



HOPEWELL DOWNTOWN POYTHRESS STREETSCAPE

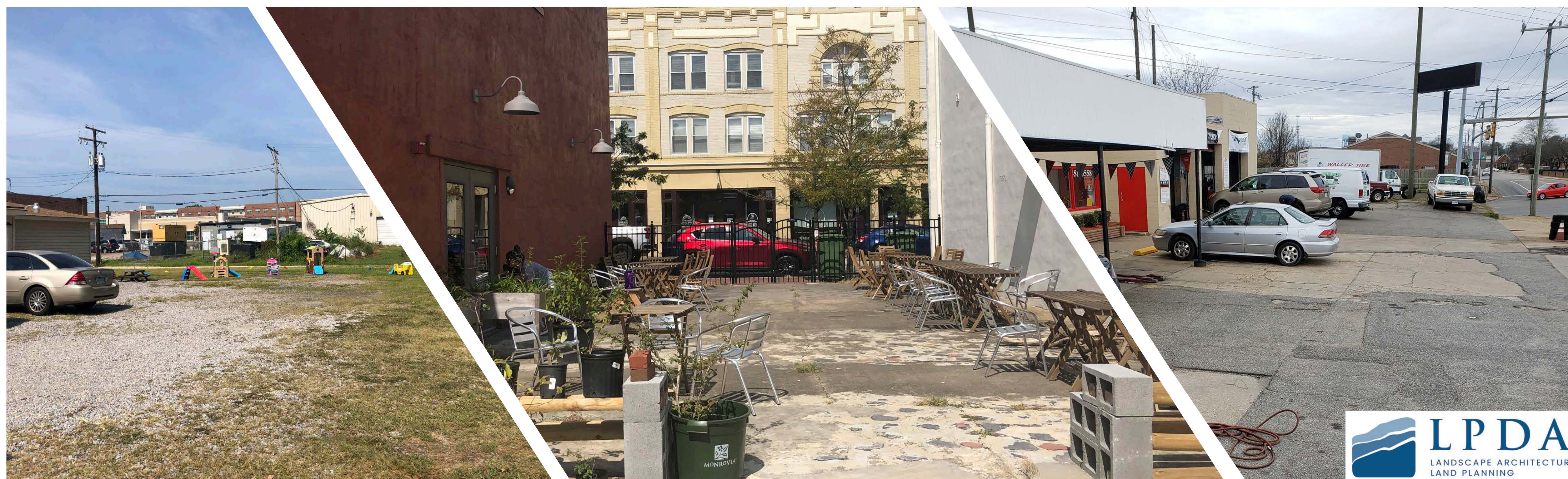
DESIGN GUIDE

HOPEWELL, VIRGINIA
FEBRUARY, 2022

East Poythress Street in downtown Hopewell, Virginia is on the southern edge of what has historically been considered “Downtown Hopewell” and was, in fact, added to the National Register of Historic Places 16 years after the rest of Downtown Hopewell was added to the Register. East Broadway Ave. and East Cawson Street have become established retail and commercial corridors in Hopewell, while East Poythress Street is currently a mix of light industry, auto repair and service, and vacant buildings.

A Streetscape Design Guide acts as a unified vision for near and long-term streetscape improvements. This Design Guide is intended to build on past planning efforts (Downtown Hopewell Vision Plan, Hopewell Streetscape Improvement Project, Hopewell Downtown Façade Assessment, etc.) to give local planners, policy-makers, and developers a framework for transforming portions of East Poythress Street into a safe, welcoming, and integral part of the downtown Hopewell fabric.

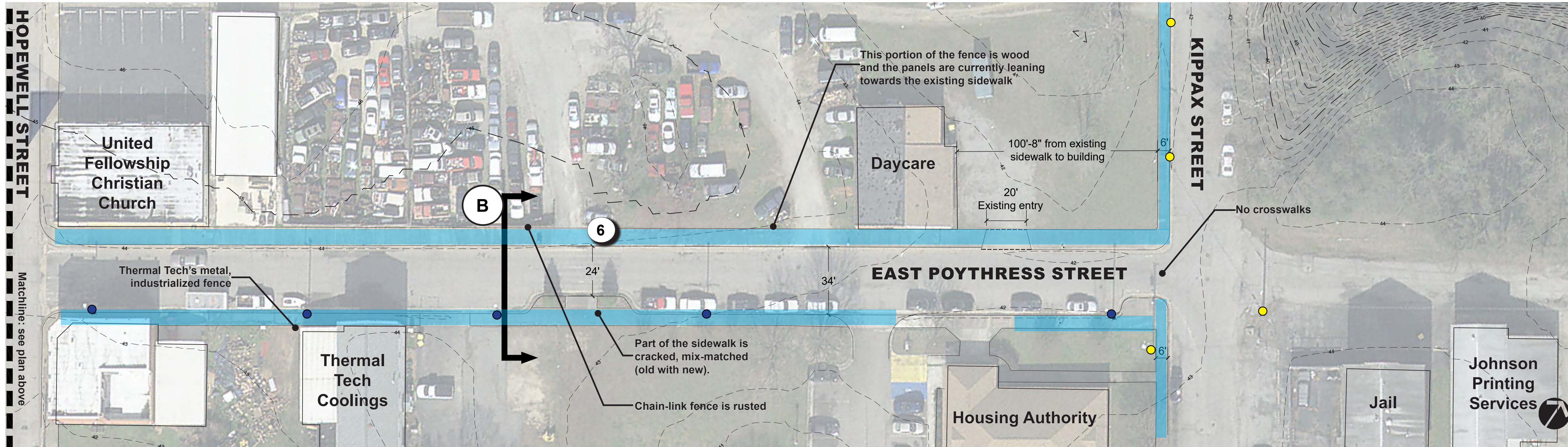
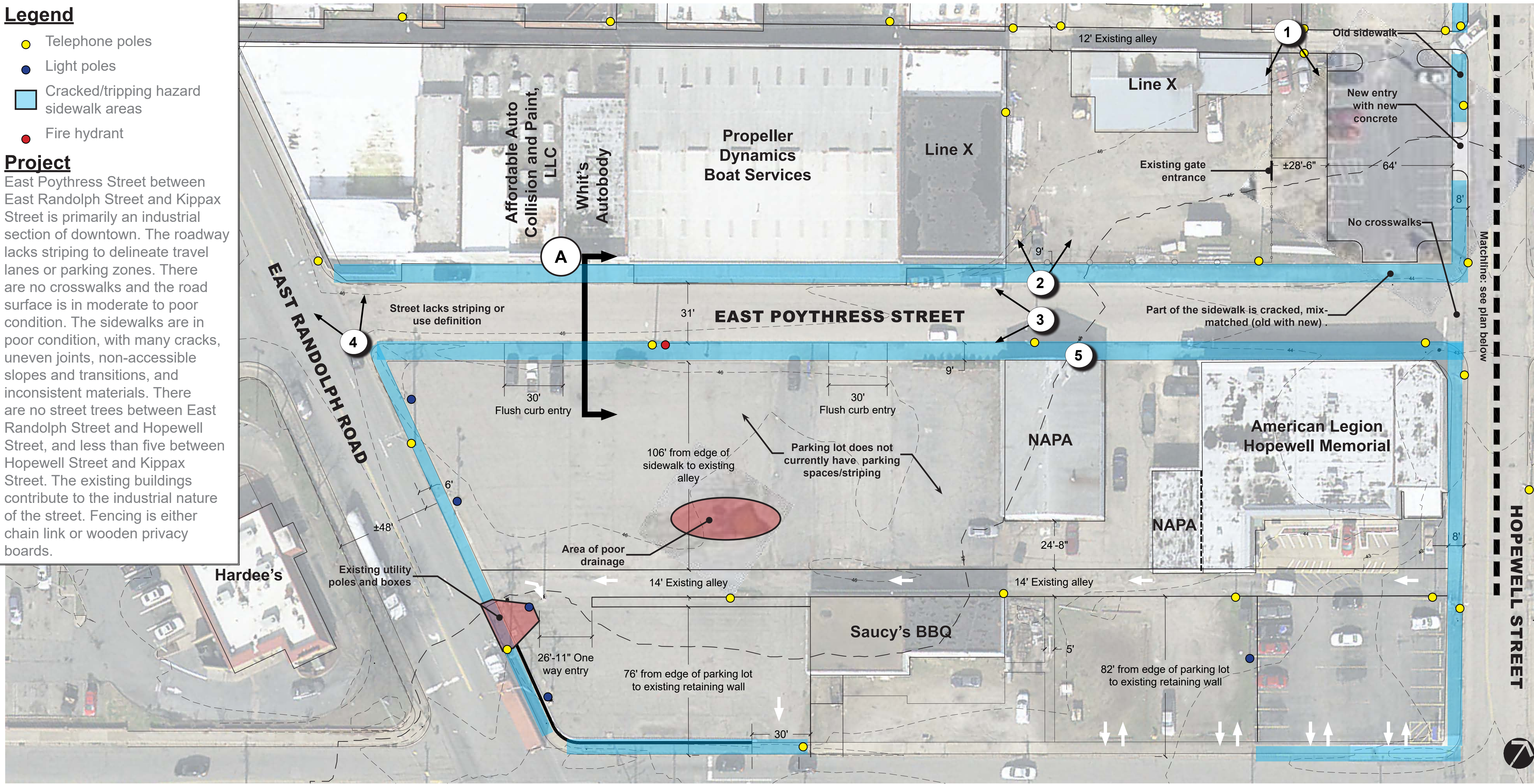
This Design Guide focuses on East Poythress between Randolph Road and Kippax Street. It looks at the vehicular and pedestrian infrastructure, as well as the existing amenities and furnishings, open spaces, and vegetation. As Hopewell moves forward with developing or revitalizing this section of East Poythress Street, the phasing will largely be based on available funds, private property projects, changing building occupants, and safety upgrades.



