



# St. Paul's Advisory Committee Meeting

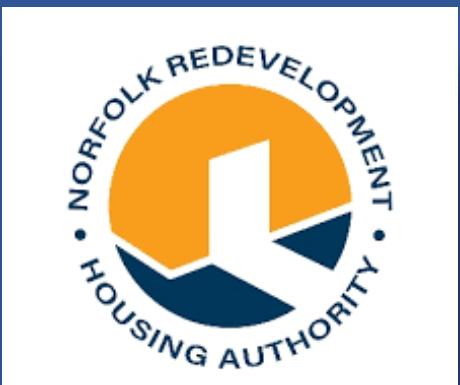
Electronic Update

May 20, 2025



# **NRHA Redevelopment – Young Terrace and Calvert Square Master Planning Session III**

- *Progress Update*



- Young and Calvert Master Planning

# Young Terrace and Calvert Square Master Planning



## SCHEDULE

February 26-27, 2025

Introduction to Community Planning Process

March 1, 2025

Resident Community Forum

March 26-27, 2025

Building Blocks of a Neighborhood

**April 30 - May 1, 2025**

**Planning Opportunities and Challenges**

July 2025\*

4-Day Design Workshop

August 2025\*

Follow-up Community Meeting

\* Dates are tentative and could change



# TENTATIVE MASTER PLAN SCHEDULE

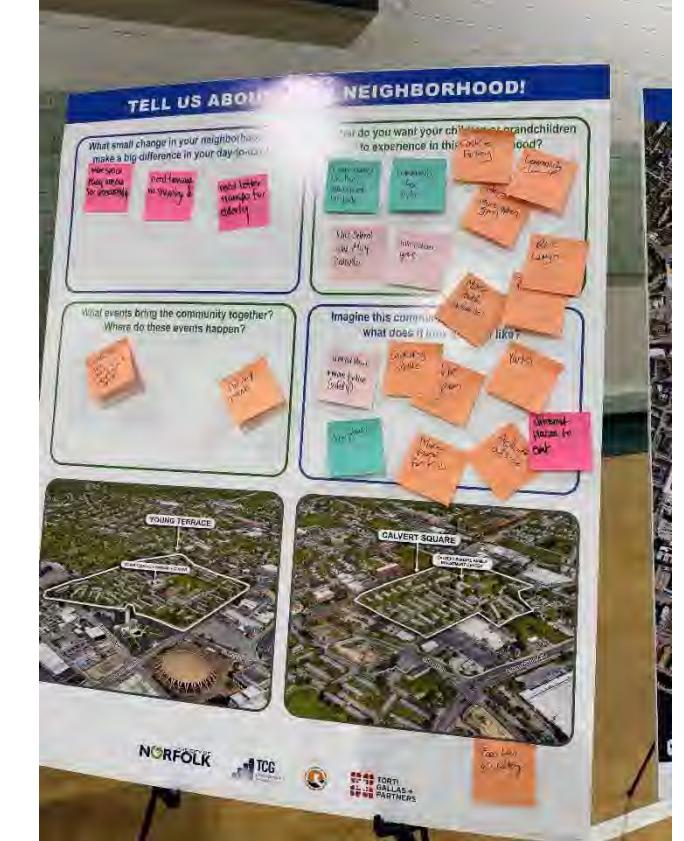


1. Issue RFP Master Developer	January 31
2. St. Paul's Advisory Committee	Monthly
3. Stakeholder Calvert TMC	February 26
4. Stakeholder Young TMC	February 27
5. Resident Forum	March 1
6. Stakeholder Interviews	March - April (TBD)
7. Additional Calvert Square Engagement (Feb - May)	Monthly
8. Additional Young Terrace Engagement (Feb - May)	Monthly
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. Master Developer Selected	June 30
14. 4 Day Workshop (Charrette)	July 14 - 17
15. Community Meeting Draft Plan	August (TBD)
16. Community review/Plan Commission	August (TBD)
17. Master Plan Final	September 2025
18. HUD Section 18 Submittal	Target Late 2025
19. First Off-site LIHTC Submittal	March 2026

Yellow – Where we are today

Full Community/Public Participation

# Images from the Community Meetings



# COMMUNITY ENGAGEMENT PROCESS



**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**  
Planning Opportunities and Challenges  
▪ Review of Building Blocks  
▪ Additional Planning Terms  
▪ Infrastructure: Utilities, Flood Zones and Stormwater Management  
▪ Phasing, Timeline, Density, Zoning, mixed-use, mixed-income  
▪ Get Excited about Design Workshop

**July**  
4 Day Design Workshop

## BALANCING THE PROGRAM

### What is "the program"?

In a master plan vision for a new neighborhood, the program specifies:

- The **amount of space** used for different purposes (housing, shops, community services)
- **Number** of housing units
- **Type** of housing units and building

**Our Goal:** To **balance** the program goals with the other things we need in the neighborhood

#### Buildings

Replacement of 1056 units  
More housing to create a mixed income neighborhood  
Amenities & services  
**Total: +/- 2000 units**

#### Stormwater Management, Open Space & Amenities

Stormwater management practices to absorb runoff and stop flooding  
Parks & playgrounds  
"Breathing" room between buildings

#### Streets

Streets and roads to create a well-connected and walkable neighborhood

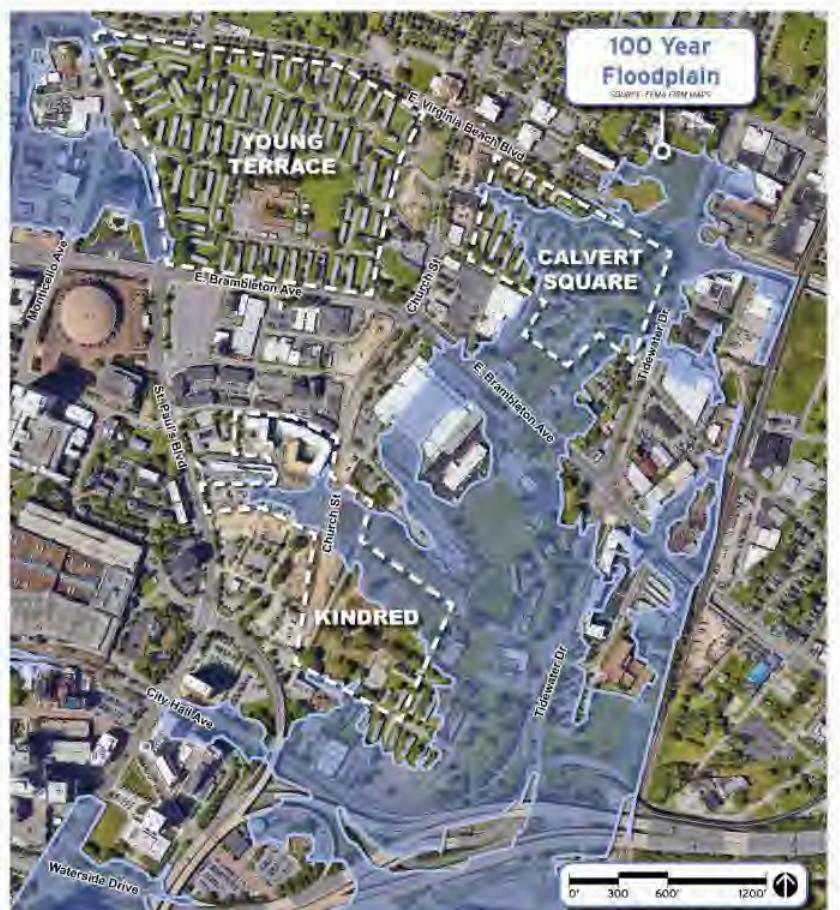
#### Parking

Enough parking to meet the demand of the new neighborhood

## BALANCING INFRASTRUCTURE: STORMWATER MANAGEMENT

### What is "stormwater"?

- Stormwater is rain from a storm that doesn't soak into the ground. It causes flooding and can cause damage to roads and buildings.
- **Our Goal:** provide areas to **absorb** and **collect** the water before it creates flooding.



