**Meeting Minutes** 

Date of Meeting: October 17, 2023

Minutes Prepared By: Krystle Aponte, City of Norfolk

**1. Purpose of Meeting:** To administer the oath for committee members, provide updates and receive feedback on the St. Paul's transformation project, including minority contracts, ASPIRE, Blue Greenway, lease up of Reunion and Origin Circle, and the People First Year 4 Impact Report.

2. Attendance at Meeting			
Mr. Alphonso Albert – present	Mr. Bruce Brady – Present	Ms. LaEunice Brown – present	Ms. Ebony Burnham – absent
Rev. James Curran – present	Ms. Regina Daye – Absent	Mr. William Harrell – absent	Pastor Kirk Houston, Sr. – present
Ms. Deirdre Love – present	Mr. Don Musacchio – absent	Councilperson John Paige – present	Dr. Glenn Porter – absent
Councilperson Danica Royster – present	Ms. Tara Saunders – present	Mr. Kevin Murphy – present	Mr. Christopher Tan – present
Mr. Travis Barnes - present	Dr. Doreathea White – present	Dr. Rhonda Alexander – present	Mr. Christopher Bryant – present
Ms. Iris Lundy – present	Mr. Brian Owens – present		

3. Meeting	Notes	
l.	Welcome	6:00
•	Barbara Hamm Lee, SPAC Liaison	
II.	Oath Administration for Committee Members	6:05
•	Allan Bull, Norfolk City Clerk	
•	Emilie Ashby, Deputy City Clerk	
III.	Minority Contract Update	6:10
	Todd Lieberman, Brinshore	
IV.	ASPIRE Update	6:20
	<ul> <li>Jerry Holmes, ASPIRE</li> </ul>	
	Andre Blakely, ASPIRE	

**Meeting Minutes** 

V.	Blue Greenway Update	6:30
	<ul> <li>Timothy Stromberg, SGA</li> </ul>	
	Rami Ramirez, WBAE	
	Sophie Riedel, WBAE	
	• Mike Fox, SGA	
VI.	Development Report – Lease up, Reunion/Origin Circle	6:50
	Steve Morales, NRHA	
VII.	People First Year 4 Impact Report	7:00
	Nicole Brown, USI	
VIII.	Open Discussion/Closing Remarks	7:20
•	SPAC Members	
•	Councilwoman Royster	
•	Councilman Paige	
VIIII. A	Adjournment	7:30

### 4. Meeting Notes, Decisions, Issues

### I. Welcome/Opening Comments

6:00

- Barbara Hamm Lee, SPAC Liaison
- Ms. Hamm Lee welcomed the committee to the SPAC meeting and asked attendees to prepare in place for the oath administration for new and other current committee members.

#### II. Oath Administration for Committee Members

6:05

- Allan Bull, Norfolk City Clerk
- Emilie Ashby, Deputy City Clerk

### **III. Minority Contract Update**

6:10

- Todd Lieberman, Brinshore
- Mr. Lieberman provided an update of the status of minority contracting. The presentation slides are attached.
- For background context, Todd reminded the committee of the combined 25.3% MBE/WBE (minority business enterprise/women business enterprise) plan the development team established with the City of Norfolk and NRHA to guide their work.

**Meeting Minutes** 

- Todd shared an overview of M/WBE subcontractor participation to date, the current MWBE process, the M/WBE process moving forward, and stated Brinshore and John Majors will attend the SPAC meetings on a periodic basis to provide updates.
- As it relates to the St. Paul's redevelopment, Councilperson Royster inquired as to whether
  capacity and the ability to meet project deadlines were determining factors for the selection of
  contractors.
- Mr. Lieberman replied in some cases, contracts are awarded by the general contractor, and capacity and track records are considered, in addition to compliance history. All factors considered, the goal is to help the businesses who need assistance in those areas.
- Ms. Royster thanked Mr. Lieberman for the response. As it relates to the CNI grant, Ms. Royster asked of the project deadline.
- Todd responded the original grant deadline was September 30, 2025; however, thanks to a recent \$10 million dollar award of supplemental funding, the date has been altered to 2026.
- Councilman Paige asked for clarity of the specific wording of the grant as it relates to minorities.
- Mr. Lieberman shared although the federal grants do not have minority participation requirements and HUD mandates a best effort requirement, the City of Norfolk and NRHA have developed their own policies which reflect 25%.
- Mr. Lieberman will follow up with Mr. Paige with more specific M/WBE participation at the conclusion of blocks 17 and 18.
- Mr. Paige concluded by asking Mr. Lieberman's advice around the follow up process to African American developers who have applied for contracting opportunities and need additional assistance on the actual process.
- Todd replied Brinshore has given thought to the matter and welcome the opportunity to connect
  with any specific contractor who requires support, as well as conversing with general contractors
  to highlight specifications and creating sessions to break down information into digestible pieces
  to ensure no one feels excluded or intimidated by the bid process.

**Note**: Slide 7 of the original presentation contained typo errors. The revised version is included below for reference.

### IV. ASPIRE Update 6:20

- Jerry Holmes, ASPIRE
- Mr. Holmes discussed the project unit summary and schedule summary noting the ASPIRE project is approximately 40-45% complete, with a completion date of July 2024. Leasing information will be released 120 to 160 days prior to project completion.
- Priority lease-up is slated for July 2024, with a replacement housing first approach, meaning the replacement units for former Tidewater Gardens families will take precedence.

**Meeting Minutes** 

#### V. Blue Greenway Update

6:30

- Timothy Stromberg, SGA
- o Rami Ramirez, WBAE
- Sophie Riedel, WBAE
- o Mike Fox, SGA
- Timothy and Rami shared content regarding the collective park vision, past engagement efforts, guiding design principles, picnic pavilions, community building, large event pavilion, and the maintenance building.
- Ms. Royster thanked the presenters for the update and asked for confirmation of the ownership of the park and the entity responsible for managing the booking of the space.
- The team confirmed the space will be a part of the City of Norfolk thus the City's team would manage bookings and maintenance.
- Councilwoman Royster added the new park is sure to gain attraction, however, where will persons park.
- Rami replied given the past conversation of parking, the team is considering space at the north
  end of the park near the former Tidewater Park Elementary School site, street parking, and if the
  space becomes available for acquisition, the United States Post Office on Church Street.
- Councilwoman Royster clarified no vote or plans are in place for the acquisition of the USPS site
  and added the team may want to begin discussions with the Norfolk Public School Administration
  Building and Ruffner Academy for use of their parking after school hours.
- The team will continue to work together to consider other parking opportunities around the park.
- With no additional comments, the Blue Greenway team continued and concluded the presentation. Slides are attached.

### VI. Development Report – Lease up, Reunion/Origin Circle

6:50

- Steve Morales, NRHA
- Steve Morales shared an overview of the lease up of Reunion and Origin Circle progress. Last month, the Norfolk Redevelopment and Housing Authority began reviewing the applications of former Tidewater Gardens families who were on the waiting list for Kindred.
- Mr. Morales presented a chart reflecting the number of replacement units as well as the status of applications. Applications received by the Franklin Johnston Group are not reflected and will be presented at a later date.
- Steve noted that some applicants opted to pause the process for a variety of reasons, one being that families had not seen the units in person. As a result, a resident tour of Reunion and Origin Circle will be scheduled.
- As the information presented is new to the newly appointed committee members, Councilperson
  Royster suggested a welcome packet as well as an onboarding Zoom be prepared to bring
  everyone up to speed.

**Meeting Minutes** 

 With no additional comments or questions, Barbara opened the floor to Nicole Brown to present the People First Year 4 Impact Report. The presentation slides are attached, and attendees were presented with an electronic and paper copy of the report.

#### VII. People First Year 4 Impact Report

7:00

- Nicole Brown, USI
- Nicole began the presentation by introducing USI's senior leadership, Alicia Walter and Donovan Duncan, and new team members who were present.
- Ms. Brown presented a high-level overview of the impact report including the stats of housing stability, health and wellness, economic mobility, and education, in addition to, resident success stories.
- Support staff will ensure that new team members receive a link to the impact report.
- The committee expressed gratitude to USI for the hard work that is done to support the families of the former Tidewater Gardens community.
- With no comments or questions, the committee transitioned to open discussion.

### **VIII. Open Discussion/Closing Remarks**

7:20

- SPAC Members
- Councilwoman Royster
- Councilman Paige
- Deirdre Love announced an upcoming event, Teens' With a Purpose Move Makers Award. The
  event will take place on November 15<sup>th</sup>. More information, including a flyer, will be disseminated
  to the committee electronically.
- Mr. Albert shared during NRHA Board meetings, subject matters have arisen which are discussed at the SPAC meetings.
- To stay abreast of conversations, committee members suggested Alphonso encourage the board to attend the SPAC meetings or review the meeting agendas, presentations, and notes which are shared on the St. Paul's webpage.
- Nicole announced People First will host a holiday party for the families of the former Tidewater Gardens community.
- Mr. Paige congratulated Ms. Royster for her recent "Top 40 under 40" honor.
- Councilwoman Royster thanked everyone, welcomed the new committee members, acknowledged her plans to connect with Dr. Perry for the new member orientation, and encouraged the committee to share resources via email as she plans to share information regarding upcoming vaccine clinics.
- Dr. Houston added a vaccination clinic will be held at Gethsemane Community Fellowship on October 24<sup>th</sup> from 2pm to 6pm. A flyer will be shared with Barbara for dissemination.

Meeting Minutes

• In preparation for the next gathering, Ms. Royster requested a status update on the Hunton YMCA and the demolition of Tidewater Park Elementary School.

VIIII. Adjournment 7:30



# St. Paul's Advisory Committee Meeting

Location: Foodbank of Southeastern Virginia and the Eastern Shore October 17, 2023

# Agenda

**Welcome** | 6:00

Barbara Hamm Lee, SPAC Liaison Councilwoman Danica Royster, Co-Chair Councilman John Paige, Co-Chair

ASPIRE Update | 6:20

Jerry Holmes, ASPIRE Andre Blakley, ASPIRE People First Year 4 Impact Report | 7:00

Nicole Brown, USI

Oath Administration for Committee Members | 6:05

Allan Bull, Norfolk City Clerk Emilie Ashby, Deputy City Clerk Blue Greenway Update | 6:30

Timothy Stromberg, SGA Rami Ramirez, WBAE Sophie Riedel, WBAE Mike Fox, SGA **Open Discussion** 7:15

SPAC Members

Adjournment | 7:30

Minority Contractor Update

6:10

Todd Liberman, Brinshore

**Development Report – Lease Up, Reunion/Origin Circle** | 6:50

Steve Morales, NRHA

Barbara Hamm Lee, SPAC Liaison



# Oath Administration for Committee Members

Allan Bull, Norfolk City Clerk Emilie Ashby, Deputy City Clerk

# BRINSHORE

# Minority Contractor Update

Brinshore's Minority Contractor Update

Todd Liberman, Brinshore



# October 2023 SPAC Meeting MBE/WBE Update



# **Development Team Commitment to MBE / WBE Participation**

- 1. Development team worked with the City of Norfolk and NRHA to develop an MBE/WBE plan to guide work. MBE/WBE participation percentage: 25.3%.
- 2. BBRM Norfolk Partners, LLC added to the team as a local MBE development partner after Blocks 19/20 to increase development team MBE representation.
- 3. Creation of resident services fund (10% of paid development fee) to provide long-term benefit to former Tidewater Gardens Residents.
- 4. Working with partners and consultants to drive outreach, education and increase participation.
  - BBRM Norfolk Partners, LLC
  - Oughtness Group
  - Miles Agency
  - USI



