

Burton Station Village Community Meeting
February 26, 2014

The Lake Wright Hotel and Conference Center
6280 Northampton Boulevard
6:00 pm – 8:00 pm

City Support Present			
Barry Frankenfield	SGA Office	Nell Ford	City Attorney
Dan Adams	SGA Office	Kimberley Szaronos	City Attorney
Ashby Moss	SGA Office	Gail Salmons	PW Real Estate
David Eisenbraun	SGA Office	Rich Nettleton	Public Utilities
Bill Dore	Housing	Belinda Wilson	Public Utilities
Olin Walden	Housing	Jeryl Phillips	Planning

Approximately 100 citizens attended – a detailed list of attendees is available upon request.

Agenda

- SGA Plan Overview
- Recent announcements by the City of Norfolk regarding the closure of Lake Wright Golf Course and retail development proposals
- Update on infrastructure improvement plans
- Opportunity for questions and comments

Presentation

Support staff clarified that the intention of this meeting is not to indicate a City of Virginia Beach position on the City of Norfolk projects. The City of Virginia Beach will be evaluating the proposed outlet mall plan from a traffic and transportation impact perspective as well as from a land use and development perspective to ensure the overall vision of the adopted SGA plan is preserved.

Staff conducted a presentation that provided existing land uses and the adopted Northampton Corridor Burton Station SGA Plan. The information also included existing ownership, zoning and rezoning progress as well as the infrastructure improvement plans update. The presentation was provided as a handout and is available at www.vbgov.com/burtonstationsga

Discussion - Questions

Discussion and comments followed the presentation. Below is a summary of the questions and responses.

1. Is there a better/more detailed plan of the outlet mall? **Not available from the City of Virginia Beach at this time.**

2. Property Acquisition process, paperwork, is there more? **Public Works Real Estate and City Attorney's Office were present to address all questions on status of property acquisition processing and payments.**
3. Is there a traffic study being done on Northampton Boulevard? **Yes, a traffic study is currently underway.**
4. What is the Wesleyan Drive alignment? **The concept sketch was provided and additional details will be shared as information is available.**
5. What about an environmental, traffic, pollution, air quality studies. **Traffic studies will be provided. There are no air quality or pollution studies provided.**
6. Why is Burton Station Road being considered for closing? **To create the residential village as recommended in the adopted SGA Plan.**
7. Is there City land available for purchase? **Not at this time.**
8. Why are the residents paying for something they are not receiving? **Residents who do not receive water or sewer services are not paying for those services.**
9. What are the 5 and 10 year plans for the area? **Plans for the area are detailed in the Northampton Boulevard SGA Plan.**
10. Are there plans for the city property in Burton Station Village? **Not at this time.**
11. What is the timeline on when residents will all be paid? **Public Works Real Estate and City Attorney's Office were present to address all questions on status of property acquisition processing and payments.**
12. What is the timeline for Phase I implementation? **Additional property recordation and easement acquisition needs to be completed prior to starting the project. The current estimate is the advertisement for bid will occur by June 2014.**
13. Will the road go straight to the Outlet Mall? **The concept alignment was shown in the presentation.**
14. How will the land be handled and developed that is owned by the airport? **The Airport Property is encumbered by restricted easements and was purchased with FAA Funding. There is no indication the Airport Property will be used for purposes other than to minimize encroachments onto and adjacent to the Airport.**
15. How will this increase traffic on Northampton Boulevard? **A traffic study will be made available showing the impacts to Northampton Boulevard.**
16. What happened to Barrs Road turning into a boulevard? **The improved road is shown on the adopted Burton Station Plan. The road is not funded for improvements at this time.**
17. Where will the golf course land be relocated? **The golf course will not be relocated.**
18. When will the SGA Plan be updated? **There is no schedule at this time.**

19. Why do some property owners get paid more or less for similar property? **Property acquisition offers are based upon independent appraisals and particular circumstances and conditions unique to the individual parcels and land areas required. Public Works Real Estate was present to answer any questions regarding specific parcels or appraisals.**
20. How will the zoning affect residents? **The rezoning of Norfolk owned property will change the land use to retail uses. Currently the Norfolk owned properties are zoned I-1 (light industrial) and R5D (residential approximately 8 units per acre).**
21. Where will all of the parking be? **The parking for the Outlet Mall was shown in the presentation.**
22. Can the residents speak with City Council and/or Planning Commission? **Yes, there are opportunities for public comments throughout the rezoning process.**
23. Overall how will this affect Burton Station Village residents? **Primarily, the change of use from Golf Course to retail uses.**

Discussion - Comments

- Frustration with lack of services, amenities (i.e. sewer and water).
- All property should be bought at fair market value.
- Burton Station is a key area in the region. Hopefully both cities can partner together and that the benefits are tremendous for all. This development is a RARE opportunity that will be a game changer for this region. Open space proposal is also outstanding.
- Hopeful that the outlet mall will continue to proceed quickly. Hopefully this will accelerate Burton Station growth. Please do not hold this project up or delay. Also please continue to work with the residents in Burton Station quicker.

In closing, staff reiterated that regardless of the outcome of the proposed Outlet Mall, we continue to finalize the construction documents required to bring new roads; and, water and sewer service to your neighborhood. Please refer to the project web page for status updates on these projects www.vbgov.com/burtonstationsga