FOCUS

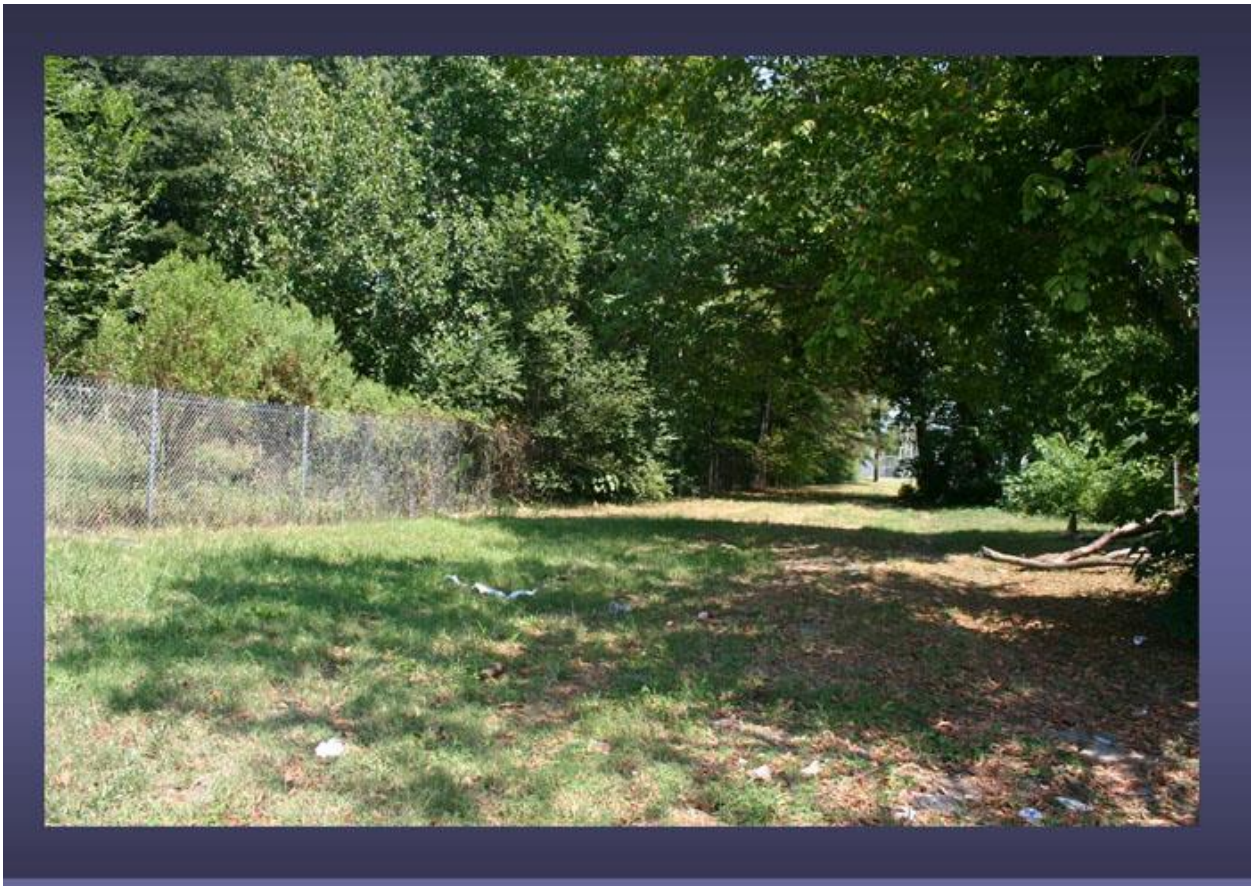
Brighton-Prentis Park-Prentis Place

Neighborhood Plan Workshop

October 26, 2006

City of Portsmouth

Hill Studio



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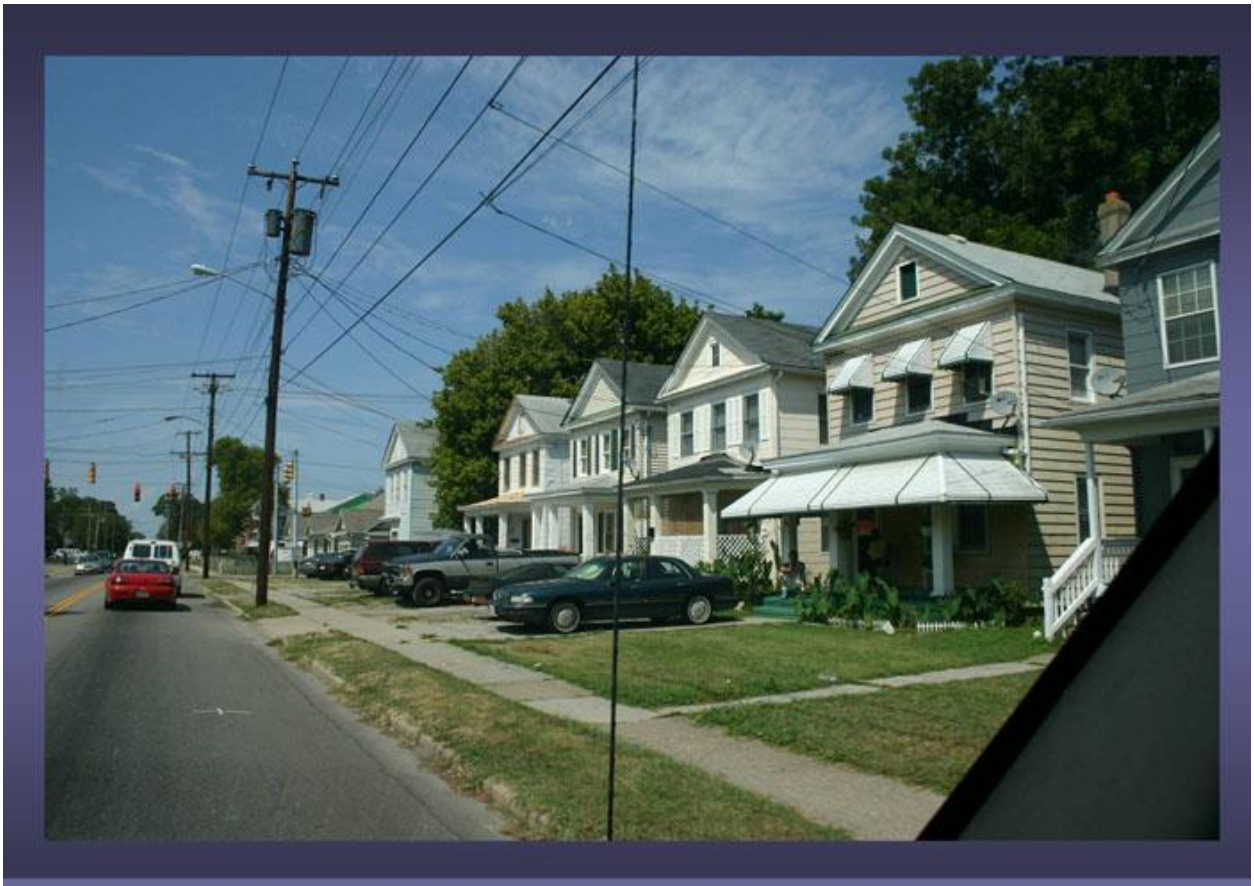

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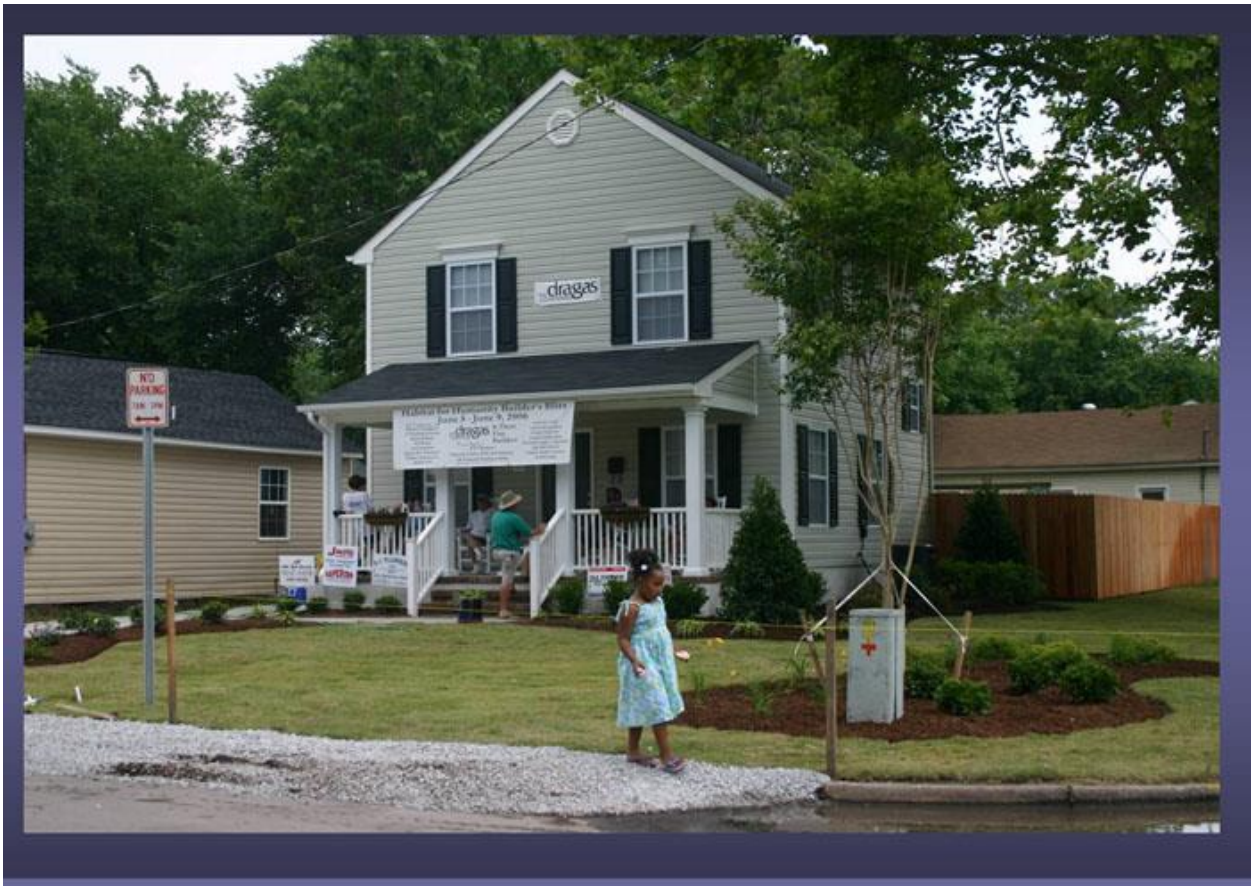


