



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 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



- Young and Calvert Master Planning

TENTATIVE MASTER PLAN SCHEDULE

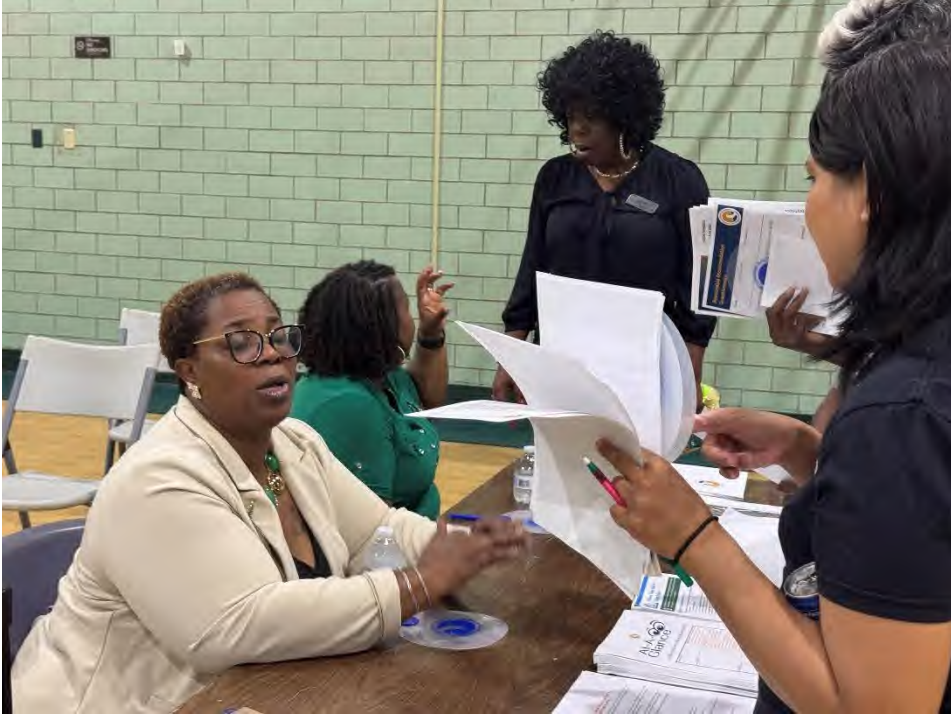
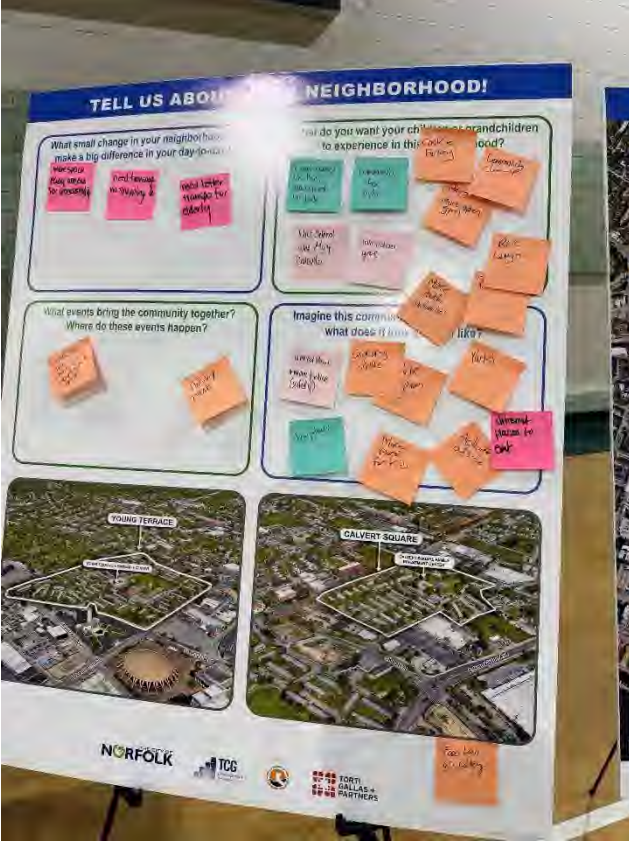
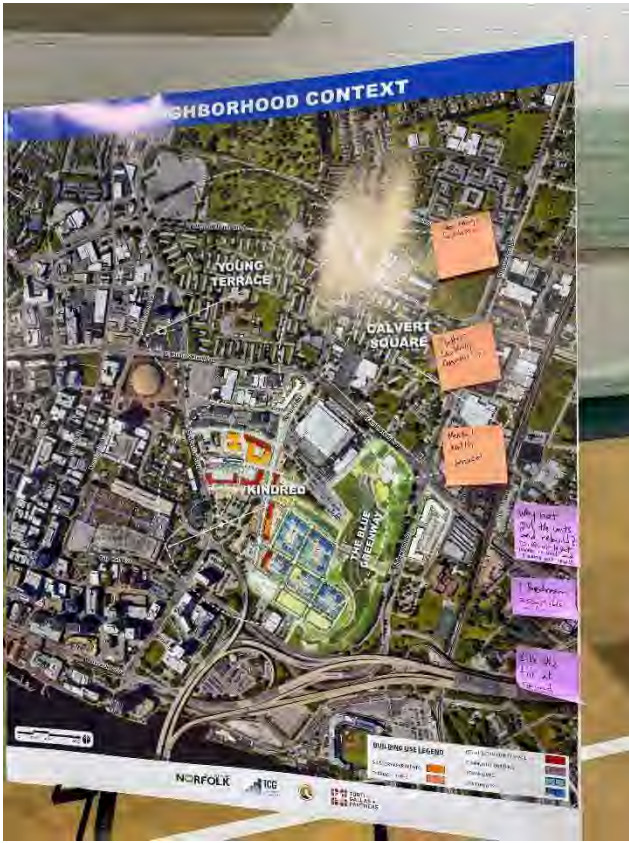


