



# City of Virginia Beach

WILLIAM D. SESSOMS, JR.  
MAYOR

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October 28, 2011

The Honorable Robert F. McDonnell  
Office of the Governor  
Patrick Henry Building, 3<sup>rd</sup> Floor  
1111 East Broad Street  
Richmond, Virginia 23219

**Subject: City of Virginia Beach Oceana Encroachment Reduction Program  
Status Update**

Dear Governor McDonnell:

This letter and its accompanying documents are intended to fulfill the City of Virginia Beach's obligation to account for its actions with regard to Base Realignment and Closure (BRAC) response programs and associated funding to support those programs. According to language in the budget adopted by the General Assembly this past spring, the City of Virginia Beach shall make a report to the Chairmen of the House Appropriations and Senate Finance Committees, and to the Governor, on or before November 1, 2011, on the specific properties purchased and the balance of monies remaining.

As of October 14, 2011, the City has spent or committed to spend the \$7.5 million appropriated in the FY'12 budget on properties, incentives, and expenses located in Accident Potential Zone 1 and Clear Zones, as follows:

- Written agreements with property owners in APZ-1 (8 parcels): \$7,123,000 (\$6 million to close by end of October)
- Verbal Agreements with property owners in APZ-1 (2 parcels): \$ 417,500

The City's commitment in APZ-1 will exceed the \$7.5 million for this fiscal year. The City will match the state funds with other acquisitions under its BRAC Response programs, and to date has committed \$7 million to accomplish same. We fully expect to spend a total of \$15 million during this fiscal year, as we have done previously. With those funds, together with acquisitions from prior fiscal years, the City has accomplished the following:

Acquisition of Property By Location and Status	Acres	Cost
Accident Potential Zone 1 and Clear Zones - Acquired	72.35	\$52,956,872
Accident Potential Zone 1 and Clear Zones – Pending (Under Agreement)	23.77	\$10,003,124
Interfacility Traffic Area - Acquired	795	\$16,681,381
Interfacility Traffic Area - Pending (Under Agreement)	1038	\$5,357,800

The City has further committed \$1,700,000 toward its incentive program, designed to entice compatible businesses to locate or remain within Accident Potential Zone 1, or to incentive non-conforming businesses to locate outside the zone.

Another \$3,000,000 is associated with expenses of the program (title, appraisals, demolition, engineering, environmental, personnel).

In support of these figures, I am attaching for your reference the following exhibits.

- A list of all the properties that have been acquired as of October 14, 2011 in APZ-1, the Clear Zones, and the ITA.
- A list of all of the properties that are under agreement to purchase in APZ-1, the Clear Zones, and the ITA. This also includes property in the newly created Rural AICUZ Area (“RAA”), adopted by Council on August 9, 2011 in response to a request from the Commanding Officer of Oceana. Most of these properties are expected to close in the next few weeks, including the acquisition of the London Bridge Commerce Center in APZ-1 (22 incompatible units)(scheduled for this week) and Rock Church Ministries property in the RAA (800 +/- acres)(tentatively scheduled for late November).
- A list of the properties that are owned by “Willing Sellers” – these are owners that have written to the City and asked for their property to be considered for acquisition under the program. Should the City receive funding for FY’13, the City would purchase these additional properties. The estimated value of these properties is \$19,421,400.
- A summary of these acquisitions in a presentation entitled “APZ-1/Clear Zone/ITA Acquisitions and Agreements Status Report.”
- A copy of the September 19, 2011 presentation, made to the House Appropriations Committee by Deputy City Attorney Rebecca D. Kubin, which explains in greater detail the City’s three-part program.

The Honorable Robert F. McDonnell

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There should be little doubt that the City of Virginia Beach, in partnership with the Commonwealth, continues to effectively reduce encroachment around Naval Air Station Oceana. By combining the three key aspects of the Virginia Beach Plan – land use controls, an acquisition program, and rollback incentives – the City has achieved a decrease in density and incompatibility surrounding the base, and will continue to use all available resources to proceed with this innovative and successful program.

Should you require additional information, please don't hesitate to let me know.

Sincerely, .



William D. Sessoms, Jr.  
Mayor

WDS/RRM/tdr

Attachments:

1. All APZ-1/Clear Zone and ITA Acquired Properties
2. APZ-1/Clear Zone and ITA/RAA Property Under Written or Verbal Agreement
3. APZ-1/Clear Zone and ITA Offers and Willing Sellers
4. APZ-1/Clear Zone/ITA Acquisitions and Agreements  
Status Report – October 14, 2011
5. Status of BRAC Response Programs City of Virginia Beach - House  
Appropriations Committee Briefing – September 19, 2011

cc: The Honorable Members of the Virginia Beach General Assembly Delegation  
The Honorable Members of the Virginia Beach City Council

**ALL APZ-1/CLEAR ZONE AND ITA ACQUIRED PROPERTIES  
BY THE CITY OF VIRGINIA BEACH**

**AS OF  
10/14/2011**

Property Number	Property Owner	GPIN	Location-Neighborhood	Street Address	Sq. Ft. / Acreage Sum 397193	Amount Paid	Closing Date
1	Howerin, Andrew	2407-02-1454	Gatewood Park	2248 London Street	14,971	\$225,000	3/5/2007
2	Keyes, Robert	2407-84-4394	Clear Zone	1656 Southern Blvd.	6,510	\$180,000	3/9/2007
3	Burdi Corp.	2407-54-5394	West Oceana Gardens	Air Station Road	19,595	\$140,000	3/23/2007
4	Bayshore Corp.	2417-17-7969	Oceana Gardens	Snow Goose (end of)	20,541	\$180,000	3/23/2007
5a	Balance Builders	2417-16-7869	Oceana Gardens	441 Gary Avenue	25,931	\$650,000	4/17/2007
5b	Balance Builders	2417-16-7968	Oceana Gardens	441 Gary Avenue	see 5a	see 5a	4/17/2007
6	WBM, LLC	2407-46-9603	Oceana Gardens	Maxey Drive	6,750	\$180,000	5/1/2007
7	Berryman, Jonathan	2407-64-8791	W. Oceana Gardens	120 Lavergne Avenue	9,090	\$75,000	5/1/2007
8	Malbonland, LLC	2417-26-7409	Oceana Gardens	Shipps Lane	8,125	\$180,000	5/1/2007
9	LBH, Inc.	1497-92-7100	London Bridge	London Bridge (south of Terrell)	68,084	\$925,000	5/10/2007
10	Mills, Elizabeth	2417-26-5487	Oceana Gardens	Shipps Lane	9,600	\$83,000	5/18/2007
11	Craig, Jackie	2417-04-7952	Oceana Gardens	200 N. Oceana Blvd.	18,675	\$345,000	5/21/2007
12a	Pulliam, James	1497-92-7402	London Bridge	Terrell Avenue	23,667	\$370,000	5/25/2007
12b	Pulliam, James	1497-92-7475	London Bridge	Terrell Avenue	see 12a	see 12a	5/25/2007
12c	Pulliam, James	1497-92-8462	London Bridge	Terrell Avenue	see 12a	see 12a	5/25/2007
13	Anderson, Scott	2407-03-1186	Gatewood Park	2241 Potters Road	10,391	\$180,000	6/18/2007
14a	Gibbs, Estate of Edna (Red Baron Inn)	2407-85-3504	First Colonial/Virginia Beach	1675 Virginia Beach Boulevard	17,930	\$545,000	6/11/2007
14b	Gibbs, Estate of Edna (Red Baron Inn)	2407-85-3504	Oceana Gardens	236 First Colonial Road	see 14a	See 14a	6/11/2007
15	Edwards, Kevin (a/k/a Fawley/Edwards)	2417-06-6462	Oceana Gardens	400 Oceana Blvd.	8,280	\$222,500	6/19/2007
16a	Brinson, Barbara	2407-84-6748	Oceana Gardens	Louisa Avenue	8,749	\$180,000	6/20/2007
16b	Brinson, Barbara	2407-84-7705	Oceana Gardens	Louisa Avenue	see 16a	see 16a	6/20/2007
17	Arellano, Jesse	2417-04-0366	Oceana Terrace	1528 Southern Blvd.	8,614	\$215,000	6/21/2007
18	Heuneman, Dennis	2417-05-9948	Oceana Gardens	Scott Lane	7,500	\$180,000	6/22/2007
19	S & J, LLC	2417-05-5114	Oceana Gardens	213 N. Oceana	25,120	\$900,000	6/25/2007
20	Hatfield, Audrey	2417-24-4997	Oceana Gardens	Dozier Lane (end of)	12,900	\$62,000	6/26/2007
21	Robinson, Robert	2407-85-1416	Oceana Gardens	233-235 First Colonial Road	10,993	\$590,000	6/26/2007
22	JN & RBD, LLC	2407-85-1643	Oceana Gardens	245 First Colonial Road	9,381	\$460,000	6/28/2007
23	Beach Pet Real Estate Holdings	2407-85-0593	Oceana Gardens	237 First Colonial Road	17,342	\$735,000	8/28/2007
24	Palmer, Luther (Double L Lounge)	2407-85-0624	Oceana Gardens	1707-1713 Virginia Beach Blvd.	28,454	\$775,000	6/28/2007
25	Cowan, Jason	2407-85-3588	Oceana Gardens	1665 Virginia Beach Blvd.	25,581	\$335,000	6/28/2007
26a	Groman, Geary & Patricia	2407-02-7935	Gatewood Park	2216 Reuben St.	28,624	\$380,000	6/29/2007
26b	Groman, Geary & Patricia	2407-03-7090	Gatewood Park	2216 Reuben St.	see 26a	see 26a	6/29/2007
27a	Ocean Bay	2417-16-6463	Oceana Gardens	Rudder Road	45,189	\$1,166,455	6/27/2007
27b	Ocean Bay	2417-16-6417	Oceana Gardens	Rudder Road	see 27a	see 27a	6/27/2007
27c	Ocean Bay	2417-16-6513	Oceana Gardens	Rudder Road	see 27a	see 27a	6/27/2007
27d	Ocean Bay	2417-16-4583	Oceana Gardens	Rudder Road	see 27a	see 27a	6/27/2007
28	CSM, LLC (Alcares, George)	2417-26-0349	Oceana Gardens	Gary Avenue / Dozier Lane (between)	12,668	\$93,000	6/29/2007
29	Cutrell, John	2407-03-4060	Gatewood Park	212 Gatewood	14,984	\$190,000	6/28/2007
30a	Ocean Bay/Platinum Homes	2417-17-4594	Oceana Gardens	Old Virginia Beach Blvd.	33,988	\$815,000	8/15/2007
30b	Ocean Bay/Platinum Homes	2417-17-5376	Oceana Gardens	Old Virginia Beach Blvd.	see 30a	see 30a	8/15/2007
30c	Ocean Bay/Platinum Homes	2417-17-6249	Oceana Gardens	Old Virginia Beach Blvd.	see 30a	see 30a	8/15/2007

