



RUDEE LOOP PARK

A VISION FOR THE REDEVELOPMENT OF RUDEE LOOP

// A RESPONSE TO
THE REQUEST FOR
INFORMATION & IDEAS

SUBMITTED BY
// VIRGINIA BEACH PARKS & RECREATION
// PLANNING, DESIGN & DEVELOPMENT

VIRGINIA BEACH
**PARKS &
RECREATION**
VBPARKSREC.COM

Virginia Beach Parks & Recreation's Planning, Design & Development Division (PDD) is pleased to present our response to the Request for Information and Ideas for the Rudee Loop properties. PDD is a team of landscape architects, planners and project managers who manage the development of parks and public spaces within Virginia Beach.

We recognize Rudee Loop provides a once in a lifetime opportunity to create a destination at the southern end of the resort area. During the process of updating the 2008 Resort Area Strategic Action Plan, the public suggested open space be included in the Rudee Loop area. In updating the plan in 2019, thousands of citizens weighed in stating public open space should be maintained in the development of Rudee Loop.

PDD recognizes the resort area is one of the economic engines of the City. Our RFI response creates continuous green space with event and activity spaces while reserving areas for commercial/residential development and maintaining connectivity to the Marina District, the Boardwalk and the resort area to the north. //



Looking east over the Main Green and performance stage

Welcome to Rudee Loop Park.



EXISTING SITE CONDITIONS

RUDEE LOOP

The proposal encompasses the approximately eight acres of City owned/controlled property at the southern end of Atlantic Avenue. It begins at the Atlantic Avenue two-way traffic split between 4th Street and 5th Street and includes 300 Atlantic Avenue, 4th Street Municipal Parking Lot, the Rudee Loop Parking Lot, including the unpaved area adjacent to 3rd Street, the 2nd Street Municipal Parking Lot and the areas adjacent to Rudee Inlet.

City facilities within the project area include the 2nd Street Public Restroom Facility and the Grommet Island Accessible Playground. Grommet Island will remain as it is. The Restroom Facility structure will remain in its current location with interior renovations as needed. The exterior will be renovated to better blend with the new park environment.

There is a Virginia Beach/Hampton Roads Transit trolley transfer station on Atlantic Avenue, adjacent to the 4th Street Municipal Parking Lot. There are no changes planned for this station and no changes to the large portion of the 4th Street Municipal Parking Lot north of the residential property at 312 Atlantic Avenue.

City utilities, water and sanitary sewer, are within the southbound Atlantic Avenue right-of-way after the roadway split but turn east in the 3rd Street right-of-way and connect to the water and sewer in the north bound Atlantic Avenue right-of-way providing service to the Schooner Inn and the 2nd Street Restroom Facility. These will not need to be relocated. A large portion of the properties within the development area is being used for public parking. Within the three municipal lots, there are approximately 318 parking spaces. In addition to the lot spaces, there are approximately 65 on street metered spaces along Atlantic Avenue within the development area.