1.	Issue RFP Master Developer	January 31
2.	St. Paul's Advisory Committee	Monthly
3.	Stakeholder-Calvert TMC	February 26
4.	Stakeholder-Young TMC	February 27
5.	Resident Forum	March 1
6.	Stakeholder Interviews	March - April (TBD)
7.	Additional Calvert Square Engagement (Feb - May)	Monthly
8.	Additional 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



BALANCING THE PROGRAM

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

<p>Buildings Replacement of 1056 units More housing to create a mixed income neighborhood Amenities & services Total: +/- 2000 units</p>	<p>Stormwater Management, Open Space & Amenities Stormwater management practices to absorb runoff and stop flooding Parks & playgrounds "Breathing" room between buildings</p>
<p>Streets Streets and roads to create a well-connected and walkable neighborhood</p>	<p>Parking Enough parking to meet the demand of the new neighborhood</p>

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:

<p>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</p>	<p>Wet Ponds Collect and hold stormwater in a pond. Pros: Less expensive, can be an attractive feature Cons: Take up a lot of space</p>
<p>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</p>	<p>Distributed BMPs "Best Management Practices." Rain gardens (upper left), dry swales, permeable paving (upper right), green roof (upper right) etc. Pros: Distributed, and can fit into smaller spaces Cons: Need to be well landscaped and maintained</p>

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:

<p>Structured Parking Parking garages attached to apartments Pros: Lots of parking in a small footprint, secure Cons: Expensive and difficult to construct</p>	<p>Tuck-Under Parking Ground floor parking with apartments above Pros: Space saving, cars are covered Cons: Difficult to construct</p>
<p>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</p>	<p>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</p>

Additional Options:

<p>Car Share Opportunities Rent vehicles for a short amount of time as people need</p>	<p>Community Shuttles Organized, free scheduled rides to essential services</p>	<p>Public Transit City-wide shared transportation system</p>
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LOOKING BACK - WHAT WE HAVE HEARD SO FAR

March 27th and 28th : 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.



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

• Young and Calvert Master Planning



People First ^{USI} Update

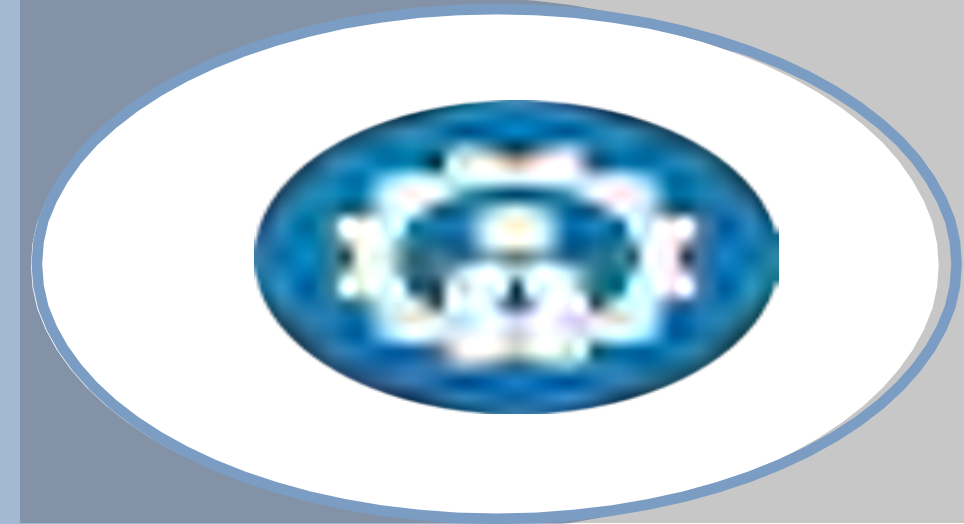
- *Health and Wellness Impact*

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.



