

**APPENDIX C –
JANUARY 2024 CERTIFIED MAILING**



CITY OF
**VIRGINIA
BEACH**

DEPARTMENT OF PUBLIC WORKS
Office of the City Engineer

Oceana Center
484 Viking Drive STE 200 | Virginia Beach VA 23452

January 23, 2024

Route Number: City Route 8612
Project Number: U000-134-859
UPC: 110803
Town/City/County: Virginia Beach
Project Limit—From: Cleveland Street & North Witchduck Road
Project Limit—To: Columbus Street & Independence Boulevard

J & H LEGACY PROPERTIES LLC
5048 CLEVELAND ST
250 DENN LN
GPIN: 14678447830000
VIRGINIA BEACH, VA 23462-2517

Dear J & H LEGACY PROPERTIES LLC :

The City of Virginia Beach is evaluating the environmental impacts of the proposed “Cleveland Phase IV Improvements” project located in the City of Virginia Beach. The project corridor generally extends from the intersection of Cleveland Street and North Witchduck Road to the intersection of Columbus Street and Independence Boulevard. The project corridor is depicted on the enclosed project location maps.

It is anticipated that the proposed Cleveland Street Phase IV Improvement project would consist of the reconstruction of Cleveland Street and Columbus Street from Witchduck Road to Independence Boulevard to provide a center, two-way-left turn lane, pedestrian accommodations consisting of sidewalk and bike lanes or paths, and LED streetlights. The proposed project would also entail the reconstruction of the intersection of Cleveland Street, Dorset Avenue, and Euclid Road to a single-lane roundabout which would replace the existing traffic signal. Existing utilities will be relocated to a new overhead location.

At this time, it is anticipated that the project would require the full acquisition of 12 parcels and partial acquisition for permanent and temporary easements from the majority of parcels fronting the project.

Our current efforts are focused on the environmental review for compliance with the National Environmental Policy Act (NEPA). With this letter, the City of Virginia Beach is providing an opportunity for property owners and tenants within the project corridor to provide comments on the potential impacts from the proposed improvements, as well as feedback on ways to offset those impacts. Please feel free to include any additional relevant comments. To avoid project delays, I would appreciate your comments no later than **February 29, 2024**.

J & H LEGACY PROPERTIES LLC, GPIN: 14678447830000

Cleveland Street Phase IV

January 23, 2024

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If you need additional information or have any questions, please contact me at cammens@vb.gov or (757)-385-8439. Thank you very much for your assistance.

Sincerely,

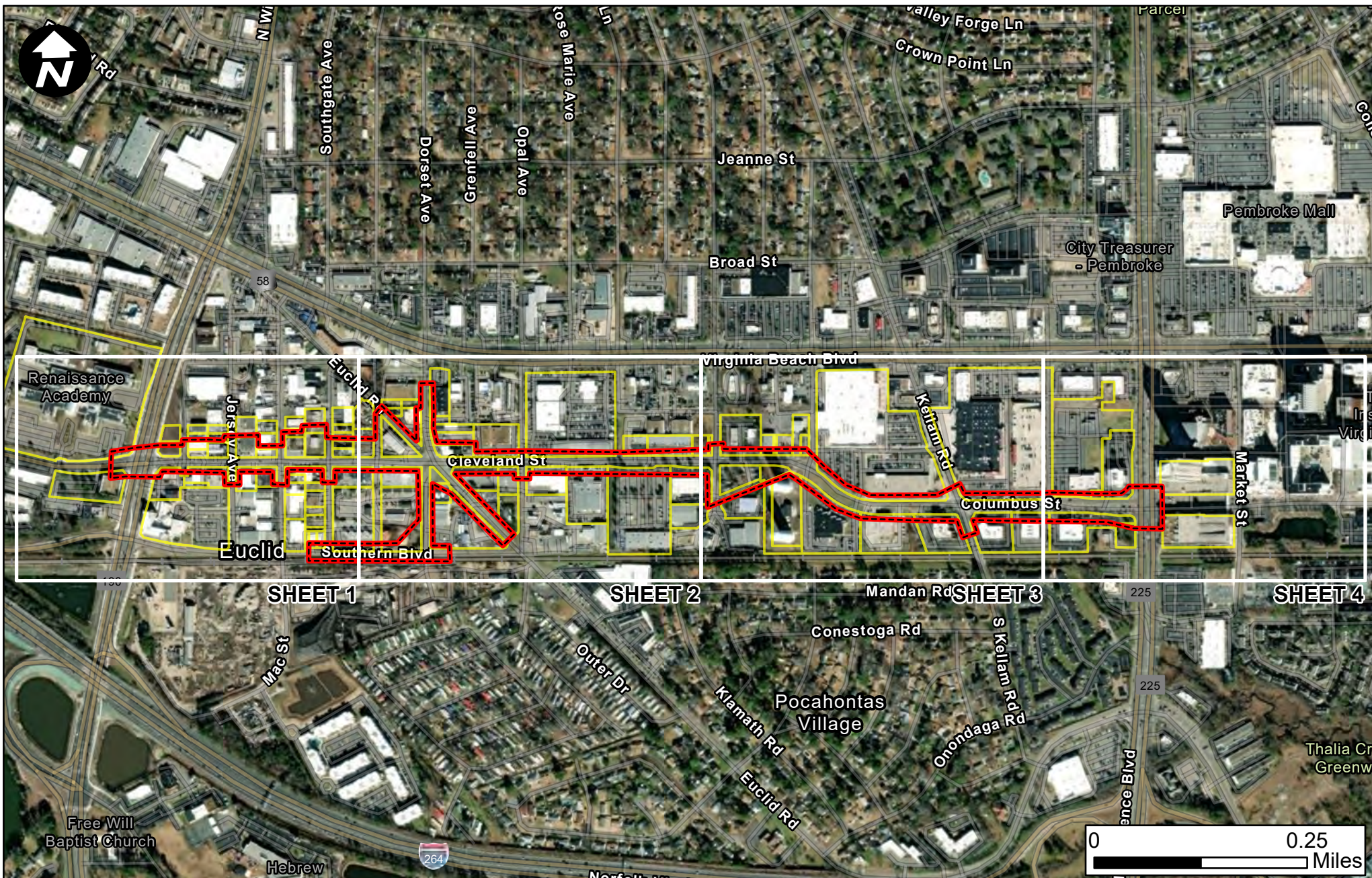
A handwritten signature in black ink, appearing to read 'Christina Ammens'.

