

# GRANT ST. REDEVELOPMENT

CITY OF HAMPTON

# STAFF INTRODUCTIONS

**Gabe Diaz** - Executive Director, Diversity, Equity, & Inclusion

**Mariah Roederer** - Program Coordinator, DEI

**Jonathan McBride** - Housing & Neighborhood Development  
Manager, CDD

**Mike Hayes** - Planning & Zoning Administration Manager,  
CDD

# ENGAGEMENT GOALS

**Encourage Open Communication** - Ensure everyone feels welcomed and valued to share thoughts and opinions in a safe, inclusive environment.

**Build Strong Relationships** - Foster connections between community members through regular interactions and collaborative activities.

**Support Community Needs** - Identify the specific needs and concerns of the community surrounding the Grant Street extension

# OBJECTIVES

LEARNING FROM  
HISTORY

OVERVIEW OF  
ENGAGEMENT  
PROCESS

SURVEY RESULTS

DEVELOPMENT  
OPTIONS

FUTURE  
PROGRAMMING  
OPTIONS

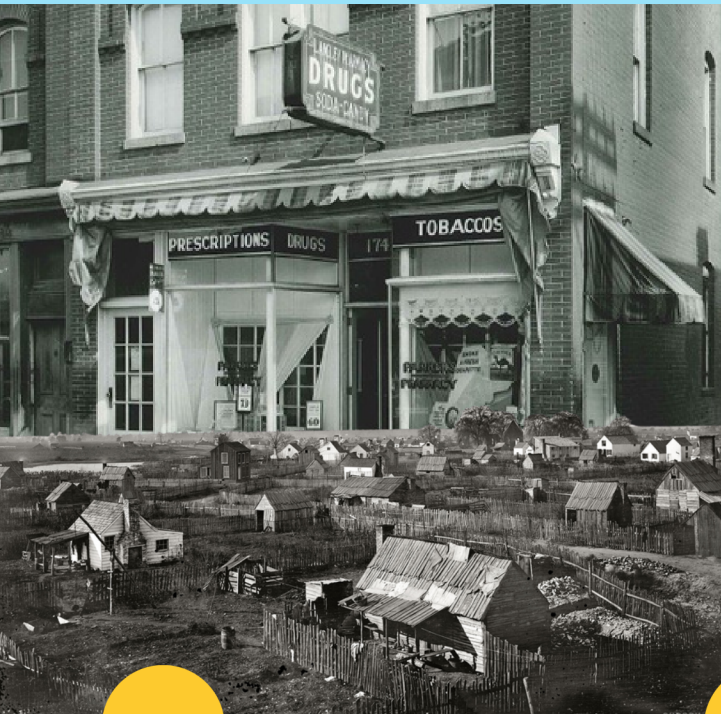


**“I raised my children [here], it has been our home for 50 years.”**

**“Prominent families lived here that helped build Hampton. (Percy Boone family, Lenee Davis family, the Robinson family, the Hunt family).”**

**“Other memorable families included the Crawley family as well.”**

# OLDE HAMPTON AT A GLANCE



1864

## SLABTOWN

The Olde Hampton community was founded by people who escaped from slavery to live free. During the Civil War, these Freedom Seekers settled in Hampton to build new lives.



1900S

## BLACK WALL STREET

By the 1900s, Olde Hampton was a healthy independent community. At the time, Black Americans were not allowed to shop at stores owned by white Americans. This meant that the Black community had to meet its own needs.



