

Ocean Park Echo

Welcome to...

OPCL

Ocean Park Civic League - Virginia Beach, VA

Meeting

Thursday

September 9

7:30 p.m.

Ocean Park Fire & Rescue

City announces partnership to acquire Pleasure House Point

Plans include environmental education center and preservation of open space.



Mayor William D. Sessoms, Jr. announced that the 122-acre property known as Pleasure House Point may be acquired and protected under terms of a deal between Wells Fargo bank and The Trust for Public Land (TPL), a national environmental group. The property has been a top city open-space priority for a decade. The Chesapeake Bay Foundation and The Trust for Public Land plan to partner with the city to pull together funding to meet the \$13 million purchase price.

Pleasure House Point, located west of the Lesner Bridge and south of the Chesapeake Bay, is at the confluence of Pleasure House Creek and Crab Creek, overlooking the Lynnhaven River. The property's owner, L.M. Sandler & Sons, planned to build a large waterfront development there known as Indigo Dunes.

"Thanks to The Trust for Public Land, the Chesapeake Bay Foundation, and the citizens of Virginia Beach, we have a plan to save the vast majority of Pleasure House Point from development," Sessoms said. "The strength of this partnership gives us the best chance yet to preserve this unique property. Our persistence is paying off!"

Continued on page 3



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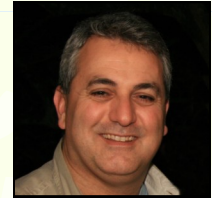
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Dear neighbors,

By Rick Mercadante
 OPCL President



Dear Ocean Park Neighbors,

What a summer. We started the summer by celebrating our nations birth with a fantastic fireworks display that exceeded all expectations. Almost two hundred of our Ocean Park residents donated over \$13,000.00 towards this great celebration. I was proud of the way our neighborhood came together in a grassroots effort to make this event happen. What a great country we live in, and even better, what a great neighborhood we live in.

After our neighborhood pulled off this celebration of our Nations birth, we got a second piece of great news. After years of fighting off development at Pleasure House Point, we found out a consortium of public and private entities were making an attempt to purchase the property for preservation and conservation. This is not a done deal, but it has great promise. Three of the folks who have been instrumental in making this come about, Christy Everett from the Chesapeake Bay Foundation, Lynda Frost from the Trust for Public Land, and Barbara Duke, from Virginia Beach Parks and Recreation, are coming to speak at our September general membership meeting. They will answer all of your questions about what is going on with Pleasure House Point, and how you can get involved to make this land purchase happen. The development or preservation of Pleasure House Point is the one thing that will have the greatest impact on Ocean Park for generations to come and it is in all our best interests to make sure we are doing all we can to ensure that what happens there enhances our neighborhood and doesn't detract from it.

Lastly I'd like to talk about What OPCL is. We are a bunch of your neighbors and fellow residents of Ocean Park who are trying to make a difference in our neighborhood. Our main goal is to preserve and enhance the unique lifestyle we have in Ocean Park. Some folks seem to have a misperception of what the civic league does, or who has a say. OPCL is you. Your voice can't be heard if you don't get involved. We all have opinions, and the civic league gives you the opportunity to have those opinions heard. The civic league is run democratically, so when all is said and done and you've voiced your opinions, the membership may not vote in line with your opinion. But that's okay, because democracy is about being heard, not about getting your way. As president, my job is to ensure you have the opportunity to voice those opinions, and I take that job very seriously. The way I measure my success is not only by the things OPCL gets done, but whether everyone got to voice their opinion. OPCL has a great website, Facebook, we send out newsletters, we have general membership meetings, and we send out regular emails to let folks know what's going on. We try to reach out to as many folks as we can to ensure that you have all the pertinent information to form educated opinions about the various issues that affect our neighborhood. But the onus is on you, the residents of Ocean Park to get involved, get educated, and let the leadership of OPCL know your opinions so we can act accordingly. You don't have to be on the board, or chair a committee to make a difference (although those things are always welcome), you just have to let us know how you feel about the issues we bring up and whether you agree or not with the direction we're going in. People often say that, in a democracy, decisions are made by a majority of the people. Of course, that is not true. Decisions are made by a majority of those who make themselves heard, and who vote. — *I'll see you around the neighborhood.*



“Pleasure House Point will continue as a stunning environmental treasure – a lasting legacy. The effort to save Pleasure House Point is another example of how collaboration can be a great thing.”