Brighton - Prentis Park - Prentis Place

Purpose of THIS Plan

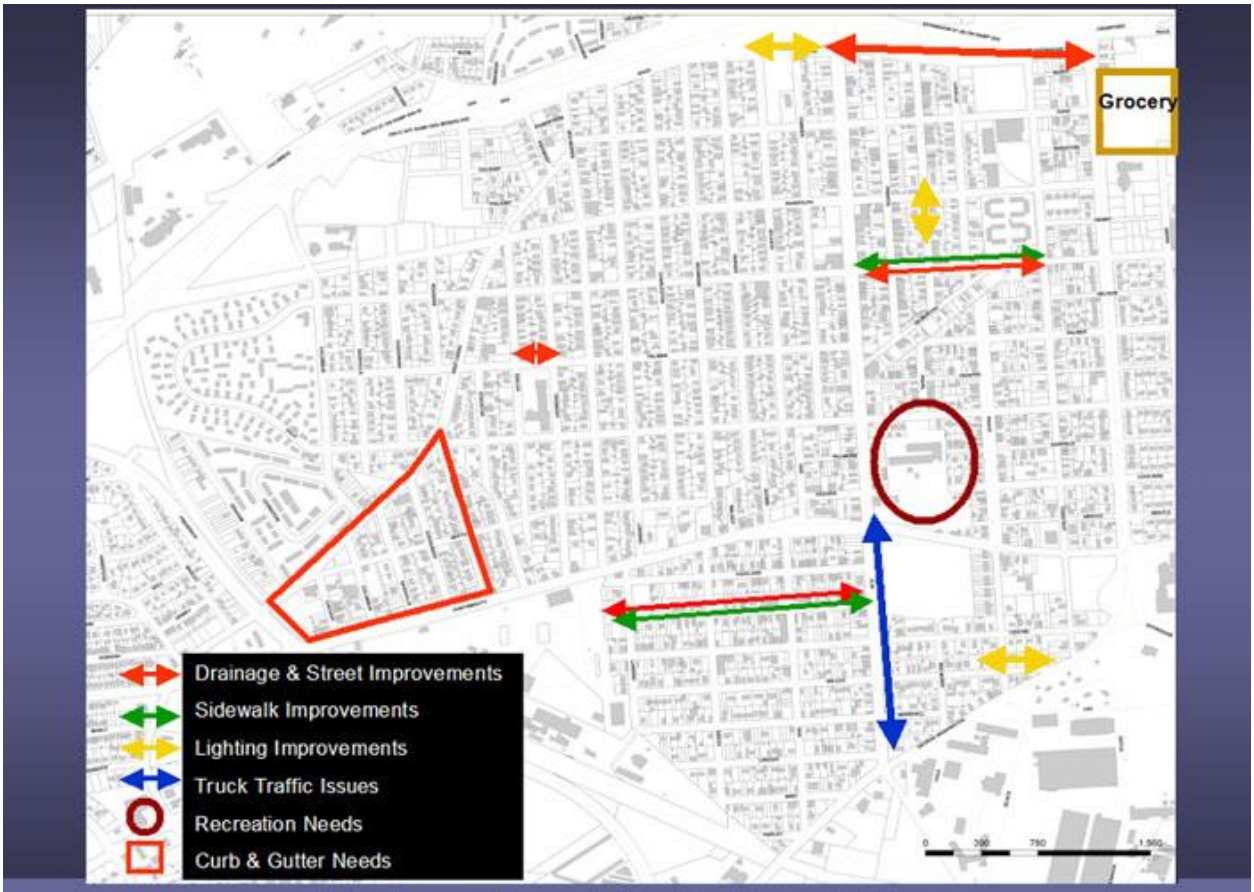
- Implement City Comprehensive Plan
  Destination 2025
- Develop a "FOCUS" Plan for Brighton, Prentis Park, Prentis Place Neighborhoods
- Build on past planning and activities
- Identify priority action projects
- Develop implementation tools, identify partners & funding sources

Neighborhood Issues

- Design of infill housing
- Rental housing & absentee landlords
- Zoning conflicts & development issues
- Private and public property maintenance
- Sidewalk, curb & gutter, drainage needs
- Gateways need improvements
- Crime

Brighton - Prentis Park - Prentis Place

Brighton - Prentis Park - Prentis Place

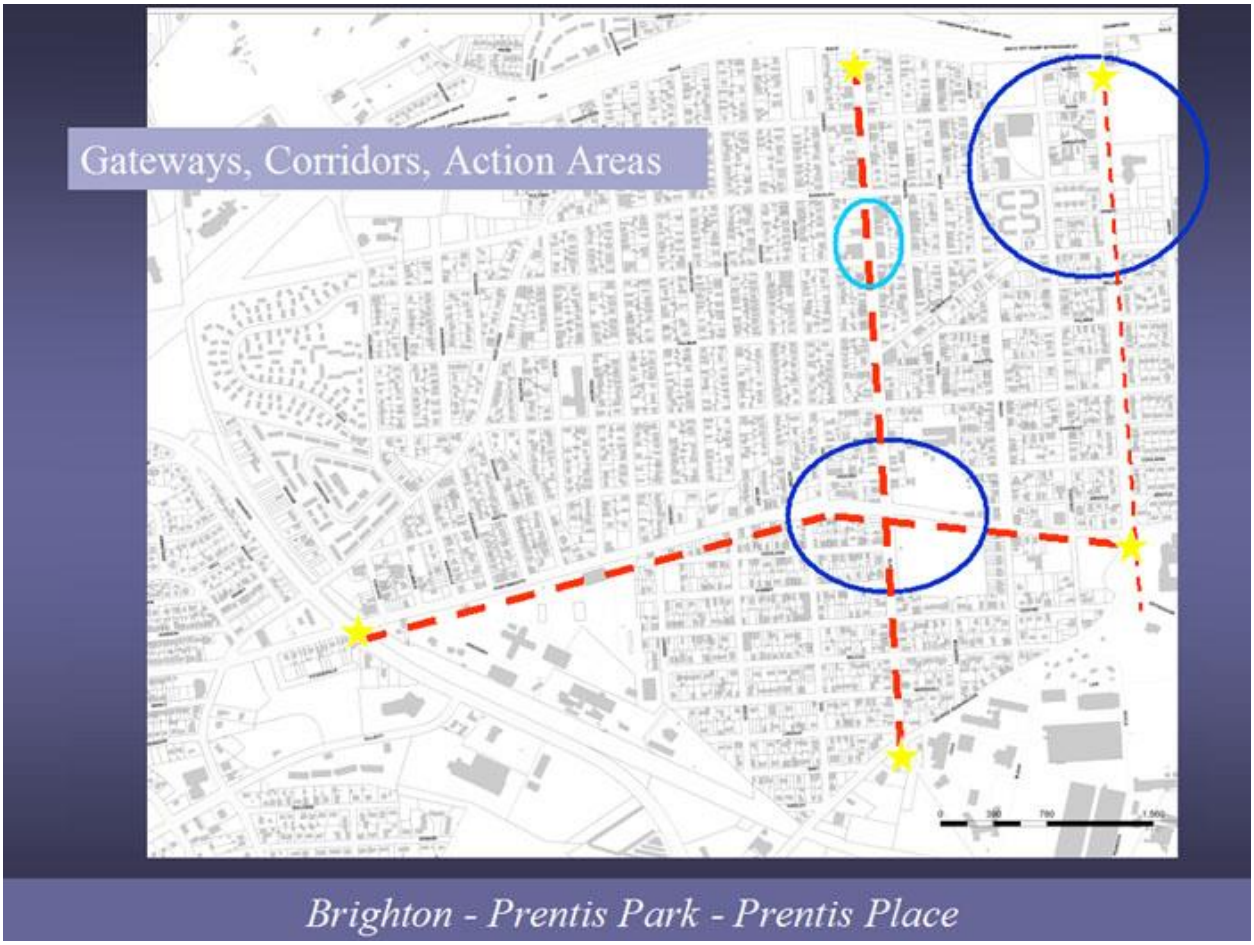


Brighton - Prentis Park - Prentis Place

Brighton - Prentis Park - Prentis Place

Big Puzzle Pieces for Revitalization

- **Gateways & primary entrance corridors**
  (community identity and welcome)
- **Revitalization & development opportunities**
  (land use changes to enhance community)
- **Housing**
  (enhance housing, guide new development)



