FIVE PROJECTS THAT COULD REDEFINE NORFOLK IN 2017

By Eric Hartley and Will Hoop / The Virginian-Pilot

AFTER YEARS OF PLANNING and millions of dollars in public and private investment, 2017 is going to be a big year for Norfolk. • This year will see the opening of a new downtown luxury hotel and conference center, a major outlet mall, the latest incarnation of the city's waterfront marketplace and more. • "It's a reintroductory of Norfolk to the region and to the commonwealth," said Doug Smith, the interim city manager. "Things are going to look and feel very different citywide in a short period of time." • To help you keep track, here's a look at what's coming.

We'll tell you when each project is arriving, what it entails and how many jobs it will bring. • Oh, and about Bass? You'll have to wait till 2018.

1. Waterside District
What is it? The new version of the publicly owned downtown market that first opened in 1983. A Baltimore developer, Cordish Cos., first planned a nightlife center called "Waterside Live." But it now says Waterside will be "the living room of Norfolk."
Address: 332 Waterside Drive
Developer: Cordish Cos.
Opening: Spring
Permanent jobs: 1,800
Groundbreaking: August 2015
Demolition/construction began: mid 2015
Tenants: Blue Moon TapHouse, Guy Fieri's Smokehouse, The Hudgley, Rappahannock Oyster Co., Starr Hill Brewery, PBR, Cagon's Pizza, Carolina Cupcake, Others TBA
Private investment: $40 million
Public support: free rent; Cordish also receives 20 percent of tax revenue for 20 years, up to $22 million total.

2. The Main
What is it? A downtown Hilton hotel that will include a city-owned conference center called The Exchange.
Address: 190 E. Main St.
Opening: March
Developer: Hilton Hotels & Resorts
Groundbreaking: May 2014
Size: 300 rooms
Square footage: 42,000 square feet of meeting/event space
Tenants: Delilah (soon to be opened), Grain (formerly beer garden), Via (Italian food and wine)
Private investment: at least $65 million, according to city (company will not confirm)
Public support: The Pilot calculated $183 million in incentives, though the city disagrees and says public support is $10.2 million.
Tax revenue expected: $2 million a year

3. Icon Tower
What is it? A luxury apartment complex in the 24-story former Bank of America tower. It's the biggest project yet from developer Buddy Gadams.
Address: 1 Commercial Place
Opening: September
Developer: Madison Development Group
Permit jobs: 13
Demolition/construction: October 2016
Construction jobs: 350
Size: 275 apartments
Square footage: 350,000
Private investment: $75 million
Public support: None, though the city council voted for a new law that gives the project a head start on a tax break. Members said they were unaware the law benefited Gadams.

4. Movement Mortgage
What is it? A new office for a mortgage company in a publicly owned former J.C. Penney at Military Circle Mall.
Address: 800 N. Military Hwy.
Opening: June (city estimate)
Permit jobs: 50, relocating from Virginia Beach; 200 more to be added over two years.
Part time? Full time? All full time
Groundbreaking: announced March 2016
Construction jobs: 350
Demolition/construction: Late spring/early summer
Square footage: 150,000
Private investment: $2 million
Public support: Norfolk is paying $1.6 million to renovate the building and site, though Movement will occupy only half the space.
Local jobs: Movement says it will work with the city on hiring initiatives and plans to give locals first crack at jobs.

5. Norfolk Premium Outlets
What is it? A major new outlet mall from the company behind the Williamsburg outlets and Potomac Mills mall.
Address: 6282 Northampton Blvd.
Opening: June
Developer: Simon Property Group
Permit jobs: 800
Construction: 500
Number of stores: 85
Square footage: 322,000
Groundbreaking: June 2016
Private investment: $75 million, according to the city (Simon would not confirm)
Public support: None
Tax revenue expected: $3.3 million a year in local sales taxes
Local jobs: Simon says it will hold a job fair; details have not been announced.