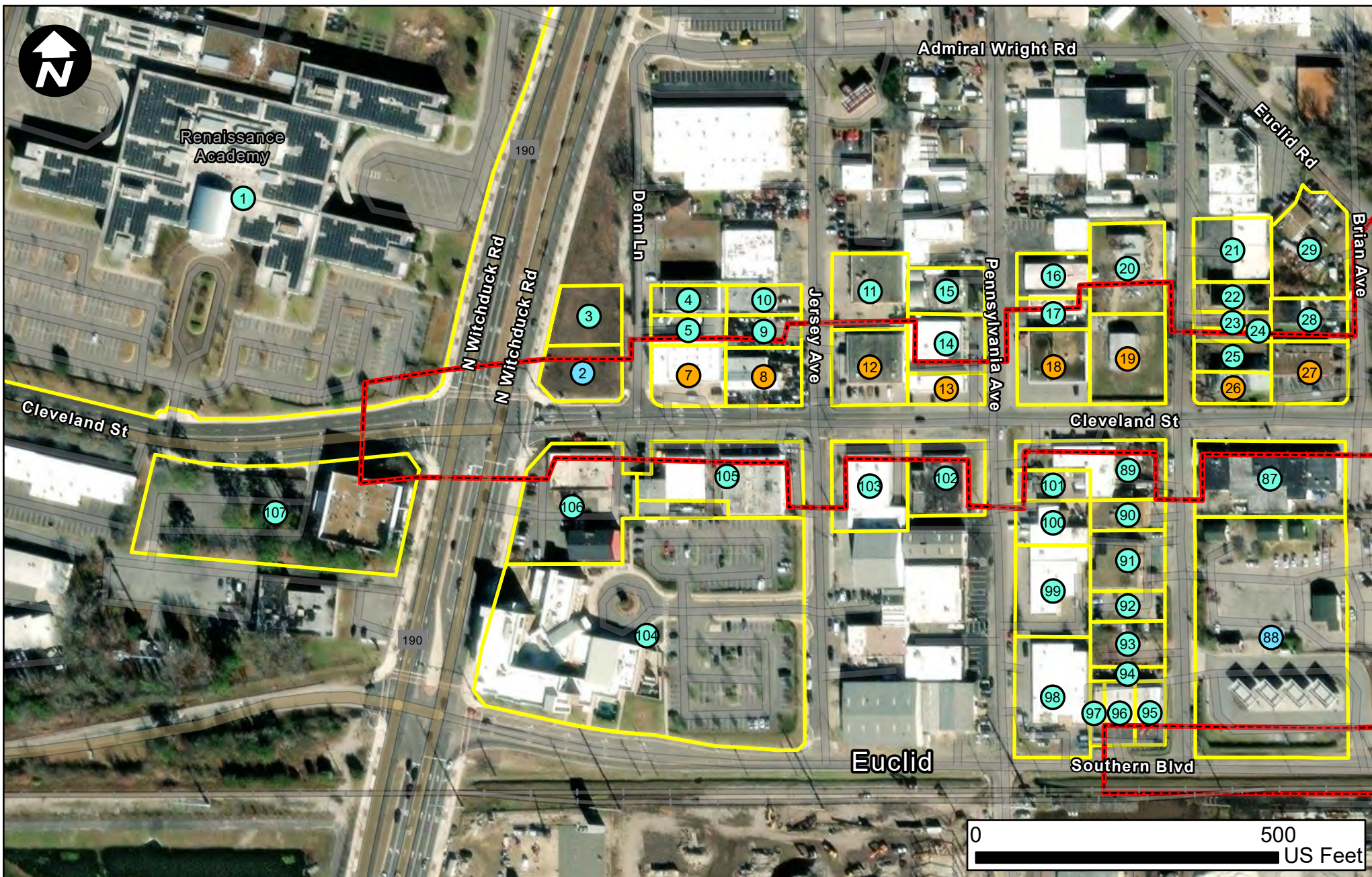
Christina Ammens, P.E.
Project Manager | City of Virginia Beach

