

# **South Norfolk Municipal Facilities Study**

## **City of Chesapeake, VA**



**Presented by HBA Architecture & Interior Design, Inc.**

## **Purpose of the Study (Phase I)**

- **Identify potential opportunities for municipal facilities and renewal**
- **Provide opportunity for community input**
- **Assess the requirements of City Agencies**
- **Analyze potential redevelopment in relation to past studies conducted in South Norfolk**
- **Identify other uses which could be incorporated into the redevelopment**

# Project Organization Chart – Phase 1



**Mike Winner**  
**Dave Ermini**



**Marty Kaszubowski**



**Megan O'Hara**

# ODU Center for Enterprise Innovation



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The ODU Center for Enterprise Innovation (CEI) serves as a business-friendly entry point through which local startups, businesses, and organizations can engage the intellectual capital, world-class infrastructure, and cutting-edge technologies of ODU.

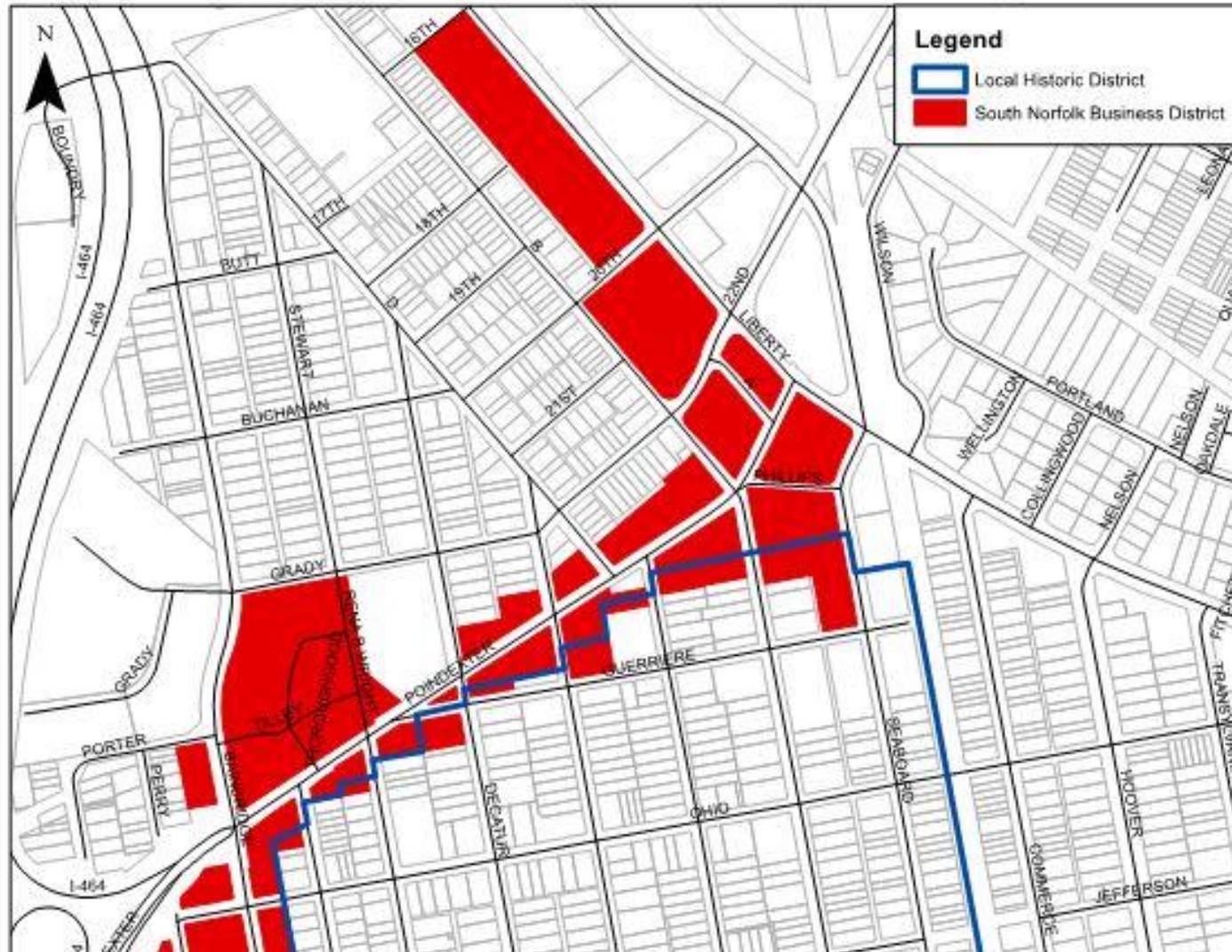
CEI supports local economic development to promote a thriving entrepreneurial environment. Our collection of integrated programs advance businesses and organizations in the area to become strong contributors to the economy, focusing ideally on ventures that show promise of becoming high-growth, high-impact enterprises that may create expanded employment opportunities for the local workforce, wealth for stakeholders, and social benefit to the region.