**ALL APZ-1/CLEAR ZONE AND ITA ACQUIRED PROPERTIES  
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30d	Ocean Bay/Platinum Homes	2417-17-6349	Oceana Gardens	Old Virginia Beach Blvd.	see 30a	see 30a		8/15/2007
31a	Chesapeake Land Development, LLC	2417-15-8565	Oceana Gardens	Sykes Avenue	47,650		\$340,000	8/20/2007
31b	Chesapeake Land Development, LLC	2417-15-8551	Oceana Gardens	Sykes Avenue	see 31a	see 31a		8/20/2007
31c	Chesapeake Land Development, LLC	2417-15-8365	Oceana Gardens	Sykes Avenue	see 31a	see 31a		8/20/2007
31d	Chesapeake Land Development, LLC	2417-15-8360	Oceana Gardens	Sykes Avenue	see 31a	see 31a		8/20/2007
32	Fluellen, Quincy	2417-26-1493	Oceana Gardens	Gary Avenue / Dozier Lane (betwee	12,671		\$65,000	9/13/2007
33	Cain, Michael	2407-84-5441	Clear Zone	1652 Southern Blvd.	6,250		\$210,000	9/17/2007
34	Boyce, Robert	2417-04-2378	Oceana Terrace	1514 Southern Blvd.	8,500		\$236,000	10/17/2007
35	RPA	1497-93-5140	London Bridge	212 Fair Lady Road	12,735		\$225,000	10/24/2007
36	Jensen (Route 58 Deli)	2407-75-8895	Oceana Gardens	1716 Virginia Beach Blvd.	6,370		\$360,000	10/26/2007
37a	Widgeon, Robert L.	1497-92-6351	London Bridge	Terrell Avenue	67,993		\$435,000	10/26/2007
37b	Widgeon, Robert L.	1497-92-7211	London Bridge		see 37a	see 37a		10/26/2007
38a	Quick, Stephen	2417-44-5172	Seatack	1109 Southern	36,768		\$314,000	11/16/2007
38b	Quick, Stephen	2417-44-5020	Seatack	1108 Jackson	see 38a	see 38a		11/16/2007
39	Bentley, Hazel	2407-94-9449	Oceana Gardens	113 Middle Lane	15,000		\$374,400	12/14/2007
40	Midgett, Dalton	2407-95-7225	Oceana Gardens	1548 Ohio Avenue and adjacent lot	11,373		\$250,000	12/17/2007
41	McGuire, Karen	2407-94-8554	Oceana Gardens	1541 New York Avenue	7,655		\$195,000	12/17/2007
42	Daskam, David+B2	2407-94-7780	Oceana Gardens	1544 New York Avenue	8,711		\$190,000	12/19/2007
43	Garneau, Keith	2417-05-3586	Oceana Gardens	246 Roselynn Lane	6,250		\$190,000	1/2/2008
44	Lecky, Timothy & Lavetta	2407-84-6307	Clear Zone	1648 Southern Blvd.	6,250		\$220,000	1/10/2008
45	McGuire, Wendy	2407-94-8655	Oceana Gardens	1540 New York Avenue	7,021		\$190,000	1/8/2008
46	Rubes, Christine	2407-02-9145	Gatewood Park	Wolf Street	13,800		\$162,000	1/24/2008
47	Treiber, George & Nina a/k/a Willie Shipp	2417-04-4996	Oceana Gardens	205 N. Oceana Blvd.	10,794		\$275,000	1/25/2008
48	Wise, Earl	2407-95-7191	Oceana Gardens	1545 Ohio Avenue	7,336		\$190,000	1/25/2008
49	Field, Evelyn	2417-05-1302	Oceana Gardens	224 Middle Lane	6,477		\$190,000	2/4/2008
50	Reid, Sam & Terrie	2417-05-0782	Oceana Gardens	1533 Virginia Beach Blvd.	23,771		\$324,000	2/19/2008
51	Copeland, Derrick	2417-15-2124	Bartow Heights	1449 Bartow Place	9,975		\$200,000	2/27/2008
52a	Recovery for the City International, Inc. (forme	2417-15-7294	Oceana Gardens	Sykes Avenue & Realty (between)	35,850		\$145,000	2/29/2008
52b	Recovery for the City International, Inc. (forme	2417-15-8084	Oceana Gardens	Sykes Avenue & Realty (between)	see 52a	see 52a		2/29/2008
53a	Cataldo Industries	2417-26-5066		Virginia Beach Blvd.	20,970		\$353,200	2/29/2008
53b	Cataldo Industries	2417-26-6000		Virginia Beach Blvd.	see 53a	see 53a		2/29/2008
53c	Cataldo Industries	2417-26-6043		Virginia Beach Blvd.	see 53a	see 53a		2/29/2008
54	Harris, Richard	1497-92-7641	London Bridge	Terrell Avenue	18,944		\$250,000	3/7/2008
55	Harris, Ernest	2417-16-6141		Shipp Lane	9,723		\$110,000	3/14/2008
56	Mallison, Margaret	2407-02-2510	Gatewood Park	2244 London Street	15,000		\$220,000	3/14/2008
57	Stern, Mertice	1497-93-6204	London Bridge	2305 Potters Road	44,980		\$360,000	3/26/2008
58a	Treiber, Nina	2417-06-6161	Oceana Gardens	308 N. Oceana	11,250		\$200,000	3/27/2008
58b	Treiber, Nina	2417-06-6116	Oceana Gardens	308 N. Oceana	see 58a	see 58a		3/27/2008
59	Detloff, Troy	2417-25-3431	Oceana Gardens	Dozier Lane	6,000		\$93,150	3/31/2008
60a	Thornton, J.F.	2417-04-3750	Oceana Gardens	1512 New York Avenue	22,569		\$653,000	4/11/2008
60b	Thornton, J.F.	2417-04-2780	Oceana Gardens	1516 New York Avenue	see 60a	see 60a		4/11/2008
60c	Thornton, J.F.	2417-04-2629	Oceana Gardens	1520 New York Avenue	see 60a	see 60a		4/11/2008
61a	Alliance for the Chesapeake Bay	2417-25-2134	Oceana Gardens	Realty Lane (end of)	24,592		\$220,000	4/18/2008