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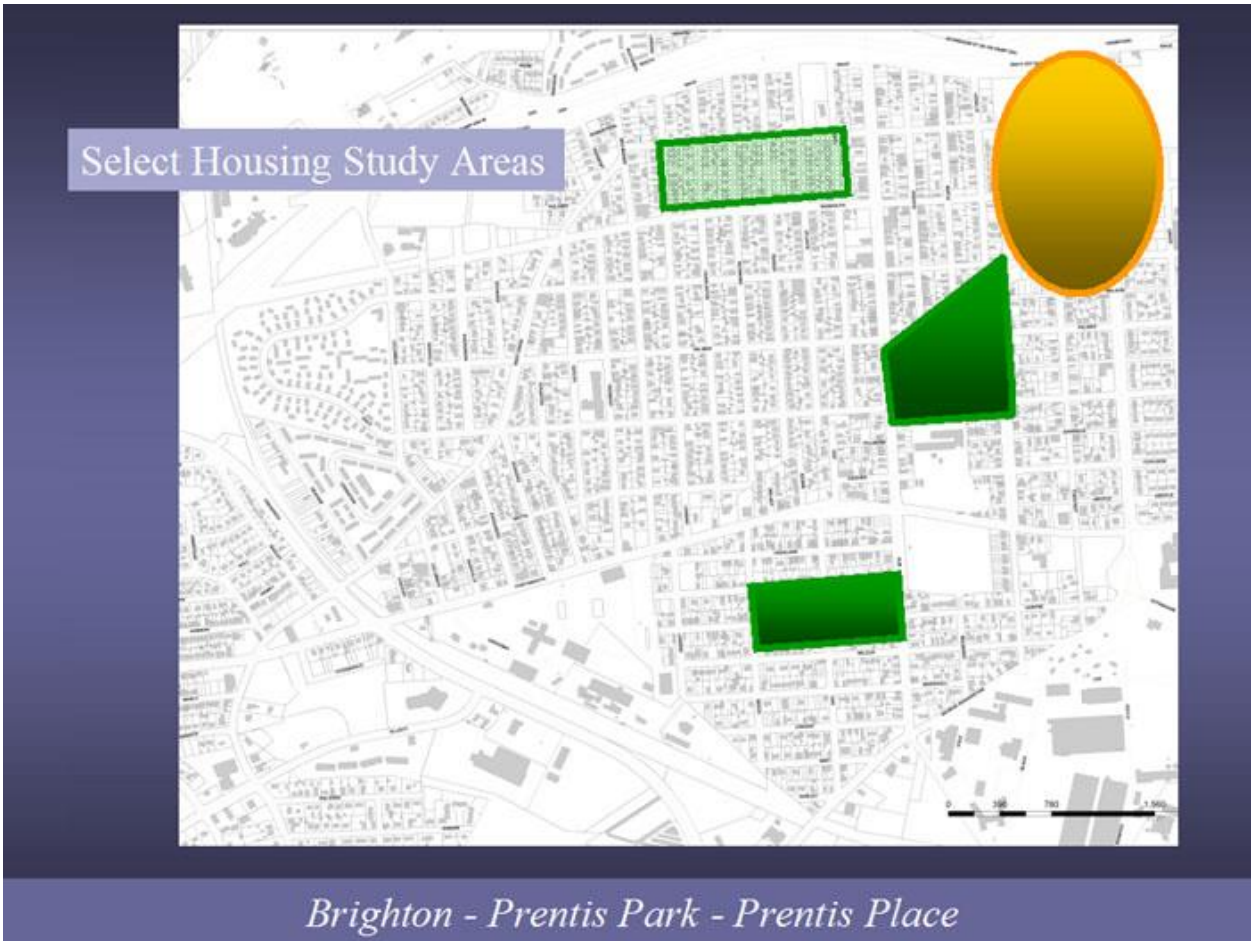
Select Housing Study Areas
Brighton - Prentis Park - Prentis Place

Gateways and Primary Entrance Corridors

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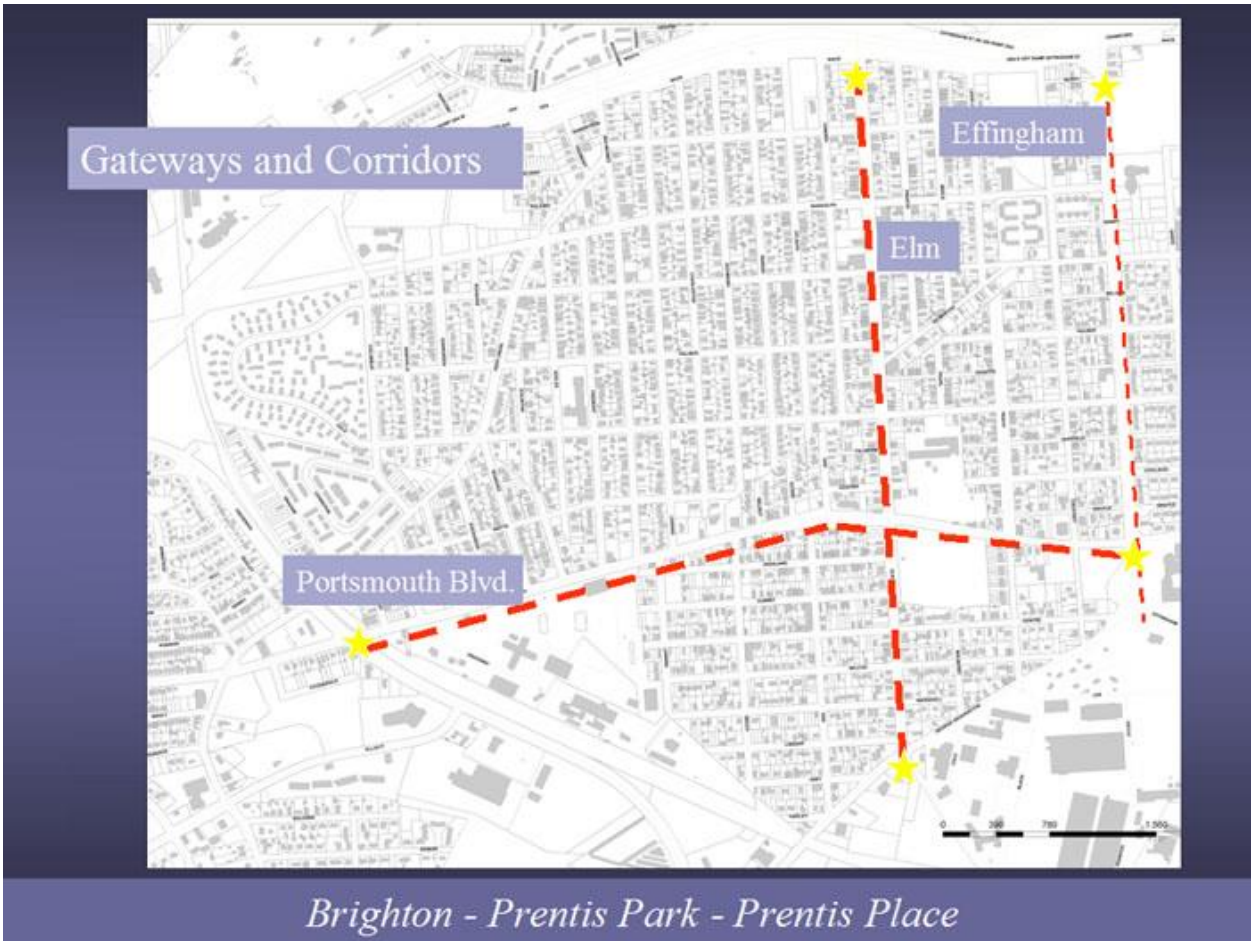