## **Study Schedule**

- **90 days Start to Finish for Phase I (Tasks #1, 2 & 3)**
- **Kick-off Meetings (July 31 – October 17)**
  - **Community Input Meeting occurred on July 31**
  - **City / Staff Kick-off Meeting on August 17**
  - **City Council Work Session on October 17**
- **Task 2 – Facility Assessments / evaluations of Municipal Users / Services (September 22– October 12)**
  - **Evaluation of Potential Municipal Users / Services**
  - **Facility Needs Site Visits**
  - **Status Update Meeting with Project Management Team**
- **Task 3 – Existing Documentation Review / Identification of Goals & Users (July 31 – October 15)**
  - **Review Existing Literature / Reports / Documentation**
  - **Identify other Potential Users**
- **Final Report (September 1)**

# Study Area

## Poindexter Street/Liberty Street Corridor Study Area



# Online Survey

## Question #1

**Where would you prefer the Municipal Facility redevelopment to occur within the South Norfolk study area?**



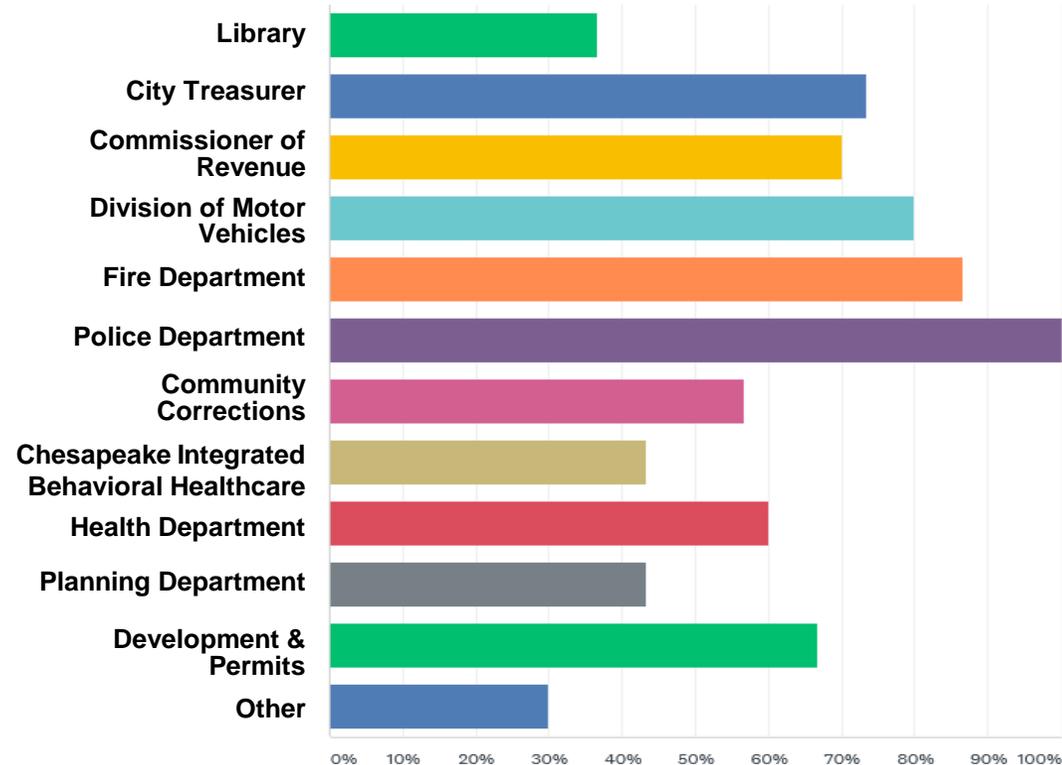
★ @ Southgate Center

# Online Survey

## Question #2

What kinds of municipal uses does the community desire?