Copy: **Marci Thompson**
Emily Archer

Enclosures: Project Location Maps

SAMPLE





LEGEND

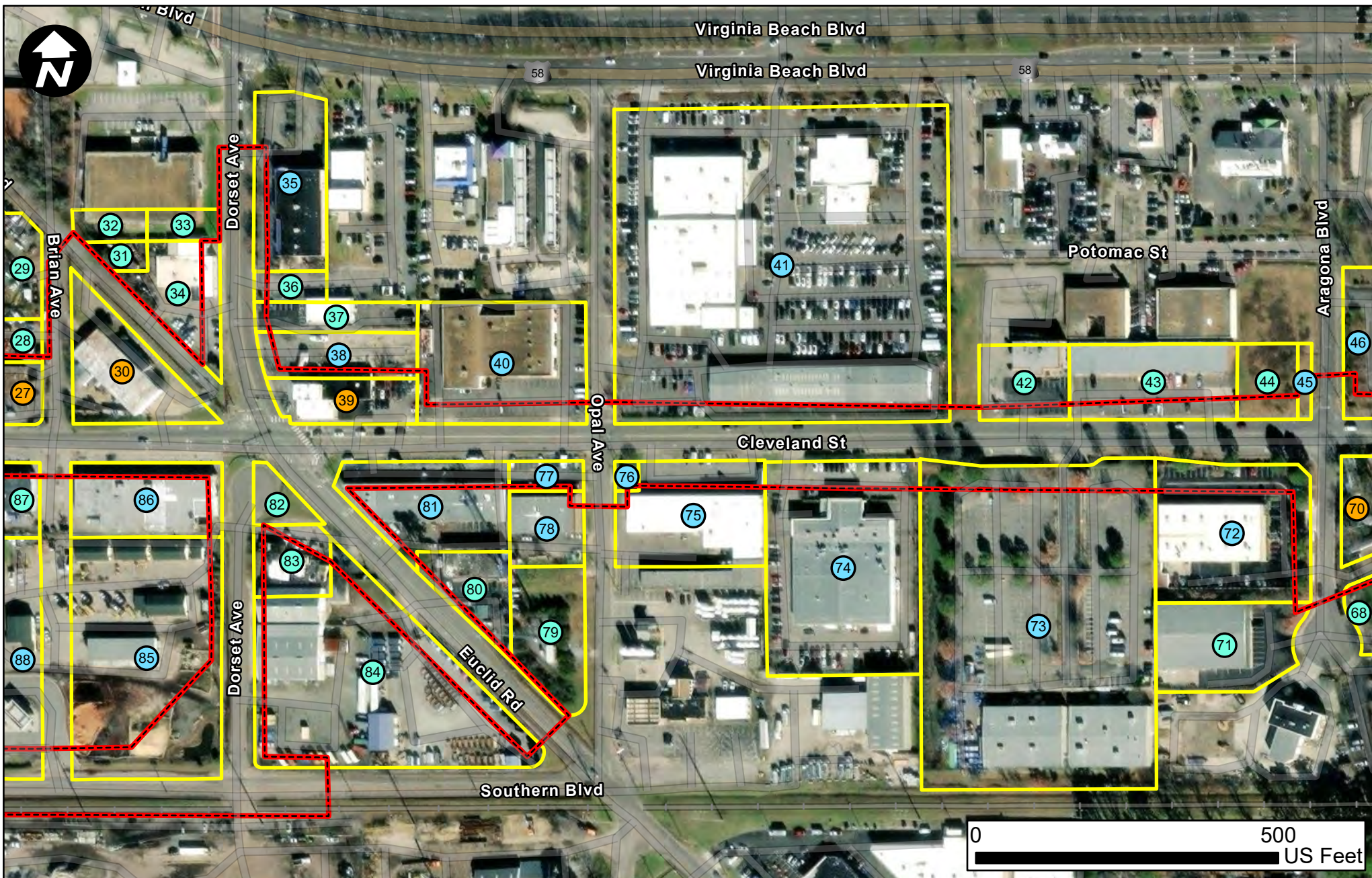
- PROJECT AREA (± 35 AC)
- PROJECT AREA PARCELS
- # PARTIAL TAKE
- # FULL TAKE
- # ADJACENT PROPERTY



