

CBCL General Meeting – Mar 18, 2019

Meeting called to order by CBCL President, TJ Morgan, 7pm. 115 neighbors in attendance.

CBCL welcomed Delegate Chris Stolle, Va. House of Delegates, 83rd district. Delegate Stolle stated that he would like to hear about the issues we face and is “ready to pitch in.”

CBCL welcomed Va. Beach City Council Member Lewis Jones, Bayside District.

CBCL welcomed Dave Redmon from Virginia Beach Planning Council Bayside District,

TJ Morgan also welcomed Shore Drive Community Coalition Treasurer – Tim Solanik, Shore Drive Community Coalition President – Todd Soloman, Representatives from Baylake Pines, Ocean Park and Cape Story by the Sea Civic Leagues.

Mike Geluso, Third Precinct Police Officer, 63 Officers short, leaving only 93 officers on the street. But Officer Geluso has been assigned to CXB area for the summer! (Audience cheers) The impact of “Floatopia” on community was noted and more officers will be on duty this year. He is asking for better “more understandable” beach entrance signage. Golf carts on the beach, dogs on the beach, alcohol on the beach, and parking are on his radar, and will be addressed as needed. No Parking means No Parking. Animal Control has a proposal in the works regarding dog leashes. Radar on Lookout and Pleasure House has been running and can be ramped up if asked for. Update on the white van, all suspicious reports have been vetted. [Mgeluso@vb.gov.com](mailto:Mgeluso@vb.gov)

**“If you see something say something! If it’s an emergency call 911. And...
Please take your valuables out of your cars and lock your doors!”**

Secretaries Report – Gaylon Montgomery highlighted events of the March 19 meeting. Virginia Beach Mayor, Bobby Dyer read the Proclamation of the 100 year Anniversary of Chic’s Beach. VB City Engineering presented and discussed CXB traffic issues.

Treasurers Report - Wende Wiles. We are very strong,” \$26,000 in checking and savings. With 5K, and CBCL sponsorship, memberships, and merchandising funds coming in.

Membership – Cami Best-Jones. “Please join CBCL and get behind the issues that impact our community. Membership required to vote on issues. Raffle of Malted Milk Chocolate Cake and Cupcakes by CBCL sponsors The Dessertarian <https://www.facebook.com/thedessertarian/> , and breakfast and lunch from WaWa. Enter a drawing for \$100 with every meeting you attend.

Events - Pastor Rob, spoke about the Easter Egg Hunt scheduled for Sunday April 15, Bayside Christian Church, 1:30 launch!

Community Cleanup - The next trash pick-up is Saturday, April 9, 9 AM at Lookout and Pleasure House Rd. Bring your gloves. Grabbers and bags are supplied.

Shore Drive Community Coalition – Michelle Zimmerman. City of Va. Beach has a series of reports to assess current flooding and sea level rise. There has been marked increase in flooding since 1950. <https://www.vb.gov/government/departments/public-works/comp-sea-level-rise/Pages/default.aspx>

TJ Morgan introduced JP Highland, Jimmy Parker, and John Langlois representing Bonaventure Realty Group to present the renovation plan for Windsong Apartments

JP Highland, stated that they understand our concerns and have addressed them in the renovation plan for Windsong. Those concerns included density, traffic, and stormwater. They have managed the property for five years and it is in great need of capital improvements. The property is 50 years old and the laundry list of needs has greatly increase because of the age the buildings. Some of the problems include air-conditioning currently window units, roofing, potholes in the driveway, and they cannot increase the rent just pay for these repairs. Currently there are 273 units on 14.85 acres. Most are small 1-bedroom units.

They have done similar projects The Amber at Greenbriar and Infinity at Centerville Crossing. All of the properties that they have built they continue to own.

There is too much to repair to be financially feasible to accomplish without increasing the number of units and the restoration of some old units. They can't just increase rent for marketability. The scope of renovation includes ductwork, heating, air conditioning, electrical upgrades, roofing, parking, lighting, flooring, bathrooms and kitchens.

They are applying to increase zoning to A36 (36 units/acre) but they are proposing 29 units/acre conditionally to be incorporated into the proposal. They plan to own the property and not sell it in the future. They are proposing 160 more units totaling 272, about a 50% increase in density.

They showed plans for the property. The plan includes a new clubhouse with theater, fitness area, playground, firepit, and pool. All of the units would be hardy plank hearty shake siding and some would have carriage style designs with parking underneath.

Scott Dunn, Timmons Group, 160 unit estimated increase of about 750 trips per day, They took that to the city traffic and the city said there would be no further study needed. Due to feedback from community, they did their own observations which showed a 50 vehicle increase during the peak hours Currently 800 vehicles per day on Pleasure House. The delays at the light at Shore Drive would slightly increase by about 1second.

Mark Richardson, Timmons Group, spoke about storm water which currently drains to Lake Joyce. The plan was presented to the city and meets DEQ requirements and is currently not an area of concern for the city. They will be increasing impervious cover and using underground storage of water for stormwater management. Currently it uses open air ponds that do not function very well. That is what was done when the property was built.

