

An aerial photograph of a city area, showing various buildings, streets, and green spaces. The image is overlaid with a semi-transparent green filter. The text is centered over the map.

South Norfolk Municipal Facilities Study

City of Chesapeake, VA



Presented by HBA Architecture & Interior Design, Inc.

Purpose of the Study (Phase I) – Information Gathering

- **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

Chesapeake
VIRGINIA



Mike Winner
Dave Ermini



Marty Kaszubowski

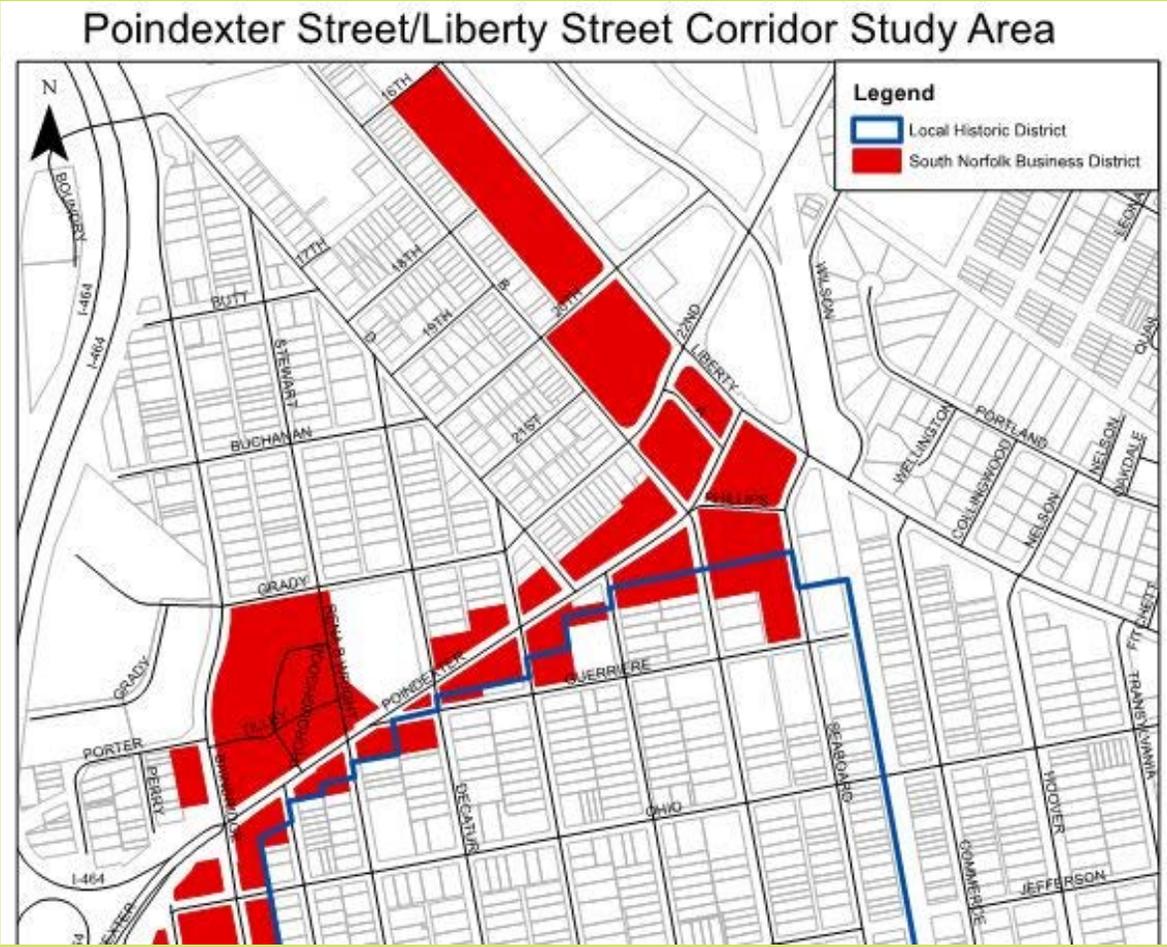


Paul Ostergaard
Megan O'Hara

Study Schedule

- **Kick-off Meetings**
 - **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 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**
 - **Review Existing Literature / Reports / Documentation**
 - **Identify other Potential Users**
- **Final Report**

Study Area



July 31st 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

Online Survey: First Meeting, July 31, 2017

Question #1

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

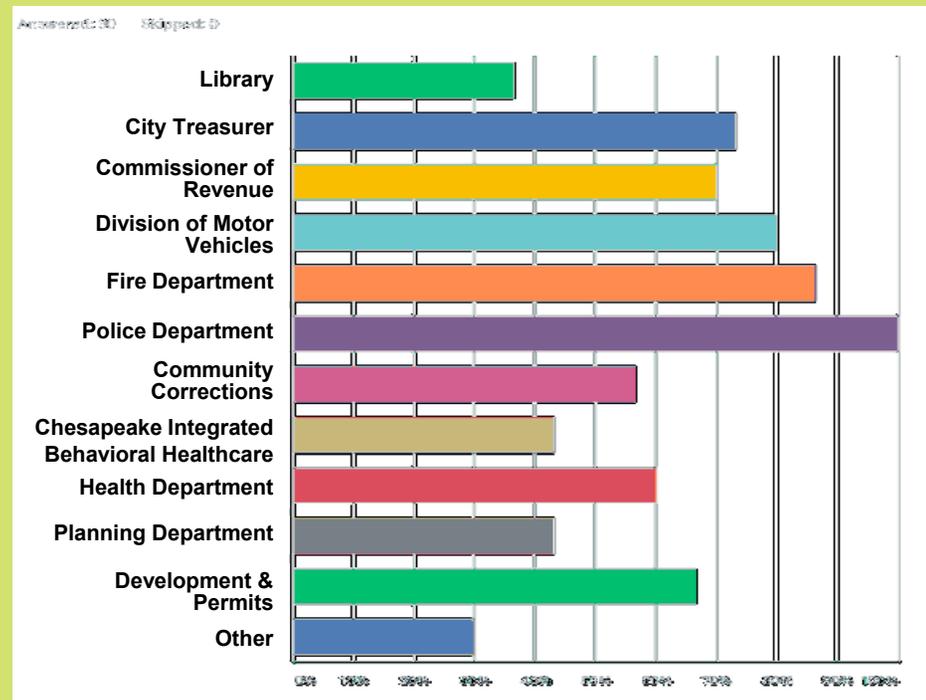


1 ★ @ Southgate Center (Located outside study area)

Online Survey: First Meeting, July 31, 2017

Question #2

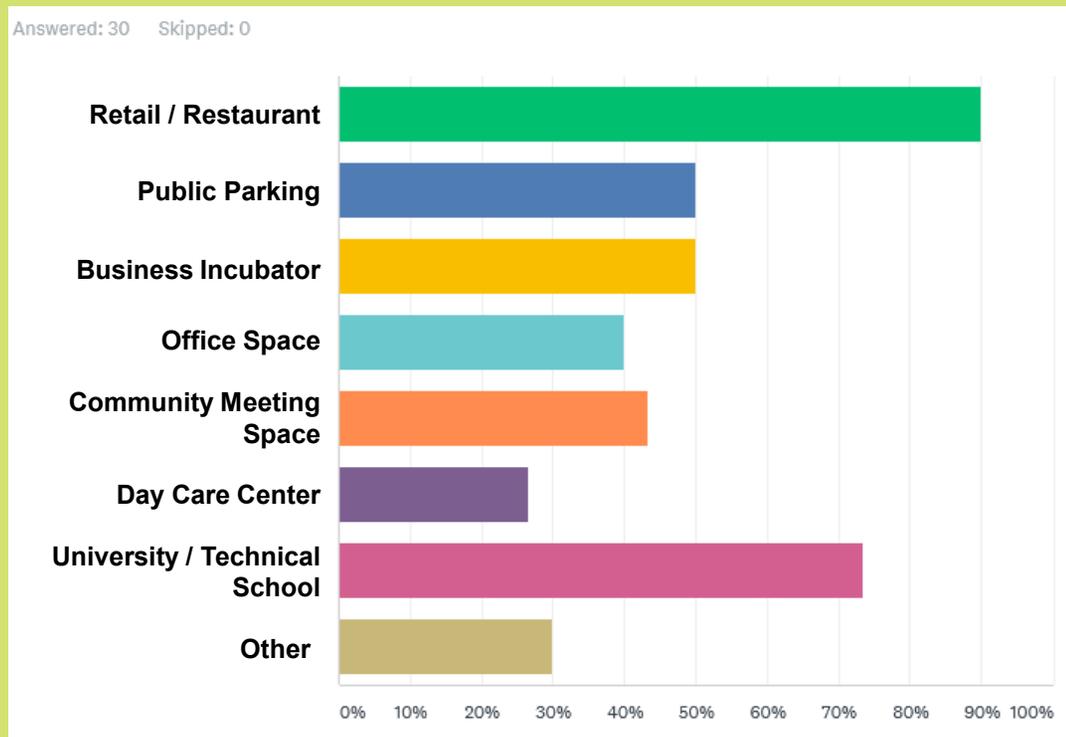
What kinds of municipal uses does the community desire?



