Buckroe Park Master Plan
Buckroe Beach: *Hampton, Virginia* 2011
Acknowledgements

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• Amy Jordan: Economic Development Redevelopment Manager
• Donn Leavenworth: Senior Park Manager
• Donald Whipple: Senior City Planner
• Michael Hayes: Senior City Planner
• Parks & Recreation Department

Prepared For:

Prepared By:

Buckroe Park lighthouse
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Part I: Analysis
Introduction

Purpose of the Project
Project Location
Description of the Site
History
Previous Plans & Studies
Purpose of the Project

Buckroe Park is a remarkable asset for the City of Hampton. The bay front location makes it an asset that is extremely rare for any city. It is cause for the citizens of Hampton to be grateful. Yet, not only is the location critical, this spot is designated for public use providing access to one of Virginia’s great resources (The Chesapeake Bay). Proceeding with immense amounts of careful thought and creativity, the City of Hampton has the opportunity to enhance a phenomenal waterfront park with world-class access to the sandy beaches of the Chesapeake Bay. The master plan study includes the entire boardwalk, the main Buckroe Park site, two piers, and the two public connection access corridors between 1st Street and the boardwalk.

In its current state, Buckroe Park is a tremendous asset that has seen its better day. There are on going improvements that are leading the charge to make Buckroe Park a featured attraction for the citizens of Hampton and beyond. All efforts and improvements must be made with the same quality standards, so that the park is the best it can be.

The Buckroe Park Master Plan will be a collaboration of the Community Development Department, and Parks and Recreation Department. The plan is meant to establish program use recommendations appropriate to the park and design upgrades that address the needs of the citizens of Hampton. The resulting program will be applied to the park site and arranged in a clear, well-designed Master Plan Report to serve as a guide for the future of Buckroe Park.

The Buckroe Park design and improvements study (Buckroe Park Master Plan) is a direct implementation strategy that is outlined in the previously prepared Buckroe Master Plan (see page 15 for more information on the Buckroe Master plan).
Project Location

Buckroe Beach is located north of historic Fort Monroe and approximately 3.5 miles northeast of Downtown Hampton and Hampton University, which is close to a 10 minute drive.

Buckroe Park is located south of Grandview Natural preserve, which consists of natural trails accessed by foot or bike.

On a clear day across the Chesapeake Bay, Norfolk beach is visible from Buckroe Beach.
Description of the Site

Buckroe Park occupies an approximately 23.62 acre site. This includes 3/4 mile of beach and boardwalk. The approximately 10 acre beachfront area of the park is predominantly flat with a gentle slope towards the beach.

The park’s main entry way is off of North Mallory Street and is on axis with East Pembroke Avenue. Flanking the park entry drive are two recently updated neighborhood square parks.

The park entry drive sits on axis with the entry plaza and stage pavilion. The entry plaza opens up to a lawn space in front of the stage pavilion and the beachfront park area. Sidewalks angle off of the entry plaza in opposite directions connecting to the lighthouse and the anchor planter/playground area.

Running adjacent to the beachfront park and the adjacent neighborhoods is a boardwalk, which incorporates a bike path, planters, a wide walkway, and sea wall. Connecting to the boardwalk are two public access corridors off of North 1st Street. Where the boardwalk ends at South Resort Boulevard, a sidewalk leads to the Buckroe Fishing Pier.

The sand beach and Chesapeake Bay are located directly adjacent to the boardwalk/sea wall. A wood pier bisects the beach and is located on axis with the back of the stage pavilion.

From The City of Hampton Parks and Recreation website (January 2012):

Kayaks and paddle boats are available for rental. There are two picnic shelters with tables and grills, children’s playground, restroom facilities available May 15th through September 15th from 10:00 AM - 6:00 PM, a stage pavilion for community events and ample open space. Dogs are not allowed in the park from May 15th to September 15th. Park rangers are on site year-round.
Description of the Site

Buckroe Park main entry

Lighthouse remaining from when the site was an amusement park

View towards the Chesapeake Bay, the sea wall, the beach, and the pier from the boardwalk

View looking north along the southern portion of the boardwalk

View looking north down South Resort Blvd., the sidewalk, and sea wall towards the stage pavilion form the Buckroe Fishing Pier area

View into one of the neighborhood square parks

View of the entry plaza and stage pavilion in the background

View of the playground
History

The history of the Buckroe Park site and the surrounding area dates back to the 1600s. In 1619, the “Buck Roe” Plantation was designated for public use for the newly-arrived English settlers of the Virginia Company of London. In 1620, the London Company sent Frenchmen there to teach the colonists grape and silk worm culture (a historical marker sign describes this history and is located near the main entry sign). By 1637, however, the plantation had joined the rest of the colony as a tobacco field.

In 1897, a local entrepreneur extended his electric trolley car line to Buckroe, opened a hotel, a pavilion for dancing and an amusement park. The amusement park and adjacent public beach were popular destinations for social outings in the late 19th and first half of the 20th centuries.

Although the amusement park closed in 1985, the famous carousel was preserved and relocated to the waterfront area of nearby downtown Hampton, where it is a popular attraction. Following the amusement park closing the City of Hampton purchased the property in order to protect it from development interest that would run contrary to the community’s vision. The city then built a park, improved the beach, and land-banked the remainder of the property for future development.

Today there are very few reminders of the park’s past.

The lighthouse is the main remaining element from when the site was an amusement park. Over time this lighthouse has become under maintained; however, it has always been an important iconic symbol for Buckroe Park. Also, throughout the park are painted decorative balls incorporated on the tops of columns. These decorative balls were saved from the columns and fence that once enclosed the amusement park.

Buckroe Park’s history as a recreational destination is still viewed similarly today. While the park no longer is home to an amusement park, it still is heavily utilized and enjoyed (especially during the spring and summer months) for recreation and leisure activities.

Historic postcards depicting the amusement park and the former Buckroe Hotel help illustrate the site and the surrounding areas storied history. As can be seen in many of the old post cards, the lighthouse was an important iconic image for the park.

Postcard images from http://www.nnhs65.com/buckroe-beach.html and the City of Hampton

History
History: Progression of the Park

The aerial diagram to the right illustrates the progression and changes to the park over the past 17 years.

3/21/1994

6/29/2004

Parking Lots, Stage Pavilion, and Playground were added

5/20/2011

Extension of the 1st Ave. and parking lots, as well as the neighborhood square parks.
Previous Plans & Studies: City of Hampton Community Plan


Strategic neighborhoods (like Buckroe), districts, and corridors serve as the “front door” for surrounding areas of the city. These areas play an important role in defining the overall image of the city and they perform a particularly important function in the economic vitality of the city. Focusing investments in these areas can result in benefits for the entire city. As adopted and subsequently amended, The Buckroe Master Plan is one of several Strategic Area Master Plans that have been integrated into Hampton’s Community Plan in the form of an addendum. These action oriented plans provide a higher level of guidance and direction through more detailed recommendations and more specific implementation projects. While the design team’s focus will rely more heavily on the Buckroe Master Plan, we think it is important to point out the following recommendations from the Hampton Community Plan.

Buckroe is a neighborhood within Hampton and one of the Community Plan’s goals is to help create healthy neighborhoods. Healthy neighborhoods are places where people enthusiastically invest their time, money and energy – places where people want to be. Hampton invests in neighborhoods like Buckroe because they support the image, quality of life, tax base, schools, youth, families, and the ability to attract business investment. The quality of neighborhoods and the housing stock within them impacts almost every aspect of what Hampton is and what Hampton can be as a city.

Parks within neighborhoods play a pivotal role in quality of life, tourism, and economic viability. Buckroe, as well the entire city of Hampton, is fortunate to have a park like Buckroe Park within its boundary. The Hampton Community Plan promotes the use of community centers, libraries, city schools, parks, and other community facilities as gathering places. The goal is to ensure that they are inviting and safe places that can provide a variety of services during daytime and evening hours.

Source: The City of Hampton Community Plan
Previous Plans & Studies: Buckroe Master Plan

In 2005, Urban Design Associates (UDA) prepared the Buckroe Master Plan for the City of Hampton. The Master Plan was adopted by Hampton City Council in 2005 (with amendments since). This study looked at the entire Buckroe neighborhood and focused a great deal on the Buckroe Park site.