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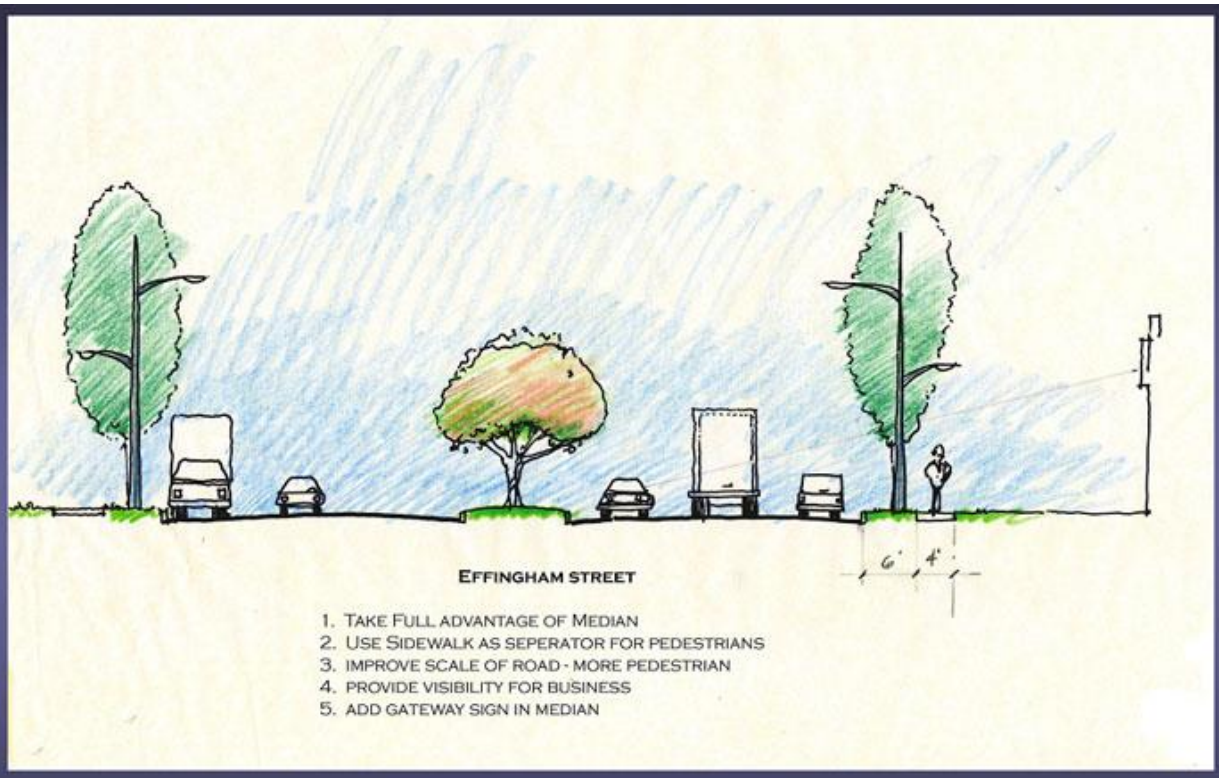


EFFINGHAM STREET

1. TAKE FULL ADVANTAGE OF MEDIAN
2. USE SIDEWALK AS SEPERATOR FOR PEDESTRIANS
3. IMPROVE SCALE OF ROAD - MORE PEDESTRIAN
4. PROVIDE VISIBILITY FOR BUSINESS
5. ADD GATEWAY SIGN IN MEDIAN

Effingham Corridor

Brighton - Prentis Park - Prentis Place

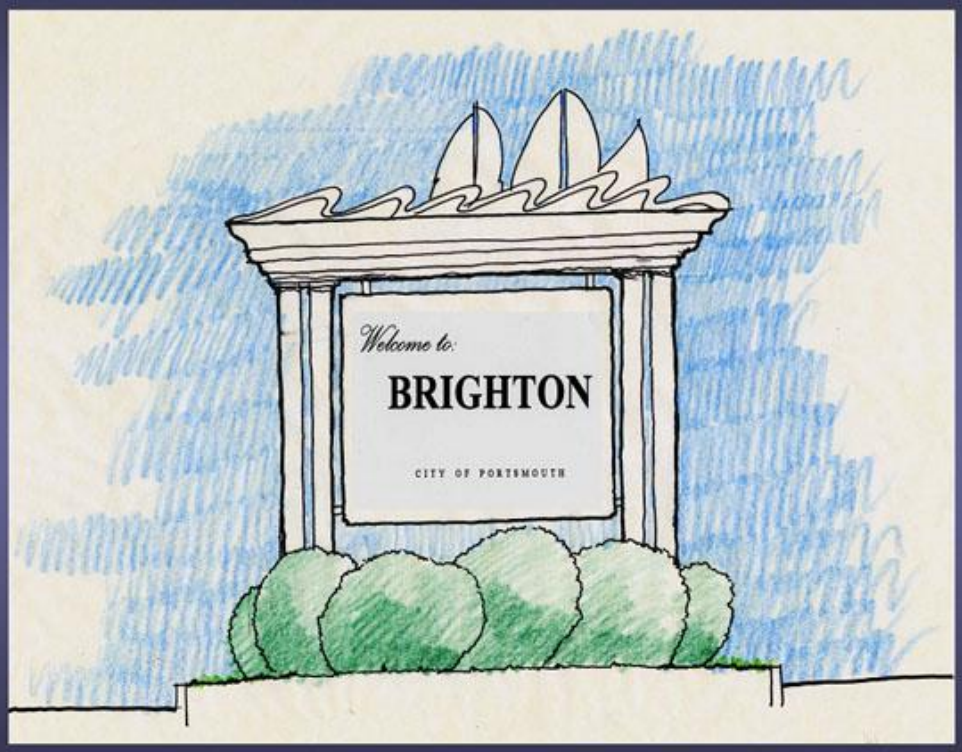
Portsmouth Corridor

Brighton - Prentis Park - Prentis Place

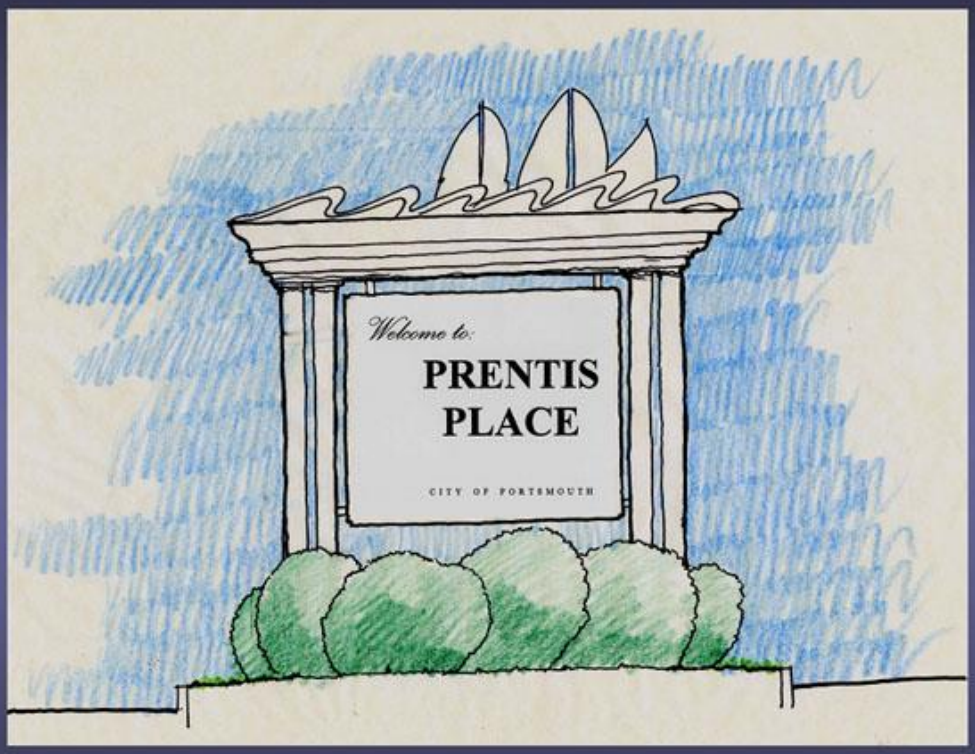
Elm Corridor

Brighton - Prentis Park - Prentis Place

Gateway Sign: *Neighborhood Character with Port Scene Beyond*



Brighton - Prentis Park - Prentis Place



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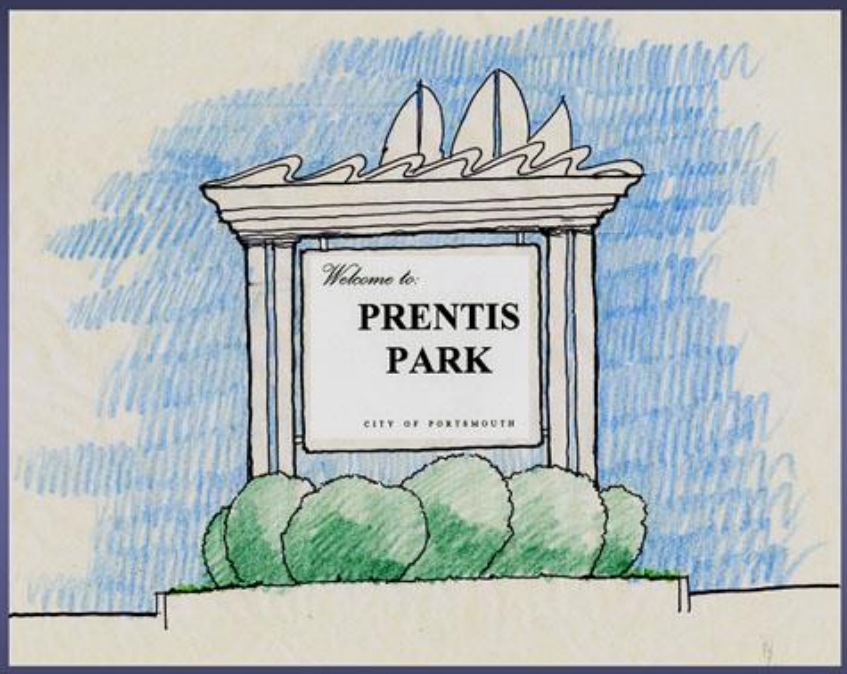

