

## **Final Notice and Public Explanation of a Proposed Activity in a 100-Year and 500-year Floodplain**

To: All interested Agencies, FEMA, HUD, EPA, Groups, and Individuals

This is to give notice that the City of Norfolk (City) in partnership with the Norfolk Redevelopment and Housing Authority (NRHA) has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Choice Neighborhood Implementation grant program (CNI) under VA3F006CNG118.

NRHA, together with the City and other major partners, have developed a plan to address the impacts of poverty and implement real change within the extended St. Paul's area of the City. The first component of the St. Paul's project is the redevelopment of Tidewater Gardens plus the addition of nearby City owned properties known as the Snyder Lot, the Transit Area and the proposed renovation of the Willis Building, altogether totaling approximately 58 acres. Of the approximate 58-acre project site, approximately 32 acres are located within the 100-year floodplain and approximately 13 acres are located in the 500-year floodplain. Tidewater Gardens, located at 450 Walke Street, is a 618-unit NRHA-owned public housing community in Norfolk, Virginia. The obsolesced buildings are now in poor physical condition with over half of the distressed units located within the 100-year floodplain. The extent of deficiencies in the structures and building systems along with overall infrastructure deficiencies is such that major modernization is not recommended. Due to the general state of disrepair, the isolation resulting from the existing site layout, and the obsolete unit sizes and amenities, demolition and subsequent redevelopment is the most practical approach.

The City has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values. Given the fully developed nature of the study area, many traditional approaches for avoiding floodplain impacts identified in the procedures of EO 11988 are not applicable. As applicable in forthcoming stages of development, a Conditional Letter of Map Revision Based on Fill (CLOMR-F) will be sought from FEMA in order to alter the boundaries of the Special Flood Hazard Area (SFHA). Due to the location and nature of the project, there are no practicable alternatives that would avoid impacts to floodplains. The built infrastructure is proposed in concert with innovative enhancements to the natural floodplain through the opening of a buried stream system and the creation of wet and dry detention ponds. This would result in a net decrease in the frequency of both localized and regional flood events within the study area. The No Action Alternative would not implement flood risk reduction measures for the 312 dwelling units currently located in the 100-year floodplain, leaving the potential for future flooding and risk to lives or properties the same or worse as the current condition. The Proposed Action would include substantial modifications to areas within the 100-year floodplain, including residential and commercial buildings and development of the Saint Paul's Blue/Greenway which would redevelop approximately 26 acres of public housing and other properties into an aesthetic green space designed to treat and store stormwater runoff in the face of anticipated long-term increases in storm events and sea level rise. New buildings constructed within the floodplain, as replacement for old, outdated buildings, would be built to the specifications outlined in the City of Norfolk zoning code with a finished floor elevation higher than the 100-year floodplain.

The City has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

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. 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 the Responsible Entity (City) at the following address on or before June 5, 2020: Steve Morales, PO Box 968, Norfolk, VA 23510 and 757-624-8646, Attention: Dr. Larry "Chip" Filer, City Manager. A full description of the project may also be reviewed upon request and is available at <http://projects.vhb.com/TidewaterGardensEA/>. Comments may also be submitted via email at [smorales@nrha.us](mailto:smorales@nrha.us) or at [marcia.mcgill@norfolk.gov](mailto:marcia.mcgill@norfolk.gov)

Sold To:  
Vanasse Hangen Brustlin - CU00012995  
351 McLaws Cir Ste 3  
Williamsburg, VA 23185-5797

Bill To:  
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351 McLaws Cir Ste 3  
Williamsburg, VA 23185-5797

### Affidavit of Publication

**State of Illinois**  
**County of Cook**

Order Number: 6682514  
Purchase Order: Kimberly S. Blossom

This day, Jeremy Gates appeared before me and, after being duly sworn, made oath that:

- 1) He/she is affidavit clerk of The Virginian Pilot, a newspaper published by Virginian-Pilot Media Companies, LLC in the city of Norfolk, Portsmouth, Chesapeake, Suffolk and Virginia Beach and the Commonwealth of Virginia and in the state of North Carolina.
- 2) That the advertisement hereto annexed has been published in said newspaper on the dates stated below
- 3) The advertisement has been produced on the websites classifieds.pilotonline.com and <https://www.publicnoticevirginia.com>

Published on: May 27, 2020.

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Jeremy Gates

Subscribed and sworn to before me in my city and state on the day and year aforesaid this 28 day of MAY, 2020

My commission expires 11-23-20

Brendan Kolasa



Signature of Notary



**FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR AND 500-YEAR FLOODPLAIN**

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The City has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values. Given the fully developed nature of the study area, many traditional approaches for avoiding floodplain impacts identified in the procedures of EO 11988 are not applicable. As applicable in forthcoming stages of development, a Conditional Letter of Map Revision Based on FIRM (CLM-RM) will be sought from FEMA in order to alter the boundaries of the Special Flood Hazard Area (SFHA). Due to the location and nature of the project, there are no practicable alternatives that would avoid impacts to floodplains. The built infrastructure is proposed in concert with innovative enhancements to the natural floodplain through the opening of a buried stream system and the creation of wet and dry detention ponds. This would result in a net decrease in the frequency of both localized and regional flood events within the study area. The No Action Alternative would not implement flood risk reduction measures for the 312 dwelling units currently located in the 100-year floodplain, leaving the potential for future flooding and risk to lives or properties the same or worse as the current condition. The Proposed Action would include substantial modifications to areas within the 100-year floodplain, including residential and commercial buildings and development of the Saint Paul's Bay/Greenway which would redevelop approximately 29 acres of public housing and other properties into an aesthetic green space designed to treat and store stormwater runoff in the face of anticipated long-term increases in storm events and sea level rise. New buildings constructed within the floodplain, as replacement for old, outdated buildings, would be built to the specifications outlined in the City of Norfolk zoning code with a finished floor elevation higher than the 100-year floodplain.

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