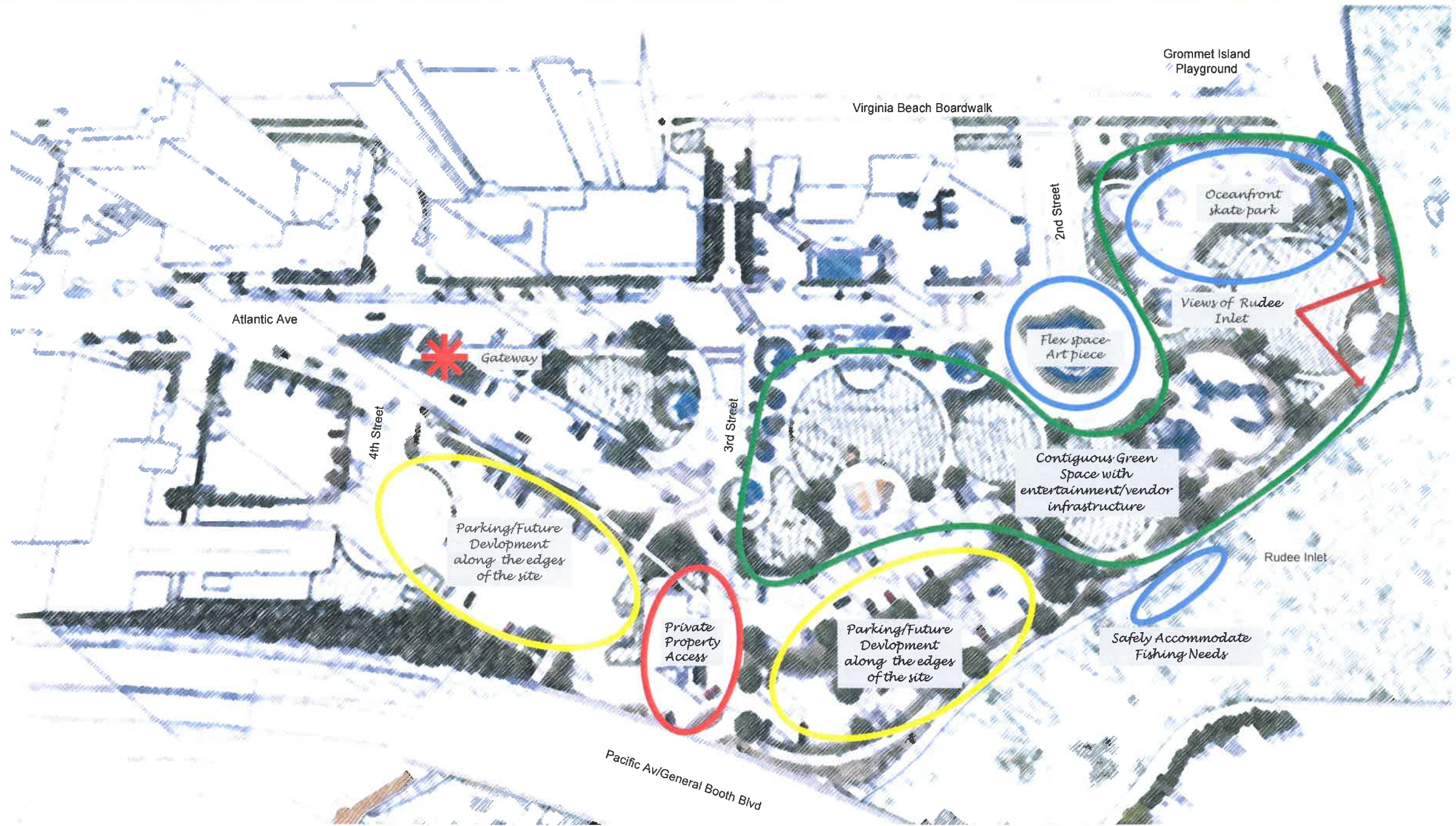
The current vehicular circulation pattern in the development area has the Atlantic Avenue travel lanes separating just north of 4th Street with the outside lane being a bus/trolley lane and the inside lane for all other vehicles. The southbound traffic continues to Rudee Inlet, turns east adjacent to the inlet before turning north and rejoining northbound Atlantic Avenue. 3rd Street provides a two-way traffic connection between the split north and south lanes of Atlantic Avenue. 2nd Street is the connection between north bound Atlantic Avenue and the Virginia Beach Boardwalk. 2nd Street is the access point to the boardwalk for the Holiday Lights at the Beach event. Vehicles are queued on southbound Atlantic Avenue beginning at 21st Street.

Pedestrian circulation through the area tends to be on the perimeter of the development area. There is a pedestrian connection from the Marina District to the Boardwalk along Rudee Inlet. There is a guardrail separating the walkway from Atlantic Avenue and a fence preventing access to the water. People go through the gaps in the fence to fish along the rocky edge of Rudee Inlet.

Through previous development plans over the years, several of the numbered streets connecting Atlantic Avenue to the Boardwalk have been developed into pedestrian gateways. The nearest park/performance space to Rudee Loop is the 17th Street Park, approximately one mile north of the development area. //

THE VISION

Our vision is to create a destination open space at the southern terminus of Atlantic Avenue where space is provided for all types of activities from surfing to skateboarding, from sculptural playgrounds to performance venues, from sitting in swings watching boats in Rudee Inlet to grabbing something to eat from a food truck and enjoying a picnic on the grass. A destination where meeting in The Loop requires no directions and being in The Loop, requires no explanation.