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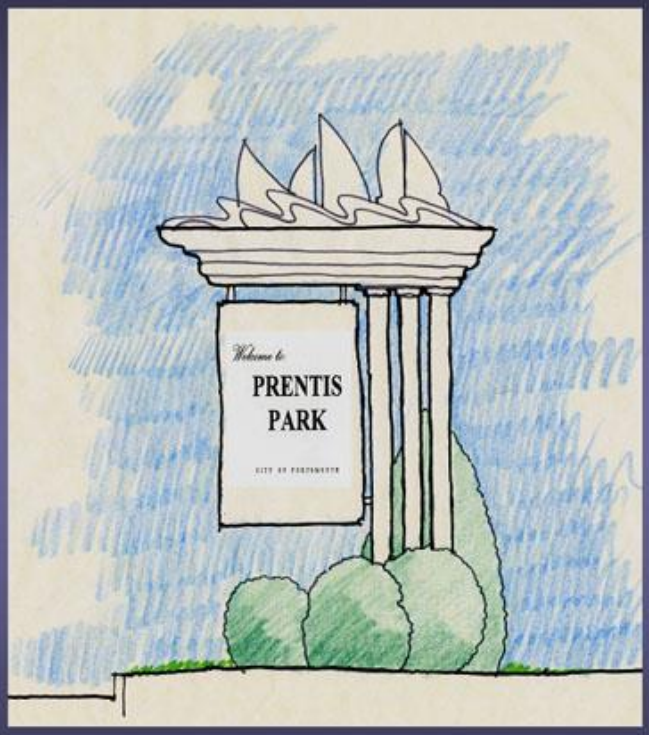


Brighton - Prentis Park - Prentis Place

Effingham Corridor - Today

Brighton - Prentis Park - Prentis Place

Effingham Corridor - Tomorrow

Brighton - Prentis Park - Prentis Place

Elm Corridor - Today

Brighton - Prentis Park - Prentis Place

Elm Corridor - Tomorrow

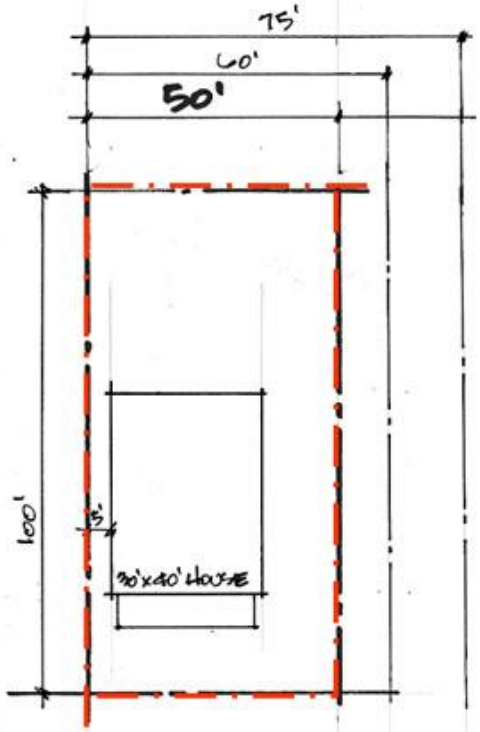
Brighton - Prentis Park - Prentis Place

Housing Resources – 1 Story

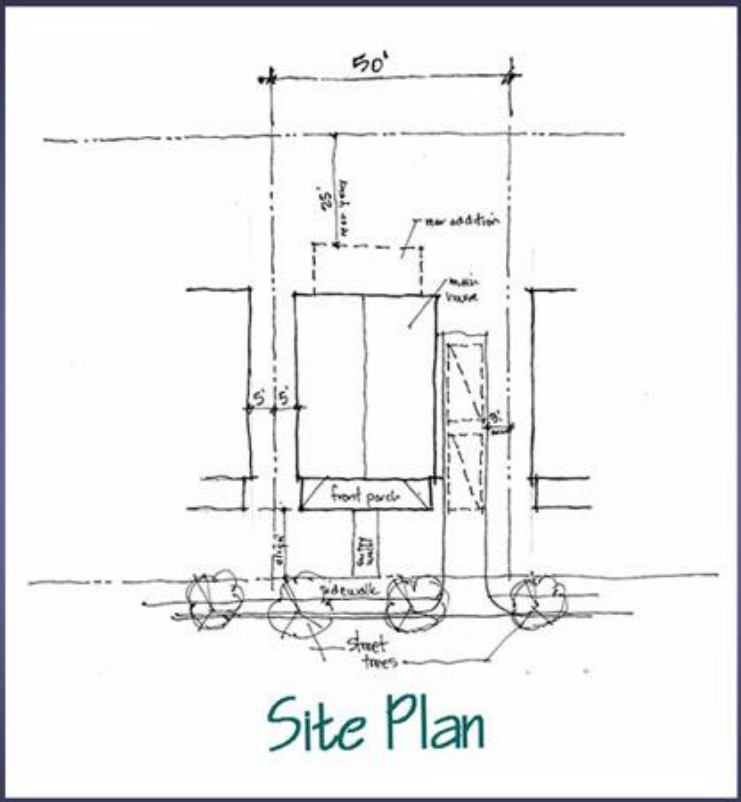
Brighton - Prentis Park - Prentis Place

Housing Resources – 2 Story

Brighton - Prentis Park - Prentis Place

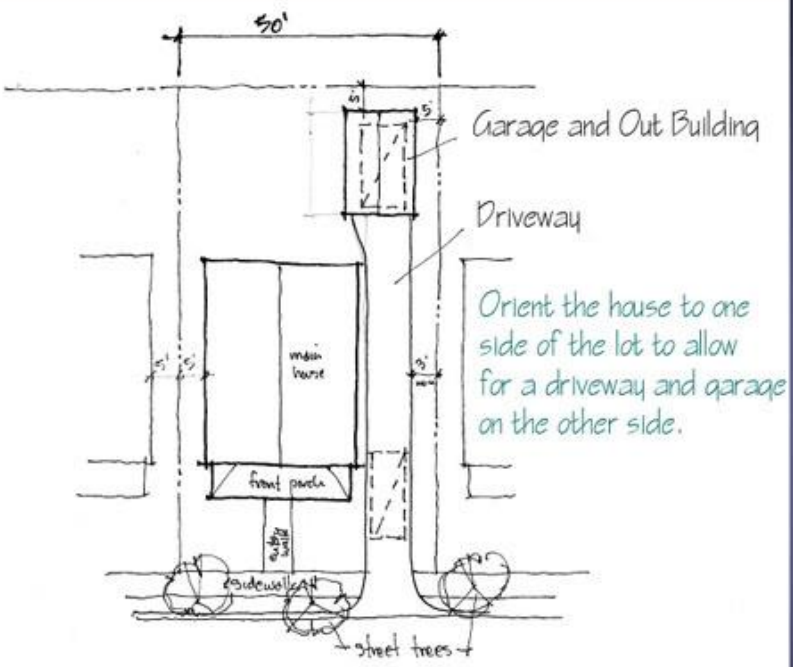


The 50 foot wide lot is sufficient for a house that is 30-40 feet wide

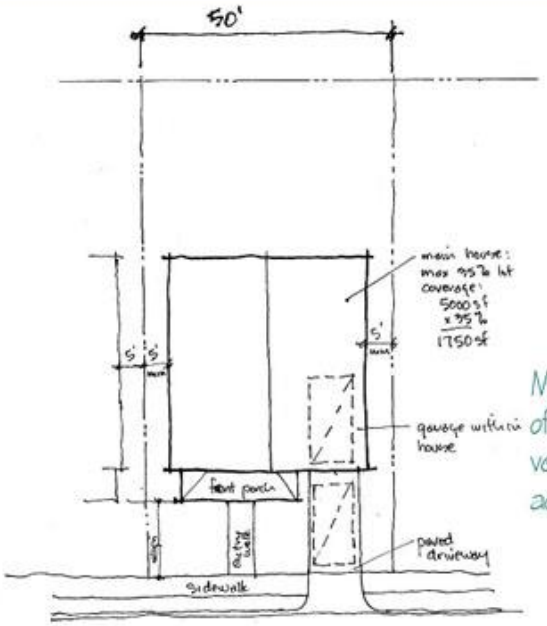


Site Plan

Brighton - Prentis Park - Prentis Place

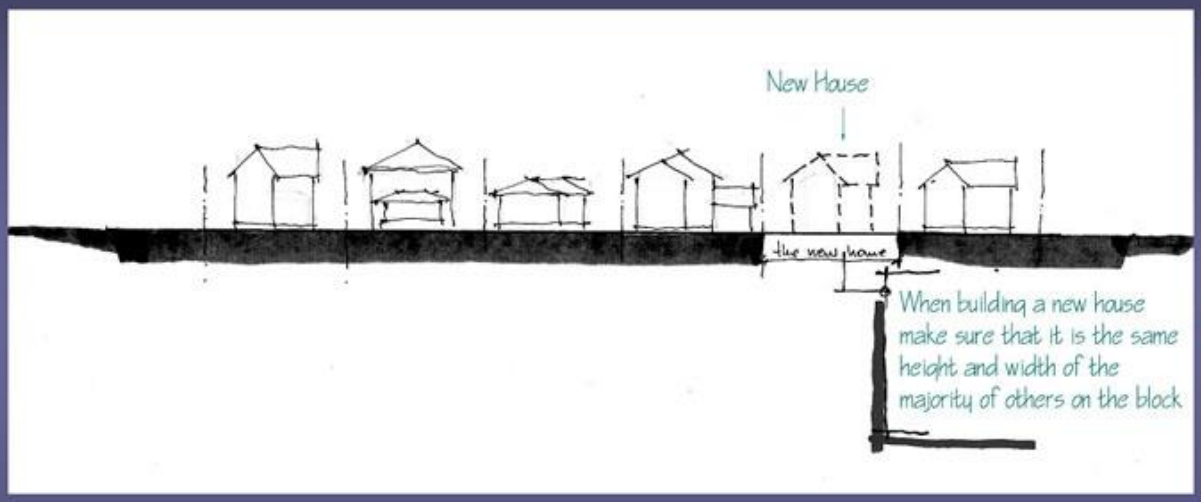

50'
Garage and Out Building
Driveway
Orient the house to one side of the lot to allow for a driveway and garage on the other side.
main house
front porch
sidewalk
street trees