Legend

- Telephone poles
- Light poles
- Cracked/tripping hazard sidewalk areas
- Fire hydrant

Project
 East Poythress Street between East Randolph Street and Kippax Street is primarily an industrial section of downtown. The roadway lacks striping to delineate travel lanes or parking zones. There are no crosswalks and the road surface is in moderate to poor condition. The sidewalks are in poor condition, with many cracks, uneven joints, non-accessible slopes and transitions, and inconsistent materials. There are no street trees between East Randolph Street and Hopewell Street, and less than five between Hopewell Street and Kippax Street. The existing buildings contribute to the industrial nature of the street. Fencing is either chain link or wooden privacy boards.



CURRENT CONDITION



EXISTING CONDITIONS

Hopewell Downtown - Poythress Streetscape Design Guide
 Hopewell, Virginia

Project Approach

In September, 2021, LPDA met with the Hopewell client team in a project kick-off meeting. The team was asked to provide examples of exemplary streetscapes. Additionally, the team discussed the project goals and strengths and weaknesses of the East Poythress Street corridor. With the turnover in ownership of some buildings along East Poythress comes the opportunity for re-imagining and exploring the potential for this downtown Hopewell street.

Some iconic streetscapes and downtown areas noted in the kick-off meeting were Culpeper, Farmville, Georgetown (sandlot), Winchester, Middleburg, Scotts Addition in Richmond, and the Vibe Creative District in Virginia Beach.

While these notable streetscapes lend a sense of place and local character to their communities, design guidance for East Poythress Street relies on the history, culture, and needs of the Hopewell community.



Farmville, Virginia
Welcome to Farmville Historic gateway sign



Hopewell, Virginia
East Broadway Street



Philadelphia, Pennsylvania
Philly Beer Garden



Middleburg, Virginia
Shopping plaza space



New York, New York
Paley Park



Middleburg, Virginia
Downtown



Washington, District of Columbia
Sandlot - Georgetown



Culpeper, Virginia
Main Street



Richmond, Virginia
Altamont Avenue



Blacksburg, Virginia
Downtown

Design Elements and Amenities

Components of this Design Guide include:

- Road paving and striping
- Sidewalks (width and materials)
- Pedestrian spaces and refuge
- Street lighting
- Site amenities (shade structures, fences, water features, seating, and public art)
- Tree grates
- Street trees and planted areas

The images on the following pages show selected options and inspiration for these design components. These photos convey design intent, even as the final design for Poythress Street will differ. When determining which design ideas and amenities would be applicable for this project, LPDA consulted the previous design studies (listed on the cover page), adjacent streetscapes, local history and geography, and expressed preferences of the client team.