Online Survey: First Meeting, July 31, 2017

Question #3

What other uses does the community desire?



Online Survey: First Meeting, July 31, 2017

Question #4

Please provide any other comments that you feel would be useful for this study.



Existing Municipal Facilities



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 – Fire Department (Station No. 1)



Municipal Space Needs in South Norfolk

Existing Facilities – Community Corrections



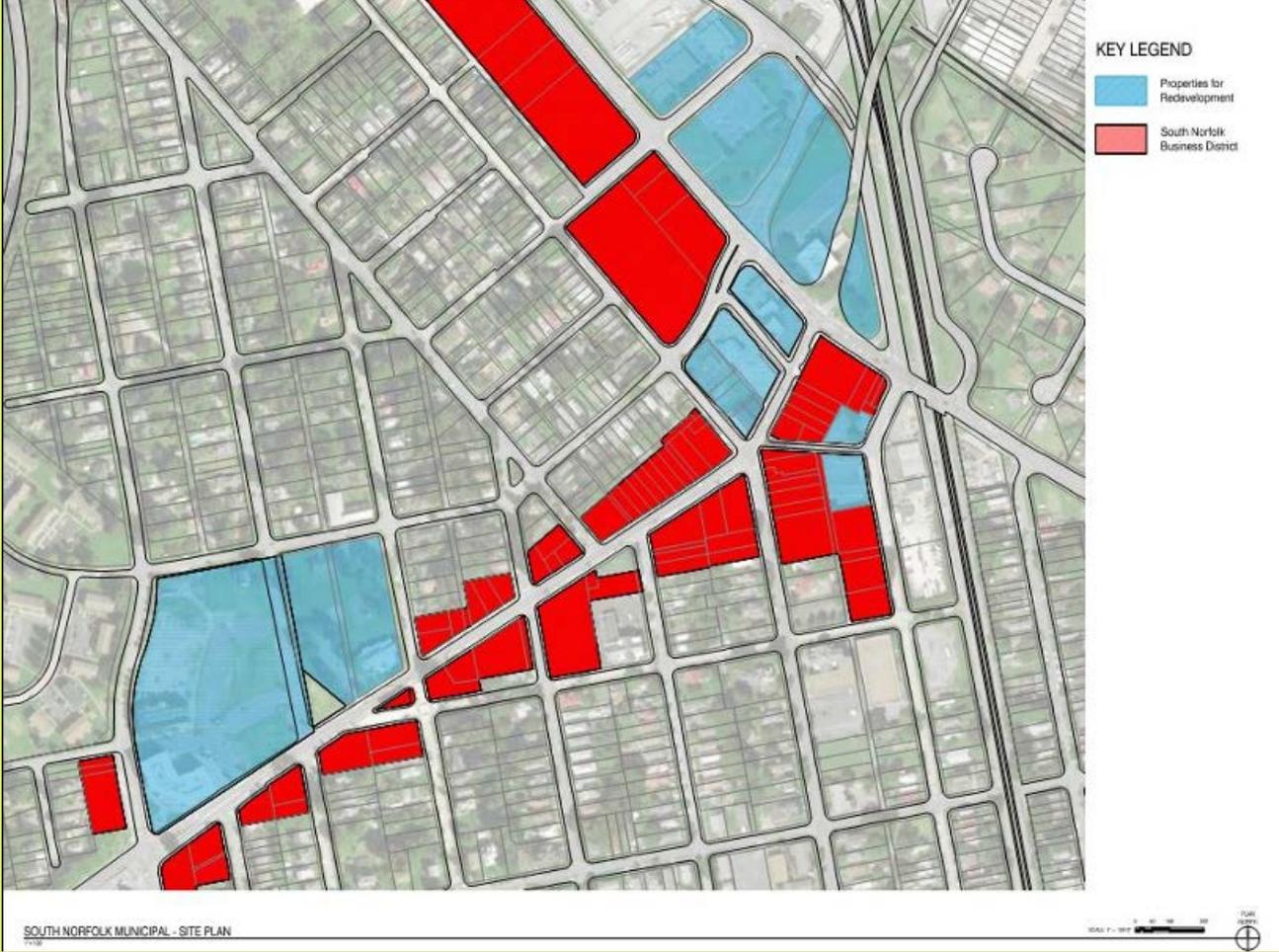
ODU Center for Enterprise Innovation (Potential Business Incubator/ Innovation Center Partner)

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.



Potential Sites



Gateway / Old South Norfolk Library Site



Gateway / Old South Norfolk Library Site



Poindexter & Liberty Site



Overton Site



Southgate Center Site



Project Organization Chart – Phase 2

Chesapeake
VIRGINIA



Mike Winner
Dave Ermini



Marty Kaszubowski



Paul Ostergaard
Megan O'Hara



Randy Royal
Robyn Niss

Phase II Tasks – Site Evaluations & Recommendations

- **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

Municipal Space Needs in South Norfolk

Existing Facilities

City Treasurer	2,030 SF
Commissioner of Revenue	1,043 SF
Fire Department – Station No. 1	19,671 SF
Police Department – 2 nd Precinct	7,936 SF
Human Services – Community Corrections	2,429 SF
Commonwealth’s Attorney	1,343 SF

