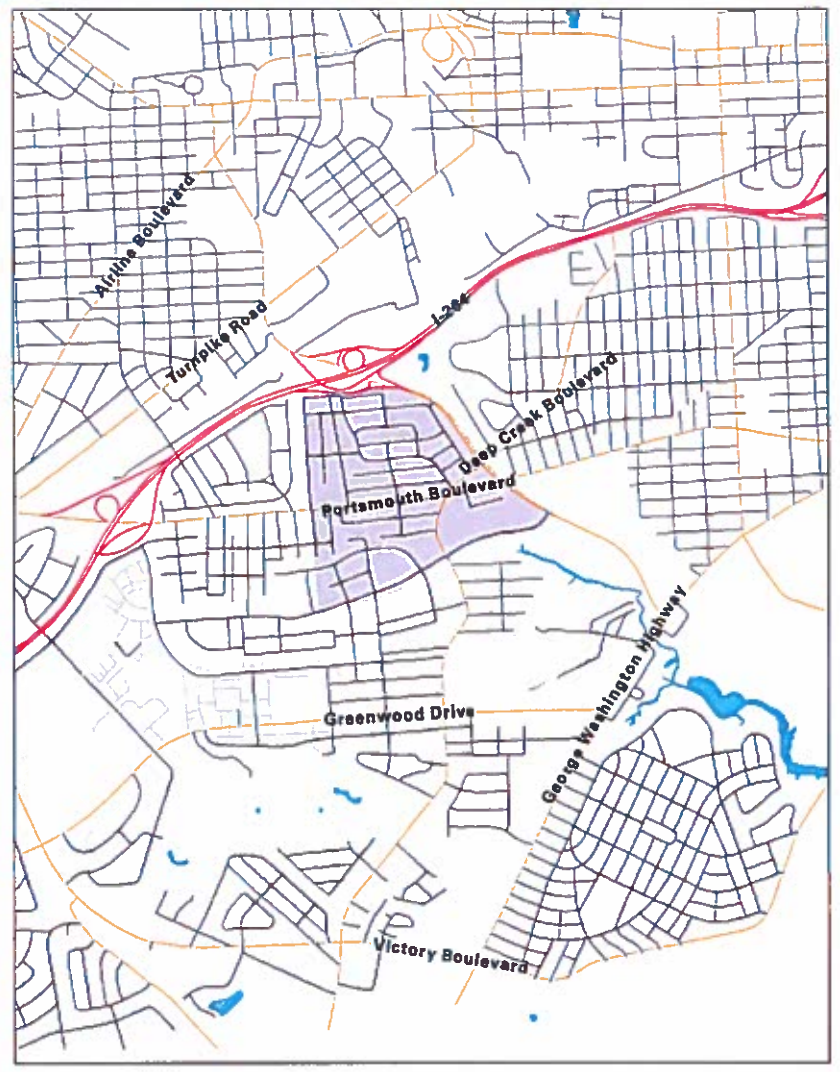
X-RAYS

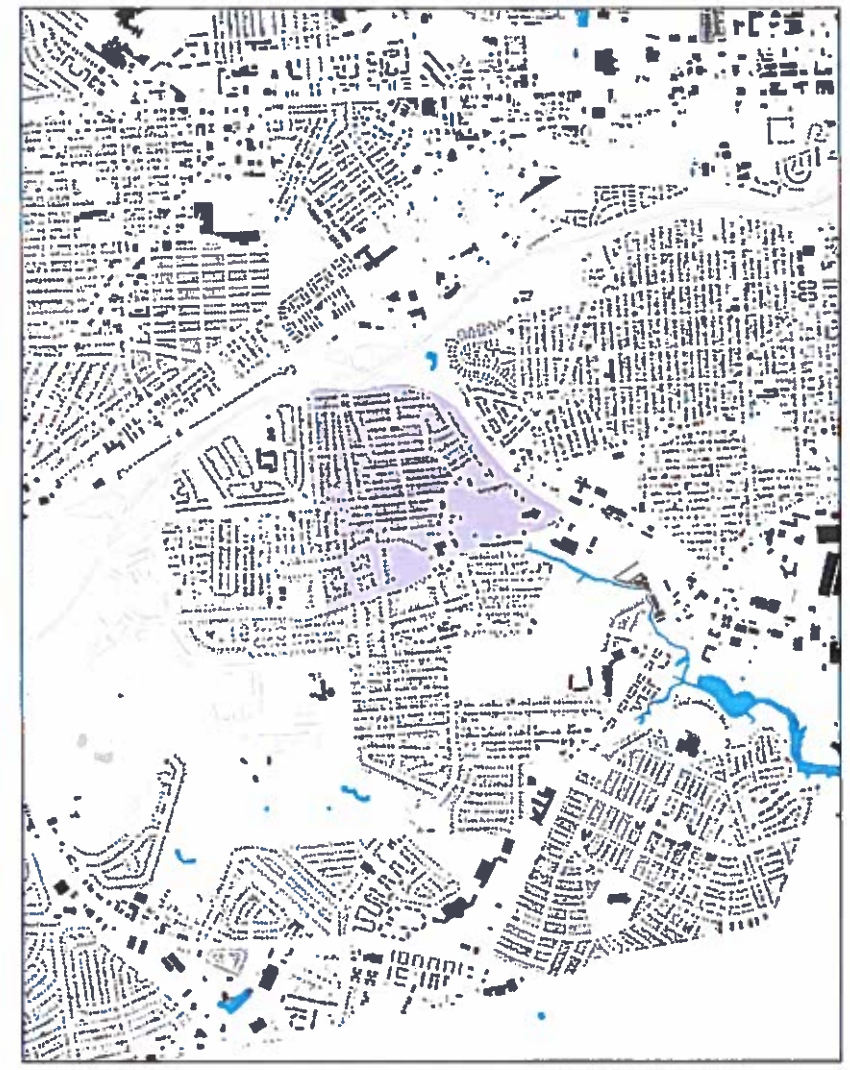
The UDA team prepared analysis drawings of the neighborhood. These drawings, called UDA X-Rays®, are used as urban design diagnostic tools. They in affect "de-layer" the data into individual uses and frameworks to expose underlying patterns and to reveal opportunities for intervention. These drawings analyze the existing conditions and can focus on different aspects of the urban study area, such as city streets, building coverage, or land use.



VACANCY X-RAY
Truxtun has large pieces of vacant land at the central entrance to the neighborhood. In addition there are several vacant residential lots scattered throughout.



STREETS X-RAY
Truxtun neighborhood is well connected to the city of Portsmouth and surrounding neighborhoods via arterials, Portsmouth and Deep Creek Boulevards, and I-264.



BUILDING FOOTPRINTS X-RAY
Single-family detached houses make up the majority of the Truxtun neighborhood. Institutional uses occupy the larger footprints.

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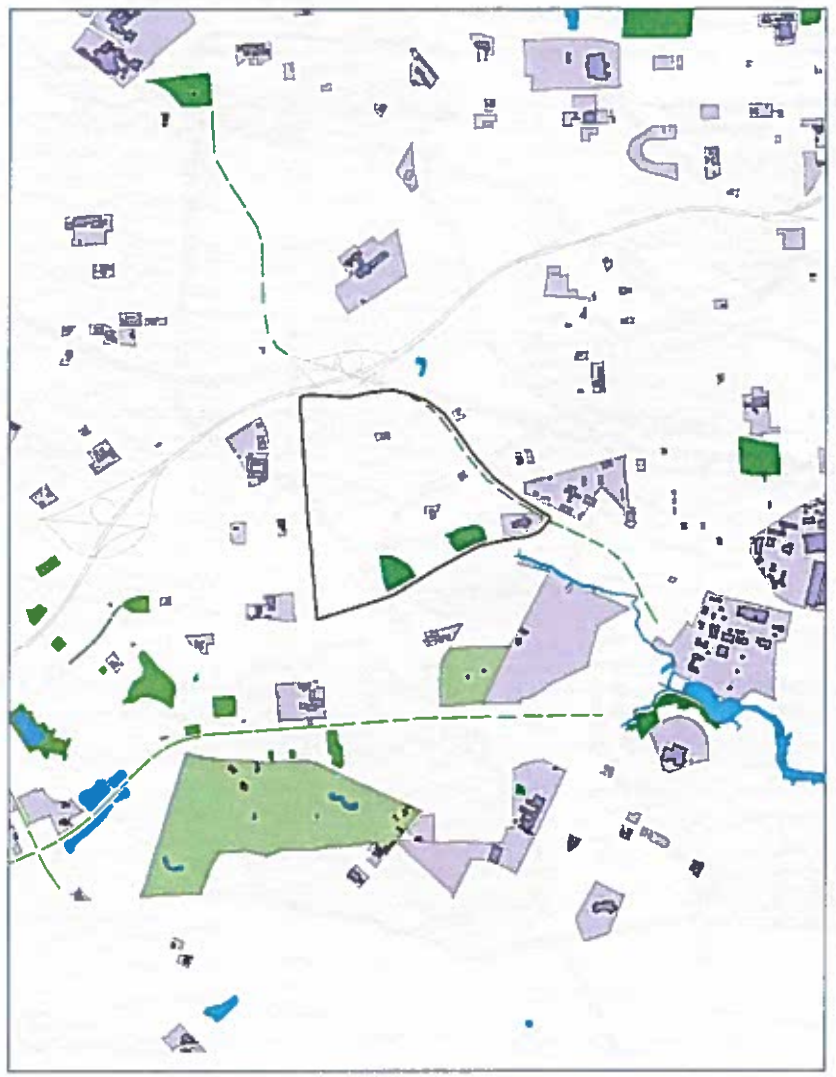
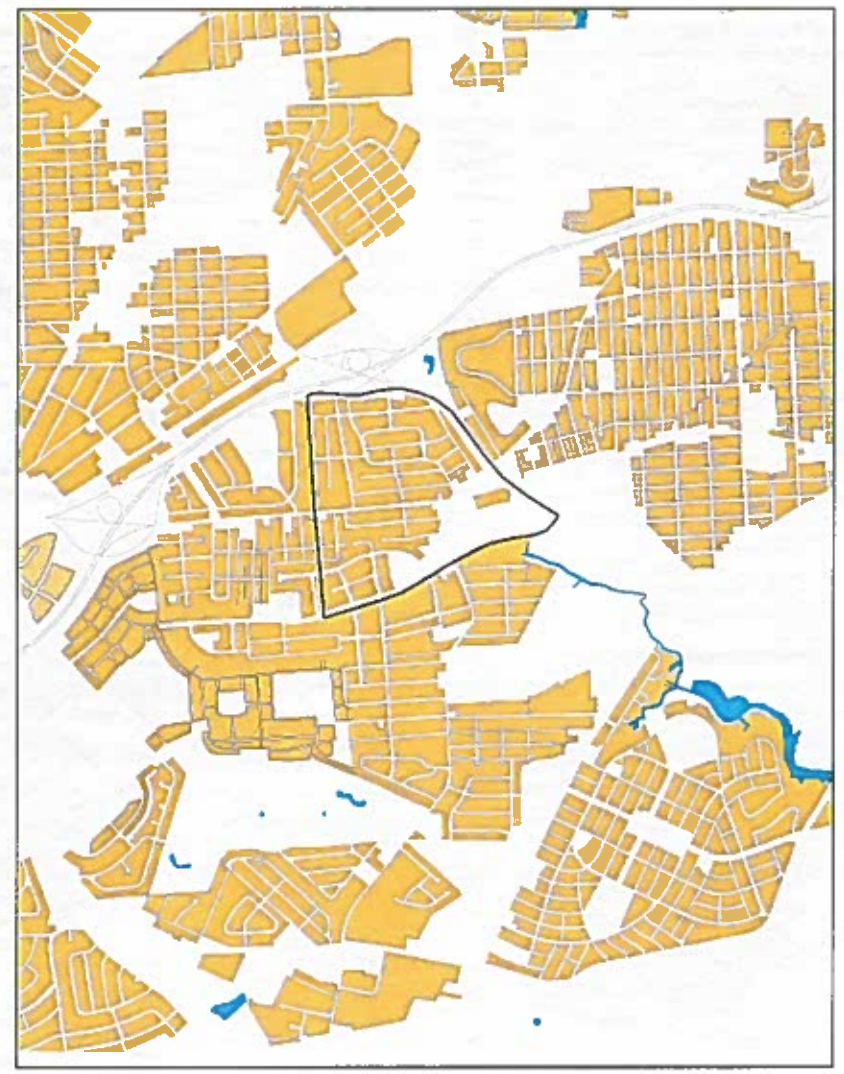
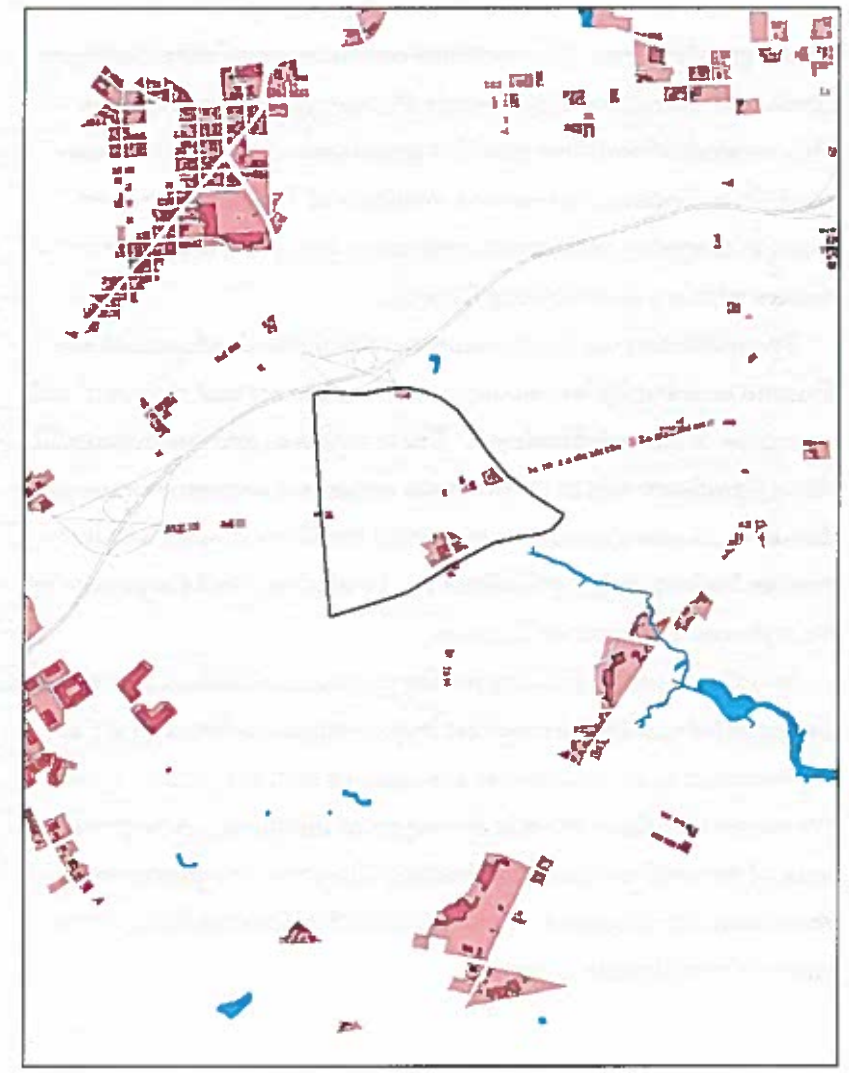