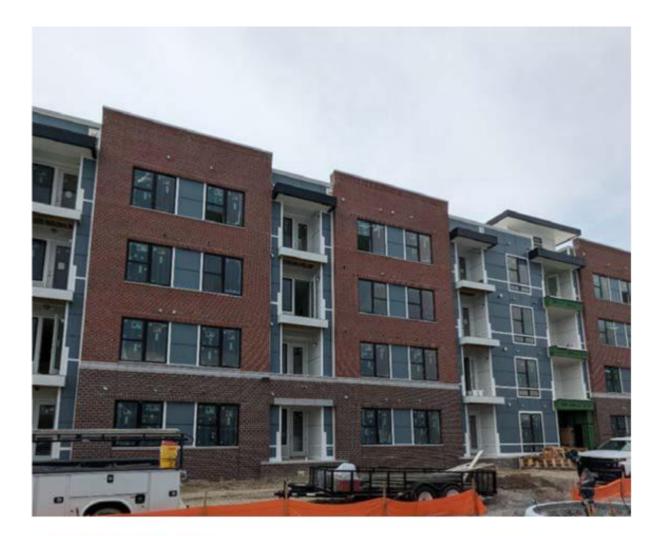


## Overview of MWBE Subcontractor participation to date – REVISED\*

Vendor	SWAM #	MBE Spend	WBE Spend	Project
A and S Contract Co.	824121	\$2,469,035		Blocks 19/20
Coastal Pipeline Services	725696		2,584,119	Blocks 19/20
Majk	671876	44,000		Blocks 19/20
Rican Cleaning Services LLC	817679		20,000	Blocks 19/20
Saunders Fence Co.	656813		48,596	Blocks 19/20
United Contractors Inc	688773		1,539,580	Blocks 19/20
Dominion Builders and Contracting, LLC	701275	126,296		Blocks 19/20
TTR Enterprises, LLC	810564	90,000		Blocks 19/20
Trinity Construction Services	653456	3,098,358		Blocks 17/18
Jaswal*	726701	4,029,500		Blocks 17/18
Modular Solutions	691543		21,250	Blocks 17/18
All Star Glass*	N/A	271,670		Blocks 17/18
Staff Zone**	N/A		\$40,000	Blocks 17/18
Zuleta***	N/A	1,861,785		Blocks 17/18
Moody Nolan (Ohio-Based MBE)****	NA	1,167,498		Blocks 17/18
The Livas Group	723155	69,176		TWG Ph A, B1, B2
Work Program Architects	691819		289,775	TWG Ph A, B1, B2
TOTAL MWBE SPEND		\$13,227,318	\$4,543,320	
<ol> <li>Notes:</li> <li>Block 19: \$15.6M; Block 20: \$28.8M; Block 17/18: \$44.3M</li> <li>Numbers for Blocks 17/18 include 35% of subcontracts under contract as of late September 2023.</li> <li>*Currenty undergoing SWaM recertification</li> <li>***Certified by the National Women's Business Owners Corporation</li> <li>****Certified by the United States' System for Award Management (SAM)</li> <li>*****MBE Certified by the City of Columbus, Ohio</li> </ol>				

## **MWBE Process**

- 1. Development Team & City have held various in-person (and virtual) subcontractor vendor meetings to drive MWBE participation
- March 2021 --virtual
- Summer 2022 (August) in person
- Spring 2023 (May) in person
- 2. Continuous learning process
- Throughout the process, subcontractors shared their challenges with the subcontractor inclusion process (e.g. communications follow up re: next steps directly after meetings) as well as some of their own internal process infrastructure challenges (e.g. access to bonding, need for technical assistance)
- MWBE team has worked diligently to address both types of challenges that subs have reported (i.e. our inclusion process and their internal challenges).
- 3. Team continues to communicate inclusion goal requirements to the GC teams for each phase and work with the GC teams to make sure they are connected to the potential subs and have open lines of communication.

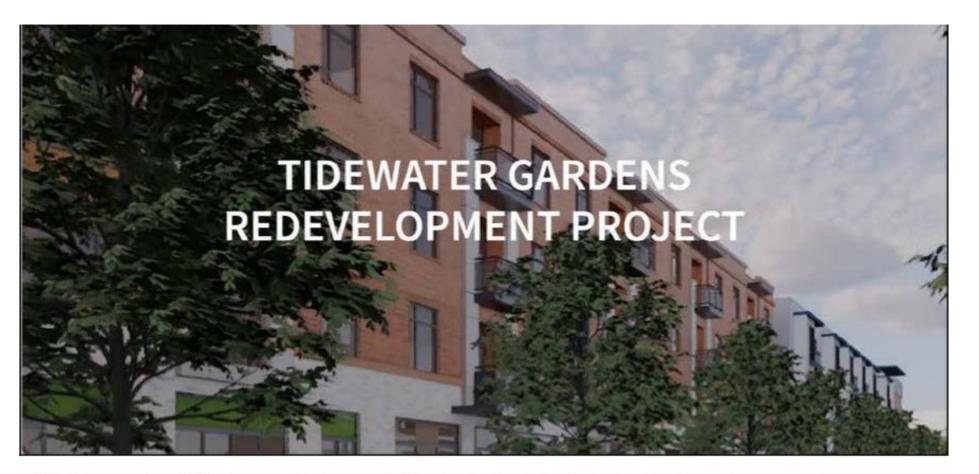




## **MWBE Process Moving Forward**

## **High Touch Technical Assistance**

- Commitment to Increased Frequency of Communication / Touch Points
  - Multiple follow-ups to distribution lists leading up to Vendor Fair
  - Every Vendor fair attendee received a followup email the day after the fair
- Breeden and Harkins (GCs) will send Invitations to Bid (ITBs) to firms in the <u>norfolktidewater.com</u> database that offered the trades required
- Team will call every firm on the ITB List to make sure they know about the invitation and ask if they intend to bid and/or need any help with submitting their bid
- Team is offering potential bidders access to bid prep help and bonding industry contacts









# **ASPIRE Updates**

ASPIRE Apartments

Andre Blakley, ASPIRE Jerry Holmes, ASPIRE



# Aspire Apartments

TRG Development

# Aspire Apartments Norfolk VA - Project Unit Summary

### GROSS BUILDING AREA:

FIRST FLOOR: 25,565 SF SECOND FLOOR: 25,216 SF THIRD FLOOR: 25,216 SF FOURTH FLOOR: 25,216 SF

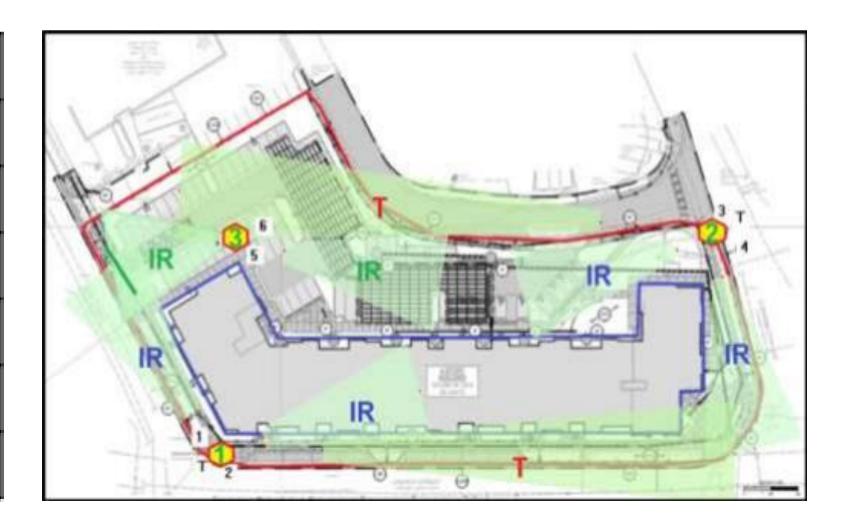
TOTAL: 101,213 SF

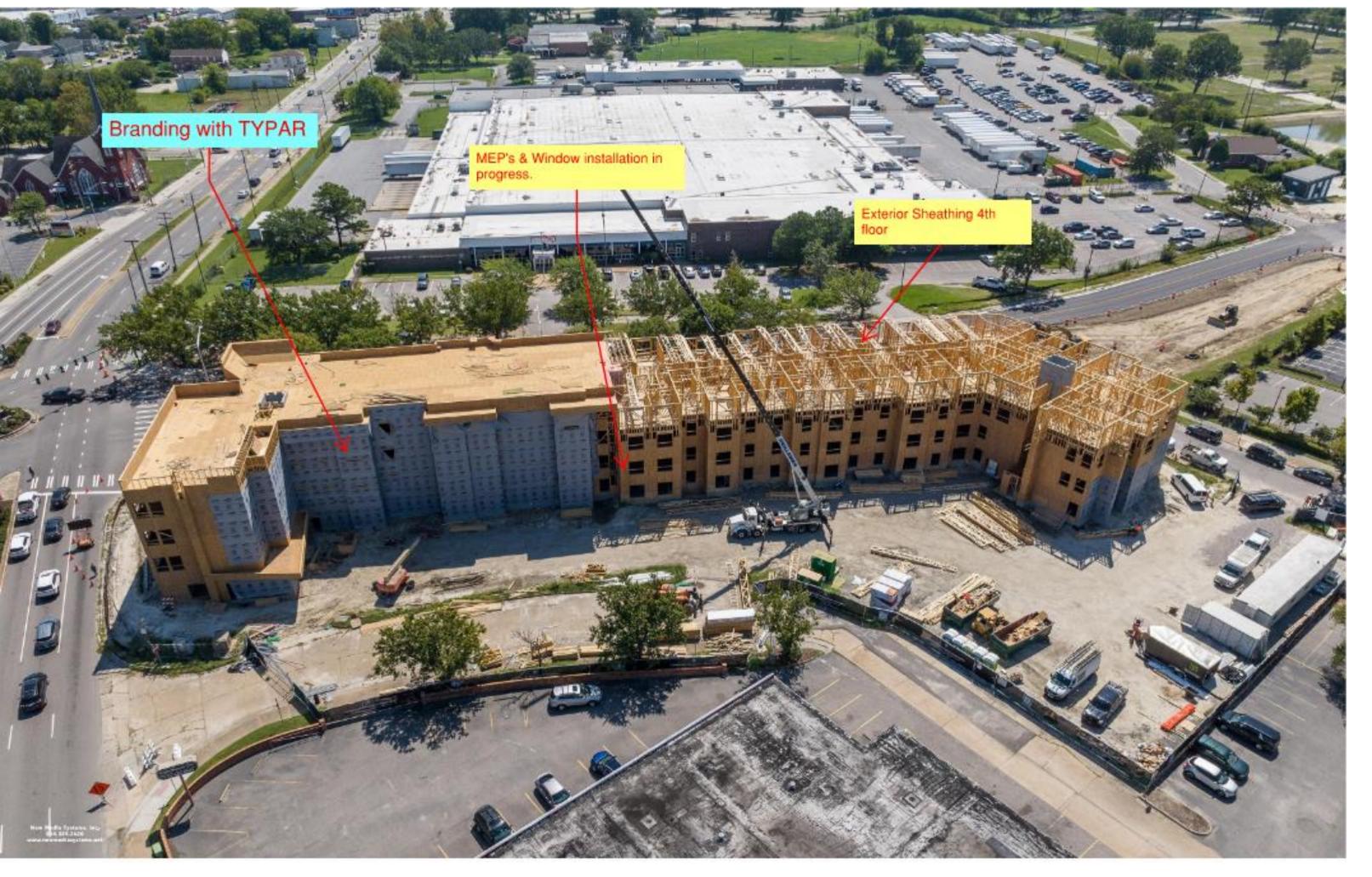
TOTAL GROSS RESIDENTIAL: 81,631 SF (81% OF GROSS BULDING