Site Plan



Maximizing the width of the house prevents vehicular parking and access to the rear yard

Site Plan



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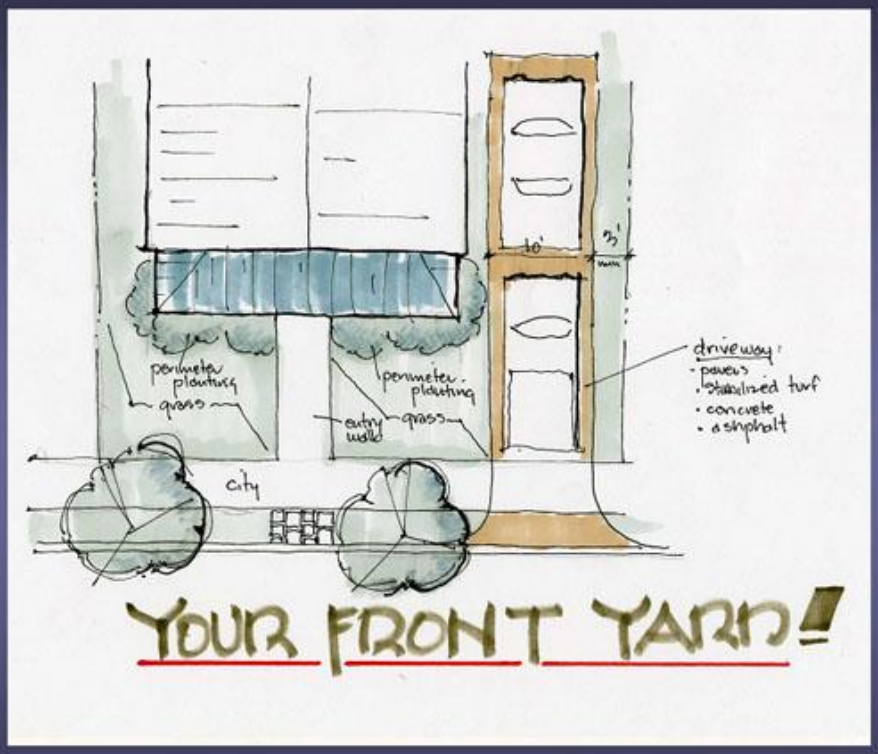

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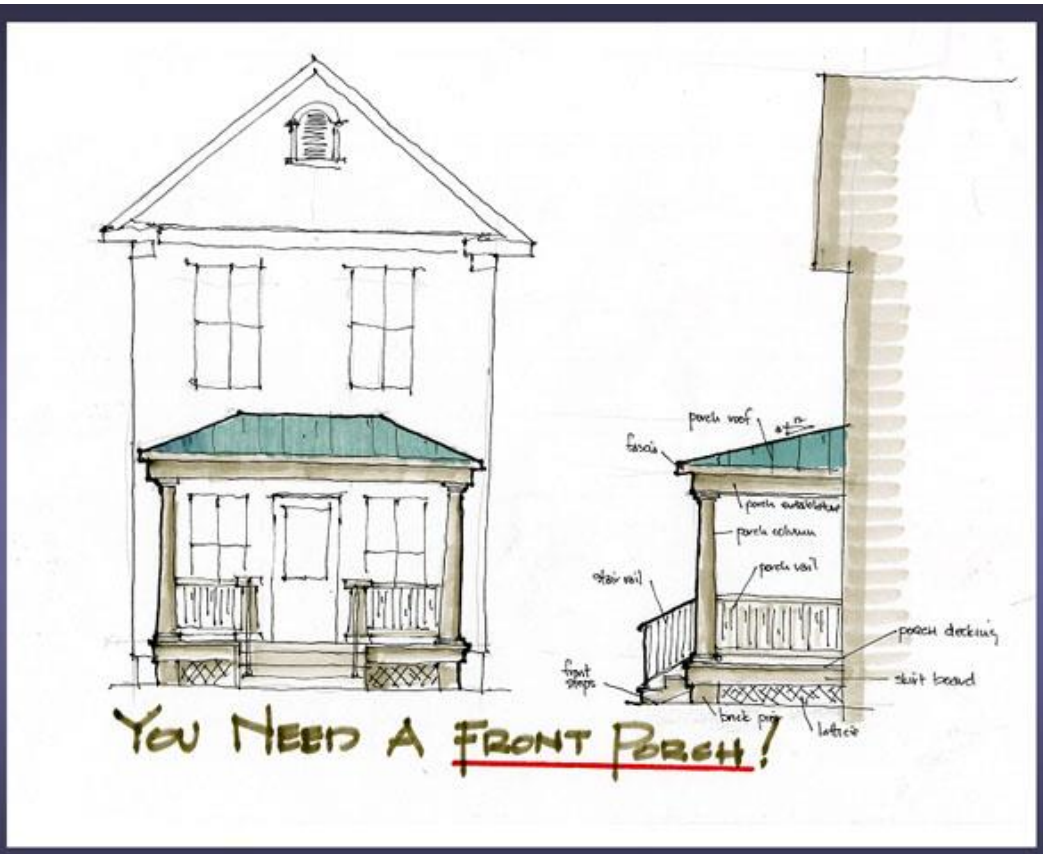

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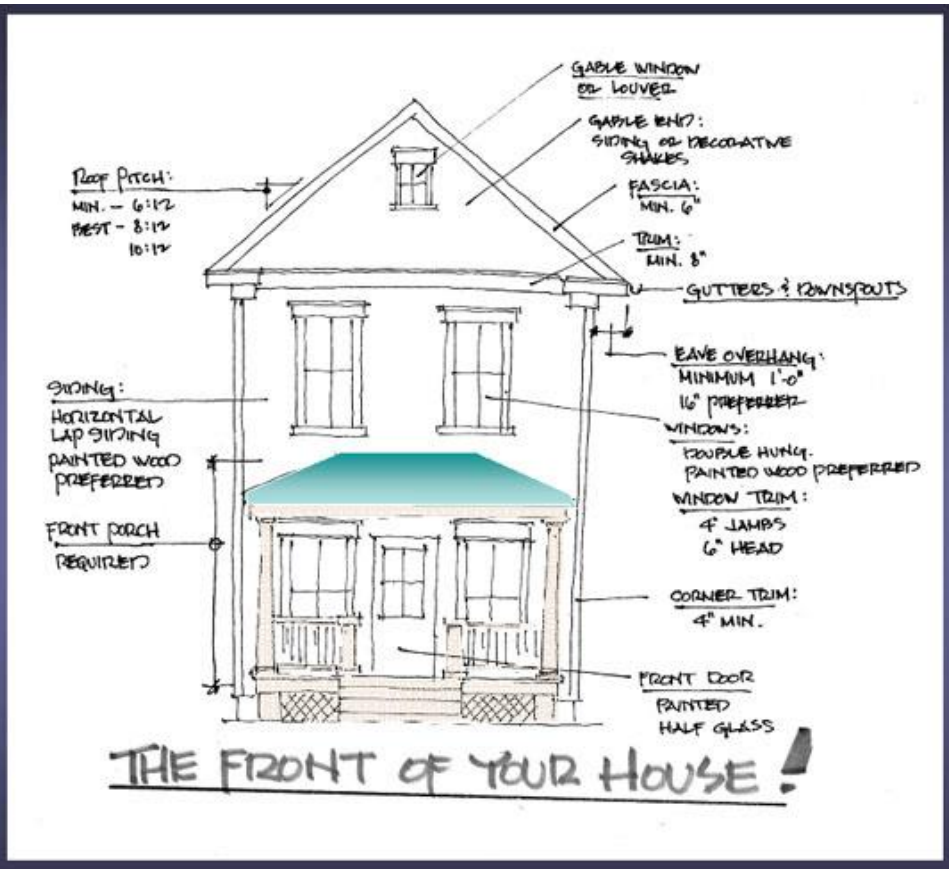
GABLE WINDOW OR LOUVER
GABLE END: SIDING OR DECORATIVE SHAKES
ROOF PITCH: MIN. – 6:12 BEST – 8:12 10:12
FASCIA: MIN. 6"
TRIM: MIN. 8"
GUTTERS & DOWNSPOUTS
EAVE OVERHANG: MINIMUM 1'-0" 16" PREFERRED
SIDING: HORIZONTAL LAP SIDING PAINTED WOOD PREFERRED
WINDOWS: DOUBLE HUNG. PAINTED WOOD PREFERRED
WINDOW TRIM: 4" JAMBS 6" HEAD
FRONT PORCH REQUIRED
CORNER TRIM: 4" MIN.
FRONT DOOR PAINTED HALF GLASS
THE FRONT OF YOUR HOUSE!