### Stormwater Management Strategies:



**Blue-Greenway Strategy**  
Turns stormwater management into a major neighborhood amenity.  
Pros: Attractive, improves the neighborhood  
Cons: Expensive, takes a long time to design and build



**Wet Ponds**  
Collect and hold stormwater in a pond.  
Pros: Less expensive, can be an attractive feature  
Cons: Take up a lot of space



**Underground Water Storage**  
Collect water in tanks and vaults buried underground  
Pros: Invisible and can be placed underneath parking lots  
Cons: Expensive and can be challenging to repair

## BALANCING INFRASTRUCTURE: PARKING

### Parking has been noted as a current challenge

- **Our Goal:** Find the balance between **too much** & **not enough** parking
- **A variety of parking strategies will be needed**



#### Types of Parking:



**Structured Parking**  
Parking garages attached to apartments  
Pros: Lots of parking in a small footprint, secure  
Cons: Expensive and difficult to construct



**Tuck-Under Parking**  
Ground floor parking with apartments above  
Pros: Space saving, cars are covered  
Cons: Difficult to construct



**Off-Street Surface Parking**  
Open-air "surface" parking lots behind buildings  
Pros: Inexpensive and easy to build  
Cons: Take up lots of space, create stormwater issues



**On-Street Parking**  
Spaces on the street that can be metered  
Pros: Provide parking for retail, visitors, and generate revenue  
Cons: Can fill up quickly and may not be free

#### Additional Options:



**Car Share Opportunities**  
Rent vehicles for a short amount of time as people need



**Community Shuttles**  
Organized, free scheduled rides to essential services



**Public Transit**  
City-wide shared transportation system

# LOOKING BACK - WHAT WE HAVE HEARD SO FAR

March 27<sup>th</sup> and 28<sup>th</sup> : Building Blocks of Neighborhood

Common Themes {

- **Streets:** Safety, Improved Connections, Parking
- **Buildings:** Improved building quality, private outdoor spaces,
- **Amenities and Open Spaces:** Nature, spaces for all ages, variety of housing types



# DESIGN WORKSHOP – WHAT TO EXPECT

	DAY ONE	DAY TWO	DAY THREE	DAY FOUR
Morning/ Afternoon		OPEN HOUSE WORK SESSIONS	OPEN HOUSE WORK SESSIONS	OPEN HOUSE WORK SESSIONS
Evening	KICK OFF MEETING	PROGRESS MEETING		COMMUNITY PLAN PRESENTATION

We are **eager to hear from all of you so we are providing flexible times** over several days **so everyone has an opportunity to contribute** to the design process of the redevelopment.



- **Young and Calvert Master Planning**

# Next Steps :

- 1. Master Developer Selection Committee Scoring Preparation**  
**Due:** June 2, 2025  
**Lead:** NRHA & City of Norfolk
- 2. Master Developer Public Presentation**  
**Due:** June 4, 2025  
**Lead:** NRHA & City of Norfolk
- 3. Master Developer Interviews**  
**Dates:** June 5, 11, and 18, 2025  
**Lead:** NRHA & City of Norfolk
- 4. Master Developer Site Visits**  
**Dates:** Week of June 23–26, 2025  
**Lead:** NRHA & City of Norfolk
- 5. Calvert Square & Young Terrace Charrette – Logistics Coordination**  
**Status:** Ongoing  
**Lead:** NRHA
- 6. Public Charrette & Review of Master Plan Concepts**  
**Dates:** July 14–17, 2025  
**Lead:** NRHA





# People First USI Update

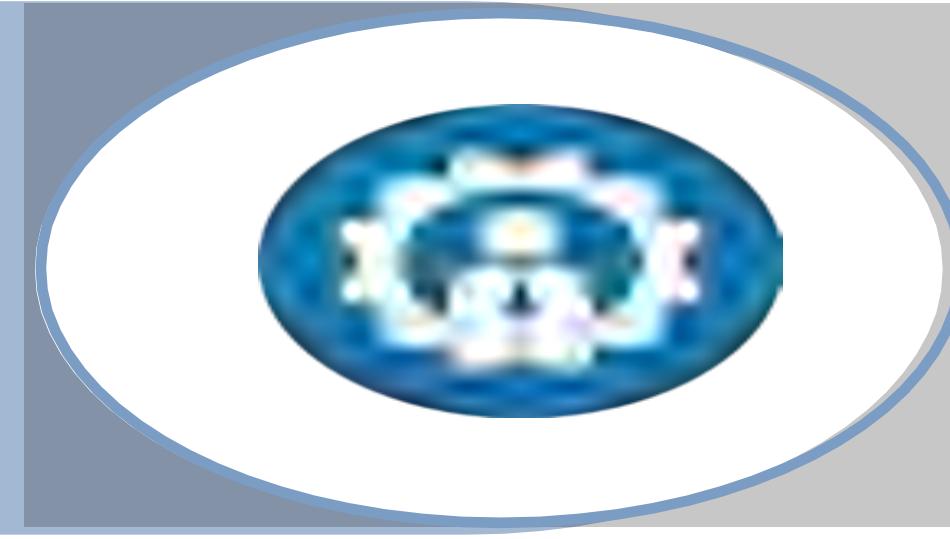
- *Health and Wellness Impact*

# 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.



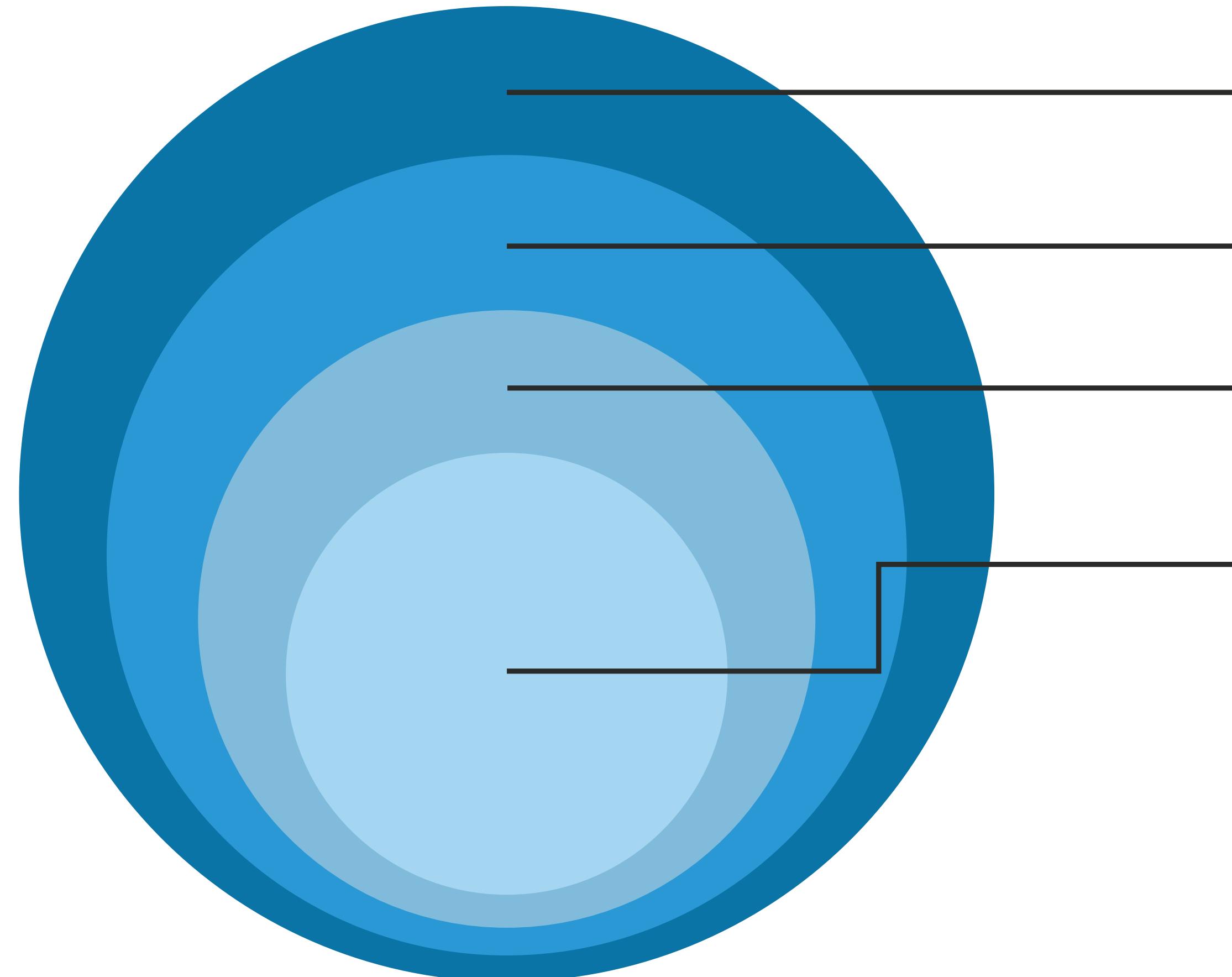
**Health:** All children and adults living in Tidewater Gardens, before and after redevelopment, are mentally and physically healthy.



