



St. Paul's Advisory Committee Meeting

Electronic Update

August 19, 2025



People First USI Update

- *Programmatic Updates*
- *Upcoming Engagement Activities*

Key Service Pillars and Results Statements

Education: All children and youth in Tidewater Gardens are ready for school, thrive in and out of school, graduate from high school, and are prepared for college, career and life.



Economic Mobility: All households in Tidewater Gardens, before and after redevelopment, are economically independent.



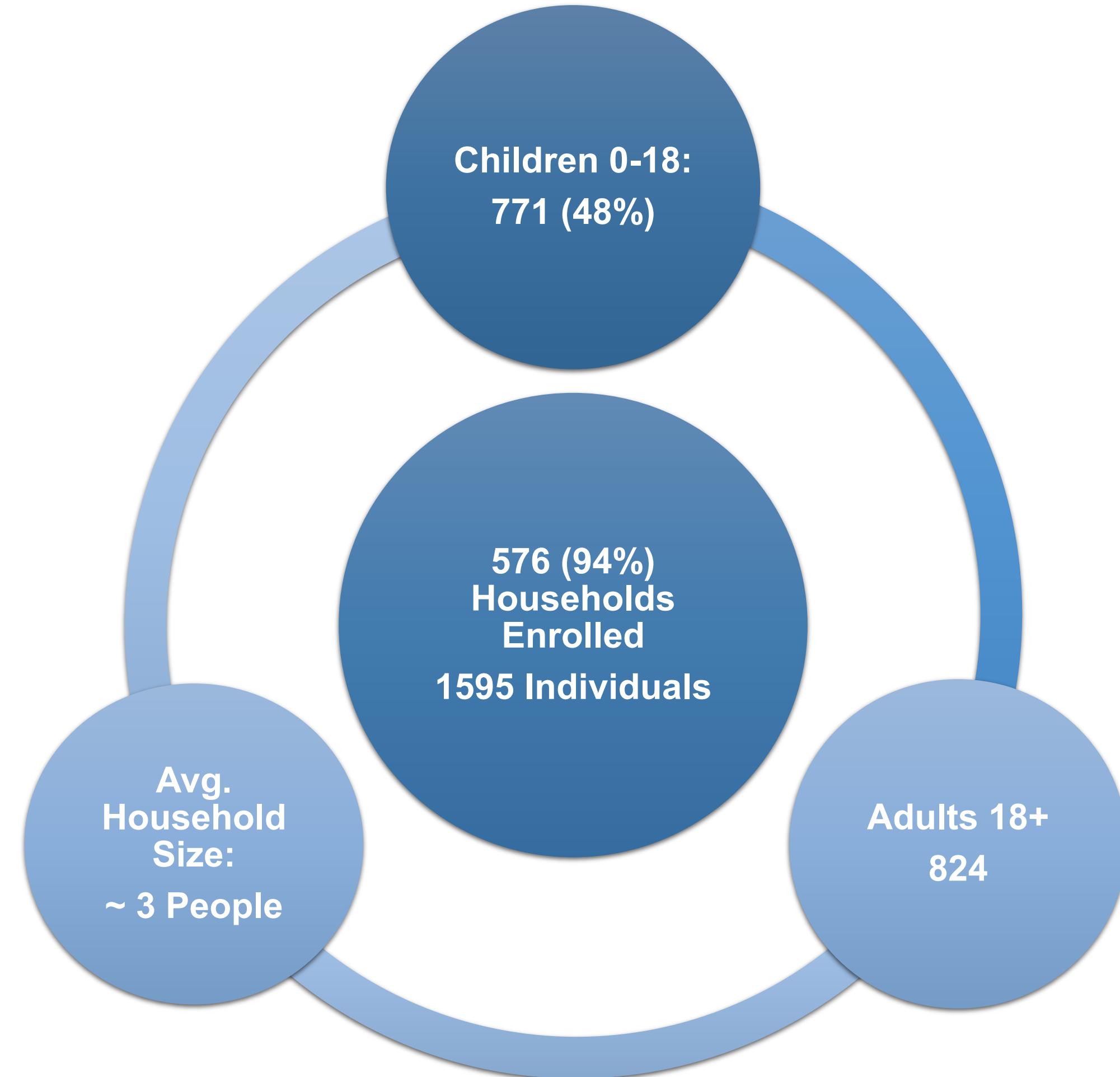
Health: All children and adults living in Tidewater Gardens, before and after redevelopment, are mentally and physically healthy.