– Vice Mayor Louis R. Jones

Under the plan, Wells Fargo, the lender on the property, will take the site, and TPL would buy it from Wells Fargo if the partners can raise \$13 million by December. TPL would then sell most of the land to the city for open space preservation and public access to the Lynnhaven River. This may require the use of up to \$5 million from the city’s Open Space Funds.

Another portion of the site would be sold to the Chesapeake Bay Foundation for use as an environmental education center. TPL also would make available part of the site fronting Shore Drive for commercial and other development, if additional conservation funding cannot be found.

“The Trust for Public Land is very pleased to be in partnership with the Chesapeake Bay Foundation and the City of Virginia Beach on this important conservation effort,” said Kent Whitehead, the trust’s Chesapeake Project Director. “The opportunity to acquire this top community open-space priority, and allow the public greater access to the Chesapeake Bay and its rivers, should be seized. We greatly appreciate Wells Fargo’s willingness to sell this land for open space.”

Christy Everett, Hampton Roads Director of the Chesapeake Bay Foundation, said, “The foundation is very excited to be part of this important and unique opportunity to conserve one of the largest undeveloped tracts remaining on the Lynnhaven waterfront.” For some time, CBF has

investigated the potential for creating a green environmental/education center for the Hampton Roads community. Ideally, with sufficient resources, we could make that a reality on a portion of this site. We are eager to celebrate and protect our waterways through an education center in Hampton Roads and by continuing good work with admirable partners strongly committed to protecting local water quality, such as Lynnhaven River NOW.”

The city anticipates working with citizens and partner groups to develop a plan for use of the public open space, building on the city’s existing plans to improve water quality in the Lynnhaven watershed, including a return of the famous Lynnhaven Oyster fishery.

“The site has been identified by the city for nearly the past decade as a top priority for open space acquisition to preserve and enhance the existing riparian and maritime forest habitat and provide public access to the Lynnhaven River shoreline,” said Cindy Curtis, director of Virginia Beach Parks & Recreation.

“We are thrilled this opportunity has arisen.”

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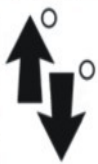
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Membership Corner

I have a large stack of membership cards read for pickup. They will be at the front desk at the September General membership meeting. I personally have saved my annual dues just with the discounts I have gotten from Rita's this summer. The below businesses will give you the listed discount just for showing your OPCL membership card when you make a purchase from them. Don't wait, come get your card at the next meeting. On another note, a lot of you are unsure whether your membership is up to date. Starting in September we will be listing our members (names only) on the OPCL website.

<u>BUSINESS NAME</u>	<u>DISCOUNT OFFER</u>	<u>WEBSITE</u>
Bay Professional Pet Sitting	10% off 1st booking for New Client	www.baypetsit.com
Bayside Laundry & Grill	10% off all grill purchases	
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Coastal Water Works	\$2.00 off the Seaside or Coastal special	www.coastalwaterworks.com
Don Julio's Mexican Bar and Grille	Buy 1 dinner get 2nd 1/2 off equal or lesser value item	www.donjuliosvabch.com
Hampton Roads Professional Resume Service	15% off all services	www.hrprs.com
Heidi Flowers	15% Off any in store purchase	www.heidisflowers.com
Jack Rabbit Self Storage/Shore drive	2nd Month free and an additional 10% off 1st month rent	www.jackrabbitselfstorage.com
Mechanical Service Company, Inc.	\$25 off next Service bill	www.mechanicalservice.net
Rita's Ices	10% off Menu Items, excluding Party Buckets	www.ritasice.com
SAILTIME	\$99 Discovery Sail thru 7/31/10. Up to 4 Guests	www.sailtime/virginiabeach.com
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Sonshine Hair Studios	10% off all services	www.sonshindahairstudios.com



Send us a picture of your dog, cat, parrot, hamster, rooster...

