

**Early Notice and Public Review of a Proposed
Activity in 100-Year and 500-Year Floodplains
AND
Notice of Public Informational Meeting to Discuss the St. Paul's Area/Tidewater Gardens-Norfolk
Choice Neighborhood Implementation Grant Program Schedule**

Date of Publication: March 6, 2020
City of Norfolk
Attn: Steve Morales, Project Director
555 East Main Street, 16th Floor
PO Box 968
Norfolk, VA 23501
757.624.8646

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Norfolk Redevelopment and Housing Authority.

**EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN 100-YEAR AND 500-YEAR
FLOODPLAINS**

To: All interested Agencies, Groups, and Individuals

This is to give notice that the City of Norfolk has determined that the following proposed action under the St. Paul's Area/Tidewater Gardens-Norfolk Choice Neighborhood Implementation Grant Program (CNI Project Grant Number VA3F006CNG118) is located within the 100 and 500-year floodplains, and the City of Norfolk will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988 (Floodplain Management), in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management.

The purpose of this project is to create an urban neighborhood with a strong sense of place and improved connections to the City of Norfolk (City). The project will address aging public housing and recurring flooding, combined with the opportunity to solve these challenges through market-based mixed-income, mixed-use development on property owned largely by the City and NRHA. The proposed \$30 million project is located in the Tidewater Gardens community in the City of Norfolk. The proposed project is located within the St. Paul neighborhood in the City and encompasses approximately 115 acres located directly east of Downtown Norfolk. The area is generally bounded by St. Paul's Boulevard on the west, Brambleton Avenue on the north, Tidewater Drive on the east, and I-264 and City Hall Avenue on the south.

This project combines several tidal flooding and stormwater management strategies to minimize the risk posed by flooding to the redevelopment. This plan calls for the conversion of 26 acres of existing public housing and other properties into an aesthetic, vegetated open space designed to treat and store stormwater runoff that would be known as the Blue/Greenway. Four main features would be used to mitigate flood risk: a primary open-air conveyance channel to replace the function of the existing underground culvert; revegetation of impervious surfaces; water quality features such as wet ponds or constructed wetlands; and a tide gate. Approximately 55 acres of land within the project area are located within the FEMA 100-year floodplain (Zone AE). An additional approximate 28 acres are within the 500-

year floodplain. The action alternatives being considered would impact approximately 26 acres of floodplain to implement the defense strategies listed above. No wetlands or surface waters would be impacted by the proposed actions. Impacts to the 100-year floodplain would be as a result of the construction of the Blue/Greenway stormwater resilience project and impacts to the 500-year floodplain would be as a result of new development, however newly implemented stormwater management improvements would mitigate flood risk to these areas.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by NRHA at the following address on or before March 22nd: NRHA 555 East Main Street, 16th Floor, PO Box 968, Norfolk, VA 23501, 757.624.8646, Attention: Steve Morales, Project Director. A full description of the project may also be reviewed from 8am – 5pm Monday – Friday at the above listed address. Comments may also be submitted via email at smorales@nrha.us.

NOTICE OF PUBLIC MEETING

The City of Norfolk and the Norfolk Redevelopment and Housing Authority will hold a public open house to discuss the proposed St. Paul's Area/Tidewater Gardens-Norfolk Choice Neighborhood Implementation Grant Program. The Tidewater Gardens Redevelopment Project was selected by the U.S. Department of Housing and Urban Development (HUD) for funding through the Choice Neighborhoods Initiative (CNI). The proposed action is subject to compliance with the National Environmental Policy Act (NEPA). Public scoping is an important component of NEPA.

All members of the community are invited to attend a public meeting which will afford an opportunity for the public to learn more about and to provide input on the project. During the meeting, the public can engage staff one on one for project information, an overview of the NEPA process, and/or information on floodplain impacts.

The two sessions will be held at the William A. Hunton YMCA, located at 1139 E Charlotte Street, Norfolk, Virginia 23504, from 3:00pm to 4:30 pm and 5:30pm to 7:00pm on March 10, 2020. The Public can attend either session.

For the purpose of complying with NEPA and in accordance with HUD regulations at 24 CFR part 58, the City of Norfolk, acting through NRHA, is the Lead Agency and Responsible Entity assuming environmental responsibility for the Tidewater Gardens Redevelopment Project. Comments concerning the Tidewater Gardens Redevelopment should be sent via email to smorales@nrha.us or by mail to NRHA 555 East Main Street, 16th Floor, PO Box 968, Norfolk, VA 23501, 757.624.8646, Attention: Steve Morales, Project Director.



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Order ID: 6625835

* Agency Commission not included

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PACKAGE NAME: VP_Legal

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GROSS PRICE * : \$1,838.54**PACKAGE NAME:** VP_Legal**Product(s):** Virginian Pilot, classified.virginianpilot.com, virginianpilot_VApublicnotices.com**AdSize(s):** 2 Col x 1", 1 Col x 1"**Run Date(s):** Friday, March 6, 2020**Color Spec.** B/W**Preview****EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED
ACTIVITY IN 100-YEAR AND 500-YEAR FLOODPLAINS
AND****NOTICE OF PUBLIC INFORMATIONAL MEETING TO DISCUSS
THE ST. PAUL'S AREA/TIDEWATER GARDENS-NORFOLK CHOICE
NEIGHBORHOOD IMPLEMENTATION GRANT PROGRAM SCHEDULE**

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...being considered would impact approximately 20 acres of occupancy to implement the defense strategies listed above. No wetlands or surface waters would be impacted by the proposed actions. Impacts to the 100-year floodplain would be as a result of the construction of the Blue/Greenway stormwater resilience project and impacts to the 500-year floodplain would be as a result of new development, however newly implemented stormwater management improvements would mitigate flood risk to these areas.

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