

## **Department of Planning and Community Development Documents Library – Document Cover Sheet**

**Title of Document:** Amendment No. 3 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project

**Prepared By:** Norfolk Redevelopment and Housing Authority

**Prepared For:** NRHA and City of Norfolk

**Date of Preparation:** March 2009

**Status (as of January 2012):** Draft document that was never adopted by City Council.

**Civic League(s)/Organization(s) Affected:** East Ocean View

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AMENDMENT NO. 3 TO THE CONSERVATION AND REDEVELOPMENT  
PLAN FOR THE EAST OCEAN VIEW CONSERVATION AND  
REDEVELOPMENT PROJECT

The Conservation and Redevelopment plan for the East Ocean View Project Area adopted by City Council on October 24, 1989, and subsequently amended on October 19, 1993 and Jul 26, 2004, requires changes to reflect revised proposed development patterns for the area. These changes apply to a portion of the original project area. The area included in this amendment is bounded on the north by East Ocean View Avenue, on the west by 3<sup>rd</sup> Bay Street, on the south by Pretty Lake Avenue between 3<sup>rd</sup> Bay Street and 5<sup>th</sup> Bay Street and Pleasant Avenue between 5<sup>th</sup> Bay Street and 7<sup>th</sup> Bay Street, and on the east by 7<sup>th</sup> Bay Street. (Map1)

The current adopted plan broadly designates the entire area for low density residential/open space use. The purpose of this amendment is to provide a more detailed land use plan for the area. Therefore, Amendment No. 3 removes the current designation for low density residential and open space development which applies to the entire site. The area covered in this amendment will then be divided into two distinct areas and land use designations. The area bounded by East Ocean View Avenue on the north, 3<sup>rd</sup> Bay Street on the west, Pretty Lake Avenue on the south, and 5<sup>th</sup> Bay Street on the east is to be designated for park and open space development. The area bounded by East Ocean View Avenue to the north, 5<sup>th</sup> Bay Street to the west, Pleasant Avenue to the south, and 7<sup>th</sup> Bay Street to the east is to be designated for medium density residential development. These new designations are shown on Plan Exhibit 2.

In addition, the original plan, as amended, contains a list of public improvements to be undertaken as part of the redevelopment and conservation of the area. Therefore, a change is needed to include the development of a park and open space area in the list of proposed public improvements.

In order to carry out the desired changes, the Conservation and Redevelopment Plan for the East Ocean View Project Area adopted on October 24, 1989, and subsequently amended on October 19, 1993, and July 26, 2004, is hereby amended as follows:

1. Change Plan Exhibit 2, Proposed Land Use Map, to show that the area bounded by East Ocean View Avenue on the north, 3rd Bay Street on the west, Pretty Lake Avenue on the south, and 5<sup>th</sup> Bay Street on the east is to be designated for park and open space development.
2. Change Plan Exhibit 2, Proposed Land Use Map, to show that the area bounded by East Ocean View Avenue to the north, 5<sup>th</sup> Bay Street to the west, Pleasant Avenue to the south, and 7<sup>th</sup> Bay Street to the east is to be designated for medium density residential development.
3. Add a new section under Paragraph C-5, Public Improvements, which will become Paragraph C-5-7, that states "Develop a park and open space in the area bounded by East Ocean View Avenue to the north, 3rd Bay Street on the west, Pretty Lake Avenue on the south, and 5<sup>th</sup> Bay Street on the east."



- Residential
- Commercial
- Marinas & Mixed Use Waterfront Development
- Public Recreation/Open Space
- 30th Bay Redevelopment Area Residential
- Plan Amendment Medium Density Residential
- Plan Amendment Public Park



**East Ocean View  
Conservation & Redevelopment  
Project Area  
Proposed Land Use Plan**

**Exhibit 2 - Plan Amendment #3  
February 2009**

EXHIBIT 1B  
PROPERTY IDENTIFIED FOR ACQUISITION IN EAST OCEAN VIEW

A. ACQUISITION OF PROPERTY TO ACHIEVE PROJECT OBJECTIVES

3521 Bayside Avenue  
3601 Bayside Avenue  
3701 Bayside Avenue  
3705 Bayside Avenue  
3715 Bayside Avenue

2312 East Ocean View Avenue  
2319 East Ocean View Avenue  
2320 East Ocean View Avenue  
2322 East Ocean View Avenue  
2330 East Ocean View Avenue  
2334 East Ocean View Avenue  
2346 East Ocean View Avenue  
2405 East Ocean View Avenue  
2902-2908 East Ocean View Ave  
3248 East Ocean View Avenue  
3440 East Ocean View Avenue  
3501 East Ocean View Avenue  
3511 East Ocean View Avenue  
3519 East Ocean View Avenue  
3621 East Ocean View Avenue  
3625 East Ocean View Avenue  
3700 East Ocean View Avenue  
3706 East Ocean View Avenue  
3826 East Ocean View Avenue  
3906 East Ocean View Avenue  
3916 East Ocean View Avenue  
3930 East Ocean View Avenue  
4300 East Ocean View Avenue  
4322 East Ocean View Avenue  
4511 East Ocean View Avenue

3023 Pleasant Avenue  
3306-3310 Pleasant Avenue  
4020 Pleasant Avenue  
4314 Pleasant Avenue  
4320 Pleasant Avenue

2306 Pretty Lake  
2310 Pretty Lake  
2314 Pretty Lake  
2322 Pretty Lake  
2326 Pretty Lake  
2401 Pretty Lake  
2403 Pretty Lake  
2603 Pretty Lake  
2604 Pretty Lake  
2605 Pretty Lake  
2607 Pretty Lake

