

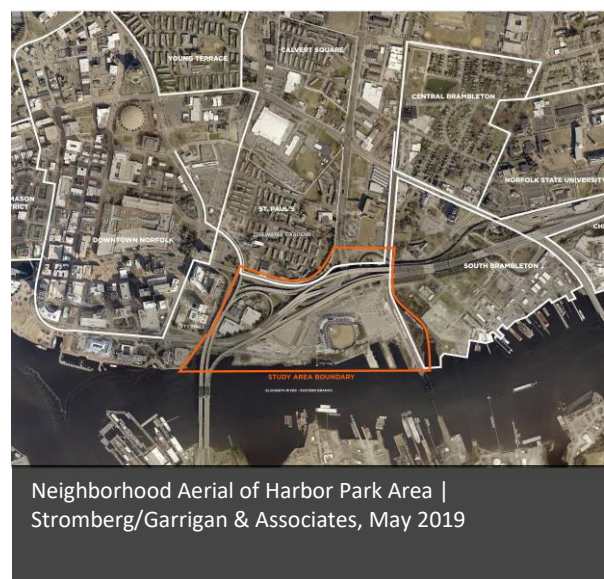
Brownfields Success Story

Waterfront Revitalization: From Industrial to Resilient *Norfolk, Virginia*

In Virginia, the City of Norfolk owns approximately 40.5 acres along the waterfront in Downtown Norfolk at 150 Park Avenue. On this site, historical records indicate an extensive history of development and a history of potential hazardous material use. From 1887 until 1910, the former Elizabeth Iron Works and former Virginia Iron Works operated metal foundries, machine shops, and boiler sites. In addition, uses of the property included structural steel manufacturing, cutting and welding, various retail stores, residential dwellings, and a railyard. Currently, within the site, there are multiple parking lots and the Harbor Park Baseball Stadium which is leased and has been occupied by the Norfolk Tides, a Baltimore Orioles Triple-A team, since 1993.

Focused Revitalization Efforts

The City of Norfolk received technical assistance and was awarded a grant from the United States Environmental Protection Agency (EPA) that focused on the Harbor Park Area. In 2016, the City of Norfolk received an EPA Region 3 Targeted Brownfields Assessment and in 2017 received an EPA Area-Wide Planning Grant to further explore, assess, and envision how the underutilized Harbor Park Area could be revitalized. Through the EPA Region 3 Targeted Brownfields Assessment program, groundwater, sediment, and soil sampling occurred. The findings in these environmental site assessments allowed the City to continue to make informed redevelopment decisions at the site. Based upon the findings, and the intended use of the site for shopping and a restaurant district and parking, remediation of soil and groundwater is not required. To build on these findings, through the EPA Area-Wide Planning Grant, the City of Norfolk was able to create a vision of resilient redevelopment for the downtown waterfront in the Harbor Park Area.



EPA Grant Recipient:
The City of Norfolk, Virginia

Grant Type and Technical Assistance:
EPA Area-Wide Planning
EPA Region 3 Targeted Brownfields
Assessment

Former Uses:
Former industrialized area to include
Elizabeth Iron Works and former
Virginia Iron Works

Anticipated Uses:
Anticipated redevelopment in the area
to include a resort casino



Envisioning the Possibilities

The EPA Region 3 Targeted Brownfields Assessment program in 2016 provided a strategic foundation for the City to further envision the redevelopment of the Harbor Park Area in the 2017 EPA Area-Wide Planning Grant. The momentum continued as the City worked closely with subject matter experts, community constituents, local non-profit organizations, and residents to create the vision for the new Harbor Park Area.

In May 2019, the Area-Wide Plan was presented at a public open house and offered a vision of redevelopment, opportunity, and possibility in the Harbor Park Area. Included in the renderings was the presentation of a resort casino on the eastern side of the Harbor Park stadium. In the summer of 2019, the City of Norfolk and the Virginia Department of Environmental Quality hosted the 2019 Virginia Brownfields Conference in Norfolk, Virginia where the Area-Wide Plan was shared. The City of Norfolk, community partners, and the consultants proudly provided the public a captivating vision of possibility in the Harbor Park Area.

Masterplan Rendering of Harbor Park Area, Stromberg/Garrigan & Associates | May 2019



Harbor Park Waterfront: New Possibilities

In September 2019, the City of Norfolk held a Council public hearing and vote regarding the potential development of a casino on 13.4 acres of the Harbor Park waterfront. The City voted in favor of the casino development and the project moved forward. In January 2020, the City of Norfolk and the Pamunkey Indian Tribe signed an agreement for the tribe to purchase land from the City to develop a waterfront commercial resort casino in Harbor Park. This property is in a Federally designated Opportunity Zone. In November 2020, the City of Norfolk will hold a referendum in which residents will have the opportunity to vote on the final status of a casino in the City of Norfolk.

Brownfield Community Meeting for EPA Area-Wide Planning Grant | May 2019



The creation of a resort casino in the Harbor Park Area will provide a variety of amenities. Anticipated development includes a hotel, numerous restaurants, a spa, entertainment venues, and other features. Pending the outcome of the referendum, with the City of Norfolk swiftly moving forward toward the development of a casino, anticipated construction will begin in 2021 with the casino resort to open in 2022.

Metes & Bounds Exhibit
Property @ Harbor Park
City of Norfolk, Virginia
Casino Resort Development Area, Vanasse Hangen Brustlin, Inc | December 2019

For more information:

Visit the EPA Brownfields website at www.epa.gov/brownfields or contact the Office of Resilience at NorfolkRC@norfolk.gov 501 Boush St, Norfolk, Virginia | 757-441-2602