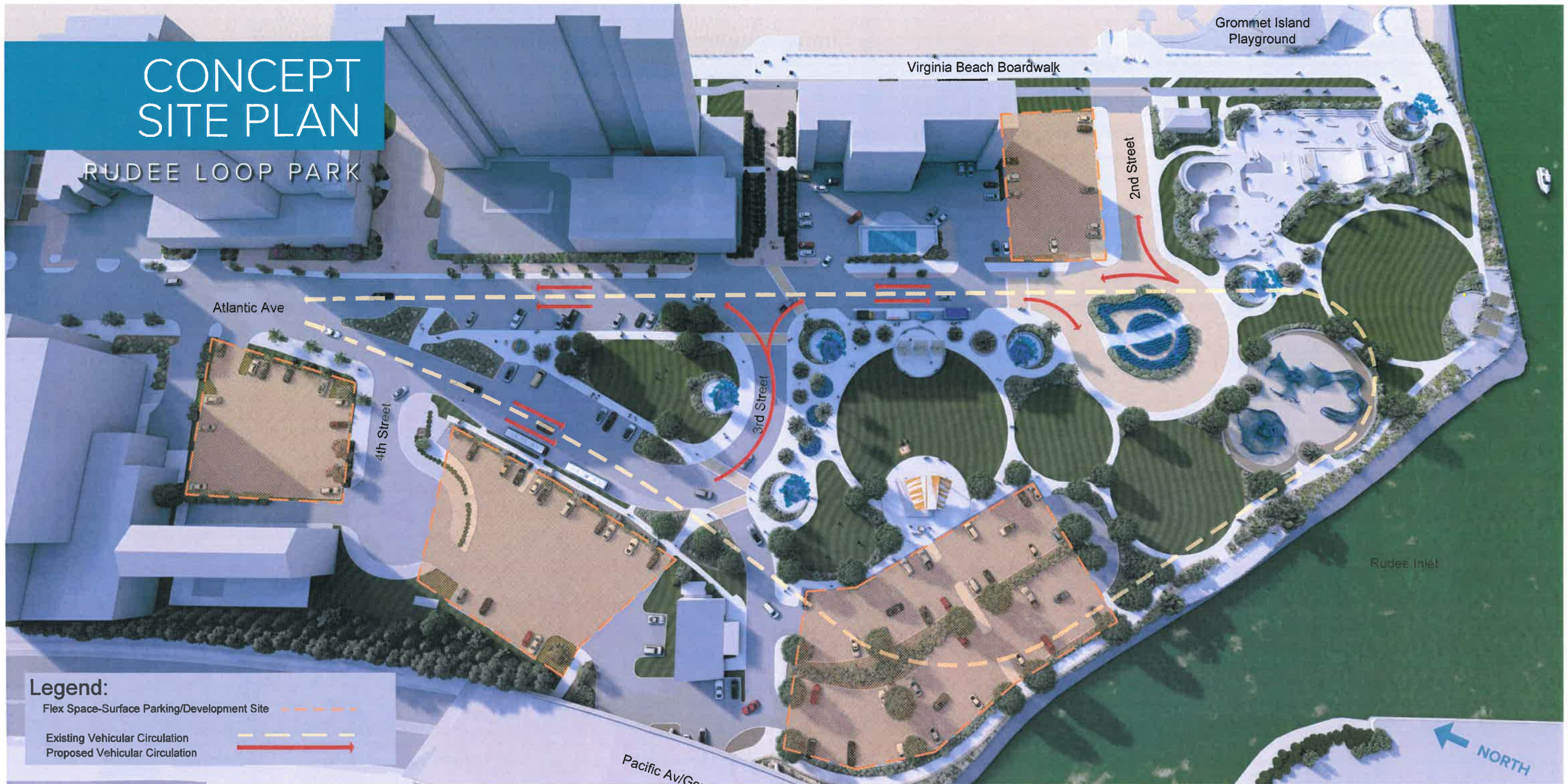
CONCEPT SITE PLAN

RUDEE LOOP PARK



LEGEND

- | | | | | |
|--------------------------------------|--|--|---|--|
| A Gateway Park Entrance | D Flex Space for Additional Park or Development | F Competition Skate Park | J Open Green Space (TYP.) | M Main Green w. small stage |
| B Food Truck Court/Plaza | E Vehicular Access to Boardwalk (as required) | G Point Plaza | K Fishing Pier | N-P Flex Space/Parking Garage/Development |
| C Roundabout/Flex Plaza Space | | H Artful Climbing Playground Structures | L Multi-Use Path connects to the Marina District | O Entry Green |
| | | I Roundabout/Flex Plaza Artwork | | |



CONCEPT SITE PLAN

RUDEE LOOP PARK

Legend:

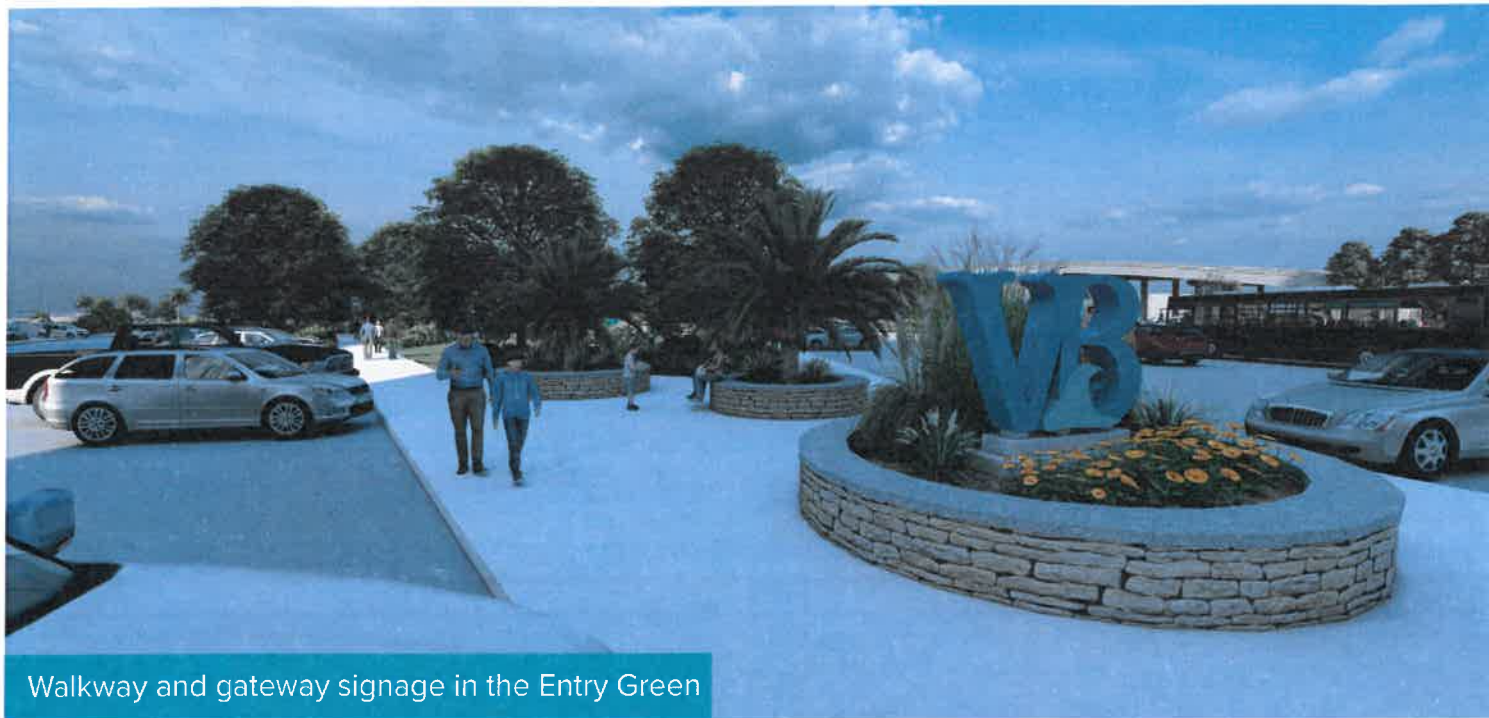
- Flex Space-Surface Parking/Development Site - - - - -
- Existing Vehicular Circulation - - - - -
- Proposed Vehicular Circulation →

FUTURE DEVELOPMENT SITES

The surface parking areas within Rudee Loop Park are located around the perimeter of the park allowing for a continuous park space while reserving these surface lots as future development space. These spaces can be developed as parking garages with commercial and/or residential development. Ideally, these will be developed with street level retail spaces to encourage pedestrian traffic with a parking structure behind the storefronts and residential/hotel above.