Answered: 30 Skipped: 0

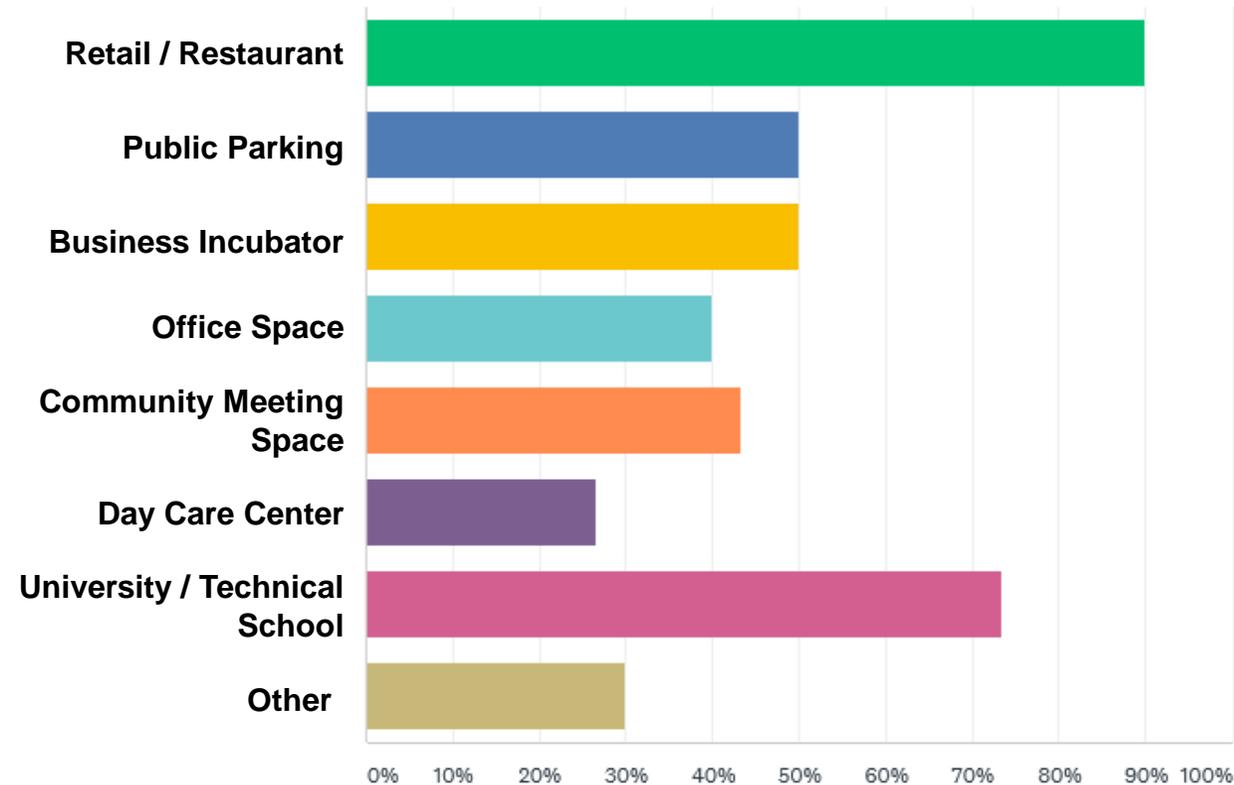


# Online Survey

## Question #3

### What other uses does the community desire?

Answered: 30 Skipped: 0





# Existing Municipal Facilities



# Municipal Space Needs in South Norfolk

## Existing Facilities – City Treasurer & Commissioner of Revenue



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# Municipal Space Needs in South Norfolk

## Existing Facilities – City Treasurer & Commissioner of Revenue



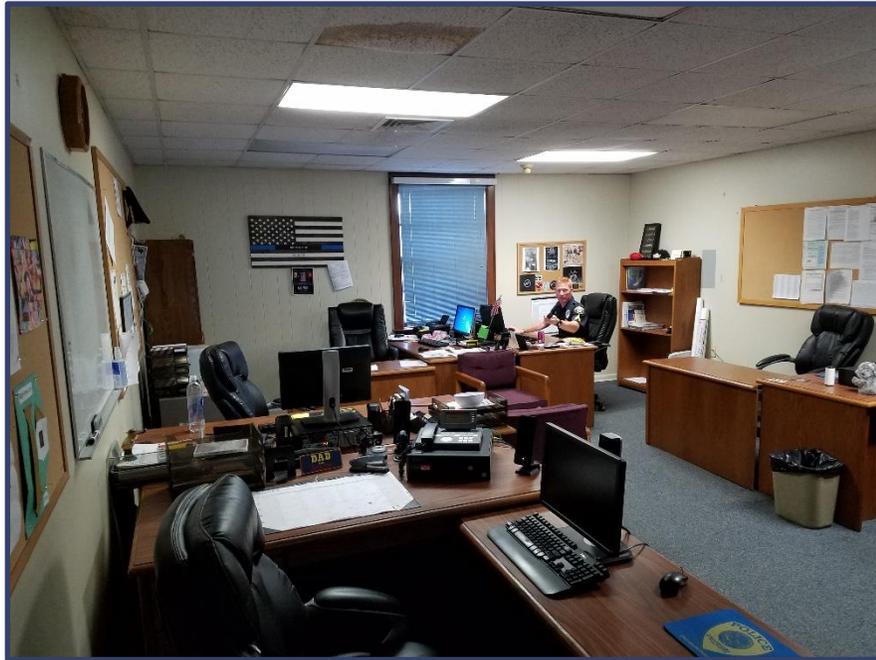
# Municipal Space Needs in South Norfolk

## Existing Facilities – Police Department



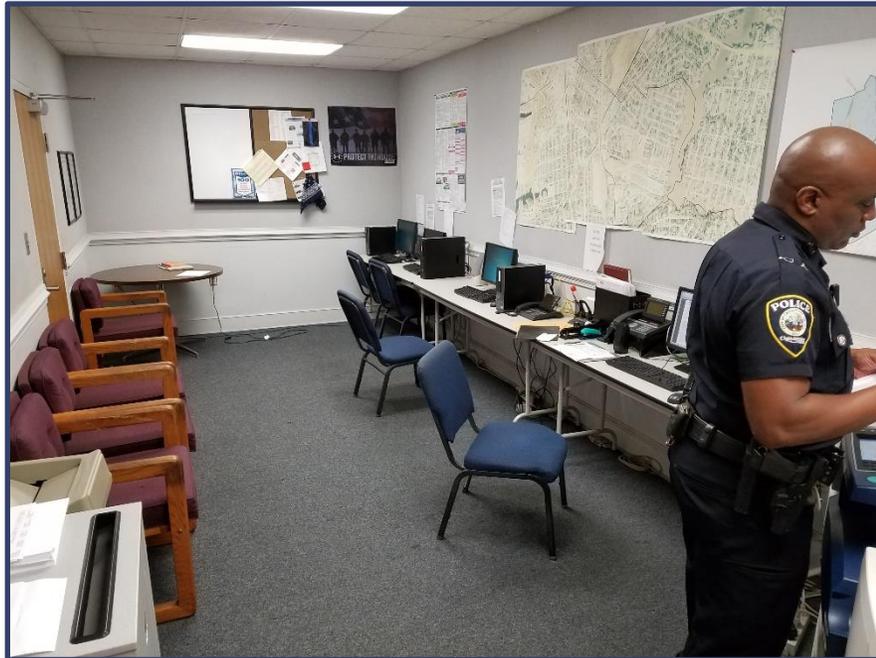
# Municipal Space Needs in South Norfolk

