

# CREIGHTON COURT REDEVELOPMENT

# CREIGHTON COURT REDEVELOPMENT

2020 Community Engagement Report | December 2020



## Introduction

# CREIGHTON COURT REDEVELOPMENT

For several years, the City of Richmond has been moving toward the transformation of public housing. In recent years, Richmond Redevelopment Housing Authority (RRHA) and its development partner The Community Builders (TCB) have been actively engaged in the redevelopment of Creighton Court.

A first step toward Creighton's transformation has been the development of a mixed-income community on the site of the old Armstrong High School with nearly half of the 250+ new units to be set aside for residents of Creighton Court. In October 2020, the City of Richmond celebrated the successful relocation of more than 30 Creighton Court residents to the new Armstrong Renaissance community.

In the early summer of 2020, RRHA and TCB began laying the groundwork for the physical transformation of Creighton Court on the north side of Nine Mile Road in Richmond's East End.

Floricane, a Richmond-based consulting firm, was enlisted to create and facilitate a community engagement process that would give residents of the neighborhood a clear and consistent voice in the development of a Master Plan. (Urban Design Associates of Pittsburgh was engaged to develop the Master Plan. Richmond-based engineering firm, the Timmons Group, is the site engineer.)

From August through December 2020, a small team of consultants from Floricane engaged directly with residents in the neighborhood to surface their hopes, their concerns, and their best ideas for a redeveloped Creighton Court community. The end result of this engagement is a Master Plan, designed by UDA – and shaped and informed by the current residents of Creighton Court.

It is important to note that this process of community engagement happened during a period of intense social and economic stress – in Creighton Court, in Richmond, and around the nation. Every effort was made to balance a desire to actively engage as many residents as possible with an absolute desire to ensure that every resident had an opportunity engage safely and honestly. All of the engagement events happened outdoors, in socially distanced spaces with masks and hand sanitizers. Information was distributed in flyer format to residents and made available electronically.

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What follows is a summary of the engagement process; details around resident perspectives and feedback throughout the process; and supporting documentation of the activities that informed the Master Plan design decisions.

## Engagement Overview

While the redevelopment of Creighton Court has been discussed for years, it wasn't until the development of the new Armstrong Renaissance community began in 2016 that the possibility of a reimagined Creighton Court neighborhood felt remotely plausible to many residents.

The current process of developing a master plan, including the community engagement, is a collaboration between Richmond Redevelopment and Housing Authority, The Community Builders, Timmons Group, Urban Design Associates, and Richmond-based consulting group, Floricane.

As the development partners finalize the master plan; secure approval from the City of Richmond; and finalize funding, the idea of a new and improved Creighton Court feels increasingly tangible to residents. There is positive energy among most residents as they consider – and begin to see – changes to their neighborhood.

During the engagement process, Creighton residents were also experiencing tremendous stress – beyond those stressors already inherent in low-income, urban communities. The summer of 2020 – in the midst of a global health pandemic that was disproportionately impacting communities of color, and as the Black Lives Matter protests reminded some Americans of the racial, social, and economic disparities that many of their fellow citizens experienced daily – has been a challenging time to contemplate a distant, aspirational future.

The engagement process attempted to give space both for tapping into the hopes of residents excited about a better future and the engagement constraints brought on by a need for safe social distancing during the pandemic.

Engagement happened across two specific windows of time (and focus). A detailed overview of each engagement window – along with supporting graphics and data – can be found later in this report. Just below is a brief summary of the two engagement windows:

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## 1. Community Visioning and Ideation (August and September)

During late August and September of 2020, a small team from Floricane engaged Creighton Court residents through a series of communications, conversations, and connections that allowed the community to speak to its dreams, concerns, and practical needs. This initial engagement culminated with a series of three “pop up” sessions on September 12, 13 and 14, followed by two follow-up sessions on September 20 and 21.

A key aspect of the engagement process was to ensure that the voices of Creighton residents informed the development of the new master plan. By meeting residents in their neighborhood for in-person discussions, and the opportunity to fill out a brief survey on-the-spot, we were able to generate written feedback from 159 Creighton residents during this first weekend event, and approximately 50 responses to a set of visual data presented the following weekend.

The initial survey results were summarized and delivered back to the larger project team of RRHA, TCB, Timmons and UDA. This initial set of resident data allowed UDA to generate an initial set of visual options for residents around community center and green space offerings, as well as the architectural features of the residential buildings in the new neighborhood.

On September 20 and 21, a second set of “pop up” events were held in the Creighton neighborhood, allowing another 49 residents to view, discuss and “vote” on sets of images reflecting possible options and features for a new community center, public green spaces and parks, and new homes and residential buildings.

This data was shared back with UDA to provide resident input and perspective to shape a final set of designs for community review in October.

## 3. Final Concepts and Emerging Master Plan (October and November)

The final round of resident input – responding to visual renderings of the future Creighton Court development, including two options for green spaces and parks – was held on October 17 and 18 with almost 100 residents visiting the design “pop up” events to meet with representatives from RRHA, TCB, and Floricane.

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During this same window, broader conversations were held with the Tenants Council for Creighton Court, as well as a broad group of community stakeholders representing organizations actively engaged in the East End of Richmond.

## Engagement Timeline

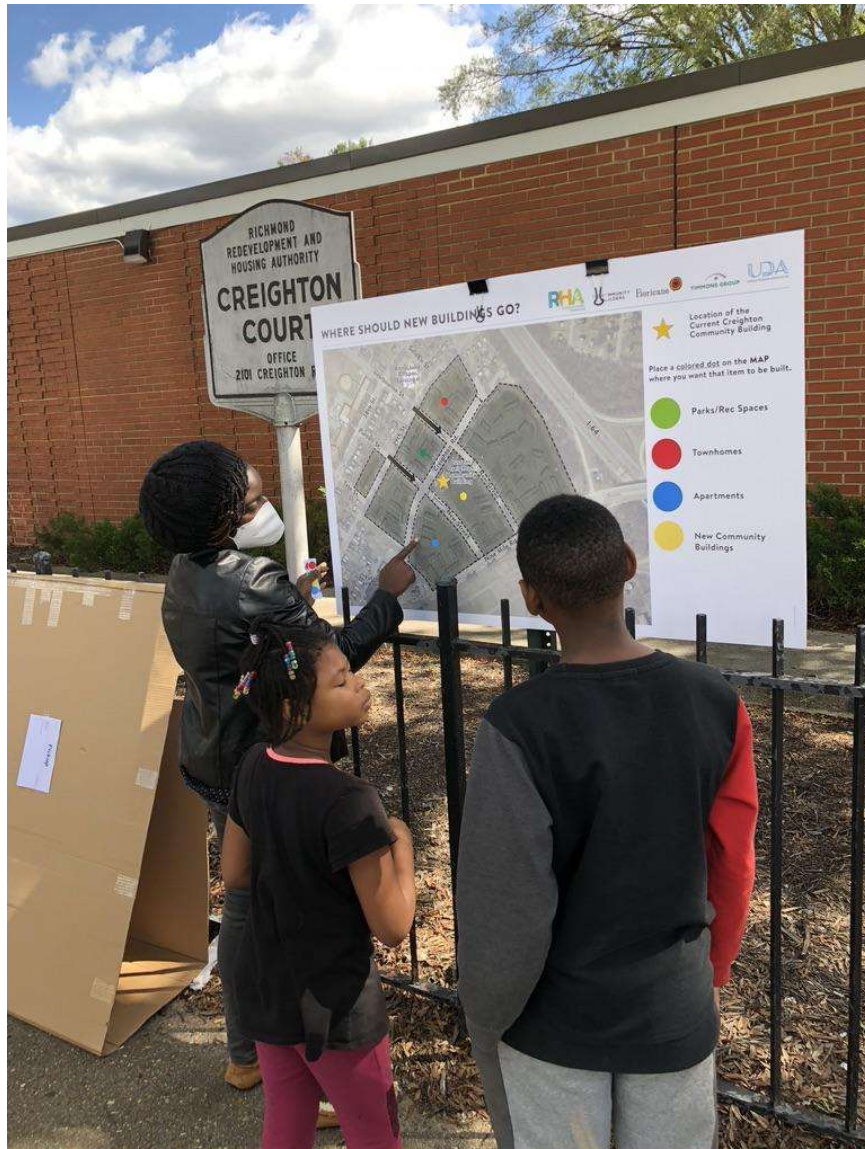
Over the course of just over 8 weeks, Floricane scheduled and facilitated 7 “pop up” engagement events with Creighton Court residents; 2 discussions with the Tenants Council; and three community stakeholder presentations. The broad timeline of activities is below, and more details on each phase of the process can be found in subsequent sections of this report.