Housing Stability: All Tidewater Gardens households remain stably housed in their housing of choice.



Families Receiving Supportive Services



People First Updates

Support for Residents Returning to Unity:

- USI is actively working with families who wish to return to Unity Place
- We are ensuring families have all necessary documentation and attending NRHA briefings to offer guidance and support
- Current Status: 11 families have been approved; additional families are in the application process

Homeownership Assistance:

- People First, empowered by USI, is supporting three households currently working with lenders to achieve homeownership.

Youth Engagement Programs:

- This summer, 26 youth (15 households) participated in various programs
- Program Highlights:
 - 50 youth attended summer programs, including summer school.
 - 118 youth are enrolled in sports, recreation, or cultural programs.
- Program Partners include (but not limited to): Southside Boys and Girls Club, Kroc Center, Norfolk Parks and Recreation, and Champions



Summer Bash 2025

On July 25th, the Southeastern Cooperative Educational Program field was alive with laughter, music, and community spirit as People First hosted its annual Summer Bash! This multigenerational celebration brought together families, a powerhouse group of community partners, face painting, balloon animals, and more! The People FirstUSI Team even provided transportation so no one missed out. By the end of the day, the community left with new friendships, strengthened connections, and a few extra treats in hand.



Upcoming Engagement Activities

- **People First, Empowered by USI- “Family Night” Chat & Chew** – *with sessions covering banking and goal setting for adults, as well as college preparation for students.*
 - September 10, 2025, 6 PM – 8 PM — Norview Community Center — 6380 Sewells Point Rd.
- **Meet the Author Event**
 - September 27, 2025, 1 PM — Jordan- Newby Library — Broad Creek 1425 Norchester Ave.
- **Partner Meeting**
 - September 30, 10 AM–1 PM — Food Bank of Southeastern Virginia — 800 Tidewater Drive.
- **College Boot Camp**
 - Oct 27, 2025 (Time TBA) — USI Office — 259 Granby Street.
- **Trunk & Treat**
 - October 30, 2025 (Time TBA) — Food Bank of Southeastern Virginia— 800 Tidewater Drive.



Shanell Keene, the featured author, is a former Tidewater Gardens resident who is actively engaged in the People First program.



Development

- *Development Update - Unity Place and Kinship at Kindred*

Unity Place – Block 17 and 18

Block 17

- The punch list for the residential component has been completed. The ground floor is still pending, and the final punch list is yet to be finalized.
- Sitework in progress
- Final inspections (fire alarm, elevator, etc.) in progress
- Building operational (elevator, MEP start-up, power, sprinkler)
- The Temporary Certificate of Occupancy (TCO) is projected to be issued by August 2025



Block 18

- Water & power turned on
- Elevator installation in progress
- Metal panel installation in progress
- Finishes (paint, flooring) in progress
- TCO) is projected to be issued by October 2025



Kinship at Kindred– Blocks 9, 10, 16

Block 16

- Foundations in progress

Block 9

- Underground utilities complete except fire sprinkler lines
- Rigid inclusions completed

Block 10

- Rigid inclusions completed
- Underground utilities in progress





BRINSHORE

Economic Inclusion Efforts

- *Unity Place – Block 17 and 18*
- *Kinship at Kindred– Blocks 9, 10, 16*

Progress Toward Goals: Blocks 17 and 18



Project nearing completion

General Contractor: Breeden

Subcontractor	SWAM Certification #	Scope	Total subcontract amount: MBE (12.00%)	Total subcontract amount: WBE (13.30%)	Total subcontract amount: Combined (25.30%)
New Media Systems	5606	Aerial	\$2,121.50		
Colonial Construction Materials	663589	Silt Fencing		\$30,543.90	
Jaswal Corp	726701	Electrical	\$4,324,300.20		
Trinity Construction Services	653456	Site Work	\$3,388,259.78		
84 Lumber	686367	Lumber		\$1,005,552.33	
Brick Solution Inc	662653	Masonry	\$2,889,002.93		
Venemex LLC	814061	Drywall	\$1,881,874.00		
Barrier Cable Systems Inc	719255	Barrier Cables		\$29,000.00	
Zuleta Sheet Metal Inc	831557	HVAC	\$2,429,766.34		
Staff Zone	NWBOC RCW22438	Temp Labor		\$37,485.35	
Blue Sky Contracting	827123	Painting	\$616,000.00		
Clearly Clean	829064	Final Clean		\$120,531.99	
Totals:			\$15,531,324.75	\$1,223,113.57	\$16,754,438.32
Total Contract Amount (Trades): \$44,083,314.06					
Percentage of Total Contract Amount (Trades only)			35.23%	2.77%	38.01%