VEHICULAR CIRCULATION

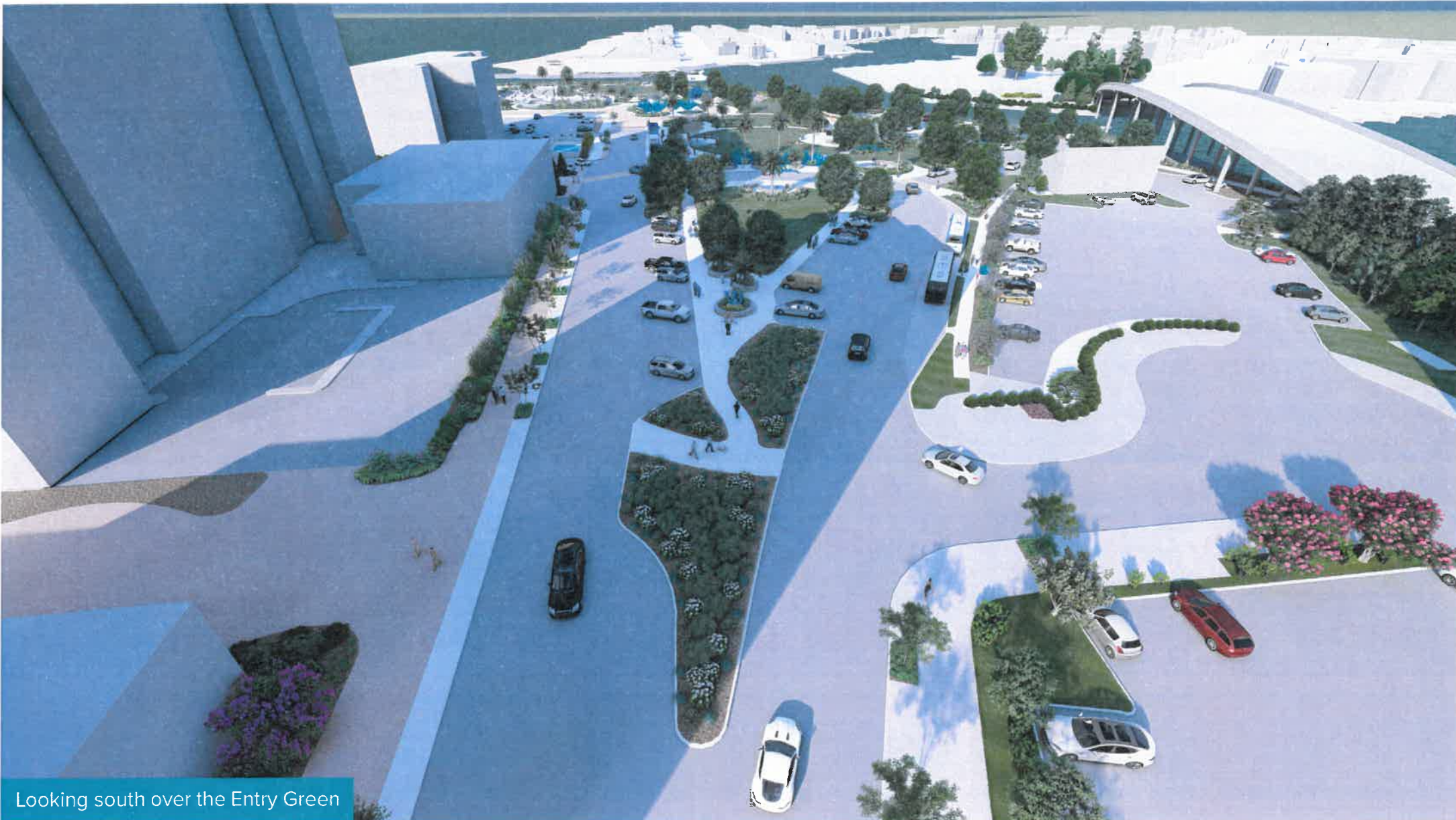
The split between the north and south bound lanes of Atlantic Avenue remains the same. The loop from south bound to north bound is now made at 3rd Street. Access to the 4th Street Municipal Parking lot and the trolley transfer station remains unchanged. Access to the residential property at 312 Atlantic is maintained. As the turn is made from 3rd Street to northbound Atlantic Avenue, access is maintained to the Schooner Inn and to the Boardwalk by a right turn onto the two-way traffic section of Atlantic Avenue, that terminates with a speed table and roundabout at 2nd Street. The speed table is a traffic calming device created by a change in pavement material and change in elevation. The roundabout will be the terminus of Atlantic Avenue for vehicles. Queuing for the *Holiday Lights at the Beach* will occur on Atlantic Avenue, along 3rd Street, then south onto Atlantic Avenue to the 2nd Street Boardwalk access. For large events, the 2nd Street roundabout can be closed for event space with traffic restrictions in place at 3rd Street that allow access to the Schooner Inn.



Walkway and gateway signage in the Entry Green



Walkway along Entry Green toward Main Green



Looking south over the Entry Green

ENTRY GREEN

RUDEE LOOP PARK

Whether by car, public transportation, bike or on foot, the Entry Green will be the welcoming gateway to The Loop. It will include gateway signage, ornamental plantings, open lawn and seating areas.

MAIN GREEN RUDEE LOOP PARK

The Main Green is the primary performance event space in Rudee Loop Park. Main Green's edge along 3rd Street provides raised planters for seating, with simulated water fountains created from vertical blue tubes and enclosed circular seating areas with sculptural tree like shade structures. Along the Atlantic Av. side of the Main Green, there is infrastructure in place to support food trucks with additional raised planters and a seat wall for seating and shade structures with bench seating. At night, there will be architectural lighting to illuminate the simulated water fountains, the shade structures and the performance structure.



Looking southwest over the Main Green



Food truck vending area along Atlantic Ave with seating areas



Performance stage on the lawn with simulated fountains along 3rd Street



View of skatepark from the Boardwalk showing half pipes, bowls and skate plaza



Skatepark entrance from the Boardwalk with seating area and shade structure



Boardwalk bike path adjacent to the skatepark



View of skatepark looking east with stepped plaza and multi-level bowls

SKATE PARK RUDEE LOOP PARK

Adjacent to the Boardwalk; is the 20,000 square foot skatepark. Designed for all wheeled sport users at all skill levels, the skatepark will include half pipes, a bowl, a variable depth flow bowl and skate plaza. The skatepark is sited which allows temporary grandstands to be installed for spectators during large competition events.



