

09-240: 2035 Comprehensive Plan Revision

Department: **Economic Development Capital Projects**
 Project Type: Study
 Year Identified: 2020
 Start Date: 7/1/2019
 Est. Completion Date: 6/30/2021

Description:

This project will involve the review and update of the 2035 Comprehensive Plan to include services of an outside professional planning and land use consulting team. The project includes public relations and community outreach, vision statement refinement, master land-use planning, master transportation modeling and planning, market and fiscal impact analysis, open space-conservation systems, connectivity, industrial waterfront analysis, resiliency planning for sea-level rise and flooding, and strategic infrastructure and technology planning. The presentation and publication of the final updated Plan in multiple media formats will be included in the project.

Justification:

Due to the expansive scope of the Comprehensive Plan and numerous land use planning elements and disciplines involved, both a Plan review and update require significant staffing resources. The 2035 Comprehensive Plan update cannot be undertaken in-house given current staffing resources and workloads, which includes staffing other Comprehensive Plan related studies and policies that are underway.

Comments:

The Code of Virginia requires that every Virginia locality prepare and adopt a comprehensive plan for the physical development of the territory within its jurisdiction. The City's Moving Forward Chesapeake 2035 Comprehensive Plan was adopted by City Council on February 25, 2014. Virginia Code requires that adopted plans be reviewed every five years to determine if it is advisable to amend the Plan. The five-year review threshold began in 2019, and the Planning staff determined that the 2035 Plan will require substantial updates.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Fund Balance - General Fund	400,000				400,000
Total Revenue	400,000				400,000
Expense					
Other	400,000				400,000
Total Expense	400,000				400,000

53-230: Airport Authority Improvements and Expansion - Phase II

Department: **Economic Development Capital Projects**
 Project Type: Addition or Expansion
 Year Identified: 2019
 Start Date: 7/1/2018
 Est. Completion Date: 6/30/2024

Description:

This project provides the local match required for the Airport Authority's planned improvements to the Chesapeake Regional Airport over the next five years. This is the second phase of improvements. In FY 2019 and 2020, phase II will include easement acquisitions, removal of off-site obstructions (vegetation), corporate hangar site construction, mill and overlay parking lot, aircraft pavement repairs, and replacement of mowing equipment. In FY 2021 and 2022, the Airport will rehabilitate airfield lighting, design the rehabilitation of the aircraft apron, and build phase III of the North Terminal Area. The Airport will also update its master plan in FY 2022 and design the rehab of the runway in FY 2023.

Justification:

Local funding is required to match funding provided by the Federal Aviation Administration. This project includes the local matching requirements for approximately \$6.5 million of federal and state funding.

Comments:

This project was established by City Council on June 12, 2018. The initial funding was transferred from the previous phase of this project, CIP 01-170.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2021	60,500	60,500	0
2022	82,000	82,000	0
2023	4,000	4,000	0
2024	20,000	20,000	0
	166,500	166,500	0

Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Fund Balance - General Fund	3,000	7,500	77,000		87,500
Cash - Lockbox City	524,000	53,000	29,000		606,000
Total Revenue	527,000	60,500	106,000		693,500
Expense					
Design & Engineering	50,000		26,000		76,000
Construction	281,600	60,500	80,000		422,100
Equipment	95,400				95,400
Other	100,000				100,000
Total Expense	527,000	60,500	106,000		693,500

36-240: Enhanced Signage & Landscaping at Entrances to the City

Department: **Economic Development Capital Projects**
 Project Type: Renovation or Rehabilitation
 Year Identified: 2020
 Start Date: 7/1/2019
 Est. Completion Date: 7/30/2024

Description:

This project will provide for enhanced signage and landscaping at entry points for the beautification of the City, specifically at major thoroughfares as people enter and depart the city.

Comments:

This project was established by the City Council in June of 2019.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Fund Balance - General Fund	200,000				200,000
Total Revenue	200,000				200,000
Expense					
Other	200,000				200,000
Total Expense	200,000				200,000

04-250: Great Bridge Village Plan Implementation Seed Funding

Department: **Economic Development Capital Projects**
 Project Type: Addition or Expansion
 Year Identified: 2021
 Start Date: 7/1/2020
 Est. Completion Date: 6/30/2026

Description:

This project provides seed funding to spur implementation of the 2008 Great Bridge Village Design Guidelines, supported by the Great Bridge Historic Gateway Overlay District adopted by City Council on June 16, 2020. Seed funds will be used to encourage private investment in the area that promotes the Guidelines vision. Some seed funding may also be used for targeted public capital improvements that are intended to achieve and/or augment the historic design themes and standards for the established character districts.