CITY OF
**VIRGINIA
BEACH**

**CLEVELAND STREET IMPROVEMENTS
PHASE IV - CITY OF VIRGINIA BEACH, VA
(U000-134-859, CIP 2-135, UPC 110803)**

**PROJECT AREA PARCELS
SHEET ONE**



LEGEND

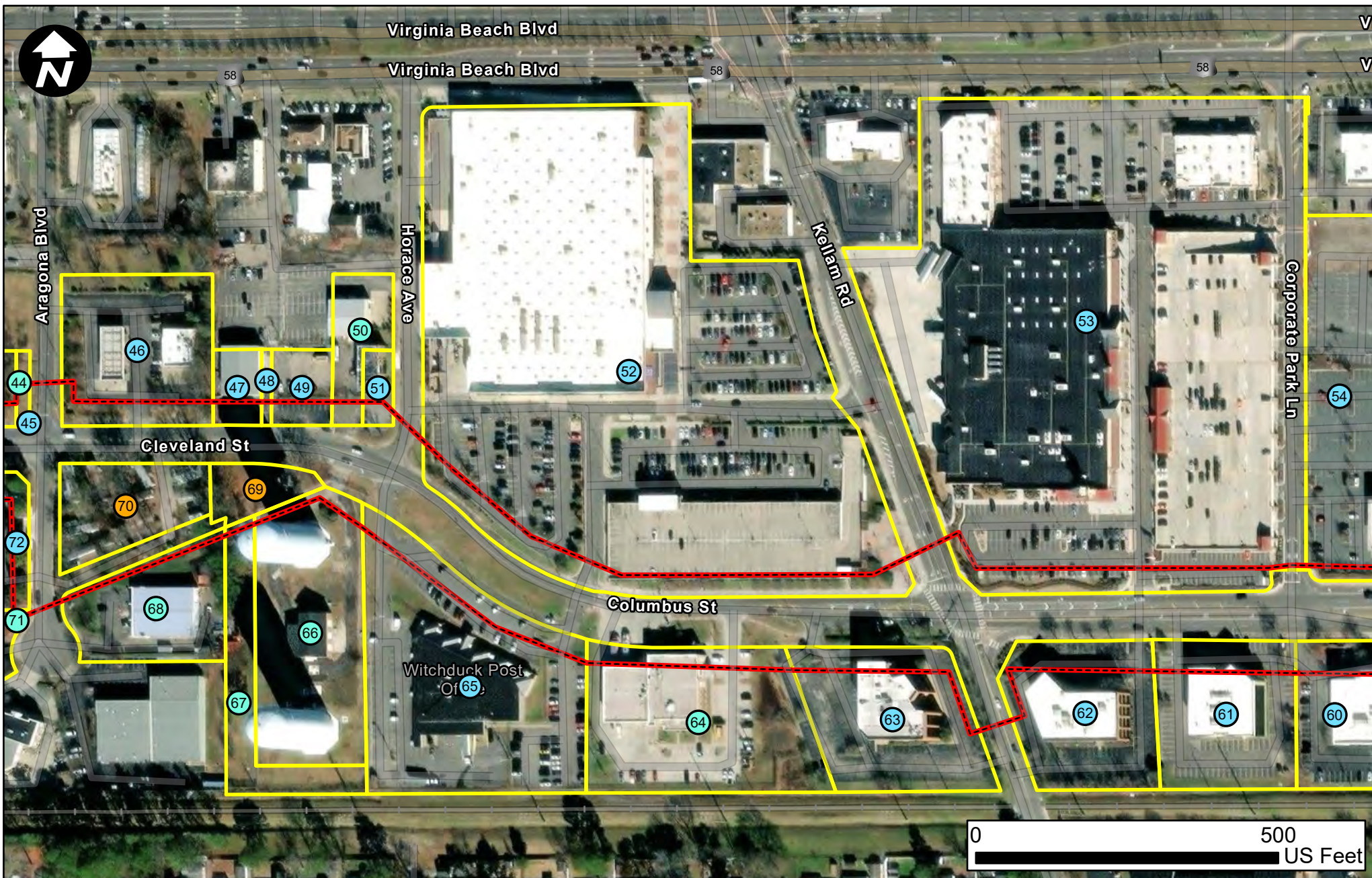
- PROJECT AREA (± 35 AC)
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CITY OF
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**CLEVELAND STREET IMPROVEMENTS
PHASE IV - CITY OF VIRGINIA BEACH, VA
(U000-134-859, CIP 2-135, UPC 110803)**