AREA)

	ONE BR	TWO BR	THREE BR	TOTAL
FIRST FLOOR	5	8	6	19
SECOND FLOOR	4	13	5	22
THIRD FLOOR	4	13	5	22
FOURTH FLOOR	4	13	5	22
TOTAL	17 (20%)	47 (55%)	21 (25%)	85

- NTP  $\frac{2}{1}/2023$
- Project Completion July 2024
- Buy Out Currently 78%





- Framing to 4<sup>th</sup> level. Framing punch on 1<sup>st</sup> floor. MEP's in progress 2 – 3.
- Roof Truss installed. Roof sheathing in progress.
- ADA/ ID Rough walks were completed. Reports reviewed and formal responses corrections in progress.
- Coordinating Energy
  Efficiency inspections with
  Runbook Energy
  Consultant.
- Had Mockup on window installation with VHDA, Window manufacturer, TYPAR.
- Low voltage coordination Access/ CCTV, A/V, Communications rough in progress.
- Current Project to Substantial completion July 2024.

### THREE WEEK LOOK AHEAD SCHEDULE 9/11/2023

Breeden Construction, LLC 560 Lynnhaven Parkway Virginia Beach, VA 23452

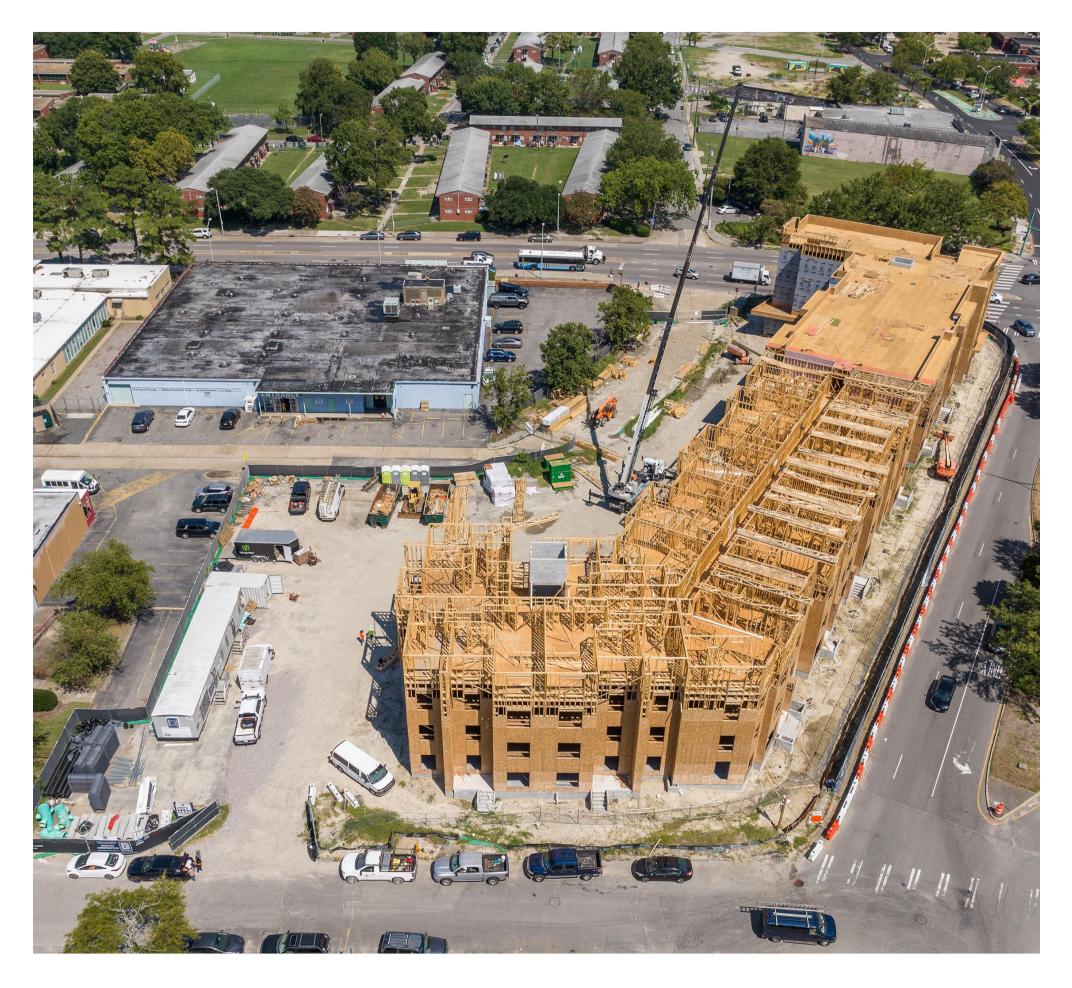


Project Name: Willis Aspire
Project Location: 645 Church Street, Norfolk, VA
Superintendent: BT

Project Location: 645 Church Street, Norrolk, VA

Project Number 09/04/23

Activity Or Task Name	Expected	Responsibility	MRN	Last Week This Week					Next Week 2 Weeks																					
	Duration	Sub / Supplier	Make ready Needs				ep-23		Τ.		_		ep-23						-Sep-2							Sep-				
	_		$\overline{}$	М		W	1	F S	S	М		W	<u> </u>	S	S	М		W	Ţ	F	S	S	М		W	-	F	S	S	Comments
ite				-					-															_			$\square$		$\vdash$	
ence relocation Church St.	_								+					+	+	₩	$\vdash \vdash$	-	$\vdash$	$\dashv$	-+		${oxdot}$	$\dashv$		Ш	igwdapprox igwedge	<u> </u>	₩	
Brambleton Cub and gutter				+-	├				┿						₩	╄	$\sqcup$	-	$\vdash$	$\dashv$	$\dashv$		${oxdot}$	-		Ш	$\square$	<u> </u>	₩	
Church St. Curb and Gutter	_			+	<u> </u>	$\vdash$	+	+	+				-		₩	_					$\dashv$		${oxdot}$	$\dashv$		Ш	igwdapprox igwedge	<u> </u>	₩	
Begin Lincoln St relocation				+-	├	₩	+	+	+-	┺					₩						$\dashv$		${oxdot}$	$\dashv$		Ш	$\square$	<u> </u>	₩	
Temp SW drain				+-	├	$\vdash$	+	_	+-						₩	╄	Ш	-	$\vdash$	$\dashv$	-+		${oxdot}$	-		Ш	igwdap	<u> </u>	₩	
BMP installation	-			-		$\vdash$	-	_	+	_		_	-	_	-	_	Ш				_		ш	-			oxdot		┷	11/01 - 12/15
ooting Foundation and Slab									-															_			Ш		+	
raming 1st floor punch list									┿	$ldsymbol{ldsymbol{\sqcup}}$	Ш	_	_	_	╄	╄	Ш		$\sqcup$	_	$\rightarrow$		Ш	_		Ш	Ш	<u> </u>	₩.	
Framing 2nd floor punch list			ļļ						┿	_	igwdap		+		₩	₩	igwdap		igwdap		$\dashv$		${oxdoth}$				igsqcup	<u> </u>	₩	
raming 3rd floor Punch List			ļļ						┿	lacksquare	$\sqcup$				╄	—	Ш		igspace		igwdow		Ш			Щ	Ш	<u> </u>	₩	
raming 4th floor				_					_		$\square$				_	ــــــ	Ш		igsquare				Ш				igsqcup	'	Щ	
raming roof									_																			<u> </u>	$oldsymbol{oldsymbol{\perp}}$	
Vindow installation									_						_													<u> </u>	Щ	
HM door frame delivery						Ш	$\perp$	$\bot$	$oldsymbol{ol}}}}}}}}}}}}}}}}}$				$\bot$				Ш						Ш				Ш		上	
Patio door delivery																											Ш		丄	
Siding delivery																														
Siding installation																														
MEP Rough-In																														
Sanitary/SW Rough In 1st floor																														
Vater line Rough In first floor																														
Plumbing layout and drill holes 2nd floor																														
Sanitary/SW Rough In 2nd floor																														
Vater line Rough In 2nd floor							Т		T				Т		T															
Plumbing layout and drill holes 3rd floor						П	$\neg$		$\top$				$\top$		Т								П	$\neg$			$\Box$		$\Box$	
Brd floor tub delivery						П	$\neg$		Т				Т		Т									$\neg$			$\Box$	$\Box$	$\Box$	
Sanitary/SW Rough In 3rd floor																														
Vater line Rough In 3rd floor							$\Box$		$I^{-}$		$\Box$		$\top$	$\top$			П		$\Box$											
Plumbing layout and drill holes 4th floor									$\top$		$\Box$	$\neg$	$\neg \vdash$	$\top$	$\top$		П		$\Box$	$\neg$				أور				$\Box$		
th floor tub delivery	1								$\top$		$\Box$	$\neg$	$\neg \vdash$	$\top$	$\top$		П		$\Box$	$\neg$								$\Box$		
Sanitary/SW Rough In 4th floor							$\neg \vdash$		$\top$								П							$\Box$						
Vater line Rough In 4th floor	1								$\top$		$\Box$		$\neg \vdash$	$\top$	$\top$		П		$\Box$	$\neg$			П	$\neg$			$\Box$	$\Box$		
Set Roof drains/ tie in SW pipe									$\top$		$\Box$	$\neg \vdash$	$\top$	$\top$	T		Ш		$\Box$	$\neg$			$\Box$	$\neg$ †			$\Box$			
Electrical layout and drill and boxes 2nd floor			<del>                                     </del>						$\top$	T	$\square$	$\neg$	$\top$	$\top$	$\top$	T	М		$\Box$	$\neg$	一		М	$\dashv$		П	$\square$	$\Box$	$\Box$	
lectrical layout and drill and boxes 3rd floor							$\top$		$\top$						T	T	М		$\Box$	$\neg$	$\neg$		М	一		П	$\Box$	$\Box$	$\Box$	
lectrical layout and drill and boxes 4th floor				$\top$		$\sqcap$	$\dashv$	$\neg$	$\top$						$\top$	1	М		$\Box$	$\neg$	$\neg$		М	$\dashv$		П	$\Box$	$\Box$	$\Box$	
HVAC Roof penetrations			<u> </u>	$\top$					$\top$						$\top$	T	М		$\Box$	$\neg$	一		М	$\dashv$			$\square$	$\Box$	$\Box$	
IVAC Duct installation units	$\top$		<del>                                     </del>						$\top$						T						$\neg$		$\vdash \vdash$	$\dashv$		М	$\square$	-	$\vdash$	
HVAC Duct installation corridors	$\top$		<del>                                     </del>			$\vdash$	$\dashv$	$\dashv$	$\top$	T	$\vdash \vdash$	$\neg \vdash$	$\top$	$\top$	T						$\neg \dagger$							$\overline{}$	$\vdash$	
S unit installation 3rd and 4th floors			<del>                                     </del>	$\top$	$\vdash$	$\vdash$	$\dashv$	$\dashv$	+	T					+	<del>                                     </del>	$\vdash \vdash$		$\vdash \vdash$	$\dashv$	$\dashv$							-	$\vdash$	
S Corridor Installation	_		<del>                                     </del>	+	$\vdash$	+	$\dashv$	+	+	+					+						$\overline{}$		$\vdash \vdash$	$\dashv$		Н	$\square$	-	$\vdash$	<del>                                     </del>

