

INSITE

PORTSMOUTH
VIRGINIA
ECONOMIC
DEVELOPMENT

FALL '07

PREMIER DOWNTOWN WATERFRONT SITE TO BE REDEVELOPED

Portsmouth's premier downtown waterfront site, also considered by some to be the most desirable site in the region, will be redeveloped by Texas-based Lincoln Property Company.

The \$158 million project is the largest single development ever proposed for the city's downtown. The project is estimated to generate \$29 million in revenue to the city over 10 years.

The six-acre site on the north end of downtown consists of the Holiday Inn Olde Towne, a 42-year-old, 249-room hotel owned by the Greater Portsmouth Development Corporation (GPDC), the Harbor Court Garage, the city's Visitor Information Center and former Portside Park, all owned by the Portsmouth Redevelopment and Housing Authority (PRHA).

Lincoln is proposing a phased devel-

opment over a four-year period for the site. The first phase could consist of five-to-eight story buildings with 200 residential units and 12,000 square feet of ground level retail and restaurant space.

The second phase could include a 25-story tower with 130,000 square feet of Class A office space — the largest amount of high-end office space in

See Redeveloped Waterfront, page 2

Retail renaissance continues in Midtown.

The retail renaissance began in Midtown with the opening of the city's first Wal-Mart Supercenter in January 2007. The momentum continues with the redevelopment of a 24.5-acre site across the street from the store.

The redevelopment of these sites is part of the Redevelopment Plan for Midtown adopted by Portsmouth City Council in 2002.

It was announced in April that Sembler Florida, Inc, an affiliate of The Sembler Co., will build a retail center featuring well-known national, regional and local retailers with a minimum of 150,000 SF. This will be the company's first project in Hampton Roads.

See Retail Renaissance, page 2

When it comes to dining, downtown delights.

Fast becoming a destination for unique dining and mouth-watering cuisine, Downtown Portsmouth welcomes nine new restaurants in 2007.



Amore' Casual Italian (606 High St.) opened in January, Logan Raye's Key West Grille (606 Court St.) opened in February, Krush Restaurant and Martini Lounge (515 Washington St.) and Comfort (725 High St.) opened in July. Scheduled to open later this

See Downtown Delights, page 2

Spotlight: MYMIC LLC

*Modeling & Simulation and Portsmouth
Becoming More Synonymous*

MYMIC LLC, a Portsmouth-based modeling and simulation company, has been selected by the Department of Navy to develop software tools to support testing of military information technology and network communications systems. The Net Centric Systems Test Office of the Naval Air Warfare Center, Weapons Systems Division located in Point Mugu, CA selected MYMIC to develop technical capabilities it will use to evaluate proposed system designs and architectures for future military command and control

See Spotlight, page 3



*Redeveloped Waterfront,
continued from page 1:*

Portsmouth – 100 condominiums on the upper floors and 22,000 square feet of ground level retail. The final phase could include additional residential units. Two parking decks are also planned.

Lincoln's development team includes O'Dell Associates, Streetsense, W.M. Jordan Company, Vanasse, Hangen, Brustlin, Inc., ERA and CB Richard Ellis.

Founded in 1965, Lincoln Property Company is the largest Non-REIT Manager and Developer of multi-family communities and one of the premier commercial and management firms in the country. Lincoln has developed over 37 million square feet of office space, 7 million square feet of retail space and 3 million square feet of hotel space. The company is also one of the largest apartment developers in the U.S. with 163,000 multi-family units.

Construction could begin as early as December '08.

Retail Renaissance, continued from page 1:

The site, located at the intersection of Frederick Blvd. and Turnpike Road, consists of the former I.C. Norcom High School site owned by the city's Economic Development Authority (EDA) and four parcels north of the new IHOP restaurant on Frederick, including the residual of the former bowling alley site, owned by the Greater Portsmouth Development Corporation (GPDC), and the former Firestone, Murry's Steaks and VEC office sites owned by the Portsmouth Redevelopment and Housing Authority (PRHA).