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

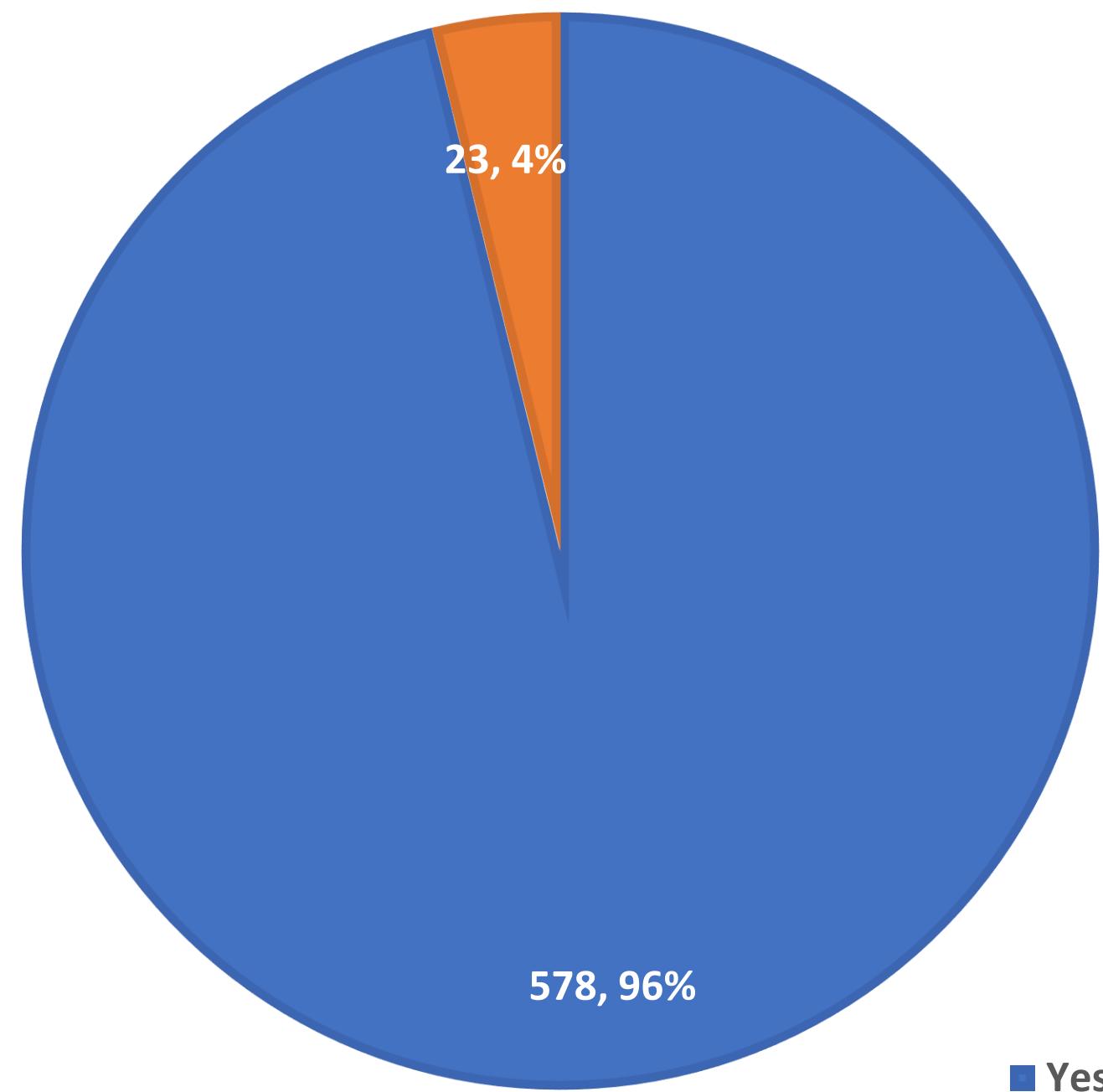


# Tidewater Gardens Population Overview

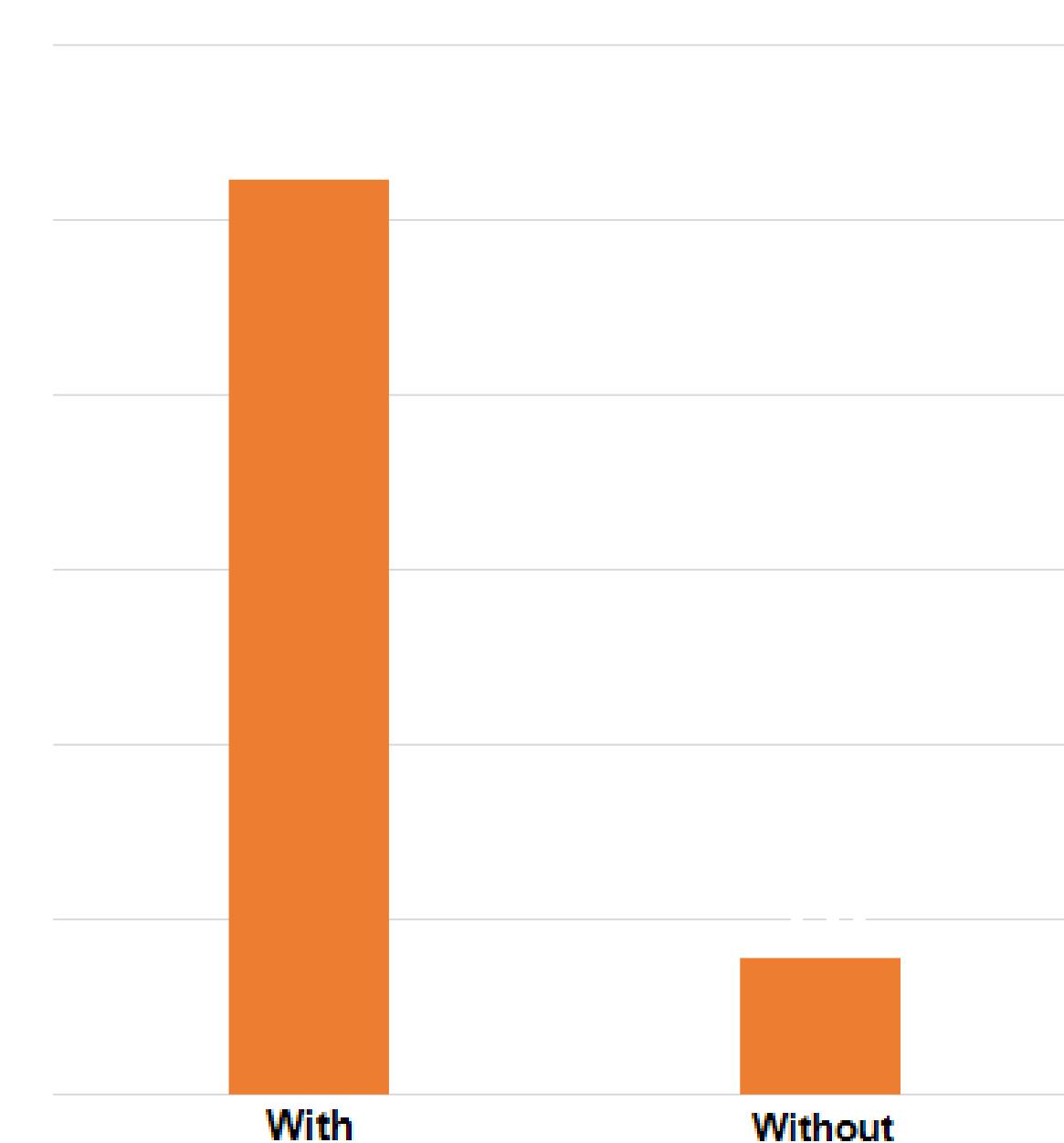


# Adult Health & Wellness Snapshot

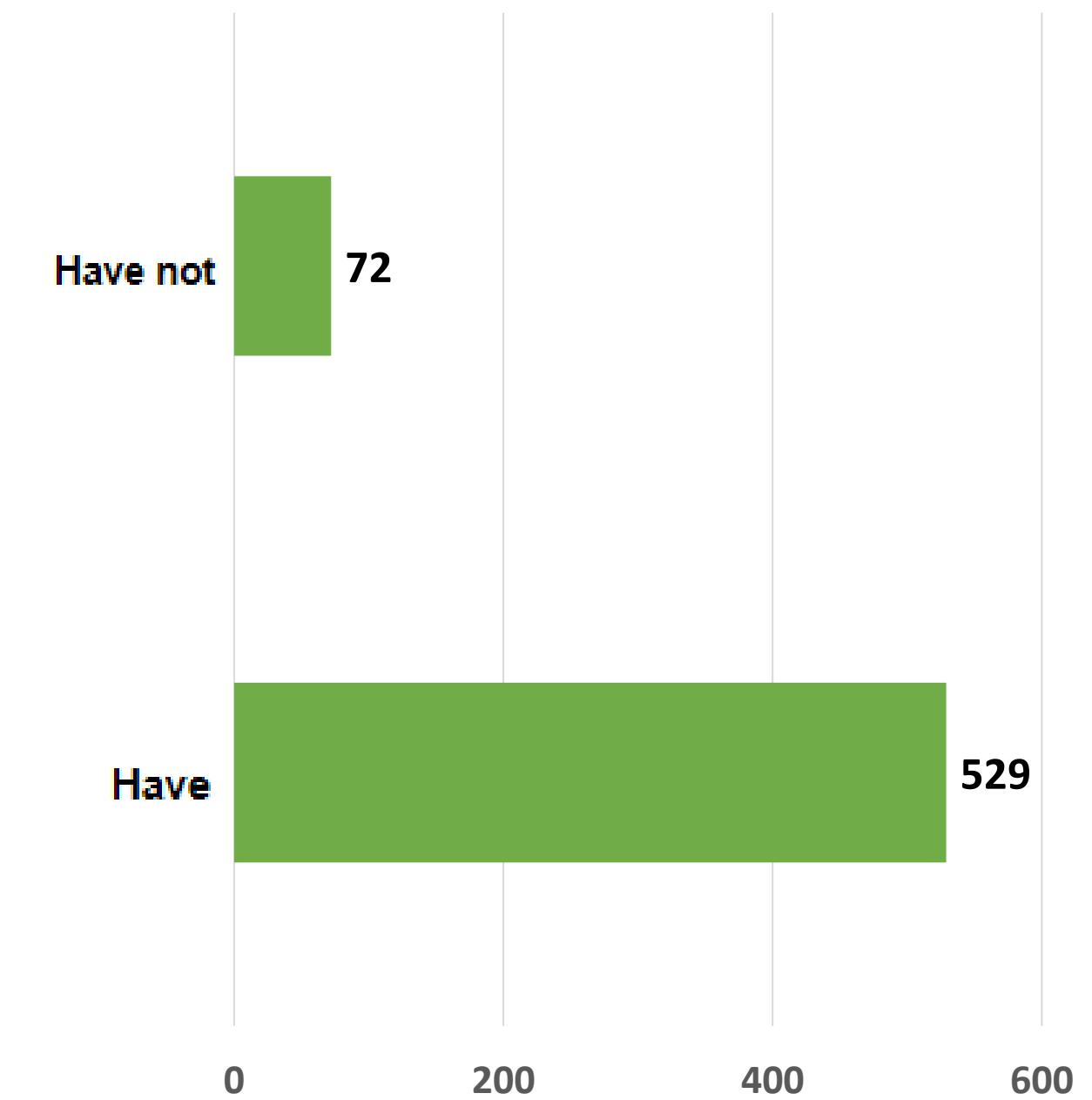