Progress Toward Goals: Blocks 9, 10, 16



BRINSHORE

Project in progress

General Contractor: Breeden

Subcontractor	SWAM Certification #	Scope	Total subcontract amount: MBE (12.00%)	Total subcontract amount: WBE (13.30%)	Total subcontract amount: Combined (25.30%)
New Media Systems	5606	Aerial Photography	\$6,050.00		
Trinity Construction Services	653456	Site Work	\$6,409,515.00		
84 Lumber	686367	Lumber		\$1,795,883.64	
Brick Solution Inc	662653	Masonry	\$3,171,000.00		
Triad Mechanical	712159	HVAC		\$2,603,233.00	
Venemex LLC	814061	Drywall	\$3,017,000.00		
Venemex LLC	814061	Temp Labor	\$35,000		
Colonial Construction	663589	Silt Fence	\$34,516.99		
RMT	674176	Site Management	\$496,856.64	\$496,856.64	
Totals:			\$13,169,938.63	\$4,895,973.28	\$18,065,911.91
Total Contract Amount (Trades): \$59,153,123.00					
Percentage of Total Contract Amount (Trades only)			22.26%	8.28%	30.54%



NRHA Redevelopment – Young Terrace and Calvert Square Master Planning

- *Progress Update*

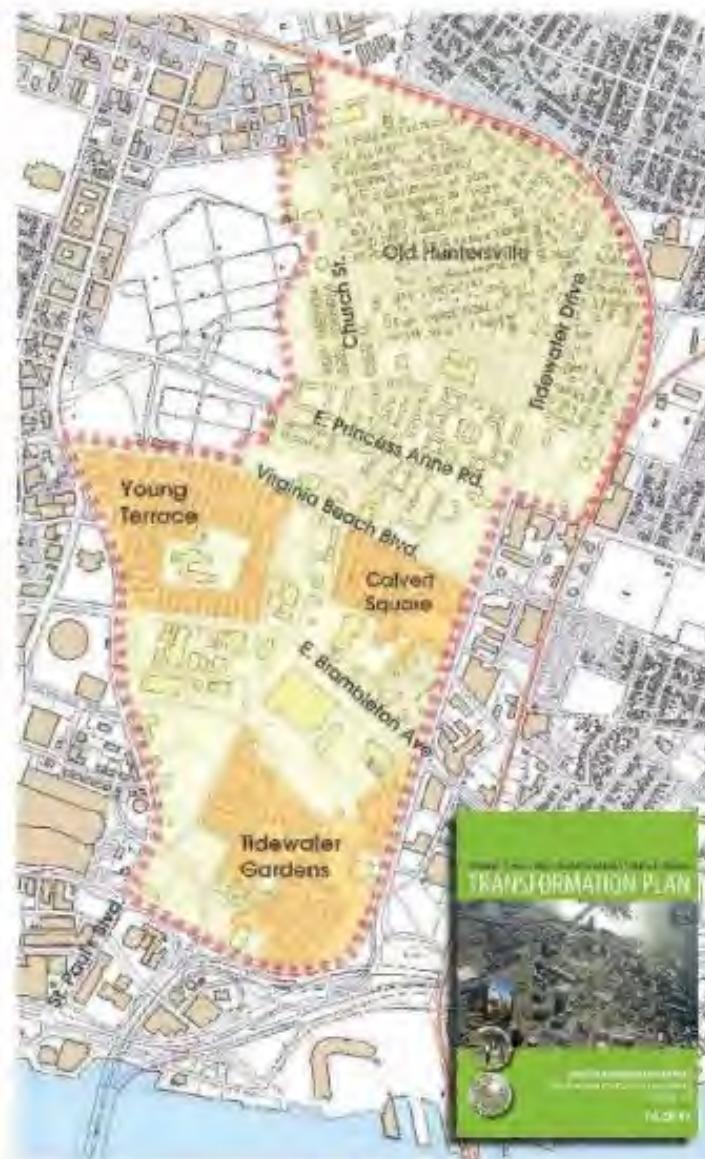
TENTATIVE MASTER PLAN SCHEDULE



1. Issue RFP Master Developer	January 31
2. St. Paul's Advisory Committee	Monthly
3. Stakeholder-Calvert TMC	February 26
4. Stakeholder-Young TMC	February 27
5. Resident Forum	March 1
6. <i>Stakeholder Interviews</i>	<i>March - April (TBD)</i>
7. <i>Additional Calvert Square Engagement (Feb - May)</i>	<i>Monthly</i>
8. <i>Additional Young Terrace Engagement (Feb – May)</i>	<i>Monthly</i>
9. Stakeholder-Calvert Residents	March 26
10. Stakeholder-Young Residents	March 27
11. Stakeholder-Calvert Residents	April 30
12. Stakeholder-Young Residents	May 1
13. Developer Public Presentation	June 4
14. Developer 1 Interview	June 5
15. Developer 2 Interview	June 11
16. Developer 3 Interview	June 18
17. Selection Committee Site Visit – (Optional)	June 23 -27
18. Master Developer Selected	Jul3
19. 4 Day Workshop (Charrette)	July 14 - 17