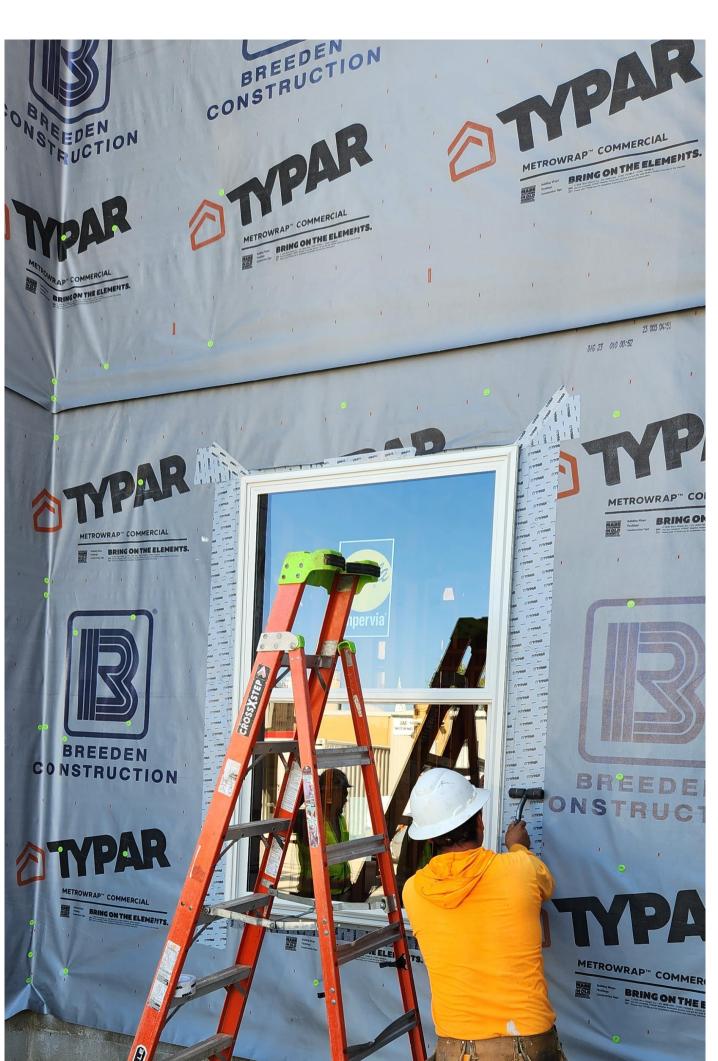


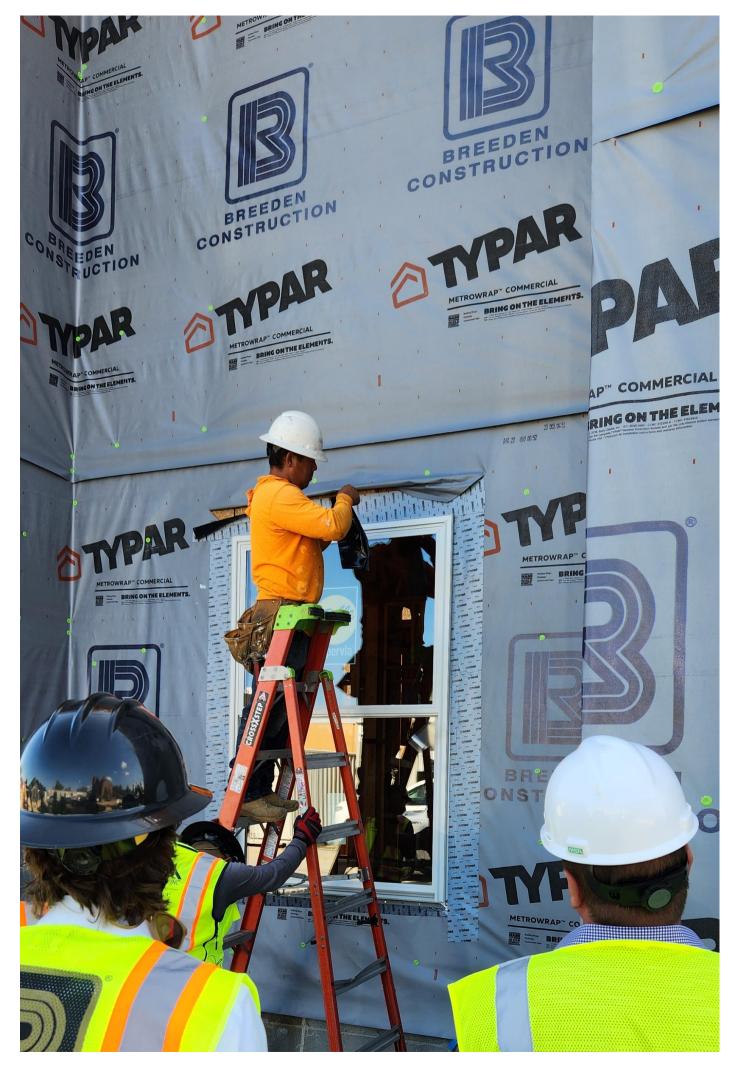












## - Plumbing & HVAC Roof Penetrations



- Window Installation Section B

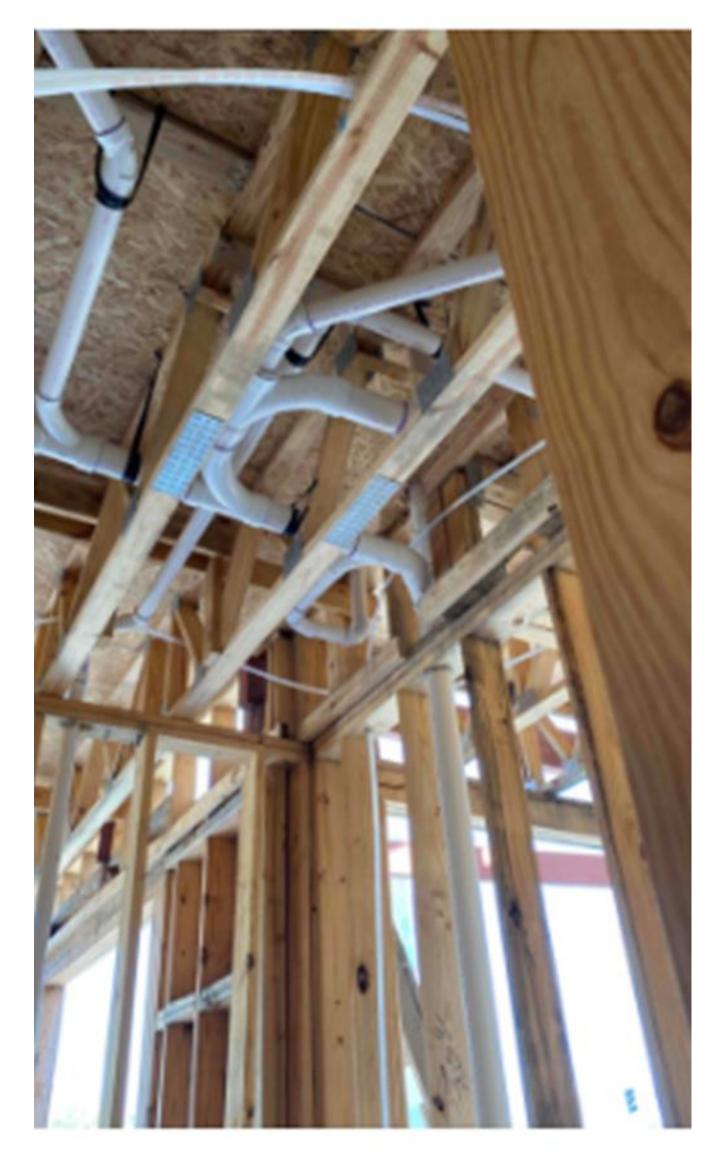


- Install Roof Trusses Section A



Prep for TPO



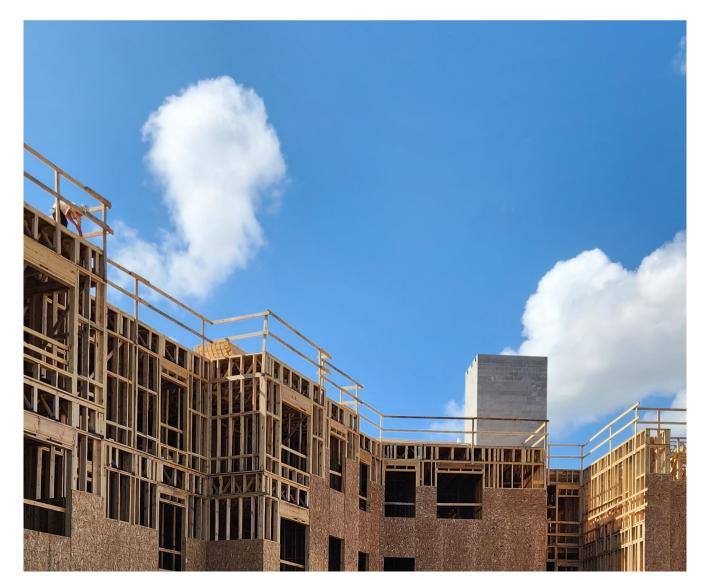


- Framing 1st Floor Ongoing









# **Aspire Apartments Schedule Summary**

- Project Completion %: 40-45% Complete
- Fully enclosed by 10/21: Currently working on framing the 4th Floor
- Substantial completion: on or before July 2024
- 100% Lease Up: on or before Dec 2023/Jan 2024
- Priority Lease Up for Tidewater Gardens:
   (Replacement Housing First Approach)

   Commence in July 2024



# WAGGONNER & BALL

# St. Paul's Blue Greenway - Update

• St. Paul's Blue Greenway - Update

Brian Joyner, Moffatt & Nichol Rami Diaz, Waggonner & Ball



12 OCTOBER 2023

# St. Paul's Blue/Greenway SPAC Meeting Presentation Oct 17, 2023





## Contents

- 1. Collective Park Vision
- 2. Past Engagement
- 3. Guiding Design Principles
- 4. Picnic Pavilions
- 5. Community Building
- 6. Large Event Pavilion
- 7. Maintenance Building

### **Collective Park Vision**

## Watershed-wide Stormwater + Ecological Benefits

 Transform the existing underground urban stormwater system into an open and natural watercourse. The restored creek and constructed wetlands will treat and store stormwater runoff.

## Multi-Benefit Recreational Anchor for the Region

 Create a recreation and open space anchor, promoting community & environmental health, wellness, and STEAM education.

