
REDEVELOPMENT PLAN
for the
BERKLEY IV REDEVELOPMENT PROJECT
Norfolk, Virginia

September 1994

NRHA

**REDEVELOPMENT PLAN FOR THE
BERKLEY IV REDEVELOPMENT PROJECT**

SEPTEMBER 1994

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NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Berkley Avenue Extended to its intersection with the western right of way line of State Street (State Route 337); thence northwardly 155'± along the western right of way line of State Street (State Route 337) back to the point of beginning.

2. Description of Existing Conditions

a. Location

The Berkley IV Redevelopment Project Area is bounded generally on the north by Berkley Avenue Extended; on the east and south by Fauquier Street between Berkley Avenue Extended and Liberty Street and the rear property line of properties fronting the northwest side of Fauquier Street between Liberty Street and Nelson Street (closed), and by South Main Street between Nelson Street (closed) and Interstate 464; on the west by Interstate 464 between South Main Street and Berkley Avenue Extended. This area covers approximately 38.4 acres. Approximately 16 of these acres contain a public complex consisting of a school, a recreation center and a multipurpose center. Except for approximately one-half of one block located in Census Tract 53, the Berkley IV Redevelopment Project Area is located in Census Tract 50, which is part of Planning District 90.

b. Land Use

Fifty-seven or 59% of the parcels in the Berkley IV area are now vacant lots. These parcels became vacant in recent years as a result of the removal of unsafe structures, the widening of Berkley Avenue Extended and the relocation of a rail line as part of the Interstate 464 plans. Thirty-seven percent (37%) of the parcels are improved and used for residential purposes. Commercial and institutional uses account for the remaining four percent (4%) of the area's parcels.

Except for the large public site, the Berkley IV area was originally subdivided into small lots for commercial and residential uses. The original commercial uses, which preceded today's automobile oriented commercial shopping centers, lost their vitality and most were cleared because of their deterioration and blighted condition. They continue in their under-utilized and stagnant condition because modern commercial development requires larger sites. However, the outdated subdivision platting pattern which remains today presents an obstacle to new investment.

Approximately one-fifth of the land in the Project Area is zoned (C-2, Corridor Commercial District), and is concentrated in the northwestern sector of the subject area. The remaining area is currently zoned R-8, (One-Family Residential) and (IN-1 Institutional).

c. Building Conditions

Housing in Berkley is older than the average age of housing for the entire City. The 1990 Census data estimated that over 65% of the houses in Berkley were 50 years or older. This is more than twice the average found throughout Norfolk. This statistic is important because as houses reach this age plateau, they require extensive maintenance as well as major repairs or renovations to mechanical, electrical, and plumbing systems.

Based on a 1977 survey of housing conditions¹, 38% of the housing units in the Berkley Planning District were considered well maintained, 6% of dwellings exhibited minor deterioration, 24% of the units had moderate deterioration, 21% exhibited major deterioration and 11% were found to be dilapidated. Therefore, 44% of the housing was in generally good condition but 56% of the dwellings were in need of moderate to substantial rehabilitation. Housing in Berkley IV was found to be in generally worse condition than the Planning District as whole. A map of generalized housing quality based on the 1977 data and prepared in 1981 shows that approximately three-fifths of the housing in Berkley IV was considered to have major deterioration and two-fifths of the housing had moderate deterioration.

In November 1993, Authority staff conducted an exterior survey to determine the general condition of the properties within the Project Area. The exterior of every structure was visually inspected and classified based on staff observations. The following categories were used:

Good - structure is well-maintained, minimal exterior deterioration

¹ *General Development Plan for Berkley, 1982 Update*, Department of City Planning, City of Norfolk.

Fair - structure in need of repairs beyond
normal maintenance

Poor - structure has experienced extensive exterior
deterioration and the economic feasibility for
rehabilitation is unlikely

A survey of all of the 45 structures found that 87% (39) were identified as residential, 13% (6) were identified as commercial or institutional structures. Thirty-six percent (36%) or 16 structures were identified as being in apparent good condition. Thirty-seven percent (37%) or 17 structures were classified as being in fair condition, needing substantial repairs, beyond normal maintenance. Twenty-seven percent (27%) or 12 structures are in such poor condition that rehabilitation appears infeasible.

