This is only a sampling of Norfolk’s vibrant communities actively transforming their neighborhoods, economy, and culture.
Norfolk Virginia Project Updates
First Quarter 2014

Emerging Areas

Chelsea Business District


Downtown Arts and Design District

New arts district established in 2013. Launched with Better Block event.

Park Place/35th Street District

Revitalized area celebrated with Better Block event.

Smartmouth Brewing Company

Tortilla West

Birch Bar

Acclaimed Events

The new Arts District also includes The Beauty Parlor by Q and Company. A coffee shop and Push Theater are coming soon.

Texaco Building

Hurrah Players — The Hugh Copeland Center

O’Connor Brewery

Newport Plaza featuring Croaker Spot

Handsome Biscuit

E3: Elevate Early Education

YMCA
Expansion

A. Reddix and Associates (ARDX)

Small, minority, and woman owned health care management company relocated to Norfolk in 2008 with 2 employees. Has since grown to 85 employees, with projected 20% growth by the end of 2014.

Bauer Compressors, Inc.

$15 million expansion of the current facility in Norfolk Industrial Park.

Black and White Cabs

Property improvements and enhancements to current offices. Ribbon cutting held November 2013.

Colonna’s Shipyard

$6 million acquisition of Bay Disposal site, expanding facility capacity, in addition to $5 million investment in expansion of Building 7.

EOS

$1 million in improvements in new facility; company expanding in Midtown area.

Float First

New manufacturer and retailer of float therapy tanks.

GE Water and Process Technologies

Expanding facility at the Norfolk Industrial Park.

Hendrick Automotive Group

Expansion of new car dealerships on Virginia Beach Boulevard.

Lucy’s Cookies

Expansion of Central Business Park bakery/headquarters.

O’Connor Brewing Company

Expanding and relocating to new facility in Park Place.

Portfolio Recovery Associates

One of Fortune Magazine’s 100 fastest growing companies in 2013, Portfolio Recovery Associates expanded its Riverside Corporate Center campus.

xTuple

Headquartered in Norfolk, xTuple has 40 employees.

Schaubach Consolidation

Consolidation of Four Norfolk Operations
Schaubach Companies to consolidate four companies into a new campus at the Virginia Renaissance Center.
New Investment

**Amerigroup – a Wellpoint Company**

$20 million investment to support corporate complex in Lake Wright Executive Center.

**Groesch Building Supply, Inc.**

New manufacturing facility to open Spring 2014.

**Kinder Morgan**

Purchased 16 acre Lansing Street Terminals in Berkley, June 2013. Initial investment $6 million+.

**Superior Marine Solutions**

Relocation from Hampton to Norfolk Industrial Park.

**Institutional**

**Bon Secours DePaul Medical Plaza**

New $25 million facility with specialist care & comprehensive cancer center.

**Bon Secours at Ghent Station**

Two-story medical office building will be constructed as part of the Ghent Station project on 21st Street in Ghent.

**Chrysler Museum Expansion**


**Colonel Samuel L. Slover Memorial Main Library**

$64 million LEED-certified, technologically advanced library. Opens late 2014.

**Consolidated Courthouse Complex**

$121.7 million LEED project. Phase I complete in May 2014. Phase II in December 2015.

**E3: Elevate Early Education**

New 12,545 SF preschool in Park Place. Will serve 104 children ages 1 through 5 from low, middle, and high-income families.

**Governor’s School for the Arts**


**Norfolk International Airport**

$17 million facelift in the main terminal lobby areas and screening area. Completion 2014.

**Old Dominion University Master Plan**

New master plan approved by the ODU Board of Visitors in December 2013, with $140 million in new investment planned on campus.

**Ray and Joan Kroc Community Center**

$84 million 91,000 square foot community center in Broad Creek. Grand opening weekend April 24-27, 2014.

**Sentara Leigh Hospital**

$126 million expansion project includes two new patient towers. Completion 2016.

**Virginia Wesleyan College**

Virginia Wesleyan College recently announced plans for a new academic facility for the fine arts on the VWC campus.
Transportation

Brambleton & Colley Avenues
$2.4 million street widening and elevation due to flooding. Completion Spring 2014.

Downtown Bus Transit Center
$5.25 million center with amenities and 14 bays and layover areas. Completion 2015.

East Little Creek & Tidewater
$4.7 million project in design stage to renovate overpass and feeder lanes.

Elizabeth River Tunnels Project
$1.9 billion public/private partnership for new Midtown Tunnel, renovations to DT Tunnel and expansion of the MLK Freeway to be completed July 2017.

Hampton Boulevard Grade Separation
$89 million underpass eliminates train delays on Hampton Blvd.

I-564 Intermodal Connector
$170 million project provides direct truck access to port from interstate.

Military Highway Improvements – CFI
This design-build project will be the first Continuous Flow Intersection (CFI) in Virginia. RFP scheduled to be released in Spring 2015.

Naval Station Norfolk Transit Extension Study
HRT is conducting a new analysis of potential options for connecting the TIDE light rail system to Naval Station Norfolk.