Do adults have health insurance coverage?



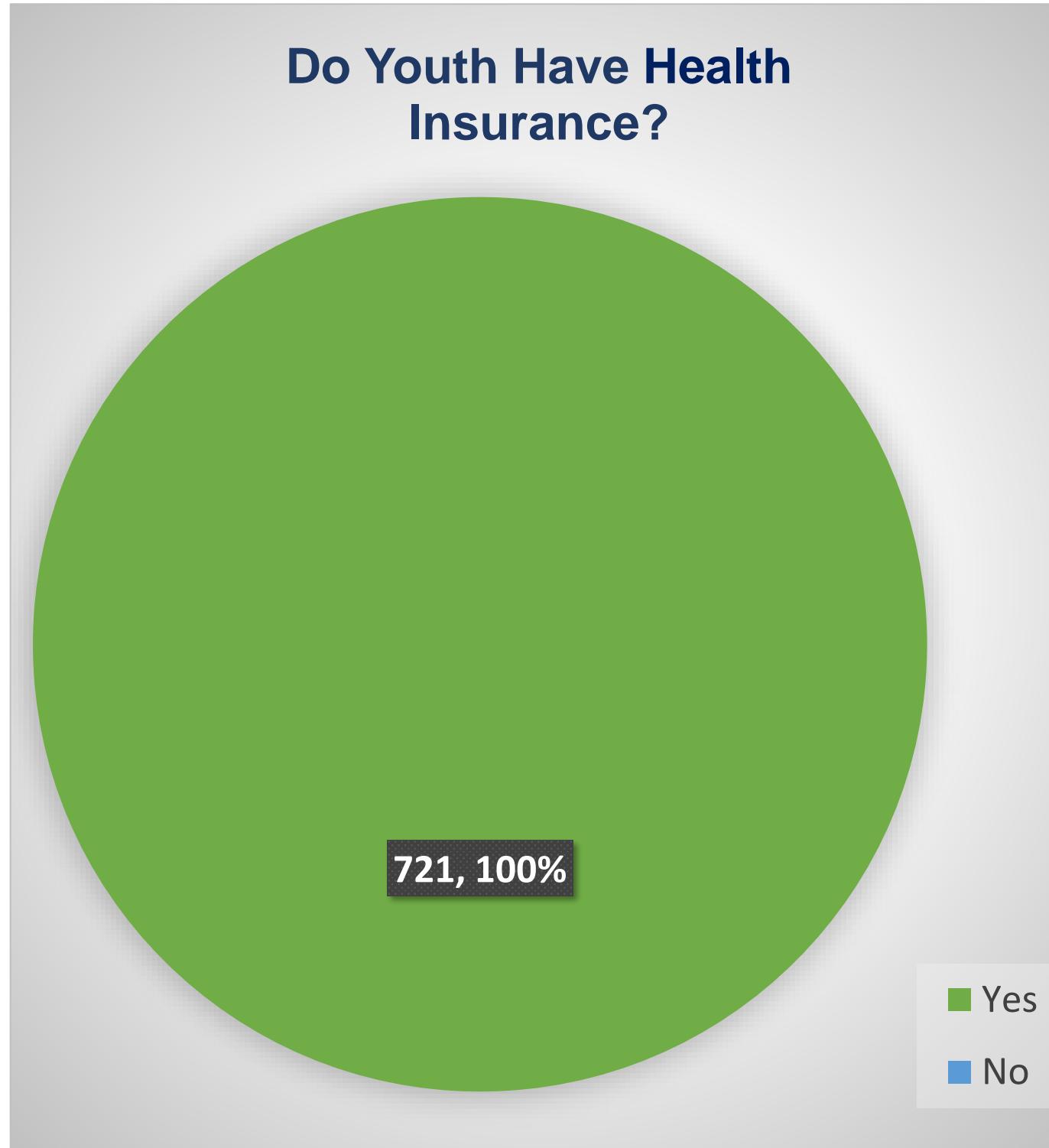
Adults with or without Medicaid or Medicare Coverage



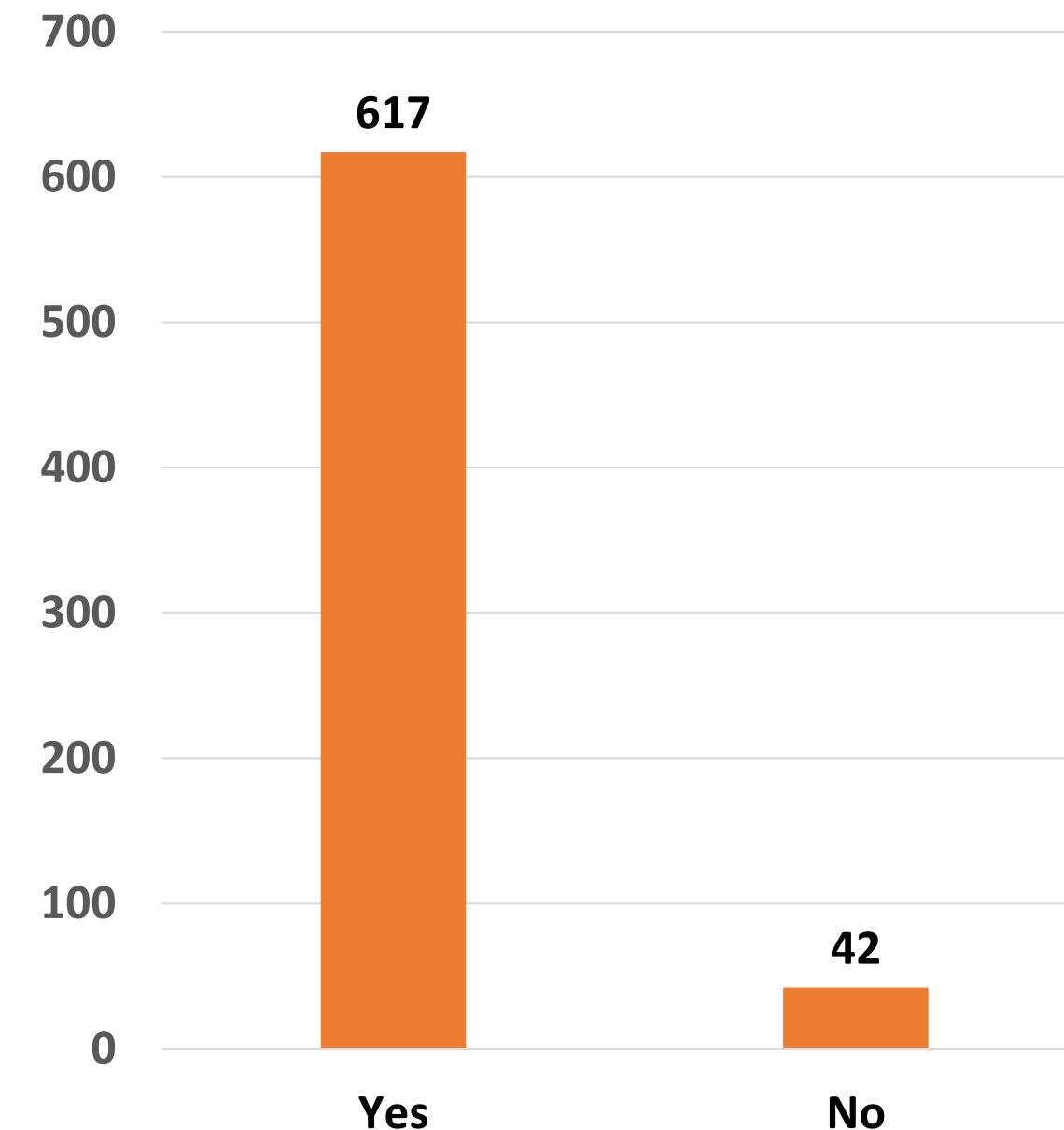
Adults who have or have not seen a doctor in the past 12 months



