

# **Crawford Gateway Revitalization**



**February 15, 2018**

# Downtown-Waterfront Studies

- **1994**—Urban Design Associates—Vision 2005 Process
- **2000**—Urban Design Associates—Vision 2005 Waterfront Design Charrette Report
- **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



# Private Investment Downtown



# 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



**PUBLIC FACILITIES  
CRAWFORD GATEWAY  
PORTSMOUTH, VIRGINIA**

# 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

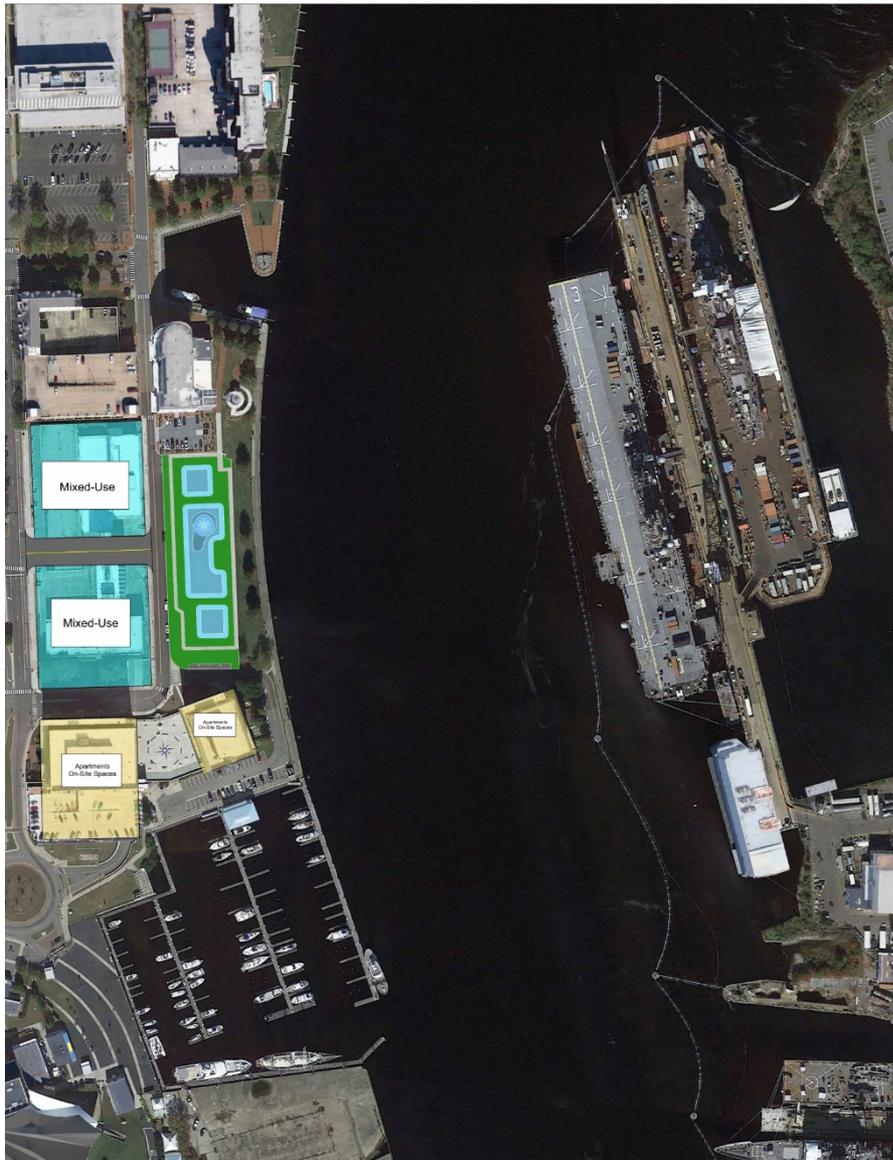
## **Crawford Street-Parkway Corridor Study**

- 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**



# Potential Waterfront Development

# 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

The logo features the letters 'Q', '&', and 'A' in a stylized font. The 'Q' and 'A' are white with a blue outline, while the ampersand is red with a white outline. The entire logo is centered within a white oval that has a red border, all set against a dark blue background.

Q&A