PAVING / STRIPING



Water-themed crosswalk mural



Simple water crosswalk



Road definition / striping

SIDEWALKS



Wide sidewalks with tree grates to match Broadway Street



Tree strip

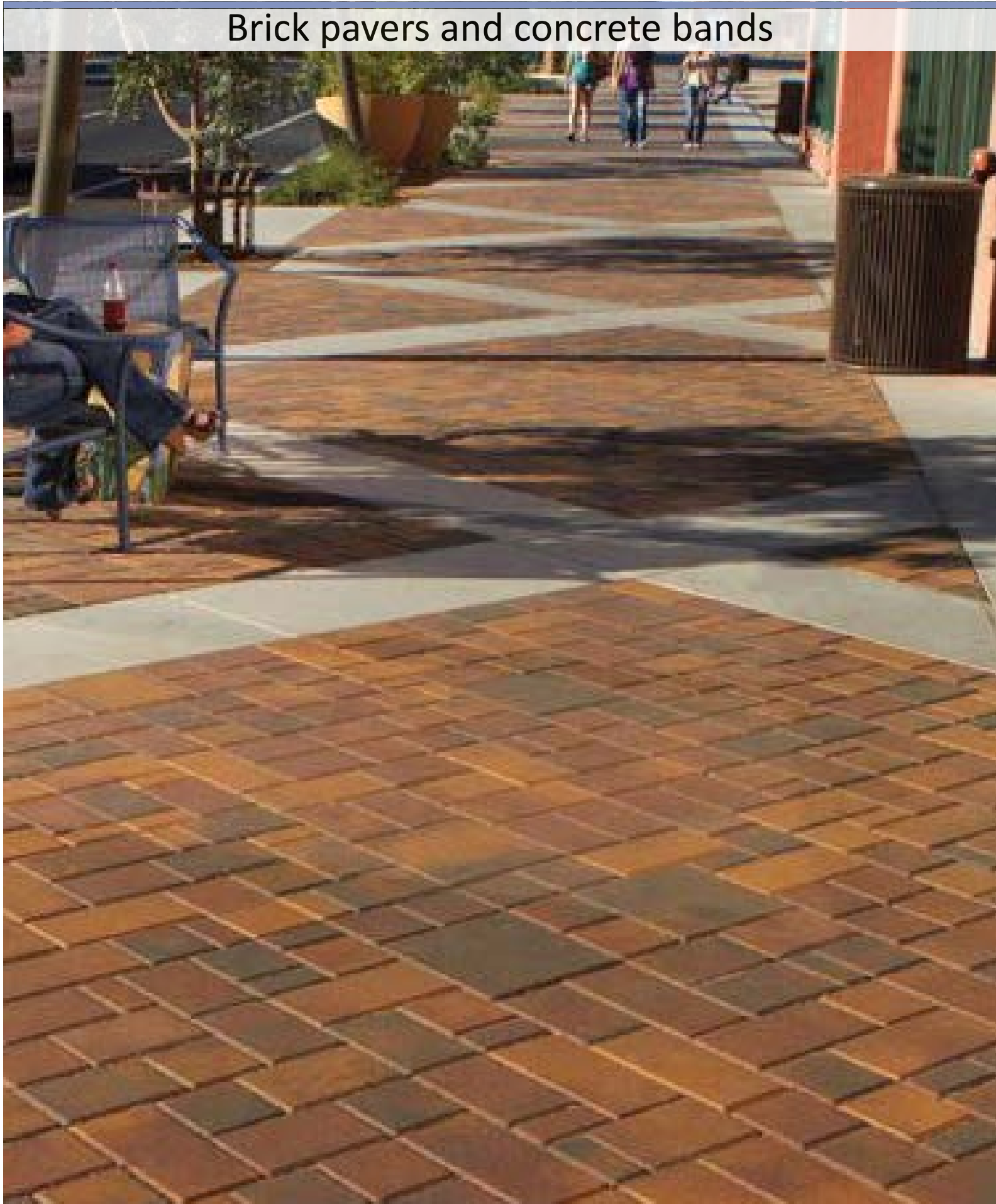


Sidewalk with planter in a bump out



Sidewalk along fence line

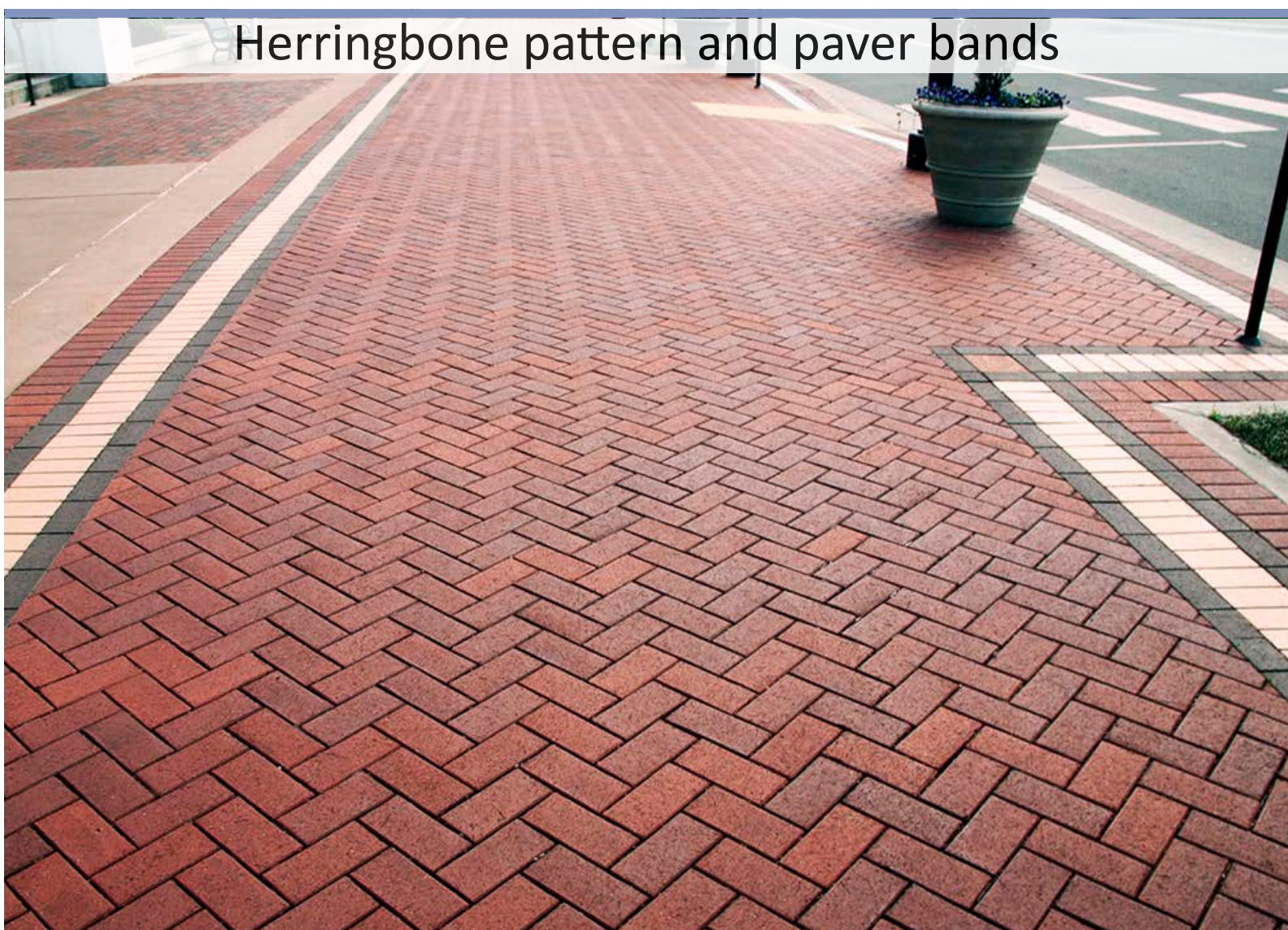
SIDEWALK PAVING PATTERNS / DESIGNS



Brick pavers and concrete bands



Brick plaza paver with horizontal concrete bands



Herringbone pattern and paver bands



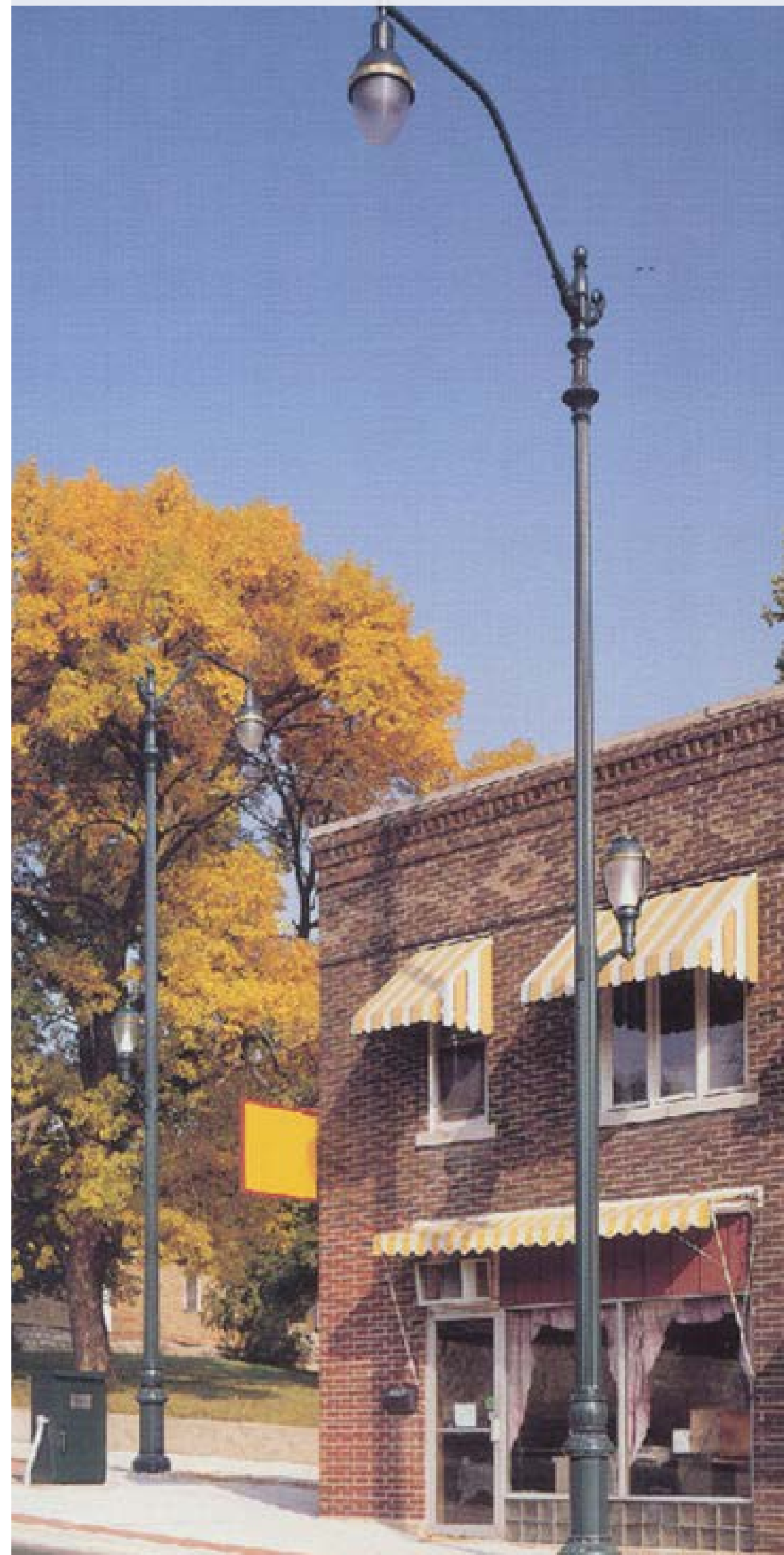
Herringbone paver with brick band

STREET LIGHTING

Lantern LED Post Top
(Downtown Hopewell Vision Plan)



Cobra Fixture
(Downtown Hopewell Vision Plan)