Week of September 7	Flyers for the first round of “Pop Up” events distributed to individual homes/apartments in Creighton Court
September 12	First community engagement Vision session
September 13	Second community engagement Vision session
September 14	Third community engagement Vision session
September 19	First community engagement Ideation session
September 20	Second community engagement Ideation session
Week of October 12	Flyers for the third round of “Pop Up” events distributed to individual homes/apartments in Creighton Court
October 17	First community engagement Final Concepts session
October 18	Second community engagement Final Concepts session
October 19	Two community stakeholder Zoom presentation and discussion sessions
October 29	Tenants Council meeting
November 2	One community stakeholder Zoom presentation and discussion session

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## ENGAGEMENT DETAILS

# Community Vision and Ideation



(September 12, 13, 14 & September 20 and 21)

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## ENGAGEMENT DETAILS

### Community Vision and Ideation

(September 12, 13, 14 & September 20 and 21)

#### The Emerging Vision for Creighton Court

Through the engagement of more than 200 Creighton Court residents during the late summer of 2020, an emerging community vision for a redeveloped Creighton Court neighborhood emerged. This emerging vision is an important cornerstone in the development of a Master Plan for the community, and is rooted around both a set of values or principles important to residents and around a set of specific design features that will give character and life to the newly designed community.

In its simplest form, the emerging community vision for Creighton Court calls out for attention to several key desires:

*The design of a new neighborhood whose design is rooted in an everyday sense of safety and security, a passion for the healthy development of children, and opportunities – and physical spaces – that invite community and connection.*

At the heart of the community vision, of course, are the hopes, aspirations, and concerns of the hundreds of residents currently living in Creighton Court. While every resident in Creighton has their own story, and their own priorities, almost every discussion and data point oriented around three key pillars:

1. **SAFETY:** Residents repeatedly expressed concern, frustration, and fear about crime and safety in the neighborhood. Gun violence and random shootings are top-of-mind for almost every resident.
2. **CHILDREN AND YOUTH:** Protecting children and providing neighborhood youth safe and quality spaces to play and learn, was a priority for almost every single resident.

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3. **CONNECTIONS:** Senior residents in the community lack safe and comfortable spaces to gather and connect.

Specific resident needs and wants drawn from a combination of the completed written surveys (159) and the visual survey (~47) cluster as follows:

## COMMUNITY BUILDINGS

The majority of residents would like:

- More than one community building
- Programming to be centered around teens
- A focus on art, education, and resumes
- Computers to be available in the buildings
- A gym or workout room
- A community room for gatherings and/or movies
- A child care facility
- A community kitchen
- A computer room

Residents had a strong preference for the community building(s) to be located between Creighton and Nine Mile roads.

## PARKS AND RECREATIONAL SPACES

Residents were split over whether they'd prefer one large park, or several smaller parks.

The majority of residents would like:

- Playgrounds with safe equipment and an exercise/track area for parents
- Basketball courts
- Community garden space
- Benches and/or seating areas
- Picnic tables
- A splash pad

Residents were evenly split around the location of parks and recreation areas being located along the northeast side near 29th Street OR the southeast side of the community along Nine Mile Road.



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## HOUSING

Residents prefer

- Brick over siding
- Porches over front stoops
- 2 story townhomes over 3 story townhomes

Residents were evenly divided over

- Sloped versus flat roofs
- Modern style versus traditional style
- More or less variety of housing styles

Residents indicated a preference for apartments to be generally located along 29<sup>th</sup> Street (Quadrant 1) and Nine Mile Road (Quadrant 6).

Residents indicated a preference for townhomes to be located along 29<sup>th</sup> Street (Quadrant 2) and Nine Mile Road (Quadrant 6).

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## The Community Engagement Process

While the redevelopment of Creighton Court has been discussed for years, it wasn't until the development of the new Armstrong Renaissance community began in 2016 that the possibility of a reimagined Creighton Court neighborhood felt remotely plausible to many residents.

The overall development process, including the community engagement, is a collaboration between Richmond Redevelopment and Housing Authority, The Community Builders, Timmons Group, Urban Design Associates, and Richmond-based consulting group, Floricane.

As the development partners prepare to develop a master plan; secure approval from the City of Richmond; and finalize funding, the idea of a new and improved Creighton Court feels increasingly tangible to residents. There is positive energy among most residents as they consider changes to their neighborhood.

Residents are also experiencing tremendous stress – beyond those stressors already inherent in low-income, urban communities. The summer of 2020 – in the midst of a global health pandemic that was disproportionately impacting communities of color, and as the Black Lives Matter protests reminded some Americans of the racial, social, and economic disparities that many of their fellow citizens experienced daily – has been a challenging time to contemplate a distant, aspirational future.

The engagement process attempted to give space both for tapping into the hopes of residents excited about a better future and the engagement constraints brought on by a need for safe social distancing during the pandemic.

During late August and September of 2020, a small team from Floricane engaged Creighton Court residents through a series of communications, conversations, and connections that allowed the community to speak to its dreams, concerns, and practical needs. A key aspect of the engagement process was to ensure that the voices of Creighton residents informed the development of the new master plan.

The process was designed around a small set of questions that could guide the team at Urban Design Associates in the development of a master plan:

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1. *What style, design elements, and features are most appealing to current Creighton residents?*
2. *What values, or aspirations for the future, are most important to current Creighton residents?*
3. *What types of programming and community services do residents most want to see in their community in the future?*
4. *Where should key buildings and design features be physically located on the existing Creighton Court property?*

To maximize outreach and engagement, the process emphasized multiple methods of reaching and involving residents. More than 200 Creighton residents – young and old – were directly engaged in the first phase of the process in multiple ways:

- **Meeting with the Creighton Court Tenant’s Council** to share the proposed process and seeking resident feedback to improve our engagement approach.
- **Hiring several Creighton youth** to distribute ~400 information flyers and printed surveys to every residence in the neighborhood.
- **Making surveys available to residents** on paper, electronically, and in-person.
- **Engaging more than 150 residents at pop-up survey booths** outside of the community center during the day on September 4, 5 and 6.
- **Engaging approximately 50 residents at pop-up visual survey booths** outside of the community center on September 20 and 21.

As a starting point, the Emerging Community Vision is designed to be a working document to inform the development of a new Creighton Court master plan.

Subsequent engagement sessions included both additional resident feedback and the perspectives of community stakeholders, representing local schools, faith-based organizations, nonprofit and community organizations, and city government.

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## SUMMARY THEMES AND VERBATIMS FROM THE WRITTEN SURVEY

### Question 1: Community Values

*What values (principles you care about) should guide the future development here?*

#### Crime and Safety

- I want Creighton to have fun, and don't be shooting
- Helping kids, and less crime
- Less violence, drug-free areas, and more cameras
- Set a good example for the kids
- Low violence, less violence
- The shooting and the dogs need to go
- More police, more security\
- Safety is my number one concern

#### Community Values

- Self-discipline
- Self-motivation
- Dedication
- Family
- Trust
- Honesty
- Open conversation
- More respect for neighbors
- More concern about people's well-being
- Tenant input
- Community togetherness

#### Entertainment and Activities

- More entertainment
- More for the teenagers, and kids, to do
- Better playgrounds
- Better programs for kids to participate in
- Jobs and classes

#### Buildings

- Homes that look nice, inside and outside
- I want my house to be nice
- Better management and maintenance
- Fix the properties up
- Upkeep of the apartments

### Question 2: The Development Process

*Are there thoughts, ideas, questions or concerns you have about the development process?*

#### Communication

- *More community engagement*
- *More participation*
- *Explain a little better what's going on with what they're doing*
- *They are doing a great job*
- *What is the real process*
- *They leave you out of a lot of things about the community*

#### Housing Security

- Will there be more apartments for RRHA residents?
- Are things in place for the elderly to be relocated?
- Who is eligible for housing?
- What criteria does it take to apply?
- How will apartments be priced?
- That home security will be long-lasting, and not just to remove people from the home to redevelop land
- What are the new qualifications?