**PROJECT AREA PARCELS
SHEET TWO**



LEGEND

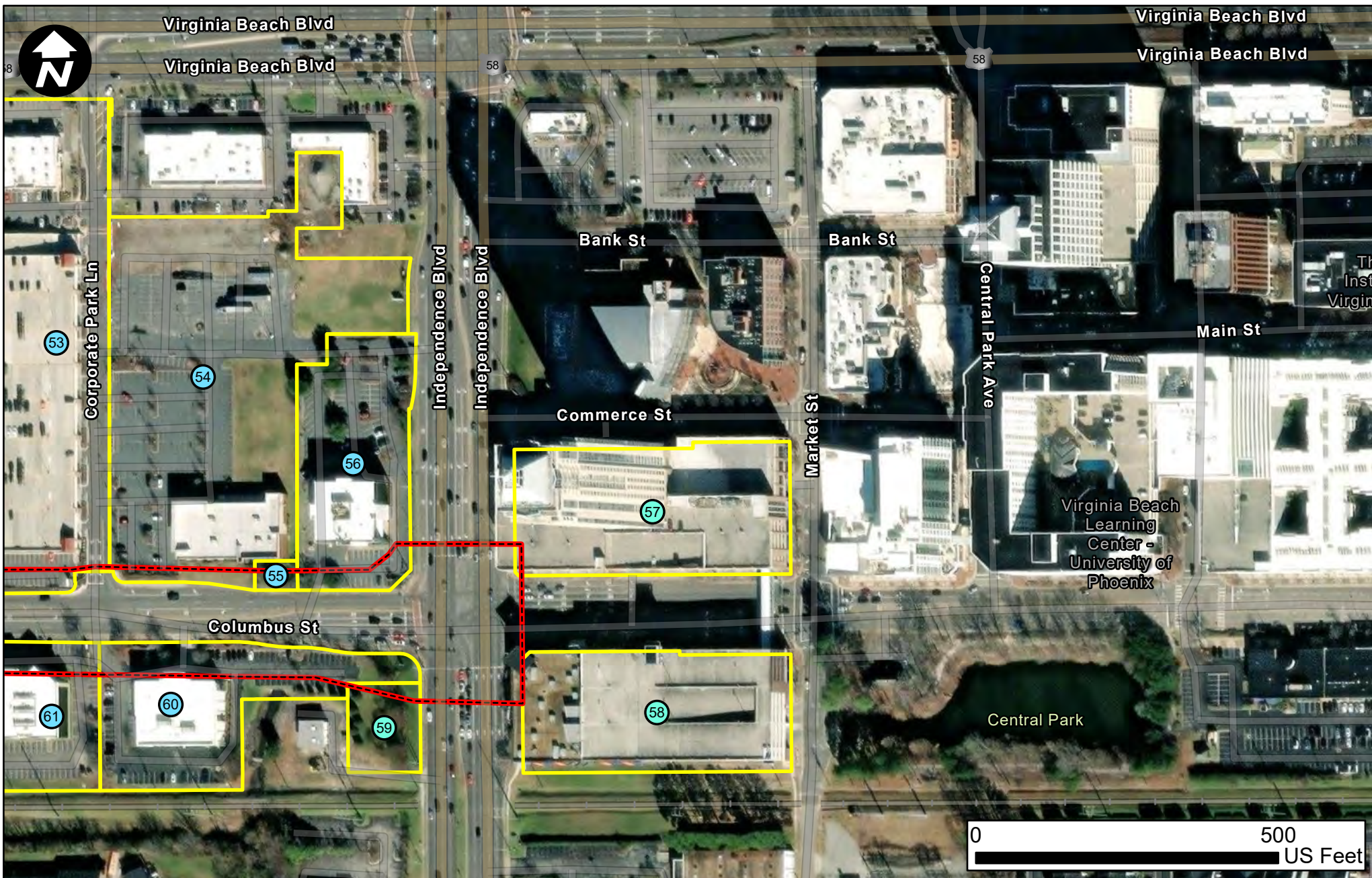
- PROJECT AREA (± 35 AC)
- PROJECT AREA PARCELS
- # PARTIAL TAKE
- # FULL TAKE
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CITY OF
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**CLEVELAND STREET IMPROVEMENTS
PHASE IV - CITY OF VIRGINIA BEACH, VA
(U000-134-859, CIP 2-135, UPC 110803)**