The Buckroe Master Plan document summarizes the opportunity for the redesign of Buckroe Park. Today, several of the design guidelines proposed have been implemented at Buckroe Park.

Road:
The first phase was to extend First Street to Point Comfort Avenue, thereby creating a public edge along the park’s western side. This design implementation can be seen in the 1994 aerial photo to the present day aerial photo (see page 13).

Square Parks:
The Buckroe Master Plan recommended that two new park squares be added on either side of Pembroke Avenue (this was an amendment to the Master Plan in 2007). The two parks have been built to provide additional green space with views to the Chesapeake Bay. Vegetation similar to what was recommended in the 2005 Master Plan has been implemented in the square parks.

On-street Parking:
To increase visitor parking, the addition of on-street parking was made. Furthermore, the addition of parking on 1st Street and the expansion of the existing parking lots (new porous paver parking lots) has improved direct access for pedestrians from cars to the recreation spaces, thus minimizing street crossings and creating a safer pedestrian environment.
Existing Conditions:  *Spatial Organization*

Inventory & Analysis Map
Spatial Organization Introduction
Chesapeake Bay
Beach
Pier
Boardwalk
Beachfront Park
Square Neighborhood Parks
Public Access Corridors
Inventory & Analysis Map

Analysis: Existing Conditions - Spatial Organization
Spatial Organization Introduction

The Buckroe Park site has gone through several variations of spatial organization/use over time; however, the beach and the waters of the Chesapeake Bay have always been a constant feature and attraction for park users.

The park is currently organized into seven main spatial/use areas: the Chesapeake Bay, the beach, the pier, the boardwalk, the beachfront park, the square neighborhood parks, and the two public access corridors.

The Chesapeake Bay is the eastern most boundary for the site and is flanked by a wide sand beach area. The beach is bisected by a wood pier that extends out into The Chesapeake Bay. The pier physically divides the beach creating two beach areas (south beach and north beach), which are connected by a open passage-way under the pier for pedestrian connection. Flanking the beach edge is a concrete sea wall that stretches from the Buckroe Fishing pier, along South Resort Blvd., to the northern park boundary line at Pilot Ave. (start of private beach). Adjacent to the sea wall is the boardwalk, which runs from Point Comfort Ave. to Pilot Ave. (start of the private beach).

Adjacent to the southern portion of the boardwalk is the large beachfront park. This portion of the park is where most of the existing program elements are located (i.e. playground, picnic shelters, comfort station, large band stand structure, parking). Moving west, adjacent to the beachfront park are the two square neighborhood parks. The square neighborhood parks have recently been updated and are bisected by the main entry drive into the park creating two square park spaces. Furthermore, connecting to the north portion of the boardwalk are two public access corridors on axis with the end of Tappan Avenue and Richmond Drive and perpendicular to 1st Street.

In general, well designed spatial organization will produce an overall successful, easy to navigate, and quality park.

The existing spatial organization of Buckroe Park is discussed in further detail on pages 19-38.
Chesapeake Bay

The Chesapeake Bay attracts many users who enjoy the water and waterfront recreation. Buckroe Park is essential to serving Hampton residents and visitors as a main attraction to the beach.

Location:

- The Chesapeake Bay serves as the eastern most boundary for Buckroe Park.
- On a clear day there are distant views across the Bay to Norfolk, the Thimble Shoal Lighthouse, and the Chesapeake Bay-Bridge Tunnel.

Use:

- Passive uses include: watching the water, ships, or birds.
- Active uses include: swimming, kayaking, and fishing.
- The water is heavily used for recreation (swimming) and lifeguards are on duty daily throughout the summer season.

Condition:

- The waters of the Bay are tidal but generally calm with small waves. However, the water is affected by the weather and can be a destructive force during harsh storms.
- Stormwater from the park outflows directly into the Chesapeake Bay.

Appearance:

- The water provides a positive viewscape and background for the park.
**Beach**

The existing beach at Buckroe Park consists of a wide sand area from the edge of the Chesapeake Bay to the concrete sea wall.

**Location:**
- The Buckroe Park public beach stretches ¾ mile long from the Buckroe Fishing Pier to Pilot Avenue (edge of the private beach).
- Bisecting the beach is a wood pier that creates the feeling of two separate beach areas (north beach, south beach).

**Use:**
- The beach is mainly used for passive recreation (i.e. sunbathing); however, there is an area for sand volleyball (located in the south beach).
- Ample space along the beach can accommodate a large number of park users.

**Condition:**
- There are no natural dunes, or native vegetation along the beach to help control sand erosion. Much of the sand has been imported from off shore dredging.

- Few trash receptacles are located on, or near the beach area (no recycling receptacles). However, trash left on the beach does not appear to be a problem.

**Appearance:**
- The beach appears clean and well maintained.

**Analysis: Existing Conditions - Spatial Organization**
Pier

Located on axis with the park’s main entrance and East Pembroke Avenue is a wood pier over the beach and Chesapeake Bay.

**Location:**

- The pier is located off of the boardwalk behind the stage pavilion.
- The pier bisects the beach area creating two main beaches (north beach and south beach).

**Use:**

- An entry platform and a ramp provide access to a large platform located at the end of the pier.
- An existing wood seating area appears to be part of a former restaurant on pier or programmed space. The current location feels out of place.

**Condition:**

- Provides users the opportunity to experience an elevated view of the vast waters of the bay. Also, provides views back towards the park.
- There is no existing lighting on the pier.
- Fishing is not allowed off of this pier; however, there is a fishing pier at the beach’s southern terminous.

**Appearance:**

- The view of the pier from the park’s main entry is currently blocked by the stage pavilion.
- The metal chain link security gates at the pier entry have an industrial feel and lack an aesthetic quality.
- Because of the large open platform the space feels under programed and under utilized.
- Aesthetically, the pier appears to lack adequate maintenance and attention to detail.

**Analysis:**

*Existing Conditions - Spatial Organization*
**Boardwalk**

The boardwalk is a ¾ mile long pedestrian/bike corridor that runs adjacent to the beach and sea wall.

**Location:**

- The boardwalk stretches from Point Comfort Avenue to Pilot Avenue.

- The boardwalk is approximately 60’ wide along the main portion of the park (beachfront park) and transitions to a 50’ wide area from Buckroe Avenue to Pilot Avenue.

- The southern end of the boardwalk (at Point Comfort Avenue) connects to a sidewalk leading in the direction of the Buckroe Fishing Pier; however, the sidewalk ends short of connecting to the pier.

- The northern end of the boardwalk terminates on the edge of the private beach area and connects to the Pilot Avenue cul-de-sac.

**Use:**

- The boardwalk area adjacent to the beachfront park includes elements such as: lighting, benches, interpretive signage, trash cans, paver walkway, and bike path.

- The portion of the boardwalk adjacent to the neighborhood area includes: Virginia Power street lighting, trash cans, and planting beds separating a bike path from a wider pedestrian walk.

- The boardwalk appears to be under utilized with few program options or destinations.

*See sections A & B on page 24 highlighting the current boardwalk conditions.*
Boardwalk

Condition:

• Overall the boardwalk condition appears under maintained. There are large cracks and sections of the paving missing along the aggregate bike path and the concrete and paver walkways. Much of this is due to the poor quality in the materials used.

• The raised planters along the northern portion of the boardwalk are cracking, missing bricks, and appear bare (missing plants).

• Sand has built up (blown/washed) along the southern portion of the boardwalk, particularly in the grass area between the wide walking path and the bike path. Also, sand has built up overtime along the bike path and caused bank erosion (i.e. around the bench, bollard lights, and behind the stage pavilion).

Appearance:

• The aesthetics of the boardwalk do not match the overall architecture character, or quality of the Buckroe community.

• The materials used are not consistent and lack an overall theme/character. The northern portion of the boardwalk incorporates an overall different material palette than the southern portion. Because of this the two areas lack a unifying design theme.
Boardwalk

Section A

Section B

Analysis: Existing Conditions - Spatial Organization
**Boardwalk: Sea Wall**

The concrete sea wall serves the purpose of controlling erosion along the beach, but time and weather have rendered it unsightly.