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61b	Alliance for the Chesapeake Bay	2417-24-2916	Oceana Gardens	Realty Lane (end of)	see 61a	see 61a	4/18/2008
61c	Alliance for the Chesapeake Bay	2417-25-2130	Oceana Gardens	Realty Lane (end of)	see 61a	see 61a	4/18/2008
62	Bell, Roland	2417-15-3174	Bartow Heights	200 Webster Place	10,200	\$213,000	4/9/2008
63	Levinsky, Nikolas	2407-94-8728	Oceana Gardens	1549 Indiana Avenue	7,500	\$200,000	4/23/2008
64	Gross, David	2417-17-4049		457 Rudder Road	5,800	\$255,000	4/25/2008
65	Sanders, Robin (a/k/a Ramon Turner Estate)	2407-94-5720	Oceana Gardens	1562 New York Avenue	12,500	\$364,000	4/28/2008
66	Baer, Filomena	2407-54-7725	Oceana Gardens	Ego Drive	7,800	\$85,500	4/30/2008
67	Vasile, Rebecca (a/k/a Rebecca Higgins)	2417-04-0573	Oceana Gardens	1529 New York Avenue	8,625	\$190,000	4/30/2008
68	Hughes, Michael	2417-05-1308	Oceana Gardens	230 Middle Lane	12,590	\$364,000	5/1/2008
69	Poplin, Ella	2417-05-0182	Oceana Gardens	1525 Ohio Avenue	12,265	\$210,000	5/9/2008
70	Lightfoot, Cathy a/k/a Wilkinson, Cathy	2407-02-8738	Gatewood Park	2217 Reuben Street	13,556	\$410,000	5/6/2008
71	Owens, Thomas	2417-25-0061		Realty Lane (end of)	24,534	\$220,000	5/2/2008
72	Blankenship, Melvin	2407-02-1616	Gatewood Park	2245 Reuben Street	15,000	\$220,000	5/5/2008
73	Britt, Diane a/k/a Two Post Holdings	2417-17-9025	Oceana Gardens	460 Gary Lane	17,000	\$260,000	5/15/2008
74	LaMotta, Antonio	2407-02-5418	Gatewood Park	232 Gatewood Ave	15,000	\$210,000	5/28/2008
75	Pick, Fred & Kathie	2407-03-3193	Gatewood Park	2235 Potters Road	15,000	\$200,000	6/16/2008
76a	Otero, Juan F.	2407-84-3689		1664 New York Ave	12,507	\$280,000	6/19/2008
76b	Otero, Juan F.	2407-84-3731		1664 New York Ave	see 76a	see 76a	6/19/2008
77	Gardner, Alton	2407-84-2571	Oceana Gardens	1673 New York Ave	12,500	\$230,000	7/14/2008
78	O'Brien, Joseph	2417-05-4693	Ocean Gardens	249 N. Oceana Blvd.	7,080	\$179,000	7/29/2008
79	DeLeon, Mark	2417-05-2316	Ocean Gardens	229 Roselynn Lane	6,250	\$200,000	7/25/2008
80	Moore, Kathy	2417-26-5387		Cataldo-Shipps Lane (adjacent to M	8,550	\$75,000	8/7/2008
81	Davis, Kimberly	2417-17-4174		461 Rudder Road	5,850	\$220,000	8/22/2008
82	Walke, Winston	2417-16-0982		1467 Old Virginia Beach Blvd.	92,347	\$325,000	8/28/2008
83	Brett, Susan	2407-64-4303	Oceana Gardens West	1819/1821 Streamline Drive	11,783	\$220,000	9/2/2008
84	Darling, Lenora	2417-25-8197		St. Paul's St. (end of) 2 lots	13,250	\$65,000	9/9/2008
85	Fortenberry, Thomas	2417-04-1863		1525 Indiana Avenue	7,500	\$170,000	9/22/2008
86	Rusmil Properties, LLC	1496-54-4149	Lynnhaven	2656 Lishelle Place	67,264	\$1,687,500	9/23/2008
87	Green, Ronald	1497-93-6618	London Bridge	114 Fair Lady Road	21,908	\$110,000	9/25/2008
88	Loiercio, Foirendo (Pete & George's Restaura	2407-84-2602	W. Oceana Gardens	80 First Colonial Road	35,095	\$1,300,000	9/30/2008
89	Kalbuross, Katherine (Delidakis)	2407-84-1376	Oceana Gardens	1684 Southern	12,500	\$410,000	10/12/2008
90	Kalbuross, Katherine (Delidakis)	2407-84-2376	Oceana Gardens	1672 Southern	12,500	\$215,000	10/20/2008
91	Barry, Edward	2417-05-9136	Bartow Heights	1461 Bartow Place	13,779	\$235,000	10/22/2008
92	Kalbuross, Katherine (Delidakis)	2407-84-1479		88 S. First Colonial	11,250	\$204,000	10/20/2008
93	Hall, Leslie	2417-05-3393	Oceana Gardens	224 Roselynn Lane	9,375	\$190,000	10/7/2008
94	Ross, Sheila	2417-17-9326	Oceana Gardens	1409 Old Virginia Beach Road	16,312	\$210,000	10/10/2008
95	Richartz, Woody	2417-17-4074		453 Rudder Road	5,850	\$265,000	10/24/2008
96	Savage, Samantha	2417-17-7170		459 Gary Avenue	17,693	\$265,000	11/6/2008
97	Dickerson, Mary	2417-06-4224	Oceana Gardens	316 Roselyn Lane	12,131	\$90,000	11/7/2008
98	Dickerson, Michael & Joyce	2417-06-3277	Oceana Gardens	320 Roselyn Lane	12,132	\$90,000	11/7/2008
99	Gilbert, Douglas	2417-15-0311	Bartow Heights	1456 Bartow Place	10,854	\$210,000	11/14/2008
100	Cory, Brian & Freda	2407-94-9472	Oceana Gardens	1532 Southern Blvd. and 105 Middle	7,100	\$235,500	12/5/2008
101	Kalbuross, Katherine (Delidakis)	2407-94-5461	Oceana Gardens	1560 Southern	11,250	\$240,000	12/30/2008

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**AS OF  
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102	Harness, Howard & Martha	2417-16-6073		Virginia Beach Blvd. and Sykes (adj)	4,375	\$48,000	1/7/2009
103	Dickie, James	2407-74-0552	Oceana Gardens West	109 Bob Lane	8,954	\$183,000	1/12/2009
104	Hernandez, Michael & Angela	2417-15-1989		303 Garcia Drive	7,665	\$247,000	3/6/2009
105	Schilling, Kevin	2417-15-1989		301 Garcia Drive	7,665	\$244,000	3/6/2009
106	Picking, Christopher & Sarah	2407-02-2264	Gatewood Park	2245 London Street	15,253	\$203,000	3/3/2009
107	Orozco, Jessica	2417-05-0296	Oceana Gardens	220 Middle Lane	6,176	\$160,000	3/13/2009
108	Witcher, William aka Cardo LLC	2407-46-8483		1888 Virginia Beach Blvd.	55,321	\$830,000	3/16/2009
108*	Witcher, William aka Cardo LLC	2407-46-8483		1888 Virginia Beach Blvd.	see 108		3/16/2009
109	Reynolds, Robert & Jeannette	2417-04-2823	Oceana Gardens	1517 Indiana Avenue	11,250	\$220,000	3/23/2009
110	Jordan, James	2417-16-7767		Gary Avenue - end of street	26,950	\$200,000	3/26/2009
110a	Jordan, James	2417-16-9833		444 Gary Avenue	20,269	\$266,000	3/26/2009
111	Alexander, Raymond & Dorothy	2417-25-0556	Oceana Gardens	Realty Lane, Lots 19 & 20	6,250	\$85,000	3/31/2009
112	Greenwood, Kenneth	2417-15-9958		1408 Virginia Beach Blvd.	4,550	\$165,000	4/24/2009
113	Wilson, William	2417-27-0319		481 Realty Lane	20,569	\$234,000	5/28/2009
114	Wilson, William	2417-27-1279		452 Realty Lane	11,712	\$140,000	5/28/2009
115	Gregory, Ernest	2417-16-6630	Oceana Gardens	424 Rudder Road	13,200	\$250,300	6/3/2009
116	White, Margaret	2417-16-7366			19,958	\$240,000	6/26/2009
117	True Way Evangelistic Mission Church	2417-15-9729		2417-15-9729 - Virginia Beach Boul	27,008	\$332,800	7/22/2009
118	Moore, Roxanne	2417-25-7176	Oceana Gardens	Oceana, Lots 20 & 21	13,066	\$170,000	7/31/2009
119	Woodhouse, Barbara	2417-26-7620		Shipps Lane parcels	32,473	\$13,000	8/27/2009
120	Woodhouse, Barbara	2417-26-7334		Shipps Lane parcels	42,921	\$198,000	8/27/2009
121	Woodhouse, Barbara	2417-26-5670		Shipps Lane parcels	15,600	\$13,000	8/27/2009
122	Wojcikowski, Peter	2417-05-0291	Oceana Gardens	216 Middle Lane	6,295	\$187,569	8/24/2009
123	Crain, Van	2417-15-3272	Bartow Heights	204 Webster Place	10,200	\$195,000	8/17/2009
124	Brinson, Barbara	2407-84-3468		1669 New York Avenue	9,550	\$200,000	9/29/2009
125	Brinson, Barbara	2407-84-4543	Clear Zone	1663 New York Avenue	9,375	\$220,000	9/29/2009
126	Ewell, Lee Ann and Isaac	2417-06-6666	Oceana Gardens	418/420 N. Oceana Blvd	10,258	\$198,000	9/29/2009
127	Kusner, George	2417-15-2322	Bartow Heights	207 Webster Pl	11,002	\$200,000	10/9/2009
128a	Van Fossen	2417-54-1701	Seatack	Kenya Court; Birdneck Road	38,947	\$350,000	10/27/2009
128b	Van Fossen	2417-54-2801	Seatack	Kenya Court; Birdneck Road	see above	see AR16	10/27/2009
128c	Van Fossen	2417-54-2667	Seatack	Kenya Court; Birdneck Road	see above	see AR16	10/27/2009
128d	Van Fossen	2417-54-1760	Seatack	Kenya Court; Birdneck Road	see above	see AR16	10/27/2009
128e	Van Fossen	2417-54-3754	Seatack	Kenya Court; Birdneck Road	see above	see AR16	10/27/2009
129	Brett, Susan aka Lee Marie Properties	2407-64-9354	Oceana West	1752/1756 Southern Blvd.	8,322	\$210,000	11/4/2009
130	Day, Frank	2407-95-8248	Oceana Gardens	1540 Ohio Ave	8,344	\$210,000	11/20/2009
131	Brown, James	2407-94-6606	Oceana Gardens	1556 New York Ave	6,551	\$193,000	11/20/2009
132a	Jennings, William	2407-64-2509	Oceana Gardens	1826 S Streamline Dr	7,423	\$210,000	12/10/2009
132b	Jennings, William	2407-64-0389	Oceana Gardens	1839 S Streamline Dr	12,130	\$215,200	12/10/2009
133	McBurney, Robert & Linda -	2417-26-7021		Shipps/Virginia Beach Boulevard *ad	10,248	\$143,500	12/4/2009
134	Murphy, Michael T	2407-94-9738	Oceana Gardens	1541 Indiana Ave	6,069	\$168,000	11/16/2009
135	Grizzard, Bobbie	2407-02-3405	Gatewood Park	2240 London Street	15,000	\$182,000	11/20/2009
136	Thoma, Anna, Executor of Frank Pardee	2417-04-1803	Oceana Gardens		12,516	\$222,000	12/22/2009
137	Raine, Michael	2407-94-9873	Oceana Gardens	1537 Indiana Avenue	5,859	\$152,934	1/29/2010