Commercial string lights for shade structures



Pedestrian bollard lights for park spaces



PEDESTRIAN REFUGE AND GREEN SPACES

Pocket park with play elements



Urban pocket park



Sculpture park



Small nature park



Plantings with signage



Gazebo with plantings



SHADE STRUCTURES

Creative Shade Solutions - shade structure



Vegetative canopy



Curved canopy



Cantilever shade structure



FENCES

Creative metal fencing



Wood privacy fence



Metal picket fence



Climbing vegetation / Green wall



WATER FEATURES

Gallery Garden Park
Marshalltown, Iowa



Peninsula fountain
Hampton, Virginia



BENCHES

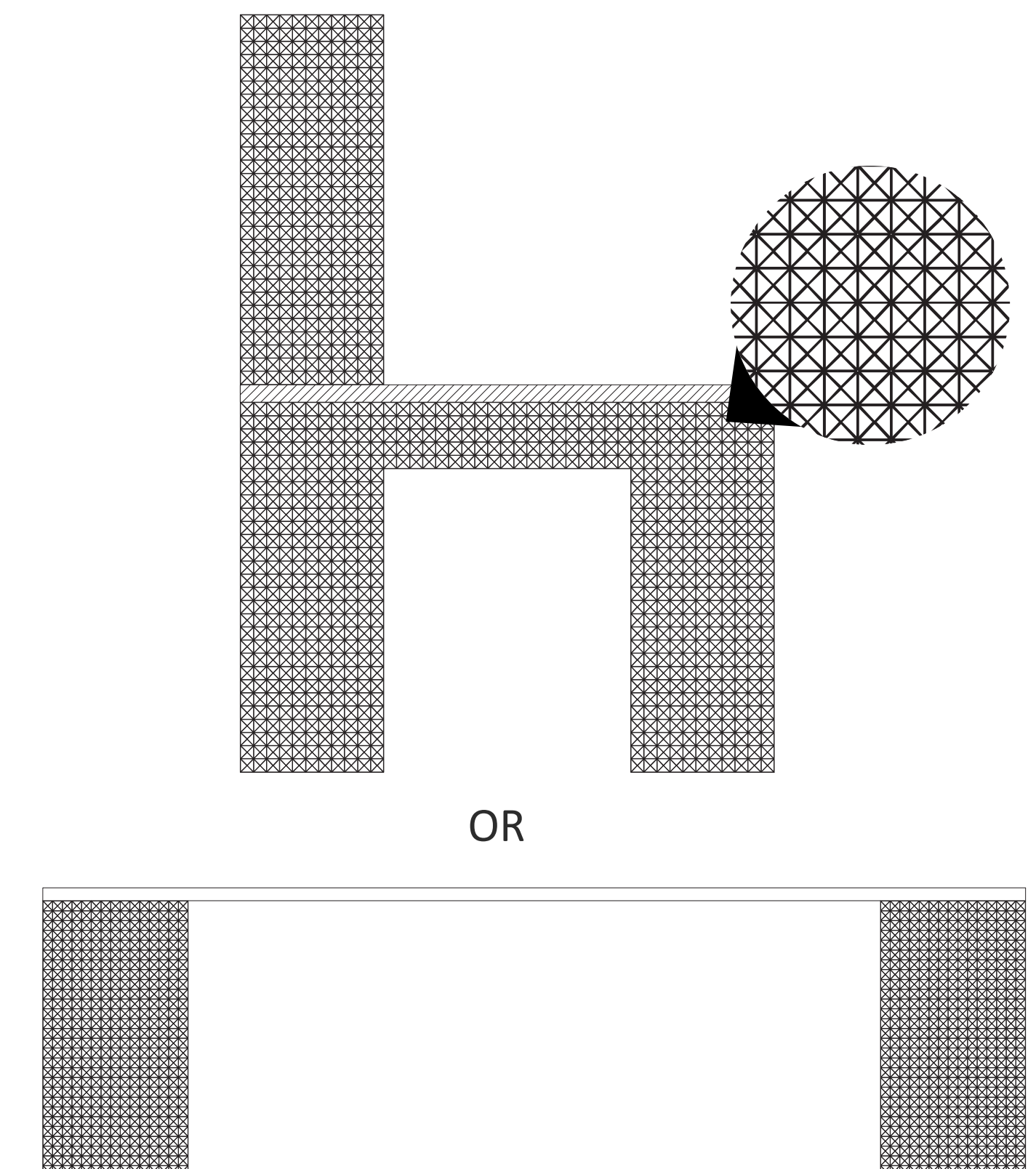
Front of car bench



Reclaimed wood bench (from local car parts)

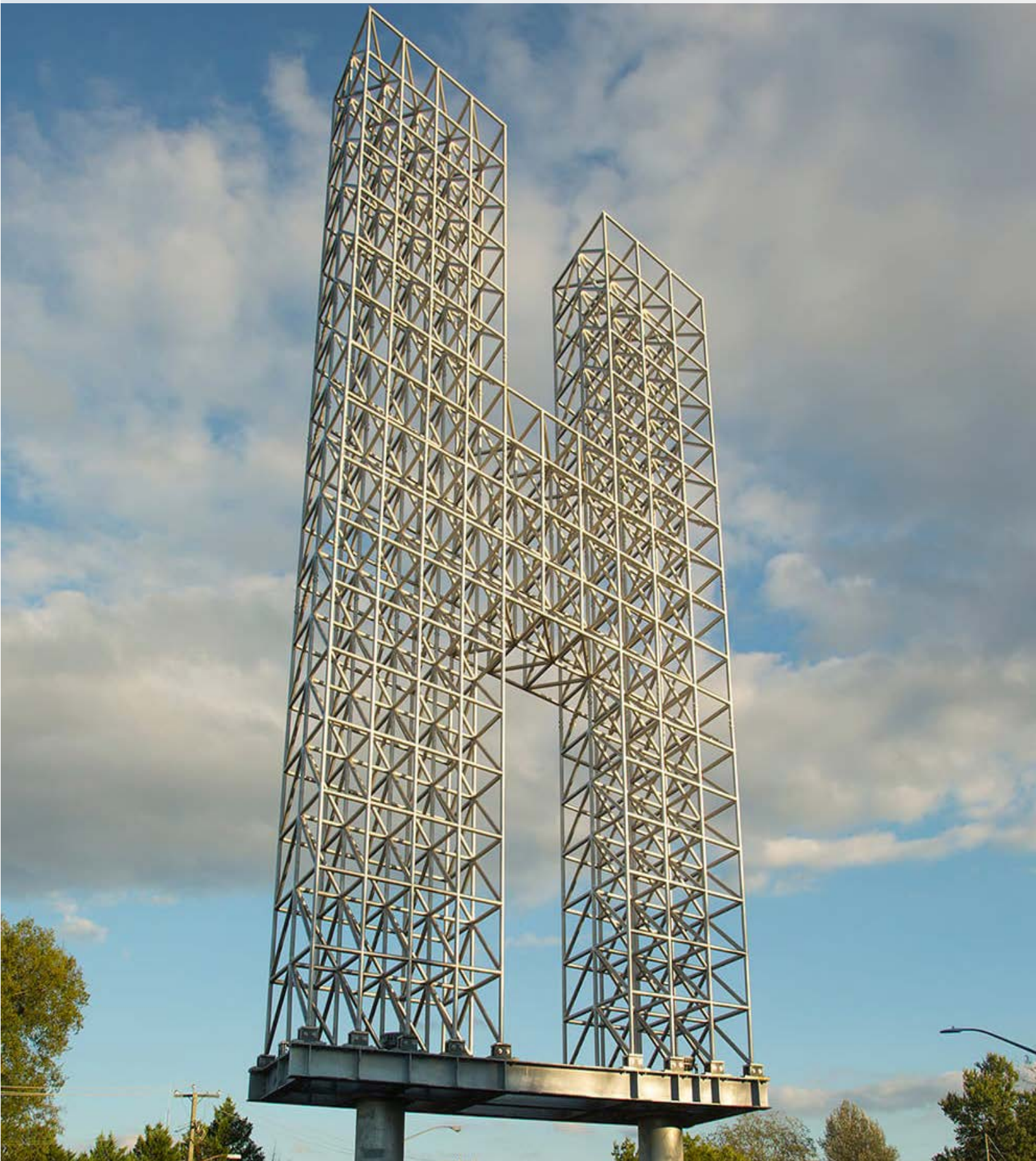


Conceptual Hopewell 'H' Bench



SCULPTURES

Hopewell 'H'



Conceptual "Guncotton" sculpture



Aquatic life sculpture



Anchor sculpture



TREE GRATE

Patterned Rectangular Tree Grates (Ironsmith)



Round tree grate



Rectangular tree grate



Creative brick tree grate



Concept Plant Palette

The “Downtown Hopewell Vision Master Plan (2003)” had indicated that East Poythress Street should be planted with Ginkgo Biloba trees. These trees are attractive and adapted to urban conditions. In addition to the Ginkgo trees, this guide recommends adding species diversity, emphasizing native plants, and using plants to create inviting spaces.