## A Park for the Neighborhood

- Once constructed, the Blue Greenway will serve the St. Paul and Kindred neighborhood, as well as the broader Norfolk community with expanded opportunities for recreation, learning, and congregation.
- Unique responsibility to create an equitable park space that serves the local neighborhood.



## Past Engagement | Park Experience

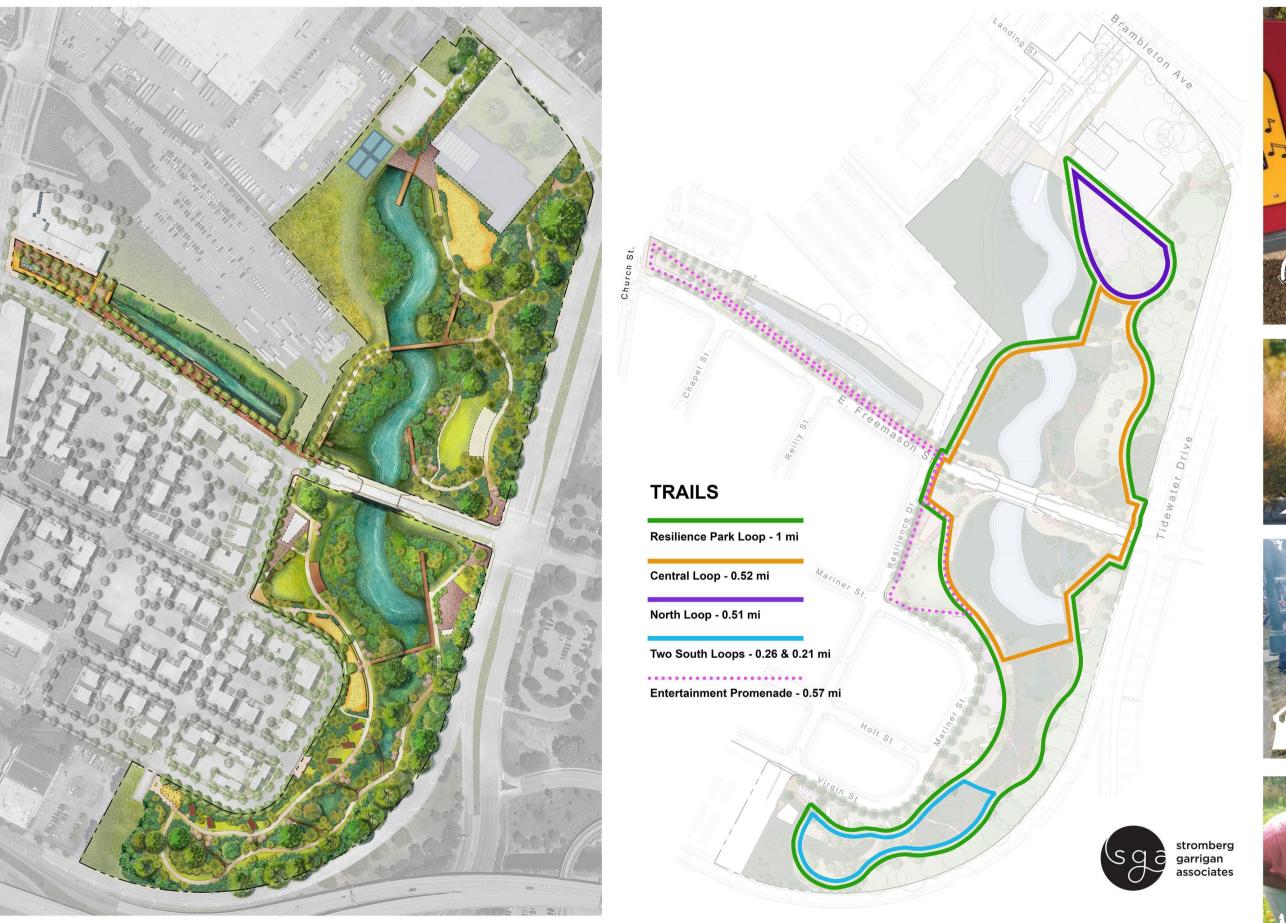










Photo credit in order of appearance: UNK, Baltimore, MD - BPRB, UNK, Youth Conservation Team - Chicago Field Museum

## **Guiding Design Principles**

## Distribute Program, Creating Network of Destinations

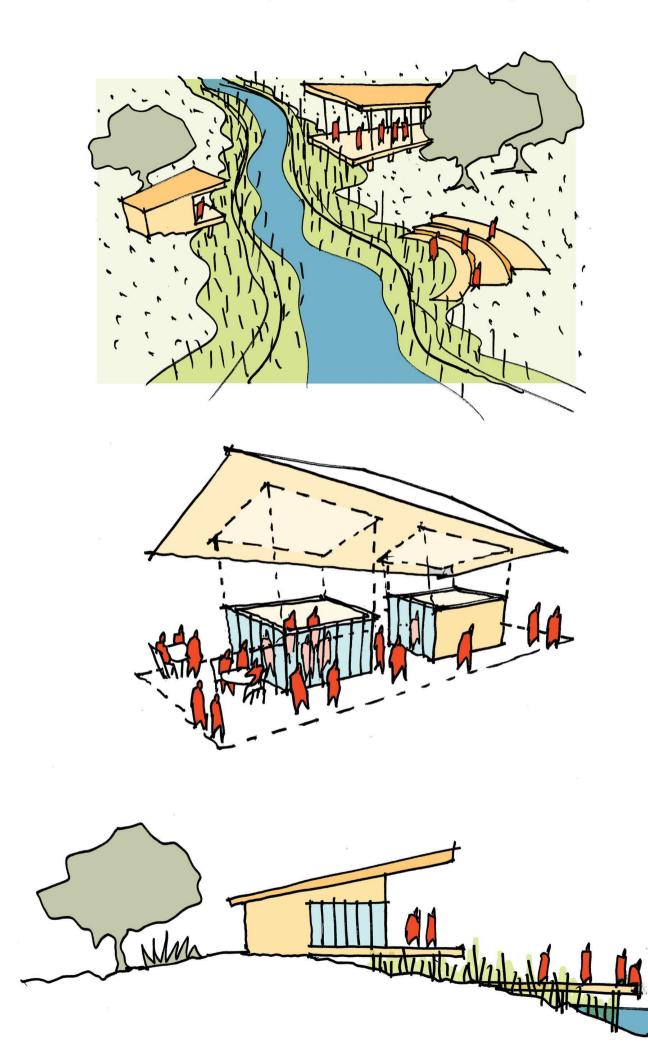
- Consider views to and from buildings so that they are in dialogue with each other and other structures (weirs, etc.)
- All built structures consist of a memorable and recognizable family of elements that define the park's and neighborhood's identity
- Evaluate opportunities for revenue generation with investment in rentable structures

### Maximize Covered Outdoor Spaces, Minimize Interior Spaces

- Split buildings into small volumes under a shared roof
- Sheltered outdoor spaces offer respite from sun and rain
- Passive ventilation through "dogtrot" spaces
- Good views to and through enclosed spaces for safety
- Flexibility in operations

### Create Elevated + Resilient + Integrated Structures

- Elevate out of floodplain with finished floors at +11 DFE
- Use pathways and terraces to amplify experience and ease elevation transitions
- Buildings meet the ground with a "light touch"



## **Architectural "Elements"**

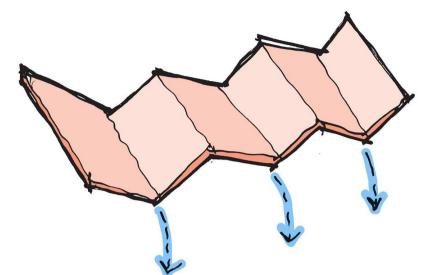


The mid-century architecture of Tidewater Park Elementary offers a solid point of departure for the structures at St. Paul's Blue/Greenway. At this early stage of design, we propose a simple and strong architectural language that includes:

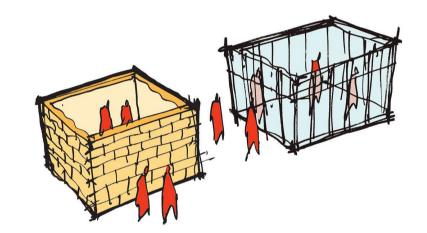
Sheltering roofs with articulated forms that make the path of rainwater from sky to ground both legible and beautiful

Solid and transparent volumes fit to different programs and free to be arranged underneath roofs to define sheltered outdoor spaces

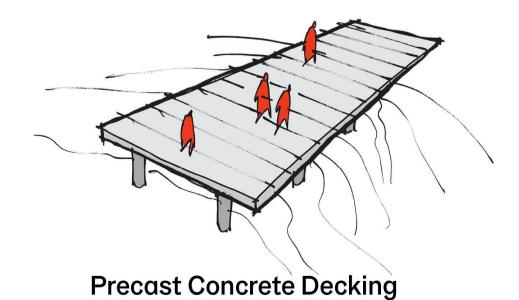
Precast concrete decking that touches the earth lightly



**Articulated Roof** 



Solid & Transparent Volumes



10/12/23 Page 6 of 19



10/12/23

# Picnic Pavilions Site Plan

- 1 Picnic Pavilions
- 2 Play Area
- **3** North Pedestrian Bridge
- 4 Large Event Pavilion (South of View)