**Location:**

- The sea wall runs along the entire boardwalk, ending near the entrance to the Buckroe Fishing Pier.
- The sea wall averages 18 inches high on the boardwalk side, while the height of the wall on the beach side changes due to shifting of the sand.
- The beach access concrete stairs located along the wall appear to be randomly placed.
- Vegetated “natural” dunes begin where the sea wall ends at the private beach. The dunes provide a more natural method for erosion control.

**Use:**

- The main use of the sea wall is to help contain the sand within the beach area and prevent erosion. However, the sea wall does very little in the event of a major storm.
- There are only a few stairs along the sea wall for access to the beach. Many park users just step up and over the wall without needing stairs. However, this is more challenging for some park users (i.e. handicapped, elderly, and persons carrying beach equipment, children).
- Because of the very few benches in the park and along the boardwalk, the sea wall is often used as a seat wall. Additionally, people like to walk on the top of the wall.

**Condition:**

- Parts of the sea wall and the concrete beach access stairs are cracked. Where some cracks have been patched, the patch color does not match (lighter in color) the existing sea wall.

**Appearance:**

- The concrete used for the sea wall has chipped at several places and appears outdated. The concrete material and color is also not aesthetically appealing.
The beachfront park is the large area (10 acres) directly adjacent to the boardwalk and beach.

Location:
• The beachfront park area is located between the boardwalk (to the east) and the square neighborhood parks (to the west). Buckroe Avenue and Point Comfort Avenue form the north/south boundaries for the beachfront park area.

Use:
• This area is the site of most of the program elements within Buckroe Park including: picnic shelters (scheduled to be replaced), playground, comfort station, parking, band stand structure, gateway plaza, open lawn, raised planter with anchor, and the lighthouse. These program elements are discussed in further detail on the following pages.

• This area (in addition to the beach) is the most heavily used zone within Buckroe Park. The area around the playground is extensively used as well, while the area around the lighthouse has minimal use (under utilized).

• The open lawn space between the stage pavilion and the diagonal sidewalks (off of the entry plaza) is the area that is generally fenced in for larger concerts.

Condition:
• The lawn areas have patchy grass areas particularly around the band stand and adjacent to the boardwalk due to heavy use and the accumulation of wind blown sand.

• Many of the elements within the beachfront park (i.e. lighting, benches, trash cans) appear under maintained and are cracking, missing elements, or need updating. For instance, the low fence and columns along the parking lot are missing a decorative sphere and paint is chipping off the fence and the spheres.

Appearance:
• The different program elements have little relationship to each other in terms of materials, organization, aesthetics, and usability. For instance, the usability and aesthetic quality of the planting bed with the anchor does not create a positive aesthetic image, and has little relationship to its surroundings (i.e. the playground).

• There is limited landscaping within this portion of the park.

• The prominent focal point within the beachfront park (and the entire park) is the stage pavilion. The pavilion blocks the view of the pier and the bay.
Beachfront Park

View of band stand structure and plaza area on axis with entry drive. Entry plaza landscaping and band stand structure blocks view of the pier and water.

View of the patchy lawn space adjacent to the stage pavilion.

View of decorative columns and fence. Along parking lot where the paint on many of the spheres has chipped off and a few balls are missing from the top of the columns.

View towards the west over the south portion of the front park.

View towards the bay over the south portion of the front park.

View towards the playground on the north portion of the front park.

View over the north portion of the front park with the anchor planter in the foreground and the open lawn area and band stand structure in the background.

Analysis: Existing Conditions - Spatial Organization
Beachfront Park: Stage Pavilion

The Stage Pavilion is the largest and most dominate feature in the park. Centrally located in the park and on axis with the main vehicular entry, the Stage Pavilion is home to various events that attract hundreds of visitors from throughout the area.

Location:

• The stage pavilion is centrally located in the park, adjacent to the Boardwalk and on axis with the main entry drive and East Pembroke Avenue.

• The location and scale of the stage creates a major focal point from the main entry drive, but also blocks the view of the pier and the bay.

• The location and scale also creates a focal point and landmark for those on boats in the bay.

• The orientation of the stage pavilion is located so that spectators also enjoy views of the Bay during performances. However, this orientation creates a noise issue for the surrounding residential area.

Use:

• The stage is used for various events including: Sunday night concerts, family movie nights, and various other concerts and festivals.

• The stage pavilion is a heavily used component of the park. It is used frequently during the spring and summer months for a variety of events.

• It appears the design of the stage allows it to function adequately as a performance stage. Although, the stage size is out of scale with most performances that take place (stage is generally too large).

Condition:

• The stage pavilion is missing several roof shingles and the structure is in need of repair, or replacement in the near future.

• The stage pavilion is missing several roof shingles and the structure is in need of repair, or replacement in the near future.

Appearance:

• Compared to the surrounding park elements the stage pavilion is large in scale.

• The pavilion roof appears to be out of scale (too large) and overpowering.

• The stage pavilion does not match the Hampton/Buckroe architectural style.
Beachfront Park: Picnic Shelters

There are two existing picnic shelters within the park and they are located in the beachfront park area.

Location:

- The structures are located towards the back of the beachfront park area and not directly adjacent to the boardwalk and beach. Thus, there are no covered picnic areas directly adjacent to the beach. The picnic shelter to the south is located near the lighthouse in an open grass area, while the picnic shelter to the north is close to the playground/comfort station and is surrounded by a few trees (Live Oaks).

- The shelters are located near the parking lots for convenience.

- The picnic shelter locations are generally symmetric in relation to the overall beachfront park area.

Use:

- Picnicking is a popular activity at the park and the shelters are generally reserved every weekend throughout the spring and summer for family reunions and large gatherings. Because of the high demand for only two designated picnic areas, some park users have taken up tailgating in the parking lots.

- Each structure has several picnic tables and a metal hand rail around the perimeter.

- Adjacent to both structures are stationary grills.

Condition:

- The size of the structures is too small to accommodate larger gatherings (i.e. family reunions).

- The perimeter hand railing makes the structures feel more enclosed.

Appearance:

- The shelters have an ornate character with a decorative cupola, metal roof, and metal details.

- The structures, while needing some maintenance (i.e. painting), have a nice aesthetic quality in their materials and details. The architectural style fits in with the character of Buckroe.
**Beachfront Park: Bathroom Facilities**

The comfort station has been recently constructed and is located near the playground and picnic shelter.

A port-a-john is located on the southern portion of the site.

**Location:**

- The comfort station is located on the northern part of the beachfront park. Therefore, it is inconvenient and a far walk from the southern portion of the park.

- The location of the new comfort station works well in terms of convenience to the playground and picnic shelter.

- The port-a-john is located directly adjacent to the boardwalk bike bath, on the southern portion of the beachfront park.

**Use:**

- The comfort station includes bathrooms, changing area, and sand wash showers.

**Condition:**

- The comfort station is new (as of summer 2011).

- The port-a-john serves its purpose; however, it is not an appropriate long term solution.

**Appearance:**

- The comfort station building has large blank exterior block walls, with little foundation landscaping plantings.

- The port-a-john is unattractive and is screened with a white vinyl fence.

- The location of the port-a-john directly adjacent to the boardwalk bike path appears as an afterthought and does not match the overall quality, or character of Buckroe.

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**Analysis:** Existing Conditions - Spatial Organization
Beachfront Park: Playground

The playground is located adjacent to the new comfort station, parking lot, anchor planter, picnic shelter and boardwalk.

As one of the main attractions of the park, the playground is heavily utilized.

Location:

- The playground location near the parking and the comfort station is convenient.
- The playground has little relationship to the area to its south where the planter and anchor are located or to the boardwalk.
- The sidewalk running between the playground and comfort station is on axis with the stage pavilion, creating a pleasant visual connection.

Use:

- The playground includes a large play structure, smaller play structure, swings, and several smaller pieces of play equipment.
- There is minimal seating for adults within and around the playground.

Condition:

- The playground has a shredded mulch surface, which needs to be replenished and spread out (raked) fairly often, which can be a maintenance issue.
- Overall the playground equipment seems to be well maintained.
- Minimal landscaping within and around the perimeter of the playground fence. Only a few scrubby trees and shrubs.