INSTITUTIONS AND OPEN SPACE X-RAY
A variety of churches and some recreation space are located within Truxtun.



RESIDENTIAL X-RAY
Truxtun is primarily a residential neighborhood.



COMMERCIAL X-RAY
Small retail stores are scattered on the outskirts of the study area along Deep Creek Boulevard and Elliot Avenue.

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TRUXTUN AT CENTER OF CHANGE

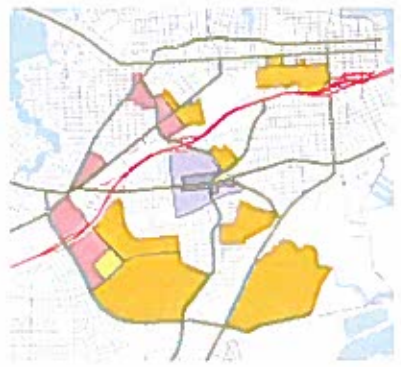
The diagrams to the right locate Truxtun in the context of surrounding neighborhoods. By highlighting areas of current development, it becomes clear that Truxtun is the geographic center of a rapidly growing area. The corridors established by Frederick, Deep Creek, and Portsmouth Boulevards all converge within Truxtun. This network of corridors provides abundant access for other communities to Truxtun and in turn, residents of Truxtun have easy access to shopping, restaurants, recreation areas, and other conveniences within a short driving distance.

By capitalizing on the momentum of regional development, the Truxtun community has an opportunity to attract new residents and businesses to the neighborhood. These residents and businesses will play a significant role in defining the social and economic future of the area. As new growth occurs within the historic zone, architectural and urban design guidelines can be used as a tool for preserving the style and character of Truxtun.

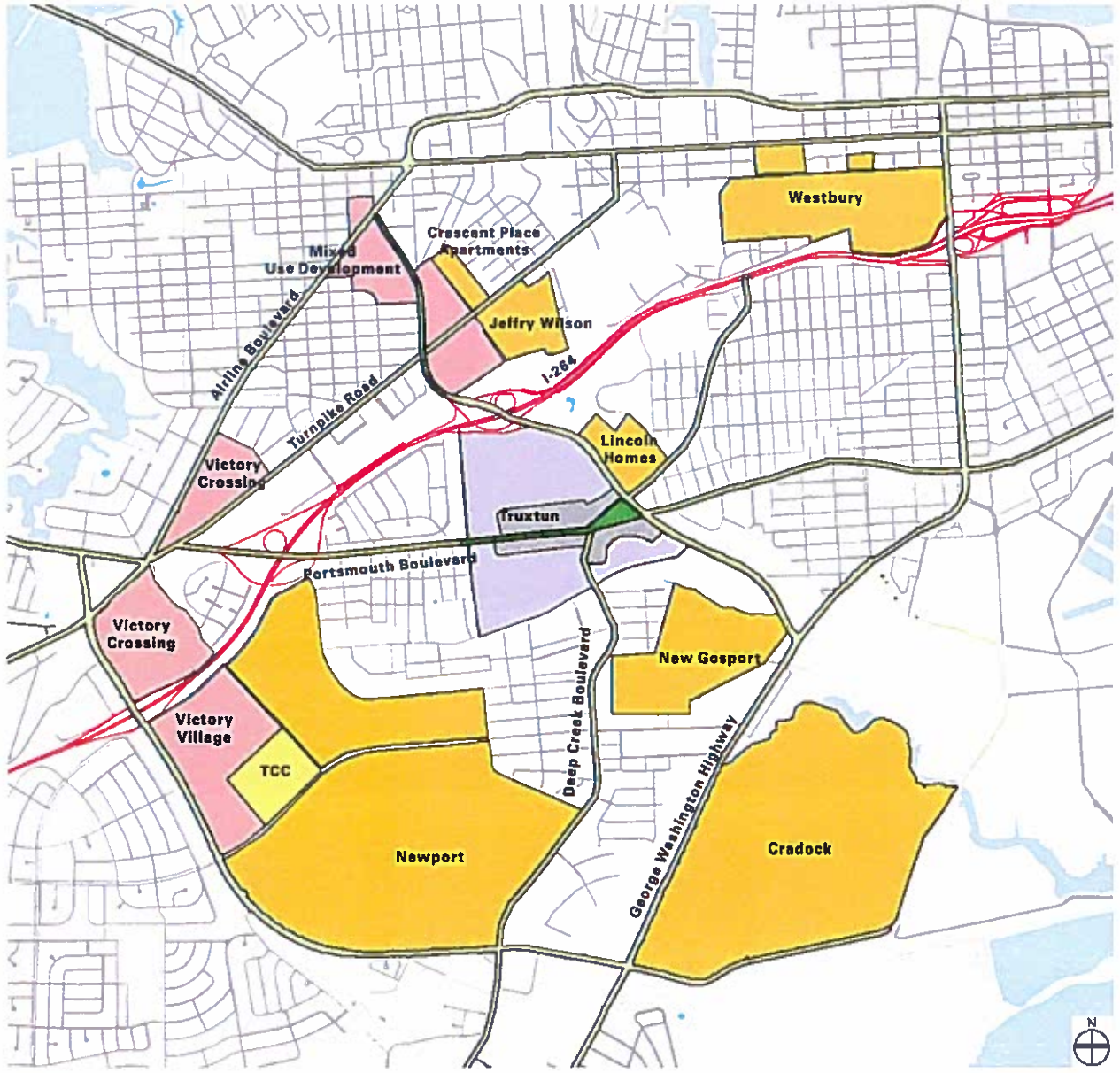
In order to secure funding for the proposed initiatives, these diagrams help make the case that improvements to Truxtun are an improvement to Portsmouth as a whole. In fact, they create a positive context for the economic development initiatives. A large network of regional corridors, the historic character, and proximity to downtown are all reasons to be optimistic for Truxtun being at the center of considerable change.