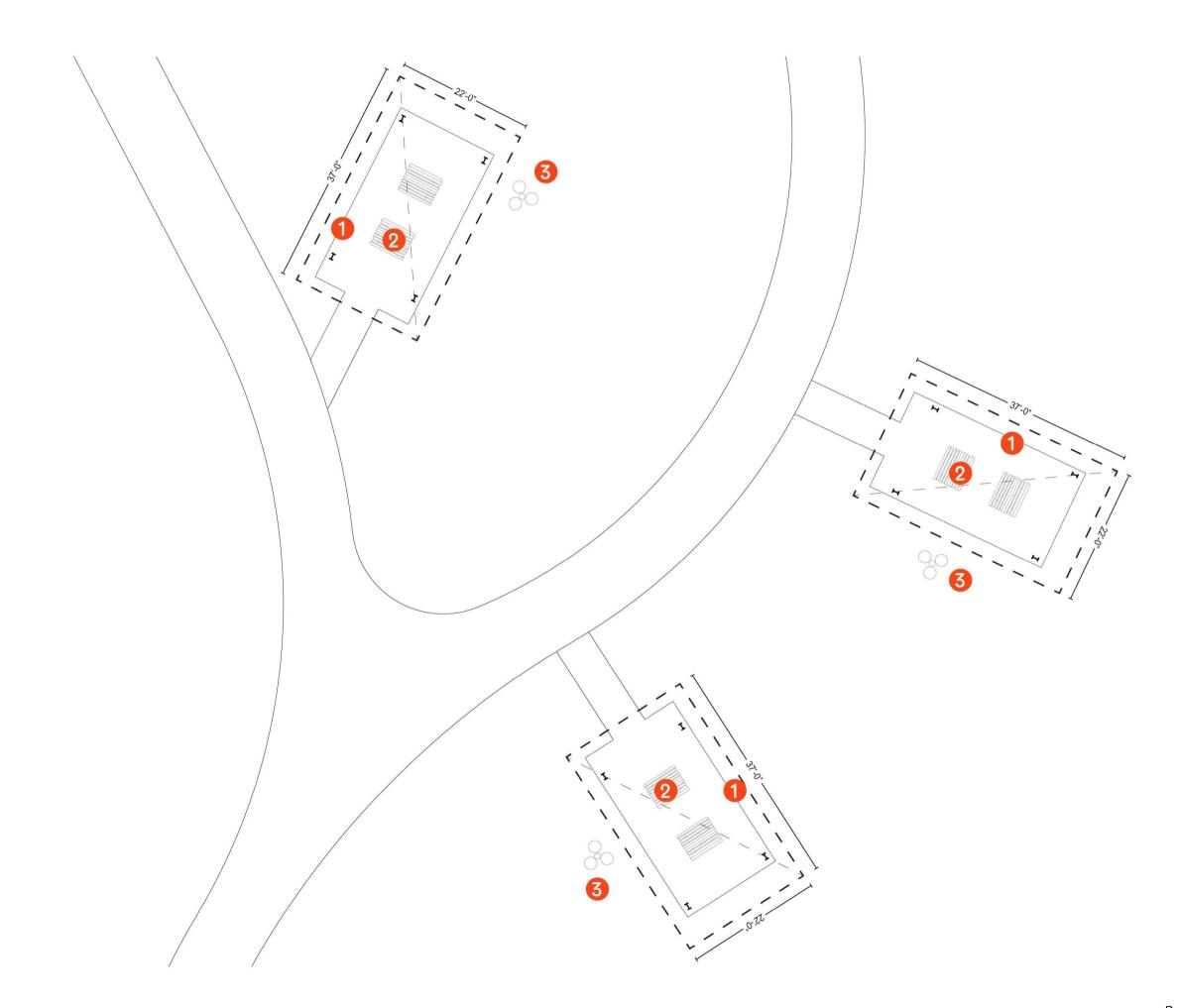


10/12/23 Page 8 of 19

## **Picnic Pavilions**

## Typical Floor Plan

- 1 Sheltered Picnic Area | 814 SF
- 2 Picnic Tables
- 3 Grill(s)
- 4 Refuse





10/12/23 Page 10 of 19

# Community Building Site Plan

- **1** Community Building
- 2 Gateway Picnic Plaza
- **3** Food Truck Area
- 4 Flexible Lawn Area
- **5** Freemason Bridge





10/12/23 Page 11 of 19

#### MOFFATT & NICHOL / WAGGONNER & BALL / SGA / WSSI

## **Community Building**

### Floor Plan

### 1 Community Room | 1220 SF

Indoor flexible meeting area for 30-50 people Rental opportunity for clubs, small parties, etc. Access to kitchenette + storage Adjacent outdoor space with seating

### 2 Office Space | 420 SF

### **3** Kitchenette

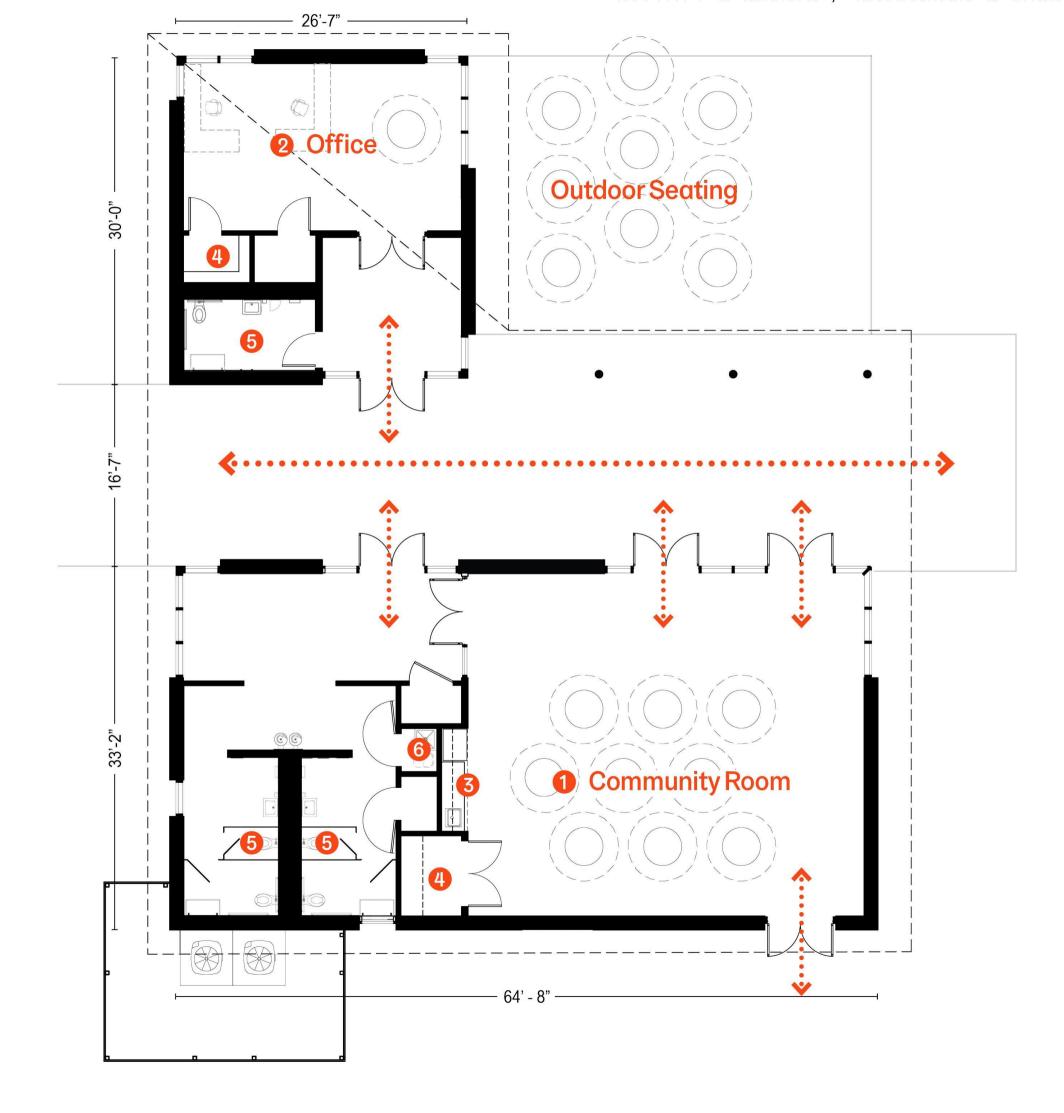
### 4 Storage Areas

One (1) small closet for office admin storage One (1) storage area in Community Room for storing folding tables and chairs

#### **6** Restrooms

One (1) ADA accessible, family changing rooms Stalled restrooms, two (2) men's and two (2) women's

### **6** Janitor's Closet





10/13/23 Page 13 of 19

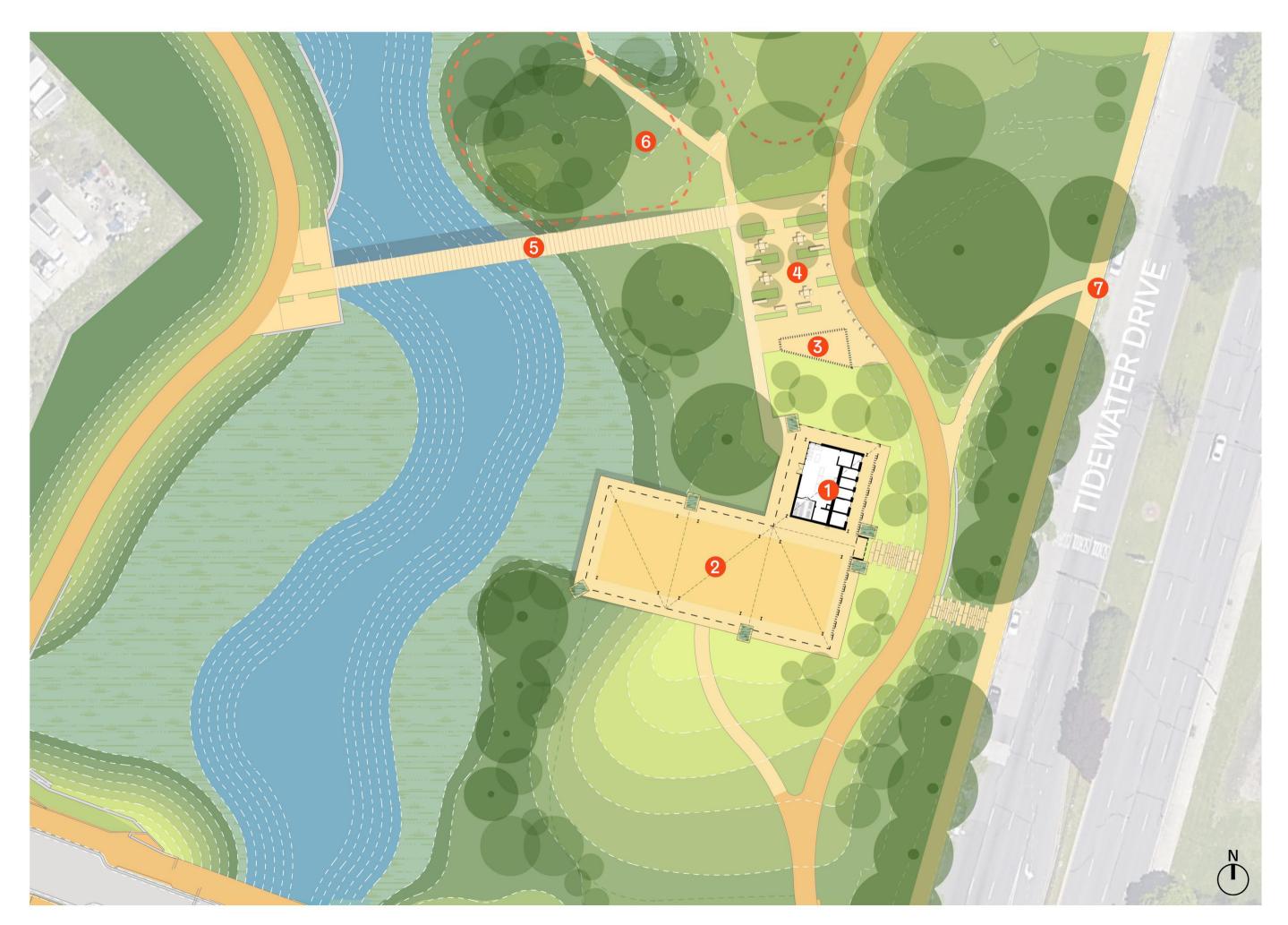
Page 14 of 19

# **Large Event Pavilion**

Site Plan

- **1** Support Space
- 2 Large Event Space
- **3** Screened Service Yard
- 4 Plaza / Fire Access
- **6** North Pedestrian Bridge
- **6** Play Area
- 7 Drop-offArea





10/12/23

# Large Event Pavilion Floor Plan

2 Multipurpose Room | 650 SF

1 Large Event Space | 1470 SF

Gathering spaces available for rental Potential prep area for event caterers Does not include cooking appliances Counter space, fridge, sink and tables Clear circulation through space Direct access to ADA bathroom