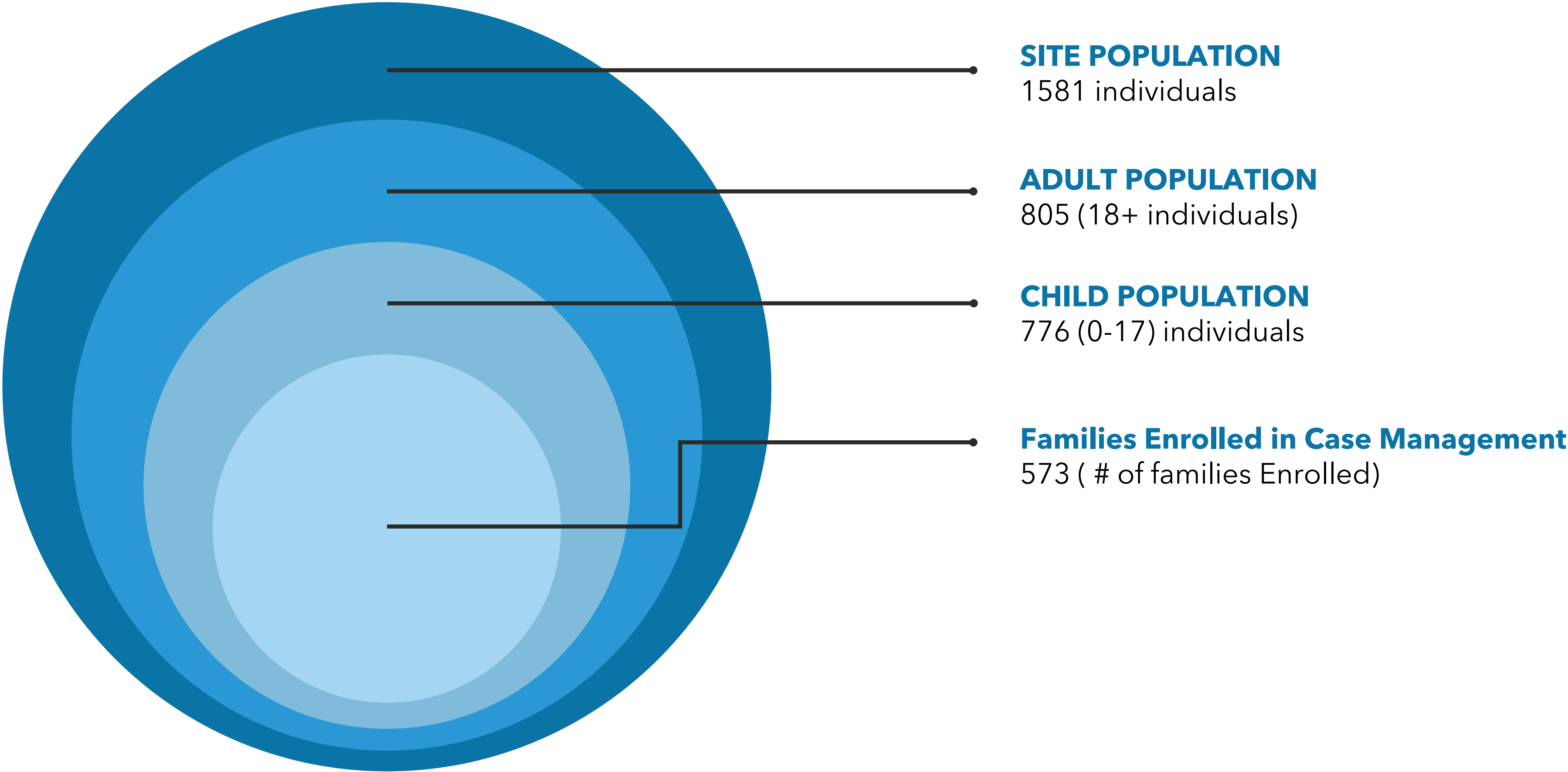
Health: All children and adults living in Tidewater Gardens, before and after redevelopment, are mentally and physically healthy.