Deficiencies vary from structure to structure. Typical problems of improved properties include: deteriorated roofing materials, flashing which has rusted through, trim and cornice boards which have rotted out, siding which is in need of repair or replacement, gutters and downspouts which have rusted through or are missing, broken or cracked windows and doors, sagging or rotting porches and steps, and deteriorating building foundations. It should be noted that most residential structures in the Project Area have multiple problems requiring repair.

Based on past experience in similar project areas, more comprehensive interior inspections by Authority staff will result in downgrading among the housing condition categories. That is, the percentage initially identified as being in good condition may have significant interior deficiencies while other properties identified as in fair condition may be found to be in poor condition after an interior inspection is performed.

Plan Exhibit No. 2 includes photographs that are representative of blighted building conditions.

d. Environmental Conditions

Of the 94 parcels located within the Project Area, 57 of the parcels are vacant lots. These lots are generally overgrown with weeds, grass and other vegetation, contain dead trees and are covered with rubble, trash and debris. Vacant lots in the 800 block and 1000 block of South Main Street contain numerous inoperative or abandoned vehicles. Weed-covered, debris-laden lots are likely breeding grounds for rodents and other creatures. This neglect and absence of constructive uses has a harmful affect on the welfare of the entire neighborhood.

Several improved properties categorized in fair condition by the building conditions survey have lawns, shrubbery, and weeds which are overgrown. These conditions, along with several deteriorating fences and dilapidated back yard sheds, attest to pervasive neglect

which has a deleterious effect on the area.

Thirteen percent (13%) of the residential structures are vacant and boarded. One commercial building is vacant and open to vagrants. In addition to being potential safety hazards, these vacant buildings are strong attractions for drug sales and other undesirable activities.

The public infrastructure in the Berkley IV area contains several segments which are inadequate and in need of improvement. Dinwiddie Street, Stafford Street and Mahone Avenue have deteriorated street surfaces and lack curbs and gutters. Irving and Louisa Streets are extremely narrow and are congested due to numerous vehicles parked on the street by area residents. Many of the parcels in the southern sector of the Project Area fail to accommodate off-street parking.

Plan Exhibit No. 2 includes photographs of structural environmental and infrastructure conditions.

e. Socioeconomic Changes

The physical and environmental decline in Berkley has had an adverse effect on the general welfare of this area, weakening its social and economic structure.

(1) Population decreases: The total population declined 35% between 1980 and 1990. Although the future of a neighborhood lies in its children and working men and women, the number of children under age 20 decreased by 35% between 1980 and 1990, and those persons in their prime earning years (25 - 59) declined by approximately 38% during the same period. The loss of present and future workers and the relative increase in less productive elderly seriously weakens the ability of the neighborhood to survive.

(2) Loss of income: The median income in Berkley lags behind that of the City as a whole. According to the 1970 Census, the median income in Berkley was \$5,961 or approximately 76% of the City-wide median income of \$7,821. By 1980, the median income in Berkley increased to (\$7,161); however, proportionately it declined to only 57% of the City-wide median income which had risen to \$12,509. The 1990 Census showed little improvement. The Berkley median income was \$13,636 or 58% of the City-wide median income of \$23,563. Berkley has a higher percentage amount of low income persons relative to its total population than the City as a whole. The level of poverty increased dramatically between 1970 and 1980. In 1970, 29.9% of the persons residing in Census Tract 50 had incomes below the poverty level. This was 1.5 times the City rate. By 1980, the prevalence of poverty in Berkley had increased to 47.8%. This was 2.5 times as many poor as in the City as a whole. The level of poverty in Berkley in 1990 was 46%. This

was nearly 2.5 times the City-wide poverty rate of 19.8%.

(3) Housing Market: The median value of owner-occupied residences in Berkley in 1990 was \$27,000 which represents only 60% of the City-wide median value for owner-occupied dwellings. Deteriorating conditions and a substantial number of vacancies kept rents low and the low rents kept property values from increasing at the rate experienced in the City as a whole between 1980 and 1990. The 1990 median contract rent in Berkley was only \$276, which was 25% lower than the City-wide median rent. A survey of the Project Area in November 1993, revealed that 13% of the residential structures were boarded. Boarded structures indicate that there is an inadequate market demand and no immediate prospect for returning these dwellings to the marketplace. Berkley has experienced a very weak housing market since 1980 which has been detrimental to its general welfare.