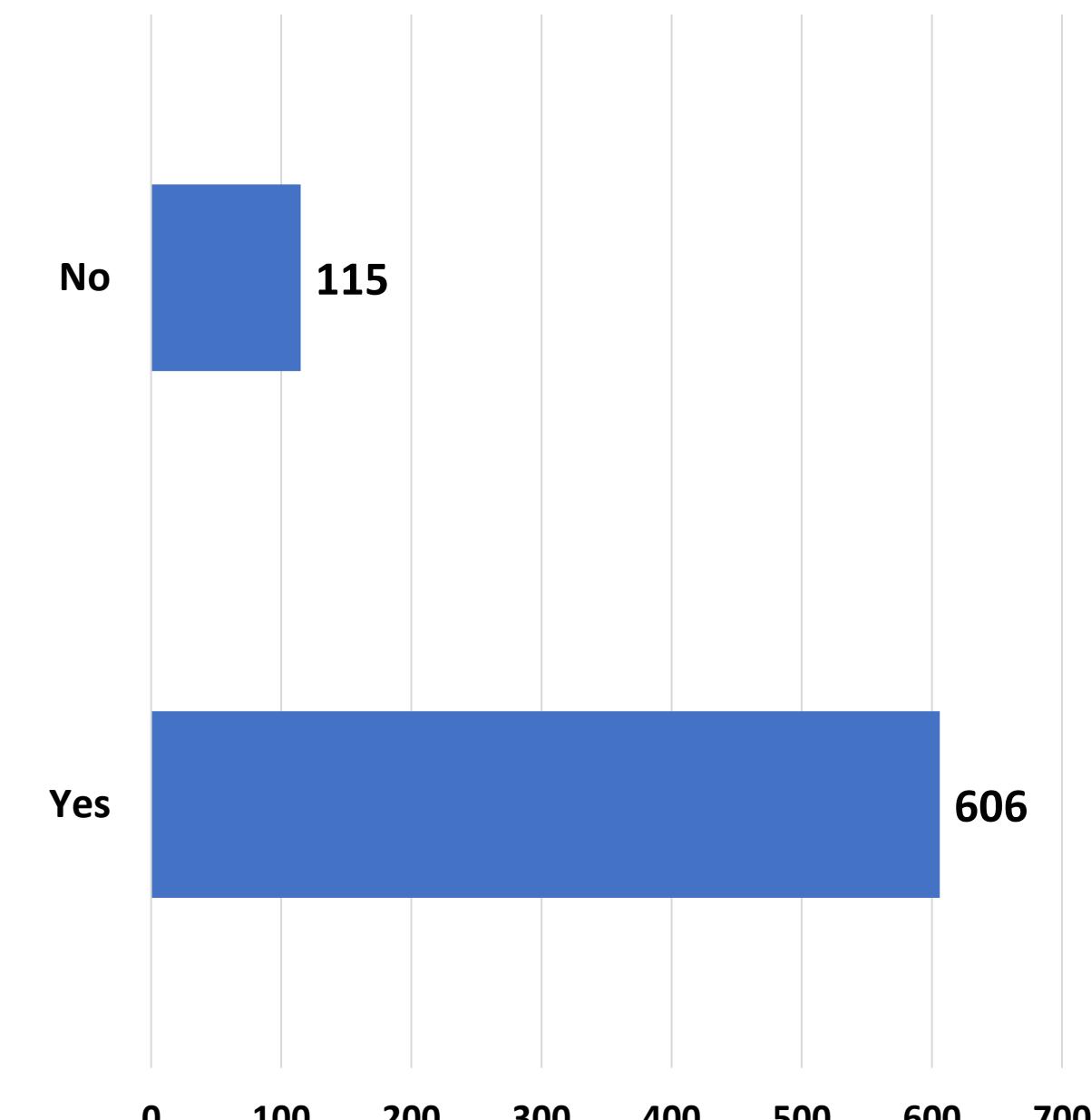
# Youth Health & Wellness Snapshot



**Are children engaged in 60 minutes of physical activity (2x a week or more)?**



**Have youth seen a dentist within the past 12 months?**



# Assessed Needs for Health & Wellness

Self-Reported Stress Level	# of Individuals
1 - No stress	111
2 - Very low stress	177
3 - Somewhat stressed	190
4 - High stress	55
5 - Severely stressed	82

Mental Health Support Needed (Self-Reported)	# of Individuals
Yes	60
No	556

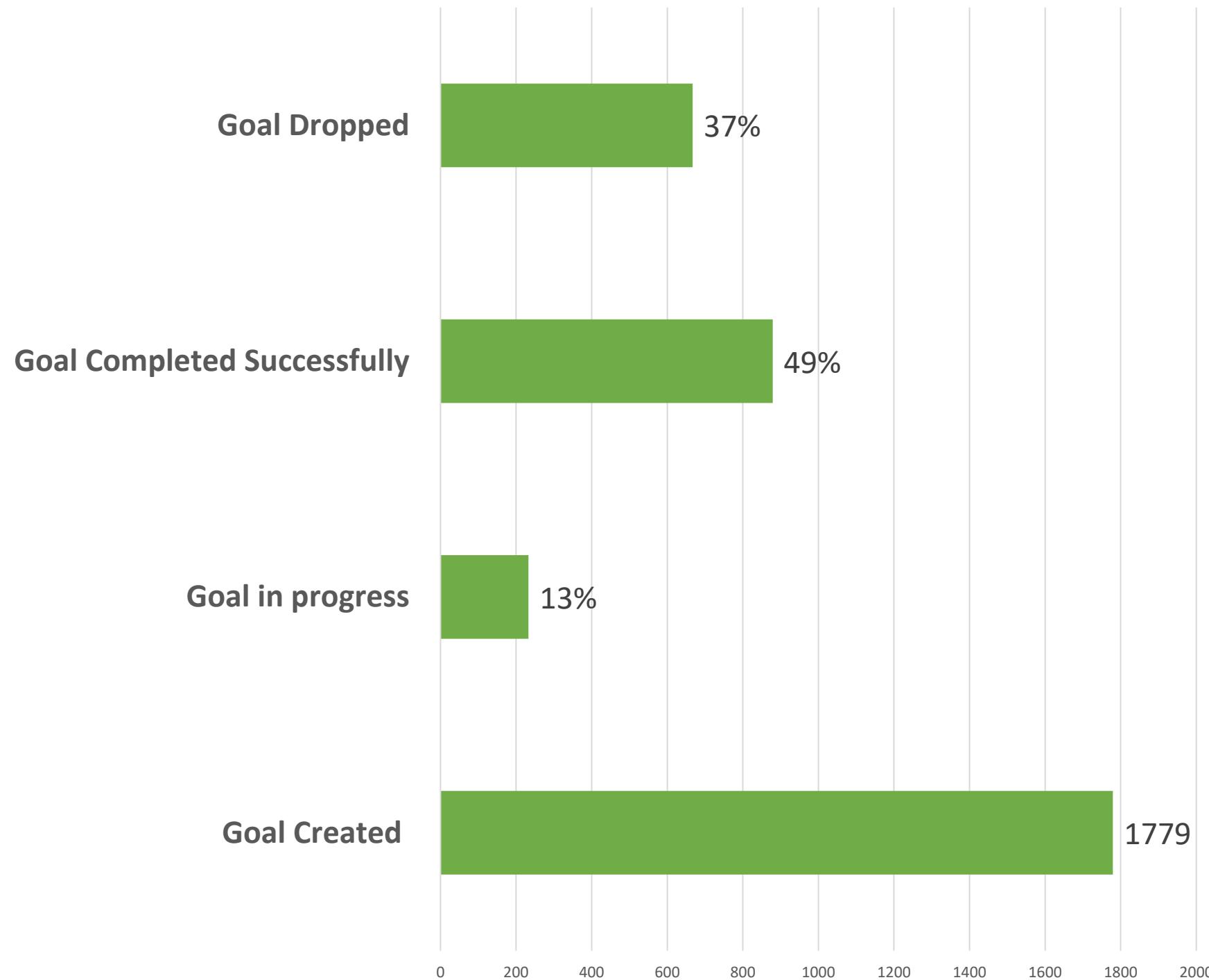
Annual dental visit (adults)	# of Individuals
Yes	277
No	339

