

Amendment #2

to the

Redevelopment Plan

for the

Huntersville II

Redevelopment Project

Norfolk, Virginia

July 16, 1997

NRHA
*Norfolk Redevelopment &
Housing Authority*

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The Redevelopment Plan for the Huntersville II Redevelopment Project was originally adopted by the Norfolk Redevelopment and Housing Authority Commissioners on November 19, 1979 and subsequently approved by the Norfolk City Council on January 2, 1980. Amendment No. 1 to the Redevelopment Plan for Huntersville II Redevelopment Project was adopted by the Norfolk Redevelopment and Housing Authority Commissioners on December 17, 1990 and subsequently approved by the Norfolk City Council on January 15, 1991.

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Amendment No. 2 to the Redevelopment Plan for the Huntersville II
Redevelopment Project.

The Redevelopment Plan for the Huntersville II Redevelopment
Project and Amendment No. 1 is hereby amended as follows:

1. The Table of Contents is hereby amended as follows:

A. In Section II, "Description of Project" Delete
paragraphs A, B and C and substitute in lieu thereof the
following:

A.2 Introduction: Project Boundary, including
Expansion Area #2 (See Exhibit A.2).

B.2 Description of Existing Conditions, including
Expansion Area #2.

C.2 Reasons for Selecting Project Area, including
Expansion Area #2.

B. In Section VIII, "Exhibits to the Redevelopment Plan"
delete Exhibits A and C and substitute thereof the following:

Exhibit A.2 Boundary/Land Acquisition Map, Plan
Amendment #2.

Exhibit C.2 Land Use Map, Plan Amendment #2.

2. Section A "Introduction - Project Boundary" is deleted and the following is inserted in lieu thereof:

A. Introduction - Project Boundary, including Expansion Area #2. (See Exhibit A.2). The expanded Huntersville II Redevelopment Project Area consists of a tract of land with both residential and commercial uses, located in Norfolk's inner city adjacent to the Central Business District. It consists of the Project Area described in the Redevelopment Plan adopted on November 17, 1979, plus the area added by Amendment #1 to the Redevelopment Plan adopted on December 17, 1990 and the expansion area added by this Plan Amendment #2. The Expansion Area #2 is bounded generally as follows: Starting at a point at the intersection of the eastern line of Church Street and the southern line of Johnson Avenue; thence moving in a northwardly direction along the eastern right of way line of Church Street a distance of $\pm 1,900$ feet from the southern right of way line of Johnson Avenue to a point ± 200 feet north of the northern right of way line of C Avenue; thence eastwardly ± 90 feet along the northern property line of 1826-1828 Church Street to a point;

thence southwardly along the rear or eastern property line of parcels fronting on the eastern side of Church Street a distance of ± 770 feet to a point on the southern right of way line of A Avenue; thence in a southwardly direction a distance of ± 60 feet along the western property line of that property identified as 715 A Avenue to a point; thence southwardly along the rear or eastern property line of parcels fronting on the eastern side of Church Street a distance of ± 450 feet to a point on the southern right of way line of Lexington Avenue; thence eastwardly ± 335 feet along the southern right of way line of Lexington Street to a point; thence southwardly ± 260 feet along the rear or eastern property line of those parcels fronting on the eastern side of Church Street to a point on the northern line of Washington Avenue; thence westwardly ± 320 feet along the northern right of way line of Washington Avenue to a point ± 100 feet east of the eastern line of Church Street; thence in a southwardly direction to the south side of Washington Avenue to a point; thence southwardly ± 300 feet along the rear or eastern property lines of

parcels fronting on the eastern side of Church Street to a point on the northern right of way line Johnson Avenue; thence eastwardly ± 50 feet along the northern line of Johnson Avenue to a point; thence southwardly across Johnson Avenue to the southern right of way line of Johnson Avenue to a point; thence a distance of ± 50 feet along the rear or eastern property line of that parcel fronting on the eastern side of Church Street south of Johnson Avenue and identified as 1346 Church Street to a point; thence ± 120 feet along the southern property line of the property identified as 1346 Church Street to the eastern right of way line of Church Street to a point; thence northwardly ± 50 feet along the eastern right of way line of Church Street to the point of beginning.