City streets diagram

Corridor network diagram



Corridor network and current development diagram



RESIDENTIAL AREA
COMMERCIAL AREA
CORRIDORS
I - 274
TRUXTUN NEIGHBORHOOD
TRUXTUN HISTORIC DISTRICT
DEMONSTRATION CORRIDOR
INSTITUTIONAL AREA

REGIONAL SEQUENCE DIAGRAM: highlighting portsmouth's network of corridors, demonstration corridors and areas of current development

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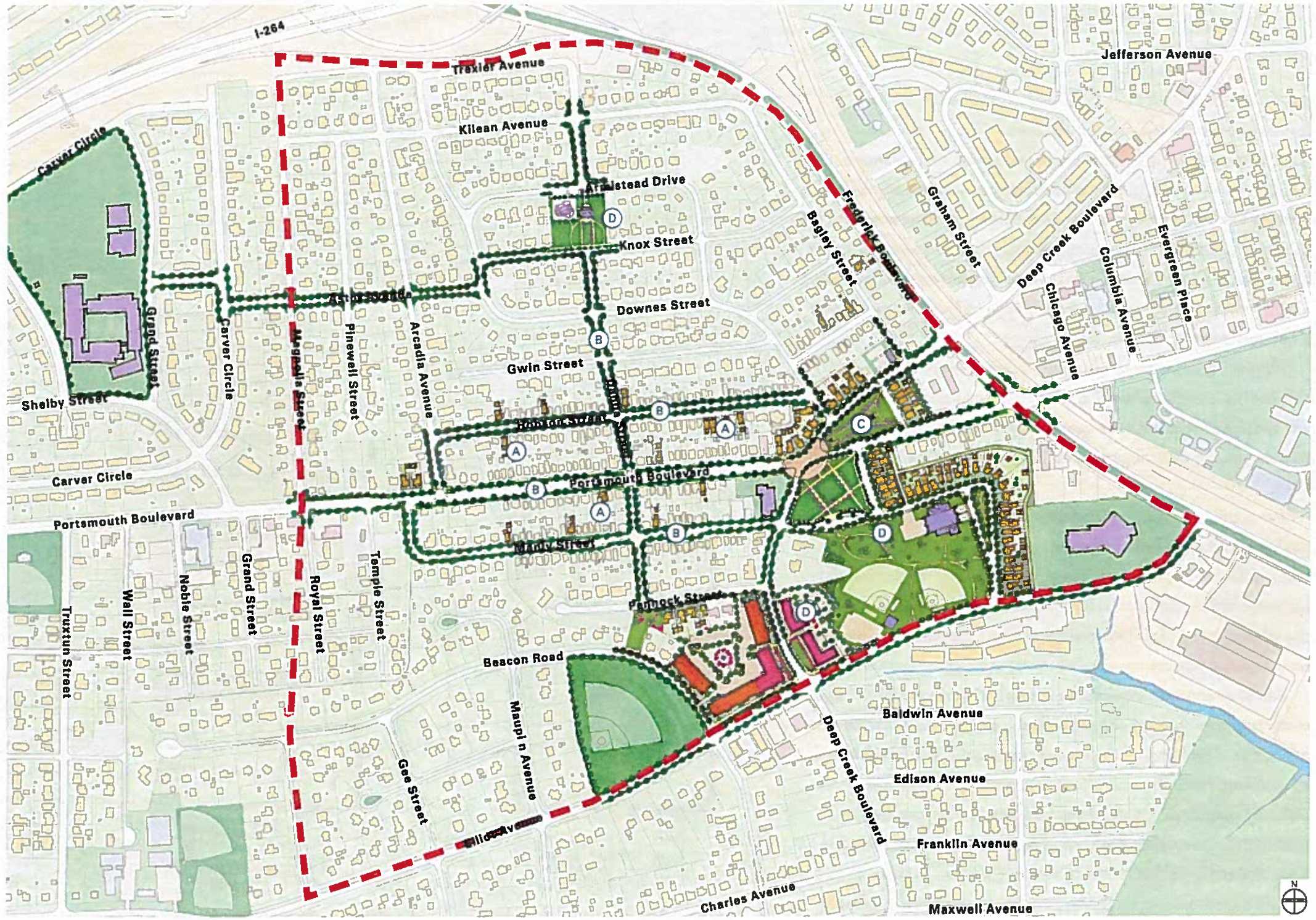
Recommendations

INITIATIVE A:
Truxtun Houses: Historic and New

INITIATIVE C:
The Heart of The Community

INITIATIVE B:
Portsmouth Boulevard
and Historic Streets

INITIATIVE D:
Neighborhood Wide-Framework



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INITIATIVE I : TRUXTUN HOUSES: HISTORIC AND NEW

Historic Houses: Restoration and Additions

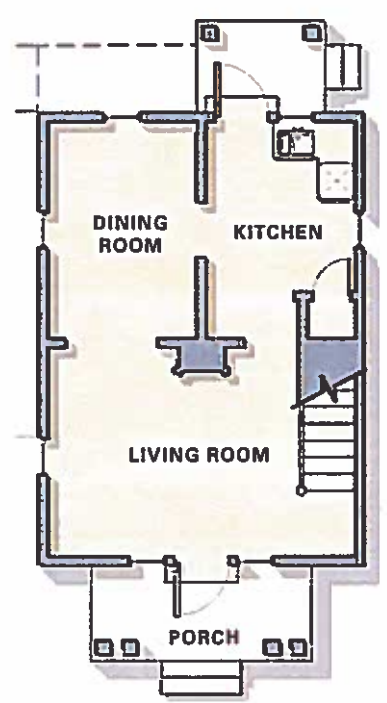
The historic houses of Truxtun are characterized by their simple massing, modest scale, quality construction, and their easily recognized Jerkin-head roof shape. By alternating their orientation to the street and color schemes, a collection of these houses creates a diverse and attractive street frontage. The porches on these houses add to the visual quality while also creating outdoor living space and a welcome entry for visitors.

Original Truxtun houses currently face two major challenges: the first is a need for restoration with proper materials and detailing and the second requires more space for families. In order to address these issues, the following pages explain a variety of possible solutions.

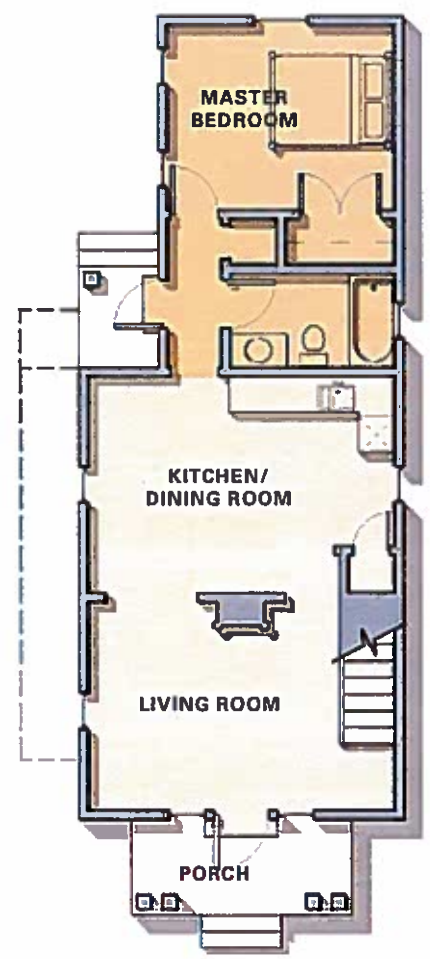
For existing houses, the following pages take the original plan of the house and add a bedroom and a bathroom in order to meet current market needs. These additions fit comfortably within the existing property lines and can be built without making major changes to the original house. It is important that future renovations and additions maintain the architectural character of historic Truxtun.

Just as renovations should be in keeping with the traditional style of the community, new houses should also express the local character of traditional building. New construction should be compatible with the existing houses in terms of massing, scale, proportion, and materials. By careful selection of doors, windows, siding, porches, and other building materials, new houses can be built to match the distinct Truxtun style that residents hope to preserve. Included in this initiative are three new single-family houses and a new duplex unit.

18' WIDE TRUXTUN HOUSE: ADDITION

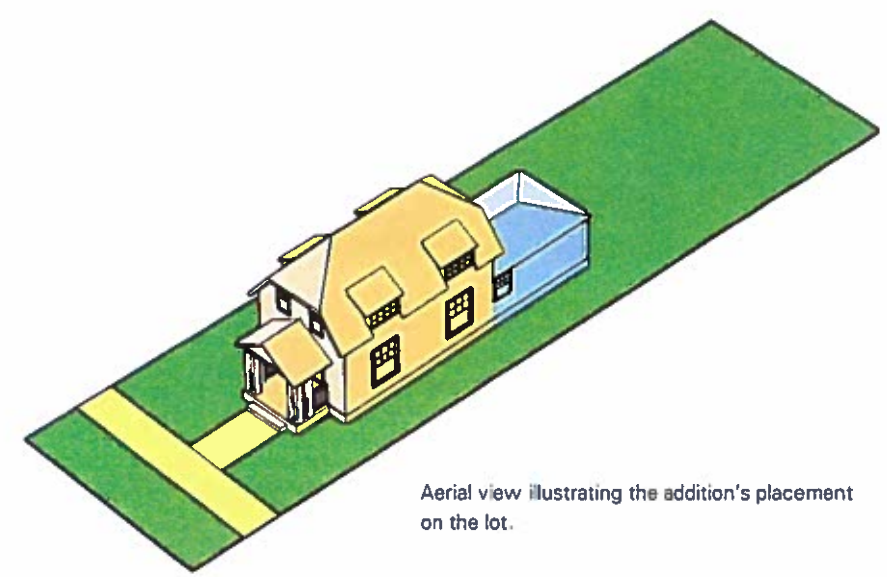


EXISTING: First Floor Plan



PROPOSED: First Floor Plan with Addition

18' Wide Truxtun Houses



Aerial view illustrating the addition's placement on the lot.

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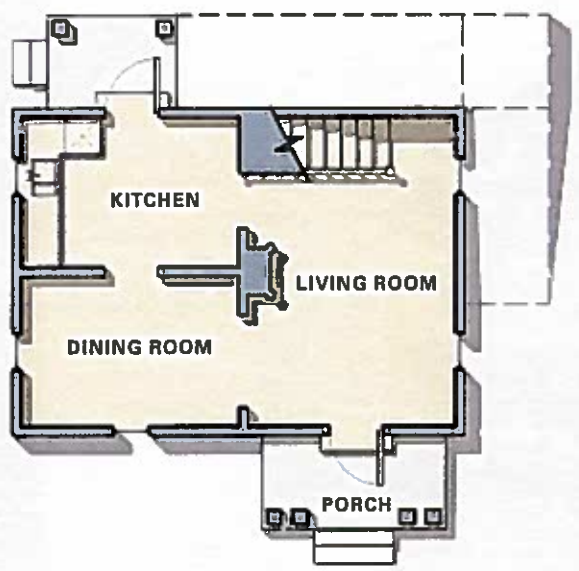
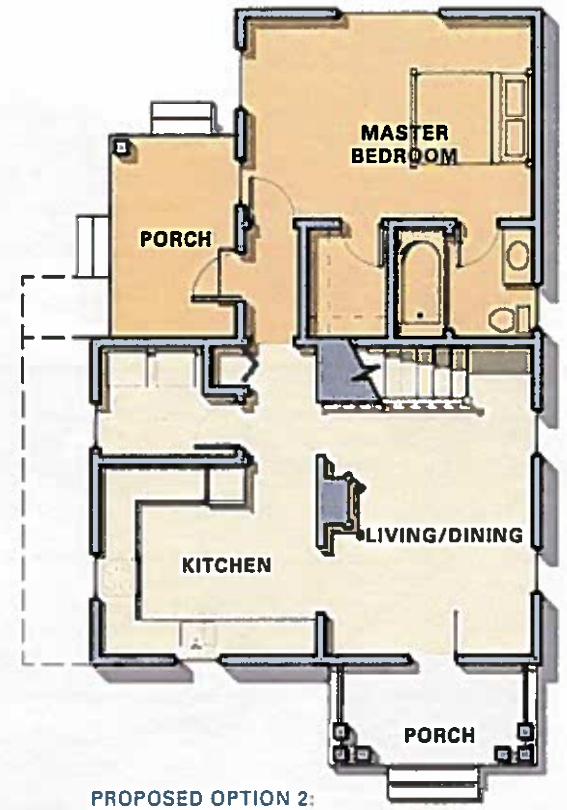
25' WIDE TRUXTUN HOUSE: ADDITION