*\*Note: The data was self-reported, leading to varying response counts across categories, each with a different base number (e.g., 615). Additionally, one respondent did not answer the Self-Reported Stress Level question (Question #1).*

Source: LEARN

# Health & Wellness Goals

## Family Plans Focused on Health



\* Note: Since 2019, families have set 1,779 healthy lifestyle goals through development plans.

## Types of Health-Related Goals

Health: Connect dependent to annual dental care.
Health: Connect dependent to a primary healthcare provider for annual care.
Health: Connect dependent with vision care provider.
Health: Connect with counseling services.
Health: Dependent will complete all well-child check-ups or annual visits to a primary care provider.
Health: Secure appropriate medical care for diagnosed health condition(s).
Health: Secure appropriate medical care for pregnant or parenting teen.
Health: Secure health insurance for dependent.
Household will move back into newly, redeveloped community.
Prevent: Complete a health education program.
Prevent: Maintain positive, healthy lifestyle change.
Prevent: Quit smoking and/or using tobacco or other controlled substances.
Prevent: Regularly consume fresh food and produce.
Prevent: Regularly participate in a fitness program.
Prevent: Regularly participate in exercise or physical activity.
Receive: Appropriate medical care for health concern (including preventive and palliative care).
Receive: Appropriate supportive services to support independent living.
Receive: Complete substance abuse treatment services.
Receive: In-home healthcare services.
Receive: Regularly attend medical appointments to manage a health condition.
Receive: Regularly attend mental health services to complete a treatment plan.

# Health & Wellness Service Linkage Highlights

Since 2019, **1,204** connections to health and wellness partners have been made:

- **650** of the 1,204 service connections have been successfully completed for families.
- **101** of the 1,204 service connections are currently in progress.

Top 5 Health And Wellness Providers	# of Service Linkages
Foodbank of Southeastern VA & the Eastern Shore	297
Hampton Roads Community Health Center	131
Kaleidoscope Counseling & Case Management LLC	126
E.V.M.S.	41
C.H.I.P. of South Hampton Roads	61

# Health & Wellness Service Providers

- Children's Hospitals of the King's Daughters
- CHIP of South Hampton Roads
- Eastern Virginia Medical Center
- Hampton Roads Community Health Center
- Smiles Dental Center
- Foodbank of Southeastern VA and the Eastern Shore
- Kaleidoscope Counseling and Case Management LLC.
- Leisure Dental
- People's Pharmacy
- Prime Plus Norfolk Senior Center
- Savvy Seniors
- Park Place Health Center
- Shand's Therapeutic Solutions
- YWCA
- Samaritan House

# Resident Success Story: A Resident's Path to Wellness

## The Challenge

In Oct 2024, Resident A began working with her Family Support Specialist (FSS) at People First. Despite past work experience, medical challenges limited her job options. With FSS support, she connected with a Workforce Specialist to explore skills and job opportunities.

In Jan 2025, a personal and medical crisis paused Resident A's employment journey. Her FSS stayed by her side—and recognized something deeper: Resident A needed mental health support. After initial hesitation, Resident A connected with a trusted counselor at Kaleidoscope.



## A Path Forward

With counseling and FSS guidance, Resident A focused on self-care including managing anxiety and depression, setting boundaries, healthier eating, and daily exercise.

## The Win

Resident A made major progress in mental and physical health. She is now more stable and confident, preparing for future employment. With People First's continued support, she's moving toward her goals with renewed strength.

# Resident Success Story: Advocacy for Essential Dental Care

## The Challenge

A resident struggled to obtain dentures through Medicaid due to changing quotes from the dental office. This caused confusion and frustration, delaying care. The People First Family Support Specialist (FSS) stepped in to help, contacting both the insurance company and the dental provider for clarity.

## Navigating the Barriers

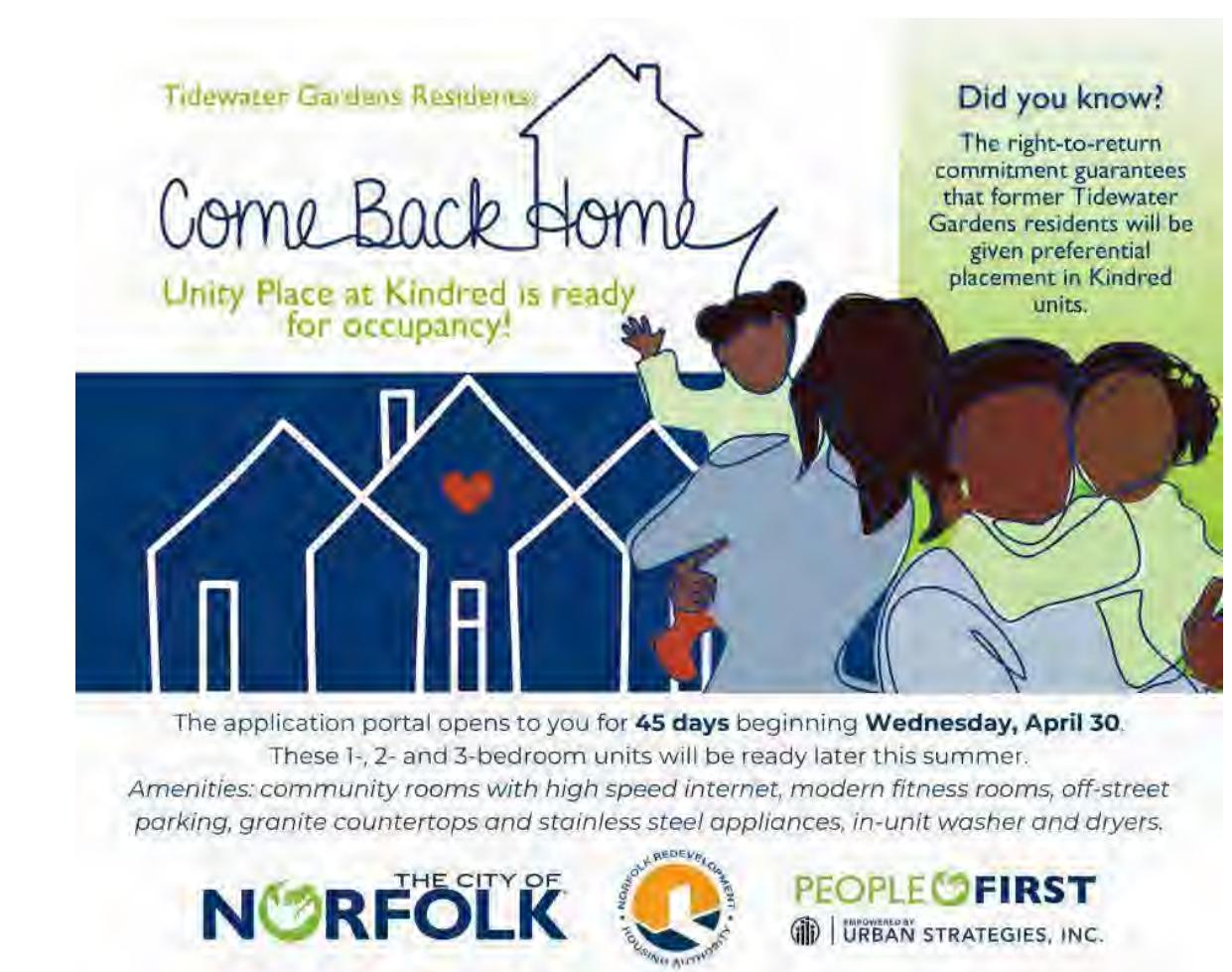
Insurance confirmed the dentures were fully covered—but the dental office charged \$190 in lab fees. Attempts to find financial aid failed. Another clinic offered free dentures, but appointments were repeatedly rescheduled, causing further delays.