3. A new section entitled B.2 "Description of Existing Conditions including Expansion Area #2" and set out below, is added following paragraph II B and II B.1:

B.2 Description of Existing Conditions, including Expansion Area #2

(1) Conditions existing at the time of adoption of Original Project Area:

The Project Area was studied by the staff of the Norfolk Redevelopment and Housing Authority to determine the extent and effects of blight and blighting influences within and around it. The detailed findings were set out in the original Redevelopment Plan and Amendment No.1, and reference is hereby made to section II, B and section II, B.1. of the Amended Plan. It is clear from the Plan and Plan Amendment #1 that the Project Area contained both commercial and residential properties and that the entire Project Area was severely blighted. The effects of this pervading blight has been recited and it was manifest that the area had a severe and deleterious effect on the general health and welfare

of the City. Since the original plan adoption and the adoption of Amendment No. 1, much progress in upgrading the area has been made, at a cost of over \$13 million dollars of public money spent in clearing the blight and encouraging new development.

Approximately 98% of those properties identified for acquisition in the existing Project Area have been acquired and cleared. A new public infrastructure has been constructed in most of the existing Project Area and improved building sites have been sold, resulting in the development of over 200 attractive and affordable homes or apartments. In addition, land has been disposed of for the development of a 180 bed full-service nursing home and two substantial new churches. Much progress has been made, but the execution of the plan is not yet complete. There are additional blighted properties adjacent to the existing Project Area but included within Expansion Area #2 which have a deleterious effect on the existing Project Area. The project should now be expanded to provide for clearance and redevelopment of those selected properties situated on the east side of Church

Street between Johnson Avenue and C Avenue shown to be acquired in Plan Exhibit A.2.. The expansion area also contains physical and environmental conditions which are having and will continue to have a deleterious effect on the existing improved and rebuilt redevelopment Project Area if these conditions are not remediated. The Plan Amendment contains provisions for removing these deleterious conditions and deleterious physical and environmental conditions.

2. Description of Existing Blight in Expansion Area #2.

The area to be added to the Huntersville II Redevelopment Project Area by Amendment #2 amounts to an eastward extension of the original and previously amended Project Area. Like that Project Area, it is blighted and its inclusion in the Redevelopment Plan constitutes a logical expansion eastwardly of the original and previously amended Project Area. A more particular description of the Expansion Area follows.

Land uses within Expansion Area #2 consists of a mix of residential and commercial activities developed approximately 70 years ago. It is currently zoned R - 11 (moderate density multiple-family district), C - 1 (limited commercial district), C - 2 (corridor commercial district), R - 8 (one-family district), and CZ (conditional zoning).

There are seven (7) residential structures in Expansion Area #2 designated as "to be acquired". These are rental properties built over 50 years ago which are in need of substantial repair and rehabilitation. They have outlived their economic usefulness, are poorly maintained and do not conform to the single family residential land uses proposed for Expansion Area #2.

Expansion Area #2 as a whole is outdated, drab and stagnant in relation to the newer residential areas in the City and in relation to the Church Street corridor. This lack of vitality is reflected in the existence of thirteen vacant parcels within

Expansion Area #2. There has been no new construction in the Expansion Area #2 in recent years.

In February 1996, Authority staff conducted an exterior survey to determine the general condition of the specific properties in Expansion Area #2 to be acquired. The exterior of every structure was visually inspected and classified based on staff observations.

The staff found 12 vacant parcels of land and one vacant commercial building. Of the seven (7) structures surveyed, no structure was identified as being in apparent good condition. Two (2) of the structures were in fair condition while five (5) structures are in such poor condition that rehabilitation appears doubtful. Typical problems 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 come loose from the structure, and painted surfaces with loose, cracked, or peeling paint.

Based on past experience in other project areas, more comprehensive interior inspections by Authority Staff will result in downgrading among the building condition categories. That is, properties initially identified as being in fair condition may have significant interior deficiencies which would change this classification to one of poor condition after an interior inspection is performed.

These buildings in Expansion Area #2 should be removed because they constitute a blighting influence by reason of their dilapidation, obsolescence, depreciation, lack of ventilation or excessive land coverage.

There are also significant environmental problems which are contributing to the blighted condition of Expansion Area #2.

Trash, litter, and debris are found throughout. The Church Street roadway is in need of widening and substantial improvement to better serve traffic demands. These physical evidences of neglect lessen the interest of residents to improve the area, thereby adding to the problem, all in derogation of the general welfare.