Additional street trees to consider are Willow oaks (where there is sufficient space for a large canopy), Paperbark maple (in constrained spaces and away from sidewalks), and fastigate sweet gum (in spaces that would benefit from a tall, narrow tree). A mix of street tree types increases the visual interest of the street corridor and makes replacement in case of damage or disease less noticeable.

In the pocket parks, pedestrian refuge areas, and other planting areas, plants should be selected based on required sight distances, sun exposure, water availability, year-round interest level, and ability to withstand foot traffic. It is recommended to layer plants, mix in evergreens, and combine species with differing bloom times.

The majority of plants shown here are native or naturalized. They offer visual and olfactory interest, create shade and soft edges, and some will help provide habitat for native insects, birds, and other small animals.

Any plants selected for this area should comply with Crime Prevention Through Environmental Design (CPTED) principals. This allows for trees and shrubs to be used as long as shrub masses do not create hiding spces, shrubs are not too dense, and trees are limbed-up to allow for natural surveillance from the road.

GROUNDCOVER / PERENNIALS

Carex penslyvanica - Pennsylvania sedge



Liriope muscari - Big Blue Liriope



Tulipa and narcissus - Tulip and Daffodils



Sedum ‘Autumn Joy’- Autumn joy sedum



SHRUBS/SMALL TREES

Cercis canadensis - Redbud



Fothergilla gardenii - Buttonbush



Viburnum juddii - Judd viburnum



Magnolia grandiflora ‘Brackens Brown Beauty’



STREET TREES

Ginkgo biloba - Maidenhair Tree



Quercus phellos - Willow Oak



Acer Griseum - Paperbark maple



Liquidamber styraciflua ‘rotandaloba’- Sweetgum



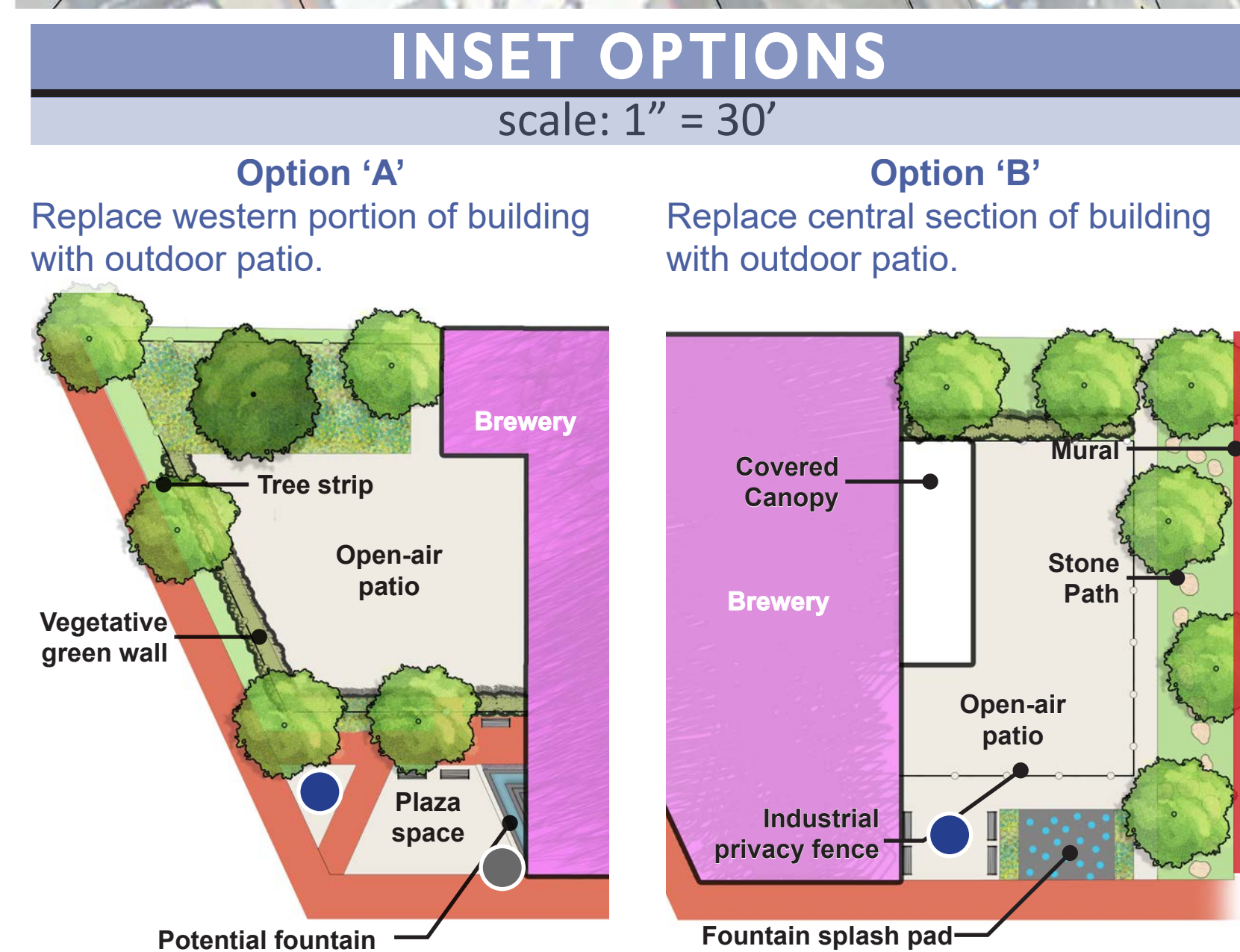
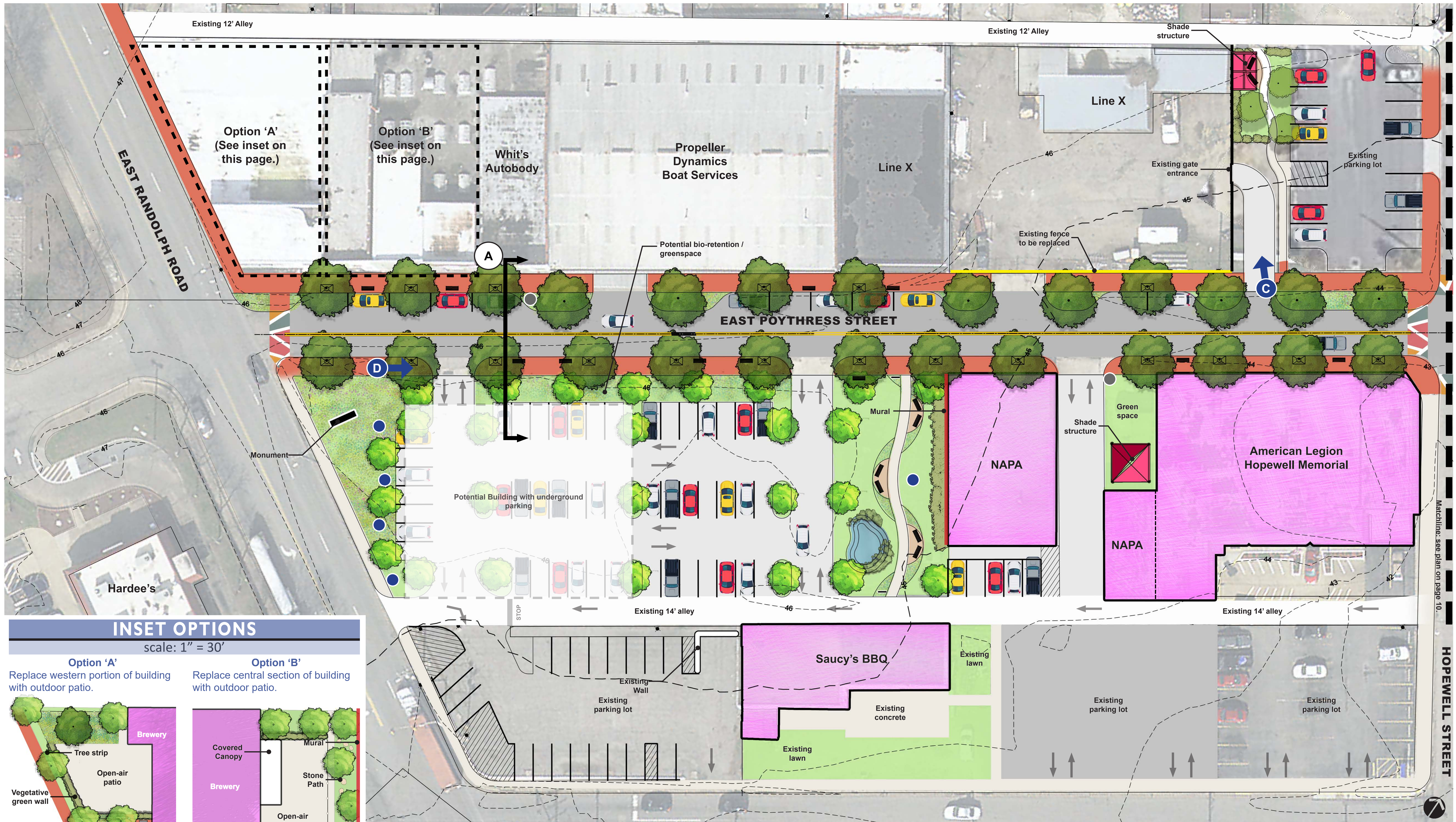
ORNAMENTAL GRASSES