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	<ul style="list-style-type: none"><li>• Will we be given the opportunity to utilize Section 3?</li><li>• Am I going to be able to afford to move back in the better community, or is the rent going to skyrocket like the rest of housing in Richmond and force me back into another unsafe community?</li></ul>
<p><b>Timing</b></p> <ul style="list-style-type: none"><li>• How long will all of this take?</li><li>• Time frame</li><li>• Is it coming to pass?</li><li>• Hope it comes to pass?</li><li>• How long? Any other site besides Creighton?</li><li>• When will it happen?</li><li>• When will I move?</li></ul>	<p><b>Vision (and Reality)</b></p> <ul style="list-style-type: none"><li>• What is it going to look like?</li><li>• I don't want them to tear it down</li><li>• Hoping it will be better than before</li><li>• How y'all going to make the community better?</li><li>• What is being done to better the community?</li><li>• Are they really going to tear them down?</li></ul>

## Question 3: Community Buildings

*What type of spaces do you want to be near or in the community building(s)? Check top 2.*

- Workout room (107)
- Community rooms for parties or gatherings (92)
- Community kitchen (76)
- Community garden (55)

## Question 4: Community Buildings

*Should there be more than one community building? Check one.*

- Yes (135)
- No (15)
- Not sure/other (8)

## Question 5: Playgrounds

*Tell us about kid's play spaces and structures. What kinds of play equipment do you want to see?*

- Safe playground equipment
- Swings
- Basketball courts
- General sports/track and field

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## Question 6: Youth Programming

*What types of youth/teen programs or activities (indoor or outdoor) should be planned? Check 3-4 activities.*

- Educational Programs (106)
- Computer Rooms (101)
- Recreation (100)
- Teen Programming (83)
- Art Classes (63)
- Resume Help (54)

## Question 7: Parks and Green Spaces

*Tell us your thoughts about a park or green space. What would you like the space to include that would make it most inviting and a place you'd enjoy being in? (list or short answer)*

- Safe, small parks
- Gardening spaces
- Playgrounds
- Benches and picnic tables

## Question 8: Parks and Green Spaces

*What types of open / green space would you prefer? Choose top 3.*

- Playground (114)
- Basketball Court (95)
- Large Park (73)
- Benches (70)
- Community garden space (63)
- Several small parks (59)

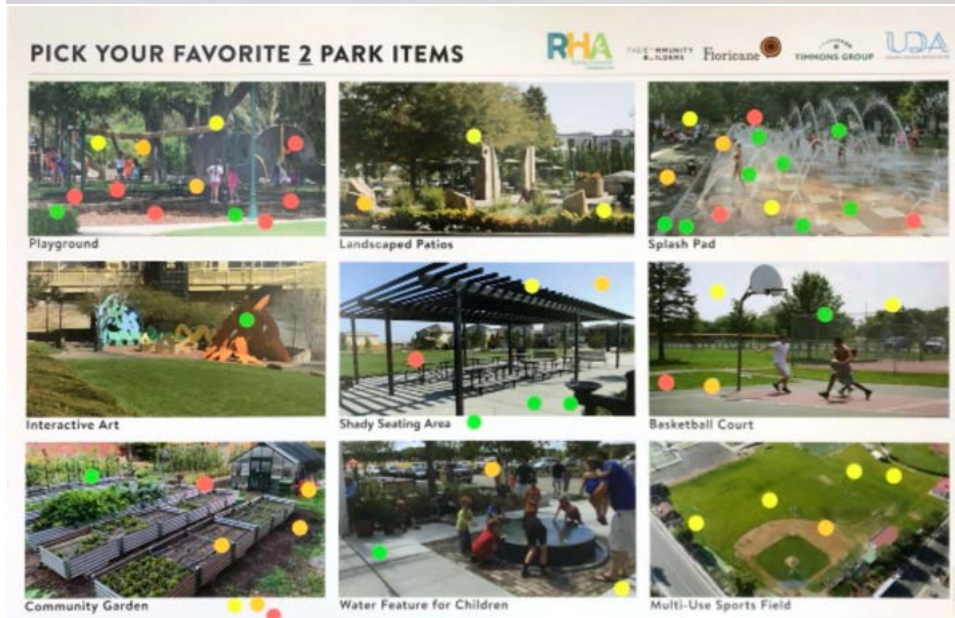
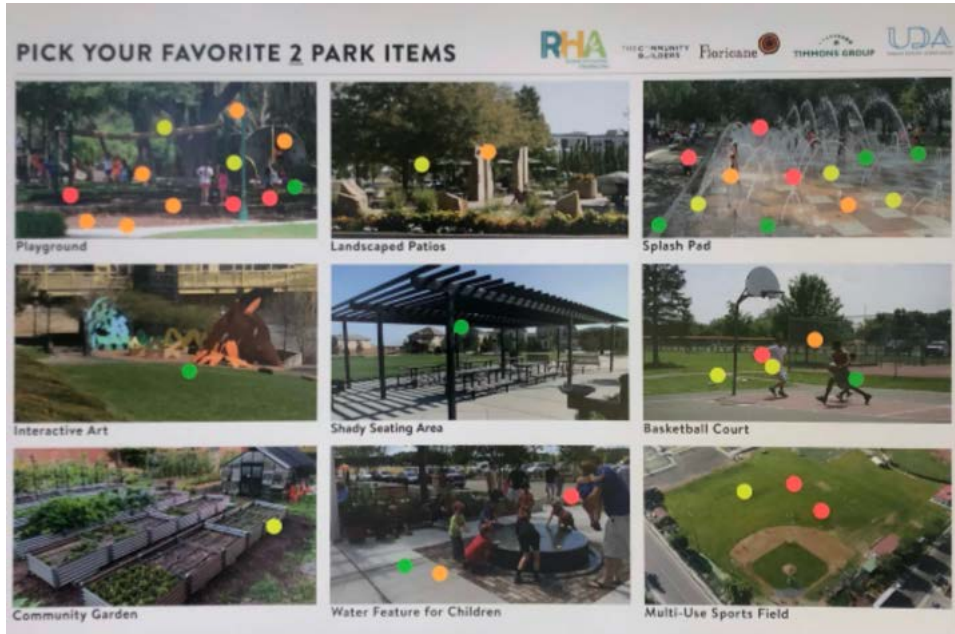
## VISUAL SURVEY IMAGES AND DATA

Click on the link to access the complete data set from both the written and visual surveys of Creighton Court residents → <https://docs.google.com/spreadsheets/d/1rdk6dWvQeCd9aoPmBy50HMvYly5-e4YT2zpahLmkgI/edit?usp=sharing>

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## PARKS AND RECREATION

(colors of dots do not indicate anything)



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## COMMUNITY CENTER

(colors of dots do not indicate anything)





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## HOUSING

(colors of dots do not indicate anything)