20. Community Meeting Draft Plan	Fall 2025 (TBD)
21. Master Plan Final	Fall 2025
22. HUD Section 18 Submittal	March 2026
23. First Off-site LIHTC Submittal	March 2026

Yellow – Where we are today

The St. Paul's Area has been subject to many planning efforts to design a better neighborhood.



2014

CNI Transformation Plan



2019

Post-CNI Implementation Award Plan



2025

Complete Kindred Site Plan



Future

Young Terrace & Calvert Square Plan

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Extended St. Paul's Area/Tidewater Gardens Choice Neighborhood Initiative (CNI) Transformation Plan Completed (After 2 Year planning process)			Implementation Plan Creation & Charrette Process	Tidewater Gardens Awarded \$30 Million CNI Implementation Grant	Tidewater Demolition		"Kindred" is Under Construction		First Kindred Units are Delivered	Young Terrace & Calvert Square Planning Process Begins		Young Terrace & Calvert Square Plan Creation & Charrette



RESIDENT ENGAGEMENT PROCESS TO DATE

February

Introduction to Community Planning Project

- Getting to know residents
- Listening to concerns

March

Building Blocks of a Neighborhood

- Planning Components
- Discussion of upcoming Design Workshop

April/May

Finding Balance with Planning Opportunities and Challenges

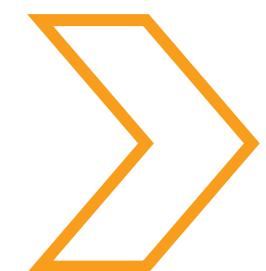
- Review of Building Blocks
- Additional Planning Terms
 - Infrastructure: Utilities, Flood Zones and
- Neighborhood Aspirations

July

4 Day Charrette Workshop

NRHA Restores and Reimagines with Community

NRHA utilizes the 6
Guiding Principles in all
our redevelopment of
Public Housing



Community
redevelopment decisions
shall be family-focused



Revitalization strategies
shall strive to have positive
impacts on surrounding
neighborhoods



Satisfying the housing
choices of families affected
by the redevelopment of
their communities shall be
the highest priority