## Existing Facilities – Police Department



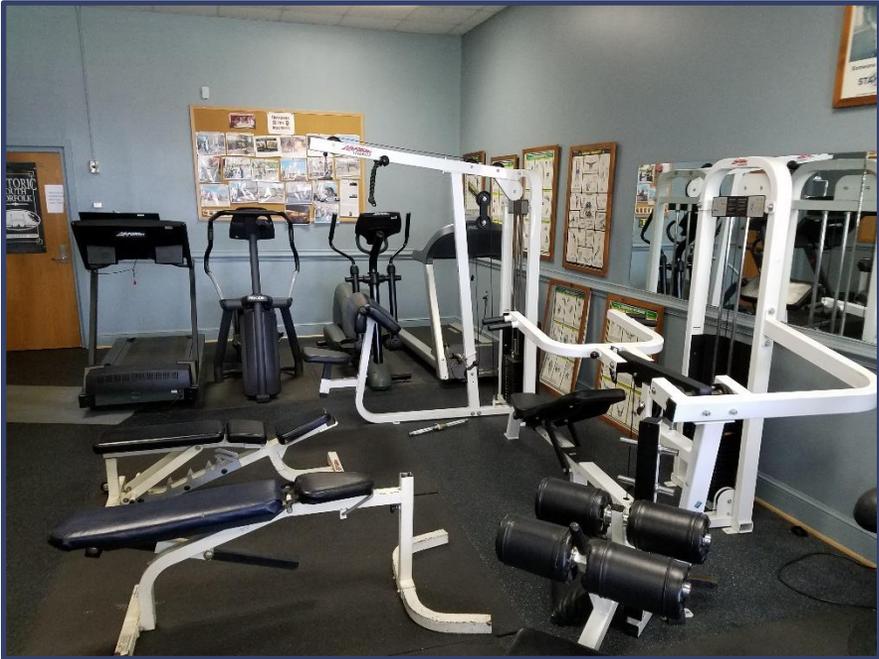
# Municipal Space Needs in South Norfolk

## Existing Facilities – Police Department



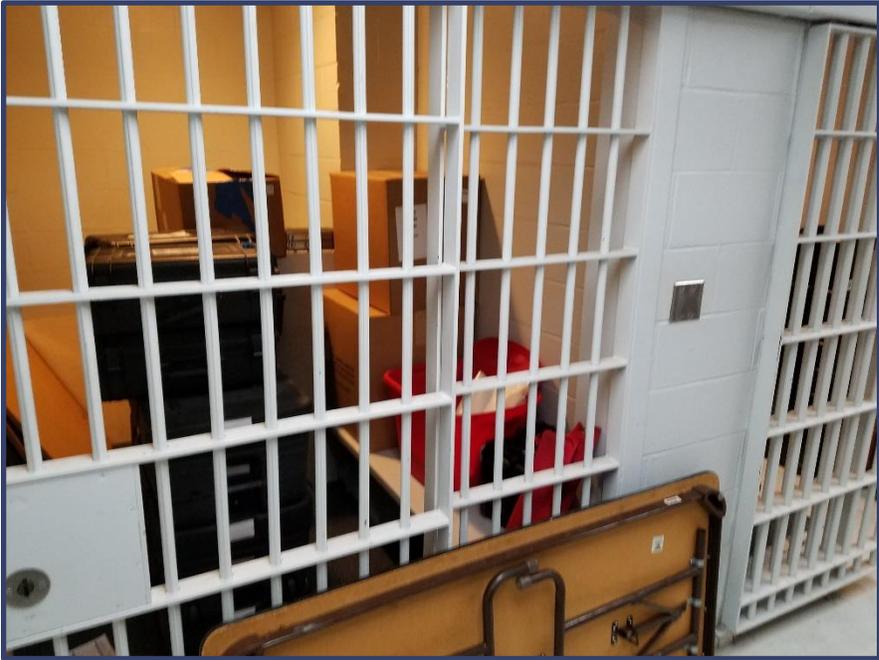
# Municipal Space Needs in South Norfolk

