

Project Name: Middle Towne Arch and StoneBridge Crossing

Project Type: A 161-acre middle to upper income neighborhood of 296 single-family homes located 1.5 miles east of downtown Norfolk and near Norfolk State University. Replaced 1,200 deteriorated, 40-year old residential structures in community known as Liberty Park.

Year Built: Built in two-phases, Middle Towne Arch opened in spring of 1989 and sold out in spring of 1997. StoneBridge Crossing began selling in spring of 1997 and sold out in 2004.

Investment: \$6.1 million

Project Description: Liberty Park was built by NRHA in 1942 to provide temporary dwellings for workers during World War II. Community consisted of 387 framed buildings with total of 900 apartments. Physical deterioration of prefab construction over 40 years made rehabilitation infeasible. In 1985 decision made to close community and clear land. Norfolk City Council gave NRHA approval to into single-family residential.

The master plan and design guidelines, developed by UDA Architects, called for a colonial flavor and reflect the character of some of Norfolk's oldest neighborhoods, such as the distinctive arch street pattern of Ghent and Colonial Place. Average lot size is 4,500 square feet. Recent resale prices have been in the \$250,000 range.

Along with 188 single family homes in Middle Towne Arch two 40-unit mid-rise senior apartment complexes (Grace Place & Lane Apartments) were also added.

StoneBridge Crossing (Phase II of Middle Towne & located directly across street) opened in the spring of 1997 with 108 heavily wooded lots of approximately 7,500 square feet. With a lake entry feature, these homes are colonial revival, Victorian or transitional in design. Recent resale prices have been in the \$400,000 range.