**PICK WHICH HOMES YOU LIKE**

RHA THE COMMUNITY BUILDERS Floricane TIMMONS GROUP UDA

Siding or... Brick

Modern or... Traditional

Stoop or... Porch

2-Story or... 3-Story

Sloped Roofs or... Flat Roofs

Street with More Variety or... Street with Less Variety

**PICK WHICH HOMES YOU LIKE**

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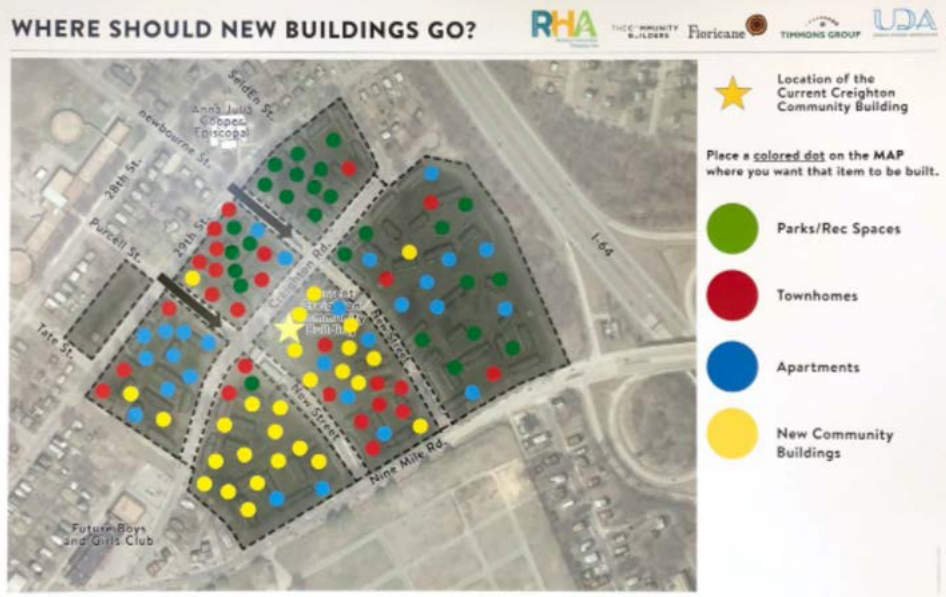
Sloped Roofs or... Flat Roofs

Street with More Variety or... Street with Less Variety

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## PLACEMENT OF COMMUNITY FEATURES

(colors of dots do not indicate anything)



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## ANECDOTAL CONVERSATIONS AND OBSERVATIONS

- There is a general mistrust of RRHA and the process as a whole. Residents indicate they have received a lot of inconsistent, and mixed, messages over the years about the redevelopment process.
- Many residents believe they will not be able to come back to a newly developed Creighton Court. They think they will not have a choice, and that RRHA would handpick who would be invited back.
- Residents were confused about the RRHA housing choices survey and did not know who to turn to for answers or information.
- There is a strong desire/need among residents to feel heard. Residents who came to the survey table wanted to vent about their neighbors, their kids online virtual schooling or the most recent shooting and its aftermath.
- Everyone knew everyone. Residents knew each other and encouraged each other to come complete the survey – or help a friend complete the survey (even over the phone while standing at the table). Residents spread the message better than we ever could.
- The language of the survey was hard for many residents to understand – “values” and “principles” and “features” confused people. They type was too small for older residents. Despite this, everyone who started a survey completed it – sometimes with help from the consultants, or a neighbor.
- Swarms of flies were bad at the tables, and residents indicated that they were an issue throughout Creighton. Residents said they’d just gotten used to “stagnant water,” and avoided certain areas where the flies were bad.
- Kids wanted to interact with us and the process. Multiple children stopped by every day to say hi, ask if they could help hand out pens or candy, or ask if they could have another piece of candy. (Khi’Asia, a little eight year old who stuck to our group like Peter Pan’s shadow, was excited to be a part of the group. For two weeks, she was “in charge of the science projects” (the fly traps) and the candy dispensing.)

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- The two teenage girls, Deasia and Ja, who helped distribute posters also stopped by 2 of the 3 written survey sessions. (Deasia still messages just about life in general.)
- Moms want better parks for their kids; grandmas want better educational programs for their grandkids; dads want better athletic programs for their sons and daughters. Everyone is focused on the next generation.
- Virtually every resident verbalized a real concern and desire for better security for their community. Some went as far as to suggest re-instating Neighborhood watch, more police patrols, better street lights and stricter rules for who can live in the new community. Safety for the kids, safety for everyone.
- We heard many times the concerns about safety. People want the shooting to stop.
- Residents are concerned about the kids and wanted something for them to do, a place for them to go. "*It's not about where you raise your kids, it's how you raise them.*" and "*We are not ghetto. That is not who we are.*" are among the comments we heard as we talked to residents about their community.
- We had to explain details of the development process often since there was little knowledge on what was happening and what it meant for them. And that the development survey we distributed was not the same as the RRHA housing survey.
- Older folks saw stairs/steps in 90% of the images. Consequently, they chose images they could walk into – like the sloped roof building, the 3-story building and the street diversity buildings. And, as they chose the images, they stated it was because they could walk into the buildings and not have to climb stairs.
- When choosing the 2-story or 3-story, participants asked if there would be an elevator. If no elevator, they did not like the 3-story building saying, "It's too hard to carry groceries and other things up the stairs."

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- Several residents said they preferred the porch over the stoop because "now that I'm older, I've got nowhere to go and too much time to go nowhere, so I like sitting on the porch"
- Most did not care one way or the other about the roof design. To choose, they found some other element in the picture that they liked/disliked to make the choice.
- One gentleman picked the brick house because he grew up in a brick house ... and he had fond memories of those days in that house.
- "Green space HAS to go over here" (indicating the corner of 29th & Kane). When asked why ... "because the B&GC and the Community Center are over here (Creighton/9Mile) and they can't be near each other or people will bother us."
- Residents were confused by the new streets.

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## **ENGAGEMENT DETAILS**

# **Final Concepts and Emerging Master Plan**

**(October 17, 18, 19 and November 2)**

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## ENGAGEMENT DETAILS

### Final Concepts and Emerging Master Plan

(October 17, 18, 19 & November 2)

## INTRODUCTION

As part of the ongoing community engagement process focused on the redevelopment of the Creighton Court neighborhood, residents and the broader community were invited to review and provide feedback on a series of final concept designs developed by Urban Design Associates. This series of October events represented the third set of public, resident-centered engagement sessions held in Creighton in September and October.

The focus of the design concepts presented to the community in late October 2020 were three-fold:

- General visual representations of housing and community spaces;
- Two specific design options for parks and green spaces; and
- A visual model to represent the scope and scale of the proposed redevelopment.

Three specific groups were engaged from October 16 to November 2 to ensure appropriate input on the concepts, and to answer questions about the redevelopment:

- Members of the **Tenants Council** were provided the designs electronically on Thursday, October 15, and participated in a conference call discussion about the designs and overall process on Thursday, October 29. Bound, printed copies of the design materials were hand-delivered to the Council on Friday, October 30.
- **Creighton Court Residents** were invited to two pop-up events in Creighton Court on Saturday, October 17, and Sunday, October 18, to see the visual concepts; meet with members of the Floricane team, The Community Builders, and Richmond Redevelopment Housing Authority; and both provide general feedback and vote on their preference for the park and green space concepts.

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- More than 80 **community leaders** from area nonprofits, schools, the faith community, and local government were invited to three Zoom discussions held on Monday, October 19, and Monday, November 2. These discussions were designed to inform current and potential community partners about the redevelopment process; see the visual concepts; and ask questions and provide additional feedback and perspective to the redevelopment team. Floricane facilitated the conversation with support from Urban Design Associates, The Community Builders, and Richmond Redevelopment and Housing Authority.

The following report on the Creighton Court Community Days, and subsequent community conversations, provides an overview of the community engagement process; overall participation; and details on resident and community feedback on the design concepts and the overall process.

### TENANTS COUNCIL ENGAGEMENT

Members of the **Tenants Council** were provided the designs electronically on Thursday, October 15, and participated in a conference call discussion about the designs and overall process on Thursday, October 29. Bound, printed copies of the design materials were hand-delivered to the Council on Friday, October 30.

Attending the conference call on Thursday, October 29, were Council members Evelyn Givens, Sharron Hermon and Marilyn Olds.

Members of the Council had a number of questions and recommendations about the development.

- There should be a mix of housing options – including homes for sale – on every street. The concern was that concentrating certain types of housing could potentially segregate residents by income, family size, etc.
- Members of the Council understand that the number of units in a redeveloped Creighton Court community would increase, but did not want it to feel “packed.”
- There was some concern that the new properties, though nicer and modern, would be smaller with less square footage.