Schizachyrium scoparium - Little Bluestem



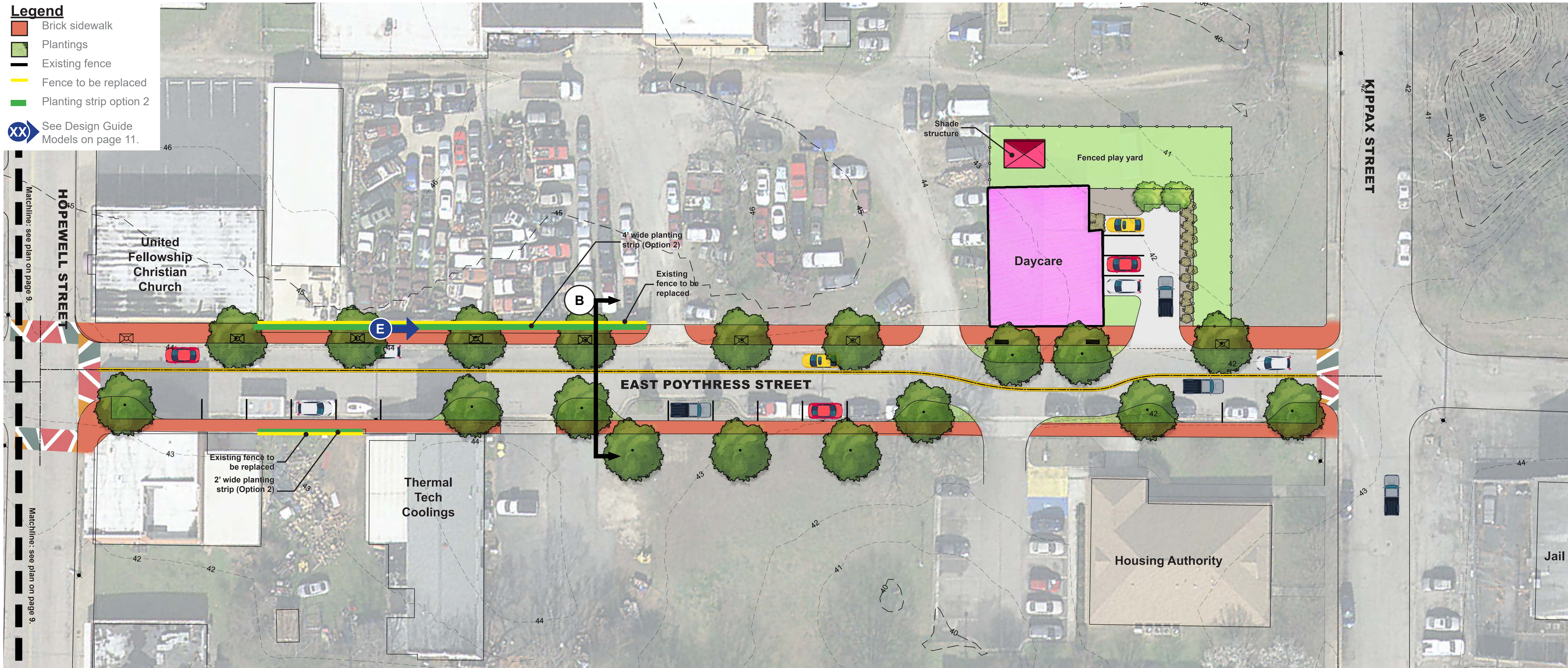
Calamagrostis acutiflora - Karl Foerster feather reed grass





- Legend**
- Bike racks
 - Existing fence
 - Fence to be replaced
 - Mural
 - Potential sculpture location
 - Inset options (A & B)
 - Planting strip option 2

xx See Design Guide Models on page 11.



Design Guidance

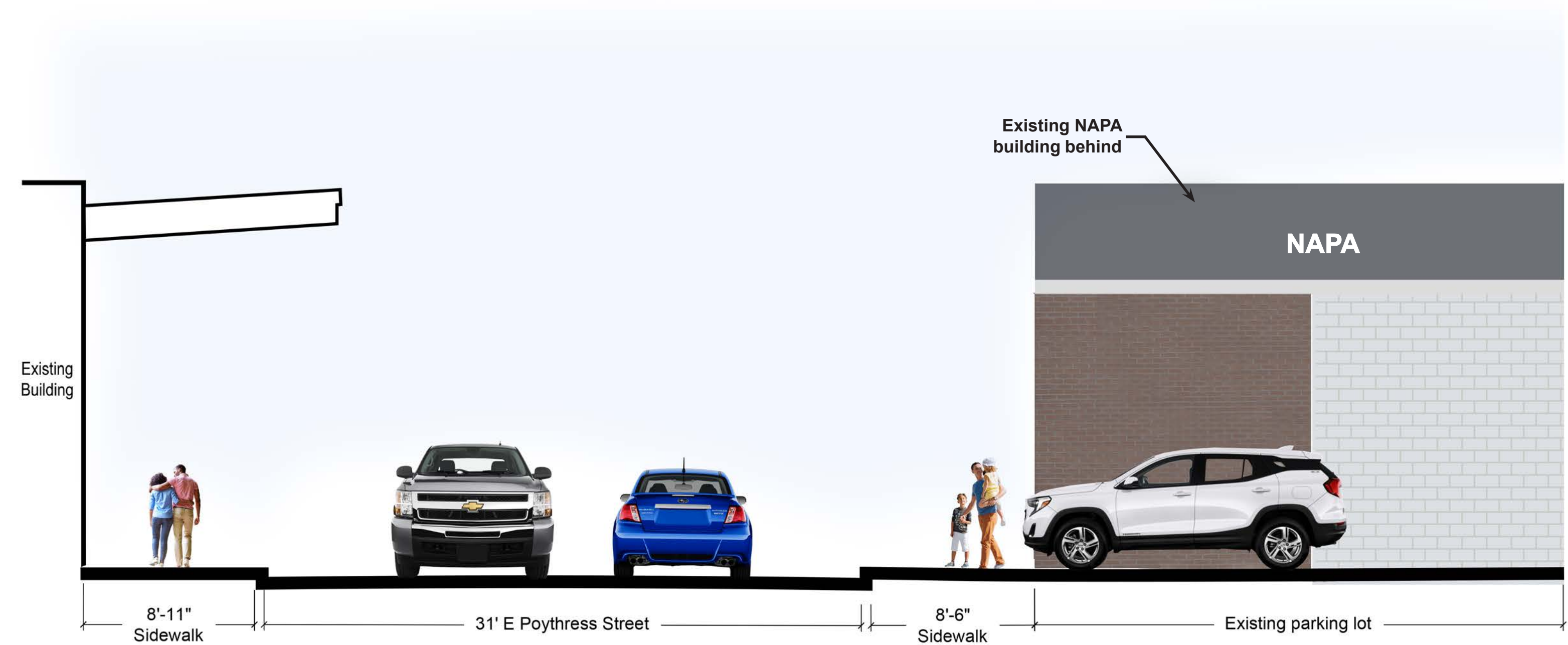
The design intent for this guide is to create a pedestrian-friendly street scape that incorporates the best features of Hopewell Downtown streets and combines them with innovative and creative details that are based in the culture and industrial history of Poythress Street and Hopewell. As buildings are sold, bought, renovated, and repaired, the 2012 Hopewell Downtown Facade Assessment and Recommendations report should be consulted. If the autobady shops on the corner of East Poythress St. and West Randolph Rd. are to be renovated into a public service business, this design guide includes concepts for incorporating open plaza space into that design. At the other end of East Poythress Street, the building on the north side of the street is currently used as a daycare establishment. This guide includes general design ideas for safety and efficiency for that property.