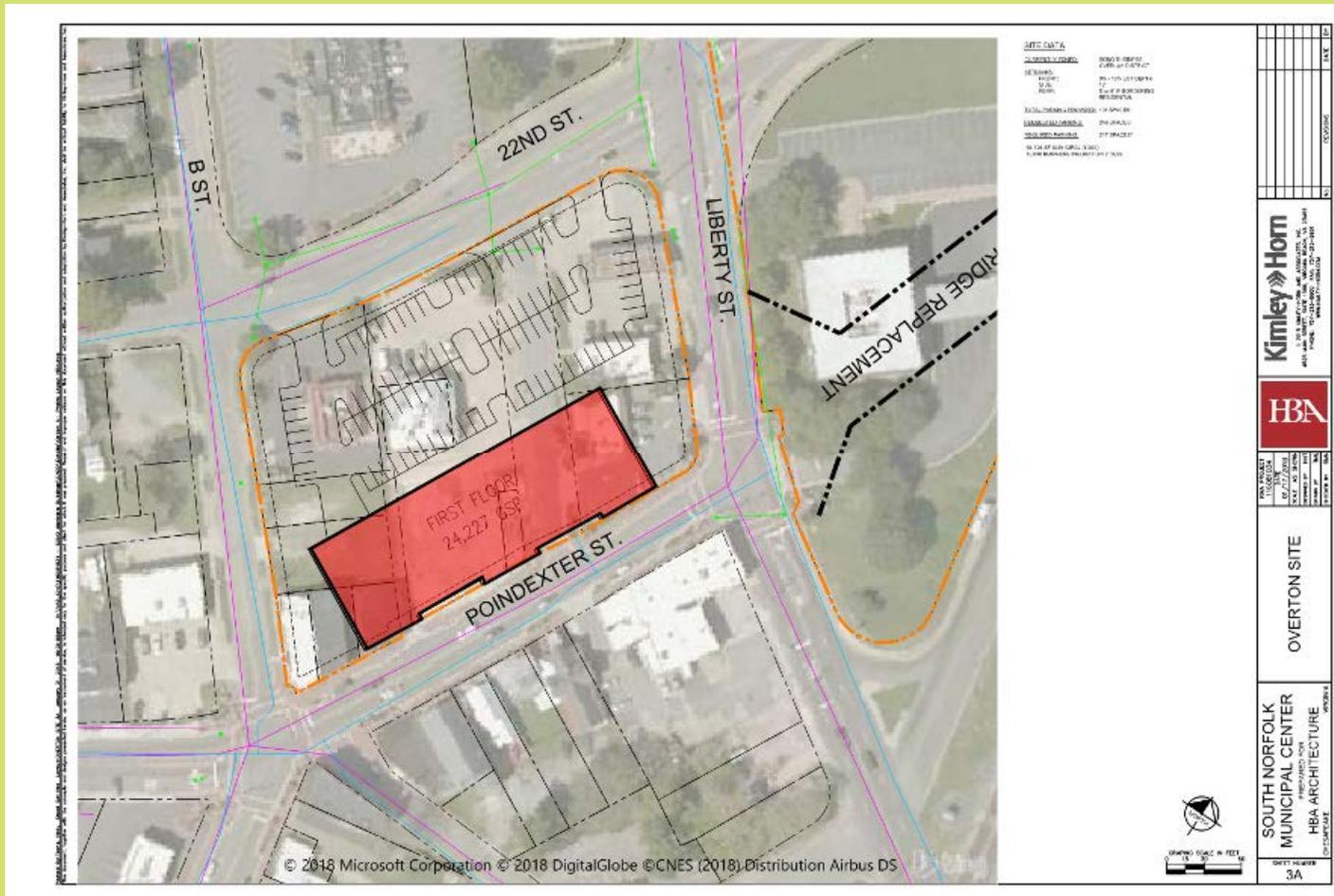
Potential New Facilities

Health Department	0 SF
Planning Department	1,157 SF
Development & Permits	0 SF
Parks & Recreation	500 SF
Public Works	1,726 SF
Economic Development	0 SF
Business / Innovation	10,000 SF

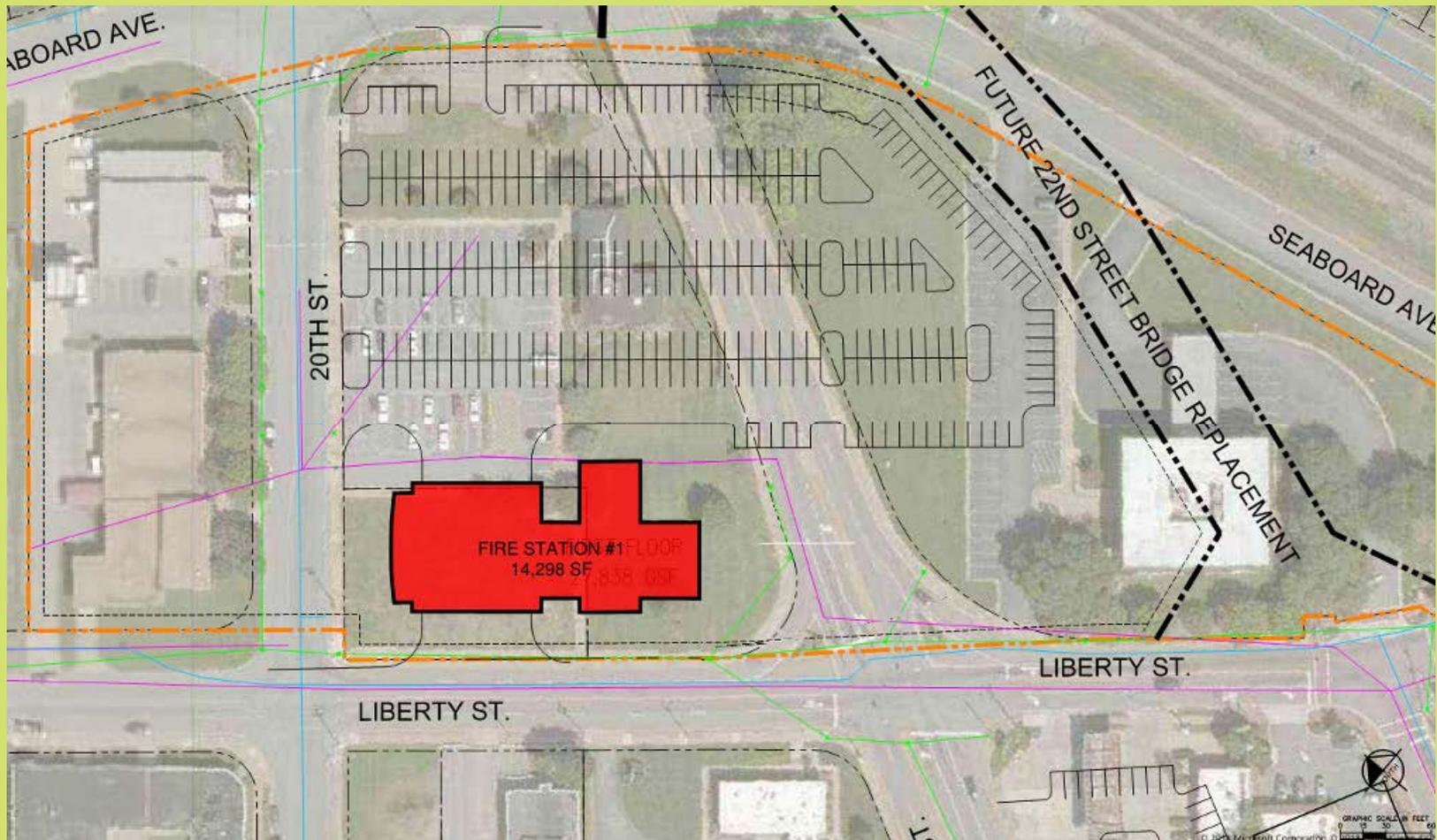
TOTAL AREA NEEDED

47,834 SF

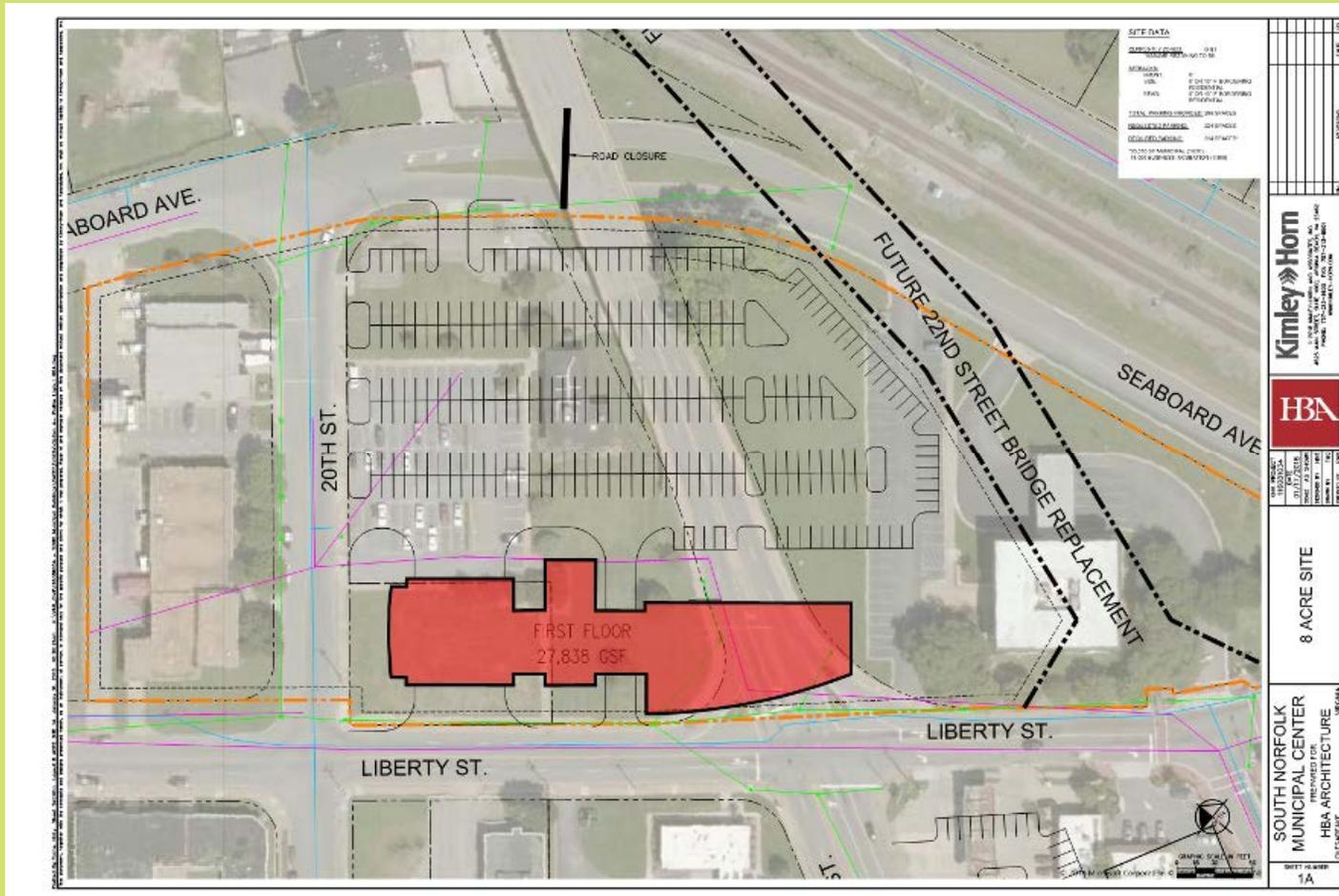
Site Rankings - Overton Site with Fire Station at Liberty