(4) Evidence of crime: Commercial burglaries in Planning District 90 increased by 50% between 1990 and 1992. This rate of increase was double the city-wide increase for the same period. Residential burglaries in 1992 were nearly twice the number of residential burglaries in 1990. Robberies of businesses increased by 33% between 1991 and 1992. In 1992 there were 192 drug arrests in Planning District 90 - more than twice the number of arrests in 1990. Based on the increasing rate of arrests in 1991 and 1992, it appears that the number of drug arrests will

increase again in 1993. The physical deterioration and blight prevalent throughout the Project Area is a contributing factor to the increase in crime Berkley has experienced during the past decade.

f. Summary

Blighting conditions pervade the Berkley IV area resulting in the suppression of economic values and tax revenues, an increase in crime, and a serious menace to health, safety, and welfare of the residents. The age of the housing stock and lack of maintenance have contributed to the deterioration of the majority of the structures. Residential property values and rents are growing at a slower rate and lagging far behind the City-wide values. Housing vacancy rates are nearly double the City-wide vacancy rate. Vacant and unsightly parcels, which are held by a variety of owners, dominate the Project Area. Streets, curbs and sidewalks are in need of substantial improvement. The loss of working age population, the loss of income and the increase in poverty, indicate that the Berkley neighborhood with its limited resources cannot combat the neglect and deterioration which now exists in the Project Area.

3. Reasons for Selection of the Project Area

a. GENERAL

The steady decline in conditions in the Berkley IV Project Area has been evident for a number of years. The Authority studies have established that the existence and affects of blight and blighting influences in the area are sufficiently wide-spread to warrant clearance and redevelopment.

b. INCOMPATIBLE MIX OF USES

There is an incompatible mix of residential and commercial uses in the Berkley IV area which historically has hurt the residential areas. Clearance and redevelopment of the project area will provide an opportunity to eliminate the existing blight and unify the land uses.

c. OPPORTUNITY FOR BETTERMENT

The Berkley IV area retains significant beneficial features such as direct access to a recently widened and improved Berkley Avenue, access to the interstate highway interchange and the abutting Berkley III Project. An opportunity has been presented to the Berkley community to eliminate the serious blight and blighting influences, to use vacant or under-utilized property more effectively, to provide for major community improvements and to ensure a healthy, viable reuse of existing properties. The acknowledged existence of blight and need for its elimination, the

present opportunity to improve the area, coupled with the compatibility of project proposals with local community objectives and the expressed concerns and cooperation of residents and community leaders, have motivated the selection of the Berkley IV Project Area.

4. Relationship to Definite Local Objectives

The proposed Berkley IV Redevelopment Project is consistent with and supportive of the General Plan, January 1992 and the General Development Plan for Berkley, 1982 Update.

B. Project Proposals

1. Plan Objectives

The objectives of the Redevelopment Plan for the Berkley IV Redevelopment Project are as follows:

a. To eliminate the existing blight and deterioration in the Project Area by the acquisition of blighted properties including unsightly vacant lots and by correcting the environmental and functional causes of blight.

b. To maintain and improve the existing mixture of residential, commercial and institutional uses.

c. To redevelop all land acquired through proposed project activities and establish an attractive and viable commercial, institutional and residential area.

d. To make improvements to public facilities to include attractive open spaces, an improved road system, creation of a well designed gateway into the neighborhood and modernized public utilities to effectively foster commercial and residential development.

e. To create employment opportunities for City residents through the redevelopment of land for commercial, office and institutional uses.

2. Types of Actions Proposed

a. The Authority will acquire all of the property within the Project Area as indicated on the Boundary and Land Acquisition Map (Plan Exhibit 1) with the exception of St. Helena School and the Berkley Neighborhood Center and public streets that will remain open and any buildings of historical or architectural significance, unless the non-acquisition of any property coupled with covenants governing its reuse is deemed by the Authority to be consistent with achievement of the project objectives.

b. The existing structures on acquired properties will be demolished and the land cleared for redevelopment by public or private enterprise in a manner which is compatible with the goals and objectives of this plan.

c. In coordination with the clearance activities, improved public facilities will be provided, including underground utilities, new and improved streets, curbs and gutters, parks or beautification and other site improvements.