**ALL APZ-1/CLEAR ZONE AND ITA ACQUIRED PROPERTIES  
BY THE CITY OF VIRGINIA BEACH**

**AS OF  
10/14/2011**

138	Potter, Margaret Estate	2417-15-1311	Bartow Heights	1452 Bartow Pl	9,881	\$195,000	1/28/2010
139	Hudgins, Virginia H Estate	2407-84-5500	Clear Zone	1657 New York Ave	5,362	\$185,000	2/18/2010
140	Samal Holdings LLC	2407-95-8046	Oceana Gardens	1541 / 1543 Ohio Ave	6,935	\$205,000	3/10/2010
141	White, Mary Meeks	2417-05-3581	Oceana West	240 Roselynn Ln	6,186	\$236,000	4/16/2010
141a	White, Mary Meeks	2417-05-3487	Oceana West	n/a	6,188	see above	4/16/2010
142	Waynick, Randall S & Shirley	2407-02-6956	Gatewood Park	2220 Reuben St	14,528	\$210,000	4/16/2010
143	Jackson, Bruce	2407-94-7935	Oceana	1546/1548 Indiana Ave	7,471	\$204,000	4/16/2010
144	Estate of Harris, Helen S	2417-25-1806	Oceana Gardens	n/a	2,492	\$19,000	4/29/2010
145	Gibson, Jeffrey A.	2417-16-4679	Beechwood Gardens	421 Rudder Rd	16,183	\$240,000	4/30/2010
146	East Coast Cedar Co Inc	2407-46-2753	Maxey Manor	n/a	7,412	\$100,000	4/30/2010
146a	East Coast Cedar Co Inc	2407-46-2671	Maxey Manor	405 Fountain Dr	14,943	\$215,000	4/30/2010
146b	East Coast Cedar Co Inc	2407-46-3607	Maxey Manor	n/a	7,221	\$100,000	4/30/2010
147	Overton, Keith (Encore Lounge)	2407-46-8073	Oceana	1889 Virginia Beach Blvd.	56,192	\$1,020,524	5/7/2010
148	Lemois, Robert	2417-05-4582	Hillcrest	241 N Oceana Blvd	5,942	\$162,500	5/7/2010
149	Azubike, Peter U	2407-64-2372	Oceana Village	1829 Streamline Dr	11,812	\$190,000	4/29/2010
150	Crisp, Denis & Tonya	2407-94-5573	Oceana Gardens	1559 New York Ave	11,172	\$190,000	5/27/2010
151	Tysor, Charles	2417-05-3781	Oceana Gardens	254 Roselynn	9,513	\$201,000	4/28/2010
152	Nethery, Sandra S.	2407-64-2572	Oceana Village	1824 S. Streamline Dr	7,054	\$195,000	6/3/2010
153	Abiouness, Peter (Sugan and Spice)	2407-75-6918	Oceana	1732 Virginia Beach Boulevard	27,480	\$567,800	6/8/2010
154	Favero, John N	2407-94-8873	Oceana Gardens	1545 Indiana Ave	6,488	\$159,290	6/15/2010
155	Pulver, Nickolas	2407-85-6209	Oceana Gardens	225 Louisa Ave	14,340	\$245,000	7/16/2010
156	Beck, Timothy & Robyn	2407-94-8956	Oceana Gardens	1540 Indiana Ave	7,294	\$274,800	8/5/2010
157	Oceana East Enterprises	2407-74-0464	West Oceana Gardens	105 & 107 Bob Lane	8,969	\$171,000	8/17/2010
158	Spangler, Ronald	2407-64-0589	Oceana Village	1834 & 1836 S Streamline Dr	6,742	\$190,000	8/12/2010
159	Poston, Dan	2417-25-2864		1365 Virginia Beach Blvd	24,779	\$755,000	8/30/2010
160	Swim, Eleanor	2407-95-9203	Oceana Gardens	1536 Ohio Ave	8,221	\$195,500	9/1/2010
161	Moyer, Lawrence	2417-05-8509	Bartow Heights	1472 Hiteshew Place	10,190	\$195,000	9/30/2010
162	Jones Georgia H RT	2417-05-4492	Hillcrest	231 N Oceana Blvd	9,002	\$225,000	10/8/2010
163	Conner, Everette H Jr.	2417-16-5291	Oceana Gardens	Virginia Beach Blvd/Rudder Rd	20,516	\$128,000	10/7/2010
164	Feuerhahn Jason	2407-02-1222	Gatewood Park	2253 London Street	14,708	\$135,000	10/8/2010
165	Burrus, George	2407-02-1293	Gatewood Parke	2249 London Street	14,995	\$170,000	10/14/2010
166	Gibson (Cotton), Melissa A	2407-95-9421	Oceana Gardens	1535 Michigan Ave	6,665	\$215,000	10/29/2010
167	Smith, Patrick M. Jr.	2407-95-8357	Oceana Gardens	1543 Michigan Ave	6,564	\$200,000	10/29/2010
168	Taylor, Thomas M	2407-64-4524	Oceana Village	1814 & 1816 Streamline Dr S	9,915	\$198,500	10/27/2010
169	Fletcher, J. Drew	2407-95-5378	Oceana Gardens	1559 Michigan Ave	9,434	\$230,000	11/9/2010
170	Gordon, Kenneth R.; Ramsey, Daniel/James/Lemuel	2407-94-5833	Oceana Gardens	1569 Indiana Ave	6,375	\$170,000	12/3/2010
171	Cox, Sharon	2407-84-5498	Oceana Gardens - Clear Z	1649 New York Ave	6,586	\$140,000	12/29/2010
171a	Cox, Sharon	2407-84-5543	Oceana Gardens - Clear Z	1653 New York Ave	6,530	\$137,600	12/29/2010
172	Phillips, Donald	2417-17-5293	Oceana Gardens	468 Rudder Road	6,600	\$66,000	12/27/2010
173	Thumel, William	1497-62-0726	London Bridge	2600 Potters	16,554	\$143,328	1/13/2011
174	Abacus of Hampton Roads, Inc.	1497-52-8855	London Bridge	629 Wesley	10,895	\$94,332	1/13/2011
175	Twenty Six Ten Associates	1497-62-9713	London Bridge	2610 Potters	9,510	\$82,340	1/31/2011





**ALL APZ-1/CLEAR ZONE AND ITA ACQUIRED PROPERTIES  
BY THE CITY OF VIRGINIA BEACH**

**AS OF  
10/14/2011**

ITA -2a	Salem Road Associates, LLC	1484-30-8994	Salem Road	Salem Road	28	\$1,300,000	9/9/2008
ITA -2b	Salem Road Associates, LLC	1484-31-9964	Salem Road	Salem Road	see I-2a	see I-2a	9/9/2008
ITA -2c	Salem Road Associates, LLC	1484-41-0190	Salem Road	Salem Road	see I-2a	see I-2a	9/9/2008
ITA -2d	Salem Road Associates, LLC	1484-31-6095	Salem Road	Salem Road	see I-2a	see I-2a	9/9/2008
ITA -3a	Mill Dam Associates, LLC	1484-50-8055	Landstown Road	Salem Road	42	\$1,258,197	9/26/2008
ITA -3b	Mill Dam Associates, LLC	1484-60-3726	Landstown Road	Salem Road	see I-3a	see I-3a	9/26/2008
ITA -3c	Mill Dam Associates, LLC	1483-59-8490	Landstown Road	Salem Road	see I-3a	see I-3a	9/26/2008
ITA -4	Gideon Brockett Estate	1484-21-6047	Salem Road	Salem Road	20	\$1,134,000	2/11/2009
ITA -4a	Gideon Brockett Estate	1484-61-2506	Salem Road	Salem Road	32	\$740,808	2/11/2009
ITA-5a	Floyd Brockett, et als.	1483-59-1907	Salem Road	Salem Road	23	\$557,400	4/1/2010
ITA-5b	Floyd Brockett, et als.	1484-50-3022	Salem Road	Salem Road		see I-5a	4/1/2010
ITA-5c	Floyd Brockett, et als.	1484-51-7505	Salem Road	Salem Road		see I-5a	4/1/2010
ITA-6	Landstown Associates	1484-52-1023	N. Landing Road	N. Landing Road	82	\$1,976,736	8/5/2010
ITA-7	Reynolds, Evelyn	1483-68-4939	N. Landing Road	N. Landing Road	24	\$474,000	10/22/2010
ITA-8	Kempsville Presbyterian Church	1484-71-9043	N. Landing Road	3548 Winston Ave	516	\$7,840,240	8/23/2011
ITA-8a	Kempsville Presbyterian Church	1484-81-7296	N. Landing Road			see 266	
ITA-8b	Kempsville Presbyterian Church	1494-02-1476	N. Landing Road			see 266	
ITA-8c	Kempsville Presbyterian Church	1494-13-7202	N. Landing Road			see 266	
ITA-8d	Kempsville Presbyterian Church	1494-03-5237	N. Landing Road			see 266	
ITA-8e	Kempsville Presbyterian Church	1484-71-2633	N. Landing Road			see 266	
	<b>TOTAL ITA</b>			in acres	795	\$16,681,381	
	<b>GRAND TOTAL</b>				<b>867.35 acres</b>	<b>\$69,638,253</b>	