2609 Pretty Lake  
2615 Pretty Lake  
2619 Pretty Lake

9655 Shore Drive  
9657 Shore Drive  
9659 Shore Drive  
9661 Shore Drive

9623 2nd Bay

9600 3rd Bay  
9604 3rd Bay  
9614 3rd Bay  
9618 3rd Bay  
9622 3rd Bay  
9626 3rd Bay

9605 4th Bay  
9609 4th Bay  
9615 4th Bay  
9624 4th Bay  
9628 4th Bay  
9630 4th Bay  
Trailer Parks on 4th Bay  
9643 4th Bay

9546 5th Bay  
9548 5th Bay  
9550 5th Bay

9628 7th Bay  
9634 7th Bay

9557 9th Bay  
9559 9th Bay

9621 10th Bay  
9625 10th Bay

9517 11th Bay  
9527-31 11th Bay  
9533 11th Bay  
9535 11th Bay  
9537 11th Bay  
9539 11th Bay  
9545 11th Bay  
9616 11th Bay  
9633 11th Bay

9600 13th Bay  
9614 13th Bay  
9624 13th Bay  
9626 13th Bay

Vacant Lot next to 9626 13th Bay

9603 15th Bay  
9605 15th Bay  
9607 15th Bay  
9623 15th Bay  
9625 15th Bay  
9627 15th Bay  
9634 15th Bay  
9712 15th Bay

9607 16th Bay  
9609 16th Bay

9615 17th Bay  
9706 17th Bay

9700 19th Bay  
9704 19th Bay  
9708 19th Bay  
9710 19th Bay

9575 20th Bay

9530 21st Bay  
9615 21st Bay  
9605 21st Bay  
9600-9630 21st Bay

9536 24th Bay  
9538 24th Bay  
9540 24th Bay

9515 25th Bay  
9529 25th Bay

9628-34 26th Bay  
9635 26th Bay  
9544 26th Bay

B. PROPERTIES TO BE ACQUIRED FOR PUBLIC REUSE

1. PROPOSED ELEMENTARY SCHOOL SITE

2412 Pretty Lake  
2414 Pretty Lake  
2416 Pretty Lake

9600 Block of 5th Bay (both sides)

2500 Block (even/north side) of Pleasant Avenue  
2600 Block (even/north side) of Pleasant Avenue

9600 Block of 6th Bay (both sides)

9600 Block of 7th Bay (odd/west side)

2. WIDENING OF EAST OCEAN VIEW AVENUE

Southside (odd numbers) of East Ocean View Avenue  
between 1st Bay Street and Shore Drive-  
approximately 30 feet. 9600 Shore Drive (corner  
of 21st Bay and Shore Drive)

3. EXTENSION OF PRETTY LAKE AVENUE

Between 13th Bay and Shore Drive - as depicted on  
the map labeled Exhibit 1. This is a preliminary  
drawing of the extension. Exact properties will  
not be known until a survey is prepared.

4. EAST OCEAN VIEW GATEWAY

9500 Block of 22nd Bay

9514 Shore Drive  
9524-9528 Shore Drive  
9521 Shore Drive  
9529 Shore Drive

9512 24th Bay  
9513 24th Bay  
9515 24th Bay  
9516 24th Bay  
9520 24th Bay  
9521 24th Bay

9515 25th Bay

4100 Block of Pretty Lake  
4200 Block of Pretty Lake  
4300 Block of Pretty Lake (north side)  
4400 Block of Pretty Lake (north side)



**Resolution**  
**NRHA Board of Commissioners**

**Subject: Amendment to Conservation and Redevelopment Plan East Ocean View**

**Executive Contact: Jim Gehman**

**Date: 3/11/2009**

**BACKGROUND**

**RESOLUTION ADOPTING AMENDMENT NO. 3 TO THE  
CONSERVATION AND REDEVELOPMENT PLAN FOR THE  
EAST OCEAN VIEW CONSERVATION AND REDEVELOPMENT PROJECT**

WHEREAS, the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment project was originally adopted by the Norfolk Redevelopment and Housing Authority on October 2, 1989, and approved by City Council on October 24, 1989; and

WHEREAS, Amendment No. 1 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project dated September, 1993 was adopted by the Authority on September 13, 1993 and approved by City Council on October 19, 1993; and

WHEREAS, Amendment No.2 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project dated July, 2004 was adopted by the Authority on July 26, 2004 and approved by City Council on August 17, 2004; and

WHEREAS, it has become necessary to amend the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project to change the land use plan for area bounded on the north by East Ocean View Avenue, on the west by 3<sup>rd</sup> Bay Street, on the south by Pretty Lake Avenue between 3<sup>rd</sup> Bay Street and 5<sup>th</sup> Bay Street (with the exception of lots 53 and 54 of Block 11, East Ocean View #1) and Pleasant Avenue between 5<sup>th</sup> Bay Street and 7<sup>th</sup> Bay Street, and on the east by 7<sup>th</sup> Bay Street; and

WHEREAS, the proposed Amendment No. 3 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project which has been presented at this meeting accomplishes the foregoing:

NOW, THEREFORE, BE IT RESOLVED THAT Amendment No. 3 to the Conservation and Redevelopment Plan for the East Ocean View Conservation and Redevelopment Project, consisting of 2 typewritten pages and 1 exhibit, is hereby adopted and the Secretary of this Authority is directed to forward a copy of the same to the Council of the City of Norfolk requesting that the same be approved as provided by law.