Justification:

A key challenge to implementing the vision for the Great Bridge Village is that most properties in the area are already zoned for their intended uses. Beyond compliance with the Great Bridge Historic Gateway Overlay District standards for new construction or major exterior renovations, most property owners have little incentive to implement property improvements that contribute to the design vision. Incentives are needed, especially in the Causeway Character District, to facilitate redevelopment and/or land assemblage.

Comments:

The Great Bridge Village Design Guidelines were adopted by City Council in December 2008. The goal of the Guidelines was to preserve and promote the Great Bridge Village's historic character by creating a set of development design guidelines to influence architecture, street and district structure, and enhancement of natural features and landscape elements. The 2035 Land Use Plan incorporates the Guidelines recommendations by establishing land use designations consistent with a multi-use village district. The design elements of the study are further discussed in the Design section of the 2035 Comprehensive Plan. City Council adopted the Great Bridge Historic Gateway Overlay District in June 2020 to facilitate enforcement of development standards.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2021	100,000	100,000	0
2022	100,000	100,000	0
2023	100,000	100,000	0
2024	100,000	100,000	0
2025	100,000	100,000	0
	500,000	500,000	0

Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Fund Balance - General Fund		100,000	400,000		500,000
Total Revenue		100,000	400,000		500,000
Expense					
Other		100,000	400,000		500,000
Total Expense		100,000	400,000		500,000

07-240: Greenbrier Redevelopment Study

Department: **Economic Development Capital Projects**
 Project Type: Study
 Year Identified: 2020
 Start Date: 7/1/2019
 Est. Completion Date: 7/30/2022

Description:

This project will provide for a redevelopment study for the Greenbrier area.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Cash - Greenbrier TIF	200,000				200,000
Total Revenue	200,000				200,000
Expense					
Other	200,000				200,000
Total Expense	200,000				200,000

06-250: Industrial Waterfront Study

Department: **Economic Development Capital Projects**
 Project Type: Study
 Year Identified: 2021
 Start Date: 7/1/2021
 Est. Completion Date: 6/30/2023

Description:

This project will provide for an Industrial Waterfront Study to include a comprehensive evaluation of the City's industrial waterfront area and related waterways. Study outcomes will include a "highest-and-best-use" analysis of waterfront properties based on land use, zoning, infrastructure, and risks and implications of documented sea level rise and recurrent flooding to vulnerable areas. The study is anticipated to yield recommendations for better use of under-utilized properties to enhance economic vitality and would also entail the development of a strategic resiliency plan for adapting to various threats.

Justification:

The need to study the City's industrial waterfront area is expressed in the Comprehensive Plan. Given the prominence of Hampton Roads as a port for international cargo and increases in military shipbuilding and repair, City Council recognized the need to strengthen the City's industrial waterfront. Chesapeake is the only major city in Southside Hampton Roads that has not yet undertaken some type of comprehensive study on the risks, implications, and potential adaptation strategies to sea level rise and recurrent flooding. The recurrent flooding component is especially important given recent flooding caused by heavy rainfalls and insufficient stormwater management (Hurricane Matthew is a recent example). The adaptation plan element of this project would have multiple benefits, including recommendations for strengthening and protecting the City's valued industrial waterfront businesses; better information for affected and residents in making long-term plans; and guidance for the City's Operating and Capital Improvement Budgets. This study could also help inform and augment the Public Works Department's Master Drainage Plan and supporting drainage area studies.

Comments:

The Moving Forward Chesapeake 2035 Comprehensive Plan recognizes the importance of preserving industrial areas and enhancing its industrial tax base. The Plan also contains several policy goals, objectives, and action strategies that address the need to better prepare for sea-level rise, chronic flooding, and stormwater management challenges, much of which involves the industrial waterfront. The City has increasingly been faced with the need to expend significant amounts of operating and capital improvement funds to address the effects of sea level rise and recurrent flooding on a piecemeal basis. Examples include retrofitting of drainage culverts in Crestwood; ongoing struggles to keep the Triple Decker Bridge from flooding in rainfall events; and drainage/roadway improvements along vulnerable portions of Bainbridge Boulevard. In 2016, the City submitted several critical but unsuccessful projects for funding under the HUD National Disaster Resilience Competition. The application process was made more challenging by the lack of a comprehensive study and adaptation plan for sea level rise and recurrent flooding.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2021	400,000	400,000	0
2022	400,000	400,000	0
	800,000	800,000	0

Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Cash - South Norfolk TIF		400,000	400,000		800,000
Total Revenue		400,000	400,000		800,000
Expense					
Other		400,000	400,000		800,000
Total Expense		400,000	400,000		800,000

05-230: Open Space and Agriculture Preservation (OSAP) Program

Department: **Economic Development Capital Projects**
 Project Type: System Acquisition or Upgrade
 Year Identified: 2019
 Start Date: 7/1/2018
 Est. Completion Date: 6/30/2024