**PROJECT AREA PARCELS
SHEET THREE**



LEGEND

- PROJECT AREA (± 35 AC)
- PROJECT AREA PARCELS
- # PARTIAL TAKE
- # FULL TAKE
- # ADJACENT PROPERTY



CITY OF
**VIRGINIA
BEACH**

**CLEVELAND STREET IMPROVEMENTS
PHASE IV - CITY OF VIRGINIA BEACH, VA
(U000-134-859, CIP 2-135, UPC 110803)**

**PROJECT AREA PARCELS
SHEET FOUR**

Parcel Information				Fee Take Summary		
Number	Landowner Name	Parcel SF	Remainder	Total SF	Prescriptive SF	Non-Prescr. SF
1	CITY OF VIRGINIA BEACH	-	-	-	-	-
2	CITY OF VIRGINIA BEACH	11,933	7,888	4,045	0	4,045
3	CITY OF VIRGINIA BEACH	-	-	-	-	-
4	212 DENN L.L.C.	-	-	-	-	-
5	J&H LEGACY PROPERTIES, L.L.C.	-	-	-	-	-
7	J&H LEGACY PROPERTIES, L.L.C.	12,478	0	12,478	0	12,478
8	METRO HOLDINGS, LLC	12,062	0	12,062	0	12,062
9	STEPHEN A. SILLIPHANT	-	-	-	-	-
10	EDDIE R. CREEKMORE, JR. TRUST & SHARON P. CREEKMORE TRUST	-	-	-	-	-
11	CLAS 210, L.L.C.	-	-	-	-	-
12	5030 CLEVELAND STREET, LLC	15,625	0	15,625	0	15,625
13	2J INVESTMENTS, LLC	6,250	0	6,250	0	6,250
14	232 JERSEY AVE, LLC	-	-	-	-	-
15	DONALD W. WERNICK	-	-	-	-	-
16	GTD, L.C.	-	-	-	-	-
17	BARRY ALLEN DAIL, SR. TRUSTEE	-	-	-	-	-
18	DELRAND PROPERTIES, L.L.C.	15,625	0	15,625	0	15,625
19	VIRGINIA BEACH SALVAGE EXCHANGE	18,750	0	18,750	0	18,750
20	VIRGINIA BEACH SALVAGE EXCHANGE	-	-	-	-	-
21	TME HOLDINGS, LLC	-	-	-	-	-
22	AL MASON LANDSCAPING, INC.	-	-	-	-	-
23	AL MASON LANDSCAPING, INC.	-	-	-	-	-
24	VIRGINIA BEACH SALVAGE EXCHANGE	-	-	-	-	-
25	VIRGINIA BEACH SALVAGE EXCHANGE	-	-	-	-	-
26	COE LIVING TRUST	6,164	0	6,164	0	6,164
27	ALFRED M. MASON & BETTY B. MASON	12,414	0	12,414	0	12,414
28	RICHARD L. MCGHEE & SUSANNE B. MCGHEE	-	-	-	-	-
29	BARNARD ENTERPRISES	-	-	-	-	-
30	CHARLES ERVIN ELKS, JR. TRUST	34,564	0	34,564	0	34,564
31	DAVID BARNARD	-	-	-	-	-
32	VERIZON COMMUNICATIONS, INC.	-	-	-	-	-
33	VERIZON COMMUNICATIONS, INC.	-	-	-	-	-
34	DAVID BARNARD	-	-	-	-	-
35	ZIMMER PROPERTIES NO. 9, LLC	36,075	34,873	202	0	202
36	ZIMMER PROPERTIES NO. 9, LLC	-	-	-	-	-
37	GLORIA H. COVINGTON TRUSTEE	-	-	-	-	-
38	REZAINIK MANAGEMENT GROUP, LLC	19,749	19,414	335	0	335
39	MDB ENTERPRISES, INC.	15,689	0	15,689	0	15,689
40	EUCLID ASSOCIATES	56,124	52,496	2,628	0	2,628
41	PHILLIPS PROPERTIES, LLC	287,922	287,188	734	0	734
42	PARKER ENTERPRISES, LLC	-	-	-	-	-
43	TEL & ASSOCIATES, LLC	-	-	-	-	-
44	THOMAS A. LINDSEY REVOCABLE TRUST	-	-	-	-	-
45	ARAGONA BLVD. STORM WATER MANAGEMENT CO., L.C.	2,814	2,795	19	0	19
46	200 ARAGONA BLVD, LLC	62,502	62,021	480	0	480
47	LAND & BUILDING L.C.	10,041	9,863	178	0	178
48	MITCHELL LEE DUNBAR & COLEY K. DUNBAR	2,079	2,053	26	0	26
49	LAND & BUILDING L.C.	12,601	12,586	15	0	15
50	LOT 32, LLC	-	-	-	-	-
51	201 HORACE AVE, LLC	7,827	7,742	85	0	85
52	WAL-MART REAL ESTATE BUSINESS TRUST	485,557	480,939	4,618	0	4,618
53	RACHEL JOE, L.L.C.	538,206	535,056	3,150	0	3,150
54	COLUMBUS 4692 ASSOCIATES, L.L.C.	230,681	230,332	349	0	349
55	CITY OF VIRGINIA BEACH	3,422	3,025	397	0	397