3. Property Acquisition

a. The Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies of the Commonwealth (Sec. 25-235 et seq. of Code of Virginia 1950) and the United States (P.L.91-646, 42 USCA 4601 et seq.) in conducting its real estate acquisition and relocation activities.

b. In the acquisition of real property in this project, the Authority will:

- (1) Make a diligent effort to acquire property by negotiating the purchase at an approved acquisition price with the owner prior to instituting eminent domain proceedings against the property.
- (2) Not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings.

(3) Not require any person lawfully occupying property to surrender possession without written notice to do so given by the Authority at least 90 days prior to the date on which possession will be required.

(4) Acquire real estate within the Project Area in sequential stages. Upon the adoption and approval of the plan, the first stage will begin in the northwest sector of the Project Area. Subsequent stages will proceed in an east/southeast direction. Variations from this schedule can be made from time to time at the discretion of the Authority in those instances where project objectives can be furthered or individual hardships avoided.

4. Relocation Provisions

a. The Authority will administer the relocation program for all persons, families, business concerns and non-profit organizations affected by the acquisition of property under this Plan. There are approximately 21 renters, 14 homeowners, 3 businesses, a church and 57 vacant lots located in the Project Area.

b. The Authority will make every effort to maintain good communications with affected non-residential displacees, advising them of the availability of suitable replacement sites and referring them to the Norfolk Chamber of Commerce, the City of Norfolk Department of Development, the Downtown Norfolk Association and to appropriate commercial real estate agents who specialize in marketing sites suited to their individual needs. Non-residential concerns will be encouraged to remain in the area in existing commercial vacancies, and provisions will be made, where practicable, to assist certain non-residential displacees to relocate in new facilities within project boundaries. The Authority will provide advice and assistance to commercial displacees in contacting and obtaining financial and other assistance available through federal, state and local public programs and private lending institutions and mortgage finance companies, to alleviate relocation problems and become established in suitable replacement facilities.

c. The Authority will make every effort to maintain good communications with all displaced persons and families, advising them of the availability of housing accommodations and insuring that all references are made to decent, safe and sanitary dwelling units. Housing referrals will be made only after Authority staff has inspected the premises and the dwelling units have been determined to be safe, decent, sanitary and adequate in size to meet the needs of the individuals and families affected. Housing

suitability will be determined by compliance with City Building, Fire and Minimum Housing Codes and Occupancy Standards, as well as accessibility to community services and places of employment. It has been determined that adequate replacement units for families and individuals displaced by acquisition and demolition of project dwellings will be available through the normal rate of turnover in the Authority's public housing projects, and in other low and moderate income units currently existing or under construction. Assistance will be given to families and individuals in relocating to suitable housing within their respective financial capabilities and geographical preference as possible. Counseling services will be provided to families to aid in that effort, including assistance in securing financing for home ownership as appropriate.

d. It is not contemplated that temporary relocation will be needed except on an emergency basis. Where temporary relocation is required, the housing units will be equally desirable in character to those vacated by the site occupant and will be in a decent, safe and sanitary condition.

e. The Authority will not undertake ill-considered action to evict site occupants from the project after acquisition. Occupants will be forcibly evicted only in the case of their failure to pay rent, their maintaining or becoming a public nuisance, the use of the premises for illegal purposes, a material breach of the rental agreement, refusal to accept adequate

accommodations offered for permanent relocation, failure of the occupant to move within a reasonable length of time after receipt of written notice, or if an eviction is required by state law or local ordinance. The requirements of special situations will be recognized and served to the greatest extent possible.

f. The Authority will inform all site occupants of all relocation payments and other forms of assistance available under applicable laws and the conditions of eligibility which must be met before they can receive such payments and assistance. The Authority will maintain close contact with all affected occupants and will make every effort to alleviate relocation problems to the greatest feasible extent.

5. Public Improvements

The Authority will make every effort to execute public improvements during the life span of the project. In this regard, the Authority will endeavor to obtain the necessary funds to accomplish the identified public improvements. However, funding constraints will limit the scope and/or timing of these improvements. The Authority, with the assistance of concerned citizen groups, will monitor the Project Area in order to identify and address public improvement deficiencies during the life of the Redevelopment Project.

6. Design Review

A design review process is necessary to establish and maintain property values, ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan, and assure continuous maintenance of the Project. Therefore, developers who purchase property from NRHA shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements. Such review and approval shall be carried out by the Authority, and with the exception of individual single family homes by the Norfolk Design Review Committee, and the City Planning Commission. Reviews and approvals will be specifically concerned with but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs. The aforementioned approvals of plans and identification shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by appropriate authority.