1960S

## ROAD WIDENING

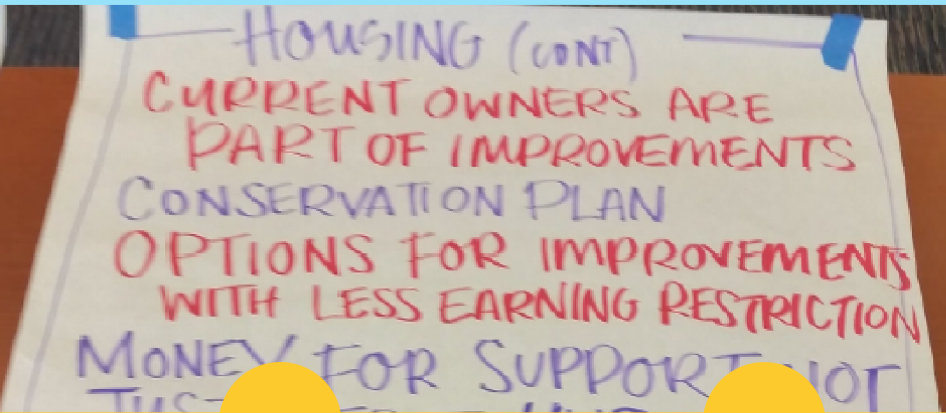
The community saw difficult changes after the 1960s. Homes were torn down to widen roads and build apartment complexes. Traffic moved from Queen Street to Settlers Landing Road. Construction projects made operating a business more difficult, and Armistead Avenue separated Olde Hampton from downtown.

2000- and beyond

## THE NEIGHBORHOOD

Olde Hampton identified as a Housing Venture Area. Olde Hampton Community Center ceased operation. Family and social connections, the heart of community, have remained. These connections are sometimes transformed by distance and technology in the way they are created. But, the sense of community endures.

# GRANT ST ENGAGEMENT



## 2015 - 2017

Regular updates to the Olde Hampton Community Association (OHCA) & Hampton Parks & Rec begins engaging "New Center" Committee

## 2018

### January - October

Olde Hampton Housing Venture Focus

Group Meetings held monthly

Peninsula Community Foundation begins support of engagement process

## 2019

### January - December

PCF convenes Mary W Jackson

Neighborhood Center (MWJNC) Steering Committee monthly

### December

Community Meeting on Center Design

## 2020

### January - March & September - November

MWJNC Steering Committee Meetings monthly

Engagement delays due to COVID

# GRANT ST ENGAGEMENT



**2021**

**January**

Council Update on MWJNC progress

**February**

MWJNC Groundbreaking Event

**March - May**

Discussions with MWJNC Steering Group on park uses

**August**

Community Meeting on Park Design

**November**

Olde Hampton Community Day Event Outreach

City Council Update on MWJNC Park (Phase 2)



**2022**

**March**

Parks convenes MWJNC Advisory Committee established

**April - November**

MWJNC Advisory Committee meets monthly

**March**

MWJNC Advisory Committee tour of MWJNC construction site

**April**

Council tour of MWJNC construction site

**September**

Ribbon Cutting Event



**2023**

**February - June**

MJNC Advisory Committee meets monthly

**February**

CDD & Parks OHCA Meeting on Grant Street Development

**Jan-May, Sept - Dec**

MWJNC Advisory Board Meetings

**Feb, July-Oct**

OHNA Meetings

GRANT ST. ROAD

# PROJECT SUMMARY

PUBLIC WORKS

Construction for the Grant Street project has begun, and is anticipated to be completed **winter 2025**. This is a VDOT revenue sharing project to support redevelopment in the vicinity of the Mary W. Jackson Neighborhood Center. The project will extend Grant Circle at McAllister Street to the existing stub street off North Armistead Avenue, and includes an extension of Condor Street, and a connection to North Stewart Street.