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

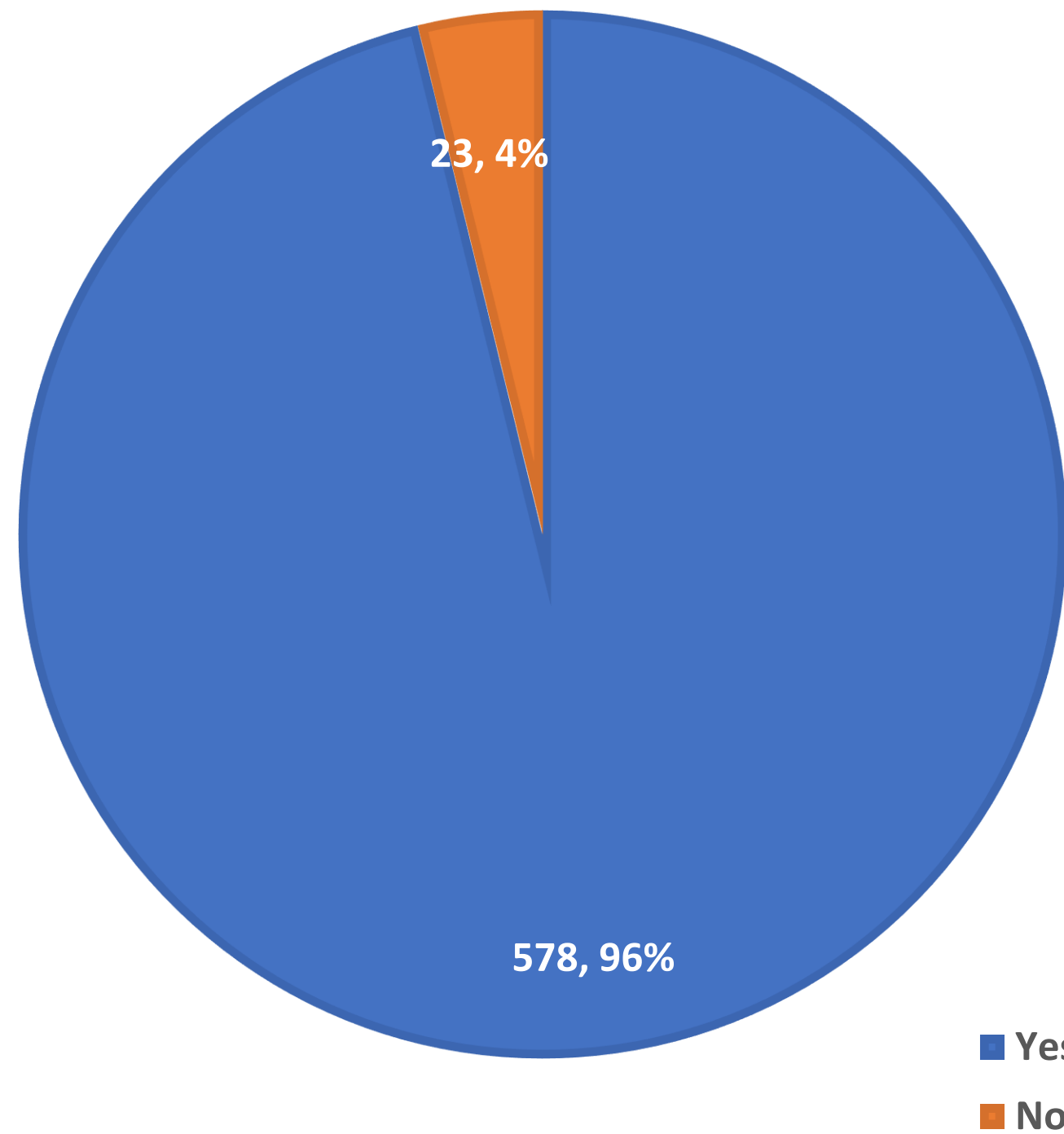


Tidewater Gardens Population Overview