## Existing Facilities – Police Department



# Municipal Space Needs in South Norfolk

## Existing Facilities – Police Department



# Municipal Space Needs in South Norfolk

## Existing Facilities – Fire Department (Station No. 1)



# Municipal Space Needs in South Norfolk

## Existing Facilities – Fire Department (Station No. 1)



# Municipal Space Needs in South Norfolk

## Existing Facilities – Fire Department (Station No. 1)



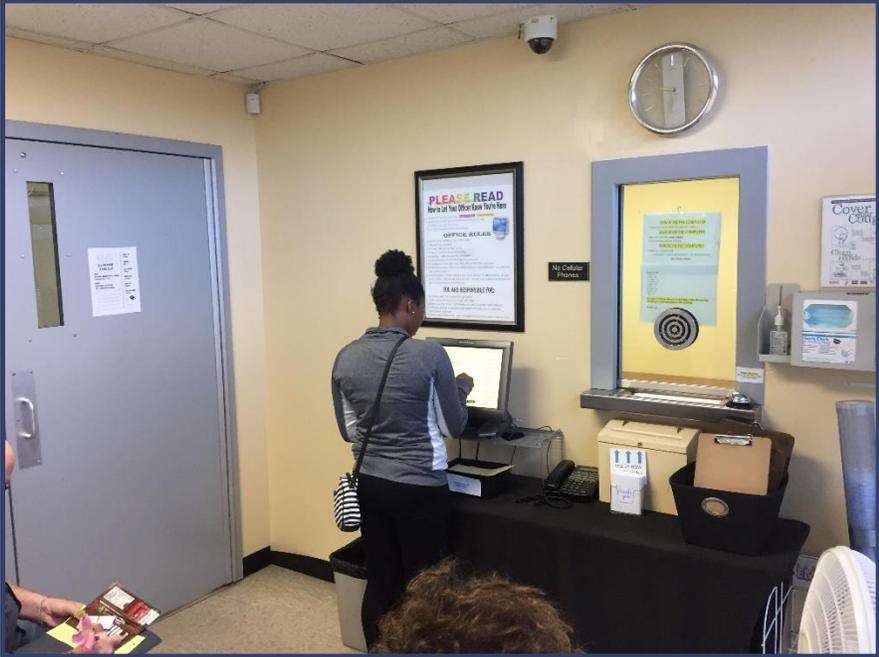
# Municipal Space Needs in South Norfolk

## Existing Facilities – Community Corrections



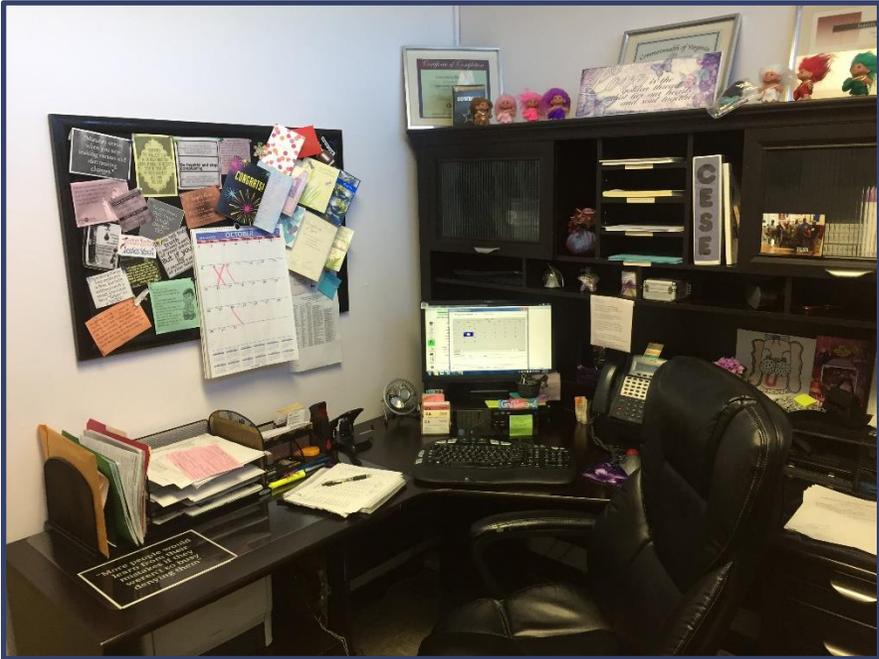
# Municipal Space Needs in South Norfolk

## Existing Facilities – Community Corrections



# Municipal Space Needs in South Norfolk

## Existing Facilities – Community Corrections



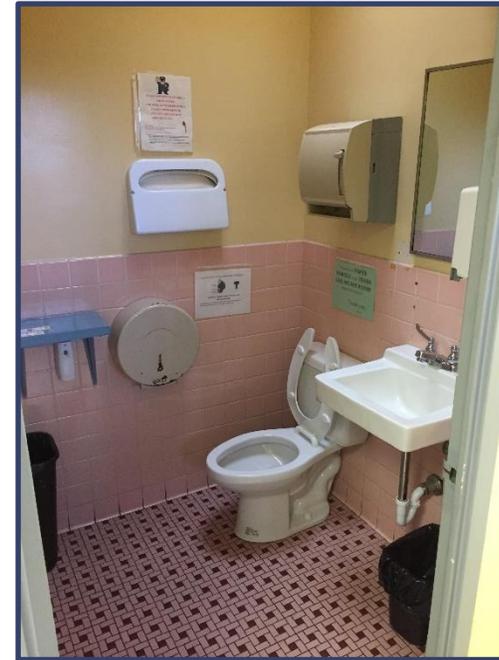
# Municipal Space Needs in South Norfolk