COMMUNITY

# RE-ENGAGEMENT & SURVEY

**AUG 2023**      MWJNC & Grant St. Informational Meeting

**OCT 2023**      Fall Meet & Greet

**DEC 2023**      Winter Wonderland Event

Postcards with Survey Link

**JAN 2024**      Canvassing & Door Knocking

Yard Signs placed around Olde Hampton  
Neighborhood

COMMUNITY

# SURVEY AT A GLANCE

Values Based Survey

40 + Engaged residents

22 Opportunities to share thoughts:

- Neighborhood Values
- Olde Hampton History
- Housing Style
- Neighborhood Concerns

Multiple pathways to survey completion

# COMMUNITY VALUES



VALUES BASED

# AMENITIES & PROGRAMMING

78%



Farmer's Market

75%



Mini-Grocery

55%



Cafe or Local Restaurant

VALUES BASED

# AMENITIES & PROGRAMMING

47%



Neighborhood Resource Center

41%



Community Garden

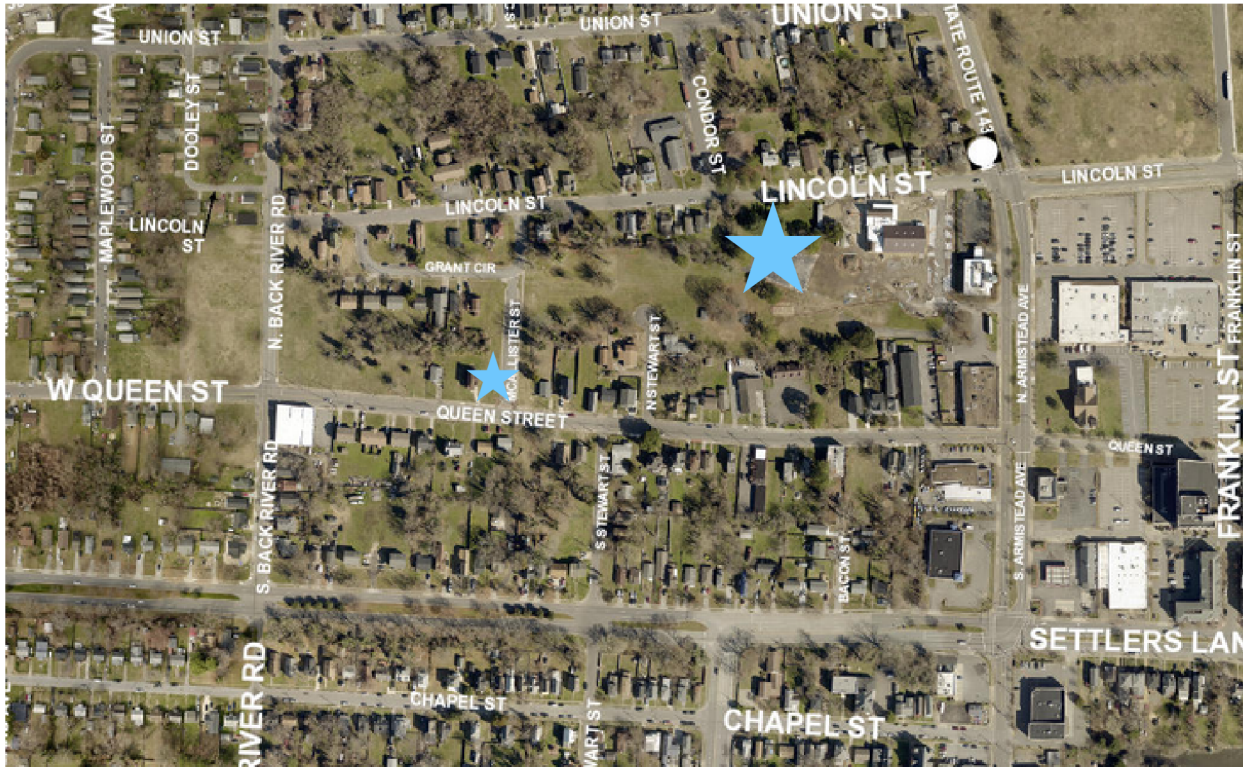
41%



Dog Park

VALUES BASED

# PROGRAMMING



Opportunities for continued neighborhood, parks, recreation, and leisure partnerships for the development of neighborhood assets.

VALUES BASED

# HOUSING

What neighbors value?

What core values?

What future?