A number of socioeconomic characteristics of Planning District 66 and Census Tract 35.02, in which Expansion Area #2 is located, point up a general decline and lack of stability. From 1980 to 1990, the population of Census Tract 35.02 decreased by 42.7% while the City-wide population loss was only 2.2%. The 1990 average household income for Census Tract 35.02 was only \$17,726, compared to the City-wide average income of \$29,947 for the same period of time. This difference in human and economic resources prevents realistic revitalization efforts.

In 1990, Census Tract 35.02 contained 494 housing units. Of these 65.9% were occupied by renters rather than owners. The City-wide

percentage of rental occupancy was 50.7% for the same period of time. The vacancy rate for these units in 1980 was 19.2%, substantially higher than the City-wide vacancy rate of 9.4%. The high ratio of rental units to owner-occupied units and the high vacancy rate demonstrates the transient nature of the area's resident population. This transiency results in neglect and deterioration which in turn adversely affects human behavior.

The chances of being a victim of crime is greater in Planning District 66 than in the City as a whole. In 1994, the Planning District experienced a crime rate of 87 criminal offenses per 1,000 persons compared to a City-wide rate of 54 criminal offenses per 1,000 persons. Crimes committed in Planning District 66 included 2 murders, 6 rapes, 60 robberies, 65 burglaries, 47 aggravated assaults, 58 car thefts, and 89 larcenies.

In summary, Expansion Area #2 exhibits a number of pervasive problems which require attention. The blighted condition of the

structures, the rundown appearance of the area, and the lack of aesthetic appeal combine to create a poor image of and lack of pride in the area. This diminution in pride and interest is increased by deterioration of public infrastructure. The most significant public improvement needed is the widening and upgrading of Church Street along the west side. The area as a whole lacks evidence of vitality. There has been little new private construction or public improvement in recent years.

Expansion Area #2 suffers from the same elements of blight which were found in the original project area and an expansion of the project into the Expansion Area #2 is logical.

4. A new Section, C.2 "Reasons for Selection of Expansion Area #2" is hereby added after Section C and Section C.1

C.2 Reasons for Selection of Expansion Area #2

The blighted condition of Expansion Area #2 has been evident for a number of years. The land uses are not compatible with the goals and objectives of the Redevelopment Plan. The

Redevelopment Plan for the original Project Area is nearly completed and funds are now available to begin acquisition and clearance in Expansion Area #2. The existence of blight and need for its elimination, the need to widen and improve Church Street, the availability of funds and the compatibility with local community objectives have motivated the selection of Expansion Area #2.

5. A new Section III, B.2 "Types of Action Proposed in Expansion Area #2" is hereby added after Section III B and Section III B1

B.2 Types of Action Proposed in Expansion Area #2

1.2 The Norfolk Redevelopment and Housing

Authority will acquire land within Expansion Area #2 as indicated on the Plan Boundary and Land Acquisition Map, Exhibit A.2. The properties to be acquired include the following:

- 1) 1826-1828 Church Street.
- 2) 1822-1824 Church Street.

- 3) 1816-1818 Church Street.
- 4) 1810-1812 Church Street.
- 5) 4 vacant parcels situated along Church Street between B Avenue and A Avenue.
- 6) 1642-1644 Church Street.
- 7) 1 vacant parcel situated along Church Street between A Avenue and Fremont Street.
- 8) 1632-1634 Church Street.
- 9) 1 vacant parcel situated at the corner of Church Street and Fremont Street.
- 10) 1 vacant parcel situated at the corner of Church Street and Lexington Street.
- 11) 708 Washington Avenue.
- 12) 710 Washington Avenue.

13) 2 vacant parcels situated along Church Street between

Washington Avenue and Johnson Avenue.

14) 1406-1408 Church Street.

6. A new Section III C.2 "Relationship of Expansion Area #2 to Definite Local Objectives" is hereby added after Section III C and Section III C1.

C.2 Relationship of Expansion Area #2 to Definite Local Objectives

1.2 The uses planned for Expansion Area #2 are consistent with the Norfolk General Plan adopted in 1992 by the City of Norfolk.