## Existing Facilities – Community Corrections



# Municipal Space Needs in South Norfolk

## Existing Facilities – Community Corrections



# Municipal Space Needs in South Norfolk

## Existing Facilities

City Treasurer	1,250 SF
Commissioner of Revenue	1,250 SF
Fire Department – Station No. 1	15,150 SF
Police Department – 2 <sup>nd</sup> Precinct	7,500 SF
Human Services – Community Corrections	2,650 SF
Commonwealth Attorney	800 SF

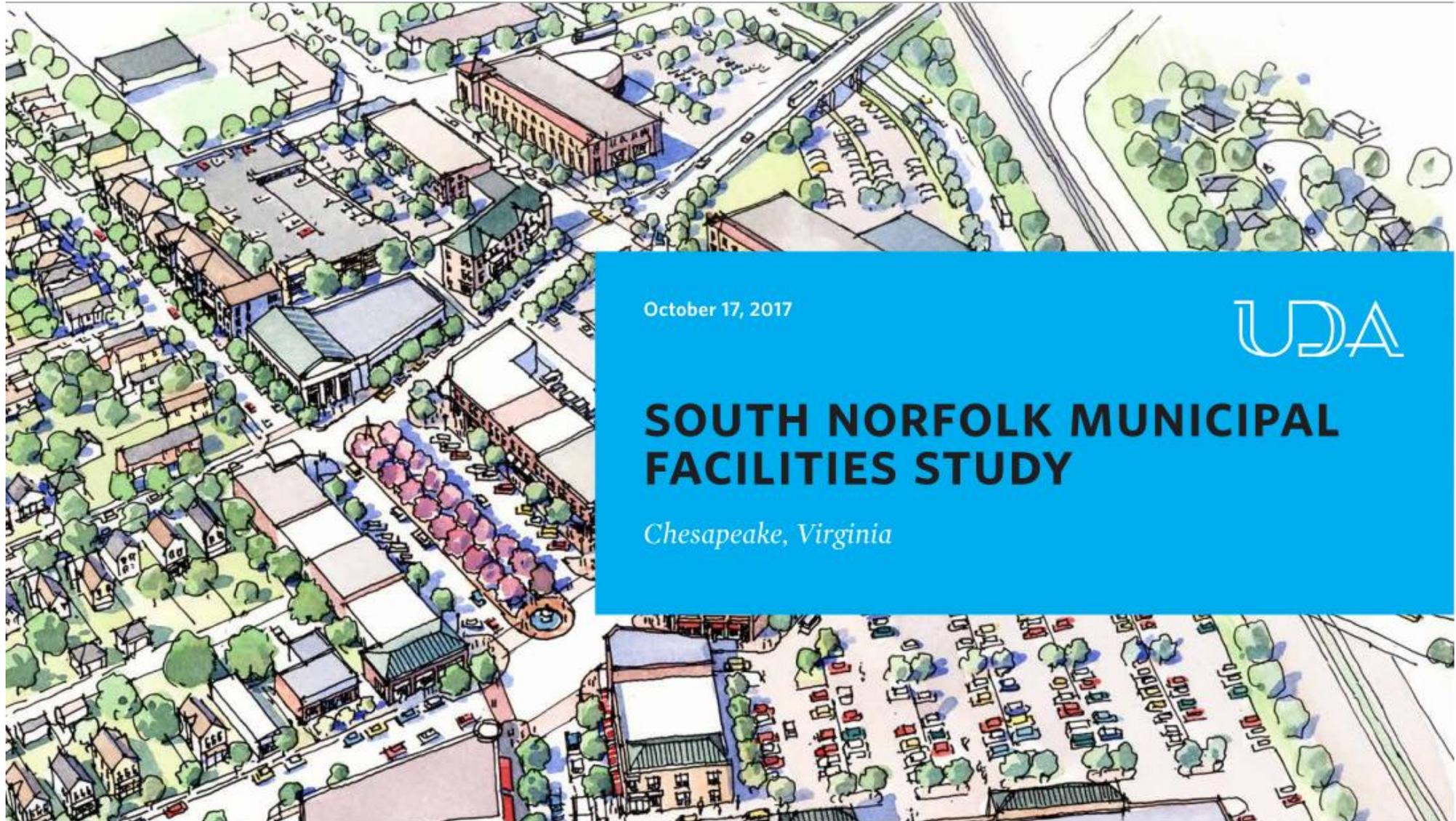
## Potential New Facilities

Planning Department	800 SF
Development & Permits	200 SF
Parks & Recreation	200 SF
Public Works	1,000 SF
City Flex Space	5,000 SF
Business / Innovation	10,000 SF

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<b>TOTAL AREA NEEDED</b>	<b>45,800 SF</b>
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# Existing Documentation Review