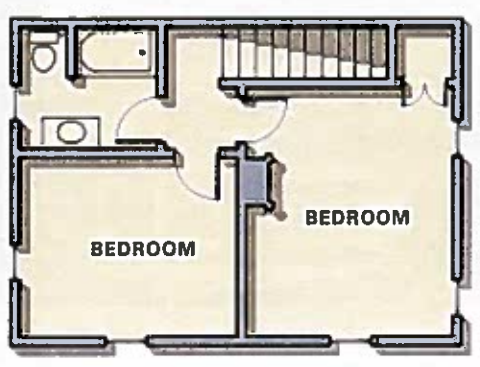
EXISTING: First Floor Plan

PROPOSED OPTION 1:
First Floor Plan with Addition



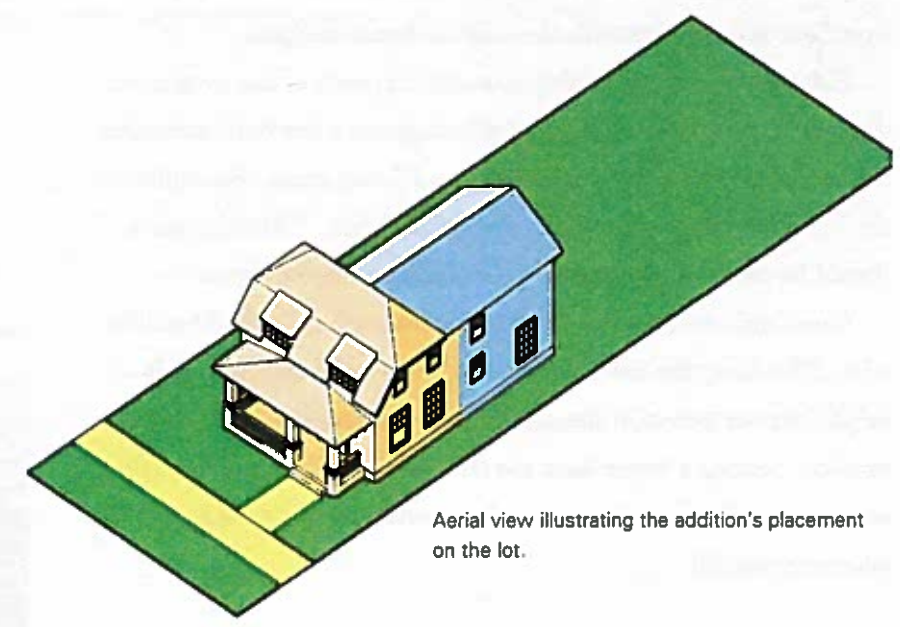
PROPOSED OPTION 2:
First Floor Plan with Addition

25' Wide Truxtun House



EXISTING: Second Floor Plan

PROPOSED OPTION 1: Second Floor Plan with Addition



Aerial view illustrating the addition's placement on the lot.

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New Truxtun Houses

In order to maintain the historic character of Truxtun, it is important that new buildings continue the stylistic tradition established by the original houses. By identifying the basic components of a Truxtun house, this document can help residents, builders, and developers to understand what makes these houses unique.

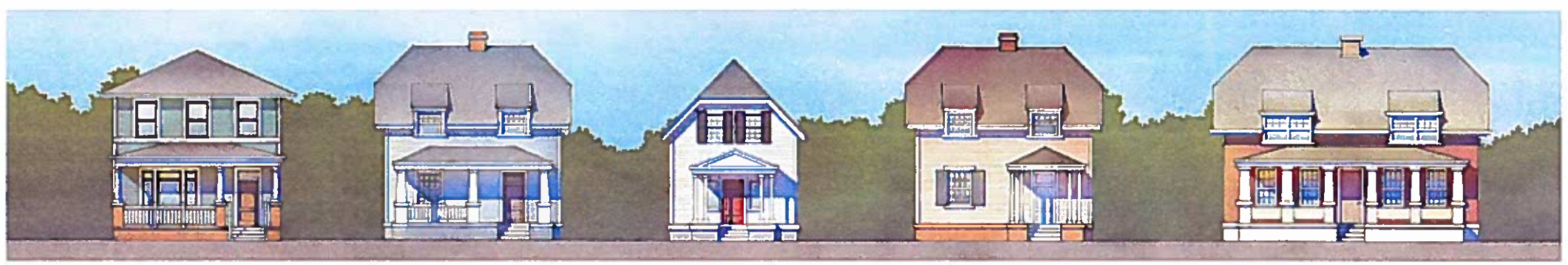
The new house designs shown here include an 18' wide single family, a 24' wide single family, a 25' wide single family, and a new duplex unit. Each of these designs continue the use of simple massing accompanied by a front porch. The exterior materials tend to be either brick or clapboard siding, with wooden porch details. Roofs will include the Jerkin Head shape and are commonly covered with asphalt shingles. The overhang for the roofs tend to be small, with exposed rafters at the eave condition.

The foundation system may be slab-on-grade or a raised foundation over a crawl space. In either case, the finished floor of the first story should be 18" to 24" above the sidewalk height. The raised first floor is consistent with the original house designs.

Floor plans can vary widely to meet the needs of the owner, but the simple outward massing typically suggests a few basic strategies for arranging bedrooms, bathrooms, and living areas. Examples in the following pages show just a few possibilities. Visitable access should be provided for one entry with a zero-stop entrance.

One final and important consideration is where to build within a lot. Matching the front and side setbacks of historic houses is a helpful way to maintain the general feel and character of the community. Setting a house back too far or keeping it too close to the street can make for awkward conditions that should be avoided wherever possible.

Aerial view of new Truxtun Houses



Street elevation of new Truxtun houses

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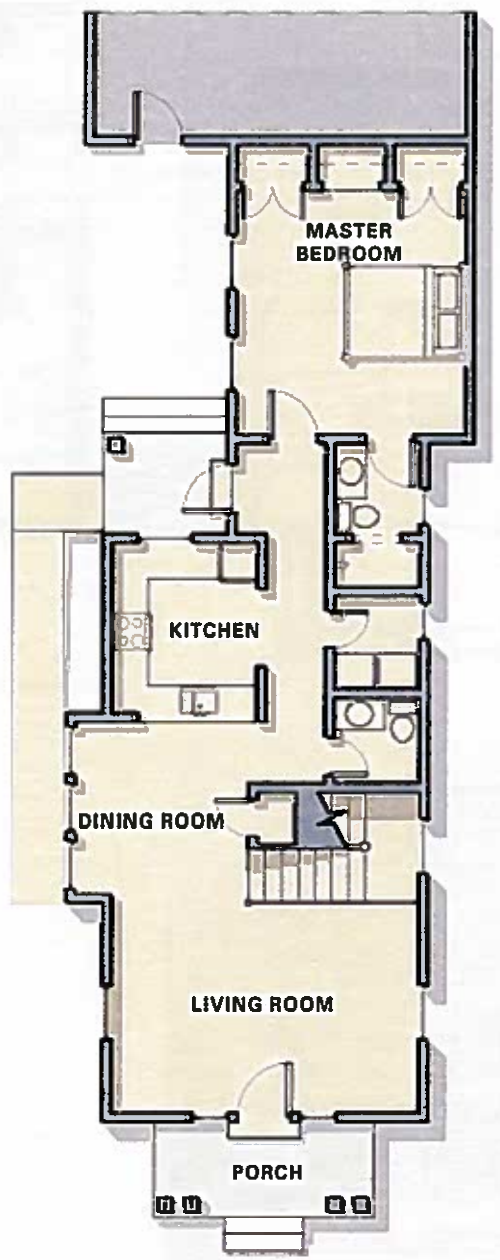
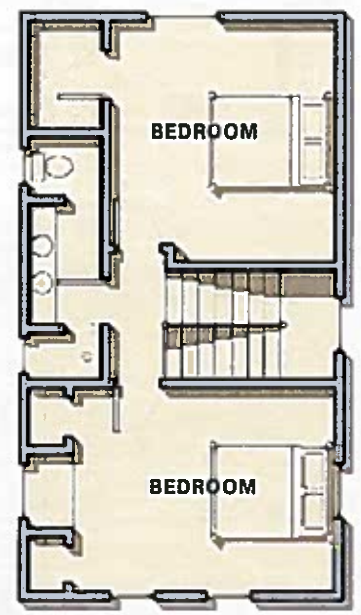
18' WIDE NEW TRUXTUN HOUSE