Parcel Information				Fee Take Summary		
Number	Landowner Name	Deed Acreage	Remainder	Total (SF)	Prescriptive (SF)	Non-Prescr. (SF)
56	WEST NECK LLC	70,765	69,846	919	0	919
57	TCA 7 HOLDING, INC.	-	-	-	-	-
58	TOWN CENTER ASSOCIATES 12, LLC	-	-	-	-	-
59	CITY OF VIRGINIA BEACH	-	-	-	-	-
60	CRAWFORD PROPERTIES, LLC	78,105	74,917	3,187	0	3,187
61	VIRGINIA HICKORY ASSOCIATES, L.L.P.	54,929	53,946	983	0	983
62	COLUMBUS INVESTMENTS, L.L.C.	57,935	57,589	346	0	346
63	COLUMBUS SUMMIT, INC.	74,749	73,271	1,478	0	1,478
64	CITY OF VIRGINIA BEACH	-	-	-	-	-
65	UNITED STATES POSTAL SERVICE	129,421	129,368	53	0	53
66	CITY OF VIRGINIA BEACH	-	-	-	-	-
67	CITY OF VIRGINIA BEACH	-	-	-	-	-
68	LARAN ENTERPRISES, LLC	-	-	-	-	-
69	RHEMA TC, LLC	13,702	0	13,702	0	13,702
70	RHEMA TC, LLC	33,640	0	33,640	0	33,640
71	B & C RENTALS, L.L.C.	-	-	-	-	-
72	INTERMARK POPLAR SQUARE, LLC	58,983	58,129	854	0	854
73	KGI CLEVELAND, LLC	209,589	207,563	2,026	0	2,026
74	PHILLIPS PROPERTIES, LLC	90,367	86,461	3,906	0	3,906
75	MONDS RENTALS, LLC	41,429	38,314	3,115	0	3,115
76	CITY OF VIRGINIA BEACH	1,892	1,397	495	-	495
77	J/R RENTALS CO.	6,101	5,147	954	0	954
78	J/R RENTALS CO.	15,320	15,287	33	0	33
79	VIRGINIA CELLULAR LIMITED PARTNERSHIP	-	-	-	-	-
80	JOSEPH DESIMONE, JR & JOSEPH CARL DESIMONE	-	-	-	-	-
81	J/R RENTALS CO.	37,813	35,650	2,163	0	2,163
82	CITY OF VIRGINIA BEACH	-	-	-	-	-
83	RUDY'S AND KELLY'S HAIRSTYLIST INC.	-	-	-	-	-
84	EDDIE R. CREEKMORE, JR. & SHARON P. CREEKMORE TRUSTEES	-	-	-	-	-
85	CITY OF VIRGINIA BEACH	99,341	81,779	17,562	0	17,562
86	CLEVELAND STREET GROUP, LLC	30,825	30,794	33	0	33
87	P.I.E. LEASING, INC.	-	-	-	-	-
88	CITY OF VIRGINIA BEACH	100,000	98,283	1,717	0	1,717
89	KELNIC, LLC	-	-	-	-	-
90	EMILE KHALAF	-	-	-	-	-
91	CROWNED CRANE, L.C.	-	-	-	-	-
92	CROWNED CRANE, L.C.	-	-	-	-	-
93	CROWNED CRANE, L.C.	-	-	-	-	-
94	FRANK YACONIELLO & SHERYL YACONIELLO	-	-	-	-	-
95	FRANK YACONIELLO & SHERYL YACONIELLO	-	-	-	-	-
96	FRANK YACONIELLO & SHERYL YACONIELLO	-	-	-	-	-
97	FRANK YACONIELLO & SHERYL YACONIELLO	-	-	-	-	-
98	E.L. HUDSON ENTERPRISES, LLC	-	-	-	-	-
99	E.L. HUDSON ENTERPRISES, LLC	-	-	-	-	-
100	E.L. HUDSON ENTERPRISES, LLC	-	-	-	-	-
101	E.L. HUDSON ENTERPRISES, LLC	-	-	-	-	-
102	CLEVELAND STREET GROUP, LLC	-	-	-	-	-
103	JNJ ENTERPRISES, LLC	-	-	-	-	-
104	CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY	-	-	-	-	-
105	MARGARIT S. HARRIS	-	-	-	-	-
106	PRICE'S HOLDINGS, LLC	-	-	-	-	-
107	WITCHDUCK ONE PARTNERSHIP	-	-	-	-	-
				TOTAL = *		
				57,087		
				*EXCLUDING TOTAL TAKES		