## The Win

The resident returned to the original clinic. The FSS successfully negotiated a reduced price of \$170. On October 30, 2024, the resident received their dentures—gaining confidence and relief from financial stress.



# Thank You!



# PEOPLE FIRST



EMPOWERED BY  
**URBAN STRATEGIES, INC.**

259 Granby St., Suite 300  
Norfolk, Virginia 23510  
(757) 390 – 4625

Office Hours: 8:30 a.m. to 5 p.m.



# Development

- *Development Update*
- *Commercial Leasing Marketing Materials*



Unity Place  
AT KINDRED

 BRINSHORE

# Unity Place – Block 17 and 18

## Block 17

- Exterior façade essentially complete
- Interiors: Cabinetry, painting, and flooring nearly done
- Permanent power work underway
- Targeting Temporary CO by end of July

## Block 18

- Building fully dried-in (roofing and windows complete)
- Interior drywall nearly complete
- Priming and casework installation underway
- Targeting Temporary CO by end of September





Kinship  
AT KINDRED

# Kinship at Kindred– Blocks 9, 10, 16

## Block 16

- Settlement monitoring complete
- Underground utilities nearly complete
- Working on temporary power

## Block 9

- Settlement monitoring complete
- Underground demolition complete
- Underground utilities in progress

## Block 10

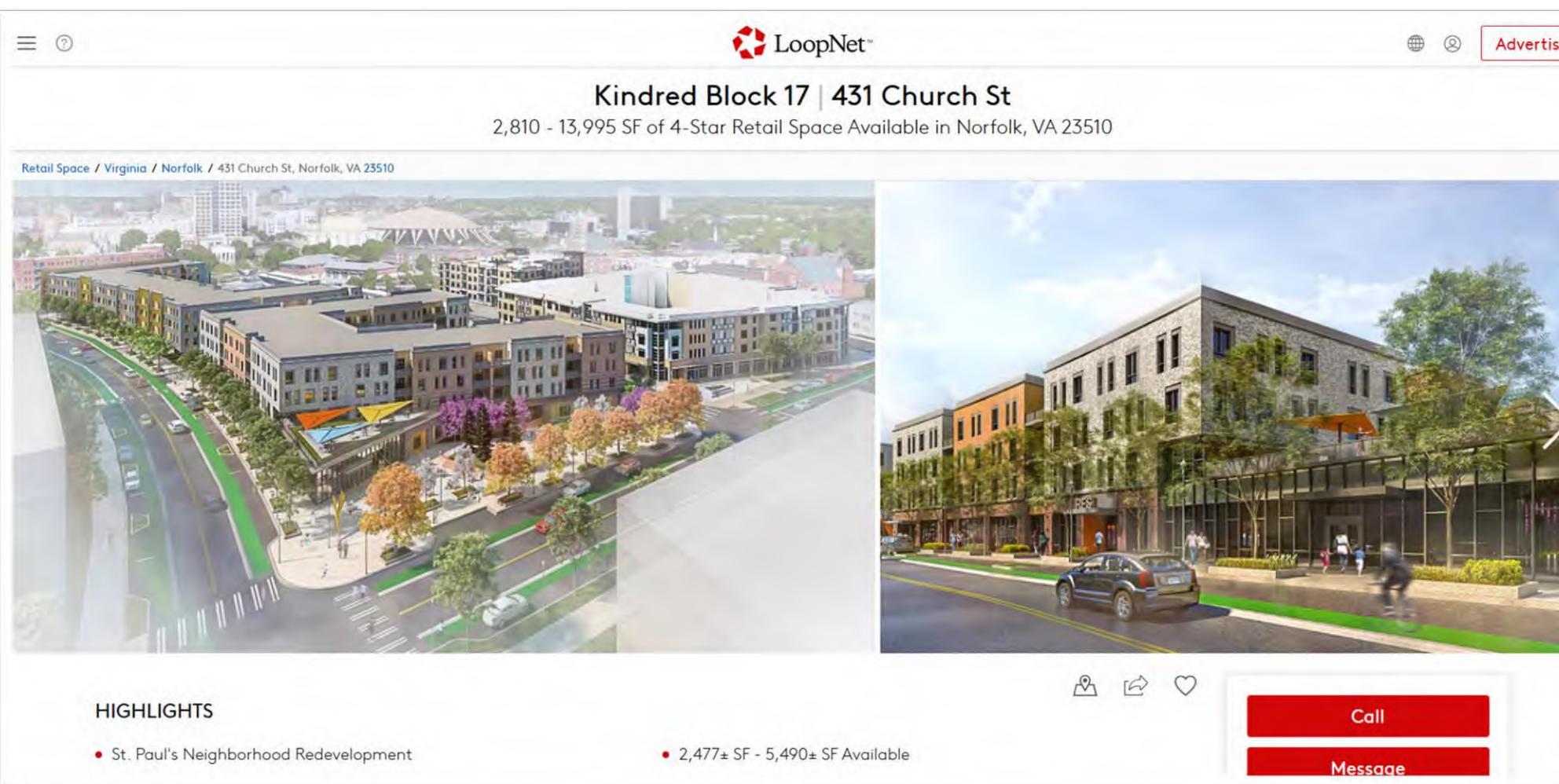
- Settlement monitoring in progress
- Underground demolition complete
- Building pad preparation in progress



# COMMERCIAL MARKETING MATERIALS

## Listings on LoopNet

- Web listings accessible to all interested potential tenants
- Unity Place – Block 17: <https://www.loopnet.com/Listing/431-Church-St-Norfolk-VA/35007006/>
- Unity Place – Block 18: <https://www.loopnet.com/Listing/550-Freemason-St-Norfolk-VA/34754215/>
- Origin Circle – Block 20: <https://www.loopnet.com/Listing/451-Church-St-Norfolk-VA/35570377/>



Kindred Block 17 | 431 Church St  
2,810 - 13,995 SF of 4-Star Retail Space Available in Norfolk, VA 23510

