

Form and Correctness Approved: *BAP*

Contents Approved:



By: _____
Office of the City Attorney

By: _____
DEPT. Planning

NORFOLK, VIRGINIA

Ordinance No. 48440

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO SUPPORT THE REDEVELOPMENT OF THE WEST OCEAN VIEW AREA.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the following changes in the general plan of Norfolk, plaNorfolk2030, are hereby made in order to support the redevelopment of the West Ocean View Area.

(a) In Chapter 3, "Creating and Maintaining Healthy and Vibrant Neighborhoods," amend action N5.1.23 to read as follows:

o Action N5.1.23. Implement the following actions for the West Ocean View area.

o N5.1.23(a). Support the application of mixed-use zoning and development in the area on the south side of West Ocean View Avenue, between Granby Street and Mason Creek Road, in order to encourage the development of a vibrant bicycle-friendly and pedestrian-friendly "town center."

(b) In Chapter 3, "Creating and Maintaining Healthy and Vibrant Neighborhoods," add the following new elements to Action N5.1.23:

o N5.1.23(e). Support the West Ocean View Avenue and Tidewater Drive Intersection Improvements project, which includes the replacement of the West Ocean View Flyover with an at-grade, signalized intersection, safety,

pedestrian, and bicycle improvements, as well as additional green space.

- o N5.1.23(f). Restore dune where needed along bayfront properties prior to any new development or redevelopment.

- o N5.1.23(g). Return the city-owned bayfront properties at the terminus of 1st View Street to public use by extending the dune and walkway from Ocean View Beach Park and installing an ADA accessible beach access. In the future, consider adding additional parking, especially ADA-compliant parking, space for food trucks that is aligned with the terminus of 1st View Street, and incorporating areas for public activity including green and open spaces.

- o N5.1.23(h). Improve pedestrian crossings across West Ocean View Avenue, emphasizing access to parks, open spaces, and beach accesses.

- o N5.1.23(i). Use open spaces to emphasize and preserve views to the Chesapeake Bay, especially from 1st View Street.

- o N5.1.23(j). Pursue reuse options for the bayfront properties west of the 1st View Street terminus that enhance the public's access to the waterfront.

- o N5.1.23(k). Encourage and support mixed use development on privately

owned parcels within the West Ocean View Area.

- o N5.1.23(l). Support vibrancy within the West Ocean View Area by introducing strategies to increase outdoor dining options.

- o N5.1.23(m). Promote and advance shared parking strategies with property owners south of West Ocean View Avenue to encourage and support desired developments along the bayfront.

- o N5.1.23(n). Develop a branding strategy with the community, including the potential for a new name or district identification.

(c) In Chapter 13, "Implementing plaNorfolk2030," amend table IP-1 to include the information shown in the exhibit attached hereto and marked as "Exhibit A."

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (1 page)

Adopted by Council July 20, 2021
Effective July 20, 2021

TRUE COPY
TESTE:

RICHARD ALLAN BULL

BY:

CHIEF DEPUTY CITY CLERK

Table IP-1. Implementation Matrix

Exhibit A

IMPLEMENTATION ITEM	ACTION	LEAD RESPONSIBILITY	TIMEFRAME FOR COMPLETION	COST CATEGORY	COMMENTS	
Neighborhoods Goal 5. Continue the implementation of area plans.						
Outcome N5.1. Support for the following actions in designated areas.	N5.1.23	Continue to implement the following actions for the <u>West Downtown Ocean View</u> area.				
	<u>West Downtown Ocean View</u>	N5.1.23(a). Support the application of mixed-use zoning and development in the area on the south side of West Ocean View Avenue, between 1 st View Street-Granby Street and Mason Creek Road, in order to encourage the development of a pedestrian-friendly "town center".	Planning	Ongoing	Existing Resources	
		N5.1.23(b). Explore opportunities to modify the existing Tidewater Drive terminus in order to create a park setting west of Mason Creek Road.	PW; RPOS	Long-Term	Several Million	
		N5.1.23(c). Improve the entrances to Community Beach Park and Sarah Constant Park.	RPOS	Short-Term	\$250,000 to \$1 Million	
		N5.1.23(d). Explore opportunities to provide connections between the Ocean View Golf Course and Community Beach Park, such as redevelopment of the "senior center" site.	PW; RPOS	Long-Term	Existing Resources	Related to N5.1.5(e).
		N5.1.23(e). Support the West Ocean View Avenue and Tidewater Drive Intersection Improvements project, which includes the replacement of the West Ocean View Flyover with an at-grade, signalized intersection, safety, pedestrian, and bicycle improvements, as well as additional green space.	Transit	Immediate	Over \$1 Million	
		N5.1.23(f). Restore the dune on the city-owned bayfront property at the terminus of 1st View Street on the north side of West Ocean View Avenue (referred to as the "Downtown Ocean View Site").	PW; Planning	Immediate	\$100,000 to \$250,000	
		N5.1.23(g). Return the Downtown Ocean View Site to public use by extending the walkway from the adjacent park, installing an ADA accessible beach access, adding additional parking and space for food trucks, incorporating green and open spaces, and improving pedestrian crossings across West Ocean View Avenue.	PW; RPOS	Immediate	Over \$1 Million	
		N5.1.23(h). Pursue reuse options for the western portion of the Downtown Ocean View Site that enhance the public's access to the waterfront.	Development; Planning	Short-Term	Existing Resources	

Attachment: Ordinance Exhibit A (Ordinance No. 48440 : City Planning Commission - General Plan Amendment to planNorfolk2030)

* Cost for this action included in another action as noted under comments.