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- Council members want the developers to “pay attention” to the gateway from Interstate 64 onto Nine Mile Road. “We want to leave a good impression,” said one Council member.
- They would like to see opportunities for current residents to be able to purchase a home sooner, or to have the ability to transition faster from rental to home ownership.
- Finally, members asked the developer to think about the timing of amenities, such as a community center or a park. “Sooner is better,” they said.

As the session concluded, one member indicated a desire for future meetings to be held over Zoom so that participants could see each other, the facilitators, and the materials being presented and discussed. Copies of all the design documents were printed, bound and hand-delivered to the Secretary of the Tenants Council the next day so that members could see the redevelopment concepts.

## RESIDENT ENGAGEMENT

On October 17 and 18, a series of preliminary design concepts – including two distinct options for public parks/green spaces in a redeveloped Creighton Court neighborhood – were shared with residents over the course of five hours of in-person design “pop up” events. These pop up sessions were held on the sidewalk in front of the Richmond Redevelopment and Housing Authority office on Creighton Road (where previous pop up events were held).

These two pop-up sessions were the third round of on-the-ground, in-person engagements held in Creighton during the late summer and early fall to elicit feedback from residents about the redevelopment of the neighborhood, and to keep them informed as the process moved forward. Several hundred residents participated in one or more of these public sessions.

Almost 100 residents stopped by the October 17 and 18 pop up events and provided feedback and perspective. In addition to a brief survey at the end of the visual tour, residents engaged with the team from Floricane, as well as representatives from The

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Community Builders and Richmond Redevelopment Housing Authority during the process.

Below is an initial summary of the October engagement, and the high-level themes that emerged from engagement with Creighton residents.

## October 17 and 18 Resident Participation

- 94 total resident participants
- 49 residents on October 17. 45 residents on October 18.
- There was a significant crossover of residents who had participated in previous community engagement efforts (two events in September).
- Approximately 85% of residents were willing to share their contact info in order to stay informed about the process.

## RESIDENT AND COMMUNITY FEEDBACK

Feedback was elicited from residents during the pop-up events through individual and small group dialogue, and by asking participants to vote/indicate their preference for one of the two park/green space concepts designed by UDA.

### 1. Overall Themes and Observations

- Residents felt that all of the designs were beautiful.
- Participants were engaged and excited as they reviewed the design concepts.
- Participants felt seen and heard by the process. They remembered previous votes and feedback from earlier engagements.
- Residents liked the possibility of home ownership.
- Residents indicated that security options – security stations, cameras – were missing from the design concepts. (Remember: Safety was a critical element of residents' emerging vision in September.)
- There were mixed feelings about the large quantity of parking. Some appreciated the idea of parking opportunities close to their future homes. Others were worried about the amount of space dedicated to parking.

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## 2. String of Parks vs. Central Park

There were 94 votes cast with a strong preference for the “string of parks” concept.

String of Parks	Central Park
64	30
Votes	Votes

Residents were asked their perspectives on both the string of parks and the “central park” design, and many shared their thoughts:

### String of Parks Strengths

- Easier for people to maneuver and access
- Everyone could “have their own part of it”
- Allows for more amenities
- People like how far-reaching and open the string of park concept feels

### String of Parks Weaknesses

- Worried about through traffic (when it comes to kids running in between parks)
- Questions about how amenities would be “split” between sections of the park. What would the process be to decide where amenities are sited?

### Central Park Strengths

- There is a general feeling that this option is safer
- Parents mainly liked this option
- Can see all kids at all times
- Park is fully contained
- It is centralized and amenities feel equal

### Central Park Weaknesses

- Feels cluttered / too tight

# CREIGHTON COURT REDEVELOPMENT

- Not enough room to use amenities comfortably
- Too small

### 3. Mirroring Back: Design Concepts as a Reflection of Community Input

Residents shared their needs, wants and ideas in a written survey early September. Earlier in October, residents were engaged during a second pop-up event where they were invited to share the features and design concepts they most wanted – and why they mattered to them.

During the October 17 and 18 events, residents had the opportunity to see their responses portrayed visually. This final neighborhood pop-up event represented the “grand reveal” of designs that attempted to mirror back to residents the neighborhood community they wanted.

During discussions with Floricane’s consultants, residents were shown illustrative boards. Anecdotally, many of the conversations followed a similar flow:

*When asked, “What do you think about what you see ... Is this what you want?” residents responded with a resounding “Yes!” in almost every instance.*

*When asked, “Did we hear you correctly?” residents agreed, and described both the interior examples and park illustrations as beautiful.*

*When asked, “Did we leave anything out? Is there more you want to see?” residents replied, “No.”*

*When asked, “Does this feel like HOME? Can you see yourself here?” residents affirmed that the designs reflected a community in which they’d want to live.*

Participants asked if every apartment, townhome or house would have the features shown – new appliances, front porches, parking, access to the parks. There was concern that some residents might have reduced access, or fewer features. Floricane’s consultants explained that while floor plans would differ by building or unit type, all residents would have the same level of features and access.

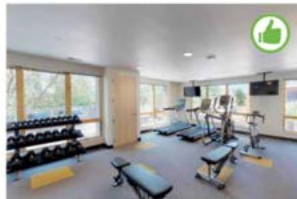
## **CREIGHTON COURT REDEVELOPMENT**

Several participants asked if they would have to live on the top floor of a three-story building because they might not be able to pay as much as someone else. Floricane's consultants indicated that this would not be the case, and that RRHA and TCB would work individually with residents to find the right home for them.

# CREIGHTON COURT REDEVELOPMENT

## RESIDENT FEEDBACK: COMMUNITY PERKS

### What We Heard — Community Perks



Fitness Room



Community Movie Room



Playground



Splash pad/Water Feature



Community Kitchen

- There should be multiple community buildings & spaces
- Safe playground equipment, swings, and basketball courts are important for kids
- Small safe parks, gardening areas, benches and picnic tables
- Walking paths for parents near playground for kids

DID WE  
HEAR YOU  
RIGHT?

DO YOU  
AGREE?

Participants had very positive reactions to the images presented, and felt that they saw their choices and preferences from previous sessions reflected in the design.

Beyond the general positive responses, many residents were enthusiastic about design elements centered around children – the playground, the idea of a splash pad. There was appreciation for the focus on spaces for kids to play in various ways. There were suggestions to have playgrounds with swings.

Participants also had positive reactions to the spaces for community sharing, such as the movie room and kitchen. The community kitchen had mixed reviews – some residents liked it, while others were more ambivalent.

The fitness center received mixed enthusiasm, perhaps because many of the residents viewing the images during these sessions were older or just didn't see themselves using the equipment. It might be important to work with community partners to explore alternative fitness and health-oriented features or offerings that resonate more with the community.

## **CREIGHTON COURT REDEVELOPMENT**

Seeing the walking/running trails prompted grandparents to ask if there could be bike paths or safe lanes since they can't always be with the children. There were several requests for half ball courts for younger kids who can't use the whole court.

Residents were generally concerned about upkeep of new spaces, and ways to ensure the new buildings and features were well-maintained both by residents and property management.

A number of residents noted the absence of a dedicated space for learning – both for K through 12 students, as well as for younger adults or those needing computers or libraries.

Additional suggestions for enhancements included flowers, park benches and places to sit, as well as places to grill or eat outside with friends and neighbors.

# CREIGHTON COURT REDEVELOPMENT

## RESIDENT FEEDBACK: BUILDING DESIGN

### What We Heard — Building Design



Exterior Material — Brick



Streets with Variety



Porches



2-Story Townhouses

- **MATERIALS:** You liked brick better than siding
- **BUILDING FRONT:** You liked porches better than stoops
- **BUILDING HEIGHT:** You liked 2-story buildings better than 3-story buildings
- Apartment buildings should be located along Nine Mile Road
- Townhouses should be located along 29th Street

DID WE  
HEAR YOU  
RIGHT?

DO YOU  
AGREE?



When it came to building design, there was a continued emphasis by residents for porches. The most liked features in the designs were the brick facades and the full porches. While most felt the images conveyed the right tone for their new neighborhood, there was some ambivalence to the street variety image, prompting one resident to comment, “I don’t like the street variety. It’s too modern.”