7. Programmatic Implementation/Coordination

It is recognized that the resolution of the problems facing the Berkley IV Redevelopment Project will require an intensive effort on the part of the Authority and its program

capabilities as well as a close working relationship with the City's Departments of Planning, Development, Community Improvement, Public Works, Utilities and others. It is intended that the appropriate City departments and agencies will be fully advised of and involved in the direction and coordination of programs implemented in the Berkley IV Redevelopment Project.

C. Proposed Land Uses and Building Requirements in the Area

1. Zoning Proposals

Existing zoning within the project boundaries includes R-8 (One-Family) and C-2 (Corridor Commercial District). Proposed land uses may necessitate requests for changes in zoning to accommodate commercial, office park, residential and institutional uses.

2. Land Use Plan, Exhibit No. 4

This map indicates the proposed land uses, including major street rights-of-way.

3. Land Use Provisions

a. Commercial: Within this area, the following uses will be allowed:

(1) Public Uses

(a) Streets and Other Accessways. Land will be made available for such streets, lanes, alleys, parks, pedestrian ways and beautification as are required by the detailed development plans for land to be sold in accordance with the provisions of this plan.

(b) Public Parking. Land will be made available for public parking in accordance with the more detailed development plans for the area. Paved areas shall be provided with permanent hard surfacing. Non-paved areas shall be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

Commercial. Land will be made available for development by private enterprise in uses of the same general character as set forth in the Commercial categories of the Norfolk Zoning Ordinance as amended.

b. Institutional. Within this area, the following uses will be allowed:

(1) Public Uses

(a) Street and Other Accessways. Land will be made available for such streets, lanes, alleys and pedestrian ways as are required by the detailed development plans for land to be sold in accordance with the provisions of this plan.

(b) Public Facilities. Land may be made available for public recreation and park areas designed for active and passive use and equipped with appropriate improvements such as park furniture, lighting, and landscaping. Land may also be made available for public facilities of an educational, cultural, or service nature.

(c) Public Parking. Land may be made available for public parking in accordance with more detailed development plans for the area. Paved areas shall be

provided with permanent hard surfacing. Non-paved areas shall be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

Institutional. Land may be made available for development by private enterprise or non-profit organizations for uses of the same general character as set forth in the institutional category of the Norfolk Zoning Ordinance as amended.

c. Residential. Within this area the following uses will be allowed:

(1) Public Uses

(a) Streets and Other Accessways. Land will be made available for such streets, lanes, alleys, and pedestrian ways as we are required by the detailed development plans for land to be sold in accordance with the provisions of this plan.

(b) Public Facilities. Land may be made available for public recreation and park areas designed for active and passive use. Land may also be made available for public facilities of an educational, cultural, or service nature.

(2) Private Uses

Residential. Land will be made available for development by private enterprise in uses of the same general character as set forth in the residential categories of the Norfolk Zoning Ordinance as amended.

D. Other Provisions Necessary to Meet Federal, State, and Local Requirements

1. Changes in Approved Plan

Any proposed amendments to this Plan will be made available for review by the Beacon Light Civic League or its successor, if any, and will be discussed at a scheduled public hearing. Formal adoption of any amendments will be done by the Commissioners of the Norfolk Redevelopment and Housing Authority and each amendment will be approved by the Council of the City of Norfolk.

Environmental Review Record prior to the project implementation. In the event that some activities are to be conducted within the project area before final environmental clearance is obtained, a special environmental assessment will be completed to determine the impact, if any, of these activities. In accordance with the applicable regulations, these activities must be shown not to have an adverse environmental effect, not to limit choices among competing alternatives, and not to alter the premises upon which the environmental clearance will be based in any way which affects the validity of the conclusions reached.

4. Non-Discrimination Considerations

The Norfolk Redevelopment and Housing Authority pursues a policy of non-discrimination with regard to race, color, creed, national origin, age, sex, disability/handicap or familial status in all aspects of its Redevelopment and Conservation Programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.

5. Citizen Participation Considerations

The Authority actively involves residents as well as other citizens and community groups in the formulation of its Redevelopment Plans and in the execution of program activities.