Appearance:

- The play equipment has a nautical/boat theme with play areas for various ages.
- The playground fence has wooden posts with the names of donors engraved. The idea of incorporating the names into the playground works well; however, the fence material and appearance does not complement the overall park character as a waterfront park.
**Beachfront Park: Lighthouse**

The lighthouse is the main remaining element from when the site was an amusement park. Historically, it has always been an iconic symbol for Buckroe Park, as can be seen in old postcards as well as the logo on the park entry sign.

**Location:**
- The lighthouse is located near the center of the southern portion of the beachfront park.

**Use:**
- Originally there was a water garden feature around the lighthouse. Later the lighthouse was incorporated into a miniature golf course. Today, the walls of the water feature still exist; however they have been filled in with soil and grass.
- The lighthouse is an iconic symbol for the park; however, its present use and the conditions of its surroundings does not portray this quality.
- There appears to be a lack of program uses directly adjacent and around the lighthouse area.

**Condition:**
- The lighthouse appears to be in good condition; however, the former water garden area looks under maintained. Because of this, the space does not feel welcoming and is under utilized.

**Appearance:**
- The original color of the light house was brown (natural stone) and later the stone was painted white, as it is today.
- The lighthouse provides a iconic visual for the park. The lighthouse can be seen from various vantage points throughout the park including: from the pier, boardwalk, and the stage pavilion.

- There are no benches or seating areas around or near the lighthouse.
- There is no historic marker or interpretive signage describing the story of the lighthouse.
**Beachfront Park: Anchor Planter**

The anchor is located in the center of a raised grass planter between the playground and the stage pavilion.

**Location:**
- The anchor is located in the center of a raised grass planter between the playground and the stage pavilion.
- The location of the adjacent rectangular planter appears out of place in relation to its surroundings.

**Use:**
- Surrounding the planter are: two metal benches, a small interpretive sign, and an information sign for park events to be posted.
- Adjacent to the anchor planter is a rectangular raised planter that is used for seasonal plantings. The walls are constructed with the same block as the anchor planter walls.
- The planter is retained with a low block wall and painted white concrete spheres (saved from the former amusement park) that are attached to the top of the wall.

**Condition:**
- There are a variety of materials used in this relatively small area. The materials used appear outdated and under maintained.

**Appearance:**
- The space lacks an overall unifying theme and character in terms of materials, style, and layout. Because of this, the space does not have a strong aesthetic quality.
**Beachfront Park: Entry Plaza**

The small entry plaza is located on axis with the main entry drive (E. Pembroke Avenue) and opens up onto the beachfront park.

**Location:**

- The entry plaza sits on axis with the entry drive and the stage pavilion at the center edge of the western part of the beachfront park.

- Several sidewalks connect to the plaza from parking areas, the lighthouse, the anchor planter, and the playground area. These sidewalks provide both a visual connection and help set up the organization of the beachfront park.

- The sidewalk running parallel with the 1st Avenue parking lot to the south terminates at the edge of the plaza space. This appears out of place and limits the ease of access from the parking lot and portion of the park.

**Use:**

- The plaza is used as a transition space from the parking lot into the beachfront park and stage pavilion area.

- Located in the center of the plaza is a raised planter with large evergreen shrubs.

- The plaza is flanked by a decorative metal fence and landscaping. A flag pole is located adjacent to the center of the plaza.

**Condition:**

- The evergreen shrubs located in the center plaza planter have become overgrown and block views into the beachfront park and beach area.

- The crape myrtles surrounding the plaza appear to be healthy and have a strong aesthetic quality.

**Appearance:**

- The plaza is used as a focal entry space into the beachfront park.

- The decorative metal fence and landscaping helps to frame views of the beachfront park and bay and a portion of the fence helps to screen a large transformer. However, many of the elements and materials within this space appear under maintained and outdated (i.e. paving, center planter, fence and columns, shrubs).
Square Neighborhood Parks

The two square neighborhood parks are located in the western most portion of the site adjacent to the beachfront park area.

Location:

- The square neighborhood parks are each approximately two acres and are bisected by the main entry drive.
- To the north and south of the square parks are two future mixed use development areas. To the west there are currently residential units under construction.

Use:

- The square parks have recently been constructed with perimeter landscaping, sidewalks, lighting, and parking.
- The square parks are designed for vendors to set up around the interior sidewalks during park events and festivals. The lighted bollards are equipped with electrical outlets for the vendors.
- In general, the square parks were built to have a more passive use. However, the center lawn spaces feel under utilized and has no program, or attraction.
- With the entry drive bisecting the two square parks they each feel like two individual parks. E. Pembroke Ave. running between the two square parks is closed for large events to help control crowds and circulation.

Condition:

- The square parks have recently been added, therefore, they are in fairly good condition. However, the grass areas appear patchy and overgrown with invasive weeds.

Appearance:

- In general, the square parks were built to have a more passive use. However, the center lawn spaces feel under utilized and has no program, or attraction.
- There are a variety of tree species planted around the perimeter of each park, which over time will create shade and a positive aesthetic quality.
- The parks have a consistent materials pallet which creates a pleasing aesthetic look and feel.

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View into square park ‘A’

View across entry drive median into square park ‘B’

Analysis: Existing Conditions - Spatial Organization
Public Access Corridor: Tappan Avenue

The Tappan Avenue public access corridor is located on axis with Tappan Avenue and is one of two public access corridors.

Location:

• The Tappan Avenue corridor extends from 1st Street to the boardwalk.

Use:

• Two wide walkways flank each side of the center grass area leading to the boardwalk.
• There is a sign posted mentioning dogs are not allowed from May 15th to September 15th.
• The lifeguard station/public restrooms building is located within the Tappan Avenue Public Access Corridor (see page 37 for more information).

Condition:

• The corridors appear minimally maintained. The sidewalks are cracked, and the lifeguard station appears neglected and outdated.

Appearance:

• The center lawn area has no program use or landscaping. It does not portray a welcoming feeling to the boardwalk.
• The focal view of the park from Tappan Avenue is the back of the lifeguard building and two detached sheds.
• The lifeguard station building lacks any architectural significance.
Public Access Corridor: *Tappan Avenue - Lifeguard Station*

The lifeguard station is located in the Tappan Avenue public access corridor.

**Location:**

- The lifeguard station is located directly adjacent to the boardwalk in the Tappan Avenue public access corridor.
- Located on axis with the end of Tappan Avenue.
- The location of the building appears to work well in terms of easy access to the beach.

**Use:**

- The main building is used for first aid station, public restrooms, storage, and office.
- Behind the main building is a fenced storage area and two sheds.

**Condition:**

- The building seems under maintained.

- The wood fence screen at the back of the building is warping at several places and appears under maintained.

**Appearance:**

- The front of the building faces the boardwalk and beach, while the back of the building is on axis with the end of Tappan Avenue.
- There are several small “sheds” at the back of the main lifeguard station that do not match the overall look of the main building.
- The lifeguard station makes no architectural statement and does not match the overall character of Buckroe.
- Located on axis with the end of Tappan Avenue; however, the view is of the back of the building creating a negative focal point.
- There is no existing landscaping around the building foundation.

**Analysis:**

*Existing Conditions - Spatial Organization*
Public Access Corridor: Richmond Drive

The Richmond Drive public access corridor is located on axis with Richmond Drive and is one of two public access corridors.

Location:

- The Richmond Drive public access corridor extends between 1st Street and the boardwalk. The Richmond Drive access corridor is smaller than the Tappan Avenue access corridor.

Use:

- Two wide walkways flank each side of the center grass area leading to the boardwalk.
- The center lawn area has no program use or landscaping.

Condition:

- The corridors appear minimally maintained (i.e. the sidewalks are cracked).
- The grass within the corridor is in poor condition.

Appearance:

- The corridor does not portray a welcoming feeling to the boardwalk.
- Has an open view to the boardwalk and Bay from the end of Richmond Drive, which provides a nice terminal view to the water.
- The space appears under landscaped.
Existing Conditions: *Site Elements*

- Materials
- Seating
- Trash Receptacles
- Fences & Gates
- Concrete Sphere Caps
- Lighting
- Signage
- Circulation
- Vegetation
- Grading & Drainage
- Viewsheds
- Sustainable Practices
Materials

There are numerous materials used throughout the different park areas.