VALUES BASED

# HOUSING

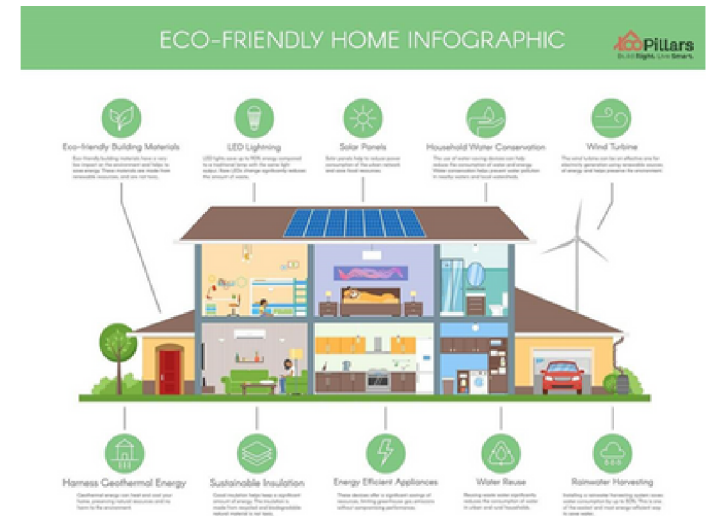
- Housing for all ages and all incomes:
  - Multi-generational community
  - Senior housing
  - First-time buyers/young adults
  - Family-friendly
  
- Affordability





# VALUES BASED HOUSING

- Quality housing
  - Materials, size, and maintenance
  - Resilient, efficient, and smart homes



VALUES BASED

# HOUSING

- Units with large porches
- Maximized yard
- Quality yard space
- Smart & resilient use of the yard space



VALUES BASED

# HOUSING

- **Accessibility for seniors and people with limited mobility**



VALUES BASED

# HOUSING

- **Traditional designs**
  - **Similar to the current traditional designs within Downtown - Olde Hampton**



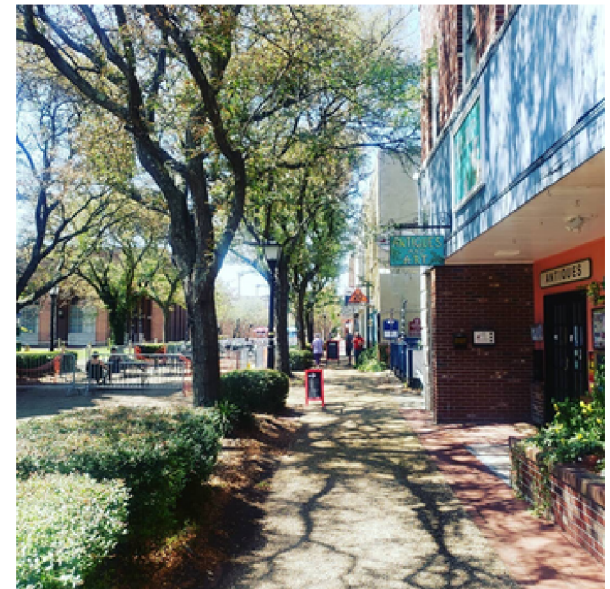
VALUES BASED

# HOUSING

- Family-friendly activities for residents and visitors
- Commercial spaces / "Street floor" commercial



Hilton Village, Newport News



Queens Way, Hampton

VALUES BASED

# HOUSING TYPOLOGIES

- **Single-family detached is the most valued by community members**
- **Some interest in attached**



Single Family Detached



Single Family Attached

VALUES BASED

# HOUSING TYPOLOGIES

- Housing that accommodates some commercial on the first floor – either live-work or multi-story limited to 2 stories
- Live-work upper floor dwelling, multi-story 1st floor commercial