Description:

This project will provide for the City's existing Open Space and Agriculture Preservation (OSAP) Program, which is funded through the Capital Budget beginning in FY 2019. The OSAP Program is a voluntary, city-wide competitive program in which the City purchases development rights from willing landowners in exchange for a preservation easement on their property

Justification:

The OSAP Program is a key tool the City has to preserve agriculture and open space, while directing new growth and development to areas consistent with the 2035 Land Use Plan. By preserving agricultural land and open spaces, the City helps maintain an important component of the local economy, reduce demand for services, and reap the benefits these lands provide, including stormwater attenuation and wildlife habitat.

Comments:

The OSAP Program was adopted by City Council in 2003.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2021	610,000	610,000	0
2022	610,000	610,000	0
2023	610,000	610,000	0
2024	610,000	610,000	0
2025	610,000	610,000	0
	3,050,000	3,050,000	0

Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Cash - Other City Funds	1,490,000	610,000	2,440,000		4,540,000
Grant	111,618				111,618
Total Revenue	1,601,618	610,000	2,440,000		4,651,618
Expense					
Land Acquisition	381,618				381,618
Other	1,220,000	610,000	2,440,000		4,270,000
Total Expense	1,601,618	610,000	2,440,000		4,651,618

51-230: South Norfolk Municipal Building

Department: **Economic Development Capital Projects**
 Project Type: New Facility
 Year Identified: 2019
 Start Date: 7/1/2018
 Est. Completion Date: 7/30/2023

Description:

This project will provide for the design and construction of a new municipal facility in South Norfolk. This project may also include space for a business incubator, retail, and other types of flexible space.

The following departments have expressed interest in utilizing space in the proposed municipal facility building: City Treasurer, Commissioner of Revenue, Police Department (2nd Precinct), Human Services (Community Corrections), Commonwealth Attorney, Planning, Development and Permits, and Parks, Recreation and Tourism.

Justification:

The proposed South Norfolk municipal facility will create new public investment in the Poindexter Street Corridor that will target blight and improve the community's image. The facility will introduce new daily business and employment trips into the commercial core, while addressing space needs and aging facilities of several city departments currently located in the corridor along with others interested in additional space.

Comments:

This project was established by City Council in June of 2018. In May of 2019, City Council appropriated an additional \$3,310,000 to this project for the purchase of 3.122 acres of land in South Norfolk at the Gateway. It is anticipated that construction work will be funded by a combination of cash and debt financing from the South Norfolk TIF.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2021	12,305,000	12,305,000	0
	12,305,000	12,305,000	0

Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Cash - South Norfolk TIF	4,156,187	7,500,000			11,656,187
G.O. Debt - South Norfolk TIF		4,805,000			4,805,000
Total Revenue	4,156,187	12,305,000			16,461,187
Expense					
Design & Engineering	846,187	180,000			1,026,187
Construction		12,125,000			12,125,000
Land Acquisition	3,310,000				3,310,000
Total Expense	4,156,187	12,305,000			16,461,187

40-200: Tidewater Community College - Science/Engineering Building

Department: **Economic Development Capital Projects**
 Project Type: New Facility
 Year Identified: 2016
 Start Date: 7/1/2017
 Est. Completion Date: 6/30/2023

Description:

The City will provide site preparation support for the new Science and Engineering Building for the Tidewater Community College (TCC) Cedar Road campus.

Justification:

Commonwealth encourages local participation for expansions of community colleges. Current facilities are cramped and antiquated with much of the program housed in temporary modular buildings.

Comments:

While the Commonwealth funds building construction, the City has traditionally provided support in site acquisition and development. The new building will be located on the existing campus. No additional land is required. TCC officials anticipate state funding with building design occurring in the first year.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
2022	1,500,000	1,500,000	0
	1,500,000	1,500,000	0

Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Cash - Lockbox City			1,500,000		1,500,000
Total Revenue			1,500,000		1,500,000
Expense					
Construction			1,500,000		1,500,000
Total Expense			1,500,000		1,500,000

08-240: Western Branch Redevelopment Study

Department: **Economic Development Capital Projects**
 Project Type: Study
 Year Identified: 2020
 Start Date: 7/1/2019
 Est. Completion Date: 7/30/2022

Description:

This project will provide for a redevelopment study for the Western Branch area.

Project Forecast:

Year	Total Expense	Total Revenue	Difference
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Project Details 2021:

	Prior Years	2021	2022 - 25	Future Years	Total Amount
Revenue					
Fund Balance - General Fund	200,000				200,000
Total Revenue	200,000				200,000
Expense					
Other	200,000				200,000
Total Expense	200,000				200,000