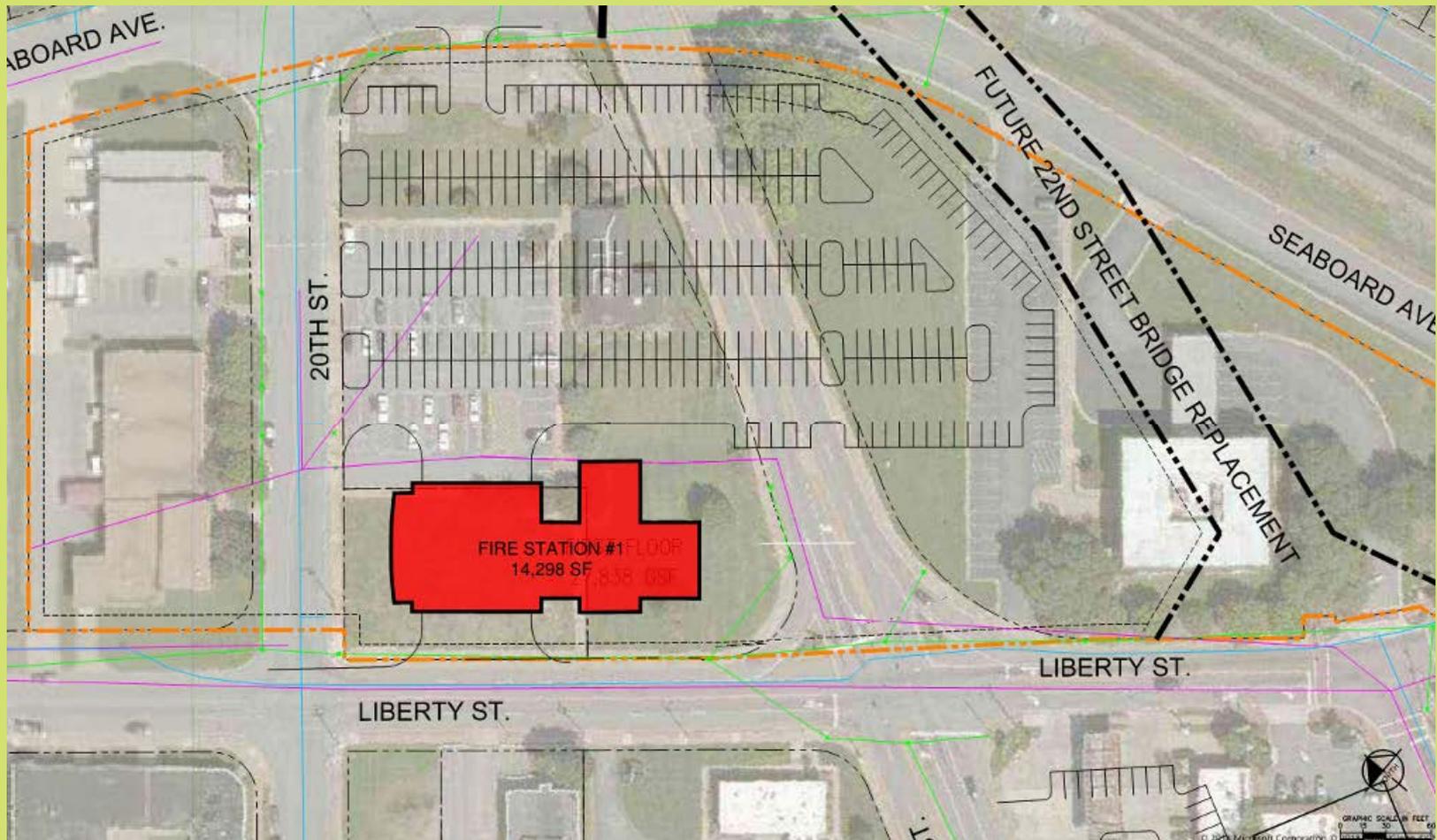
Site Rankings - Overton Site with Fire Station at Liberty



Site Rankings - Poindexter & Liberty Site with Integrated Fire Station



Site Rankings - Gateway Site with Fire Station at Liberty



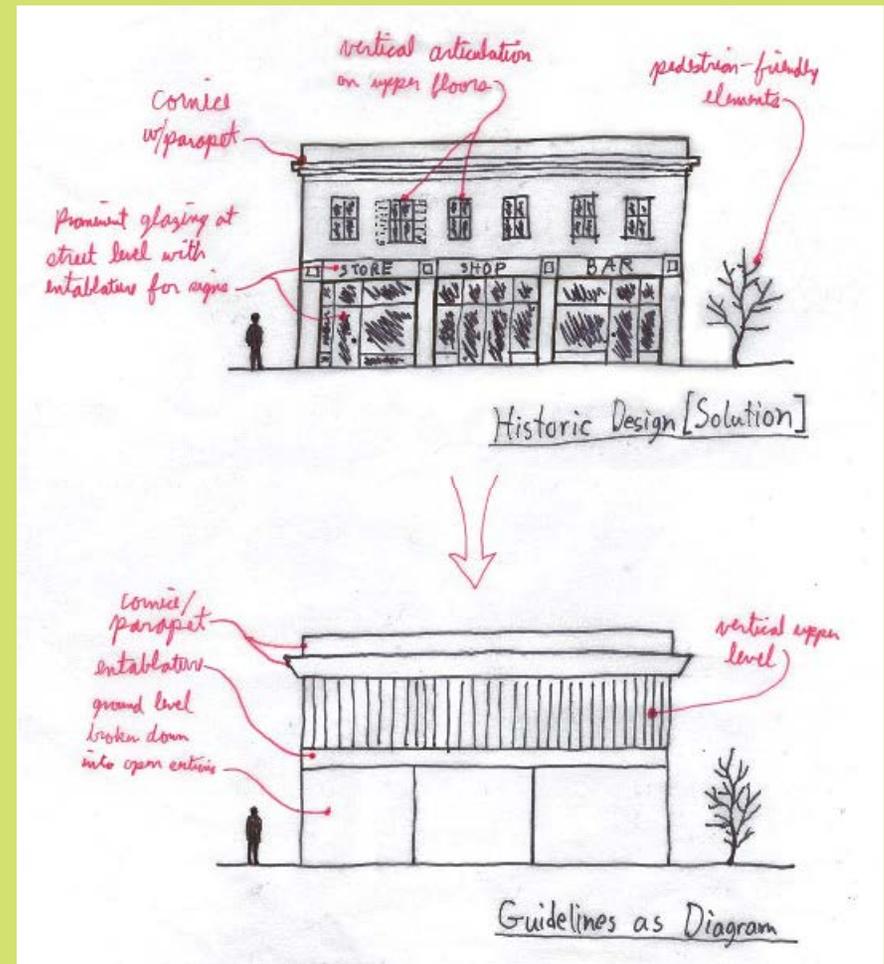
Poindexter Corridor Design Guidelines (Basis for Conceptual Drawings)