**APZ-1/CLEAR ZONE AND ITA/RAA  
PROPERTY UNDER WRITTEN OR VERBAL AGREEMENT**

**AS OF  
10/14/2011**

<b>Property Number</b>	<b>Status (Pending Acquired Signed)</b>	<b>Location-Neighborhood</b>	<b>Sq. Ft. / Acreage</b>	<b>Amount Offered</b>
ITA9	Verbal	Indian River/Salem/Winston - ITA	28	551,600
ITA9a	Verbal	Indian River Road - ITA	see above	see above
ITA10	Pending Closing	North Landing Road - ITA	26	42,100
ITA10a	Pending Closing	North Landing Road - ITA	47	79,700
ITA10b	Pending Closing	North Landing Road - ITA	53	84,400
ITA11	Verbal	Indian River Road - ITA	47	70,000
ITA11b	Verbal	Indian River Road - ITA	35	280,000
RAA 1	Pending Closing	Indian River Road - ITA [RAA]	802	4,250,000
RAA 1a	Pending Closing	Indian River Road - ITA [RAA]	see RAA-1	see above
PC1	Pending Closing	Beechwood Gardens	7,212	229,500
PC2	Pending Closing	Maxey Manor	22,030	335,000
PC3	Pending Closing	London Bridge	5,870	172,000
PC4	Pending Closing	Whitehead	12,284	150,000
PC4a	Pending Closing	Whitehead	7,462	250,000
PC5	Pending Closing	London Bridge	52,132	54,000
PC6	Pending Closing	Oceana Gardens	5,845	185,000
PC7	Pending Clsing	Commerce Center	2,000	54,324
PC8	Pending Clsing	Oceana East	5,732	30,000
PC9	Pending Clsing	Oceana Gardens - Clear Zone	6,274	198,000
PC9a	Pending Clsing	Oceana Gardens - Clear Zone	6,478	198,000
PC10	Pending Closing	London Bridge	784,080	6,000,000
AR1	signed agreement	London Bridge	6,949	152,800
AR2	signed agreement	Oceana Gardens	25,292	199,000
AR3	signed offer letter	Oceana Gardens	5,951	180,000
AR4	signed agreement	Bartow Heights	9,944	170,000
AR5	signed agreement	Oceana Gardens	6,489	190,000
AR6	signed agreement	Oceana	6,350	174,000
AR6a	signed agreement	Oceana	6,250	169,000
AR7	signed agreement	Oceana Gardens	6,475	210,000

**APZ-1/CLEAR ZONE AND ITA/RAA  
PROPERTY UNDER WRITTEN OR VERBAL AGREEMENT**

**AS OF  
10/14/2011**

AR7a	signed agreement	Oceana Gardens	6,525	see above
AR8	signed agreement	Louisa Avenue	9,340	210,000
V1	verbal	Atlantic Park	5,027	75,000
V2	verbal	Atlantic Park	4,996	179,000
V3	verbal	Oceana Gardens	18,592	238,500
		<b>TOTAL</b>	<b>1061 ac</b>	<b>15,360,924</b>

**APZ-1/CLEAR ZONE AND ITA  
OFFERS AND WILLING SELLERS**

**AS OF  
10/14/2011**

<b>Property Number</b>	<b>Status (Pending Acquired Signed)</b>	<b>Location-Neighborhood</b>	<b>Sq. Ft. / Acreage</b>	<b>Estimated Value</b>
ITA WS	offer	Indian River Road - ITA	36	250,000
ITA WS	offer	Indian River Road - ITA	82	500,000
ITA WS	offer	Salem Road - ITA	2	60,000
ITA WS	offer	Salem Road - ITA	1	145,500
ITA WS	offer	Salem Road - ITA	1	145,500
ITA WS	willing seller	Indian River Road - ITA	5	67,500
ITA WS	willing seller	Indian River Road/N. Landing - ITA	188	90,800
ITA WS	willing seller	Salem Road - ITA	5	175,900
O1	offer	Oceana	36,109	217,000
O2	offer	Oceana Gardens	40,625	215,000
O3	offer	Oceana Gardens	6,288	53,000
O3a	offer	Oceana Gardens	26,129	45,000
O4	offer	Jackson Street	8,732	50,000
W1	willing seller	Chatham Sharp		177,600
W2	willing seller	Oceana Gardens		181,000
W3	willing seller - deferred	Gatewood Park	16,866	65,000
W4	willing seller - deferred	Gatewood Park	15,010	171,000
W5	willing seller - deferred	Oceana Village		150,400
W6	willing seller - deferred	Oceana Village		161,200
W7	willing seller - deferred	Oceana Village		169,400
W8	willing seller - deferred	Oceana Village		139,900
W9	willing seller - deferred	Oceana Village		143,700
W10	willing seller - deferred	Oceana Village		191,900
W11	willing seller - deferred	Gatewood Park		167,500
W11	willing seller - deferred	Oceana Gardens		211,600
W12	willing seller - deferred	Hillcrest		124,900
W13	willing seller - deferred	Hillcrest		437,200
W14	willing seller - deferred	Hillcrest		211,600
W15	willing seller - deferred	Bartown Heights		154,800
W16	willing seller - deferred	Hillcrest		146,300

**APZ-1/CLEAR ZONE AND ITA  
OFFERS AND WILLING SELLERS**

**AS OF  
10/14/2011**

W20	willing seller - deferred	Oceana Gardens		349,000
W21	willing seller - deferred	Oceana Gardens		147,500
W22	willing seller - deferred	Oceana Gardens		347,400
W25	willing seller - deferred	Oceana Gardens		245,700
W27	waiting qualification	Oceana		337,600
W28	waiting qualification	Oceana		128,700
W30	willing seller - deferred	Oceana Gardens		337,000
W31	waiting qualification	Oceana		157,800
W32	willing seller - deferred	Oceana Gardens		385,400
W33	waiting qualification	Oceana Gardens		135,400
W34	willing seller - deferred	Oceana Gardens	6,135	336,400
W35	willing seller - deferred	Oceana Gardens	11,413	180,000
W36	willing seller - deferred	Southern Boulevard		225,600
W37	willing seller - deferred	Oceana Gardens		183,800
W34	willing seller - deferred	Oceana Gardens		65,000
W34a	willing seller - deferred	Oceana Gardens		141,000
W35	willing seller - deferred	Oceana Gardens		334,000
W36	willing seller - deferred	Oceana Gardens		118,200
W37	waiting qualification	Oceana Gardens	23,109	105,200
W38	willing seller - deferred	Oceana Gardens		451,800
W38a	willing seller - deferred	Oceana Gardens		423,600
W38b	willing seller - deferred	Oceana Gardens		350,800
W38c	willing seller - deferred	Oceana Gardens		370,400
W38d	willing seller - deferred	Oceana Gardens		394,200
W38e	willing seller - deferred	Oceana Gardens		400,200
W38f	willing seller - deferred	Oceana Gardens		385,400
W38g	willing seller - deferred	Oceana Gardens		351,000
W38h	willer seller - deferred	Oceana Gardens		385,400
W38i	willing seller - deferred	Oceana Gardens		413,200
W38j	willing seller - deferred	Oceana Gardens		400,200
W38k	willing seller - deferred	Oceana Gardens		168,400
W38l	willing seller - deferred	Oceana Gardens		158,400
W38m	willing seller - deferred	Oceana Gardens		436,200
W38n	willing seller - deferred	Oceana Gardens		369,400

**APZ-1/CLEAR ZONE AND ITA  
OFFERS AND WILLING SELLERS**

**AS OF  
10/14/2011**

W39	willing seller - deferred	Seatack		290,100
W40	willing seller	Oceana		2,070,600
W42	waiting qualification	Oceana Gardens		157,600
W43	willing seller	Oceana Gardens		173,600
W44	willing seller	Oceana Gardens	9,513	210,000
W45	willing seller	Oceana	13,306	330,000
W46	willing seller	Oceana Gardens	7,498	187,500
W47	willing seller	Oceana Gardens	7,530	187,500
W48	willing seller	Oceana Gardens	8,500	175,000
W49	willing seller	Gatewood Park	5,300	262,000
W50	willing seller	Gatewood Park	14,169	199,500
W51	willing seller	Oceana Gardens	7,718	220,000
W52	willing seller	Gatewood Park	14,991	218,500
		<b>TOTAL</b>		<b>19,421,400</b>

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**APZ-1/Clear Zone/ITA  
Acquisitions and Agreements  
Status Report**

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City of Virginia Beach  
October 14, 2011



# APZ-1 / Clear Zone Acquisitions

Property Acquired	Square Ft.	Res. Units Acquired / Reduced / Commercial	Amount
206 owners	3,151,415	503/448/35	\$52,956,872

# APZ-1 / Clear Zone Acquisitions

Agreements	Square Ft.	Res. Units Acquired / Reduced / Commercial	Agreed Amount
21 owners	1,035,579	37/31/24	\$10,003,124