October 17, 2017



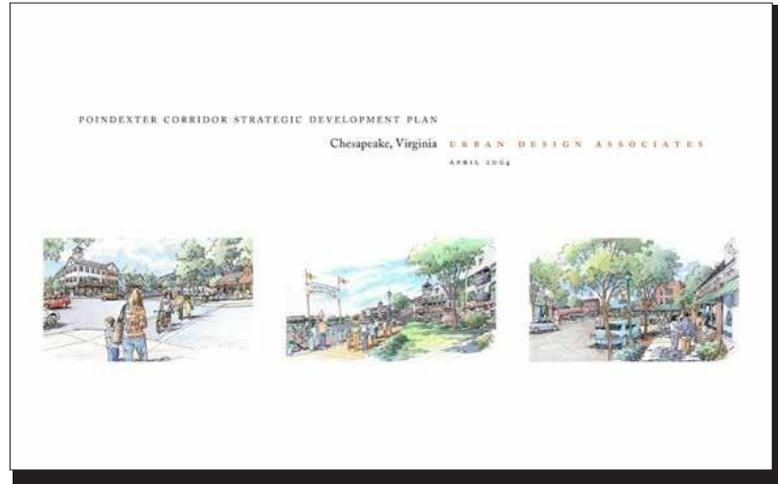
## SOUTH NORFOLK MUNICIPAL FACILITIES STUDY

*Chesapeake, Virginia*

# July 31<sup>st</sup> Community Meeting: What We Heard

- There is strong community pride in neighborhood and desire to be involved in bottom-up community efforts
- The neighborhood feels that they have been overlooked and that growth and development has not manifested
- A pharmacy or grocery with daily needs was the top request
  - The neighborhood understands that the demographics don't support
  - Look for creative ways to improve the appearance of the demographics to national retailers – Community Branding
- Municipal facilities should be located to maximize neighborhood retail (restaurants, daily needs, etc.)
- Think about creative approaches with ODU to bring economic development to the neighborhood sooner rather later

# Poindexter Corridor Strategic Development Plan (2004)



- **Development Sites:**

- Gateway: Redevelopment at Poindexter and Bainbridge for housing and commercial uses
- I-464 Interchange: restructuring the Poindexter interchange

- **Vision For the Future**

- Develop vacant land to promote a quaint, pedestrian friendly town with neighborhood retail, a connection to the water, and more homeowners