- Existing study commissioned by the City in 2004
- Incorporated input from City and community members
- Suggests what future development in neighborhood should look like



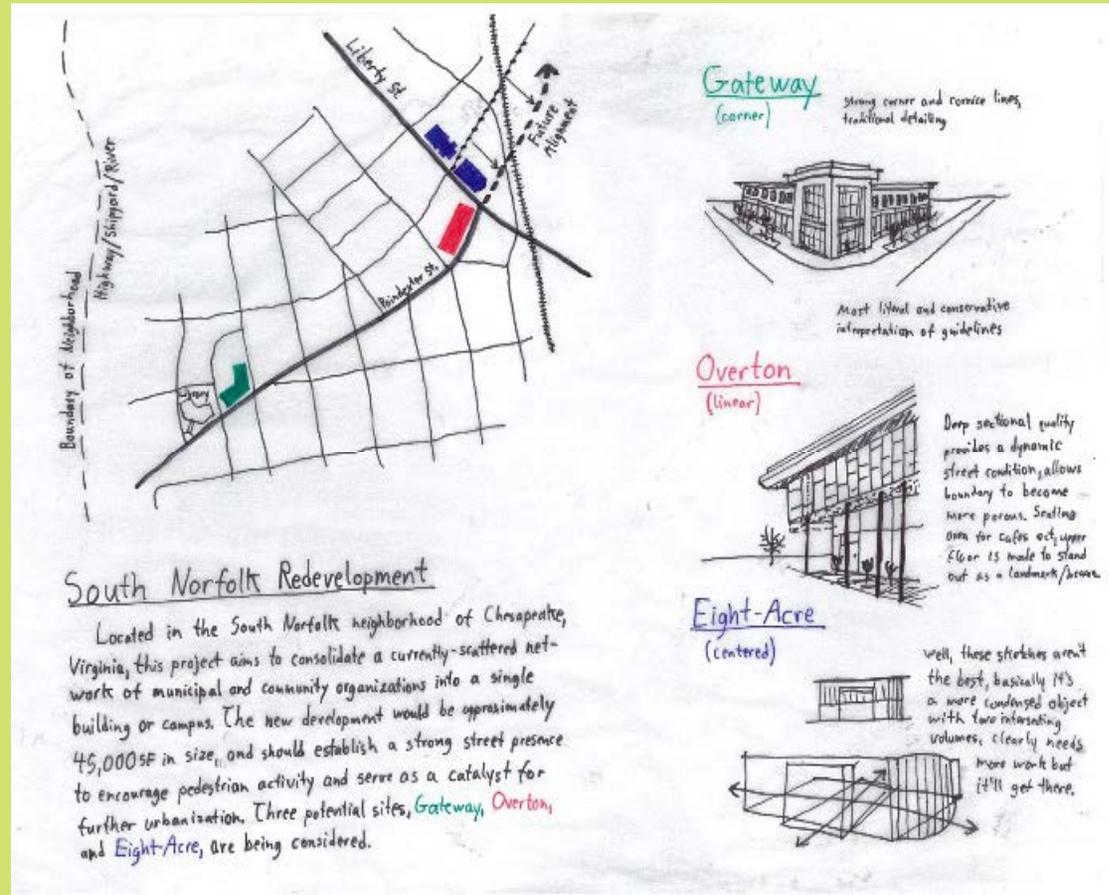
Design Guideline Basics

- Buildings placed close to street
- Moderate scale: 2-3 stories high
- Gaps filled by public spaces
- Strong corner elements
- Street level: large windows with prominent signage above
- Upper levels: simple vertical windows and strong rooflines

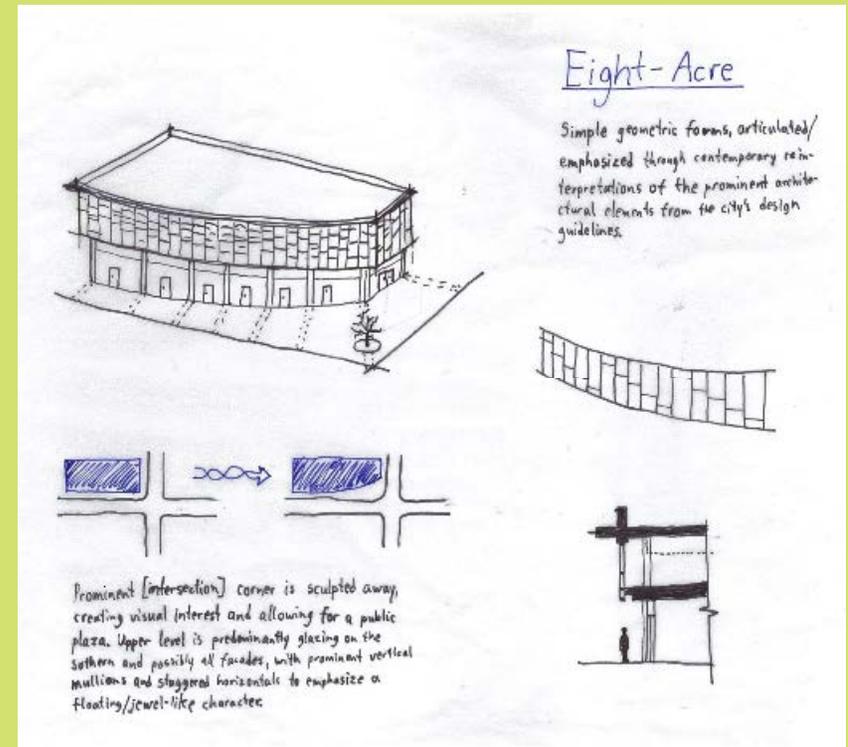
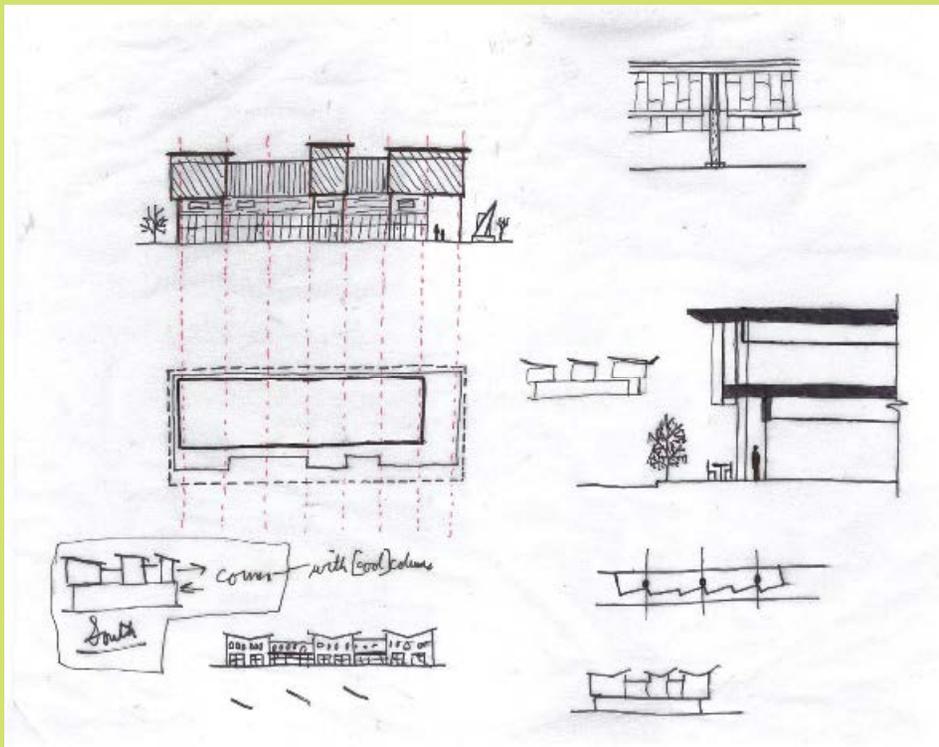