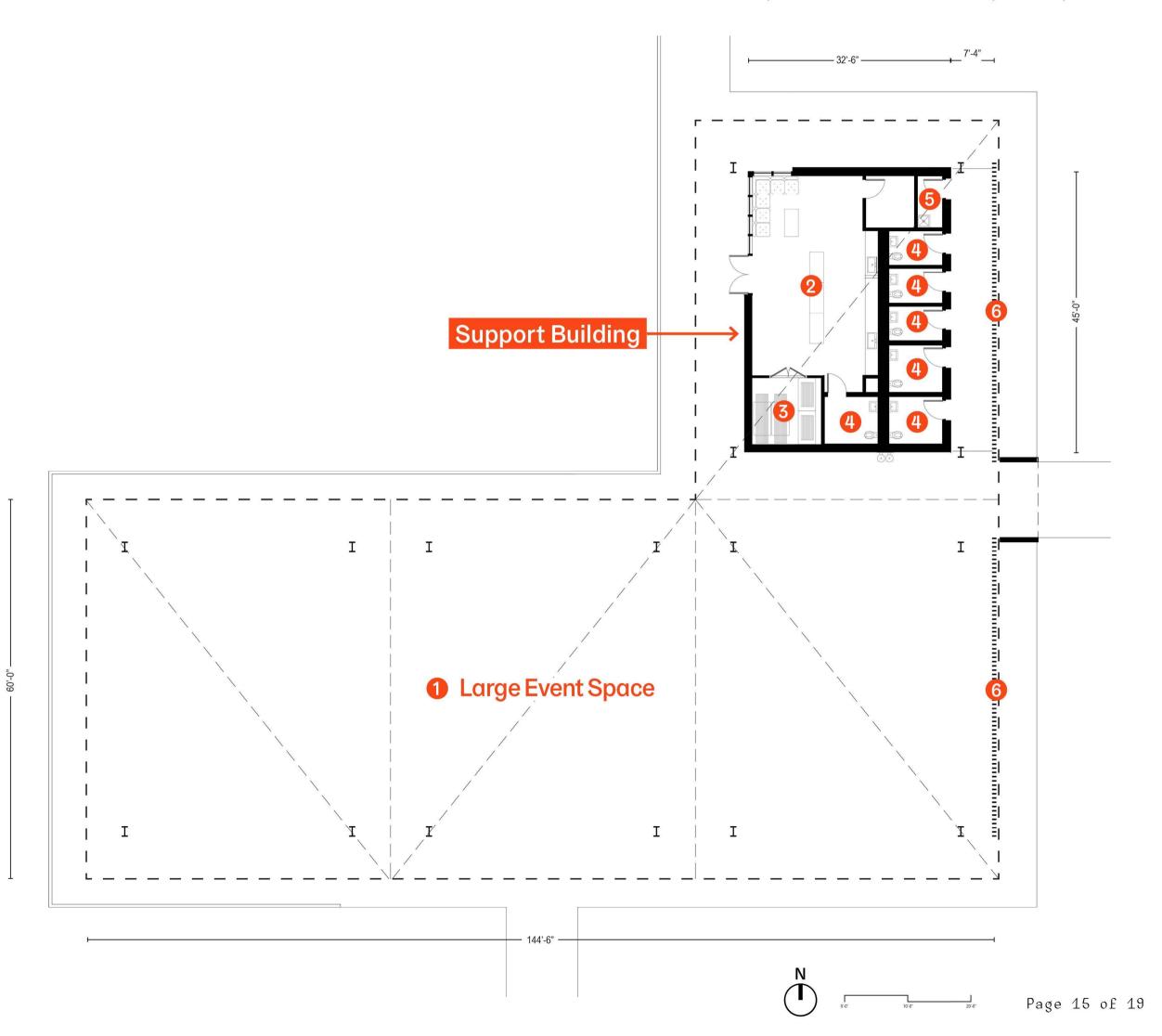
**3** Storage

One (1) large closet with space for two carts of foldable chairs and tables in the community room

4 Single Occupant Restrooms
Three (3) standard single occupant restrooms
Three (3) ADA accessible, family changing rooms

5 Janitor/ Mechnical | 70 SF

**6** Privacy Screen





10/13/23 Page 16 of 19

## **Park Maintenance**

Site Plan - South Access

- **1** Maintenance Garage
- 2 Service Yard
- **3** Access Driveway
- Fitness Plaza
- **5** Stormwater BMP





## **Maintenance Building**

### Floor Plan

### 1 Garage | 1000 SF

Garage door to accommodate vehicle access Space for one (1) truck and two (2) gators Tool storage cabinets and work space counters

### 2 Storage | 65 SF

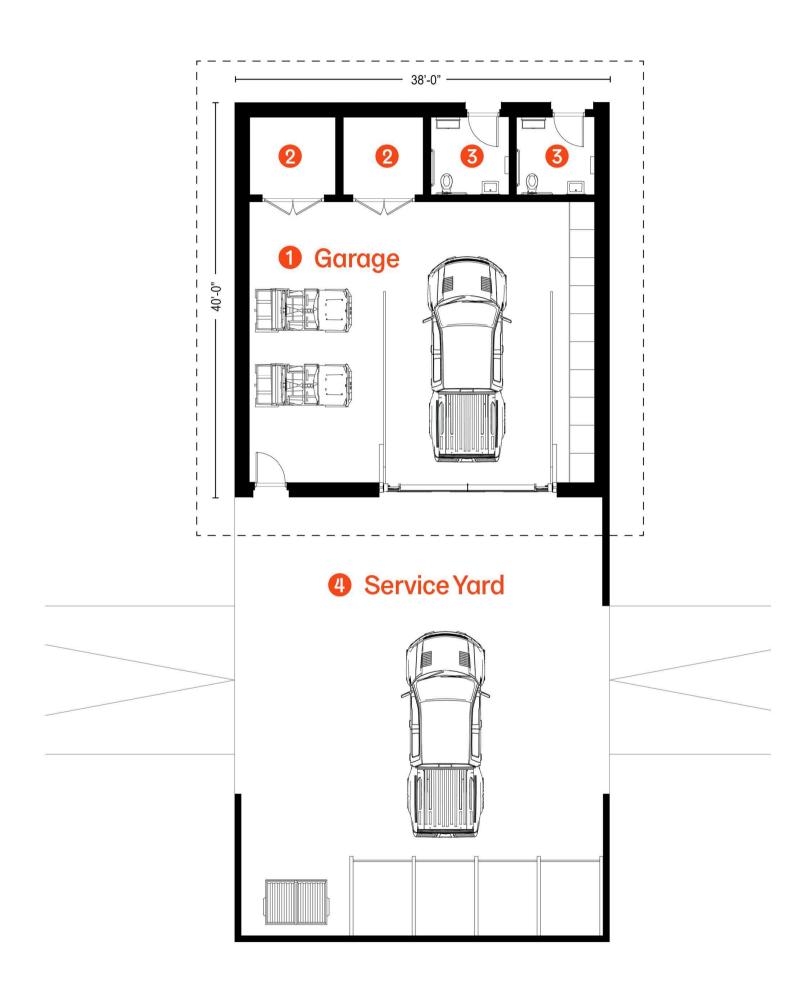
Two (2) storage rooms for secure large tool storage

### 3 Restrooms | 60 SF

Two (2) single occupant restroom serving maintenance team and public park users

### 4 Service Yard | 1625 SF

Area for material storage
Area for dumpster
Area for compost and storage of natural materials
Screened from view of park users and residents





# Thank you!

WAGGONNER &BALL





# Development Report – Lease Up

Development Report – Lease Up, Reunion/Origin Circle

Steve Morales, NRHA



# KINDRED Leasing Update - Replacement Units





_	October		
	Reunion	Origin	Total
Apartments	72	120	192
Replacement Units	24	37	61
LIHTC Units	44	46	90
Market Units	4	37	41
Application			
NRHA-Tidewater Resident   Applicants Pulled from Waitlist	32	71	103
NRHA-PBV Applications in-process	8	36	44
NRHA-Tidewater Resident Put Application on Hold:	24	31	55
NRHA-Tidewater Resident Applications Denied:	0	4	4

### **Additional Needs**

- USI, Franklin Johnston Group, the City and NRHA are coordinating on outreach
- Waitlist is open until Monday October 23<sup>rd</sup>
- Planning a Resident Tour Opportunity for Reunion/Coordinating with FJG



# People First Year 4 Impact Report

People First Year 4 Impact Report

Nicole Brown, USI

# PEOPLE FIRST

URBAN STRATEGIES, INC.



# TIDEWATER GARDENS

**IMPACT REPORT** 



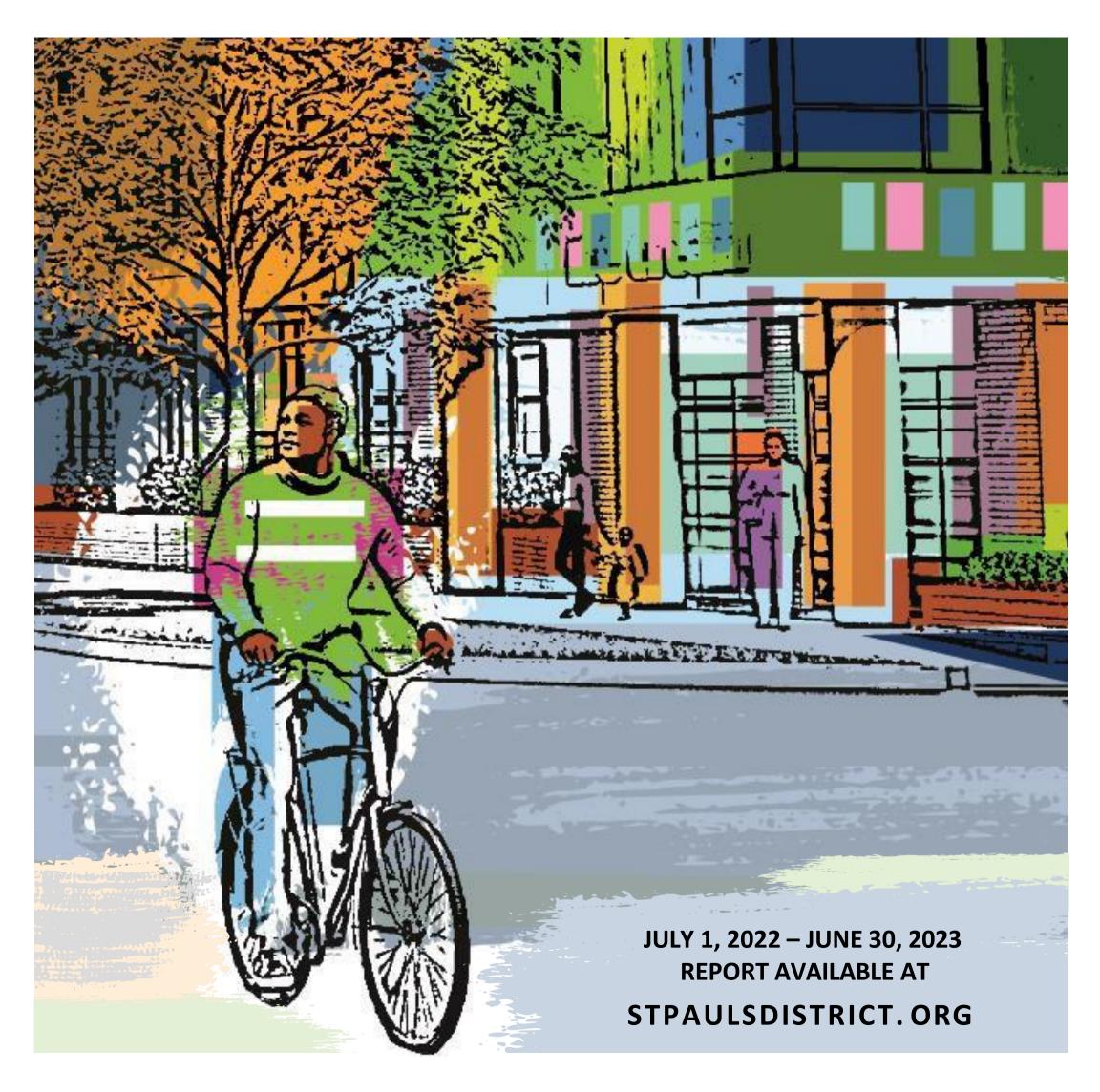




BRINSHORE













# PEOPLE FIRST WENT STRATEGIES, INC.













BRINSHORE



## LEADERSHIP PERSPECTIVE



# Mayor Kenneth Cooper Alexander, Ph.D.

Our guiding principle, People First, has been instrumental in driving community development and economic resilience, and it is heartening to witness the remarkable progress we have achieved with the unwavering determination of our residents, complemented by the invaluable assistance of Urban Strategies, Inc.