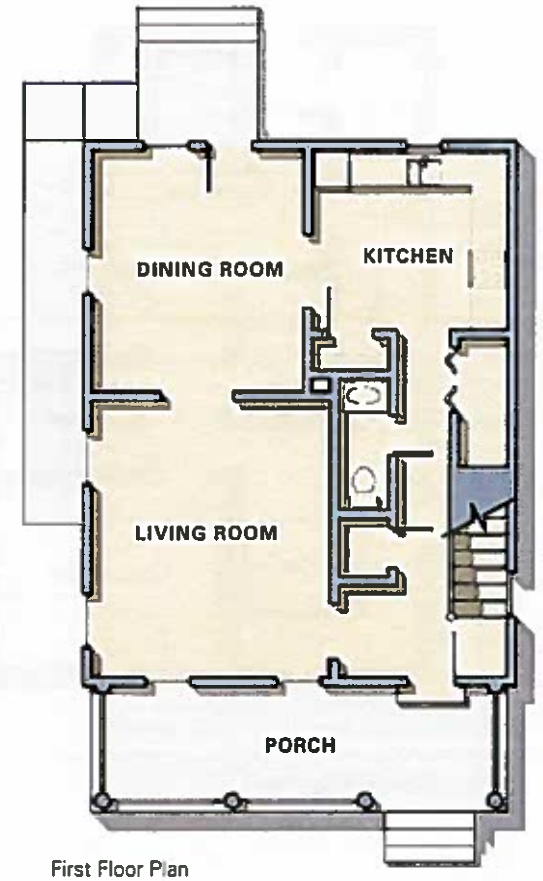


First Floor Plan

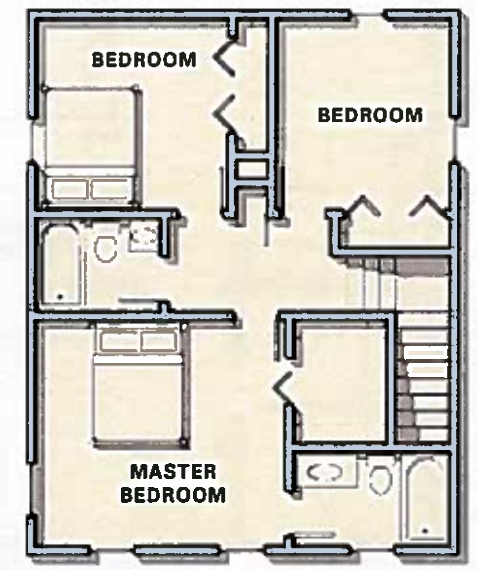


Second Floor Plan

24' WIDE NEW TRUXTUN HOUSE



First Floor Plan



Second Floor Plan

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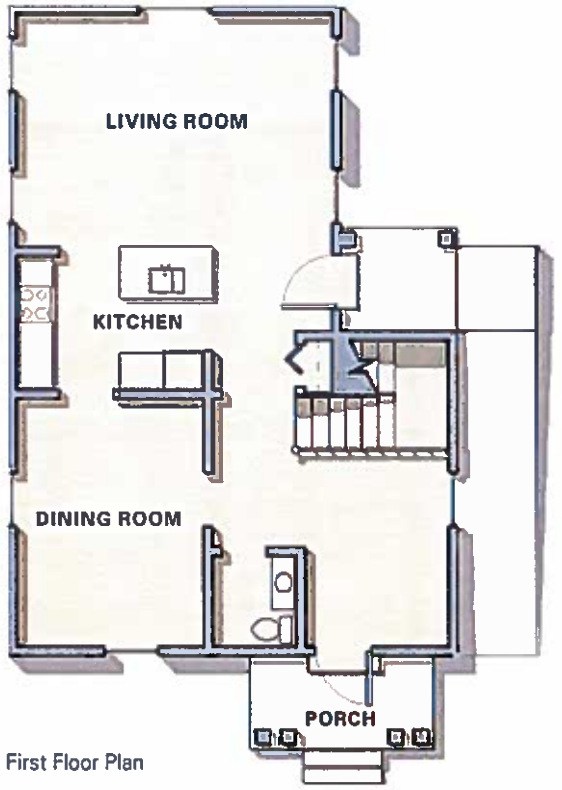
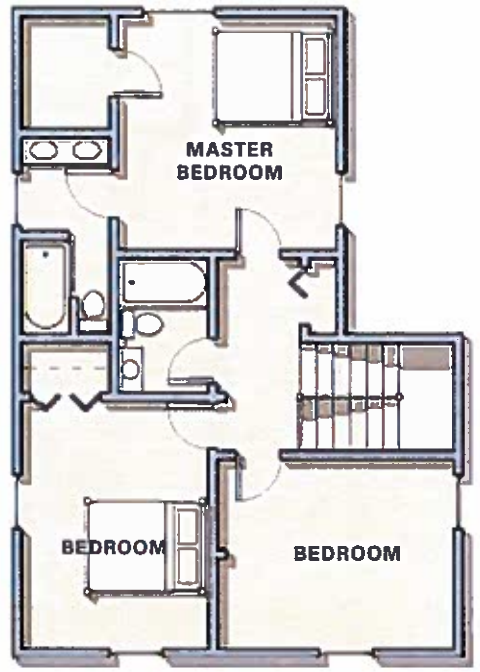
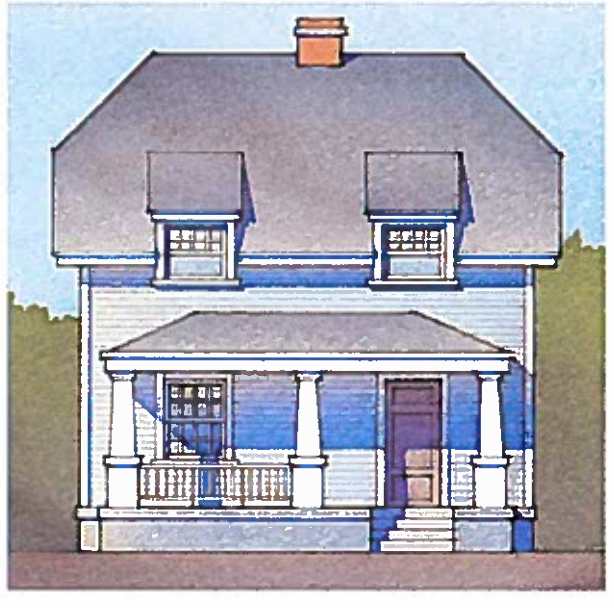
25' WIDE NEW ARCHITECTURE



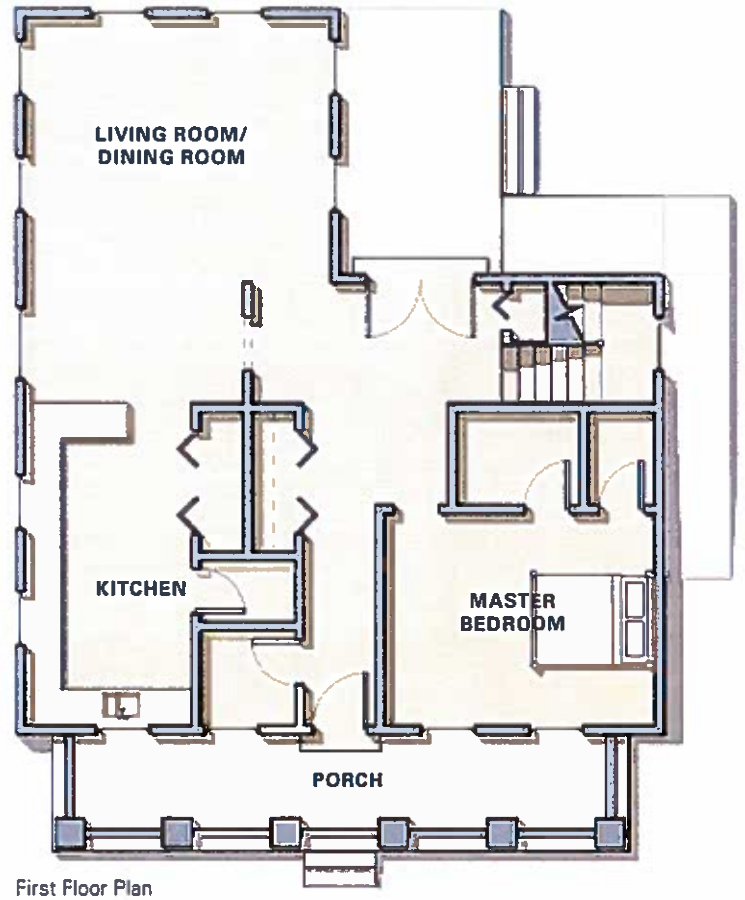
First Floor Plan



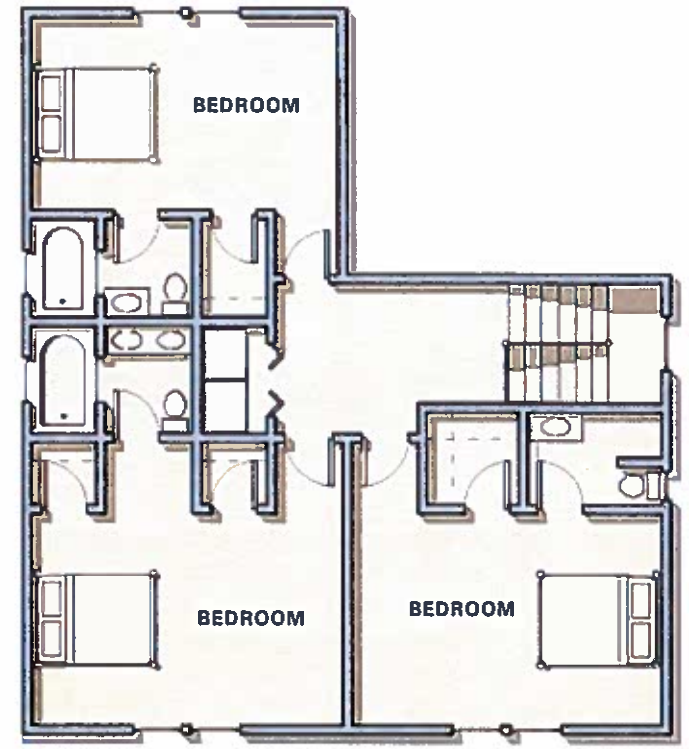
Second Floor Plan



36' WIDE NEW ARCHITECTURE



First Floor Plan



Second Floor Plan

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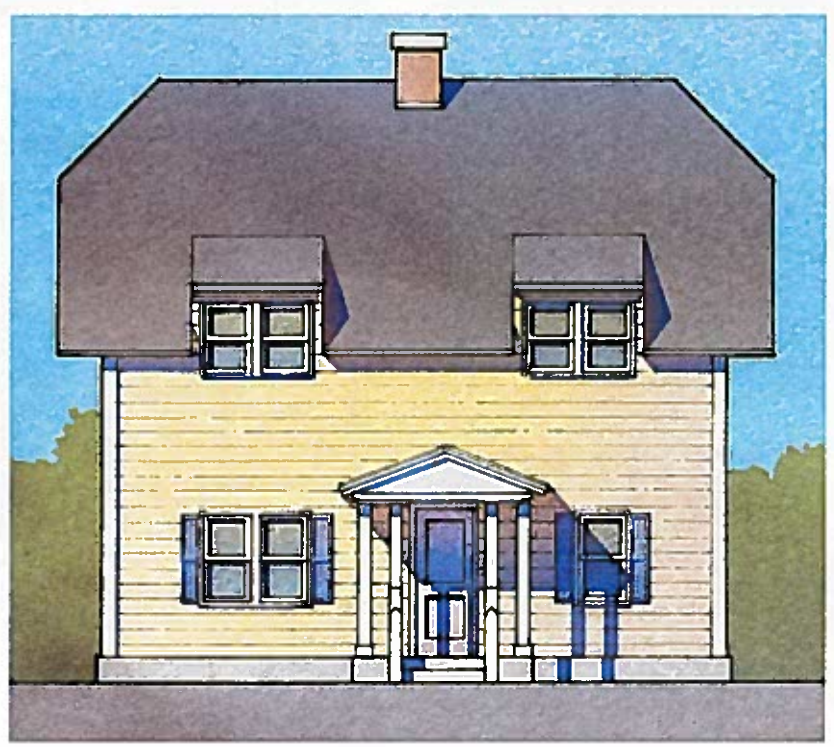
Ranch House Conversions

As the neighborhood developed over time, new architectural styles were introduced. One predominant style of post-World War II house is the single story ranch, shown below. If owners are interested in making additions or renovations, there are some simple and effective ways to make such a house look like a Truxtun original.

The example to the right shows how a single story ranch house can be converted into a two story Truxtun style. The addition of a second story can allow for more bedrooms and bathrooms. By changing the roof shape into a Jerkin Head, the massing is indistinguishable from the historic houses. Second story windows should be dormers, which are common to the area.

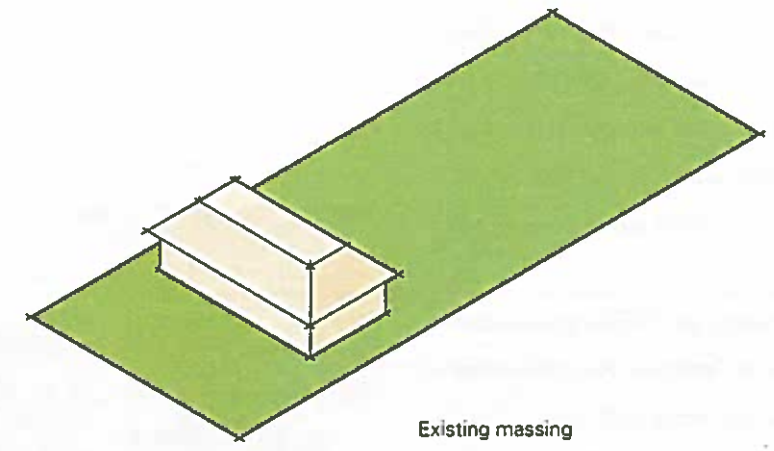
If more space is needed as part of the renovation, another wing can be added to the rear of the building as shown in the lower right hand diagram. This approach has already been taken with historic Truxtun houses, and is an attractive option for people looking to expand.

The benefits of such a change can be quite considerable. Home owners can more than double the amount of space they currently have, and the change in style would dramatically improve the appearance.