**APPENDIX D –
SUMMARY OF RESPONSES TO JANUARY CERTIFIED MAILING**

15	5, 6, & 7	J. and H. Copelli	2/23/2024	Parcel is a total take. Concerned with time sensitive nature on relocation of business. They've been in the building since 1982 and are unsure if they could sell the property if they find a new property and the City is in the ROW acquisition phase. They would like to remain close to the interstate so they have access to military bases where they hold contracts. Asked if parcel #5 would need to be acquired. Parcel #5 is the parking lot to the building.	2/23/2024	Discussed project improvements that impact their property. Gathered information about their building. Reached out to Real Estate to ask about early acquisition on the property.
16	56	S. Overton	2/26/2024	Concerned with loss of parking at the Wells Fargo building. The parcel has already lost 19 parking spots with the widening of Independence Blvd. Worried if they were to lose an additional 10 parking spots their parcel will be rendered useless.	2/26/2024	Advised we could work with design engineer on a potential solution to minimize impacts.
17	89	G. Kirby	2/27/2024	Interested in what is proposed across the street, so they know how to improve their building and parcel. Questions on parking lot layout and concerns with homeless hanging around the area	2/27/2024	Discussed the parking layout in front of their parcel. Had questions about the number of spaces, how wide and long the parking spaces are. Discussed layout of pedestrian improvements. Discussed the tentative schedule.
18	63	B. Crawford	2/27/2024	Just received letter but wanted additional time to review. Expressed concern about losing parking and loss of landscaping. Concerned with disrupting the health care center. Would like to discuss construction methods. Mentioned there is an existing stamped concrete apron in the front of the building. Requested renderings of the improvements and wanted to know the aesthetics of the street. Stated that the sidewalk currently matches that of Town Center. Would like to meet in-person when back in Virginia Beach.	2/27/2024	Discussed the roadway impacts. Parking will not be reduced with the roadway improvements but will need to coordinate during construction to install storm improvements. The sign at the corner of Columbus Ave and Independence Blvd will remain. The landscaping will be disturbed. Will provide rendering as we get closer to the Public Hearing.
19	41 & 74	J. Rust - Attorney	3/4/2024	Email with letter sent from attorney. Questions include project schedule, stage of City funding, impacts to existing covenants, restrictions, zoning regulations, and setback requirements, accuracy of property lines, and plans to accommodate loss of parking spaces to businesses.	4/23/2024	Questions from the attorney were answered. They were advised of the following: -The scheduled has been shifted by a year, -The project is funded through design, -The project is not anticipated to impact existing covenants, conditions, and restrictions within the project corridor, -ROW acquisition is anticipated to begin in Spring 2025, -Clarifications to depicted property lines, and -The City would be evaluating parking for each parcel and would provide additional details.
20	63	B. Crawford & C. Crawford	5/14/2023	The City met with the Crawfords. The Crawfords noted they do not want stormwater improvements to impact their parcel, are concerned about losing parking, do not want heavy equipment encroaching into their parking lot during construction, have concerns about existing landscaping which may be impacted, and provided suggestions on the aesthetics of the project corridor in front of their property.	5/14/2024	Aesthetic improvements were discussed and the Crawford's were advised the City would evaluate the design to determine if it is possible to eliminate stormwater improvements to their parcel.