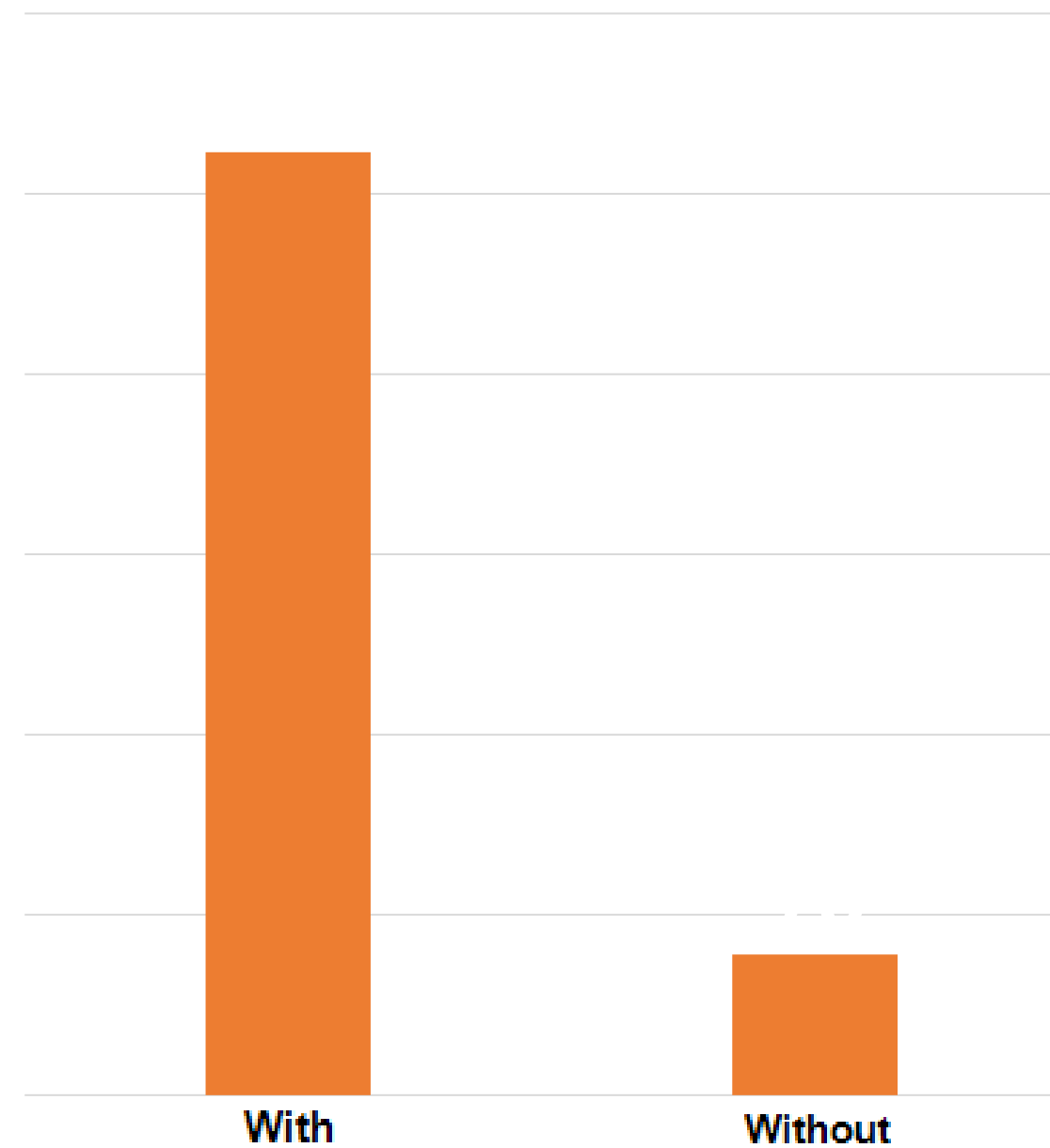


Adult Health & Wellness Snapshot

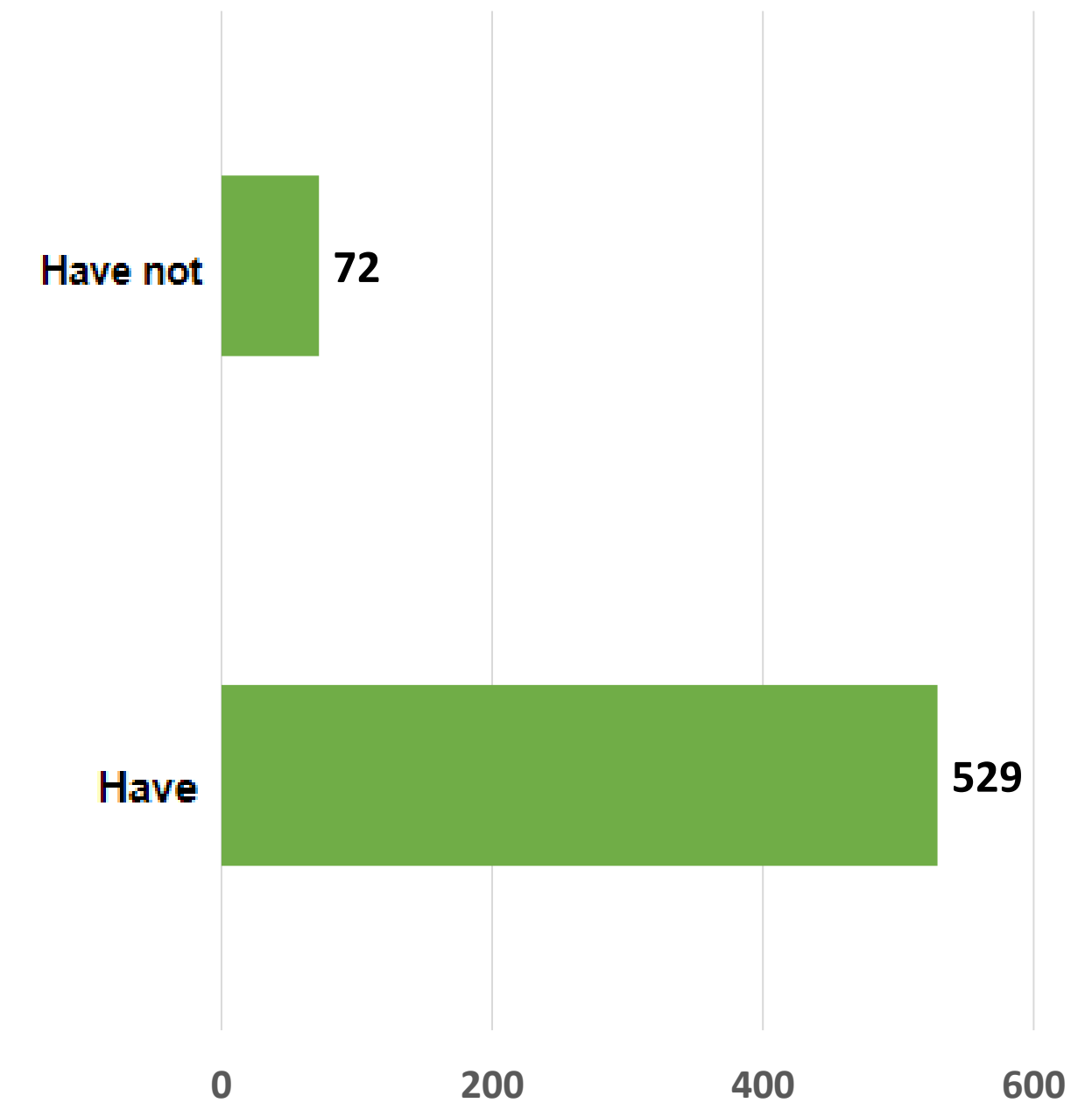
Do adults have health insurance coverage?