The Sembler Company was founded by Mel Sembler in 1962 and is celebrating its 45th anniversary in 2007. To date, Sembler has developed 128 shopping centers totaling over 23 million square feet and was ranked the "Sixth Fastest-Growing U.S. Developer in 2005.

Downtown Delights, continued from page 1:

year are: Chez Papillote (623 High St.), Olde Towne Ice Cream Parlor (511 High St.), Gosport Tavern (702 High St.), Liquid Skye Bistro (619 High St.) and Mac 24 Restaurant and Lounge (448 Green St.).

Roger Brown's Restaurant and Sports Bar (316 High St.), which opened in 2000, recently celebrated a grand re-opening following major renovations that included replacing every TV with flat screen, LCD, High Definition TVs, expanding the bar area, replacing carpet and wood flooring, adding a large projection screen to the banquet room for corporate parties and creating a game center with X-boxes, comfortable seating and tournaments. The menu will also be updated.

Kenneth Chandler named new City Manager

Ken Chandler's career in public administration began 20 years ago in Isle of Wight County, Virginia. His parents still live there, so taking the job in Portsmouth is like coming home. Most recently, Chandler worked for the City of Dallas, Texas, serving as a liaison between the City Manager's Office and Economic Development on high profile projects.

Prior to landing the job in Dallas, Chandler held management level positions in Hopewell, Petersburg, Charles City, Richmond and Arlington.

Chandler graduated from Morehouse College in Atlanta in 1987 and received his Master of Public Administration in 1997 from Old



*...taking the job in Portsmouth
is like coming home.*

Dominion University.

Chandler and his wife Regina have two daughters and a son ages 9 to 4.

Spotlight: MYMIC LLC, continued from page 1:

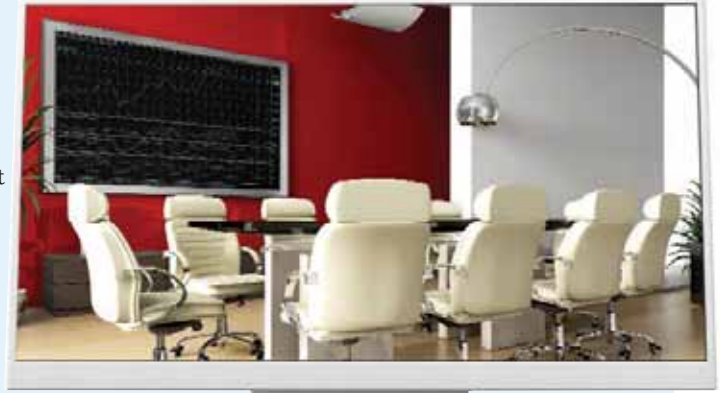
systems. This 2-year contract, worth over \$1 million is the largest contract MYMIC has been awarded as a Prime Contractor in its 6-year existence in Portsmouth. MYMIC will lead a team including subcontractors General Dynamics Advanced Information Systems and SIMIS, another small business, to leverage previous research in executable architecture modeling. The team will develop a simulation capability that uses a simulated environment to subject information and communications networks and their associated hardware components to the electronic warfare conditions anticipated on future battlefields.

MYMIC LLC, "The Architects of Change," was formed by Dr. Thomas W. Mastaglio and Mr. William L.

Younger Jr. to leverage simulation, analysis and visualization technology to support the management, experimentation, strategic business planning needs of organizations including government, business and academia. MYMIC focuses on the practical application of analysis, simulation and visualization tools and technologies. MYMIC's key technical expertise is providing simulation and visualization development services for commercial and government clients. MYMIC also provides engineering and technical services to support studies and analyses, experimentation, and strategic business planning. MYMIC's vision is to be an industry

leader in science and technology to support decision-making and knowledge management, as well as a provider of choice for simulations and visualizations. In addition, MYMIC provides engineering and technical support services to implement state-of-the-art solutions.

MYMIC LLC is a HUBZone Certified and Service Disabled Veteran Owned Small Business.