Brighton - Prentis Park - Prentis Place

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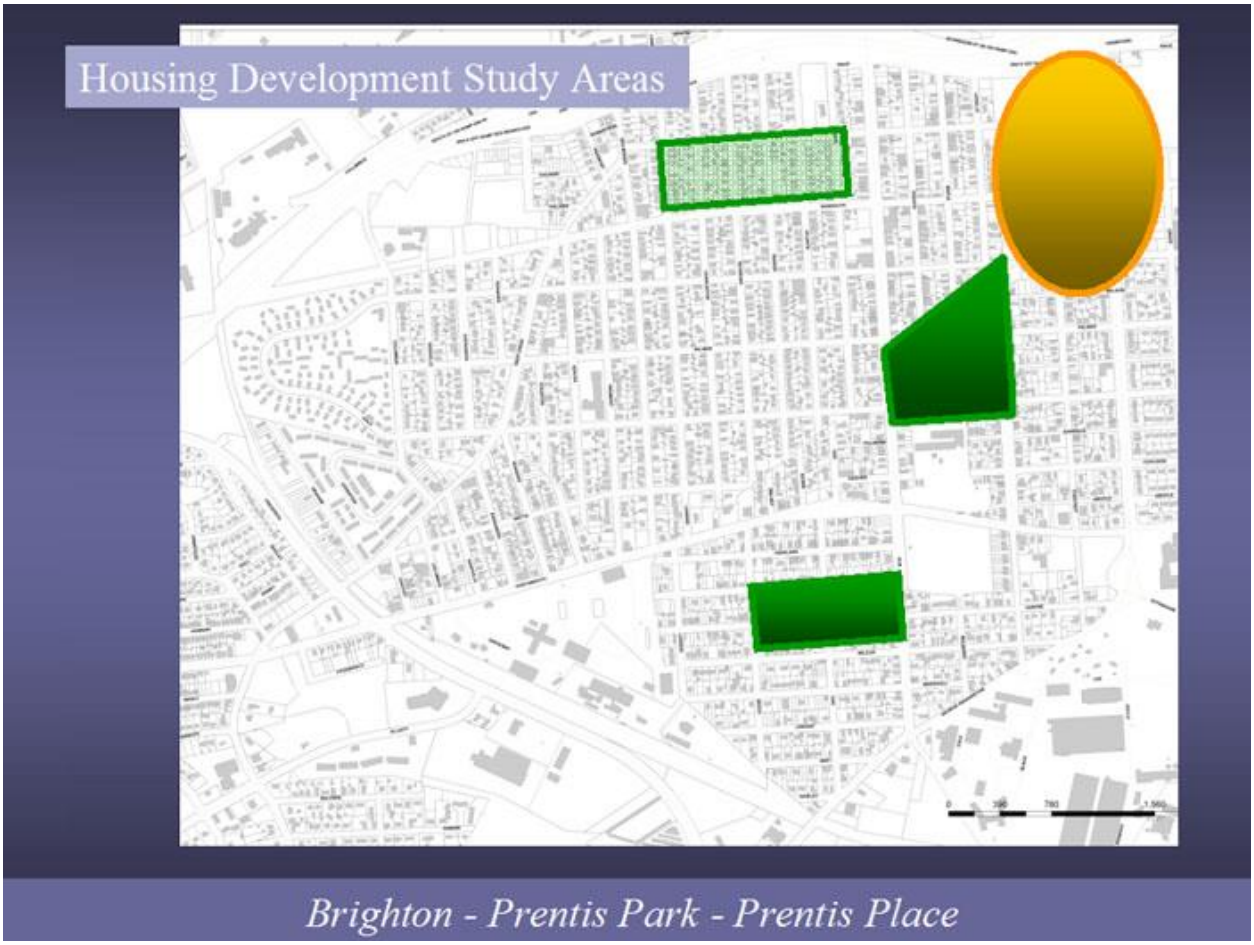
Housing Development Study Areas
Brighton - Prentis Park - Prentis Place

Redevelopment Opportunity
Prentis Place

Effingham and Duke

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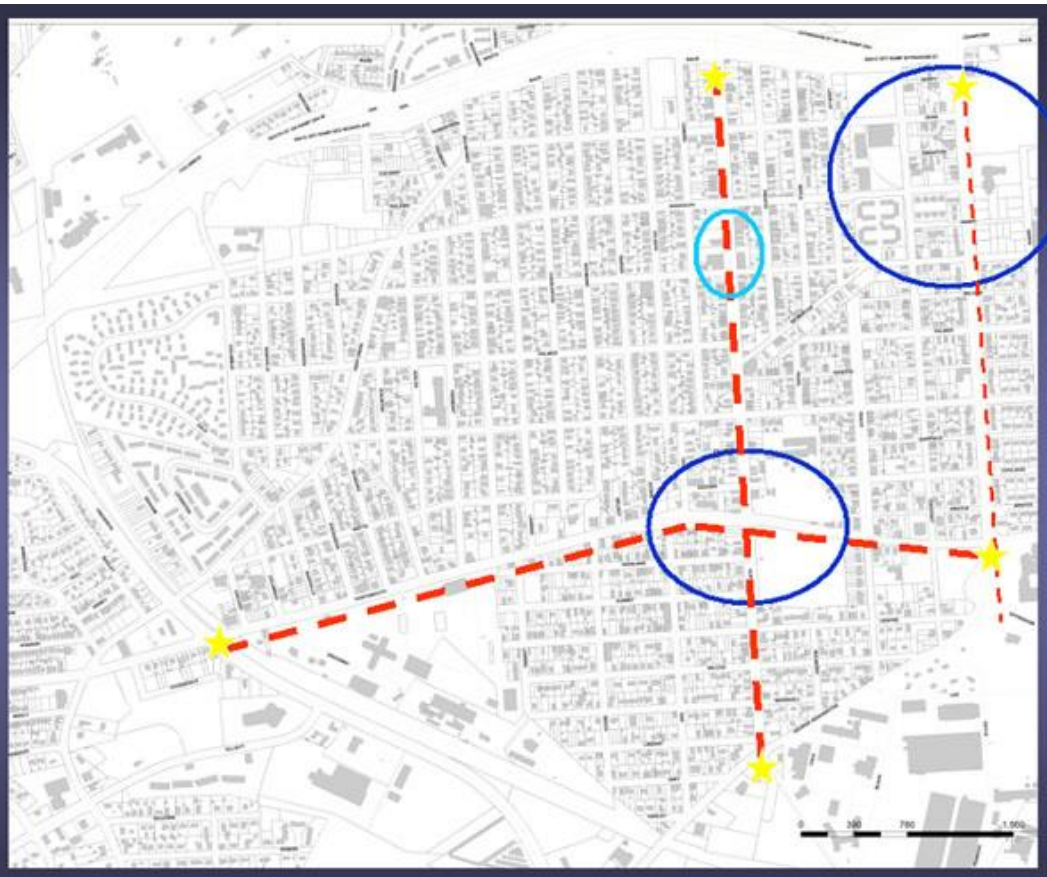

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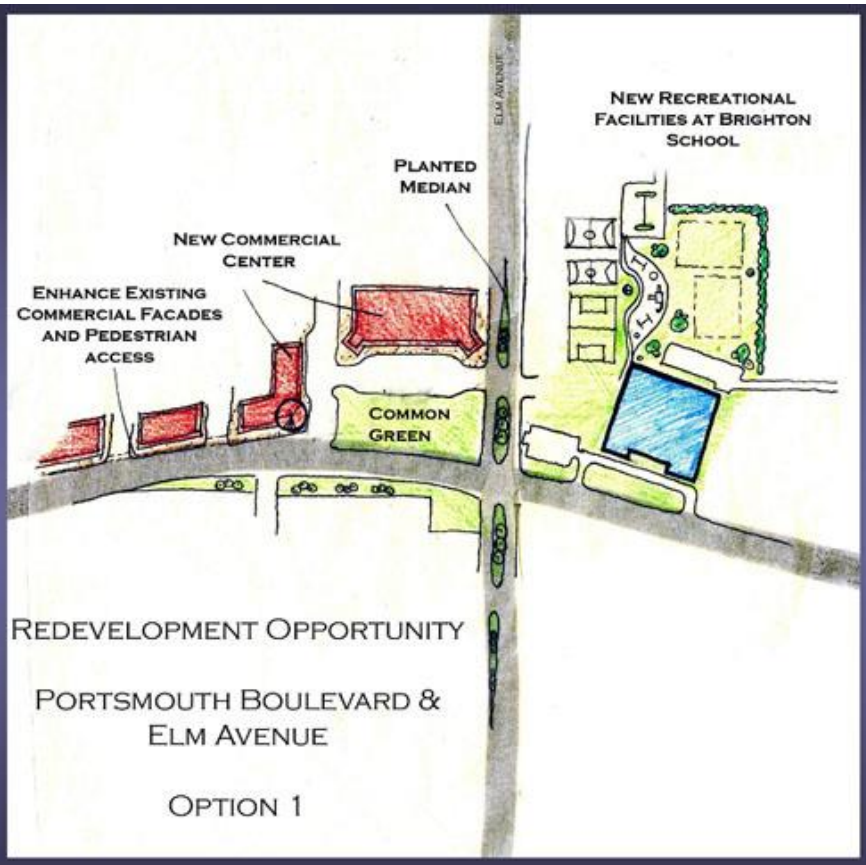