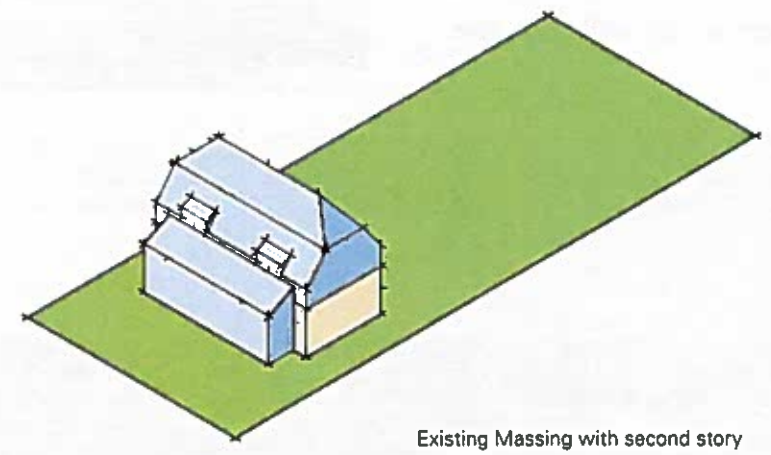


(ABOVE) Existing elevation of a ranch house
(BELOW) Proposed elevation of a ranch conversion

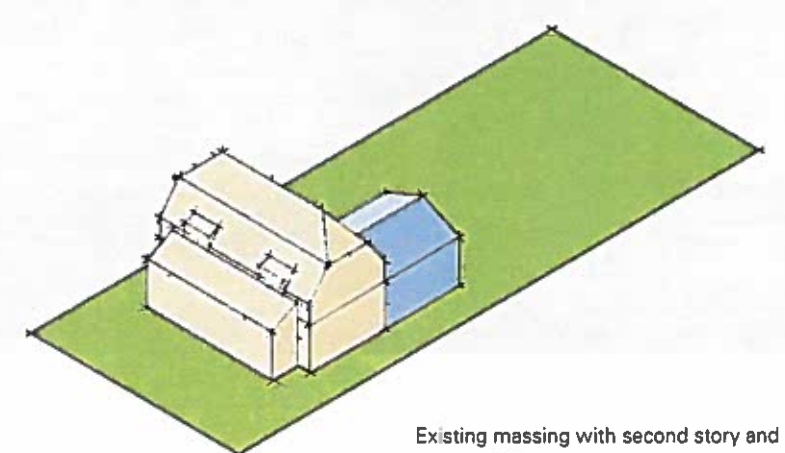
RANCH HOUSE CONVERSION



Existing massing



Existing Massing with second story addition



Existing massing with second story and back additions

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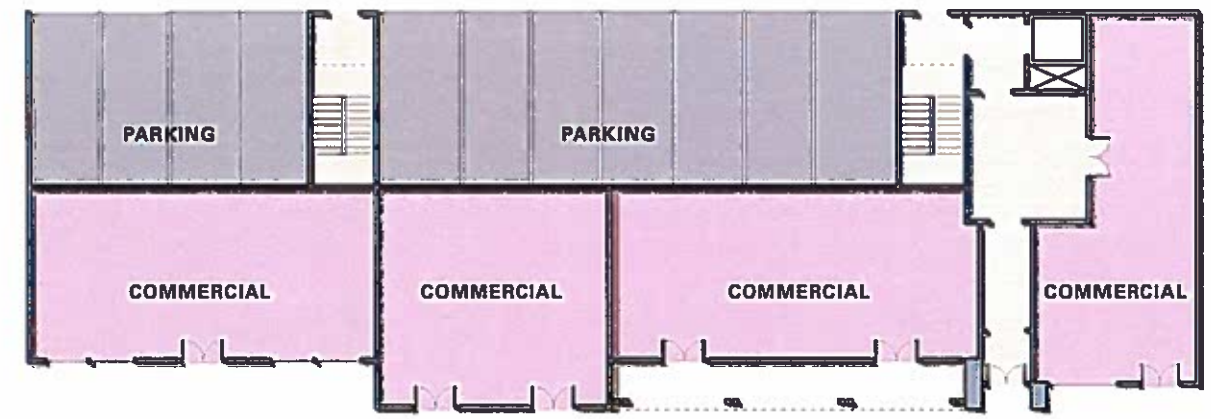
Mixed Use Building

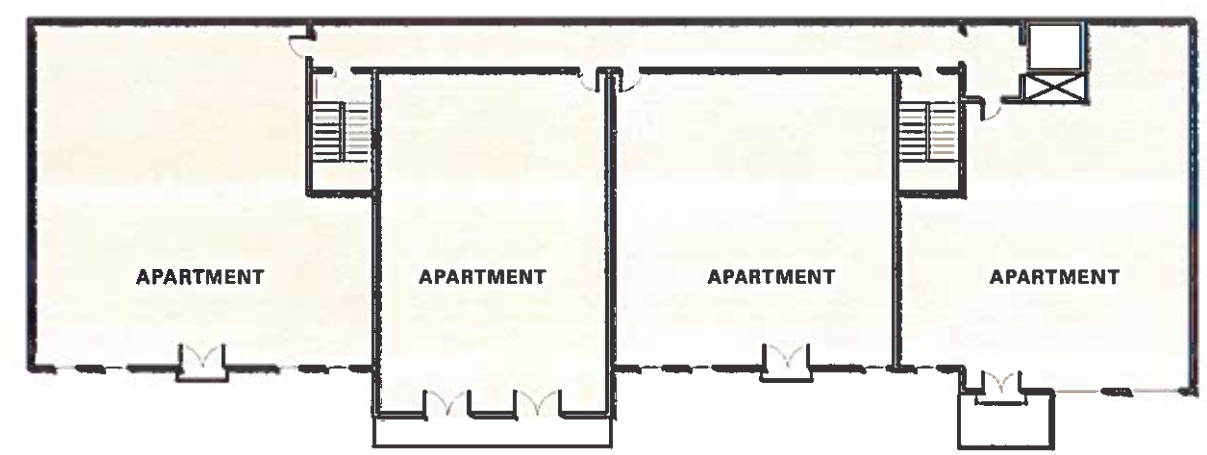
In order to maintain the historic character of Truxtun, it is important that new mixed use buildings have an architectural vocabulary based on traditional Truxtun architecture. The design of the building, illustrated to the right, continues to use the simple massing and the Jerkin Head roof shape of the Truxtun house. In addition, the roof has the traditional small overhangs, dormers, and exposed rafters.

It is also important that the larger mixed use building does not overwhelm the neighborhood character of Truxtun. A combination of traditional Truxtun materials, (brick, painted brick, and siding) and projections in the facade are used to break down the scale of the building. An appearance of several buildings is created as opposed to one long building. Porches and overhangs are also utilized to give the mixed use building a pedestrian scale.

Elevation



First Floor Plan



Second Floor Plan

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INITIATIVE II:
PORTSMOUTH BOULEVARD AND HISTORIC STREETS

The setting for both new and historic houses should enhance the character of the architecture and create the atmosphere of an established neighborhood. Portsmouth Boulevard is the front door for the neighborhood and currently is not as beautiful as it should be. Traffic speeds through, it is difficult to cross the street, and there is no on-street parking for houses. This is critical because many houses do not have adequate driveways, so cars and other vehicles are often parked in the front yards. Similar problems occur on Manly and Hobson.

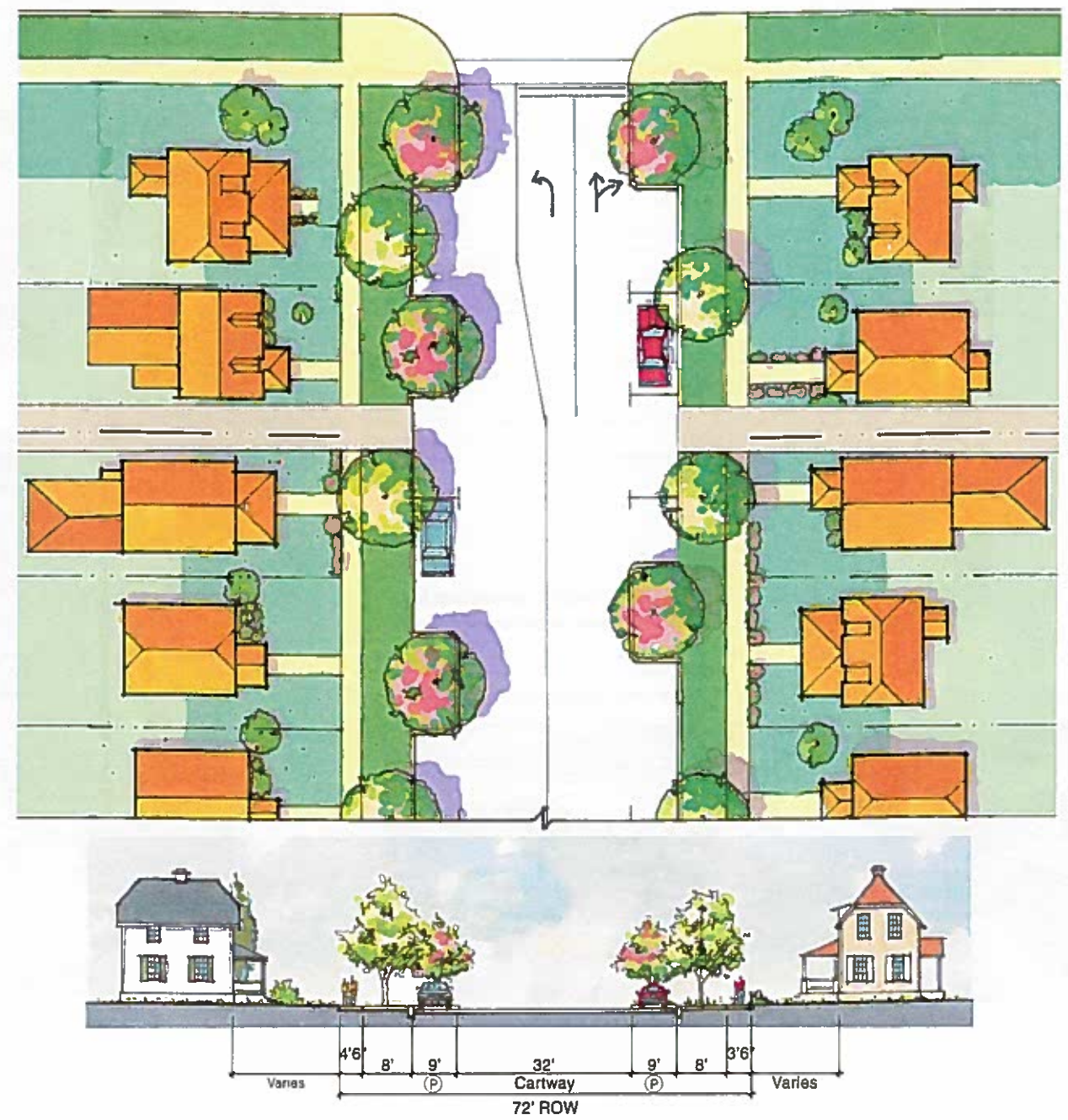
Portsmouth Boulevard

The current configuration of Portsmouth Boulevard is four moving lanes. When it was designed there was significantly more traffic than there is today. Therefore, we propose that the lane closest to the curb become parking spaces. At intersections the planting area and the sidewalk will be extended into this lane space to define the parking areas. This will reduce the pedestrian crossing distance from 50'-0" to 32'-0". Trees planted in this area will also help to visually narrow the road and slow traffic. Other extensions to the planting strip can be provided between street intersections.

Some of the shared driveways would continue to be used if a garage is built in the backyard. Drawings located where it is not possible to drive between adjacent houses to the backyard should be eliminated and parking should go to the new on-street spaces. Depending on the number of driveways, between 150 and 190 parking spaces can be provided on the street. These parking spaces will serve a total of 66 houses.

The concept for a median has been discussed in the past. Unfortunately the dimension of the street is too narrow to provide parking and a moving lane in each direction.