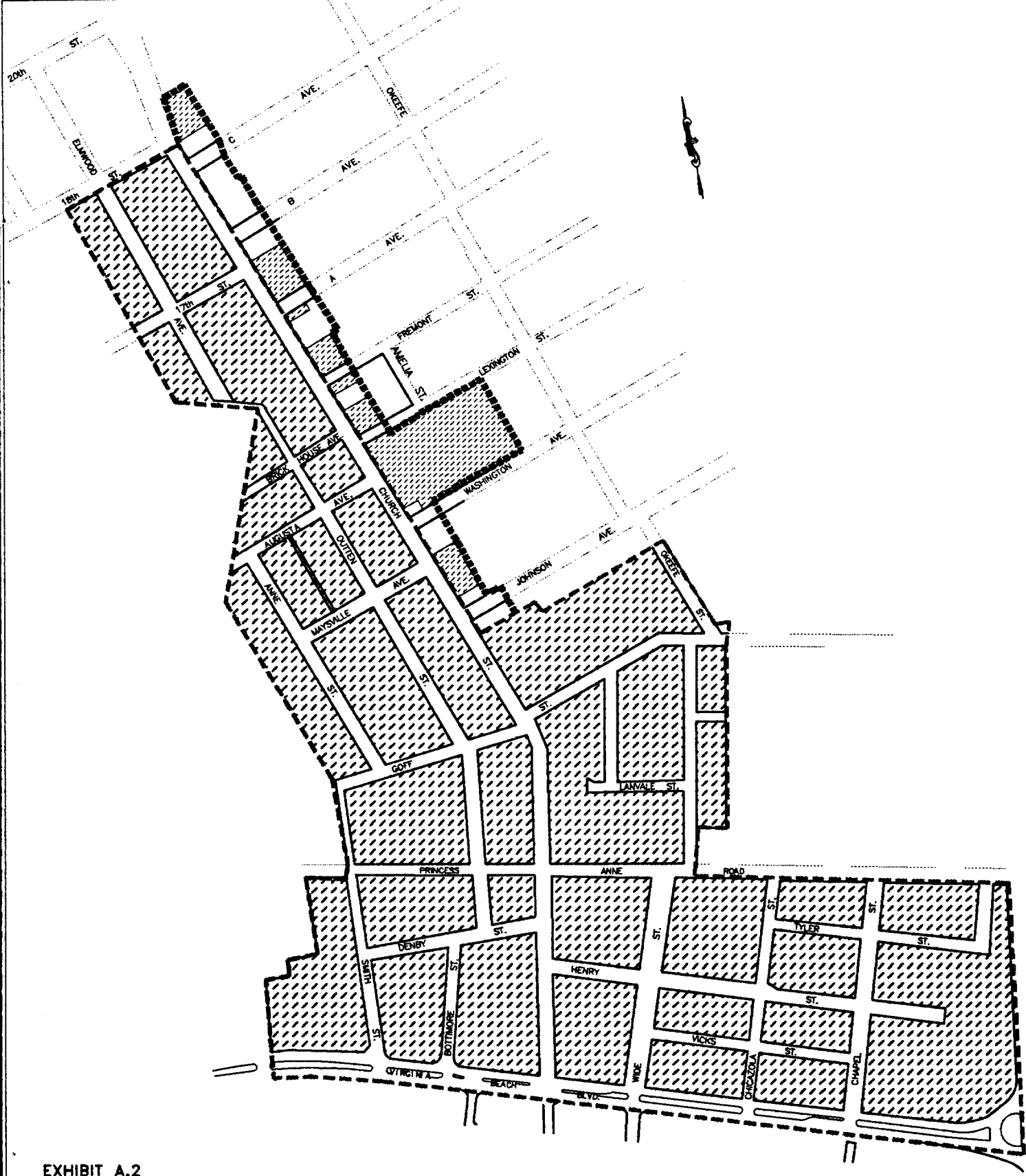


EXHIBIT A.2

BOUNDARY/LAND ACQUISITION MAP

Plan Amendment #2

Project Boundary - - - - -

- PLAN AMENDMENT #2 BOUNDARY
- ▨ TO BE ACQUIRED PLAN AMENDMENT #2 AREA
- ▩ TO BE ACQUIRED EXISTING PROJECT AREA
- NOT TO BE ACQUIRED