Location:

• Many of the materials used are specific to one area of the park. For instance, the materials used for the boardwalk are different on the southern portion than those used on the northern portion of the boardwalk.

Use:

• There are a variety of materials used on site for a variety of different uses including, planter boxes, decorative columns, fencing, paving, etc.

Condition:

• The materials used appear under maintained and outdated.

Appearance:

• The materials palette used lacks consistency in appearance and style.

• The materials palette does not fit in with character and style outlined in the Buckroe Pattern Book by Urban Design Associates.

Column, Fence, and Wall Materials:

- Smooth river rock used for columns for path leading to lighthouse
- Exposed aggregate used for low planting bed edge
- Block used for planter with red/pink color tone
- Block and fence used around entry plaza with painted historic decorative balls
- Wood railing used on pier
- Concrete sea wall and stairs
- White stucco wall along promenade and residential boundary line
- Brick used for promenade planter walls
- Two different blocks used for band stand structure and walls
Materials

Surface/ Paving Materials

- Grass
- Pavers & pattern used for the stage surface and small accent areas throughout park
- Octagon pavers used throughout park
- Exposed aggregate used for various paths (i.e. bike path along promenade)
- Brick accent paver bands
- Concrete (no stain)
- Stained (colored) concrete
- Porous pavers parking lot
- Asphalt parking lot
- Mulch used for the playground surface
- Wood used for pier
- Sand
- Water

Analysis: Existing Conditions - Site Elements
Seating

There are few benches or comfortable places to sit on site. The seating areas are focused mainly adjacent to and within the playground.

Location:

• There are two metal benches located around the anchor planter and one bench along the boardwalk.

• There are wood benches located within the playground area.

• Raised brick planter walls along northern section of boardwalk.

• There is a wood seating area located on the pier and many park users utilize the sea wall as a place to sit.

• There are few (if any) seating areas with shade.

• There are no benches along the northern portion of the promenade.

Use:

• Many park users utilize the sea wall as a place to sit. This seems to work well because it allows the wall to serve two purposes.

• There are relatively few benches or comfortable places to sit in the park. Many people come to the park and sit in their vehicles because of the lack of places to comfortably sit outdoors.

Condition:

• Sand has built up around the bench along the southern portion of the boardwalk. This appears under maintained and unattractive.

Appearance:

• The benches within the park are metal with a black mesh back and seat, or wood.

• There is a lack of consistency and no theme to the style or look of the benches.

• The benches on site appear outdated and are not visually appealing.
Trash Receptacles

There are several trash receptacles located along the boardwalk, beachfront park, and the square neighborhood parks.

Location:

- A variety of styles of trash receptacles are located throughout the park at various places.

Use:

- There are no recycling receptacles located within the park.
- There may be a need to bring in temporary plastic trash cans for larger events; however, some of these have been left out at various locations around the park. This appears under maintained and unsightly.

Condition:

- Some of the trash receptacles appear outdated

Appearance:

- The new trash receptacles located in the square neighborhood parks have a nice aesthetic quality. The style of these match the metal trash cans used along the boardwalk and at the entry plaza area.
- The trash receptacles are made out of a variety of materials and styles (i.e. metal, plastic, and aggregate). This causes a lack of consistency, or theme in the overall park look and does not help establish an overall quality materials pallet.
Fences & Gates

The fences and gates within the park are focused in the beachfront park area. The fences are used for visual effect (i.e. screening) and functional use (i.e. fence in playground).

Location:

- Black decorative metal fence is used around the main entry plaza and along sections of the 1st avenue parking lot.

- The black decorative fence (style of fence comes from the amusement park) at the entry plaza is approximately 5’ high and is supported by block columns with painted green concrete sphere caps (saved from amusement park).

- The black decorative fence sections along the 1st Street parking lot approximately 2.5’ high and are supported by low block columns with red concrete sphere caps (saved from amusement park).

- There is a wood fence around the perimeter of the playground with engraved donor names on the pickets.

- There is a metal swing arm gate located at the entry into the playground parking lot and a gate at the end of Buckroe Avenue onto the boardwalk.

Use:

- The fencing at the entry plaza helps to screen the transformer and define the space. However, the fence blocks views of the Bay and into the Beachfront Park.

- The gates are used for emergency and maintenance access.

Condition:

- The low fence appears under maintained and lacks an aesthetic quality. The fence and columns also appear outdated.

Appearance:

- The different fence types do not relate to each other in terms of materials, color, and style. There is not an established theme, or character.

- The swing gates are functional but not visually appealing.

- The playground fence has wooden post with the names of donors engraved. The idea of incorporating the names into the playground works well; however, the fence material and appearance does not complement the overall park character as a waterfront park.
Concrete Sphere Caps

Throughout the park there are concrete spheres painted in various colors from when the site was an amusement park. These spheres have been incorporated on various park elements (i.e. column caps). The spheres were originally used for fence/wall toppers at the amusement park.

Location:

- There are green painted spheres on top of the columns at the entry plaza, red painted spheres on top of the columns along the 1st Street parking lot, and white painted spheres around the anchor planter and the lighthouse.

Use:

- The idea of incorporating these spheres from the amusement park into the park is a way to remember the past use of the site. However, their current locations and use appear as afterthoughts.

Condition:

- Paint has chipped off of several of the spheres causing them to appear under maintained.

- Several of the spheres have been removed from the columns along the 1st Street parking lot. This makes the overall character of the fence and column area appear under maintained and not welcoming.

Appearance:

- The size of the spheres appear out of scale (too large) with their location/use.

- The colors of the spheres are overpowering and carelessly painted.
Lighting

There are various sizes types and styles of lighting located within the park.

Location:

• The bollard lights (pedestrian scale) are used in the neighborhood square parks, along portions of the boardwalk, and in the beachfront park area near the stage pavilion.

• There are a few bollard lights along the southern portion of the boardwalk and in the beachfront park; however, these lights appear random in their placement and spacing.

• Decorative street lights line the entry drive, entry plaza, and parking lots.

• Tall Virginia Power cobra streetlights line the boardwalk and rotate facing the beach and boardwalk (the poles incorporate banner hangers).

Use:

• The bollards are used to help define space and limit access. Many of the bollards are equipped with electrical access for vendors and festivals.

Condition:

• The cobra streetlights on the boardwalk appear outdated and visually pollute the view towards the Bay.

• Sand has built up around the base of the bollard lights along the boardwalk.

Appearance:

• The tall cobra boardwalk lights: style, color, and material do not match the new decorative street lamps used around the neighborhood square parks. However, the incorporated banner holders are nice and help create a sense of place when banners are hung. Although, the holders are unattractive without the banners.

• The new decorative street lamps have a nice aesthetic quality.

• The bollard lights have a nice aesthetic quality and match the color and style of the decorative street lamps.

• There are currently no bollard lights along the northern portion of the boardwalk, or any lighting on the pier.
Signage

There are various types and styles of signs located within the park: the main park entry sign, interpretive/information signs, and general park signs.

Location:

• The main entry sign into the park is located in the entry drive boulevard along North Mallory Street and on axis with Pembroke Avenue.

• The interpretive/information signage is focused along the southern portion of the boardwalk and around the anchor planter area.

Use:

• The general park signs include signs for: no parking, no dogs beyond this point, end of public beach, no vehicular traffic on walkway, beach and park rules, etc.

• There are few (if any) wayfinding signs or park maps.

Condition:

• Many of the interpretive/information signs are cracked, and appear under maintained and outdated.

Appearance:

• The main entry sign has recently been updated and includes a lighthouse on the sign.

• The interpretive/information signage varies in size, style, material, and depicts a variety of information. Because of this it lacks an overall theme and is hard for the user to understand and can be confusing for many people.

• There is a lack of an overall signage theme in terms of color, material, and style. The main entry sign starts to develop this with its nautical theme and use of the lighthouse.

• The park rules and information sign’s high position and excessive content proves difficult to read.
Circulation

There are both vehicular and pedestrian connections and circulation routes within, and adjacent to Buckroe Park. The existing circulation conditions are highlighted below and on the circulation map on the following page.