Several residents mentioned that “It looks like Church Hill” – which they intended as a compliment. A few residents asked if it would be just like Armstrong Renaissance across the street and were told that Creighton would have a different look and feel thanks to the strong resident input.

Several residents liked that the houses were connected – “It makes them safer,” one said.

There continued to be concerns about the 3-story buildings, and challenges such as walking up multiple flights of stairs.

Concerns included:



## CREIGHTON COURT REDEVELOPMENT

- Seniors and residents with disabilities were concerned with accessibility and wanted their units on one floor and not having the bathroom being upstairs.
- From a security perspective, residents felt that Creighton was safer when RRHA had security patrols. Residents wanted to know how security would be handled on the new site.
- Some residents did not like 3 story buildings. Others wanted more space between units, individual entry, and elevators or one floor units.

# CREIGHTON COURT REDEVELOPMENT

## RESIDENT FEEDBACK: HOME INTERIORS



- Everything will be new
- Open-concept room layouts
- Lots of daylight
- Energy efficient appliances, heating, and cooling
- Washers and dryers in your home
- Modern, updated finishes

Residents had largely positive comments about how nice and spacious the living space appeared to be in the images, as well as the natural light. Someone recognized Armstrong Renaissance in the photos, but several residents did not realize that the Armstrong development was as nice as what they saw in the photos.

The kitchen island was the primary “hit” feature, which people loved. People appreciated the counter space, the cabinets, and the open floor plan. They appreciated that everything was new and liked the colors – particularly the wood cabinets and floors.

A few residents indicated a desire for more kitchen and cabinet space, as well as more physically distinct dining room space.

Residents liked the modern appliances and finishes. A couple of people noticed the comment about having a unit washer and dryer, but it didn’t seem to be a big factor as they spent more time admiring the other features.

# CREIGHTON COURT REDEVELOPMENT

Most residents were delighted to see all the daylight and openness. “I love all the windows and large windows,” we heard, and, “It’s so modern, open and bright.” (An accessibility note: A few older women commented that the low windows were not a positive feature. “I like windows at my waist,” one said.

## INITIAL MASTER PLAN CONCEPTS

As indicated earlier in this report, there were more votes by residents for the string of parks concept than for the central park concept. There were concerns about children safely crossing the streets as they went in and out of the central park. There were questions about where cameras would be positioned throughout the neighborhood.

### General Comments:

- Some people were reluctant to stay or undecided about their future. The lack of certainty about the development and selection process continues to be a barrier.
- Prior these sessions, many residents did not know:
  - How the units would look, or
  - That the new Creighton development would be a mixed income community.
- It would build trust in the community if one or more community buildings were built in phase 1.
- People liked the two-story buildings on 29<sup>th</sup> and the homeownership options, which felt quiet and tucked away.
- People liked the walking paths and two-story buildings
- Many people didn’t like the three-story buildings

# CREIGHTON COURT REDEVELOPMENT

## GREEN SPACE OPTIONS: A STRING OF PARKS

### Option A | STRING OF PARKS

**Overall Plan**

Woodville Elementary School  
Anna Julia Cooper School  
Newbourne St.  
Parcell St.  
Tate St.  
29th Street  
Creighton Road  
9 Mile Road  
Trecebo Blvd.

**Zoom-in on Park**

29th Street  
Creighton Road  
New Street  
Nine Mile Road

PHASE 3 OF THE PARK  
PHASE 2 OF THE PARK  
PHASE 1 OF THE PARK

2-Story Houses (examples)  
3-Story Buildings with individual front doors (examples)  
Homeownership (example)  
3-Story Buildings with elevators and corridors (example)  
Future Boys & Girls Club

Basketball/Multi-use Courts  
Community Building with rooms for gathering, fitness, computers, and other uses  
Playground  
Splash Pad/Water Feature  
Walking Paths

RHA THE MINORITY BUILDERS Floricane THOMAS GROUP UDA



# CREIGHTON COURT REDEVELOPMENT

## A STRING OF PARKS LIKES:

- “It has smaller spaces. If one park is full you can go to another park.”
- “Not all in one large place, like over there (pointing in the direction of 29th).”
- “I like the buildings next to the grass, you don’t usually see that.”
- “I like that it has one road along the park, and that’s broken up so cars don’t drive too fast through the neighborhood.”
- “It’s discrete.”
- “It has smaller, more private corners.”
- “It’s open on both ends, so my kids don’t have to go to the other side of the place to have a park to play in.”
- “It’s not all bunched up.”
- Residents also liked:
  - The openness
  - Not having everything in one area
  - Not having all of the kids/activities in one area
  - There isn’t a central plan for people to cause trouble
  - Liked the walking paths throughout
  - Liked having the park closer to 29th Street

## A STRING OF PARKS DISLIKES:

- “It’s a lot of walking!”
- “It’s too long. I’ll lose my grandboys. They wander off. I’ll be on 9-Mile and they’ll be all the way to 29th!”
- “We need a place for the kids to ride bikes.”
- “It’s too long / far.”
- “It’s too open to Nine Mile Road. What kind of security will we have?”

# CREIGHTON COURT REDEVELOPMENT

## GREEN SPACE OPTIONS: A CENTRAL PARK

### Option B | CENTRAL PARK

**Overall Plan**

**Zoom-in on Park**

- 2-Story Houses (examples)
- 3-Story Buildings with individual front doors (examples)
- Homeownership (example)
- 3-Story Buildings with elevators and corridors (example)
- Future Boys & Girls Club
- Woodville Elementary School
- Anna Julia Cooper School
- Walking Paths
- Basketball/Multi-use Courts
- Playground
- Splash Pad/Water Feature
- Community Building with rooms for gathering, fitness, computers, and other uses

RHA THE HOUSING & URBAN DEVELOPMENT AUTHORITY | Floricane | TIMMONS GROUP | USA



# CREIGHTON COURT REDEVELOPMENT

## CENTRAL PARK LIKES:

- "You can see everything."
- "I can sit in my house and see my kids through the window."
- "We can see everything and everyone. We all can keep an eye on all the children. That's good."
- "I like that everything is together and I can see what's going on."
- "It's more spacious."
- "I like that you can drive all around it. And, I like that I can park on the street and behind my house."
- "You can drive around it ... that's nice."
- "More people can see more people."
- "That big field will be nice for group games."
- Central to see kids, gathering space, etc.
- Street designs

## CENTRAL PARK DISLIKES:

- "It's not the other one."
- "I think it will get too noisy."
- "That big space won't ever get used."
- "The big kids will take over the ball court. We need half courts for the smaller kids."
- Too much open space, not being used – can potentially be a gathering space for negative activity
- Fewer walking paths

## GREEN SPACE OPTIONS – ADDITIONAL NOTES:

- Someone noticed that Anna Julia School isn't on the correct block. After some discussion, it is properly located. However, the site under construction isn't noted and should be.
- There was some discussion about sharing basketball courts with the Boys & Girls Club at the Boys & Girls Club.
- There were a few comments from residents about putting in half courts for smaller children who couldn't really play on a big court and thinking a big court would be consumed by older youth or adults anyway.

# CREIGHTON COURT REDEVELOPMENT

## COMMUNITY ENGAGEMENT

On October 19 and November 2, a broad cross-section of community stakeholders – leaders from local nonprofits, schools, community-based organizations, and local government – were invited to join Zoom calls to learn more about the Creighton redevelopment project, and to provide feedback on the initial design concepts.

During both sessions, Floricane’s John Sarvay welcomed participants, and briefly introduced project team members on the call from The Community Builders, Richmond Redevelopment and Housing Authority, Urban Design Associates and Floricane. After an overview of the process, and key thoughts shared during multiple public events with residents, John turned it over to Megan O’Hara of Urban Design Associates to walk through the visual boards and explain the overall approach to the emerging Master Plan.

A list of participants for both sessions is below. Two significant responses surfaced out of both discussions – an appreciation for the update (and excitement to see the beginning of a long-discussed transformation), and genuine concern that existing Creighton residents would be appropriately engaged, communicated with, and supported during the transition period.