Concept Sketches

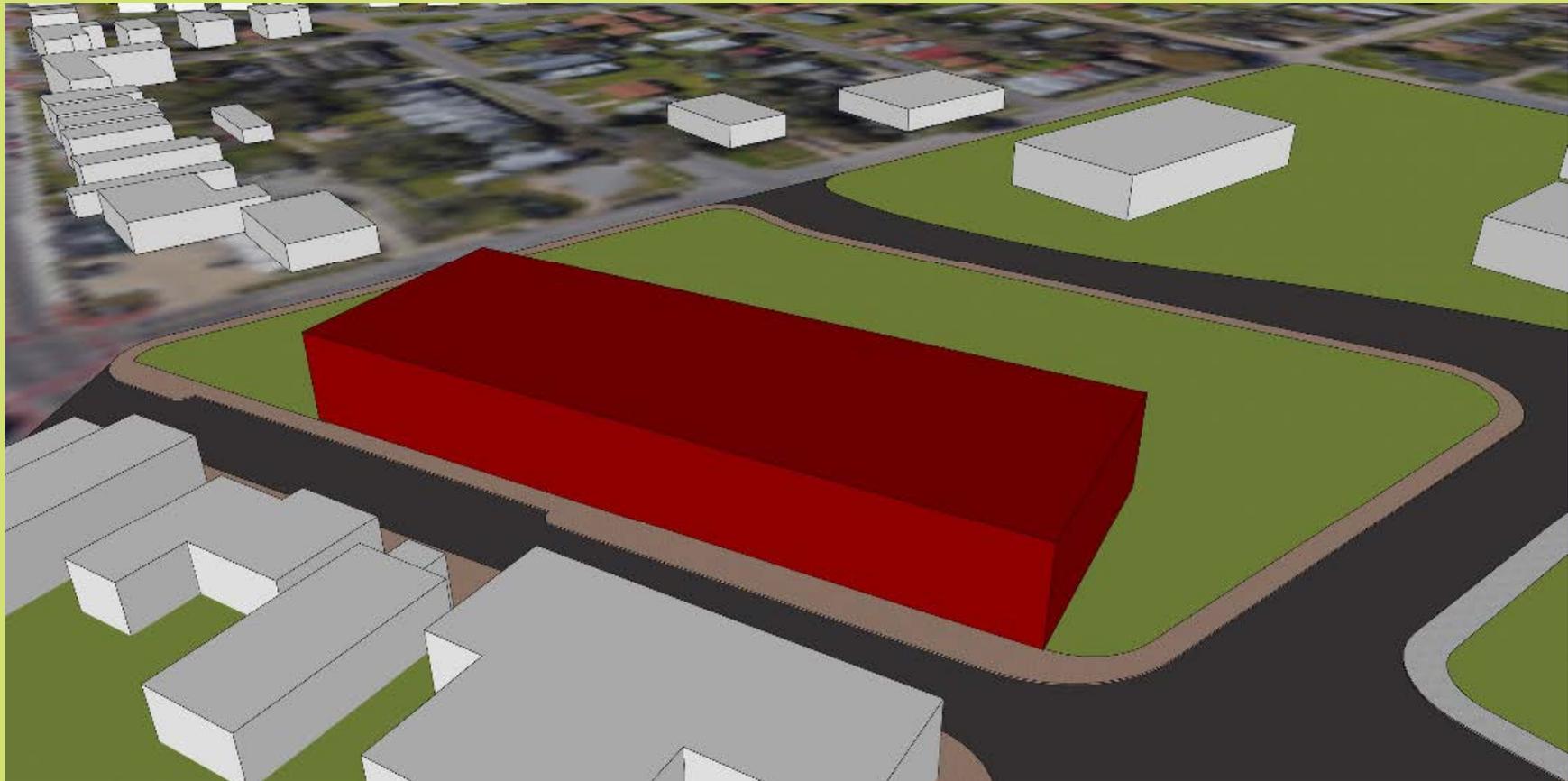
- Multiple ways to apply guidelines
- Traditional and modern interpretations
- All schemes work towards revitalizing neighborhood and promoting density