# APZ-1 / Clear Zone Acquisitions

APZ-1/CZ Outstanding Offers <small>*contingent on funding</small>	Square Ft.	Res. Units Acquired / Reduced / Commercial	Amount
4 owners	117,883	21/21/2	\$580,000

# APZ-1 / Clear Zone Acquisitions

<b>TOTAL OF ALL APZ-1 &amp; CZ AGREEMENTS a/o 10/14/11</b>	<b>Square Ft.</b>	<b>Res. Units Acquired / Reduced / Commercial</b>	<b>Agreed Amount</b>
227 owners	4,186,994 (96.1 ac)	540/479/59	\$62,959,996
COMPARE 9/12/11 226 owners	4,166,623 (95.6 ac)	539/475/59	\$62,638,696
COMPARE 6/6/11 219 owners	4,112,033 (94.4 ac)	527/466/59	\$61,426,696

# ITA & RAA Acquisitions

<b>ITA /RAA ACQUISITIONS as of 10/14/11</b>	<b>Acres (rounded)</b>	<b>Amount *</b>
Acquired: 8 owners	795	\$16,681,381
Pending: 5 owners	1038	\$5,357,800
<b>Total: 13 owners</b>	<b>1833</b>	<b>\$22,039,181</b>
Offers: 5 owners	122	\$1,101,000

\* Does not include \$3.7 million ITA Acquisition Fund (3 owners, 105 acres, \$3.4 million)

# Overview of Expenditures

<b>APZ-1/Clear Zone Funding FY'07, FY'08, FY'09, FY'10, FY'11, FY'12</b>	<b>\$ 90,000,000</b>
Less funds for APZ-1/CZ properties: acquired/ written / verbal agreements	(-\$62,959,996)
Less funds for ITA properties purchased with APZ-1 funds: acquired/ written/ verbal agreements	(-\$22,039,181)
Approximated Conformity Program expenses (marketing, EDIP, incentives, fee rebates)	(-\$ 1,700,000)
Approximated Acquisition Program expenses (appraisals, title, demo, environmental, personnel, engineering, maintenance of acquired properties)	<u>(-\$ 3,000,000)</u>
<b>Remaining funds</b>	<b>\$300,823</b>
Outstanding offers* – APZ-1 and ITA (*contingent on available funding)	(-\$1,247,000)
Balance if outstanding offers accepted	(-\$946,177)

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New APZ-1/CZ Willing Sellers
52 parcels; applicants being advised that funding may not be available until July 2012



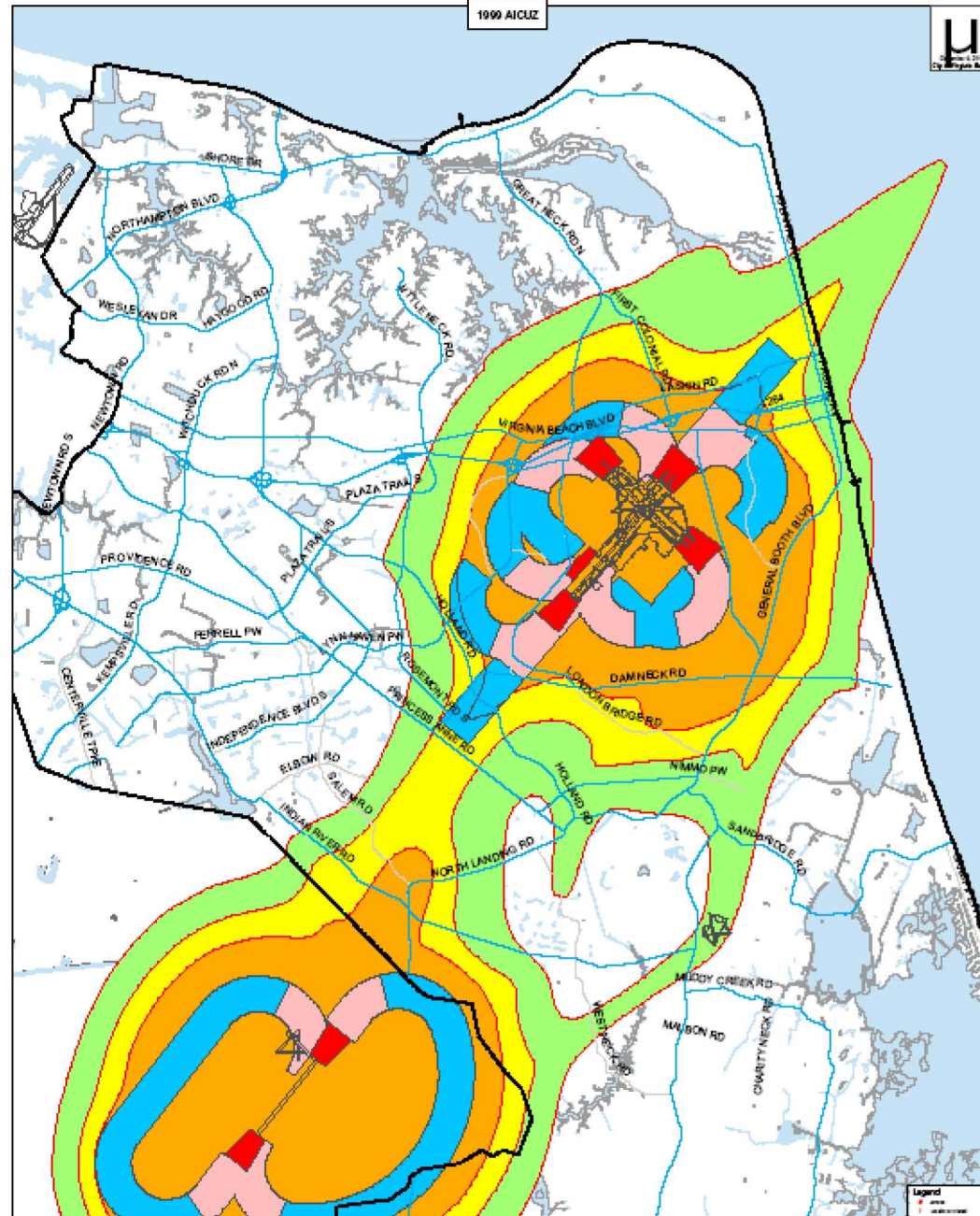
Rebecca D. Kubin  
Deputy City Attorney  
Virginia Beach City Attorney's Office  
2412 N. Landing Road, Bldg. 20  
Virginia Beach, VA 23456  
757-385-1835





Acquisition  
Program  
Areas:

- APZ-1
- Clear Zones
- ITA
- RAA



# City of Virginia Beach's 3-part Response:

## Land Use Plan

- APZ-1 Ordinance – halted incompatible development
- ITA Ordinance – reduced density and limited development
- AICUZ overlay – no discretionary uses unless compatible [Density changes in all noise zones]
- MOU with Navy for joint review of all development applications in the AICUZ footprint
- Resort area requirements for density

## Acquisition Plan

- APZ-1:
- Acquire properties inversely condemned
  - Acquire properties with vested development rights
  - Acquire qualifying duplex properties (underdeveloped properties)
  - Acquire developed duplex properties
  - Acquire commercial properties with “frustrated business purpose”
  - Acquire properties in transportation or transitional areas
- ITA:
- Acquire properties in the ITA

## Roll Back Plan

- Oceana Land Use Conformity Program - removes non-conforming & brings in conforming uses
- Incentives:
  - APZ-1 Property Tax Exemption
  - APZ-1 Technology Business Opportunity Zone: Fee and License Waivers
  - Site Plan and Development Reimbursements
  - Economic Development Program (EDIP)
  - Ease restrictions on conditional use permits for compatible uses