### *Participant Comments from the Zoom Chat function:*

- *I would ask if you've explored the wisdom of having entire buildings or sections designated mixed-income or market...? It seems to me that it could foster stigma.*
- *Is there a contact list available for those working directly with residents that you might be able to share?*
- *Has the faith community been engaged in any of this process? I was one of the leaders that represented VCU in the development of the health hub at 25th and the Market at 25th. Also, have any cultural groups been engaged? For example, I made the recommendation that churches have aisles named after them at the store based on work I did in Chicago. I think it's important that the streets, markers etc. be connected back the original community where possible.*
- *Does the Tenants Bill of Rights include how long buildings would be kept affordable?*
- *Not to be a thorn, but I wasn't asking about the quality of the builds. I was asking about how the units would be mixed. If entire buildings are mixed income and others are strictly market, that seems like it would be known, and might work against the desire to create a truly mixed community.*
- *You may have covered this already, or this might be common knowledge I've just missed out on, but what's the status and timeline for the remaining phases of Armstrong Renaissance Project? What are the implications of any changes there to Creighton Redevelopment? Are there any lessons learned coming out of Armstrong Renaissance that are being applied to Creighton Redevelopment?*



## CREIGHTON COURT REDEVELOPMENT

- *I'd like to hear from Byron and others involved with the VCU Health Centers if there's a specific location on the site that would work best (early phase vs. centrally located, on the ground floor of a building with residential above, or space in a stand-alone community facility building.)*
- *I appreciate your answer, and I would argue you to work hard to push the LIHTC limits as far as you can. This is a tool that, if used well, could help this community. I'm not convinced that those making LIHTC decisions (not you) are working hard enough to facilitate the mixing of incomes that could really move the needle.*

# CREIGHTON COURT REDEVELOPMENT

## October 19 Community Stakeholders' Virtual Meeting

### Session Participants:

John Sarvay (Facilitator)	Florican CEO
Angela Fountain	RRHA - Communications and Public Relations Chair
Byron Hunter	VCU Health Director of Community Health Initiative.
Calvette Clanton	TCB Community Life Staff (Armstrong)
Candice Turner	Richmond Opportunities Inc. Transition Coach + Richmond City Health District
Chimere Miles	Community Researcher w/ VCU Center on Society & Health / The Family & Community Liasion w/ Peter Paul Center (Former Creighton Resident)
Dante Burrichter	Walker Talker for VCU's Healthy Communities for Youth
Desi Wynter	RRHA Deputy Director of Real Estate
Duane Brown	Director of Workforce Development at Church Hill Activities and Tutoring (CHAT)
Hugh Jones	The Salvation Army/Boys & Girls Club
Jennifer Schneider	TCB Senior Project Manager at /Developer
Jonathan Chan	Executive Director at Church Hill Activities and Tutoring (CHAT)
Juan Powell	TCB VP of Real Estate Development
Kenyatta Green	RRHA - Director of HCVP and Tenant Selection Office
Kyle Brady	Florican Project Coordinator
Makia Lucas	RRHA Creighton Management
Marco Thomas	Richmond Opportunitites Inc.
Mary Kay Kollsmansperger	Anna Julia Cooper School Family Engagement Coordinator
Megan O'Hara	UDA Principal, AICP, LEED-AP

# CREIGHTON COURT REDEVELOPMENT

Mike Maruca	Anna Julia Cooper School - Head of School
Nichele Ford	Henry Marsh Elementary School - Assistant Principal
Olivia Allison	VCU Health
Patrick Brunner	UDA - Project Manager
Priscilla Jackson	RRHA
Ralph Stucke	RRHA - Program Manager
Reid Stowe	VCU Healthy Community for Youth - Intervention Coordinator
Rosemary Deemer	Henrico County Planning
Sarah Hale	Executive Director of Urban Hope
Sharon Ince	RRHA Relocation Specialist
Stacey Daniels-Fayson	RRHA Interim Chief Executive Director
Terese Walton	RRHA Executive VP & Chief Real Estate Officer
Torey Edmonds	VCU Department of Family Med + Population Health (Healthy Communities for Youth) Healthy Communities for Youth
Wanda Daniel	RRHA Program Director

## October 26 Community Stakeholders' Virtual Meeting

### Session Participants:

<b>John Sarvay (Facilitator)</b>	Florican CEO
<b>Angela Fountain</b>	RRHA - Communications and Public Relations Chair
<b>Candice Turner</b>	Richmond City Health District, Family Transition Program Supervisor
<b>Carolyn Loftin</b>	Director of Housing and Family Services (Urban Hope)
<b>Cory Wolfe</b>	RRHA

# CREIGHTON COURT REDEVELOPMENT

<b>Desi Wynter</b>	Deputy Director of Real Estate for RRHA
<b>DeVell Smith</b>	Assistant Principal of STEM Martin Luther King Jr. Middle School
<b>Jasmine Benford</b>	Community Life Senior Manager for Virginia (TCB)
<b>Jennifer Gonzalez</b>	Richmond City Health District, Family Transition Coach
<b>Jennifer Schneider</b>	Senior Project Manager with TCB
<b>Juan Powell</b>	VP of Real Estate Development (TCB)
<b>Kyle Brady</b>	Project Coordinator with Floricane
<b>Marco Thomas</b>	Richmond Opportunities Inc.
<b>Megan O'Hara</b>	UDA Principal, AICP, LEED-AP
<b>Patrice Shelton</b>	RTO VP
<b>Shelli Jost Brady</b>	Project Manager with Floricane
<b>Stacey Daniels-Fayson</b>	<i>-RRHA Interim Chief Executive Director</i>
<b>Stephanie Carrington</b>	Community Health Worker, Creighton Community
<b>Tianna Wooldridge</b>	Interim Controller with RRHA
<b>Wanda Daniel</b>	RRHA Program Manager

# **CREIGHTON COURT REDEVELOPMENT**

## **APPENDIX**

# **Engagement Materials**

# CREIGHTON COURT REDEVELOPMENT

## COMMUNITY BY DESIGN

please share **your voice** with us!  
we want to hear from you about **how you want**  
to **build** your future **Creighton Court community**.

come see us in front  
of the rrha office or  
drop your survey off  
in the rrha mail slot

saturday 9/12 (11-1pm)  
sunday 9/13 (2-4pm)  
monday 9/14 (2-4pm)

## DESIGNED BY COMMUNITY

The **Creighton Community Redevelopment Team** seeks **YOUR** input on design ideas for the redevelopment of **Creighton Court**. **TCB** and the **RRHA** want to work with **you** to create a plan for a community that **benefits** current and **future** Creighton residents.

Ways to **PLAY**. Ways to **SAY**. Ways to **STAY SAFE** while doing it.

### HERE'S HOW NOW:

**SURVEY** SHARE your ideas  
*(fill out the the survey on the back of this flyer  
or online at [shorturl.at/pFJMY](https://shorturl.at/pFJMY) or scan the QR code ->)*

**1-TO-1 SESSION** SHARE your ideas in a conversation  
w/ an engagement specialist by phone/email  
*(complete the survey on back and indicate you want to speak to us)*

**SOCIAL MEDIA / VIRTUAL VENUES** SEE your ideas take shape  
*(we'll be back for in-community events October 5 - 9)*

open your  
phone camera  
to scan and  
take the survey



SCAN ME

**TAKE ONLINE OR TURN IN SURVEY ON THE BACK TO RECEIVE A \$10 GIFTCARD\***

*(one per household)*



# CREIGHTON COURT REDEVELOPMENT

## CREIGHTON COURT REDEVELOPMENT PROJECT

The Community Builders and the Richmond Redevelopment Housing Authority want your input on design ideas for the redevelopment of Creighton Court. They want the plan to be created with, and beneficial to, current and future community members.