**HUNTERSVILLE II
Redevelopment Area**

NRHA
6/29/94

JULY 15 1997

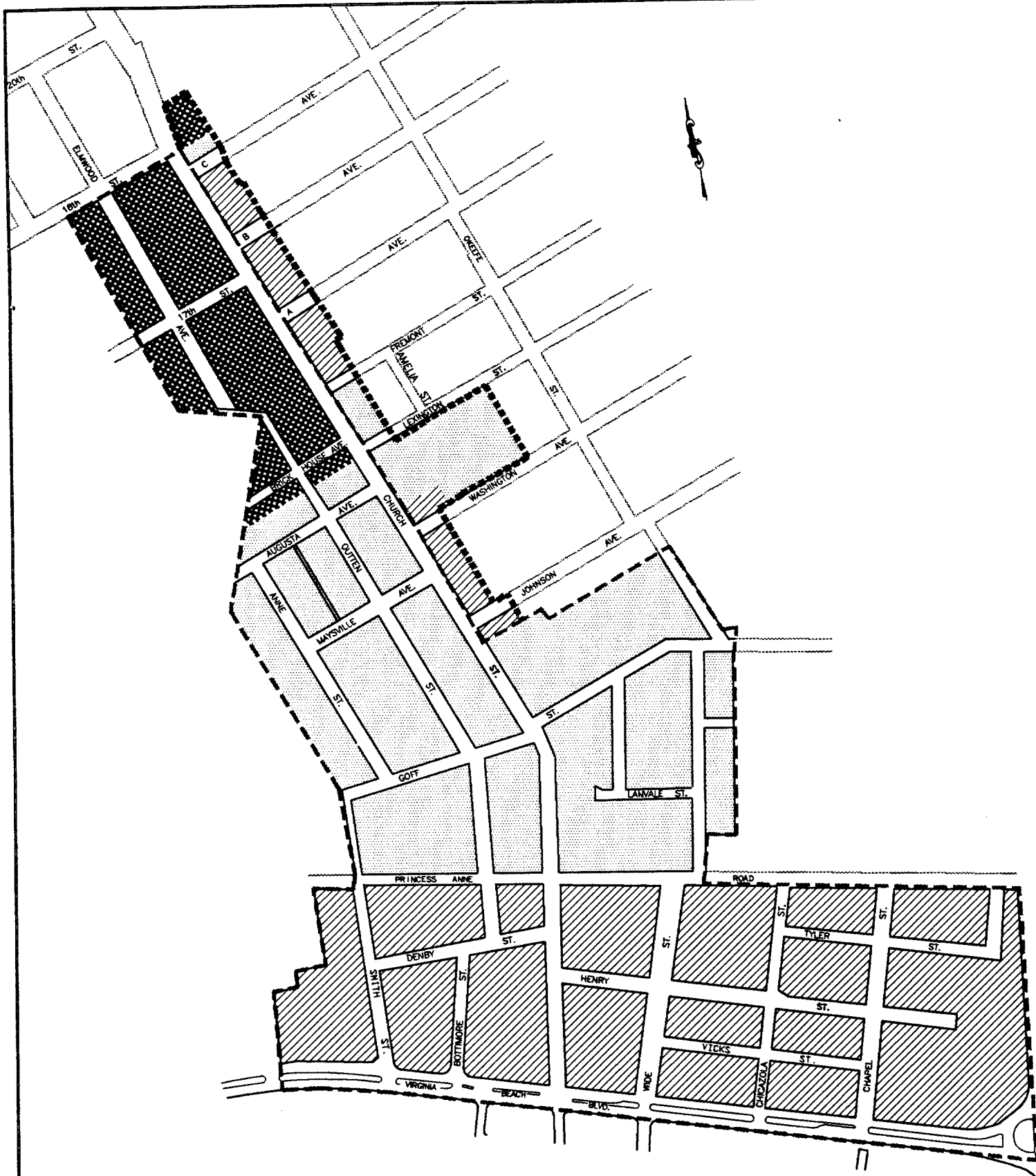


EXHIBIT C.2

LAND USE MAP

Plan Amendment #2

Project Boundary - - - - -

..... PLAN AMENDMENT #2 BOUNDARY

[Light Stippled Box] RESIDENTIAL/INSTITUTIONAL

[Hatched Box] RESIDENTIAL/COMMERCIAL/INSTITUTIONAL

[Dark Stippled Box] COMMERCIAL/LIGHT INDUSTRIAL

HUNTERSVILLE II Redevelopment Area



MAY 1997