The Beacon Light Civic League has been the catalyst for citizen participation in the planning and formulation of the Berkley IV Redevelopment Project. The Beacon Light Civic League has assisted NRHA in identifying plan objectives, determining proposed land uses, and identifying needed public improvements. The League has identified the critical need for the benefits and services that has the potential to be offered to the Berkley community by this redevelopment plan and has endorsed the redevelopment plan.

Working with the Berkley neighborhood the Authority has established a Project Area Committee (PAC) representing all segments of the community. The Authority will work closely with the PAC in the implementation of the redevelopment program. The PAC will provide input and recommendations to the Authority on the implementation of the redevelopment program and advise the Authority of the community's views relative to the achievement of mutually agreed upon objectives. Any proposed changes to the approved redevelopment plan will be discussed with the PAC.

EXHIBITS

1. Plan Exhibit No.1 - Boundary and Land Acquisition Map
2. Plan Exhibit No.1A -Land Acquisition List
3. Plan Exhibit No.2 - Project Area Photographs of Existing Conditions
4. Plan Exhibit No.3 - Existing Land Use Map
5. Plan Exhibit No.4 - Proposed Land Use Plan



0 100 200 300
SCALE IN FEET

ACQBIV3

REVISIONS

NRHA

PLAN EXHIBIT NO. 1
BOUNDARY & LAND ACQUISITION MAP
**BERKLEY IV
REDEVELOPMENT PROJECT**

DRWN BY che

CHECKED BY

SCALE 1"=100'