Adults with or without Medicaid or Medicare Coverage

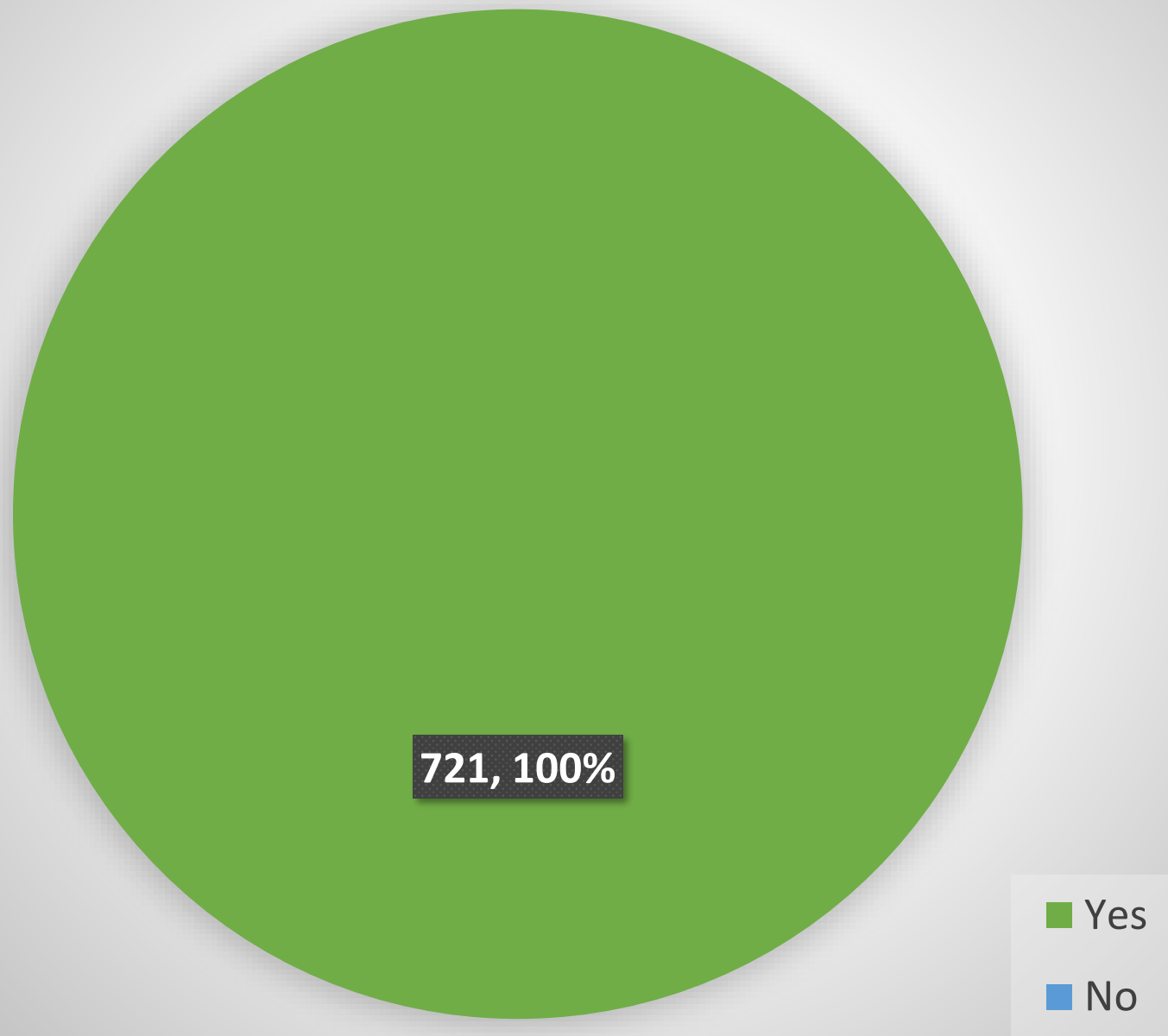


Adults who have or have not seen a doctor in the past 12 months