**Vehicular Circulation:**
N. Mallory St. and E. Pembroke Ave. are the main arteries which connect Buckroe beach to the rest of Hampton. There are five hierarchical ways to access Buckroe beach from N Mallory St.

**Main Entrance:**
E. Pembroke Avenue is Buckroe Park’s main entrance, axis, and vehicular entrance. This entrance has the highest volume of traffic and offers on-street parking.

**Secondary Entrance:**
Point Comfort Ave. and Buckroe Ave. are the secondary vehicular entrances, which have access to on-street parking on 1st St. and to the parking lots.

**Tertiary Entrance:**
Tappan Ave. and Richmond Drive are the tertiary entrances off of N. Mallory St. These access points offer a limited amount of on-street parking in a residential setting.

**Vehicular Circulation Observations:**
- The parking lots located in the beachfront park do not function well in terms of circulation.
- The perpendicular parking along 1st Street between the neighborhood square parks and the beachfront park is often used for tailgating. This is seen by some park users as uninviting.

**On-site Pedestrian Circulation:**
The main pedestrian access to Buckroe Park is located at the center of the site (entry plaza) located directly off of 1st Street and next to vehicular parking. This main entrance connects pedestrians to the rest of the site with 5 sidewalks.

**Buckroe Park Circulation:**
On-site sidewalks are strictly programmatic and function to directly connect pedestrians from access points to structures.

**Boardwalk:**
The Boardwalk runs parallel to the beachfront park and the beach. The boardwalk offers a bicycle path in addition to a pedestrian path. There is opportunity for users to meander and enjoy the beach view.

**Pedestrian Public Access Corridors:**
Tappan Ave. and Richmond Drive connect the residential neighborhoods to the beach through small pedestrian corridors, which run perpendicular to the boardwalk.

**Off-site Pedestrian Circulation**
Buckroe Park is accessible by sidewalks, which connect to the periphery of the site limits.

**Fishing Pier:**
The existing sidewalk that connects from Buckroe Park towards the Buckroe Fishing Pier ends before it reaches the fishing pier creating a disconnect. In addition, this sidewalk is undersized and in poor condition.

**Neighborhood Connection:**
Sidewalks throughout the residential areas of Buckroe Beach connect to the Park. The sidewalks are connected to the park with pedestrian crossing markings on the street.

**Salt Pond Connection:**
There is currently no pedestrian connection from Buckroe Park to the Salt Ponds or Salt Ponds neighborhood.

**Pedestrian Circulation Observations:**
- Along the adjacent streets to the park sidewalks are inconsistent and not on every street in residential areas. This creates several disconnects for pedestrian access to the park from the surrounding residential community.
- There is a sidewalk that terminates near the entry plaza along the parking lot. The condition and location of where the sidewalk ends feels awkward and creates a disconnect along the parking area.
Circulation: Circulation Map

Key
- Feeder Road
- Secondary Road
- Onsite Sidewalk
- Boardwalk
- Parking
- Offsite Sidewalk
- Bicycle Path

Analysis: Existing Conditions - Site Elements
Vegetation

The vegetation on site consist of lawn (grass) areas, hardwood trees, shrubs, and a few evergreen trees.

Location:

• Located within the neighborhood square parks are a variety of hardwood trees that have recently been planted.

• Located within the beachfront park area are a few hardwood trees, shrubs, and pockets of groundcover.

• Located along the northern portion of the boardwalk are raised planting beds with a few ornamental grasses and evergreen trees.

Use:

• There are relatively few native plant species used within the park (with the exception of the newly planted trees in the neighborhood square parks).

• There appears to be a lack of landscaping utilized within the park space.

Condition:

• The newly planted trees located in the entry boulevard and neighborhood square parks appears healthy and provides an overall quality design aesthetic. However, much of the plant material within the park appears overgrown, unhealthy, and under maintained. There are a few live oaks and other trees along parking lots within the beach front park area that appear healthy.

• Sand has built up and choked out much of the grass area along the boardwalk. This is a maintenance issue and is not visually appealing.

• The grass area adjacent to the stage pavilion is used for event seating and has become compacted and unhealthy looking (patchy).

Appearance:

• The planters along the northern portion of the boardwalk appear empty and under utilized because much of the plants have died (few remaining pine trees).
Grading & Drainage

The park site is predominantly flat with a slight grade towards the Chesapeake Bay.

Location:

• The stormwater collection spots (inlets) are located throughout the site. The site is divided into two drainage areas, as seen on the map.

Use:

• The sea wall adjacent to the beach helps to contain the sand and water; however, sand can blow and wash over the wall into the park during inclement weather.

The rain water that falls onto the site (i.e. parking lots) is collected in a series of underground stormwater pipes that outflow into the bay. Stormwater picks up nutrients, sediment, and chemical contaminates as it flows across roads, yards, parking lots, and constructions sites (CBF).

• According to the Chesapeake Bay Foundation, untreated stormwater from urban and suburban areas contributes a significant amount of pollutants to the Bay.

Condition:

• The stormwater from the park and surrounding area outflows directly into the Chesapeake Bay without any prior treatment.

• The sea wall helps to contain a majority of the sand to the beach. Although, overtime sand has collected and built up along the boardwalk area creating a maintenance issue.

• The stormwater runoff from the site can become polluted (i.e. oil from the parking lots). This polluted water outflows directly into the bay and can be hazardous for both humans and wildlife.

• A majority of the runoff from the park runs onto the boardwalk. The water that does not drain into the stormwater inlet gets trapped by the seawall, causing a maintenance issue.

Appearance:

• Many of the stormwater inlets are unattractive and appear outdated and under maintained (particularly along the boardwalk).
**Viewsheds**

The viewsheds within the park include primary and secondary viewsheds, as well as views from the public access corridors and the pier.

**Location:**

- The primary viewshed, located at the entrance of the site, is on a direct axis with the stage pavilion.
- The secondary viewsheds offer uninterrupted views of the beach coming directly off of the road.
- The public access corridors have views of the beach and boardwalk as pedestrians walk towards the beach.
- The pier located off the park offers 360-degree views of the beach, the park, and the village of Buckroe.

**Use:**

- Entrances to the park have views to the beach, which helps people to orient themselves.

**Condition:**

- There is a lack of hierarchy between the different viewsheds of the site. This tends to make views of the beach ordinary and not a focal point (no “wow” factor).
- Because the site is flat, the topography does not impede the view of the beach and the water.

**Appearance:**

- The stage pavilion is on direct axis with the primary viewshed and blocks the view of the beach and pier. The focal view of the stage pavilion does not create the wow factor when entering the park.
Sustainable Practices

Until recently Buckroe Park had little reference, or implementation of sustainable practices. However, there is currently a cultural trend towards sustainable practices that Buckroe Park has begun to adopt, with the implementation of porous pavers for the new parking lot expansions.

*Sustainable practices can help to reduce the overall maintenance and management costs over the lifespan of a park.*

*Sustainability also functions on a social level. Social sustainability is the healthy and growing relationship that a community develops through social interaction.*

Location:

- Porous pavers have recently been used for the two new parking lot expansions in the northeast and southeast corners of the park.

Use:

- The implementation of porous pavers at the new parking lots begins to address sustainable practices by allowing water to infiltrate back into the groundwater, rather than collecting in storm sewers and out flowing directly into the Chesapeake Bay. The implementation of porous pavers helps to send the message to the general public that sustainability and being stewards of the land is important to the City of Hampton.

- The variety of events (i.e. festivals, concerts, triathlon) that take place at Buckroe Park help the community to achieve positive social sustainability.

- The implementation of bike racks is nice in that it encourages the use of bicycling as an alternative form of transportation to the park.

Condition:

- The stormwater runoff on site currently outflows directly into the Chesapeake Bay without any treatment.

- The grass areas along the boardwalk appear unsustainable. These grass areas have a build up of sand from wind and water erosion.

- The beach reclamation projects that have taken place have dredged sand offshore, which is not a natural process. Offshore replenishment is expensive and generally only temporary alleviates the problem of sand erosion. While it may be needed to sometimes import sand, sustainable practices can be used to help prevent sand erosion and maintain a healthy beach so these type of reclamation projects can be kept to a minimum.

- Many of the plants on site are non native. Non native plants tend to require more maintenance and water than native plants.