Aerial view of playground looking east from Rudee Inlet

ARTFUL PLAY STRUCTURES RUDEE LOOP PARK

Along the western edge of the park adjacent to Rudee Inlet is a sculptural playground. The play structures are blue, undulating tube and net structures to represent water and waves on a sand colored rubberized safety surface. The area is enclosed by a seat wall and surrounded by ornamental plantings.



The Stingray Playground



Playground climbing structure



Aerial view of fishing pier on Rudee Inlet



Perimeter walk and entrance to fishing pier



Fishing pier with Pacific Ave/General Booth Blvd overpass in background

FISHING PIER RUDEE LOOP PARK

Along the pedestrian walkway that connects the surface parking lots and the Marina District to the Boardwalk, an ADA accessible fishing pier is provided along the water's edge. To ensure the safety of pedestrians on the walkway, the pier has a single entrance with landscape plantings as a buffer between the pier and the walkway.

Shade structures with bench swings overlooking Rudee Inlet



Step seating along Rudee Inlet at Point Plaza



Aerial view of Point Plaza

POINT PLAZA

RUDEE LOOP PARK

Along the pedestrian walkway at the southern tip of Rudee Loop Park is Point Plaza. The spot where you can sit in bench swings under the shade structures or on the steps and watch the boats come and go in Rudee Inlet.



Main Green walkway at night



Point Plaza at night



Entry Green seating area at night

ARCHITECTURAL LIGHTING

RUDEE LOOP PARK

Architectural and site lighting will be incorporated throughout the site to promote a safe environment and highlight many of the unique architectural and sculptural features within the park.



Walkway thru the Fountain



In the Fountain

THE ROUNABOUT

RUDEE LOOP PARK

The southern terminus of Atlantic Avenue is the Roundabout. As a traffic calming measure, the paved surface is raised above the existing roadway and has a different paving material. The center of the Roundabout has a simulated fountain created by varying heights of tubes in different shades of blue. These will be lighted at night. For large events, the Roundabout can be closed to traffic and used for event space. Access to the Schooner Inn will be maintained during events.



Aerial view looking towards Rudee Inlet



THE ROUNDABOUT

RUDEE LOOP PARK

ACTIVATED EVENT SPACE

For large events, the Roundabout can be closed to traffic and used for event space. Access to the Schooner Inn will be maintained during events.



DEVELOPMENT PROCESS

RUDEE LOOP PARK



Aerial view of Rudee Loop Park looking northwest

DEVELOPMENT PROCESS

RUDEE LOOP PARK

To develop this concept further, a Request for Proposals will be advertised to engage a design firm with the expertise and proven experience to design successful public spaces. Equally important is a demonstrated history of public engagement in the design development of these types of signature park projects. It will be critically important to the success of the project that adjacent property owners, specific user groups, residents and resort area committees and commissions are fully engaged in the project as the design progresses. Through in-person design charrettes with online feedback opportunities, the public will have multiple opportunities and methods to provide input.

The skatepark is a unique component of Rudee Loop Park and requires specific design skills. VBPR will require a nationally recognized skatepark design firm to be a part of the design team. A separate design charrette process will be held with the wheeled sports community to gather their input and skatepark design feedback.

The Planning, Design & Development team is very familiar with park development processes. PDD has the skills and knowledge to work collaboratively with a design consulting team to deliver a successful destination park.

PROGRAMMING & OPERATIONS

RUDEE LOOP PARK

In the Resort Area Strategic Action Plan 2030, the first priority identified is the Central Management Entities & The TIP Fund. Developing Rudee Loop Park as a destination is expensive but a relatively simple construction project. Programming and operations will require a level of service above the current capacity of the City and best handled by a Central Management Entity (CME). Cleanup during and after events and intensive grounds maintenance are labor intensive activities. The CME will have the flexibility needed to program the space for all types and sizes of events, both long planned and quick “pop up” events. With the maintenance and operations of the site under their control, the CME has the built-in coordination and flexibility to manage the setup and breakdown of events and the ability to clean up and perform the necessary maintenance of the site. This relieves City staff from responding to ever changing schedules to support events and having to pull resources from other parts of the City during periods of high employee vacancies. Funding for the CME may come from the dedicated Tourism Investment Program(TIP) or a combination of TIP and City contribution.