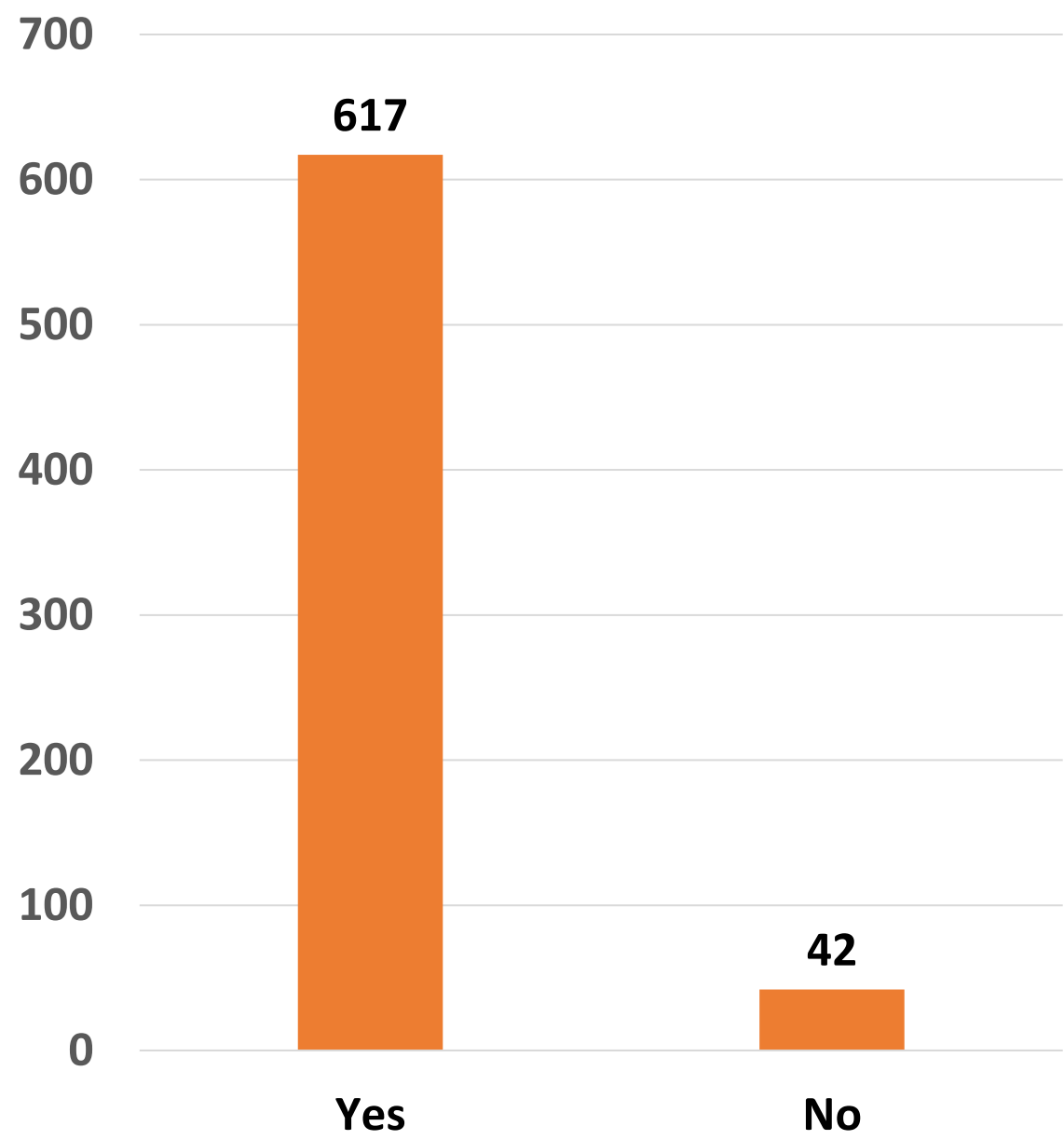


Youth Health & Wellness Snapshot

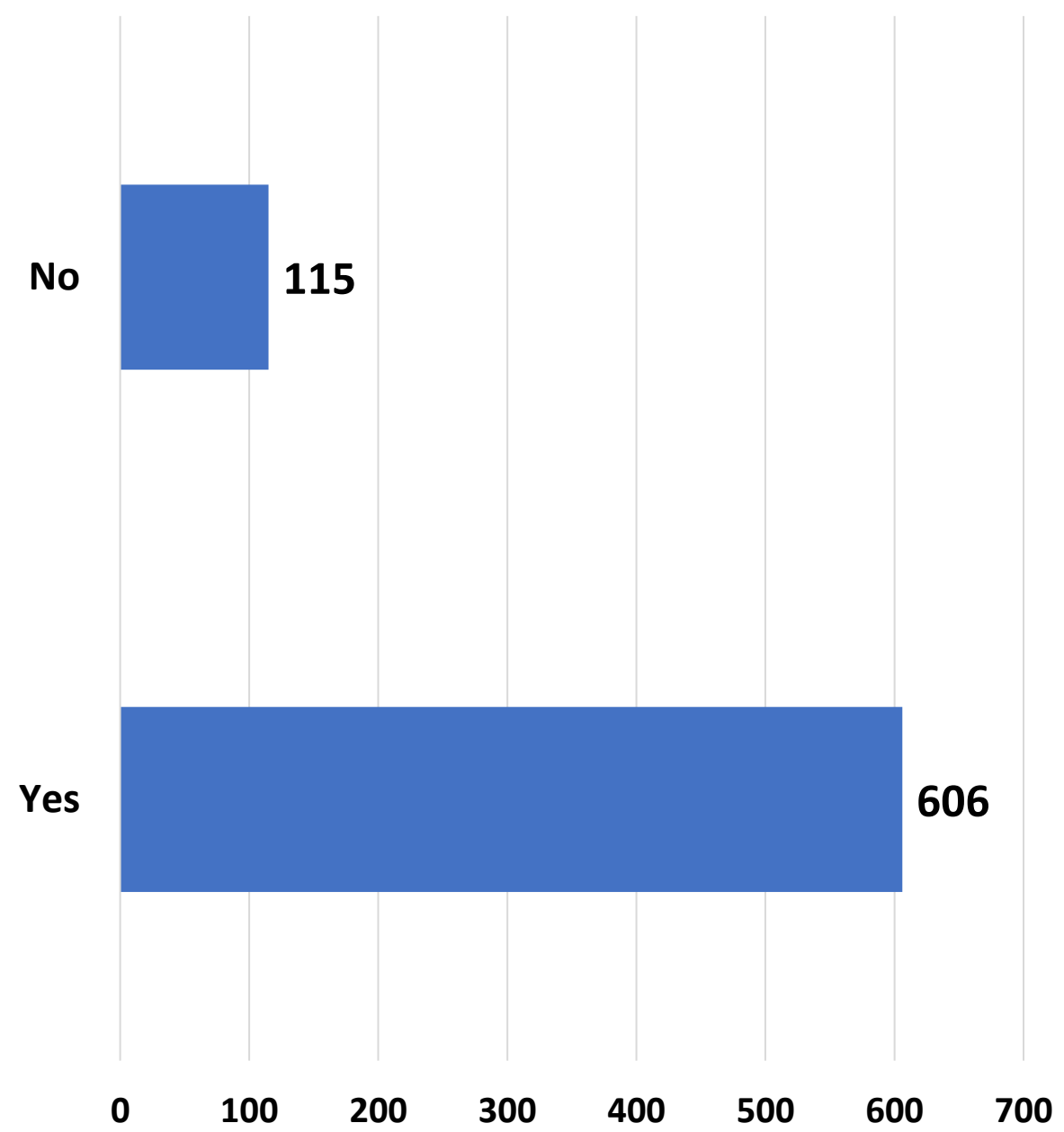
Do Youth Have Health Insurance?



