Downtown-Waterfront Studies

- 2003—Urban Land Institute—Downtown Portsmouth Advisory Services Panel Report
- 2006—Urban Design Associates—Downtown Waterfront Strategic Plan
- 2006—URS - Downtown Master Utility Plan
- 2009—HOK – Downtown Master Plan and Waterfront Strategy
- 2015—Weldon Cooper Center for Public Service – Portsmouth Demographic Study
Market Analysis

• 2009—Bay Area Economics–Portsmouth’s Downtown and Waterfront: Analysis of Market Conditions and Opportunities

• 2017—Hunden Strategic Partners–Downtown Real Estate Market and Feasibility Analysis
Downtown Redevelopment/Rehabilitation Strategy

1. Create greatly enhanced connectivity along Crawford and the Elizabeth River waterfront
2. Enhance value of development opportunities for redevelopment sites
3. Improve stormwater management and flood protection
4. Increase downtown daytime population and improve livability downtown through bike-pedestrian enhancement, quality open space, and expanded retail/shopping/dining options
5. Focus on quality of experience, value, and opportunities for more connected seawall and open space amenities
6. Minimize public use/tax exempt footprint to expand private sector opportunities while retaining civic (City Hall) and public safety (Police substation or precinct) presence downtown
2006 Urban Design Associates Study
Public Investment Downtown

- **Union Pavilion**, completed, **2001**, **$13M**
- **Crawford Street Roundabout**, completed, **2011**, **$2.5M**
- **Children’s Museum of Virginia Expansion**, completed, **2011**, **$13M**
- **Downtown Master Utility Project Phase 1**, completed, **2015**, **$17M**
- **Seawall Replacement**, Area 3 and 4, under construction, **$14M**
- **Downtown Master Utility Project Phase 2**, under construction, **$11M**
- **New Portside**, under design, **$850K**
- **Seawall Replacement**, Holiday Inn Section, under design, **$9M**
- **County Street Garage Replacement**, under design, **$17.5M**
- **Seawall Replacement**, Flagpole Peninsula, under design, **$3M**

- **TOTAL ESTIMATED INVESTMENT**: **$101M** (approximate)
County Street Garage Replacement

Examination of the original garage concept

• Review, Reflect and Refocus
• Primarily office and retail

New garage concept

• Creation of parking model
• Examination of potential redevelopment parcels
• Primarily residential, driven by market and land-use

Developing a Picture of Potential Redevelopment
Crawford Gateway Revitalization
February 15, 2018
City Hall and 801 Water Street

Municipal Facilities Assessment Overview

• Review of costs necessary to keep buildings functional
• Useful life of buildings

Potential High Value Redevelopment Sites

• Exploit waterfront location and waterfront views
• Establish development quality expectations for downtown projects

Opportunity to start plan to get off the waterfront

• More practical expenditure of funds
• Aligns with development strategies
Public Safety

Police Administration resides in 801 Water Street

• There are additional parcels encumbered by the presence of Public Safety that are vital to redeveloping downtown

• Proposed relocation is another trigger to start planning to relocate the municipal presence from the waterfront

Proposed Public Safety Complex

• Relocation is one of the most important decisions to facilitate the redevelopment of downtown

Work to Date

• Space Needs Assessment

• Preliminary inventory and assessment of potential sites for relocation (city-owned)
Redevelopment of Crawford Street to Court Street
Moving Forward

Development of Stormwater Park (Civic Center Lot)
  • Concept and preliminary design $150,000

Site Selection and Preliminary Engineering for Public Safety Complex
  • Preliminary Engineering $125,000

Space Needs Assessment for Future City Hall
  • Initial programming $75,000

Crawford Street-Parkway Corridor Study
  • Downtown D1 Zoning Revisions and Waterfront sites connectivity
  • Initial needs and programming assessment for corridor $75,000

Study-Assessment of Civic Center-Jail Site
  • High-level cost benefit analysis $50,000

TOTAL COST FOR INITIAL PROJECTS: $475,000
Next Steps

- City staff proceeds with City Council approved planning level projects using existing CIP funds
- City team work to develop a sequencing strategy for potential redevelopment activities
- City team works on plan for potential financing options and opportunities including leveraging private investment
- The Crawford Gateway Revitalization Strategy seeks to capitalize on substantial public and private investment by placing an emphasis on the City Council Vision to provide access to the waterfront and reinvigorate downtown with substantial economic development