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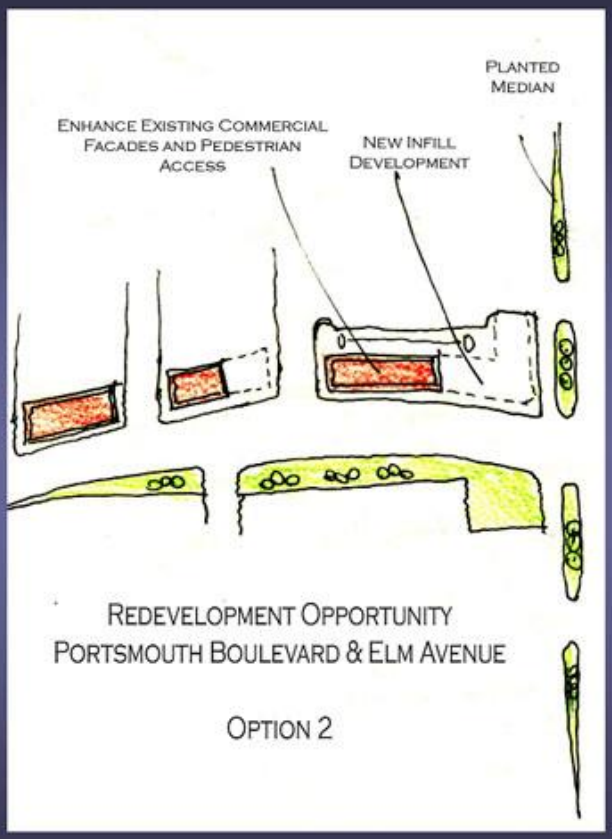

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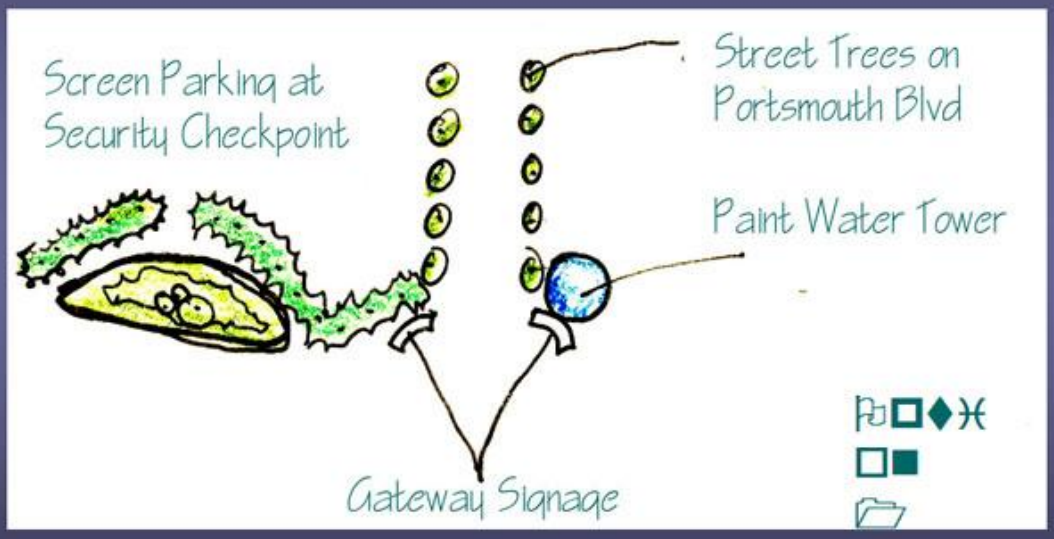
Gateway: Portsmouth Blvd and Effingham



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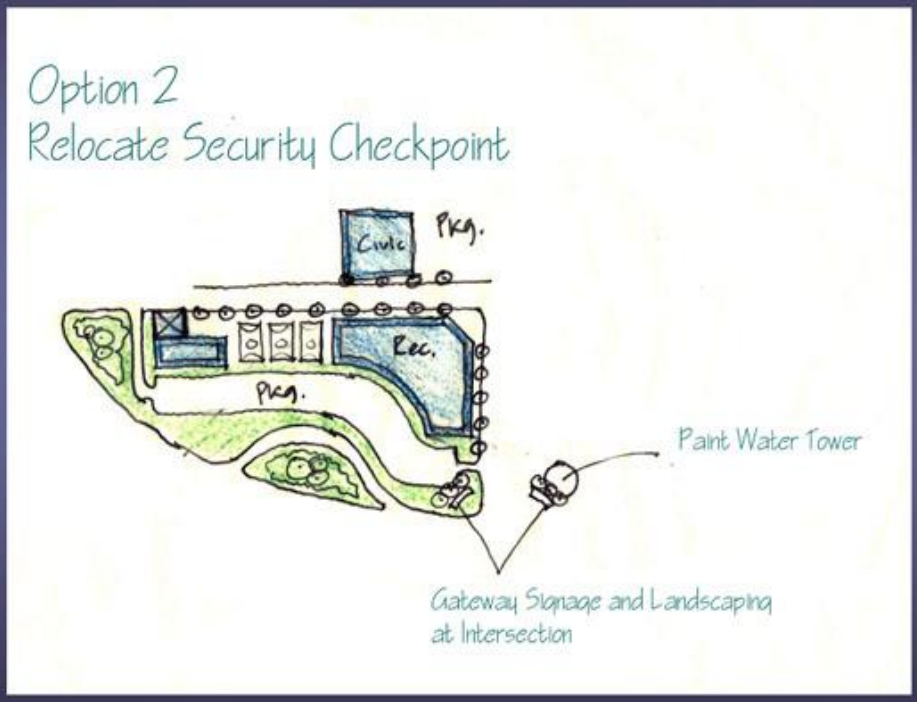
Gateway: Portsmouth Blvd and Effingham



Before: Housing Infill Opportunity

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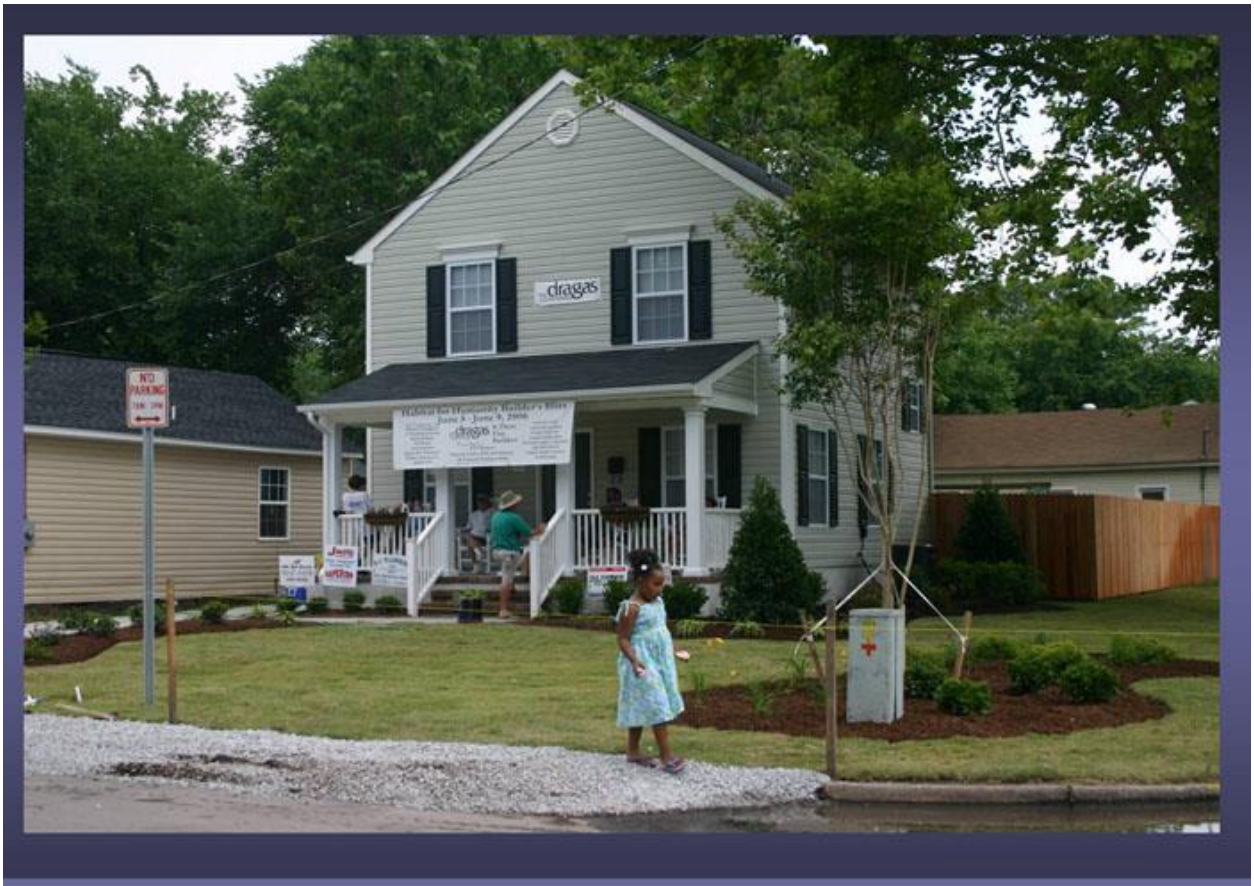
After: Housing Infill Development

Brighton - Prentis Park - Prentis Place

Neighborhood Plan Product

- Written plan
- Action strategy for implementation
- Partners
- Tools
- Potential funding sources
- Recommended phasing and timeframe



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