Hayden Village Center Project Summary

Project Name: Hayden Village Center
Address: 680 Oak Street, Franklin, VA 23851
Census Tract: 51620090200

Building Size:
- Number of residential units: 28
- Amount of residential rental space: 19,008 square feet
- Amount of rentable commercial space: 17,207 square feet
- Building gross space (number of square feet): 49,561 square feet
- Lot size (number of acres): 6.1 acres

Background: The Hayden Village Center includes the historic renovation of Hayden High School, a historic school located in rural Franklin, Virginia. The existing structure is a 48,000 square foot brick building situated on 6 acres. The school was named after Della I. Hayden, the daughter of a freed slave, who after graduating from Hampton University (then Hampton Institute) in 1877, returned to Southampton County (Franklin) to teach in the public schools. She went on to become the first lady principal at the State Normal School in Petersburg (now Virginia State University), but returned to Franklin and Southampton County in 1904, where she founded a small private boarding school for African American girls (the Franklin Normal and Industrial Institute). As the school grew, male students were eventually admitted during the day. Della served as principal until her death in 1924. The land was sold to the Southampton County School Board in 1930, and Hayden High School for African American students was opened. The original school was replaced by a more modern building which opened in 1953. It served as a public high school until 1970, and then as a junior high school until it closed in 1986.
Project: The building will house the following:

- Senior Services of Southeastern Virginia (SSSEVA) wellness center operated daily for seniors 60+;
- SSSEVA offices including long-term services and supports, benefits counseling, and nutrition counseling;
- SSSEVA I-Ride regional transit dispatch center;
- Southampton Family Practice at Hayden medical offices operated by Southampton Memorial Hospital for people of all ages;
- The No Wrong Door access center for aging and disability services;
- 28 senior housing units with access to daily meals and wrap around services;
- A large multi-purpose community space available in the afternoons and weekends for:
  1. Youth basketball, sports and intergenerational physical fitness;
  2. Educational, recreational and civic engagement programs and other community uses conducted in collaboration with Franklin City Parks and Recreation, the Hayden High School Alumni Association, the Franklin Redevelopment and Housing Authority, local fraternal and service organizations such as Rotary, Paul D. Camp Community College, the Children's Center, James L. Camp, Jr. YMCA, Blackwater Regional Library, and the Cover 3 Foundation;
  3. Civic and community events such as town hall meetings, graduation celebrations, and fraternal gatherings.
- Flexible office and meeting space for community health and counseling services.
- Community development and enrichment programs for youth operated by Franklin Parks and Recreation, Franklin Public Schools, the Children's Center, Boys and Girls Clubs and the Cover 3 Foundation;
- A commercial grade warming kitchen to support the food service needs of the wellness programs, tenants, collaborative community partners, and other entities;
- The Della I. Hayden Memorial Garden
- Intergenerational raised bed community garden

The Hayden Village Center intends to offer an array of health and other complimentary services all located under one roof. The intention is to combine the strengths of the buildings’ resident partner tenants, other supporting regional organizations, and the expertise already existing within the city. The Center will also be a regional connection point to other services such as Paul D. Camp Community College via SSSEVA’s I-Ride Transit’s fixed-route service.

Timeline: The Hayden Village Center will open on February 1, 2020.
Project Management: The Hayden Village Center is being developed by Luna Development LLC and Senior Services of Southeastern Virginia through Hayden Village Associates LLC, which is a joint venture. This adaptive rehabilitation is under the direction of Mr. Michael Glenn, President of Luna Development who has over 35 years in the areas of commercial lending, commercial real estate development and historic renovations. Mr. Steve Zollos, CEO of Senior Services of Southeastern Virginia has over 20 years of experience in programming for seniors. He currently manages SSSEVA’s annual budget of $7.5M.

Anyone wishing to learn more about the Hayden Village Center should please contact Michael Glenn, (mike@lunadevelopment-llc.com)
Steve Zollos, CEO (szollos@ssseva.org)

Senior Service of Southeastern Virginia: Senior Services of Southeastern Virginia (SSSEVA) was founded in 1972 and is the regional organization in South Hampton Roads that provides seniors and their caregivers with access to programs and services so they may live with choice and dignity in their communities. Over the last 47 years, SSSEVA has served over 2.5 million meals, contributed more than six million hours of senior volunteer services, driven seniors over 12 million miles, and helped tens of thousands of seniors live in their homes independently and avoid costly nursing home care. In the Western Tidewater region, SSSEVA is supported by the Franklin-Southampton Charities, The Camp Foundations and the Franklin-Southampton Area United Way. These funders support programs such as access to Medicare benefits counseling, in-home care and transportation.

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