For the streetscape and adjacent green spaces, this guide focuses on the materials used and design approach. As noted previously in the document, the components of this Design Guide include:

- Road paving and striping**
Repair and patch asphalt as necessary. Ideally, East Poythress street would be milled and resurfaced. Center line to be striped, parking areas indicated, and crosswalks painted (decorative or standard, depending on final design). Center line striping between Hopewell Street and Kipax Street will shift in front of the daycare center as an extra traffic calming measure.
- Sidewalks (width and materials)**
Retain the width of existing sidewalks. Add tree boxes and bump-out planters as indicated where possible. Keeping ADA accessibility as a priority, reconfigure curb cuts and crosswalks ramps. Use brick or similar pavers in conjunction with concrete bands and edges for a clean and inviting design.

- Pedestrian spaces and refuge, and site amenities (shade structures, fences, water features, seating, and public art)**
Green spaces, parks, and planting strips will serve several purposes along this street corridor. Park spaces will act as pedestrian connection corridors between the sidewalk along East Poythress Street and the alley to the north, Saucy's to the south, and the public parking lots. Planting areas adjacent to the street will act as traffic calming, provide shade for cars and pedestrians, and define the parallel parking zones. The two park areas (next to Line-X and next to Napa) could include benches, shade structures, creative play equipment, interpretive signs, or public art. The larger of the two, next to the Napa building, could include a water feature.
- Street lighting**
Lighting locations should be coordinated with street tree placement in order to establish the proper rhythm and photometric coverage. When possible, pedestrian post lights (8'-12' tall) should be used along the sidewalks. Street light (12'-20' tall) can be used in parking lots. In the parks areas, bollard lights and commercial-grade string lights can be used for safety and ambiance. Lights should comply with Dark Sky specifications to minimize light pollution.
- Tree grates and street trees**
Consider using best practices for tree health when determining which method to use for the tree pits. Opt for larger tree pit area when possible. Consider linking tree pits and planting areas together using sub-grade infrastructure (ex. soil cells). Select tree species that will work for each space and make sure that the sub-grade preparation, infrastructure, and materials are correct for the selected species. Only use tree grates that can be adjusted as the tree grows.

DESIGN CONCEPT SECTION A



A Before
Scale: 1" = 5' - 0"

0' 2.5' 5' 10'
Scale: 1" = 5' - 0"



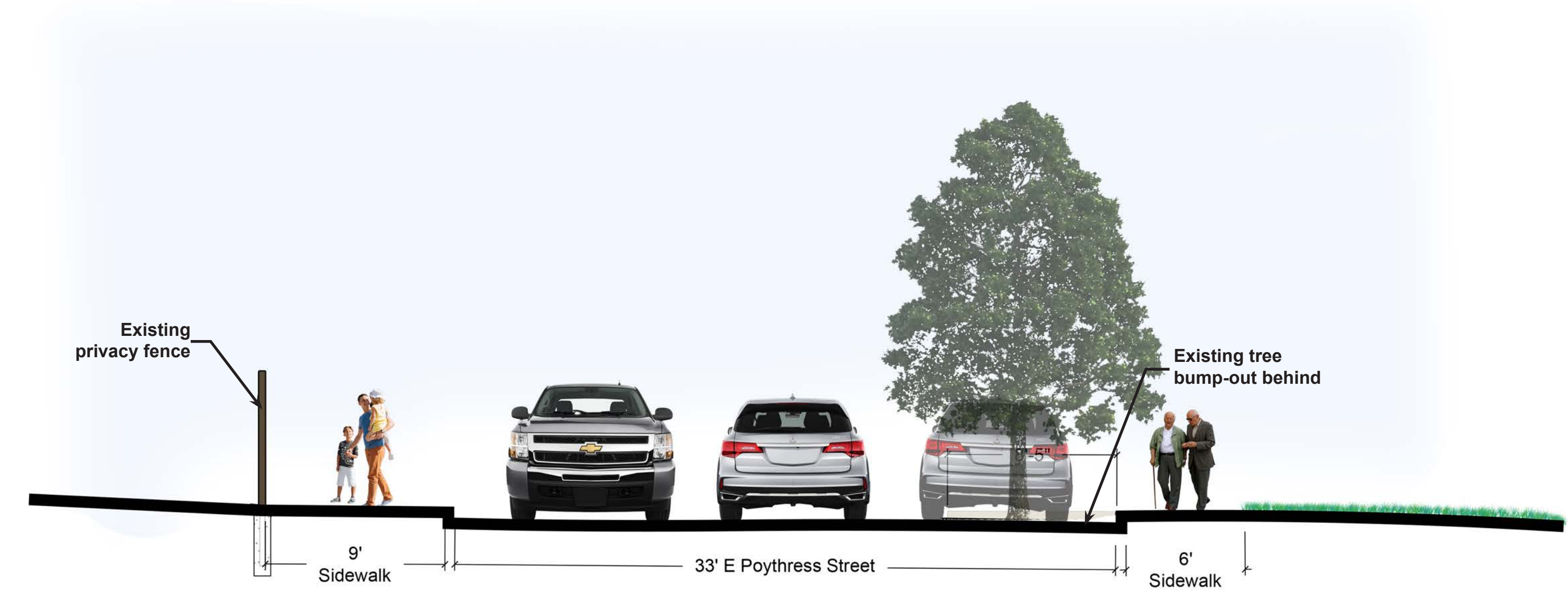
A After
Scale: 1" = 5' - 0"

0' 2.5' 5' 10'
Scale: 1" = 5' - 0"

Design Concept A

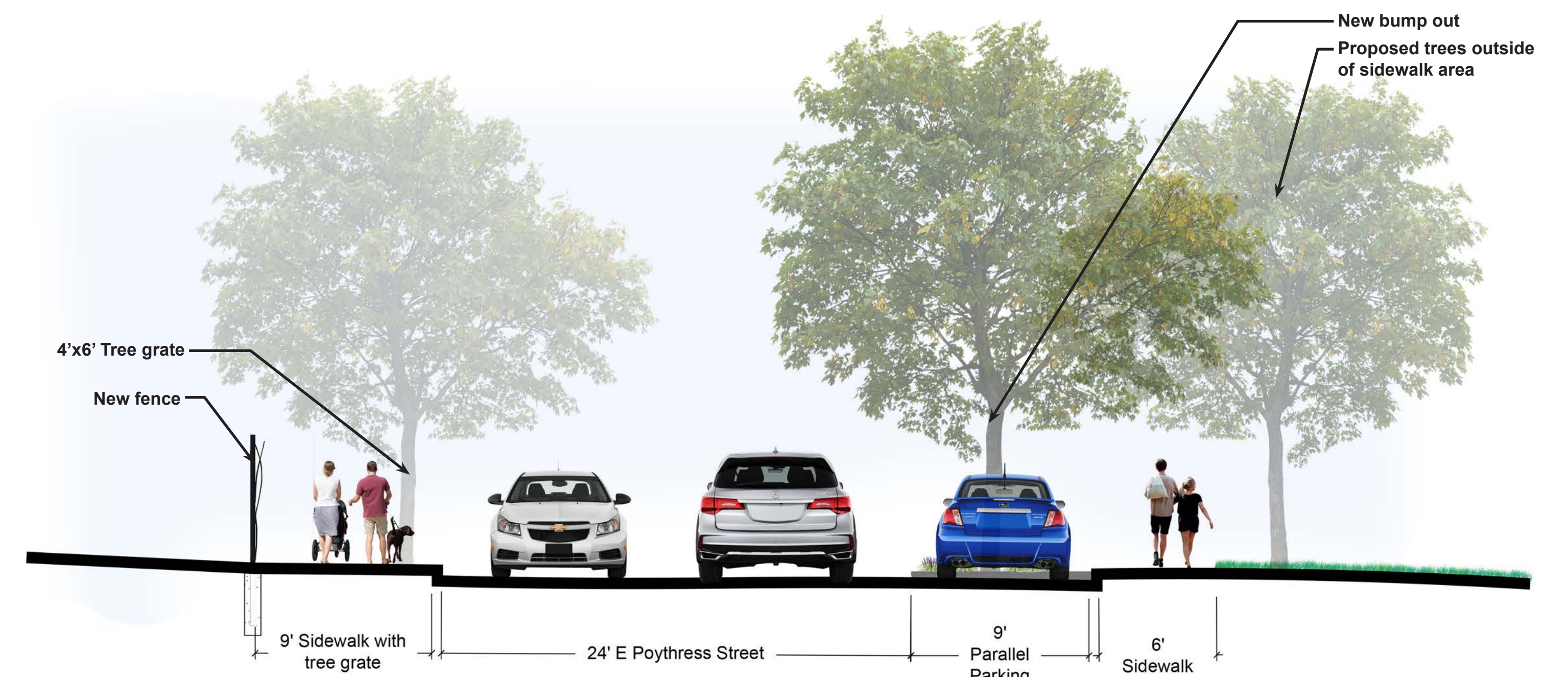
- Maintain existing sidewalk and street widths. Use planting areas and road striping to delineate two lanes of travel and one lane for parallel parking (not continuous).
- Use street trees, planting areas, and site amenities to create a safe and inviting pedestrian environment.
- Reconfigure parking lot with more definition, tree zones, and public art when appropriate.