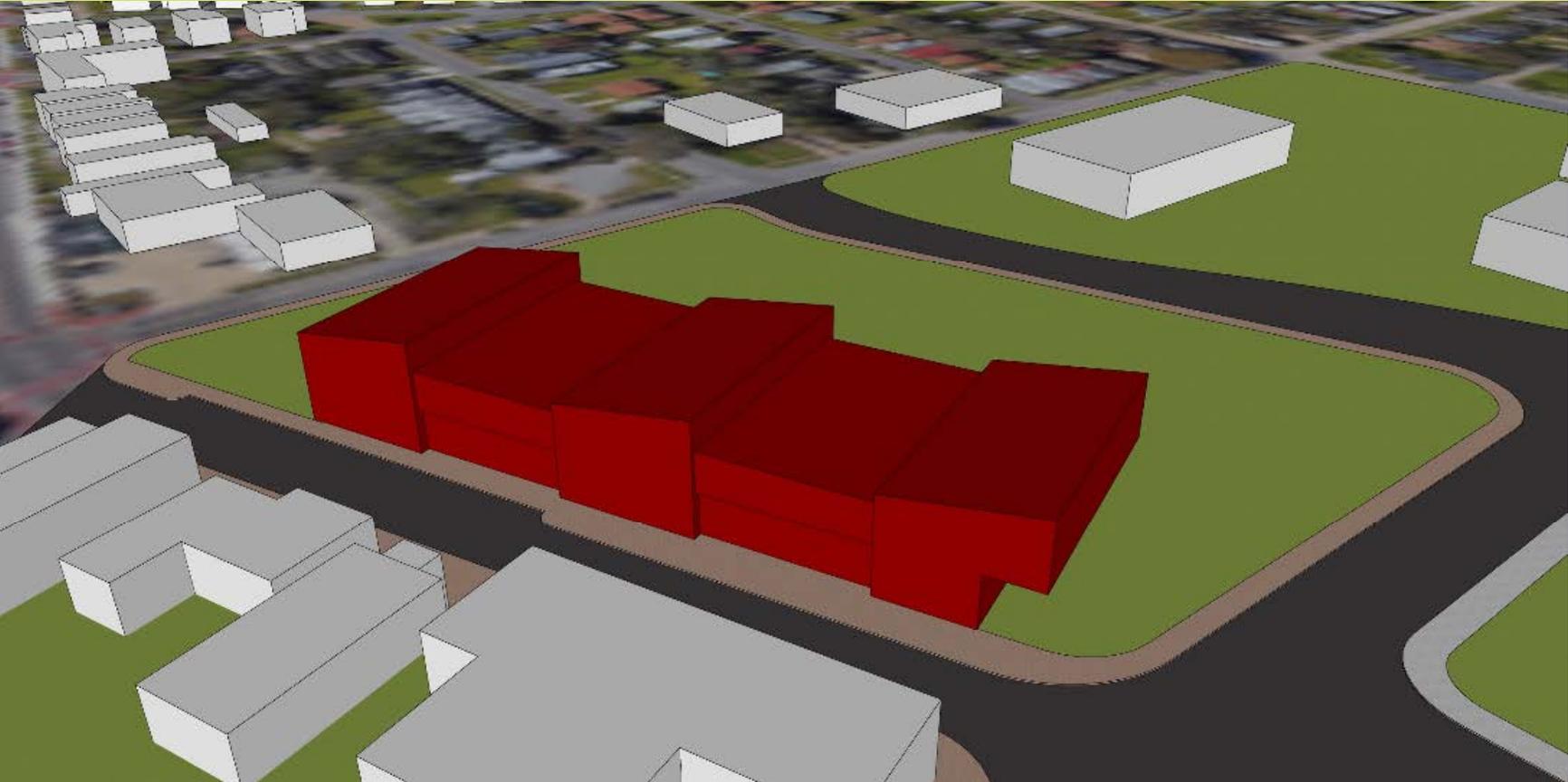
Concept Sketches



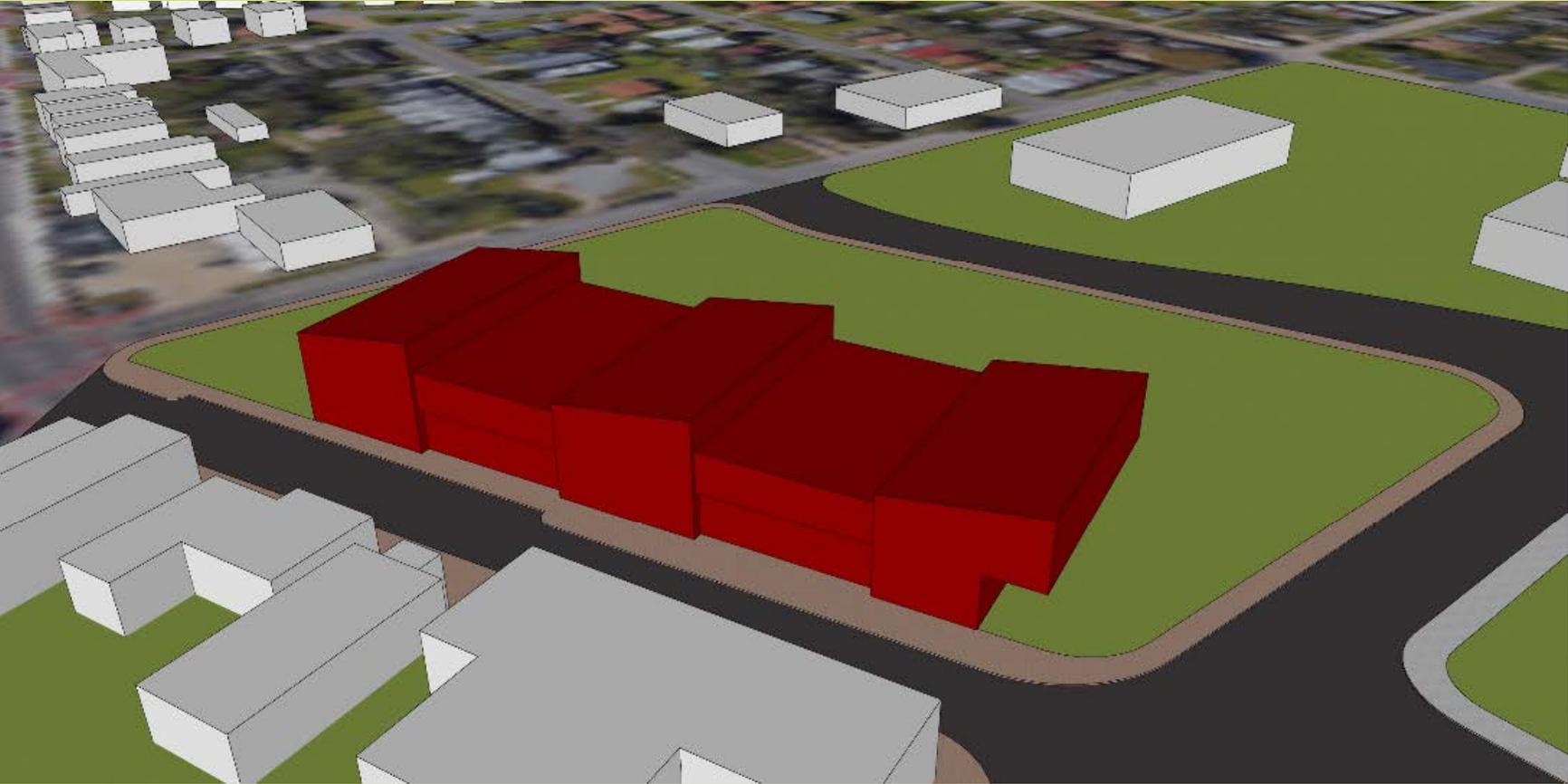
Conceptual Building Massing – Overton Site



Conceptual Building Massing – Overton Site



Conceptual Building Massing – Overton Site



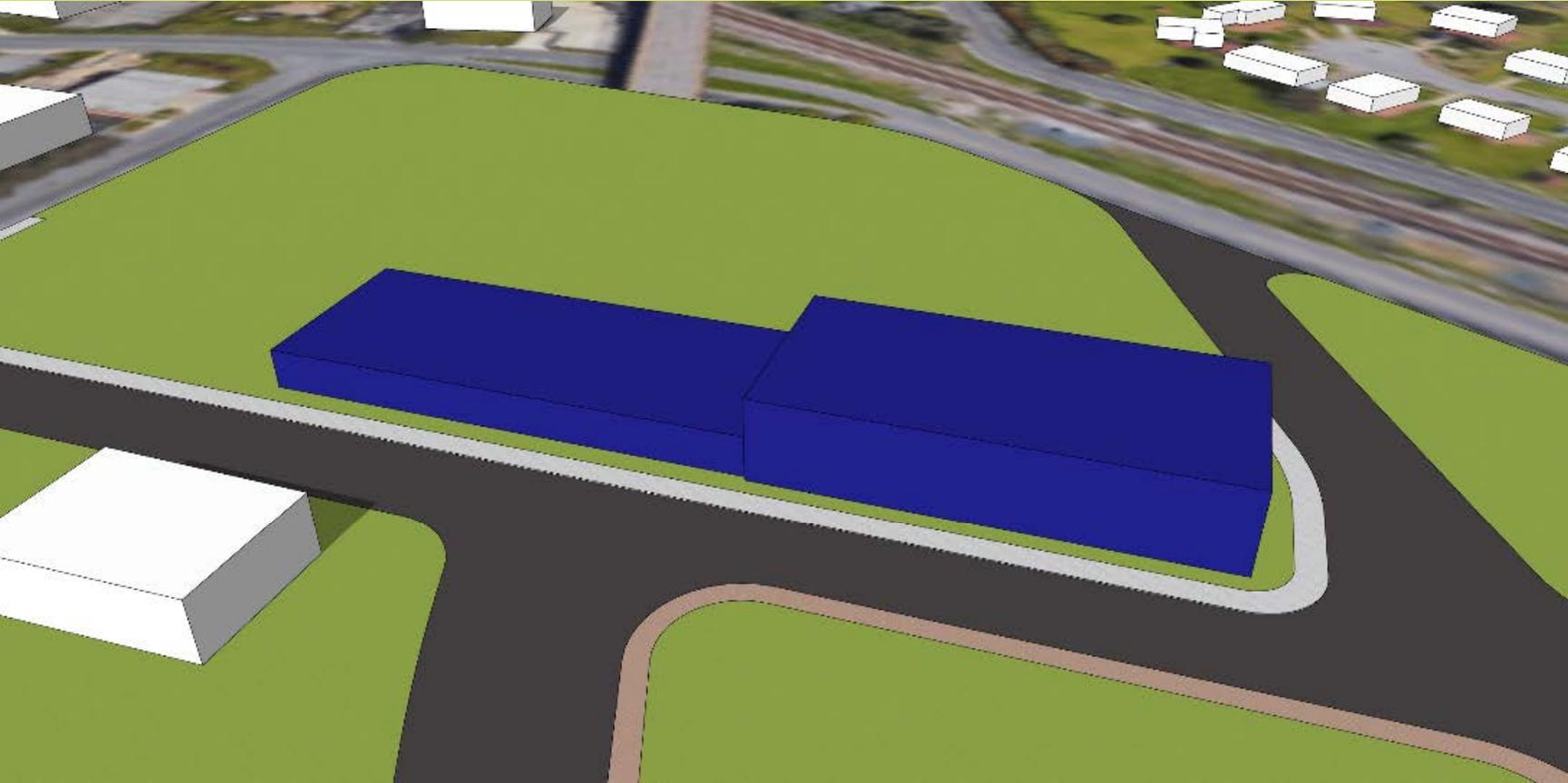
Conceptual Building Massing – Overton Site