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

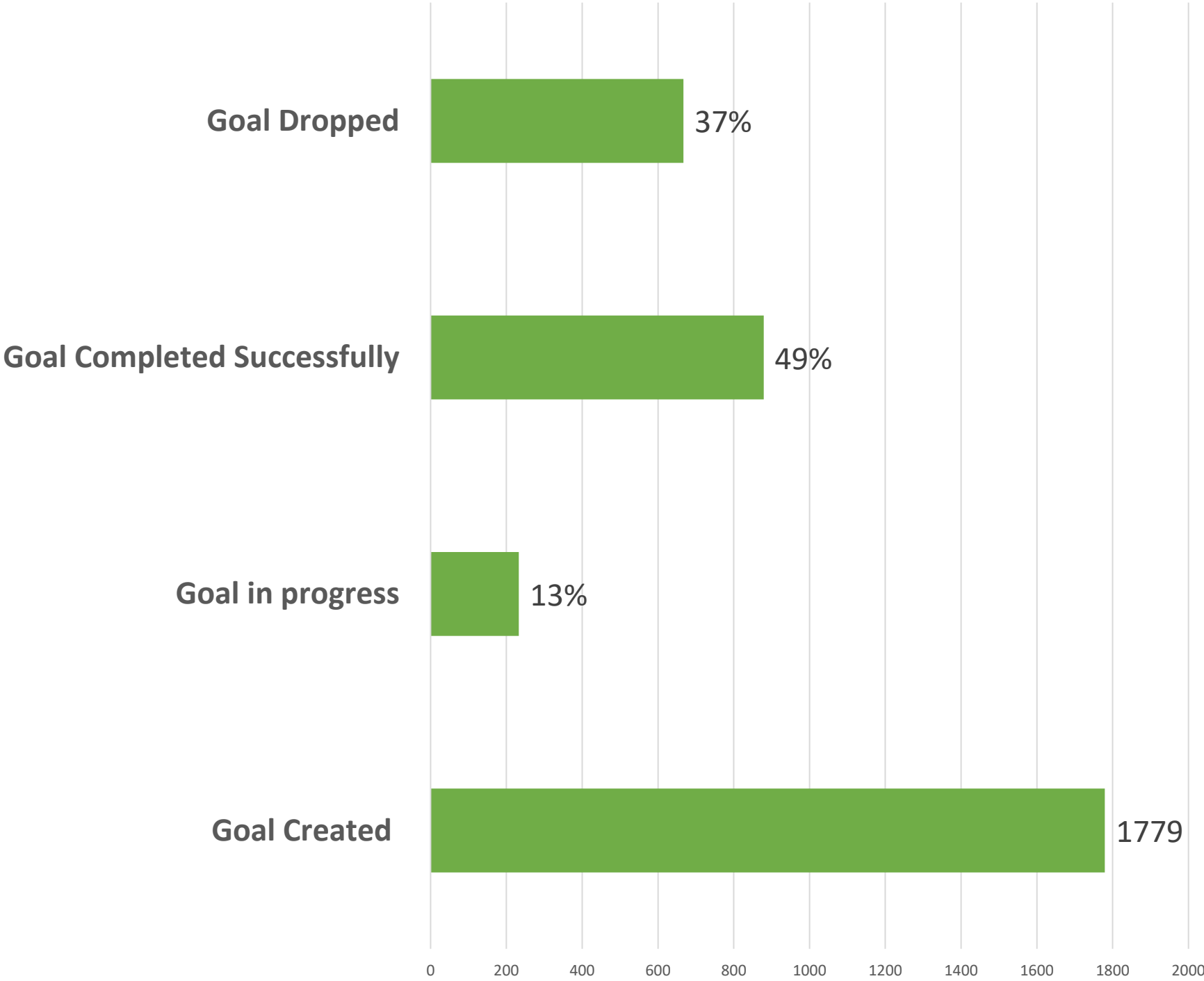
Mental Health Support Needed (Self-Reported)	# of Individuals
Yes	60
No	556

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).*

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 – 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– 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/>

LoopNet

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

LoopNet

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
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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	
Totals:			\$15,057,009.24	\$1,216,117.82	\$16,273,187.06
Total Contract Amount (Trades): \$44,083,314.06					
Percentage of Total Contract Amount (Trades only)			34.16%	2.76%	36.91%

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	
Totals:			\$9,638,671.00	\$4,339,127.84	\$13,977,798.84
Percentage of Total Contract Amount (Trades only)			16.29%	7.34%	23.63%

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.