Retail Space / Virginia / Norfolk / 431 Church St, Norfolk, VA 23510



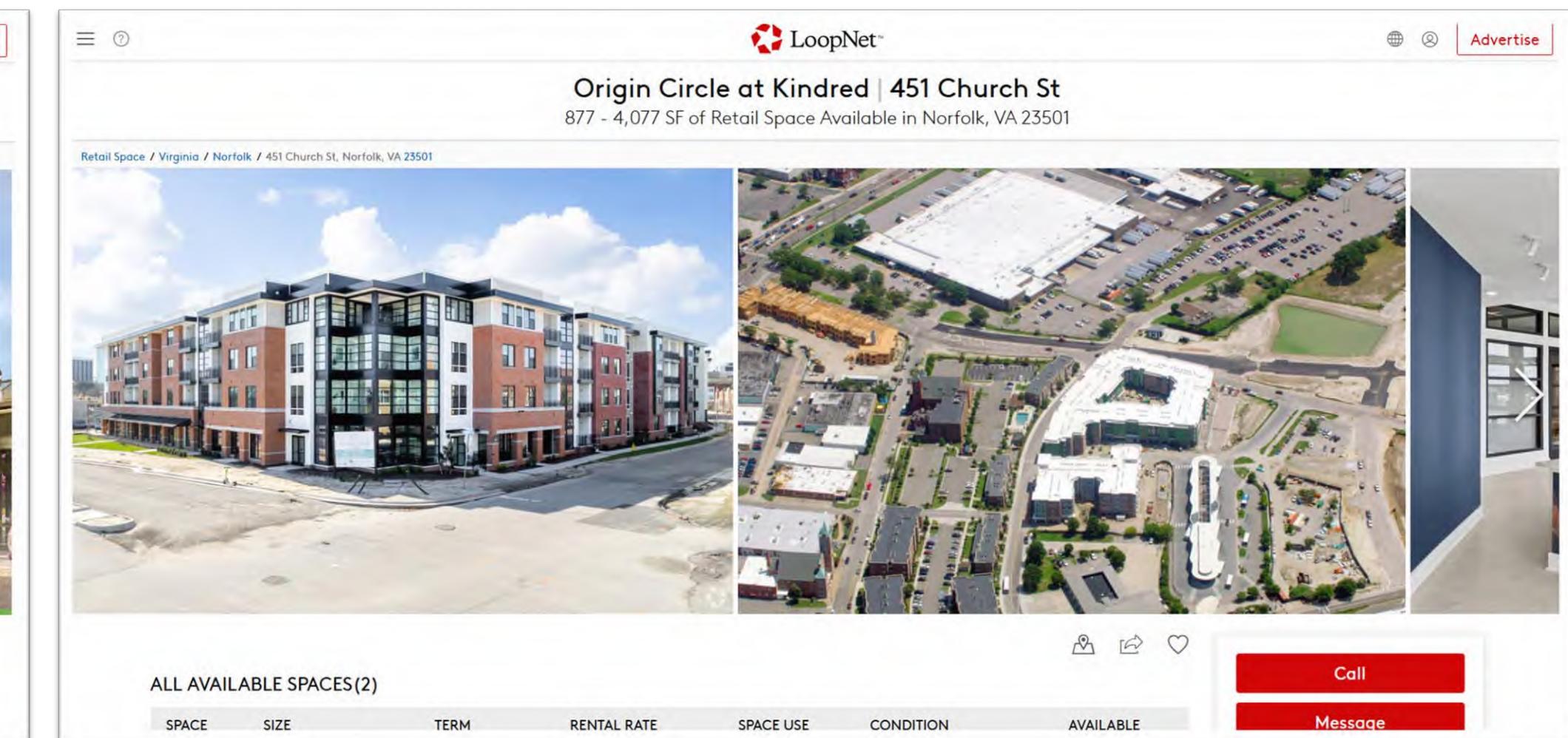
**HIGHLIGHTS**

- St. Paul's Neighborhood Redevelopment

• 2,477± SF - 5,490± SF Available

**Call**  
**Message**



Origin Circle at Kindred | 451 Church St  
877 - 4,077 SF of Retail Space Available in Norfolk, VA 23501

Retail Space / Virginia / Norfolk / 451 Church St, Norfolk, VA 23501



**ALL AVAILABLE SPACES(2)**

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE

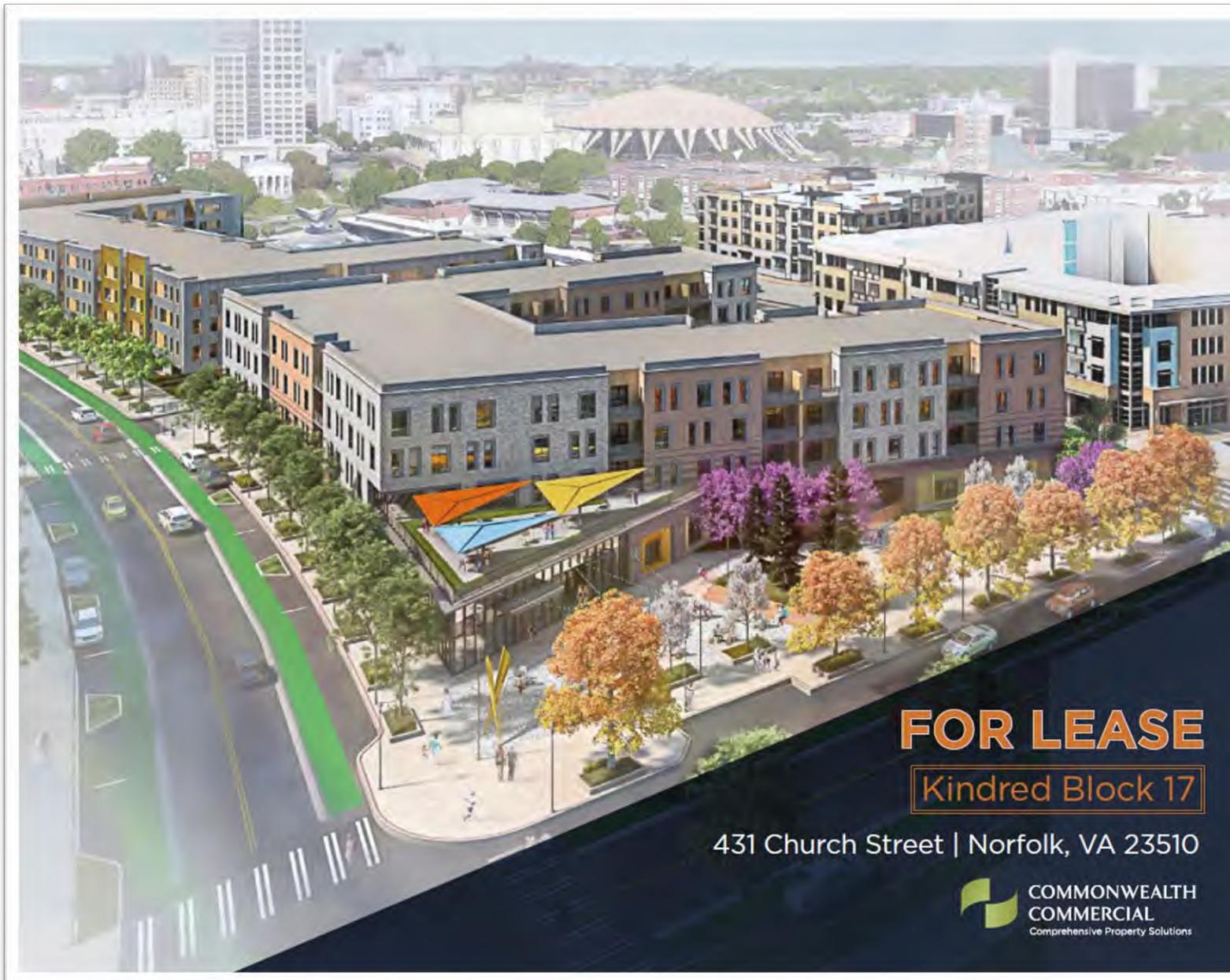
  

**Call**  
**Message**

# COMMERCIAL MARKETING MATERIALS

## Marketing Brochures

- PDFs available for download from Block 17/18 LoopNet listings
- Distributed by broker to potential tenants
- Note: No brochure for Origin Circle (Block 20) currently due to existing list of potential tenants





# Economic Inclusion Updates

- *Housing Development*
- *Community Outreach Update and Next Steps*

# Progress Toward Goals: Blocks 17 and 18

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	\$2,121.50		
Colonial Construction Materials	663589	Silt Fencing		\$30,543.90	
Jaswal Corp	726701	Electrical	\$4,323,542.23		
Trinity Construction Services	653456	Site Work	\$3,210,017.78		
84 Lumber	686367	Lumber		\$998,616.58	
Brick Solution Inc	662653	Masonry	\$2,889,002.93		
Venemex LLC	814061	Drywall	\$1,871,034.00		
Barrier Cable Systems Inc	719255	Barrier Cables		\$29,000.00	
Zuleta Sheet Metal Inc	831557	HVAC	\$2,145,290.80		
Staff Zone	NWBOC RCW22438	Temp Labor		\$37,485.35	
Blue Sky Contracting	827123	Painting	\$616,000.00		
Clearly Clean	829064	Janitorial		\$120,531.99	
<b>Totals:</b>			<b>\$15,057,009.24</b>	<b>\$1,216,117.82</b>	<b>\$16,273,187.06</b>
<b>Total Contract Amount (Trades): \$44,083,314.06</b>					
<b>Percentage of Total Contract Amount (Trades only)</b>			<b>34.16%</b>	<b>2.76%</b>	<b>36.91%</b>

# Progress Toward Goals: TWG A (Blocks 9, 10, and 16)

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	\$6,461,621.00		
84 Lumber	686367	Lumber		\$1,735,894.84	
Brick Solution Inc	662653	Masonry	\$3,171,000.00		
Triad Mechanical		HVAC		\$2,603,233.00	
<b>Totals:</b>			<b>\$9,638,671.00</b>	<b>\$4,339,127.84</b>	<b>\$13,977,798.84</b>
<b>Percentage of Total Contract Amount (Trades only)</b>			<b>16.29%</b>	<b>7.34%</b>	<b>23.63%</b>

# Community Outreach Update and Next Steps

## Successful Event

- ~75 attendees participated in a well-received event held in February.

## Ongoing Communication

- Regular updates provided to attendees of current and past events, including timeline changes.

## GC Portal Access

- Harkins (General Contractor for Phase B) created a 10-minute instructional video on accessing their online portal – distributed to all attendees.

## Next Steps

- Bid sets expected to go live in early June
- Technical Assistance Open House tentatively planned for mid-June (pending space confirmation)



# Reminders and Announcements

- **Next Meeting:** June 17, 2025
- **Available Online:** April 2025 meeting minutes, FAQs, and the latest St. Paul's monthly newsletter are available at [www.stpaulsdistrict.org](http://www.stpaulsdistrict.org).