$4 million, 3,500 square foot station for intercity passenger rail.
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**Retail**

**Bangkok Gardens**
Over $1 million investment. Restaurant relocated within Ghent; opened January 2014.

**Broad Creek Area**
The Broad Creek renaissance continues with a new Walmart Neighborhood Market and Wawa.

**Chick-fil-A**
$2.5 million signature restaurant on Monticello Avenue. Grand opening March 6, 2014.

**Fresh Market at Ghent Station**
Part of mixed-use project at 21st Street in Ghent. Third Fresh Market in Hampton Roads and first in Norfolk.

**K&K Square at Wards Corner**
$18 million shopping center anchored by Harris Teeter. Completion February 2014. Also includes Starbucks, Subway, Great Clips, Moe’s, Sleepy’s, Albano’s Cleaners, GNC, and NTelos.

**Midtown Shopping Center**
$1.2 million+ façade improvements with landscaping and tenant leasing underway.

**Norfolk Premium Outlets**
Will include 90 to 120 new stores. Façade improvements and re-tenanting on 21st Street in Ghent.

**Palace Shops Improvements**

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**A sampling of new neighborhood retail**

**Downtown**
- Chartreuse Bistro
- Field Guide
- Gershwins
- JuiceBar Juices
- Luce
- Paradise Donuts
- Saffron Indian Bistro
- an Olive & a Grape

**Ghent**
- Fresh Market
- Mermaid Factory
- Noodles and Company
- O’s Donuts
- Pendulum Fine Meats
- Pita Pit
- Savor the Olive
- Streats
- Table 7
- TowneBank

**Around Town**
- AJ Gators in Ocean View
- Charley’s on Riverview
- Dollar Tree at Wards Corner
- O’Reilly’s Auto Parts
- TowneBank at K&K Square

**MacArthur Center**
- Brighton Collectibles
- G by Guess
- Lush
- Michael Kors
- Texas de Brazil
- The Art of Shaving

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Norfolk Virginia Project Updates  
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Residential

220 West

Formerly Franklin Condos, now owned and marketed by Marathon Development. 19 residential condos for sale beginning January 2014.

Banks at Berkley

Project features 50 apartments and ground floor medical office supportive of neighborhood needs on 2.8 acre site at the Berkley Shopping Center.

The Crossings at Campostella Station

$20 million, 156 apartments and 25 single-family homes to be constructed at former lumberyard site by the Franklin Johnston Group.

East Beach Phase 7

The final phase of East Beach consists of 38,000 sf of retail and commercial space, as well as a mixture of 80 townhomes, single family homes, cottages and carriage houses.

East Beach Marina Apts

$25 million 136-unit apartment community with waterfront boardwalk. Delivery May 2014.

Element at Ghent

New $26 million project with 164 luxury apartments. Opens late Summer 2014.

Fort Tar Lofts

Conversion of historic auto dealership into thirteen apartments, located on Monticello Avenue just north of the new Downtown Arts and Design District.

The James


Metro on Granby

Project includes two new $12 million apartment buildings: 401 Granby with 65 units and 2,100 SF of retail, and 416 Boush with 71 units and pool/fitness center. Delivery 2014.

Ocean View Apartments

$40 million proposed project at the site of the former Ramada Inn. Will contain 280 units and 20,000 square feet of retail.

The Pointe At Pickett Farm

$35 million, 300-unit apartment community in Crown Point area off Virginia Beach Boulevard.

Pointe East at Harbor Walk

$25 million project with 80 homes in East Ocean View’s Harbor Walk Community.

Promenade Pointe

$30 million 187-unit luxury apartment community on Wayne Creek. Under construction.

Rockefeller Apartments

$17 million conversion of historic Union Mission into 122 market-rate apartments.

The Seaboard

Conversion of former Trader office building into 135 apartments with retail.

The Wainwright Downtown

$25 million conversion of an historic building to 126-unit apartments. Delivered September 2013.
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Game Changers

Downtown Hotel Conference Center
Gold Key | PHR Hotels & Resorts in a public/private partnership with the City of Norfolk will develop a 20-story luxury hotel with 300 rooms, state-of-the-art 50,000 square foot convention center, 3 full service restaurants, fitness center, pool and 600 car garage. With an expected opening of 2nd quarter 2016, the $126 million project will generate 500 construction jobs, 250 hotel employees and $2 million in tax revenue.

Norfolk Premium Outlets and Park
Simon Properties’ Norfolk Premium Outlets Center would be the first of its kind in South Hampton Roads, located on the current site of Lake Wright Golf Course. Estimated $75 million investment. This project will create approximately 800 new jobs.

Ghent Station
$17.5 million mixed-use center to include The Fresh Market and Bon Secours Medical Office Building. The project will generate approximately 130 jobs.

Waterside Live! – Downtown Dining and Entertainment Complex
The Cordish Company will invest approximately $40 million to transform the iconic complex into a premier dining, entertainment and retail destination. The project will also include a renovation of the existing Waterside Marina.