Mark Walker, CBCL Architectural Preservation and Zoning - Asked if there was a site plan. They replied, the detailed construction site plan would be made after approval by the city to proceed, it was too early in the process for that expenditure. Mark asked about substantial increase in traffic flow. They replied; the city did not require them to do a traffic survey based on forecast increase they did it anyway. Mark asked if they could reduce the number of units by reducing two smaller bedrooms and larger units. The answer was "not even close on the numbers financially". They also stated that there are currently existing financial loans associated with the property and they need to increase the number of units. Mark stated that it seems financial hardship is driving this proposal. They replied to make the property feasible for the future an increase and upgrade is needed. Mark asked how it would benefit Chic's Beach residents. They replied that it is a currently a C property in an A location and renovations would improve the community value.

Mark stated that one of the greatest things about living in here is the diversity of our community.

Mark asked about the number of residents in the 160 units. They said the answer is in the low 200s. There are currently no three-bedroom units and they are adding 45 three-bedroom units.

Mark said according to his calculations it would be 360 people making 750 trips a day on Pleasure House Road and the traffic study would be needed.

Mark asked if utilities upgrades included. No upgrades to the pump stations, water lines, or other utilities are needed according to VB Public Utilities. They said they will email Mark a copy of that email. Mark asked about sprinklers and the increase of demand on the water. They said according to public utilities it will not make an impact on our water resources.

Mark asked about required parking and they said based on provisional requirements from their other properties similar to this they would have 1.2 spaces of parking per property. Others members in the room said that 1.2 spaces is not sufficient or to code.

They noted that water in the runoff from the underground storage would be treated before discharge. In the design they have shallow tanks to hold water underground.

Matt Baumgarten, CBCL Architectural Preservation and Zoning - Presented the numbers of the plan currently 272 units including 160 1BR 500 sq. ft. units. They plan to knock down 56 and build 216. The rent differential which is going to be about 59% differential. Max build out at A36 is 535 units, a 97% increase in density. There is no other A36 zoned property in Chic's Beach and only a few A 24. Most are A18. He noted that this is setting a precedent for other complexes in the area who may ask for A36 and not reduce the build. He noted that the main building is parallel to Pleasure House Road instead of perpendicular as the other buildings and complexes are using to maintain a better site line and green space.

JP Highland responded that anyone the future would have to present the plan to the city and go through the same process.

Mark Walker asked about the timeline for development. They Estimate about 60 days per renovated building and 18 months of new construction.

Questions and concerns from the CBCL members:

School district and impact on the school population, and in resources for less privileged children. Bonaventure will research the impact of increased population on our schools.

Traffic study seems laughable with morning traffic already at a 3 light cycle and many exiting through the community to avoid the lights. Widening of the Pleasure House Road for rescue. JP Highland replied they would be happy to share the traffic model they used.

Parking being large enough. The builder replied that working within existing constraints the PUD overlay based on similar sites in Norfolk where they have 1.65 they were able to go to 1.2. JP Highland replied they used a PUD overlay based on a similar site the developed in Norfolk. No variance is required for parking.

Additional rescue services go with additional residents, and there are limited means of access from Pleasure House Road. They have addressed traffic, fire, EMS with the city.

Are they going to take better care of new property? Bonaventure currently property manager will now be 50% owner so they can decide on capital projects, and will keep it well maintained

Property values are going to kick some of the at-risk children of limited resources out of our great schools. Bonaventure will go back and take a look with the city about education and school impact. With the current low rates, rent increase of about \$250 - \$500 /month is they believe affordable, and hopefully will not affect the current population

Concern about construction impact on traffic. They will consider that in the plan.

Current vacancy is approximately 5 to 10% according to the developer.

One member noted that maintenance issues are not the problem - return on investment is the issue. Bonaventure said that they only been on the ground here for five years and major capital expenditures needed, not maintenance.

One member noted that Officer Geluso noted the current lack of police resources in Va. Beach and our neighborhood and that is of great concern when adding population density.

A motion was made to oppose any increase in zoning for the property.

Members voted 53 to 2 in favor of opposing the variance.

Bonaventure said they would like to consider our concerns and follow up with us again in the future. They will defer the April 10 VB Planning Commission meeting.

Meeting Adjourned.

Community Resources:

<https://www.cxbcivicleague.org/>

Newsletter – please send pictures (and stories) to newsletter@cxbcivicleague.org The newsletter is on the CBCL website. <https://www.cxbcivicleague.org/>

Bayfront Advisory Commission (BAC) - <https://www.vbgov.com/government/departments/planning/boards-commissions-committees/Pages/Bayfront-Advisory-Commission.aspx> Next meeting March 21, 3:30 at Virginia Beach Tennis and Country Club

Shore Drive Community Coalition (SDCC) – <https://sdcc.info/>. Next Meeting March 25, 7:30 pm, Ocean Park Vol. Rescue Squad

VB Comprehensive Sea Level Rise <http://www.vbgov.com/pwSLR>

Golf Cart Regulations- Chesapeake Beach

<https://www.vbgov.com/government/departments/police/faqs/Documents/Virginia%20Beach%20City%20Codes%20Relating%20to%20Beach%20%20Golf%20Carts.pdf>

Roadway and Public Repairs - To report community repairs needed – download and use the app – **VBWorks** (a see click fix resource)

Virginia Beach EPRO (Electronic Police Reports Online)
<https://www.vbgov.com/government/departments/police/Pages/epro.aspx>

Mike Geluso, Third Precinct Police Officer, Mgeluso@vbgov.com

Stop the flooding now: <https://www.facebook.com/stopthefloodingnow/>

Friends of Live Oaks - <https://friendsofliveoaks.org/>

A Reminder: 100 year anniversary committee is looking for pictures and perspectives Cxb100years@gmail.com .