(RIGHT)
Existing Conditions of Portsmouth Boulevard
(FAR RIGHT)
Proposed Portsmouth Boulevard
(BELOW)
Plan of proposed Portsmouth Boulevard, extending from Manly Street to Frederick Boulevard



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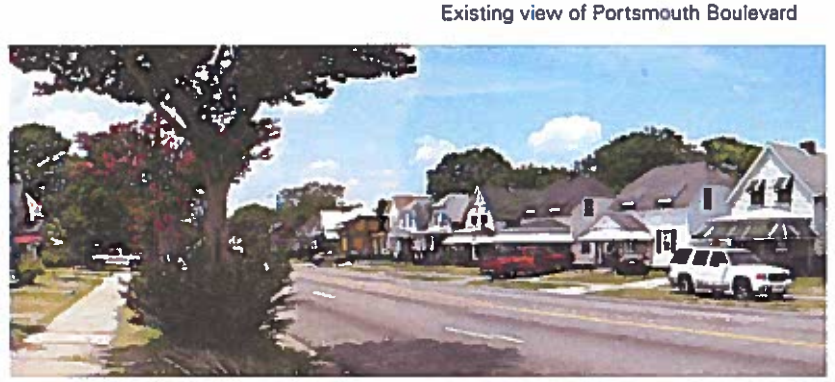
(RIGHT)
View of Portsmouth Boulevard with on-street parking and expanded landscaped curbs
(BELOW)
Existing view of Portsmouth Boulevard



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Manly/Hobson Streets

The original design of these streets included a stepped back curb in the center of each block. The stepped back area was covered in turf and used for parking or activities. When utilities were installed the new sidewalk was built as a straight line. Therefore, some front yards are actually in public right of way. Concerns about parking and children play areas have been raised in the meetings. Two alternatives were explored:

1. Diagonal Parking: The sidewalk is moved to its original position and the expanded public right of way could be used for diagonal parking.
2. Play area: The sidewalk is moved to its original position and the expanded public right of way is a landscaped play area.

Cost estimates will have to be performed to determine if this action can occur if needed.

(LEFT)
Existing section of Hobson Street
(MIDDLE)
Proposed section of Hobson Street with diagonal parking
(RIGHT)
Proposed section of Hobson Street with play area

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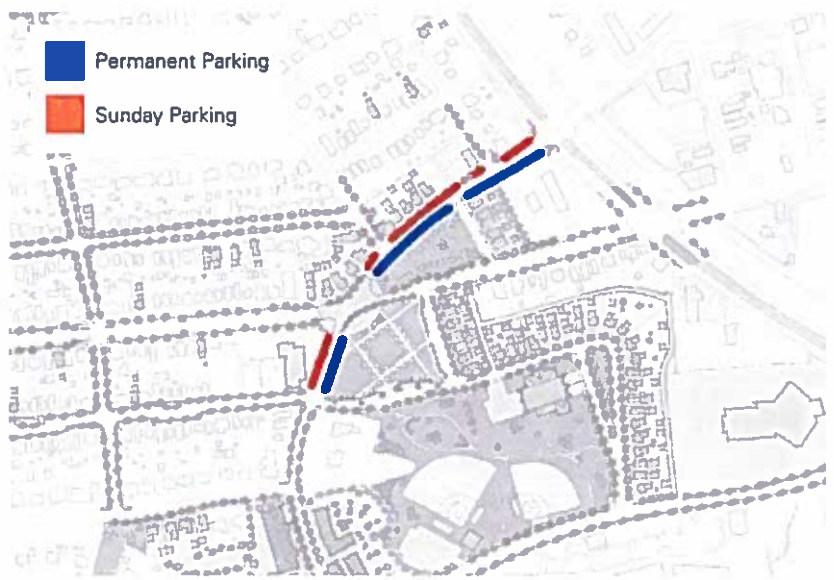
Deep Creek Boulevard

This is narrower than Portsmouth Boulevard but wider than it needs to be for a two lane road. Therefore, we recommend a similar treatment for one side of the street to provide on street parking. The other side could be used for parking on Sunday to accommodate Church parking. We estimate between 25 and 30 spaces can be provided on one side of Deep Creek between Frederick Boulevard and Manly Street, and an equivalent amount on the other side on Sundays.

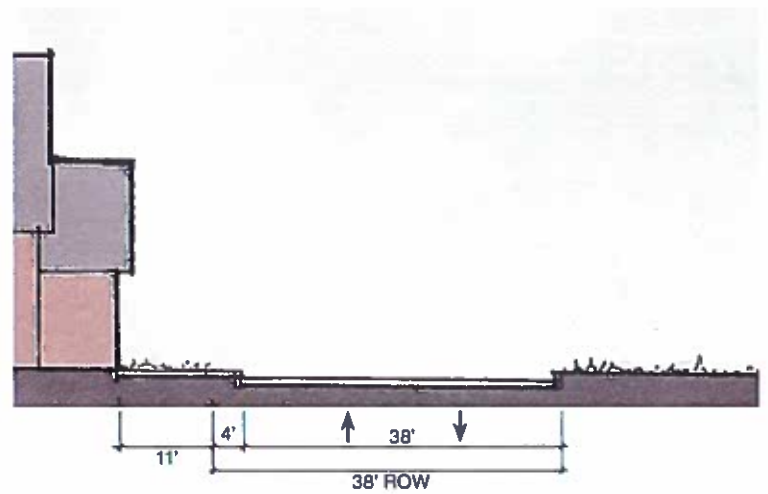
Dahlia Street

Although a narrow street, it is possible to provide parking on one side. Since there are few driveways, it is possible to provide between 30 and 40 spaces between Pennock and Downes.

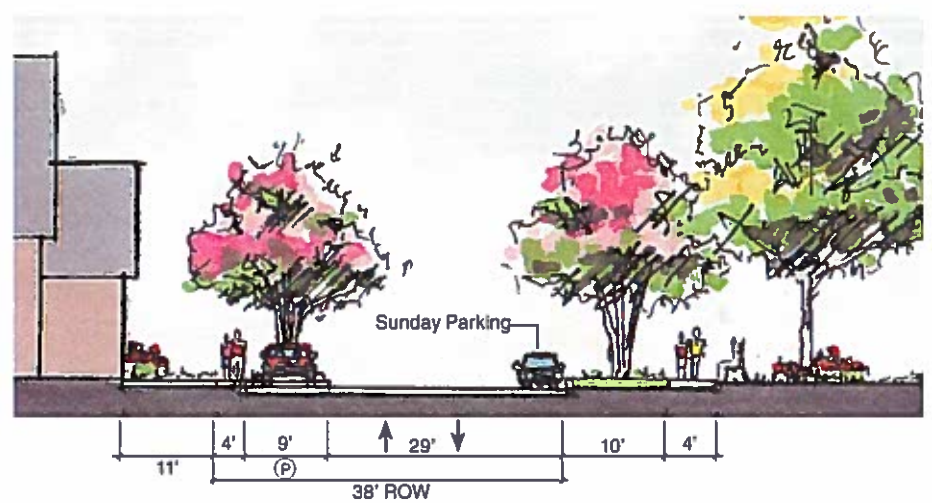


Deep Creek Boulevard Parking Diagram

DEEP CREEK BOULEVARD

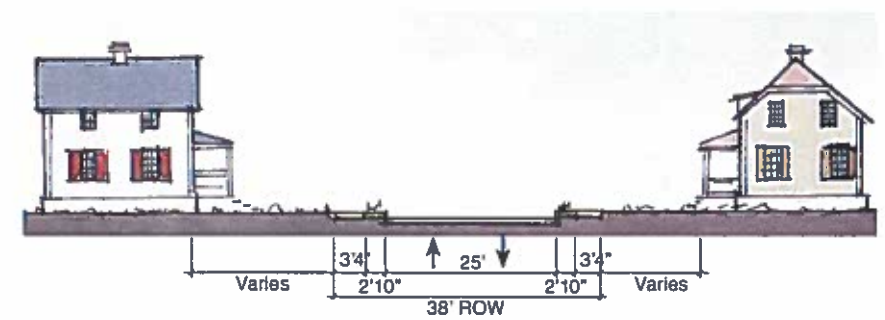


Existing conditions of Deep Creek Boulevard

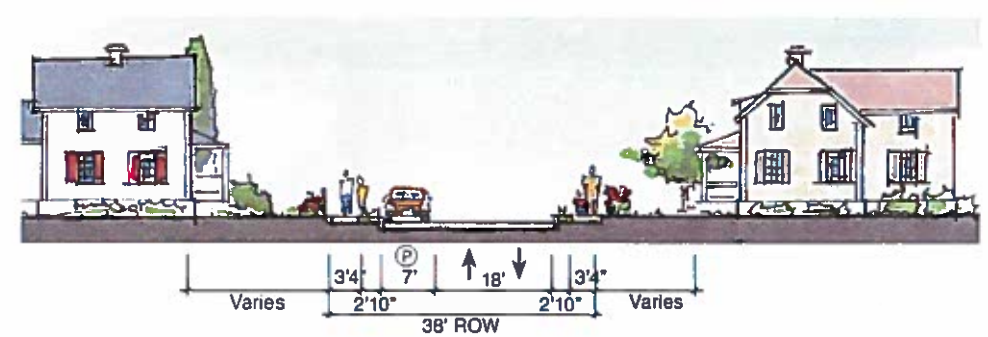


Propose conditions for Deep Creek Boulevard

DAHLIA STREET



Existing conditions of Dahlia Street



Proposed conditions for Dahlia Street

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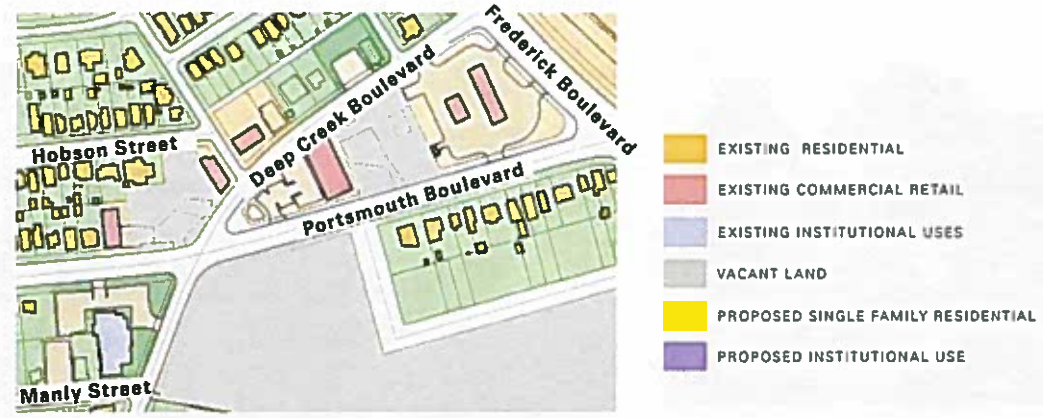
INITIATIVE III: THE HEART OF THE COMMUNITY

The original plan of Truxtun was organized around a "Village Green" similar to those found in New England towns. The triangular piece of land between Deep Creek Boulevard and Portsmouth Boulevard was the Green. Around it were houses, institutions, shops and a train station. All the streets of the neighborhood would have led to the Green. The shape of this piece of land was never intended to have buildings on it, and it is not suited to buildings especially at the western end.