DESIGN CONCEPT SECTION B



B Before
Scale: 1" = 5' - 0"

0' 2.5' 5' 10'
Scale: 1" = 5' - 0"



B After
Scale: 1" = 5' - 0"

0' 2.5' 5' 10'
Scale: 1" = 5' - 0"

Design Concept B

- Maintain existing sidewalk and street widths. Use planting areas and road striping to delineate two lanes of travel and one lane for parallel parking (not continuous).
- Use street trees, planting areas, and site amenities to create a safe and inviting pedestrian environment.

C LINE X FENCE AND GRAVEL PARKING AREA



Existing



Proposed

Design Concept C

- Maintain existing Line-X wooden privacy fence and replace chainlink fence with a green screen or other decorative fence material.
- Create a pocket park on the north end of the gravel parking area, adjacent to the revitalized alley. This park will serve as a pedestrian refuge area, green space connector, and shaded seating area.
- Incorporate street trees and roadway edge planters.
- Repave road and add lane delineation striping

D LOOKING EAST ON E. POYTHRESS STREET



Existing



Proposed

Design Concept D

- Maintain sidewalk width; replace concrete with pavers or combination of pavers and decorative concrete bands
- Add street trees and curb bump-out with planters.
- Formalize the public parking lot, incorporating a planted buffer strip.
- Repave road and add lane delineation striping
- Add site amenities and public art where appropriate.
- Define parking spaces

E LOOKING EAST NEAR UNITED FELLOWSHIP CHRISTIAN CHURCH



Existing



Proposed



Design Concept E

- Maintain existing sidewalk width; replace concrete with pavers or combination of pavers and decorative concrete bands
- Add street trees and curb bump-out with planters.
- Replace unsightly chain link fencing with ornamental fencing; encourage or require adjacent landowners to do the same.
- Repave road and add lane delineation striping
- Add site amenities and public art where appropriate.
- Define parking spaces

CONCLUSION

East Poythress Street has potential to be an important component of the Downtown Hopewell fabric. Not only due to its proximity to the rest of downtown, neighborhood amenities, and other public open spaces, but also because of its unique industrial heritage and character. The two-block section of East Poythress Street should be viewed as a single project area in order to establish and maintain a continuity of design. As individual pieces of the overall project are available for funding and design, this guide should be used as a baseline in achieving a cohesive finished product.

It is recommended that a Schematic Design for the 2-block section be completed prior to implementing smaller sections of the project. This will help alleviate any logistical issues with construction sequencing. For example, if the road is due to be repaved and striped as a first phase of the project, having a schematic design for the entire project in place will allow the City to incorporate electrical conduit, tree pit infrastructure, bump-out planting areas, and other utility considerations into the paving project. This will help with future phases and will not require demolishing sections of the newly paved road.

Schematic Design drawings will include a plan survey of the area, including property boundaries, curbs, buildings, drainage structures, trees, utilities, and grades. The survey will be used a base for the design, which will develop the design to acquire material and construction cost estimates, identify limits of work for individual projects, and illuminate any potential conflicts (trees and utilities, property owners and utility locations, etc.)

As more pedestrian-focused projects are completed in the Hopewell area, the downtown businesses and open spaces will likely receive more foot-traffic. The revitalized East Poythress Street will be an inviting downtown pedestrian amenity while retaining its industrial functionality.



Poythress Streetscape

Opinion of Construction Cost

Design Guide Concept

Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

Jan-22

Categories	Unit	Unit Cost	Qnty	Totals	Notes
Demolition & Mobilization					
E&S & Mobilization	LS	\$139,111	1	\$139,111	
Hardscape removal	LS	\$160,000	1	\$160,000	Roadways, curb removal, saw cut removal, walkway removal on Poythress St. Approximately 3 trees to remove
Tree removal	EA	\$750	3	\$2,250	
Sign removal	EA	\$150		\$0	
		Sub total		\$301,361	Demolition & Mobilization
Road Work					
New curb	LF	\$30	2,300	\$69,000	
Decorative crosswalks	EA	\$500	6	\$3,000	At each intersection on Poythress Street
General striping	LF	\$23	3,206	\$73,738	Includes yellow roadway striping, parking lot striping, on-street striping
Asphalt overlay	SF	\$4	35,800	\$143,200	
		Sub total		\$288,938	Road Work and Grading
Sidewalk & Path					
Concrete bands (sidewalk)	SF	\$6	7,000	\$42,000	
Pavers (sidewalk)	SF	\$15	20,924	\$313,858	Brick Paver connecting from Broad Street to Poythress Street
Silva cells	CF	\$20	23	\$460	
Tree grates - 4' - 6'	EA	\$2,500	23	\$57,500	
Handicap ramps	EA	\$750	12	\$9,000	Near crosswalk intersections
		Sub total		\$422,818	Sidewalk & Path
Streetscape Landscape					
Street trees	EA	\$600	40	\$24,000	Includes tree pit excavation, soil, and root barrier
Ornamental trees	EA	\$400	22	\$8,800	
Shrub	EA	\$50	50	\$2,500	Assumes 1/3 of total plant bed area contains shrubs
Perennials / ground cover	EA	\$15		\$0	Assumes 2/3 of total plant bed area contains perennials/groundcovers
Bed preparation	CY	\$40		\$0	12" topsoil with soil amendments
Mulch	CY	\$45	66	\$2,970	3" shredded hardwood (6518.61 SF), Grate 3" (720 SF)
Seeding	SF	\$0.25	5,400	\$1,350	Grass seeding areas
		Sub total		\$39,620	Streetscape Landscape
Pocket Parks					
Benches - 6'	EA	\$2,000	8	\$16,000	
Concrete pads (under benches)	SF	\$8	398	\$3,184	
Entry signs	EA	\$750	2	\$1,500	
Trash receptacle	EA	\$2,000	2	\$4,000	In Pocket Parks
Trees	EA	\$500	9	\$4,500	Includes tree pit excavation, soil, and root barrier
Planting areas	SF	\$65	1,800	\$117,000	Approximate combined cost for perennials and shrubs within planting area
Stonedust path / trails	SF	\$5	992	\$4,960	Gun Cotton Park (544.62 SF) , Pocket park (444.22)
		Sub total		\$151,144	Pocket Parks
Fences					
Privacy / Green fence	LF	\$50	135	\$6,750	6' Wood privacy fence near Line X property
Industrial creative fence	LF	\$150	325	\$48,810	6' Aluminum Industrial Creative Fence , near United Fellowship Church
		Sub total		\$55,560	Fences
Water Features					
Water features / fountain	EA	\$15,000	1	\$15,000	See insets on page 8 in Design Guide
Water line	LF	\$50		\$0	
Water Meter and Tap	LS	\$500	1	\$500	
		Sub total		\$15,500	Water Features
Furnishings					
Benches - 6'	EA	\$2,000	12	\$24,000	Along Poythress Street on brick sidewalk (see locations on plan on page 8 in Design Guide)
Bike racks	EA	\$1,000	2	\$2,000	
Entry / monumental signage	EA	\$2,000	1	\$2,000	
Shade structures	EA	\$30,000	3	\$90,000	
		Sub total		\$118,000	Furnishings
Construction Subtotal				\$1,392,941	
10% Contingency				\$139,294	
Construction Total				\$1,532,235	