The Echo will begin a photo feature on pets who live in Ocean Park in the September issue. Send us a photo of your pet, and pick one characteristic, idiosyncrasy, or endearing trait about your furry friend, and tell us about it in a short caption to appear under the photo. Photos will be featured in the order they are received.



The Rules:

1. **Photos must be sent electronically as jpps with the information listed below.**
2. **Pet: name, age, breed**
3. **Owner: First and/or last name (If submitted, owner's name will appear with photo.)**
4. **Caption: No more than 300 words. Less is better.**
5. **Deadlines: Oct. 1 for November issue.**
6. **Submit photos to UPSMT@COX.NET. Use "Ocean Park Pets" as subject.**

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Zoning Violations Reported

The Ocean Park Zoning Committee submitted a list of potential zoning violations to the Virginia Beach zoning inspector this summer for investigation. The list was extensive and included commercial properties as well as residential. Some of the items have been rectified, but we are waiting for a report on the remaining open issues. The purpose was not single out anyone for enforcement or penalties. It was an effort to enhance the appearance and maintain the desirability of Ocean Park. In a densely populated area such as Ocean Park, it is important to keep our properties up to code and be considerate of our neighbors. This will only help preserve the eclectic neighborhood we all enjoy and maintain property values in our community. The Board of Zoning Appeals reviewed two requests for variances

3845 Surry Road: A variance to a 6-foot rear yard setback and to a 6-foot side yard setback for proposed attached garage. The zoning committee did not oppose this request as it was modest in size and in keeping with the current setback observed on the southwest side of the property. However, we did recommend an 8-foot rear yard setback for which was effectively a side yard to comply with the current single family requirement. It was approved by the BZA with a 6-foot side and 8-foot rear setback.

2108 Woodlawn Avenue: A variance to a 10-foot front yard setback instead of 20 feet, as required for proposed additions. This request was not opposed by the zoning committee, though it was for a proposed large addition of living space and decking. The committee felt there was a large enough city-right-away buffer around the property that the neighbors would not be materially impacted by the addition. The BZA did not approve this request.

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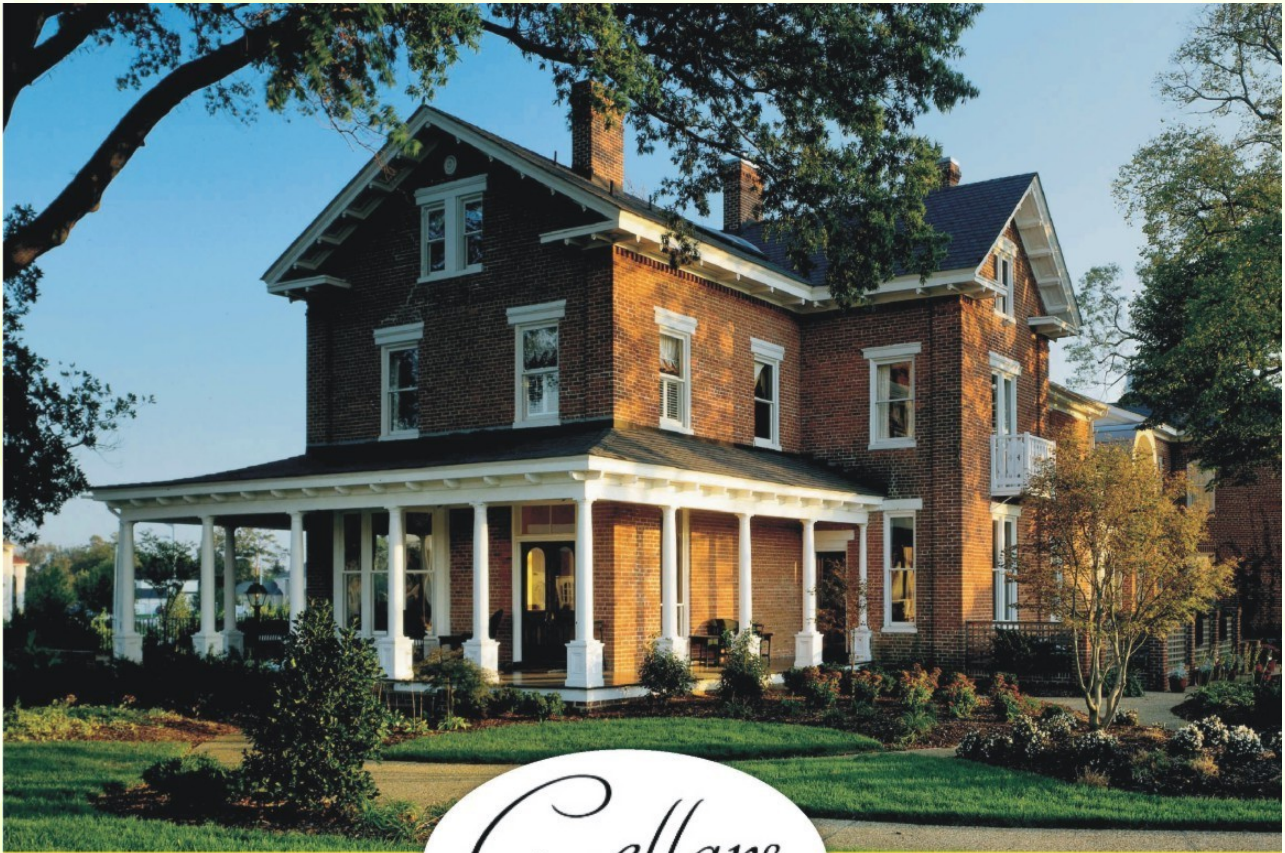
Ocean Park home sales in 2010