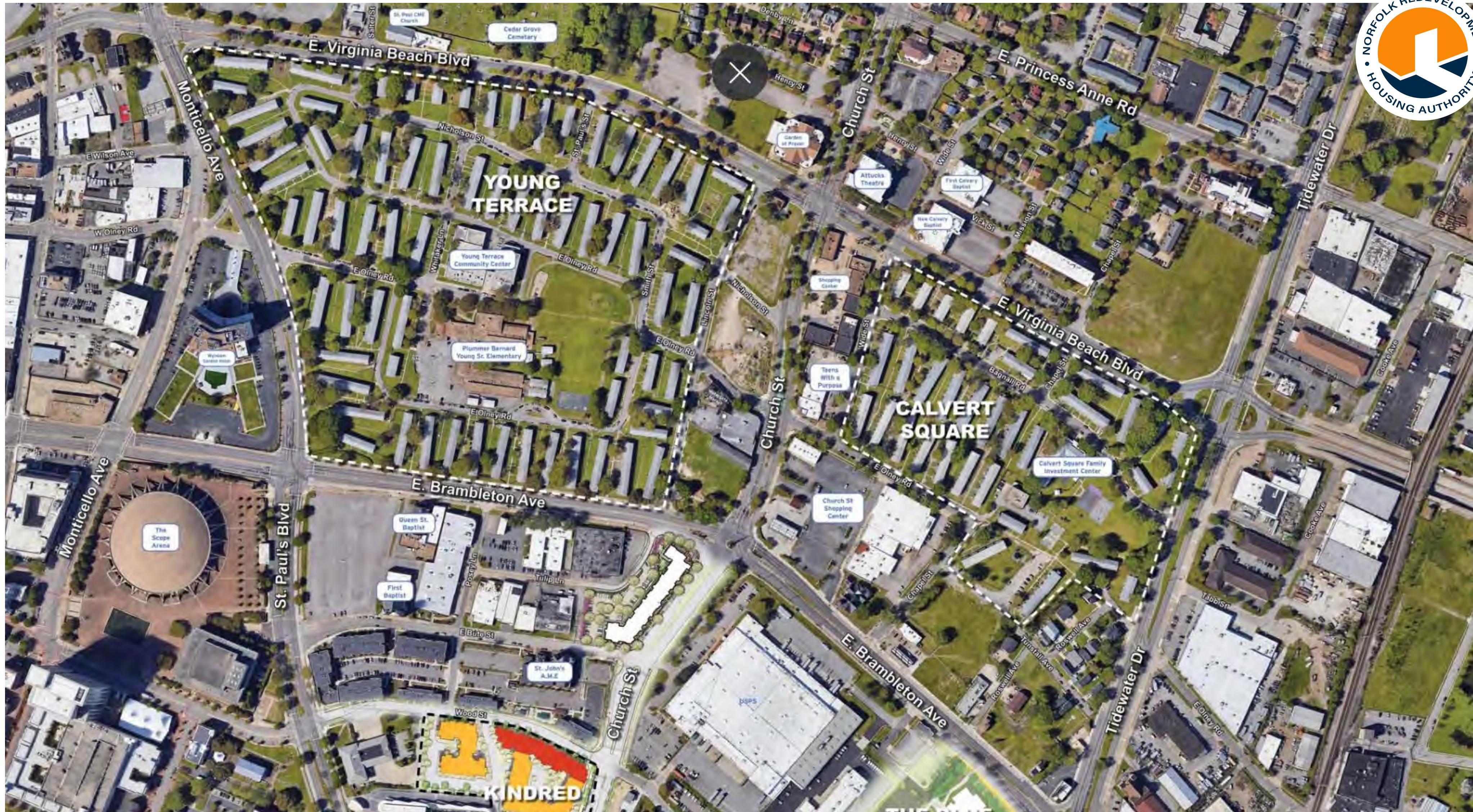
Collaborative partnerships
shall be pursued to assist
families in building capacity
to make successful choices



Economic development
benefits can mitigate costs
but not outweigh family-
focused decision making



Decision making will reflect
continuous input,
transparency, and feedback
from all stakeholders.



CITY-WIDE CONNECTIONS



Design Goal:

- **Reconnect Olney Road as pedestrian friendly link to health and education centers**
- **Emphasize the Olney Rd and Church St intersection as a neighborhood node.**



DRAW

DRAW

DRAW

DRAW

DRAW

DRAW

DRAW

VISION PLAN FOR YOUNG TERRACE & CALVERT SQUARE



CITY OF NORFOLK
PARCELS





Young and Calvert Master Planning

Next Steps:

1. NRHA, Gilbane Development, and Torti Gallas will present a comprehensive update to the St. Paul's Advisory Committee on September 16, 2025, highlighting the refined Master Plan and key outcomes from the public charrette."



City Demolitions Update

- *1045 E. Brambleton Ave Demolition*
- *1139 E. Charlotte St Demolition*

1045 E. Brambleton Ave Demolition



- Demolition at 1045 E. Brambleton Ave, formerly Tidewater Park Elementary School, was completed in December 2024 by CEPHAS NeXt, Inc., a SWaM certified business.
- Per Ordinance No. 49,247, the site is provided as the Option to Purchase Real Estate by and between the City of Norfolk and Hunton Y until 2033 for the construction and operation of a childcare and community enrichment facility.



1139 E. Charlotte Street Demolition



Demolition at 1139 E. Charlotte Street, formerly William A. Hunton YMCA, site was completed in July 2025.

- Building demolition completed by CEPHAS NeXt Inc, a SWaM certified business
- Piles cutting and slab removal completed by Quality Contracting, Inc., a SWaM certified business





Reminders and Announcements

**Next “In-Person” Meeting:
September 16, 2025**

Available Online:

- Please like and follow our Facebook page at facebook.com/St.PaulsNFK
- Presentations, meeting minutes from previous sessions, and the latest St. Paul's monthly newsletter are available at www.stpaulsdistrict.org