- Many of the pavers used along the boardwalk have become damaged, appear outdated, and lack a timeless quality.

Appearance:

- Many of the materials used on site are unsustainable, meaning many of the materials are not locally obtained and lack a visual and physical quality that will last for a long time (i.e. not timeless materials).
Existing Conditions: *Park Program*

Program Elements & Areas
Daily Program & Seasonal Program
Park Events
Overall Strengths & Assets
Overall Weaknesses & Liabilities
Program Elements & Areas

The existing park program elements and activities include:

Program Elements and Areas:
• Chesapeake Bay (water)
• Beach
• Beach Volleyball Area
• Pier
• Boardwalk
• Bike path along boardwalk
• Playground
• Anchor Planter and Seating Area
• Comfort Station
• Stage Pavilion
• Lawn space (neighborhood square park lawns and the beachfront lawn spaces).
• Space for vendors to set up around the interior sidewalks of the neighborhood square parks and along the sidewalks near the stage pavilion.
• Picnic Shelters (2) with tables and grills
• Historic Lighthouse (saved from amusement park)
• Parking Lots
• Entry Plaza w/ Planter, Landscaping, and Flag Pole
• Lifeguard Station
• Public Access Corridors
• Buckroe Fishing Pier

General Program Activities:
• Swimming & Wading (Chesapeake Bay)
• Water Recreation (kayaks and paddle boats are available for rent)
• Beach activities (i.e. sunbathing, water and people watching)
• Various Festivals and Concerts

Observations:

• A majority of the high use program elements are located in the northern portion of the beachfront park (i.e. playground, comfort station). Because of this the southern portion of the beachfront park, the neighborhood square parks, and the boardwalk appear under utilized.

• The parks waterfront location along the Chesapeake Bay provides for a variety of program activities for a variety of user groups (i.e. water and land activities). The location and size of the public beachfront park is unique and an important asset for the City of Hampton.

• The stage pavilion and park grounds are often used for a variety of successful park events (i.e. concerts and festivals). These events help attract large groups of people to the park which helps to create a vibrant and successful space. While the events are a success the location and size of the stage pavilion appears overpowering in comparison to the other park program elements and the beach and bay.

• Park users who wish to purchase food while at the park have few nearby places to do so. While a few vendors set up during the peak use times at the park, there is no structured, or well organized place for them to set up shop.

• The beach rental equipment at Buckroe Park is popular; however, there are only a few items that can be rented: kayaks, paddle boats, beach chairs, and umbrellas. There are currently no rentals for bikes.
Daily Program & Seasonal Program

Daily Program

The following is a list of the general daily program for Buckroe Park. These program spaces, or uses are utilized frequently throughout the year.

• Pier
• Boardwalk for walking, running, biking (bike path), and viewing the Chesapeake Bay
• Playground
• Comfort Station
• Parking Lots
• Lifeguard Station
• Public Access Corridors
• Open Space for Walking and Playing

Seasonal Program

The following is a list of the general seasonal program for Buckroe Park. These are generally used during the warmer months (spring and summer)

• Chesapeake Bay (water)
• Beach
• Beach Volleyball Area
• Stage Pavilion
• Lawn space (neighborhood square park lawns and the beachfront lawn spaces)
• Space for vendors to set up around the perimeter of the neighborhood square parks
• Picnic Shelters (2) with tables and grills
• Swimming & Wading (Chesapeake Bay)
• Water Recreation (kayaks and paddle boats are available for rent)
• Beach activities (i.e. sunbathing, water and people watching)
• Various Festivals and Concerts
Park Events

Buckroe Park currently is the home of numerous popular cultural and recreational events. The park provides a space for people of the Buckroe Beach community, the greater Hampton area, and visitors to come together and enjoy music, recreation, culture, art, games, and community.

Example Events (Summer 2011):

• Family Fun and Community Day
• Buckroe Beach Reggae Festival
• 3D Sand Soccer Shoot Out
• Old Point Tidewater Triathlon
• Arts in the Park & Beach Boogaloo
• S.N.V. Inc. Community Awareness Funfest
• Buckroe Beach Festival
• People That Care- Back to School Beach Festival
• Treasures in the Sand
• Movie Nights

Observations:

• During events such at the Reggae festival, the parks stage pavilion and lawn space are heavily used. The Reggae Festival can attract upwards of 5,000 people. The large open areas within the beachfront park help to accommodate these large crowds of people.

• Vendors set-up their own tents at events. The neighborhood square parks have been designed to provide space for vendors to set up around the interior sidewalks. This has helped to better organize the vendors.

• The large grass area in front of the stage pavilion is used for the crowds of people.

• The variety of events that take place in Buckroe Park help the community to achieve social sustainability.
**Overall Strengths & Assets**

Buckroe Park has several strengths and assets that help to make it a popular destination park for the City of Hampton. These overall strengths and assets include:

**Location:**
- Buckroe Park is located in a unique setting adjacent to the Chesapeake Bay
- Buckroe Beach Park is easily accessible

**Unique Features:**
- Large park on the Chesapeake Bay.
- The sand beach is wide, clean and can accommodate a large number of people
- Open access of the Chesapeake Bay provide all citizens the opportunity to participate in fishing, swimming, boating, and other water related activities
- Open public views and view corridors to the Chesapeake Bay
- Pier
- Bandstand
- Boardwalk
- Unique history of the site
- Passive and Active Recreation
- Waterfront Playground
- Opportunity for both group and individual use of the park

**Context:**
- Existing and established neighborhood surrounding the park (as well as proposed development)
- Sidewalks provide safe access to park for pedestrians
- Public Access Corridors provide additional connections to the boardwalk/beach
- Bike racks encourage biking to the park
- Opportunity for the park to encourage the redevelopment of the neighborhood/business district along Buckroe Avenue

**Circulation:**
- On-street parking and parking lots
- Easy vehicular access and safe sidewalks
- Sidewalks are shaded (trees)

**Sustainability:**
- Pervious Paving

**Park Program:**
- Unique park elements, such as the stage pavilion and fishing pier help create a destination park
- Buckroe Beach Park provides a setting for large groups (i.e. concerts, festivals) as well as small groups/individuals (i.e. family reunions, volleyball, swimming)
- Lifeguard stations provide safety and help create a family atmosphere
- Unprogrammed spaces provide room for special events and/or future park program expansion
Overall Weaknesses & Liabilities

Buckroe Park has several weaknesses and liabilities. However, all of these have the opportunity to be improved upon and turned into strengths and assets. The park’s overall weaknesses and liabilities include:

**Maintenance:**
- Lack of maintenance in comparison to the desired standards
- Some of the runoff from the park drains to the boardwalk and gets trapped behind the sea wall, creating a maintenance issue
- Sand erosion and build up along the boardwalk is a major problem

**Appearance:**
- Many of the park’s elements are outdated and/or damaged
- Poor maintenance of park lifeguard station and stage pavilion
- Poor curb appeal at the secondary and public access corridors
- Lack of park branding in materials and building style (no continuity)
- Lack of visual hierarchy (few focal points) other than the stage pavilion
- Sand erosion/build-up along the edge of the boardwalk

**Design:**
- Park organization
- Views of the beach and bay from main access point are blocked by the stage
- Lack of attraction or draw at the northern portion of the boardwalk (not welcoming)
- Under utilized and under programmed areas within the park (such as neighborhood square parks, boardwalk, southern portion of the beachfront park)
- Sea Wall blocks easy access from boardwalk to the beach
- Lack of quality materials (excluding most new construction)
- Lack of comprehensive spatial organization (i.e. relationship between program uses)
- Spaces used for unintended/negative activities (i.e. tailgating)
- Minimal focus on park’s history

**Sustainability:**
- Lack of sustainable practices throughout the park
- Poor stormwater drainage practices (stormwater/pollutants outflows directly into the Bay without any prior treatment)
- Little use of regional/local building materials
- Little use of native plant material and poor quality landscaping in the beachfront and along the boardwalk
- Vulnerability of storms (i.e. flooding, wind, etc.)
Case Studies

Waterfront: Malmo, Sweden
Waterfront Park: Charleston, South Carolina
Riverwalk: Yorktown, Virginia
Grand View Nature Preserve: Hampton, Virginia
Boardwalk: Kohimarama, New Zealand
Boardwalk: San Buenaventura, California
Waterfront: *Malmo, Sweden*