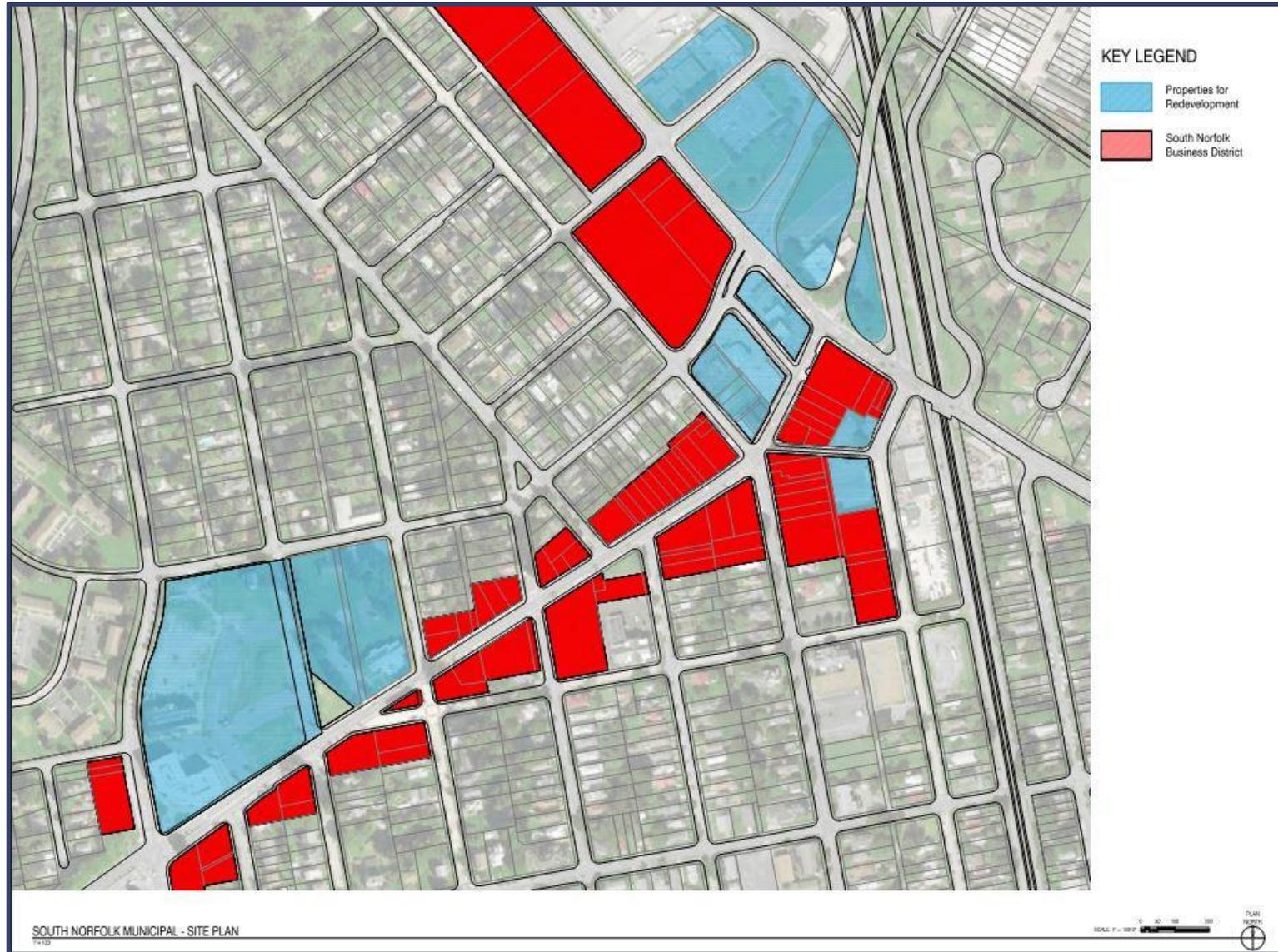


URBAN DESIGN AND DEVELOPMENT PRINCIPLES		
IDENTITY	CONNECTIONS	DEVELOPMENT
<p>Create a new and positive identity for South Norfolk and the Poindexter commercial corridor to attract and retain diverse (age, income, race) families and young professionals.</p> <p>Celebrate, preserve, and build on the historic context to strengthen the neighborhood.</p> <p>Create a pedestrian-friendly, family-friendly environment.</p>	<p>Connect South Norfolk to the waterfront and develop a waterfront promenade or esplanade.</p> <p>Create a central gathering space, a focus for the neighborhood.</p> <p>Create gateways to South Norfolk and the Poindexter corridor.</p> <p>Create a pedestrian network of "green streets" and trails to connect parks, public institutions (schools, library), and neighborhood shopping.</p>	<p>Preserve and strengthen existing businesses.</p> <p>Create a village center at Poindexter and Liberty with new neighborhood-serving retail, services, and governmental and institutional uses such as Tidewater Community College.</p> <p>Develop opportunity sites (Big Pig, J.G. Wilson, I-464 interchange area, Campostella Square) as mixed-use developments for economic development and job creation, including retail, restaurants, entertainment, offices, hotels, and mixed income housing.</p>
		

## • Urban Design Principles

- Create a new, positive identity
- Celebrate and preserve the historic context
- Create a pedestrian-friendly, and family-friendly environment
- Connect South Norfolk to the waterfront
- Create a central gathering space
- Create gateways to the Poindexter Corridor
- Create a pedestrian network of green streets and trails to connect destinations
- Preserve and strengthen existing businesses
- Create a village center at Poindexter and Liberty with neighborhood-serving retail
- Develop opportunity sites with mixed-use development, job creation, and retail/ restaurants

# Potential Sites



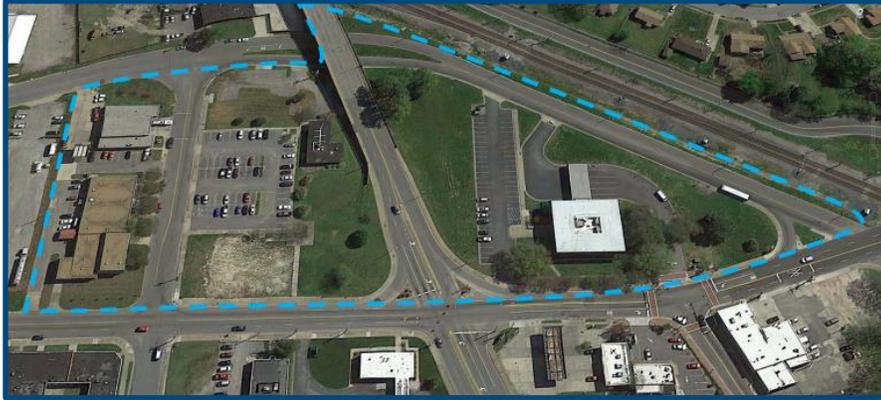
# Gateway / Old South Norfolk Library Site



# Poindexter & Liberty Site



# Feasibility Report, 8-Acre Site in South Norfolk (2016)



This Feasibility Report finds that a modern civic building complex, possibly including some associated supporting retail and/or office spaces) **is feasible** on this site, considering civil engineering and site planning considerations as well as land use regulations.

It provides additional suggestions and guidance regarding the form of such a building complex. It does not propose a specific mix of development types, nor does it address the “marketability” of specific land uses; these matters are left to architects and public leadership.

# Overton Site



# Southgate Center Site



## **Future Tasks**

- **90 days Start to Finish for Phase 2 & 3**
- **Evaluate Current Site Conditions / Site Rankings**
  - **Evaluate Current Site Conditions**
  - **Site Rankings for Municipal / 3P Uses**
  - **Status Update Meeting with Project Management Team & City Manager**
  - **Public Input Open House**
- **Recommendations / Conclusions**
  - **Provide Options for Acquiring and Assembling Private Parcels**
  - **Recommended Approach for Implementing each of 3 Scenarios**
  - **City Council Work Session Presentation of Final Plan and Best Scenario**
  - **Any Necessary Revisions to Final Plan**