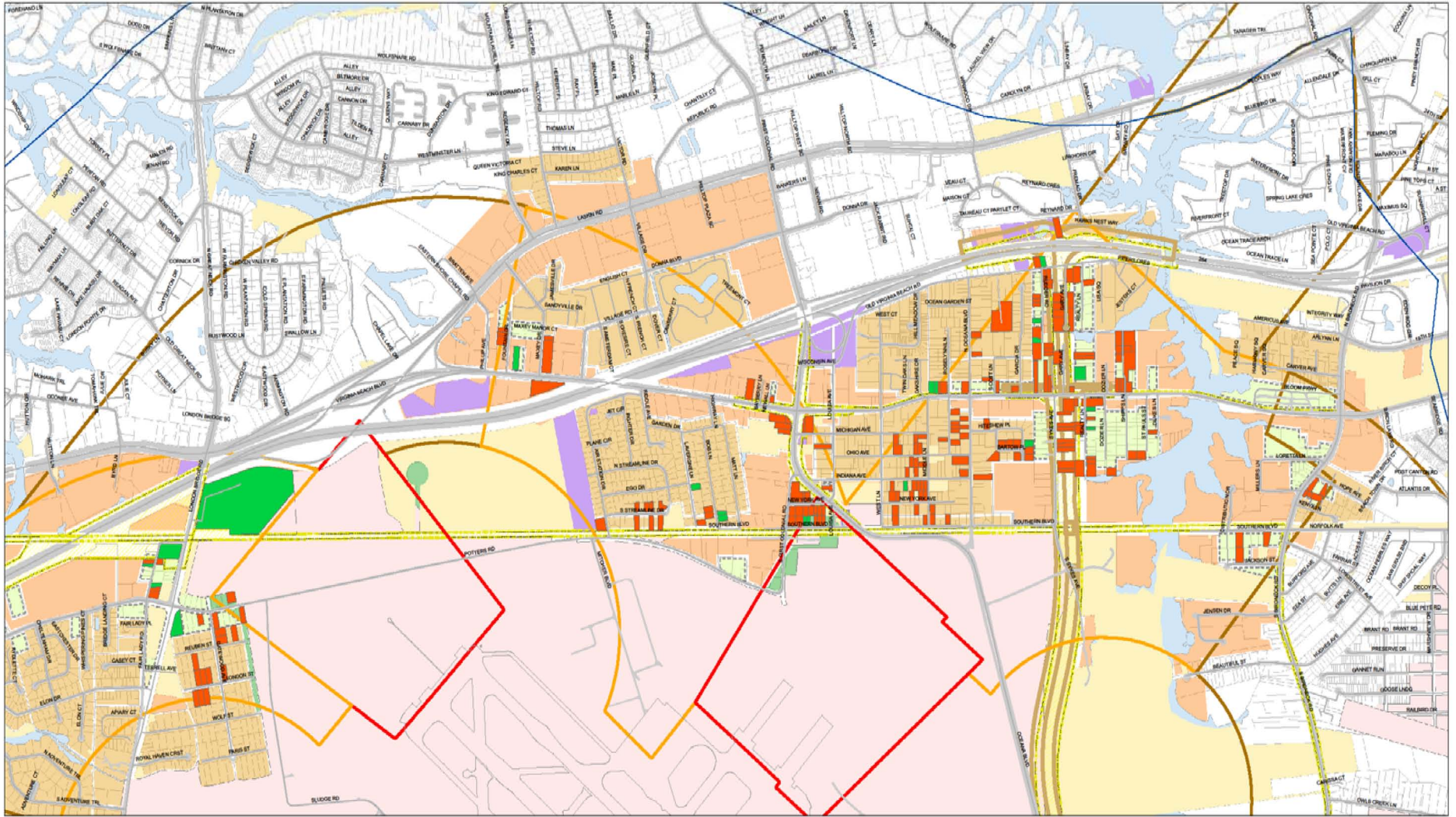


# APZ-1 and Clear Zones Acquisition Status

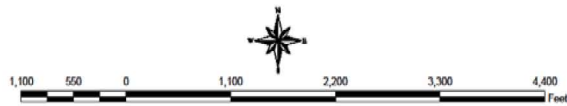
**The City has committed more than \$61 million toward acquiring property that is non-conforming in APZ-1 and the Clear Zones:**

<b>Total Acquisitions &amp; Pending Agreements as of 9/14/11</b>	<b>Acres</b>	<b>Dwelling Units Reduced</b>	<b>Non-Conforming Businesses Eliminated</b>	<b>Acquisition Cost</b>
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## BRAC Acquired and Under Agreement Map September 14, 2011



Confidential: properties under negotiation – do not release



Prepared by Center for GIS

**DISCLAIMER:**  
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**CAUTION:** This map represents approximate locations and values. It is subject to mapping projection and compilation errors. Property information is compiled from historical data and used to best mapping products using Virginia State Plane NAD 83 coordinate system, with a maximum target accuracy of +/- 2.5 feet. This mapping product is not a legal survey and therefore can not be used to determine precise public property locations, for engineering or construction site design or for final flood zone determinations. This map is for informational purposes only.

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# Example of Progress

## Before: Oceana Blvd. at New York Ave. – December, 2008





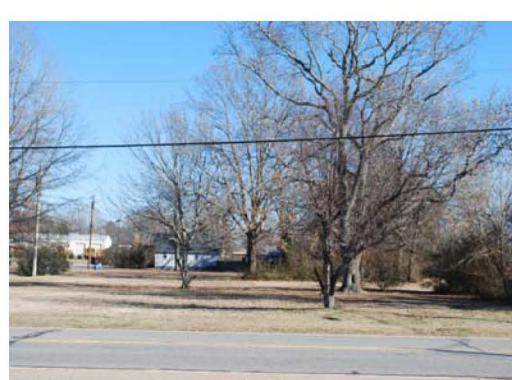
# AFTER: January, 2010



Before:



After:



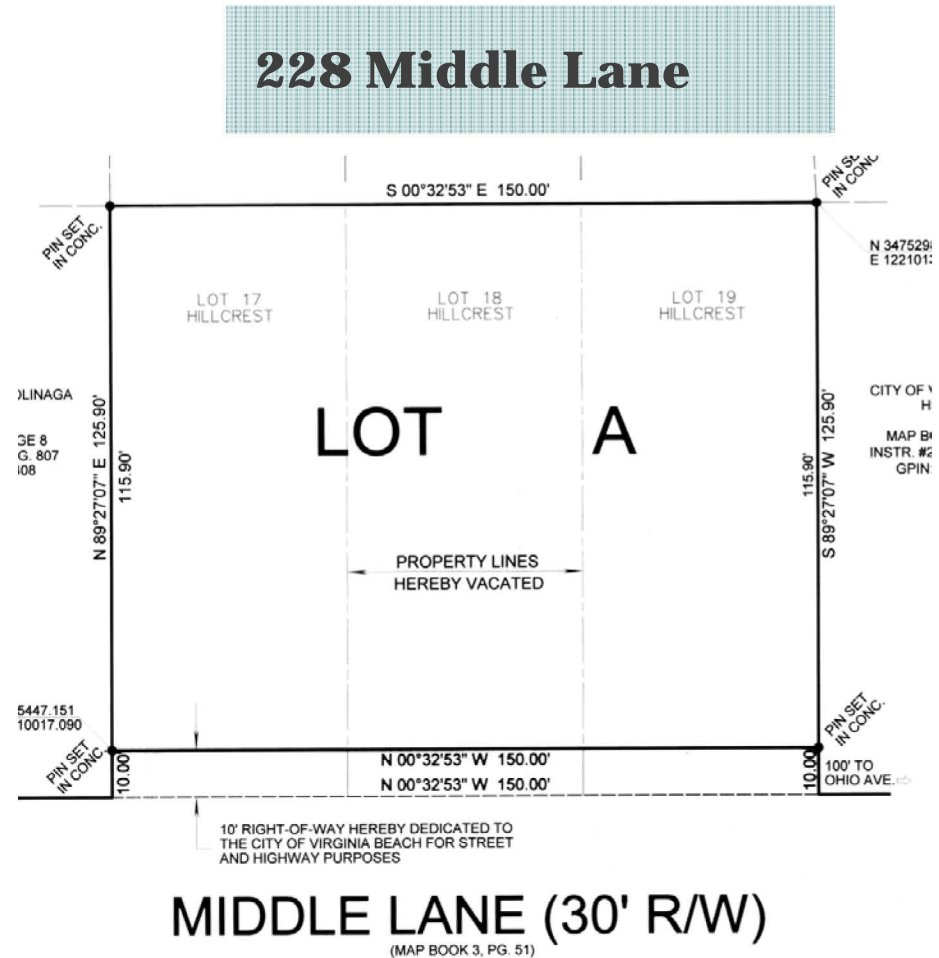


# Example of Progress- in established residential neighborhoods

**Goal: Remove as many dwellings as possible, while still protecting property values of the residents who want to stay.**

## Tools:

- Purchase adjacent lots from willing sellers
- Re-subdivide to consolidate lots into one building site to avoid vacant lots





# 228 Middle Lane, formerly 224 and 230 Middle

**BEFORE**



**AFTER**



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## Summary of Re-use in APZ-1 and Clear Zone