Conceptual Building Massing – Overton Site



Conceptual Building Massing – Poindexter & Liberty Site



Conceptual Building Massing – Poindexter & Liberty Site



Conceptual Building Massing – Poindexter & Liberty Site



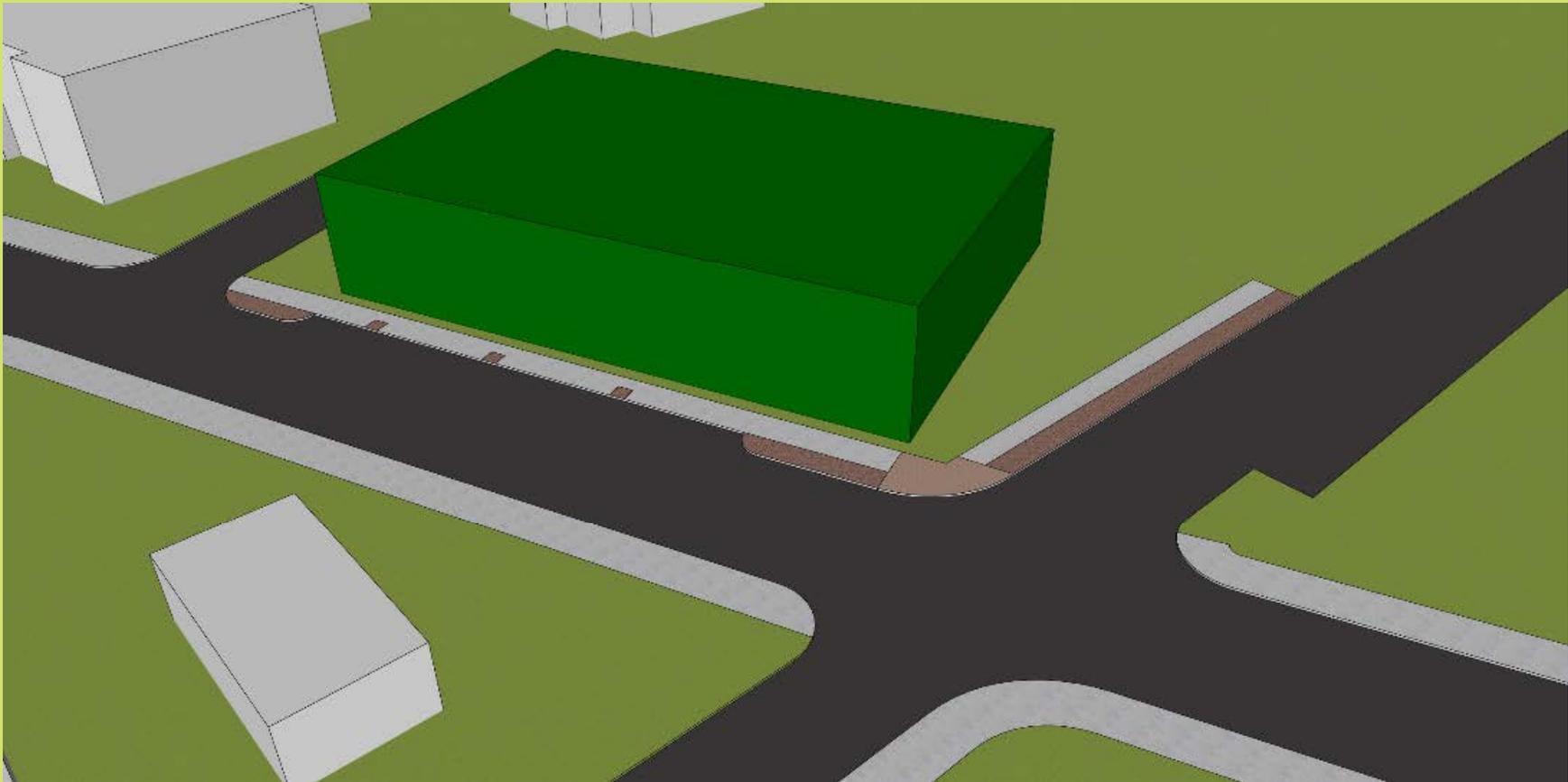
Conceptual Building Massing – Poindexter & Liberty Site



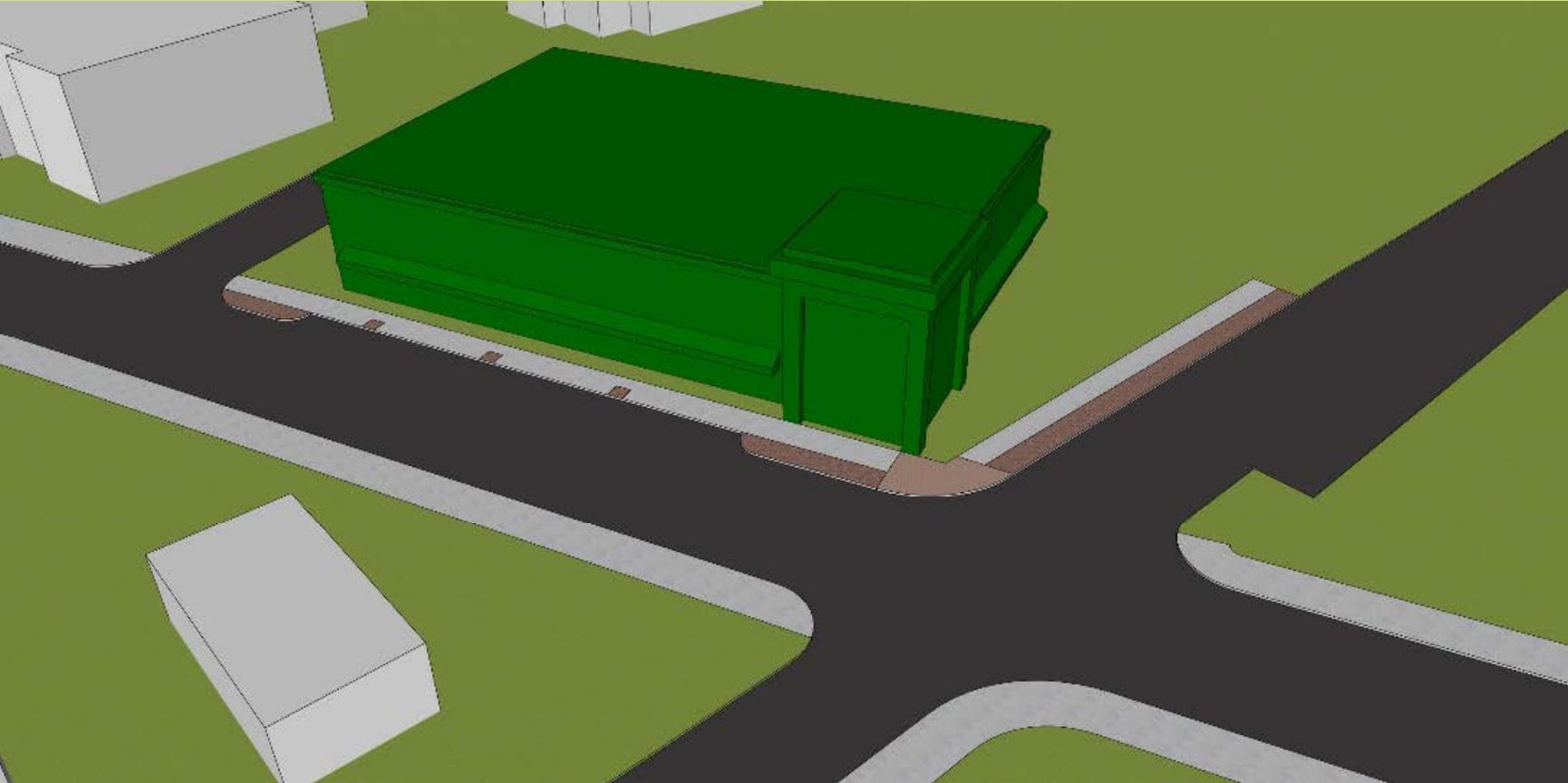
Conceptual Building Massing – Poindexter & Liberty Site



Conceptual Building Massing – Gateway Site



Conceptual Building Massing – Gateway Site



Conceptual Building Massing – Gateway Site



Conceptual Building Massing – Gateway Site