SEPTEMBER 17, 1991
REVISED MAY 6, 1992

LEGEND



LAND TO BE
ACQUIRED

PROJECT BOUNDARY ■■■■■■

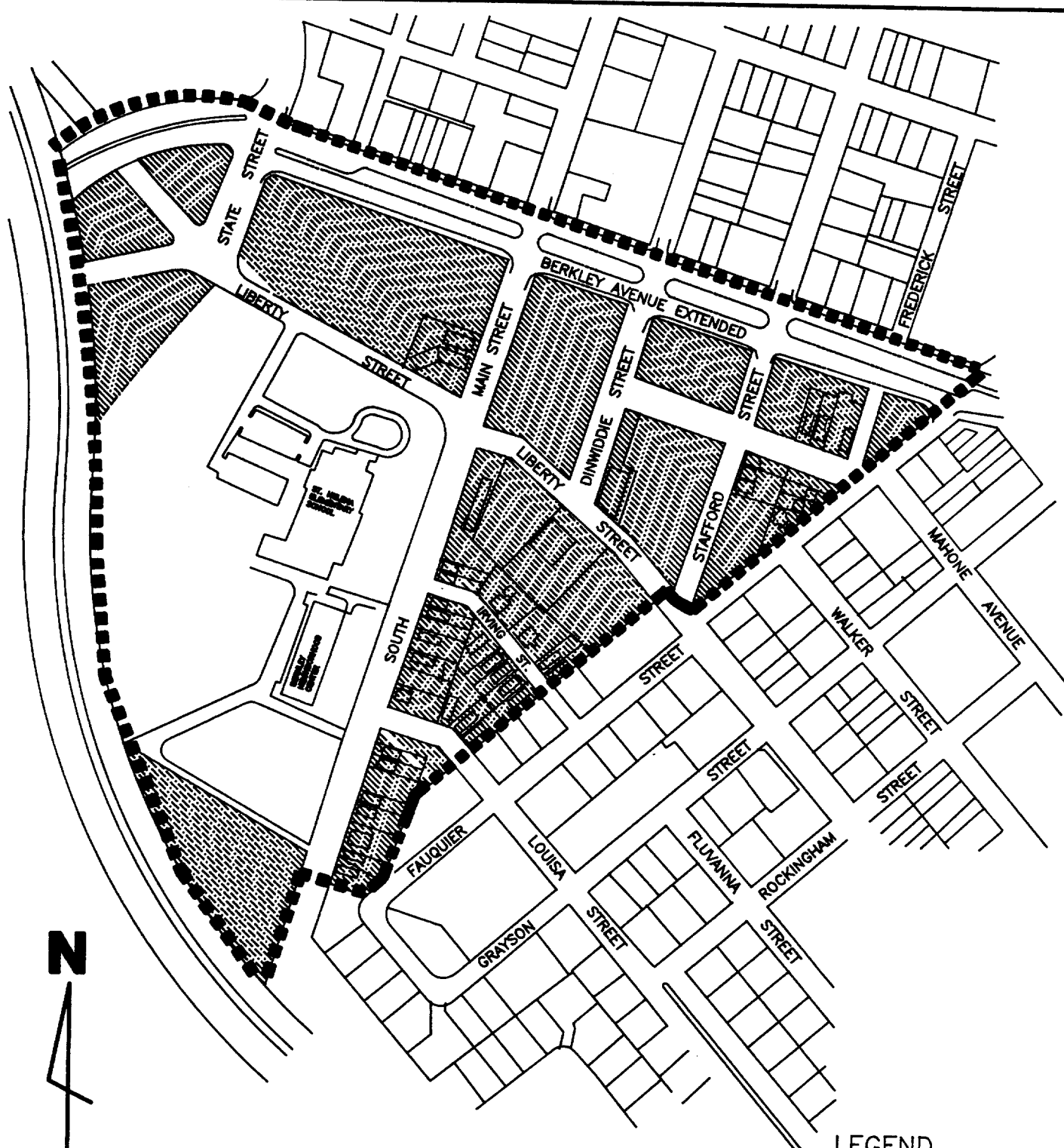


EXHIBIT 1A

Planned acquisitions in the Berkley IV Redevelopment Project Area:

Four vacant lots on Berkley Avenue between State and S. Main Street

Vacant lot on S. Main Street north of Liberty Street

701 S. Main Street

Vacant lot on S. Main Street north of Liberty Street

Four vacant lots on S. Main Street between Berkley Avenue and Liberty Street

800-814 S. Main Street

Two vacant lots between 814 and 828 S. Main Street

828 S. Main Street

830 S. Main Street

900 S. Main Street

902 S. Main Street

904 S. Main Street

906 S. Main Street

910 S. Main Street

918 S. Main Street

Vacant lot between 918 and 1001 S. Main Street

1001 S. Main Street

1004 S. Main Street

1010 S. Main Street

Two vacant lots between 1004 and 1010 S. Main Street

1012 S. Main Street

1014 S. Main Street

1018 S. Main Street

1022 S. Main Street

108 Louisa Street

111 Louisa Street

112 Louisa Street

114 Louisa Street

112 Irving Street

118 Irving Street

124 Irving Street

126 Irving Street

113 Irving Street

119 Irving Street

121 Irving Street

123 Irving Street

125 Irving Street

Two vacant lots on Liberty Street west of 115/117 Liberty Street
115/117 Liberty Street

Vacant lot on Liberty Street west of project boundary line

Vacant lot on Liberty Street between S. Main and Dinwiddie Streets

126/128 Liberty Street

Three vacant lots on Liberty Street between Dinwiddie and Stafford Streets

Two vacant lots on Dinwiddie Street between Berkley and Mahone Avenues

Three vacant lots on Mahone Avenue between Dinwiddie and Stafford Streets

Vacant lot corner of Berkley Avenue and Stafford Street

202 Mahone Avenue

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Form and Correctness Approved:

Contents Approved:

By Daniel R. Haggan
Office of the City AttorneyBy Jim Digan
DEPT. City Planning

NORFOLK, VIRGINIA

ORDINANCE No. 37,796**R-4**AN ORDINANCE APPROVING THE BERKLEY IV
REDEVELOPMENT PLAN.

- - -

WHEREAS, staff members from the Norfolk Redevelopment and Housing Authority and the City of Norfolk have been working with residents of the Berkley Community to develop an improvement strategy for Central Berkley; and

WHEREAS, a redevelopment project to be known as Berkley IV has been prepared for Central Berkley; and

WHEREAS, the Commissioners of the Norfolk Redevelopment and Housing Authority, members of the City Planning Commission and members of Norfolk City Council have held a joint public hearing on Tuesday, September 20, 1994; and

WHEREAS, the Board of Commissioners of the Norfolk Redevelopment and Housing Authority and members of the City Planning Commission have recommended approval of the proposed plan; now, therefore,

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the Berkley IV Redevelopment Plan, a copy of which is attached hereto, be, and the same hereby is, approved.

Section 2:- This ordinance shall be in effect from and after the date of its adoption.

Adopted by Council October 25, 1994
Effective October 25, 1994

TRUE COPY
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: DEPUTY CITY CLERK