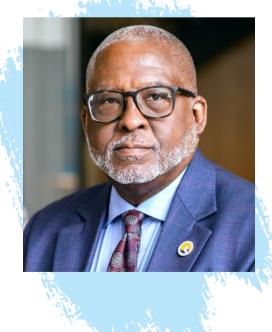


# Councilmembers Danica Royster and John "JP" Paige

It is exciting to see the first two new apartment homes being built in the former Tidewater Gardens area of the St. Paul's community. It is even more exciting to watch our families continue to thrive and succeed in the areas of housing stability, economic mobility, healthcare and education as they await the opportunity to move back into their neighborhood now known as Kindred! Our mission has never wavered — People First in all that we do.



before.



We've come a long way in the last four years, from announcing the plan to transform Tidewater Gardens and beginning the first relocations, to becoming a national model for how to create new affordable housing developments while respecting and welcoming people who lived there



### **USI President/CEO Esther Shin**

As we study year four with our partners, we remain boldly committed to promoting investment and scalable innovations for the people of Kindred to continually move families forward along their pathways toward their desired success.













BRINSHORE



## YEAR FOUR BY THE NUMBERS



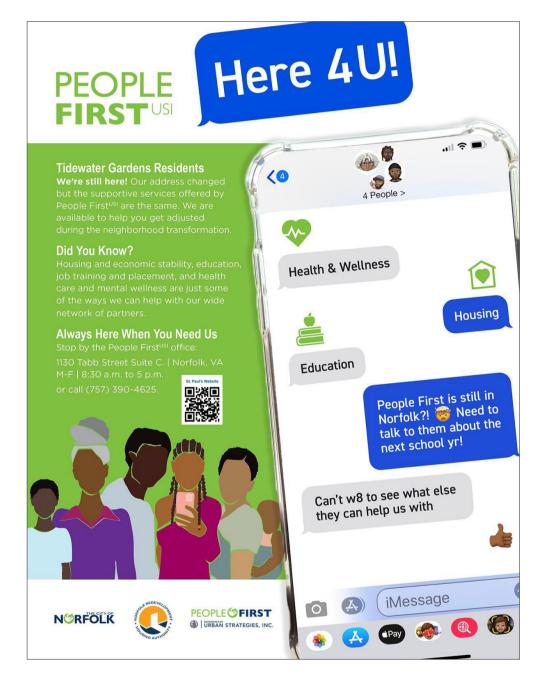
By the end of Year Four,

96.8%

(592 of 611)

of eligible Tidewater Gardens households had engaged with People First<sup>USI</sup>!





This summer, we launched a small campaign to remind former residents of Tidewater Gardens that People First<sup>USI</sup> is still "Here 4U"!















BRINSHORE



## YEAR FOUR BY THE NUMBERS



100%

OF THE ORIGINAL 611 HOUSEHOLDS are relocated from Tidewater Gardens 100%

OF HOUSEHOLDS
ENROLLED WITH
PEOPLE FIRSTUSI
are eligible for the
right to return

Among former residents of Tidewater Gardens,

54%

SAY THEY WILL **RETURN** to the newly named Kindred community





Data based on People First<sup>USI</sup> enrolled and assessed population.













BRINSHORE



## YEAR FOUR BY THE NUMBERS



SINCE YEAR ONE, among former Tidewater Gardens residents...

31%

relocated to a

Neighborhood of

Opportunity as defined by
HUD (<40% poverty and <62% minority concentration)

91%

relocated to a neighborhood with <40% poverty but >62% minority concentration

42%

relocated to a neighborhood with <20% poverty

23% relocated to other NRHA public housing



















BRINSHORE



## YEAR FOUR BY THE NUMBERS



77% (121 of 157)

of eligible resident children are receiving early-childhood development screening

**47%** (61 of 147)

of resident children ages 0-5
participated in center-based or
formal home-learning
programs

53% (37 of 71)

of children ages 0-3 were enrolled in **early-learning programs** for the 2022-23 school year

91% (21 of 23)

of People First<sup>USI</sup> enrolled high school seniors graduated



















BRINSHORE



## YEAR FOUR BY THE NUMBERS





In 2018, the average annual wage income for Tidewater Gardens residents working full-time was \$14,177; today, that income is \$24,029.



In 2019, the percent of able-bodied persons working more than 30 hours/week was 71.2%; today, that number is 81.4%.













BRINSHORE



## YEAR FOUR BY THE NUMBERS



	Baseline	Year I	Year 2	Year 3	Year 4	% over Y3
Percent of residents ages 18-64 with wage income (employed)	47% (152 of 323)	74% (199 of 269)	73% (255 of 349)	73% (297 of 407)	76% (323 of 425)	8.75%
Average annual wage income	\$14,177	\$18,005	\$18,826	\$21,037	\$24,029	14.22%
Full-time employment (30+ hours)	N/A	71.20%	77%	80.50%	81.4%	1.12%
Of-age/able-bodied unemployed	89%	25%	27%	27%	26%	-3.7%
Of-age/able-bodied <30 hours	N/A	29.80%	27%	27.30%	26.4%	-3.3%

Data based on People First<sup>USI</sup> enrolled and assessed population.













BRINSHORE



## YEAR FOUR BY THE NUMBERS





97% (573 of 589)

of adult residents obtained health insurance

100% (763 of 763) of children have health insurance

85%

(499 of 589)

of adult residents secured a healthcare provider they regularly go to for care

93%

(232 of 250)

of individuals with chronic health conditions connected with services to manage the conditions













BRINSHORE



### RESIDENT SPOTLIGHTS



#### **Nettie Bond**

The good news: Ms. Bond is debt-free. The exact moment her debt dropped to zero is etched in her mind: January 3, 2023, the day she paid off her last bill in the amount of \$81.93.

"I said, I don't care if I don't have any money left at all. I paid the whole \$81.93 in full."

Now, she is ready to tackle another goal of getting her GED, something she's wanted to do since she dropped out of high school in 10th grade. She also wants to purchase her first car.



#### **Shawnetta Dennis**

The good news: After earning two associate degrees and, more recently, being awarded a two-year scholarship to attend Norfolk State – where, at age 50, she received a bachelor's degree in accounting and business management – Ms. Dennis is no longer eligible for public housing.

"I graduated one week and I moved out of Tidewater Gardens the next week. For me, Tidewater Gardens was a place to get on your feet. It shouldn't be a place to live permanently."



#### **Natalie Lino**

The good news: After years living a life out of control to the point of homelessness, Ms. Lino turned things around and now is employed by People First<sup>USI</sup> as an outreach specialist.

"God is really blessing me," said Ms. Lino.

The blessings didn't stop there. People First<sup>USI</sup> Associate Project Manager Thomasine Norfleet soon had Ms. Lino signed on as a board member for the Hampton Roads Community Health Center, a People First<sup>USI</sup> partner.













BRINSHORE



## PEOPLE FIRSTUSI PILLARS



#### Victoria Almond

When Victoria Almond moved into an apartment in a neighborhood she selected after living in Tidewater Gardens for 10 years, she faced a problem.

"The rain was literally coming in the window. I had to have a bucket because the rain was coming in," she said.



To make matters worse, she had to haggle with the landlord about repairing the roof.

After she reached out to the People First<sup>USI</sup> team to explain her dilemma, family-support specialists stepped in to help her find a comfortable, single-family home for four.

Today, the family lives in the three-bedroom, two-story home with a fenced backyard in a neighborhood Ms. Almond personally selected because of its amenities.



### Ty'Jenya Pinkney

Ty'Jenya Pinkney, who lived for years in Tidewater Gardens with her mother, Tinesha Pinkney, and siblings, recently received a full, four-year scholarship from the Posse Foundation to attend William & Mary in Williamsburg, VA, based on sweat, hard work, and



exceptional academic achievement. She will be an undergraduate this fall before going on to medical school, where she plans to become a pharmacist or pediatrician.

"At first, I didn't believe it," Ms. Pinkney said about the scholarship. "I thought they were playing,"

Her mother is also celebrating because People First<sup>USI</sup> helped the family find a five-bedroom home that she and the children moved into after leaving Tidewater Gardens.





# TIDEWATER GARDENS









BRINSHORE



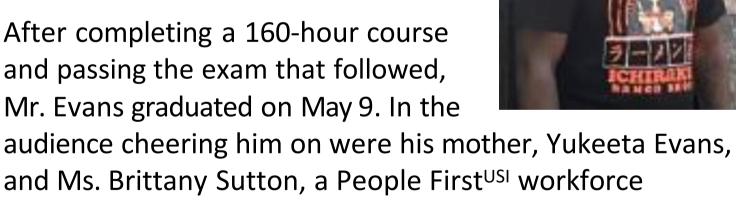
## PEOPLE FIRSTUSI PILLARS



### Yonyea Evans

Two years ago, Yonyea Evans was a 21-year-old juggling two jobs to support his mother, twin sister, and himself. Things soon changed for the better and, before he knew it, he was on the path to become a seaman in the Merchant Marines.

After completing a 160-hour course and passing the exam that followed, Mr. Evans graduated on May 9. In the



Mr. Evans went on to an internship at Nauticus, the City's maritime discovery center, where he received 80 hours of training on the battleship USS Wisconsin.

specialist who encouraged him to apply to the program.

"I'm looking forward to this new experience," said Mr. Evans. "My mom is so proud, she can't stop talking about it."



#### WelFore Health

Eastern Virginia Medical School and People First<sup>USI</sup> partner WelFore Health are collaborating on a study to help people change their diet while still eating culturally relevant food so they can lose weight



and improve their metabolic health. Open to African Americans between ages 25-55, the study piloted late 2022; its second phase is underway.

Thanks to WelFore Health's partnership with People First<sup>USI</sup>, former Tidewater Gardens residents were among participate. So far, four have enrolled in the study, which consists of health screenings, online resources, and live cooking demonstrations. Participants keep food diaries and talk to nutritionists about food choices, meal plans, and shopping lists.



# **Open Discussion**

SPAC Members



# Adjournment