Computer simulated office ▲

Portsmouth businesses selected to participate in Wal-Mart J.O.Z. Program

On June 27th Wal-Mart held a press conference at the Portsmouth store to announce the recipients of the grants and advertising initiatives in conjunction with its Jobs & Opportunity Zone Program (JOZ). Wal-Mart awarded grants to Midtown Portsmouth Association, Olde Towne Business Association, the Portsmouth Division of the Hampton Roads Chamber of Commerce, the Retail Alliance, the Center for Community Development and the Urban League of Hampton

Roads. During the press conference Wal-Mart selected All Things Educational, Elegant Bridal & Special Occasions, Linda's Fashion, Silver Spoon Bakery, and Sweet Temptations as the first quarter recipients of the JOZ "Small Business Spotlights" advertising initiative. Another 35 small businesses will be selected for this advertising initiative over the next two (2) years.

Wal-Mart's designation of the Portsmouth store as a Jobs & Opportunity Zone highlights the retailer's commitment to reach beyond its store and further engage the communities and neighborhoods. The project involves grants to local

chambers of commerce/business associations, minority chambers of commerce, and women-owned businesses. It also includes the quarterly selection of several small businesses for "Small Business Spotlights" which include exposure such as local print advertising and free Wal-Mart store radio advertising. Additionally the program involves offering seminars to minority and women-owned businesses on how to become a Wal-Mart supplier and, for all surrounding small businesses, how to thrive in a community with a Wal-Mart. Portsmouth is one of 10 stores to be selected for Wal-MART's JOZ program.

Media Mania in Portsmouth

Portsmouth is home to and welcomes a growing industry of media production companies. Several of which boast high profile clients including the Cartoon

Network, KISS, NFL, NBA, MLB, ESPN, TNT Turner, Comcast, FOX, INSP, CBN and Pay Per View. Soundmark Studios, the area's newest recording facility, boasts today's top sonics, state-of-the-art tools and professional engineering in music produc-

tion, corporate and broadcast audio. At the helm, is Mark Skipper - Producer, Engineer, Musician and Magician. Mark has been producing music projects for more than a decade through building a strong relationship [See Media Mania, back page](#)



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FORWARDING SERVICE REQUESTED

Economic Development Staff:

Steven L. Lynch ~ Director
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Media Mania, continued from page 3:

of trust with the artists and bands he partners with in production. Trained as a classical viola player at the University of Santa Barbara, he developed a keen ear for excellence and subtly in performance. "Bringing forward the strongest parts of an artist's personality, while finessing the subtleties of what makes them unique..." is Mark's creative priority in production.



WGBS TV7 is consistently producing shows highlighting kids who are performing well academically, athletically and in the community.

Equilibrium Music Group (EMG), established in 2005 and conveniently located in the heart of Portsmouth, Virginia, is a multi-plex recording studio that offers three state-of-the-art recording studios. Services provided by EMG include music education, onsite duplication, demo services, artist development, private music lessons, artist performance sessions, advertisement developments and artist management. EMG also offers to Choirs & groups the opportunity to record without the high cost.

"Providing good service means taking the time to listen. We will work with you every step of the way to make sure you receive the services you need. Our business is client-oriented, and we maintain strict and personal confidentiality."

Genesis 7 Media, a third Portsmouth based media Production Company, is the parent company of WGBS TV7 and is responsible for

producing and distributing media products for WGBS and other entities. WGBS is partnering with Universities, cities, civic organizations, churches, and other Hampton Roads entities to produce network programs that provide positive, uplifting stories to all viewers on WGBS VHF channel 7, Old Dominion University cable systems, and the Internet. WGBS has established video production studios in the community with locations including the Urban League offices in Portsmouth. When it comes to creating positive multi-cultural programming for television, the possibilities are endless. WGBS specializes in turning events such as seminars, awards ceremonies, community activities, sporting events, and University programs into entertaining and exciting shows. WGBS can produce shows for you, or provide a variety of options for airing your programming in cities throughout Hampton Roads.