### Project Information

- 1 The total number of housing units that will be built at Creighton Court hasn't been determined yet. It will be influenced by the number of Creighton residents who want to return to the neighborhood. There will be a mix of units for public housing residents, units dedicated for other low-income residents, and market-rate units.
- 2 All of the units and buildings will be built to identical market-rate standards. The public housing, low-income, and market-rate units will be mixed together and you won't be able to tell the buildings or units apart.
- 3 There will be a mix of three-story buildings and apartment buildings in the new development. This will increase the number of units to be offered to a variety of residents, which is one of the ways to keep the overall redevelopment affordable.
- 4 There would be at least one community building that will include a leasing center, a room for services, a community room, and other spaces.

## CREIGHTON COURT REDEVELOPMENT SURVEY

This redevelopment survey will help us understand your preferences for community buildings, green spaces and the location and design of housing.

**COMPLETE** the survey and **RECEIVE** a \$10 Gift Certificate !



There are **three ways** to participate:

- 1 **ONLINE** at [shorturl.at/pFJMY](https://shorturl.at/pFJMY) or scan the QR code  
Fill out the form online and click "submit"
- 2 **Fill out the attached Survey**  
Drop-Off forms at outside of RRHA offices/Creighton Rec Center:  
*Saturday 9/12 (11-1pm) + Sunday 9/13 (2-4pm) or Monday 9/14 (2-4pm)*
- 3 **If you would like to walk through the survey or questions with some one on the phone**, please provide your number here: \_\_\_\_\_  
We will get back to you within 24 hours.

# CREIGHTON COURT REDEVELOPMENT



## SIZE & LOCATION OF BUILDINGS

- Where should 2-story and 3-story buildings go on the site?
- Where should apartment buildings, townhouses, and stacked townhouses go on the site?

## HOME-OWNERSHIP

- If there is homeownership available, where should it be placed on the site?
- Where should open space be located on the site?

## PARKS AND AMENITIES

- Should there be one central open space or several smaller ones?
- Where should a community building go on the site?
- Does it make more sense to have one community building, or 2+ smaller ones on the site?

## CREIGHTON — EARLY THINKING ABOUT THE PLAN

CREIGHTON COURT / RICHMOND, VA / 08 SEPTEMBER 2020 / RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY



THE COMMUNITY BUILDERS

Floricare

TIMMONS GROUP





# CREIGHTON COURT REDEVELOPMENT



**1. This has been discussed for years, what has been going on?** Since 2011, RRHA has actively engaged residents in an ongoing planning process related to the East End Transformation plan, a 2016 Choice Neighborhoods Implementation Grant application which was unsuccessful, and the development of the Armstrong site.

**2. What progress has happened so far?** In 2017, Armstrong High School was donated by the City of Richmond to develop the "build-first" site for the Creighton Court redevelopment. The first three rental phases (175 units) will be complete by the end of 2020, and lease-up is ongoing for Phase 3. The final rental phase (45 units) will start construction at the end of this year (*if financing remains on schedule*). The homeownership portion (36 houses – eight (8) are affordable) will begin construction in early 2021. Creighton residents receive priority for many of the units in Armstrong Renaissance.

**3. What is happening now?** Currently redevelopment efforts of Creighton Court are taking place. The US Department of Housing and Urban Development (HUD) approved RRHA's Section 18 application and significant progress can be seen at the Armstrong site. There are two main parts to the redevelopment process: 1) Land Planning; and 2) Relocation and Re-Occupancy Planning. RRHA and TCB are working with three consultants to assist with the land planning. RRHA and The Community Builders are also working on the written relocation and re-occupancy plan to ensure it meets requirements of Tenants' Bill of Rights.

**4. How are Creighton Court residents involved in this redevelopment?** The Tenants' Bill of Rights was created by has been developed through extensive input from the Creighton Court Tenant Council, RRHA and the City of Richmond. This provides the framework for resident housing choice, resident support services, and monthly communication. In addition, residents are invited to contribute to the planning of what the future Creighton Court will look like through the community engagement and master planning process.

**5. When is this going to happen?** The development team is working towards a funding application that is due in March 2021 to the state finance agency (Virginia Housing) for low-income housing tax credits (LIHTC). The tax credits will be used to allow the construction of new housing.

**6. When will I be impacted?** Creighton Court has been divided into three phases for the purpose of transformation. Transformation of Phase 1 is anticipated in 2021.

2021	Phase 1 Residents to be relocated
2021	Raze existing Phase 1 buildings
2022	Start construction of new Phase A buildings
2023	Phase A Residents move-in

The construction of new housing within Phase 1 will likely be accomplished in several phases (A, B, C, etc.).

*A development of this size will take many years to complete. If funding is received and approved in the March 2021 application round for the first phase, work will begin in 2022. The demolition of Phases 2 and 3 will occur after much of the Phase 1 area construction has been completed.*

**7. Where will I move?** The Creighton Court Bill of Rights guarantees that, every affected family will be relocated while Creighton Court is being developed. RRHA will provide each displaced family a minimum of three potential relocation options. 1) Tenant-based Housing Choice Voucher, 2) RRHA Project-based voucher, or 3) relocation to an existing RRHA public housing site (either within Creighton Court or another RRHA housing community).



**8. What funding is needed to get this done?** RRHA and TCB will request funding for both infrastructure and vertical construction from a variety of public and private sources including the City of Richmond Department of Housing and Community Development, Virginia Housing, the Virginia Department of Housing and Community Development, and Federal Home Loan Banks. We have been successful in many of these applications for the development of the Armstrong site and will work to find ways to continue at Creighton.

**9. How can I support this effort?** The City of Richmond has been a critical supporter of the Armstrong development. The City demolished the former Armstrong High School and donated the property to construct Armstrong Renaissance development. Additionally, the City provided over eight (8) million dollars of Capital Improvement Planning funds, a critical funding source, for the project infrastructure (water, streets sidewalks). Contact your City Council Representative in appreciation of their support and request that they continue to make Creighton Court a priority.

**10. How will I know what is going on?** TCB and RRHA will provide updates on the development *monthly*. Due to COVID-19, monthly group meetings are not currently possible. We are looking into several communication options, including newsletters and conference calls to provide these updates.

THE COMMUNITY BUILDERS



# CREIGHTON COURT REDEVELOPMENT

## Greens Spaces

Tell us your thoughts about a park or green space. What would you like the space to include that would make it most inviting and a place you'd enjoy being in? (list or short answer)

What types of open / green space would you prefer? Choose your **TOP 3** Priorities ... or should it be Check all that apply?

- Several small parks
- Playground
- Large park
- Benches
- Community Garden Space
- Basketball Court
- Other (write a suggestion)

## Your Involvement

- How would you like to be involved in the future? (Check all that apply)
- Share this survey
- Host a small group conversation
- Get updates
- Other (write a suggestion)

NOT SURE WE'LL BE ABLE TO DO THE "VISUAL PREFERENCE" Section IN THIS SURVEY ....  
Maybe this is Call to Interaction 2.0

### TELL US ABOUT YOU...

**NAME:**

**MAILING ADDRESS (to mail your gift card):**

**EMAIL ADDRESS or PHONE NUMBER (for project updates):**

This survey brought to you by community engagement specialists, Floricane LLC as part of a phased program to amplify the voice of Creighton Residents for inclusion in works by \*\*The Creighton Community Redevelopment Team  
The Community Builders (TCB), Urban Design Associates (UDA) & The Timmons Group in cooperation with Richmond Redevelopment Housing Authority (RRHA)

# CREIGHTON COURT REDEVELOPMENT



## PICTURING THE FUTURE

zoom meetings on **MONDAY 10/19/20**

Session One 9-10:30AM	Session Two 3-4:30PM
--------------------------	-------------------------

Please join **The Community Builders** and their **Redevelopment Planning Team** for a focused and engaging conversation on...

**COMMUNITY VISION** for the **Creighton Area Neighborhood.**

RHA    Horizon    THE COMMUNITY BUILDERS    UDA    TIMMONS GROUP



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Please join **The Community Builders** and their **Redevelopment Planning Team** for a focused and engaging conversation on...

**COMMUNITY VISION** for the **Creighton Area Neighborhood.**

RHA    Horizon    THE COMMUNITY BUILDERS    UDA    TIMMONS GROUP