The CME approach to programming and management of park space is not uncommon and the City/CME relationship varies. For example, Chicago’s Millennium Park is a public park on city owned property. The Millennium Park Foundation secured \$220 million in private donations and contributed this to the construction of the park. Ongoing contributions from the Foundation support ongoing art exhibits and additions to the park as well as programs.

In New York City, the day-to-day operations of Central Park are carried out by the Central Park Conservancy. The staff handles all maintenance, park restoration and provides visitor services to the 42 million visitors each year. The annual maintenance cost is primarily funded through private donations which allows the city to allocate their resources to other parks within the city.

Each city developed a unique partnership with a Central Management Entity to meet the needs of their park.



Main Green walkway along 3rd Street



Main Green walkway near the skatepark



Aerial view looking east



Sculptural tree shade structure and seating area

PLANNING, DESIGN & DEVELOPMENT

RUDEE LOOP PARK

The Planning, Design & Development Division (PDD) of Virginia Beach Parks & Recreation is uniquely qualified to develop this plan for Rudee Loop. PDD's current staff has a combined 160+ years in landscape architecture, planning and project management in both the public and private sector. Their work histories reveal a diversity of public space projects that include developing detailed design and construction documents while in the private sector and managing design consultants, facilitating public input and providing design guidance while in the public sector. The PDD team's private sector experience includes planning and site design for projects including New Town in Williamsburg and the Villages at West Neck Golf Course in Virginia Beach. The team also has a diverse portfolio of project experiences they've brought to PDD from other public sector organizations including the HRT Light Rail System, City of Norfolk's Town Point Park, the Southside Aquatic Center, and the Norfolk Parks & Recreation Master Plan.

PDD's current team contribution to Virginia Beach is as diverse as their work experiences. The team has been involved with the planning, design and construction of Williams Farm, Bow Creek and Kempsville Recreation Centers and the Parks & Recreation Administration Building. Team members have managed and worked with consultants developing the Virginia Beach Outdoors Plan, Virginia Beach Active Transportation Plan, and the Virginia Beach Recreation Center Modernization Study. The team has worked to design and renovate numerous neighborhood parks and worked with consultants developing large park sites from site plan through construction including Lake Lawson/Lake Smith Natural Area, Marshview Park, and Providence Park. PDD led the City's partnership with Hampton Roads Sanitation District in the highly successful development and construction of Woodstock Park and is a partner with Virginia Beach Public Works in the transformation of Bow Creek Golf Course into the Bow Creek Stormwater Park.

The Planning, Design & Development Division of Virginia Beach Parks & Recreation has the experience and expertise to partner with other City agencies to lead the redevelopment of Rudee Loop.

PLANNING, DESIGN & DEVELOPMENT PROJECT TEAM

RUDEE LOOP PARK



CHAD MORRIS
PLA

EDUCATION

West Virginia University
B.S., Landscape Architecture
1998

LICENSES/MEMBERSHIPS

- Professional Landscape Architect - Virginia
- American Society of Landscape Architects - Member
- National Recreation & Parks Association - Member

EXPERIENCE

24 Total Years in Landscape Architecture

- 8 years - City of Virginia Beach
- 5 years - City of Norfolk
- 11 years - in the private sector

24+ years of experience in the fields of landscape architecture, planning and project management in both the public and private sector.

TITLE

Administrator
Planning, Design & Development
Virginia Beach Parks & Recreation
City of Virginia Beach

SIGNIFICANT PROJECTS

Bow Creek Stormwater Park, Virginia Beach

Working collaboratively with Public Works and the design team to convert an existing golf course into a multifaceted recreational amenity while addressing stormwater flooding for the Windsor Woods, Princess Anne Plaza, and The Lakes neighborhoods

Kempsville Recreation Center, Virginia Beach

Managing the parks and recreation "big picture" aspects of the project from CIP funding, working with consultant teams and Public Works Facilities Design & Construction, program development, public engagement and ensuing internal P&R stakeholders and the community's needs were met.

Woodstock Park Improvements, Virginia Beach

Partnership establishment and development with HRSD early and throughout the entire project as well as design-build team selection, design collaboration efforts, ensuring park space and improvements meet parks and recreation expectations, public engagement, and ensuring the project provides the best shared community asset possible.

Southside Aquatics Center, Norfolk

Management of the parks and recreation aspects of the project from working with design consultants (engineers and architects) as well as the Public Works Design and Construction team. Also, coordinated the program development, public engagement and ensuring internal P&R stakeholders and community needs were met.



MICHAEL ANAYA
ASLA

EDUCATION

Clemson University
Bachelor of Landscape
Architecture 2005

LICENSES/MEMBERSHIPS

- American Society of Landscape Architects - Member

EXPERIENCE

19 Total Years in Landscape Architecture

- 4 years - City of Virginia Beach
- 4 years - City of Chesapeake
- 3 years - City of Hampton
- 8 years - in the private sector

19 years of experience in the fields of landscape architecture, planning and project management in both the public and private sector.