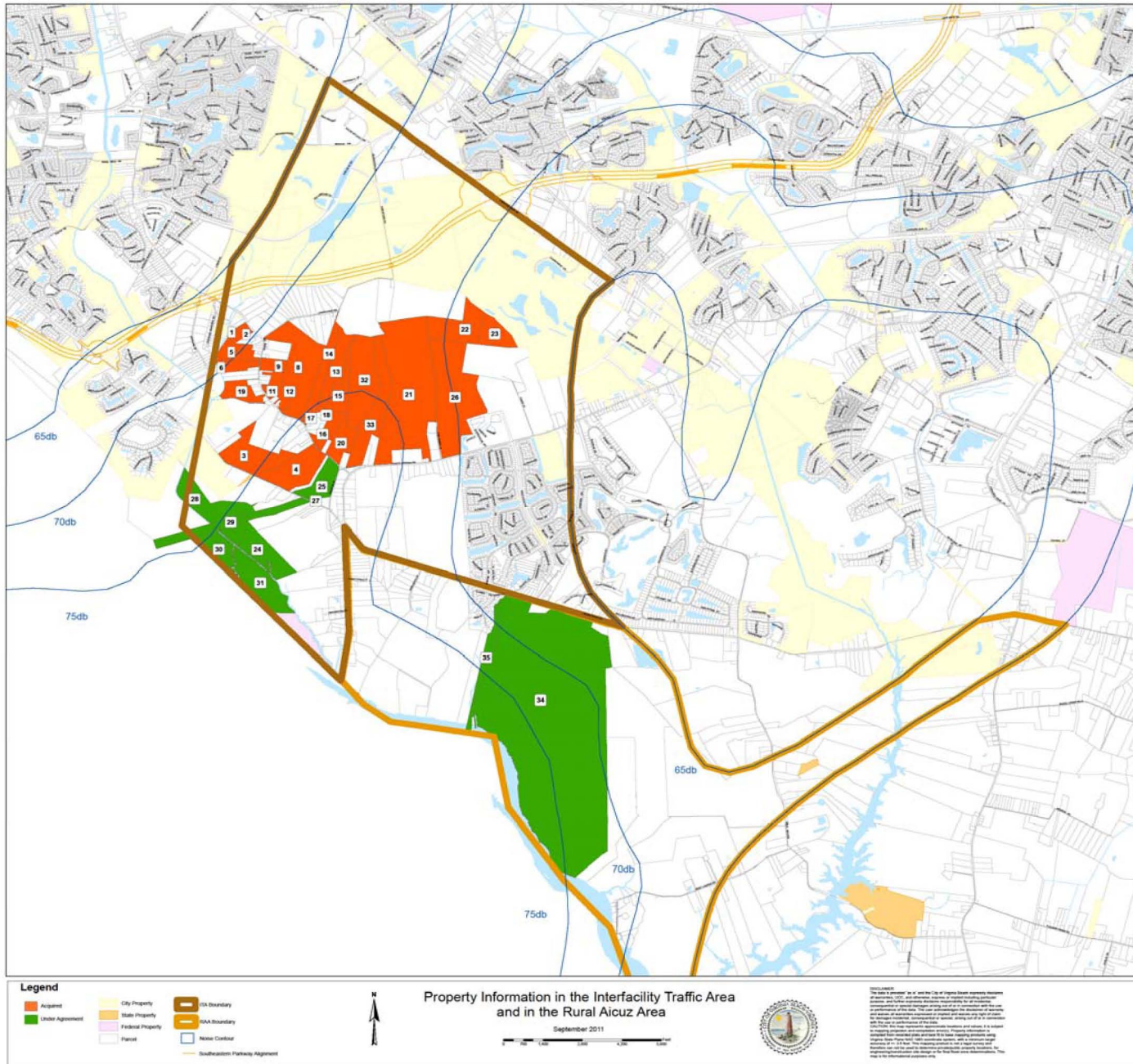
- To date, **205** incompatible residential and commercial units have been permanently removed from APZ-1 (as of 9/15/11).
- Properties are assembled for resale for compatible uses, held for public uses (transportation projects), or left vacant as buffer areas.
- Allowing rebuilds remains a last resort. A total of **5%** of all acquired properties have been sold for either rehabilitation or rebuilding – in Gatewood Park and Oceana Gardens only.
  - 4 properties have been slated for rehab of the existing single-family home
  - 20 properties have been slated for rebuilds of one single-family home
- Properties in the Clear Zone are left vacant.



# ITA Acquisition Program

Property  
acquired  
or under  
agreement  
in the ITA  
as of  
9/14/11:

**1,031 ac.**  
**\$17,789,181**

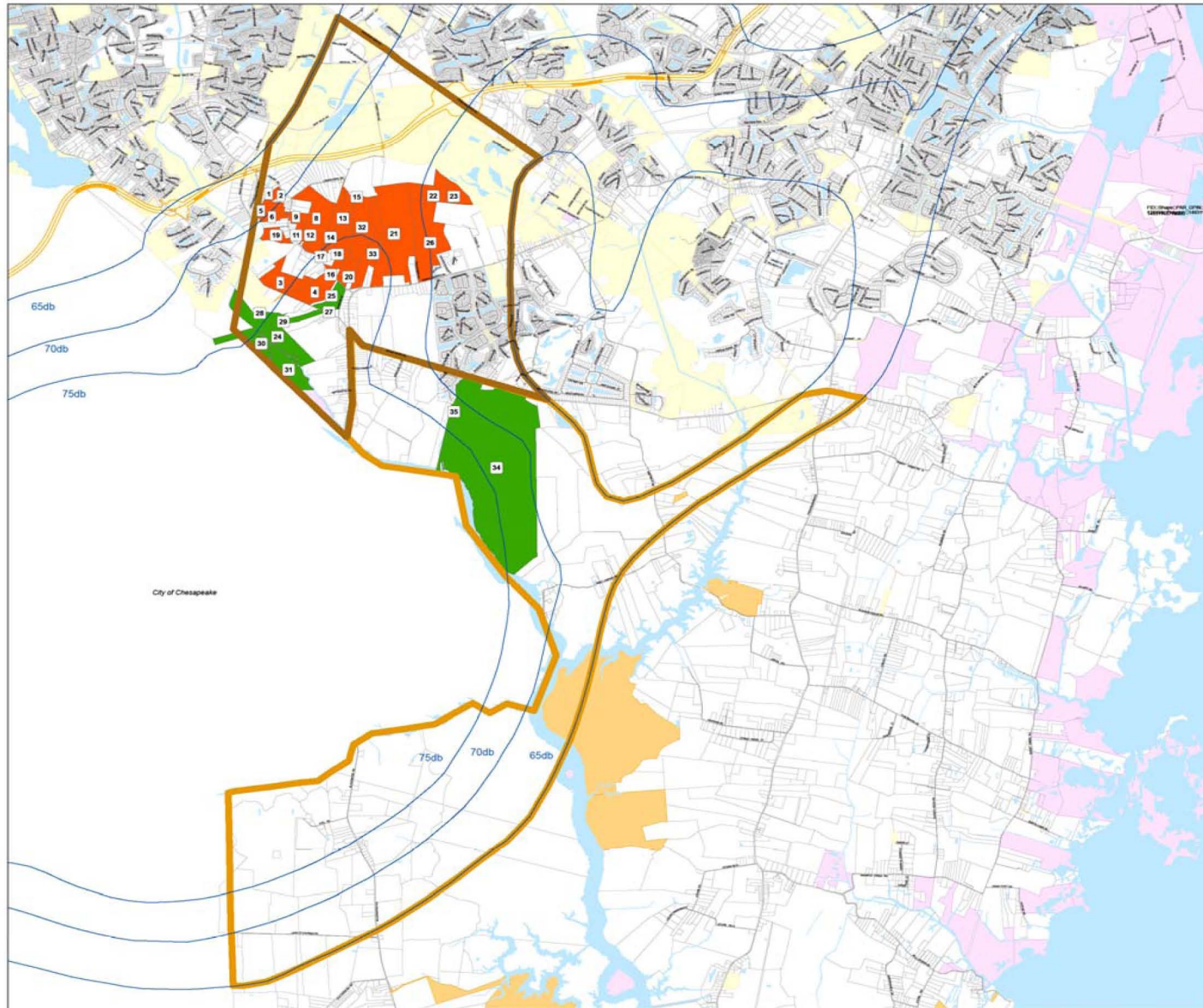


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## New Acquisition Program – the Rural AICUZ Area (“RAA”)

- The RAA is the area of the city south of Indian River Road that lies within any noise contour shown on the Air Installations Compatible Use Zones (AICUZ) map.
- City Council adopted the creation of the RAA on August 9, 2011 as an area of special concern following a request from the Commanding Officer of NAS Oceana, who requested that the City establish a program to acquire land in the area now known as the RAA.
- In his letter, the Commanding Officer identified the RAA as an area of special concern to the Navy, because if “repetitive Field Carrier Landing Practice (FCLP) operations to runway 23 at Naval Auxiliary Landing Field (NALF) Fentress, as well as inter-facility air traffic impact this area.... Incompatible development would be considered an unacceptable encroachment to the mission and threaten the viability of both airfields.”





## RAA Acquisition Program

Property acquired or under agreement in the RAA as of 9/14/11:

**802 ac. (+/-)**

**\$4,250,000**



## Total Completed & Pending Acquisitions

APZ/CZ	96	\$62,638,696
ITA/RAA	1,938	\$25,439,181
Conformity Program and Expenses	N/A	\$ 4,600,000
<b>Total</b>	<b>2,034</b>	<b>\$92,677,877</b>

# Encroachment Partnering with the Navy

- In the ITA, the Navy purchases restrictive easements over the property the City acquires:
  - Easements are purchased for the value of the easement, up to 50% of the City's purchase price.
- To date, the City has sold easements to the Navy at more than **\$5.3 million**:
  - 50% of the price is refunded to the Commonwealth, if grant funds were used to purchase the property.
- More than **\$2.1 million** have been returned to the Commonwealth through this program.
- Navy has just secured an additional \$5.8 million in EP funds, with more likely in October.

# Accomplishments of Virginia Beach BRAC Response Program

- Prevented more than **1,300** incompatible uses in APZ-1/Clear Zone upon adoption of new land use ordinances.
- Prohibited all new incompatible development within APZ-1 and the Clear Zone (approximately 7,000 acres).
- Rezoned **46,663 acres** to stop encroachment within the AICUZ footprint.
- Adopted a **memorandum of understanding** with the Navy to evaluate all AICUZ development applications.
- Acquired or have under contract: over **\$88 million** to buy **2,034 acres** in Oceana's Accident Potential Zone 1, the Clear Zone and the flight path between Oceana and Fentress Landing Field.
- Provided approximately **\$1.6 million in incentives and economic development grants** to encourage conforming businesses in APZ-1.
- Won the President's Award for Entrepreneurial Government by the Virginia Municipal League.
- Won the 2010 ADC Award - Naval Air Station Oceana as the recipient of the **2010 ADC Active Base Community of the Year award**.
- Honored commitments made to the Navy and residents.



# Plans for the Future

- Currently there are willing sellers who asked the City to acquire their property:
  - Estimated Value: \$10 million
- More willing sellers continue to notify the City each month
- The City would like to continue with full funding of \$15 million per year until 2015 or the next BRAC round
  - Less any funds received from the sale of property and easements



Questions?