The intersection of Portsmouth Boulevard and Deep Creek Boulevard was a point of interest throughout the Charrette. The design team studied the alternative of replacing the intersection with a roundabout and concluded that it greatly reduced the developable parcels on the northwestern block, with limited traffic benefits. Even the minimum dimensions approved by the engineers, while functional, would create less than desirable blocks surrounding the roundabout. The preferred solution is to maintain the configuration of the intersection, but imply a circular pedestrian-friendly which would make crossing the intersection more manage

The plan recommends that the triangular block between Deep Creek Boulevard and Portsmouth Boulevard be reinstated as a Green from the point to the property boundary of the Gas Station on Frederick Boulevard. In addition, the majority of the Truxtun Elementary School site would be enhanced as public open space. A design has been provided for building a school or recreation center at some time in the future when it becomes feasible. Vacant parcels around the Green should be developed, especially the eastern end of the Green in order to provide active uses on it.

Truxtun's original plan



Existing Conditions

Aerial view of the Green

Neighborhood green with Model Village

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Existing conditions of the triangular piece of land between Deep Creek Boulevard and Portsmouth Boulevard

Aerial view of the Green and Model Village

View of the Green and Model Village

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There are several alternatives:

Model Residential Village:

By lining the Green with new Truxtun Houses, this important gateway into the community will have a residential character. All traffic coming through will know it is a neighborhood. In order to attract homeowners it is important to have critical mass of new houses in a setting that looks complete. This will provide that. New houses are proposed on the eastern edge of the Truxtun School Site to provide security for the public space. Ideally, the houses would extend along the alignment of Fitzgerald Street to provide security for the play fields.

Mixed Use Development:

If there is a market for retail and condominiums, the same sites could be developed with mixed use buildings. The architectural vocabulary of these mixed use building should be based on traditional Truxtun architecture.

Aerial view of the Green with residential and mixed use buildings

Existing Conditions

Proposed view of a mixed use building on the Green

Green with mixed use development

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COMMUNITY CENTER:

In the past there was much interest in providing a community center on one of these sites. The land area is limited for such uses except on the Truxtun School site.

The drawings to the right illustrate how the community center may be phased onto this site.

- Phase 1: The Truxtun School site remains a park until funds are acquired for the community center. The park links the ball fields and the neighborhood Green.
- Phase 2: Once there are adequate funds a small community center and some parking can be built within the park.
- Phase 3: As the community requires more space, additions can be added and the community center can expand on the site.

The desire to develop a Community Center on the site is shared by both the residents and city; however, the city will have to study and overcome several obstacles before this phase of the vision can be completed.

We believe that the most feasible approach and the most likely to happen quickly would be the residential model village.

PHASE 1

PHASE 2

PHASE 3

SINGLE FAMILY HOUSE

INSTITUTIONAL BUILDING

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Approach and Gateway

At present the gateways into the Truxtun neighborhood are not celebrated. The approaches are either unattractive or unnoticeable, making it difficult to market Truxtun as an important historic neighborhood within Portsmouth.

The intersection of Deep Creek Boulevard and Frederick Boulevard is an especially poor gateway. A gas station and empty lots mark the approach. The illustration to the right shows how lining the Green with new Truxtun Houses will give this important gateway into the community a residential character.

The illustration also shows how signage, lighting, landscaping, and street signs can be used to create a noteworthy entrance. In addition, using these same landscape standards throughout the neighborhood will allow one to know they are within historic Truxtun.

(RIGHT)
View showing proposed entrance to Truxtun Historic neighborhood
(BELOW)
Existing view of the entrance to the neighborhood

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INITIATIVE IV: NEIGHBORHOOD WIDE FRAMEWORK

The individual improvements to Portsmouth Boulevard, Dahlia Street, Manly Street, Hobson Street, and Deep Creek Boulevard can be done incrementally, but ultimately these improvements to the public rights of way would form an overall framework. This overall framework would tie the entire neighborhood together.

Additional elements to the framework include:

- Alternate Locations for a Fire Station
- Mixed Use Development
- Middle Square
- Connection to Douglas Park
- Connection to Highland Biltmore playground

Frameworks Diagram

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Playfield Alternatives/Alternative Locations for the Fire Station

There are four options under consideration:

- Option A places the fire station on the playfield green and maximizes new Truxtun housing. The placement of the fire station at this location will assure the extension of Manly street and improve overall connectivity.
- Option B also places the fire station on the playfield green. A church owned recreation center and an elderly housing court are added to the program.
- Option C eliminates the fire station and maximizes the play fields and new Truxtun houses. In this scenario, the fire station could be moved to the corner of Elliot Avenue and Deep Creek Boulevard.
- Option D turns the fire station, placing it on Elliot Avenue, and maximizes the play fields.

OPTION A

OPTION B

View Option A

OPTION C

OPTION D

SINGLE FAMILY HOUSE | MULTIFAMILY RESIDENTIAL | INSTITUTIONAL BUILDING | MIXED USE BUILDING

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Mixed Use Development

The corner of Elliot Avenue and Deep Creek Boulevard could be effectively developed as a mixed use development. There are three options under consideration, each recommending a different combination of condominium, mixed use and commercial buildings. Option C recommends that the fire station be located on the western corner.

Each option is dependant upon and will be shaped by the market. It is urged that these buildings front Elliot Avenue and Deep Creek Boulevard, and that they be built with architecture in harmony with Truxtun's traditions.

OPTION A

OPTION B

OPTION C

- SINGLE FAMILY HOUSE
- MULTIFAMILY RESIDENTIAL
- INSTITUTIONAL BUILDING
- MIXED USE BUILDING

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Neighborhood Park

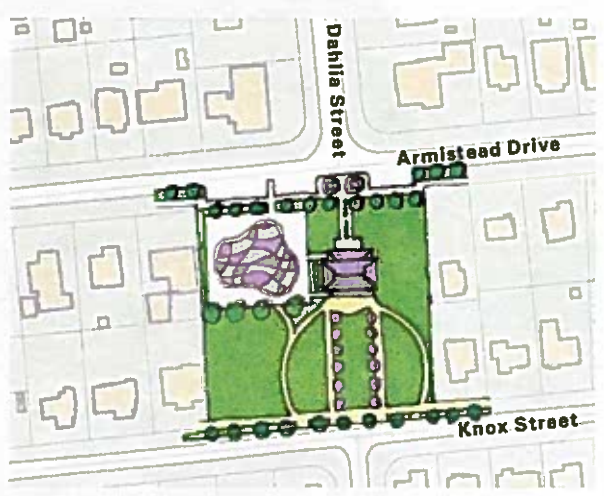
There is much concern about the lack of play space in North Truxtun. One alternative is to acquire property along the alignment of Dahlia Street in the middle of North Truxtun and create a park and small community center. The drawings to the right illustrate how the park may expanded as properties become available.

Connections

By acquiring one property it would be possible to extend Dahlia to the Highland Biltmore Field making it accessible from Truxtun without going onto a major thoroughfare. The same could be accomplished at the west end of Downes Street to connect to Douglas Park School. These connection would contribute to the overall connectivity of the neighborhood.

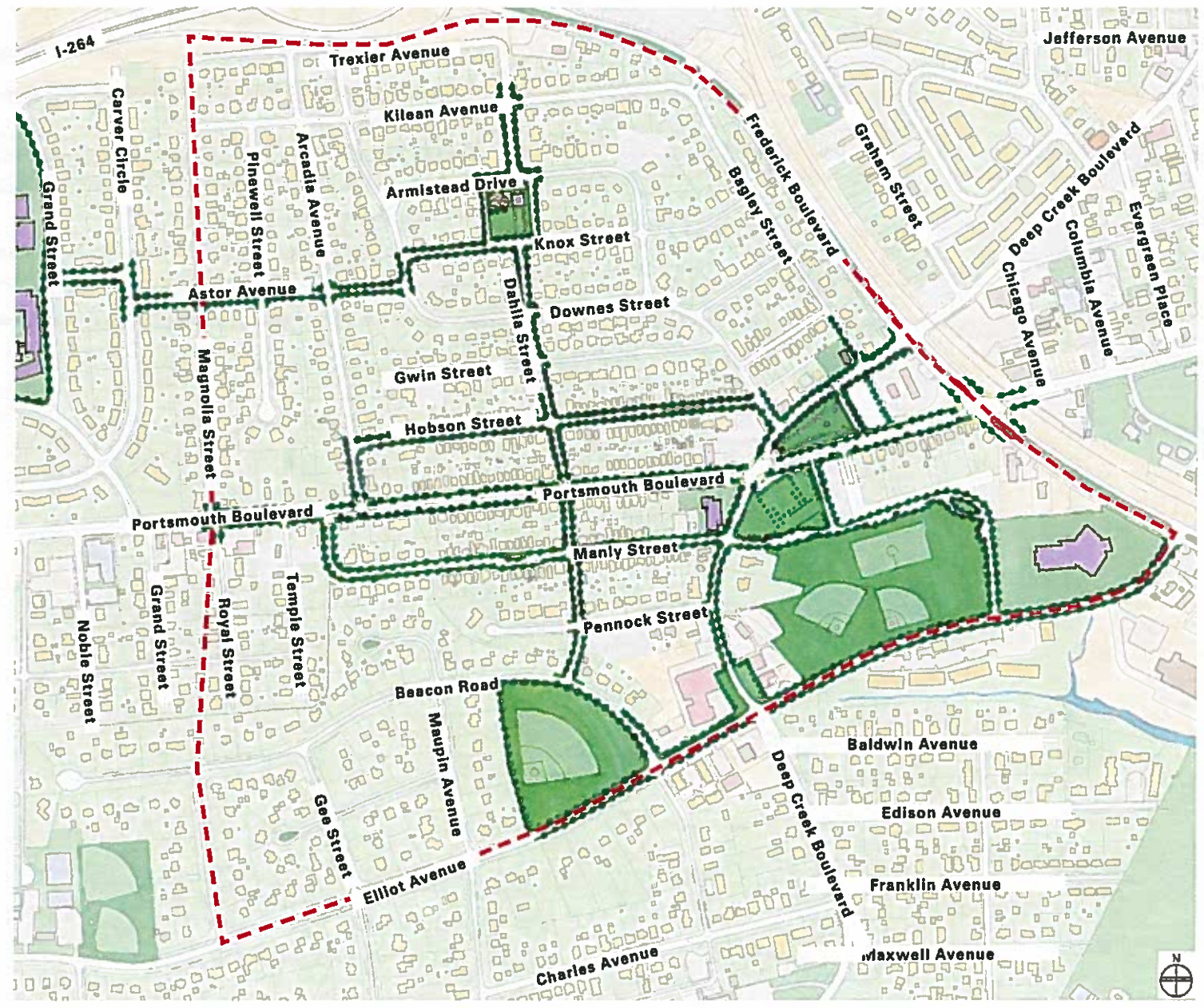
PHASE 1: Middle Square

PHASE 2: Expansion to the south via Knox Street



PHASE 3: Additional play area and landscaped entry

EXISTING CONDITIONS: The site includes a dated building with intermittent uses



FRAMEWORKS DIAGRAM: Illustrating important neighborhood connections

SINGLE FAMILY RESIDENTIAL | INSTITUTIONAL | VACANT BUILDINGS | STUDY AREA
COMMERCIAL RETAIL | INDUSTRIAL | PARKS AND OPEN SPACE

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Next Steps

IN THE COURSE OF THE discussion at the final presentation on Thursday, July, 26,2007, there was a strong consensus for the moving forward on the following initiatives:

1. Portsmouth Boulevard Enhancements to be done incrementally;
2. Developing prototype house plans and restoration guidelines for immediate application;
3. Locating the Fire Station as a means of developing the infrastructure for houses to be developed on publicly owned land, facing the former Truxtun Elementary School site;
4. The Heart of the Community, including finding ways of building houses as soon as possible and acquiring the central green property.

Other elements of the plan could follow these initial steps.

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