Address	List price	Sales price	Off market
3623 Stratford Rd E - Ocean Park	\$289,000.00	pending	6/5/2010
3558 Shore Dr #1006 - Chesapeake House	\$399,900.00	pending	7/19/2010
3800 Dupont Circle # 201 - Bayvista	\$499,900.00	pending	6/28/2010
3558 Shore Dr #G-3 - Chesapeake House	\$169,000.00	\$165,000.00	4/26/2010
2127 Whispering Sands - Mariners Landing	\$225,000.00	\$225,000.00	3/23/2010
3747 Pendleton Ave - Mariners Landing	\$259,900.00	\$250,000.00	7/20/2010
2211 Hermit Thrush La - Aeries on the Bay	\$250,500.00	\$235,000.00	2/10/2010
2348 Rookery Way - Aeries on the Bay	\$270,000.00	\$270,000.00	4/30/2010
2209 Wood Ibis Way - Aeries on the Bay	\$279,000.00	\$274,250.00	5/21/2010
2205 Hermit Thrush La - Aeries on the Bay	\$309,000.00	\$309,000.00	3/30/2010
2318 Rookery Way - Aeries on the Bay	\$314,500.00	\$308,500.00	5/7/2010
3934 Aeries Way - Aeries on the Bay	\$332,800.00	\$310,000.00	3/26/2010
2200 Sunvista - Aeries on the Bay	\$429,900.00	\$405,000.00	3/29/2010
3809 Long Ship Court - Three Ships Landing	\$299,900.00	\$285,000.00	5/17/2010
3916 Whispering Oaks Pl #101 - Water Oaks	\$325,000.00	\$305,550.00	7/29/2010
3800 Dupont Circle # 601 - Bayvista	\$1,115,000.00	\$815,000.00	5/27/2010
3761 Rockbridge Rd - Ocean Park	\$239,000.00	\$239,000.00	1/4/2010
3640 Stratford Rd E B - Ocean Park	\$263,000.00	\$235,000.00	4/28/2010
2220 Roanoke Ave - Ocean Park	\$299,900.00	\$299,000.00	2/4/2010
2236 Woodlawn Ave - Ocean Park	\$310,000.00	\$310,000.00	3/30/2010
2101 Woodlawn Ave - Ocean Park	\$329,900.00	\$320,000.00	2/17/2010
2213 Powhatan Ave - Ocean Park	\$340,000.00	\$320,000.00	4/23/2010
3729 Stratford Rd W - Ocean Park	\$369,900.00	\$369,900.00	4/20/2010
3829 Surry Rd - Ocean Park	\$399,000.00	\$365,000.00	1/12/2010
3719 Dupont Cir - Ocean Park	\$409,900.00	\$380,000.00	4/19/2010
3712 Jefferson Blvd A - Ocean Park	\$595,000.00	\$595,000.00	5/10/2010