Live and Work Dwelling



Mixed Use - Missing Middle

## ZONING OPTIONS

# OPTION 1

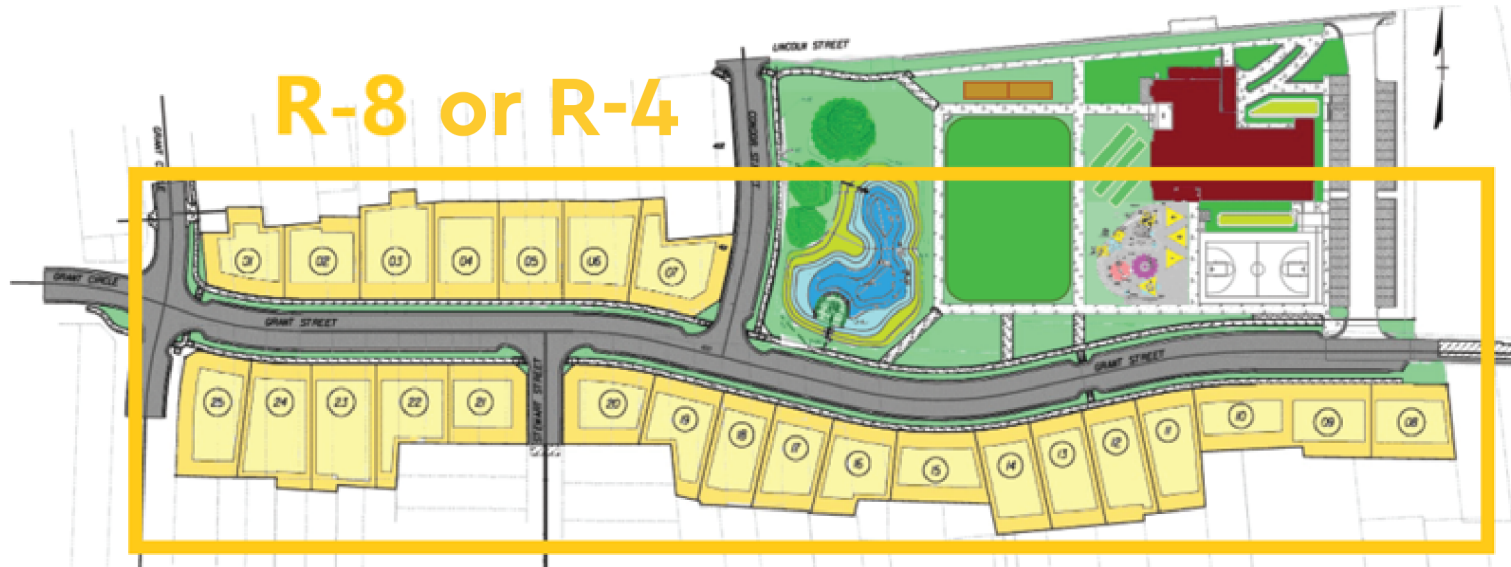


- Extend the Downtown Business district to the three parcels West of Armistead Avenue to foster mixed-use development including commercial
- Zone the rest of the parcels to a residential district
  - R-8 (Two Family Residential) allows for varying housing typologies such as duplexes and 2-family dwellings
  - R-4 allows for smaller setbacks, dwellings, and lot sizes and more street connectivity



## ZONING OPTIONS

# OPTION 2



- Zone all parcels to Residential (R-8 or R-4)
  - Concentrate duplexes and 2-family dwellings closer to Armistead Ave
  - Serve as a gateway/transition to the rest of the neighborhood with single-family homes
  - Serve as an extension of Downtown as future development occurs around the neighborhood

# ADDITIONAL POLICY CONSIDERATIONS

Changes to Home Occupation standards to allow for more low-impact community-based businesses that mimic the feel of the City's earlier neighborhoods



# ADDITIONAL POLICY CONSIDERATIONS



New neighborhood-scale mixed-use district similar to Downtown Business and Downtown Waterfront that allows both residential and commercial uses for historic neighborhoods and neighborhoods around the City's core areas



# QUESTIONS, COMMENTS & FEEDBACK