TITLE

Planner II
Planning, Design & Development
Virginia Beach Parks & Recreation
City of Virginia Beach

SIGNIFICANT PROJECTS

Level Green Park Improvements, Virginia Beach

Develop program based on community and park system needs, prepare conceptual master plan and conduct public input sessions. Work collaboratively with Public Works and the design team to define project scope and prepare plans to be bid for construction.

Great Neck Park Pavilion, Virginia Beach

Work with stakeholders to develop program and prepare conceptual plans. Work collaboratively with Public Works and the design team to define project scope and prepare plans to be bid for construction. Represent owner/stakeholders through construction progress.

Princess Anne Athletic Complex Sports Management/Athletics Office Replacement, Virginia Beach

Work with stakeholders to develop program and prepare conceptual plans. Work collaboratively with Public Works and the design team to define project scope and prepare plans to be bid for construction. Represent owner/stakeholders through construction progress.

PLANNING, DESIGN & DEVELOPMENT PROJECT TEAM

RUDEE LOOP PARK



DEAN BOWLES
PLA

EDUCATION

Mississippi State University

- Bachelor of Landscape Architecture 1981
- Bachelor of Business Administration 1984

Old Dominion University

- Master of Public Administration 2002

LICENSES/MEMBERSHIPS

- Professional Landscape Architect - Virginia
- National Recreation & Parks Association - Member

EXPERIENCE

38 Total Years in Landscape Architecture

- 6 years - City of Virginia Beach
- 26 years - City of Norfolk
- 6 years - in the private sector

38+ years of experience in the fields of landscape architecture and project management in both the public and private sector.

TITLE

Planner II
Planning, Design & Development
Virginia Beach Parks & Recreation
City of Virginia Beach

SIGNIFICANT PROJECTS

Woodstock Park Improvements, Virginia Beach

Worked collaboratively with HRSD and the design build team from the design phase of this project to end of construction. Represented the city in multiple public meeting and assisted with the coordination of the design charrettes with the wheeled sports community for the final design of the skatepark.

Broad Creek, Norfolk

Team member with city staff and NRHA in the redevelopment of the Broad Creek Neighborhood and Broad Creek Linear Park. In conjunction with Public Works, managed the construction of Broad Creek Linear Park. With the selected artist and Council representative, facilitated public input in the design of the Broad Creek public art.

Town Point Park, Norfolk

Team member with city and Festevents staff in the redevelopment design and construction of Town Point Park on the downtown Norfolk waterfront to upgrade the park to better accommodate festivals and concerts while maintaining the park as public open space.

Norfolk Light Rail, Norfolk

Team member with city and HRT staff in the design of the Norfolk light rail system. Designed the ornamental plantings along the light rail line and stations and managed the installation of the landscape improvements.



BRIAN PHELPS

EXPERIENCE

24 Total Years in Park Planning, Design and Construction
City of Virginia Beach

24 years of experience in the fields of park planning, park design and project management with a total of 40 years served with the City of Virginia Beach.

TITLE

Planner II
Planning, Design & Development
Virginia Beach Parks & Recreation
City of Virginia Beach

SIGNIFICANT PROJECTS

Mount Trashmore Park, Virginia Beach

Worked collaboratively with park staff, Public Works and the design consultants on the design to upgrade the park office and the design and construction of the permanent stage and amphitheater.

Park/Playground Renovation Projects, Virginia Beach

Design and manage the construction of play-systems and park renovation plans. With over 200 parks within the City of Virginia Beach, this is an ongoing process. Extensive public involvement targeting adjacent property owner, neighborhoods, and civic leagues. Working with multiple play-system equipment vendors and city staff.

Princess Anne Athletic Complex, Virginia Beach

Worked collaboratively with athletic complex staff, Public Works and the design consultant to develop plans, bid documents and manage the construction of the concession and restroom buildings.

Parks and Recreation Administration Building, Virginia Beach

Worked extensively with city staff to understand their space and equipment needs in the new building. Worked collaboratively with Public Works and the design consultant to ensure the needs were provided in the new building. With Public Works, managed the construction of the administration building, coordinated the delivery and set up of the furniture, fixtures and equipment, and managed the sequencing of the move in for over 110 employees.



RUDEE LOOP PARK

A VISION FOR THE REDEVELOPMENT OF RUDEE LOOP

POINT OF CONTACT
Chad Morris, Administrator
Planning, Design & Development
Virginia Beach Parks & Recreation
cmorris@vbgov.com
757-385-1109

VIRGINIA BEACH
**PARKS &
RECREATION**
VBPARKSREC.COM