From REIN MLS data

Provided by Carol Collins, Rose & Womble Realty





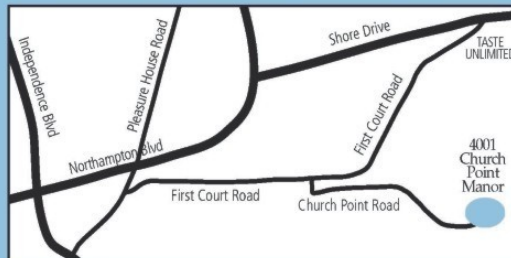
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as seen in skirt! magazine



WWW.OPCL.ORG

Check out the new Ocean Park Civic League Web site at www.opcl.org. The site contains information about important community issues, newsletters, by-laws, budget reports, meeting minutes, and photos. Visit "Recent Posts" for neighborhood news, and check the "Calendar" for upcoming events.

Ocean Park also has a **facebook** site that can be reached under the "Links" entry. Some news items will be published there, but it is primarily for social interaction between members and residents of Ocean Park.

A new section, **Ocean Park History**, tells little-known and fascinating stories about Ocean Park's history. This site is still evolving, but already has interesting pictures and information. See the "Links" entry for "Ocean Park History".

New members Since May Newsletter:

Ken and Anna Adams, Robert and Peggy Altizer, Eleanor Bader, Gary Baillio, Kelly and Ian Barford, Robert Beba, Tim and Deb Bennett, Donald and Ann Bennis, Mike and Libby Blankenship, Jill and Gary Broome, Dan Brockwell, Elizabeth Bryan, Heather and Adam Bryan, Trent and Jeanne Busch, Kathleen Carpenter, Dan Clemons, Andrew and Rita Cohen, Pam and Tom Conlon, Bob Curry and Camille Overton, Love Dishman, Paula and John Demosthenes, Mike Denning, Jill Doczi and Joe Darling, Paul and Lisa Doyle, Ann Duncan, Tim and Kathleen Fitzpatrick, Jesse and Brooke Fox, Kevin Herman, Miriam Horton, Richard and Bonnie Jones, Judy Jones, Ron and Deb Jones, Gloria Johnson, Eric Kline, Bob and Teri Kraly, Kevin Lacroix, Michael Lawrence, Steven Leisten, Paul and Helga Macko, Simon and Lisa Marle, Sandy and Linda Martin, Diana and Tom Mclemore, Kenneth and Diane Muhlendorf, Kathryn Ness, Gail and Kevin O'Hara, Meghan Ormond, Candace Pace, Steven and Patricia Patrick, Gary and Dove Payman, Joel and Donna Penne, Paula Perilli, Gary Putnam, Howard and Jennette Royster, Chris and Tina Ruediger, Rick and Rhonda Simpson, Phyllis Smithhisler, John Spillane, Billy and Frankie Sykes, Sharon Swift, Jesse and Brandy Swinko, Judy and Stuart Terrell, Lou Ann and John Ward, Mark and Susanne Weathersby, Bill and Joann White, Sheila Williams, Mike and Jennie Wills, James and Cynthia Wilvert.

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Ocean Park History Project

Please visit the website at

http://web.me.com/nadinecostenbader/Ocean_Park_History/Welcome.html

An active link appears on the OPCL home page under Ocean Park History



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Circle areas of interest

Shore Drive Committees Liaison

Traffic Committee Newsletter

Zoning Committee Social Events Committee