The following case studies show how different municipalities are addressing public waterfront parks throughout the world. It is important to observe design strategies that have been successful and widely accepted by different communities. The case studies show different ways that boardwalks, vegetation, material and seating have been constructed and used to create a lively beachfront space. The case studies will help to understand how these spaces function, which will help in designing a successful space for Buckroe Park.
Charleston’s waterfront park has become a popular destination point for residents and visitors to view the Charleston Harbor entry. The eight-acre linear park and pier create a gateway to the Charleston Harbor waterfront. The raised lawn area creates a formal edge which separates the leisure lawn area from the pedestrian walkway. The formal edge of the lawn space is created by a stone seating wall which has aesthetically clean lines and functions as a seating area. The stone seating wall functions as the elevated edge between two materials which keep the grass and crushed stone clean and low maintenance.
Yorktown River Walk is a mile-long pedestrian walk along the York River. The linear boardwalk creates a direct pathway for pedestrians between various program elements. The granite seat walls create a formal edge that separates pedestrian and automotive traffic (both attractive and functional). Quality materials were used (i.e. granite, brick) that are durable, long lasting, and low maintenance. Vegetation and trees provide ample shade in areas where pedestrians can sit, relax and enjoy the beach. The combination of materials and vegetation portray a classical yet modern design which creates a very pleasant experience.
Overall Park Strengths:
- Granite seat wall works well for program use separation, seating edge, erosion control, and landscape edging
- Trees behind stone seating wall provide shade.
- Landscape areas consists of a simple plant palette (i.e. native grasses, Elm Trees, Crepe Myrtles)
- Durable material palette (i.e. Granite and brick)
- Manufactured dunes work well to break-up spaces

- Views at end of street are framed
- Up-lighting on trees
- Used granite material for bollards
- Well maintained

Overall Park Weakness:
- Boardwalk felt narrow, especially on busy days (Approx. 8 ft. wide)
- Sand easily got into mulch bed where granite edging was not used
- Holly shrubs did not work well (texture and looks)
- Inconsistent signage and trash receptacles
- Overgrown vegetation blocked views at several locations
**Natural Dune**

The above sketch depicts a natural dune with native vegetation. While many of these dunes have been removed with development along the coast, some can be found along portions of the Chesapeake Bay (i.e. Grandview Natural Preserve). These dunes help to naturally protect the inlands from wind and water erosion.

*Images:*
- Natural dunes along the beach at Grandview Nature Preserve (located a short distance to the north of Buckroe Beach)
- Bird’s-eye view of Grandview Nature Preserve
Boardwalks: Kohimarama, New Zealand & San Buenaventura, California

Kohimarama, New Zealand

San Buenaventura, California
Part II: Master Plan Recommendations
Preface

After analyzing the spatial organization of the park, the patterns of use, and setting the values and principles, the design process began to shape a series of recommendations in the form of a draft master plan. Each feature has been carefully placed at its specific location to fit within the goals of the new design and responds to the history of the place and the desired usage of the surrounding community. Major emphasis has been placed on balancing the usage areas throughout the space to create harmony between active and passives spaces, high traffic pedestrian access ways, and multi-use areas to create a park that successfully manages daily uses, gathering spaces, and event spaces/uses. Thus, fortifying a place that is inviting for the surrounding community while continuing to serve as a focal attraction for the City of Hampton.

Spatially, the park is organized in seven major categories of space each responsible for providing activities and program uses for a wide variety of user groups and age ranges.

• Chesapeake Bay
• Beach
• Pier
• Boardwalk
• Beachfront Park
• Square Neighborhood Parks
• Public Access Corridors (2)

Among the many park spaces, distinct attributes are present to define the respective areas and create a user friendly environment. Each park space/element contains features and elements that will encourage users to pursue enjoyment in a variety of ways. Yet, each space includes matching materials and similar details that will build the identity of the park as one place with one theme. The park identity will be repeated throughout the park to unify spaces and develop the brand of Buckroe Park.

Most notably, the park’s prominent axis from E. Pembroke Avenue has been refurbished to open views to the pier and the beachfront. The existing bandstand structure has been replaced with a promenade and a focal sculpture feature. Clearly, the Chesapeake Bay is the park’s biggest attraction. The new plan calls for an open view to the Bay throughout the park, especially through the park’s most formal gateway.

The bandstand has been repositioned to the southwest corner of the park, directing amplified sound away from the neighborhood and out to the Bay. This is a major move that opens an array of opportunities for the park to take new shape and host new events and program uses.

Buckroe Park experiences heavy foot traffic throughout the year, with larger crowds during the summer months (i.e. beach users and picnickers). It is paramount that the pathways and access points be able to not only communicate directions, but also, manage pedestrian flow. For this reason, particular attention has been paid to the structure and volume capabilities of the major gateways through the park. Each access point has been carefully arranged to efficiently move people through the park or to their destination. In addition, the routes are set to be beautiful spaces that provide more than just a path to walk on. They are design to encourage people to grasp the character of the space as a whole. Canopy trees provide shade while a variety of paving patterns will dictate the pace by which people will move along the path. In some cases, there will be benches for resting and areas for vendors to post up for events.
Design Process
Design Process

The design team embarked on a process to evaluate current conditions and initiate design principles that inform recommendations for new features and activities for the park. The following outline summarizes each step in the process.

**Phase 1 - Inventory and Analysis**
- **Phase 1.01** - Background Review and Analysis
- **Phase 1.02** - Kick-off Meeting and Buckroe Park Tour with City of Hampton
- **Phase 1.03** - Preparation of Base Map
- **Phase 1.04** - Inventory of Existing Conditions
- **Phase 1.05** - Park Program
- **Phase 1.06** - Summarize Opportunities and

**Phase 2 - Draft Recommendations and Preliminary Design**
- **Phase 2.01** - Draft Park Master Plan
- **Phase 2.02** - Draft Graphic Illustrations of Key Features
- **Phase 2.03** - Review the Draft Park Master Plan

**Phase 3 - Final Recommendations and Park Master Plan**
- **Phase 3.01** - Final Park Master Plan and Rendering
- **Phase 3.02** - Final Graphic Illustrations of Key Features
Design Principles
Design Principles

Overarching Goal
The City of Hampton shall capitalize on the park’s prominent beachfront location and unique heritage with diverse recreation and entertainment options while providing multi-functional community spaces for the enjoyment of the surrounding community and the citizens of Hampton. Unify Buckroe Park’s identity and restore its significance and memory-making aspects by implementing sustainable practice, high standards for design and construction, and an attentive maintenance plan.

Develop a High Standard for Design and Construction
High standards of design begin with the overall master plan for a park. Likewise, implementation of the plan (signage, landscaping, vegetation, hardscape, etc.) is crucial in setting high quality building standards. When high standards for the plan are achieved by the City, residents are more likely to respond with positive praise and community pride. The community’s appreciation of the high quality design will help the overall maintenance and day-to-day upkeep of the park because the residents take ownership.

Strengthen Community Connections
In order for Buckroe Park to be an integral part of the surrounding community and neighborhoods, it needs to act as a space that unifies and connects neighborhoods. Use pedestrian corridors (such as the boardwalk, sidewalk, and street connections) will create multiple access points to the boardwalk and beach through the park. When the park is established as the major focal point of the community, it will strengthen the surrounding neighborhoods and provide a desirable place to gather.

Create Diverse Recreation and Entertainment Options
Incorporate a diverse mix of recreation and program options throughout the park to cater to a wide spectrum of user groups and promote a healthy lifestyle. These recreation and program elements should be located and designed in a sensitive manor to promote smooth circulation and usability. Provide amenities such as a playground, bicycle path, boardwalk, open-green space, recreation fields, concert plazas, and seating and trails will distinguish Buckroe Beach Park. These amenities should be designed specifically for the park to complement the unique character of Buckroe Beach.

Promote Sustainable Practices
Promote and practice sustainable building, water-management, and maintenance techniques throughout the park. Sustainable practices will bring savings to the Buckroe Beach community by reducing the costs of maintenance and utilities. It is important to highlight the efforts the City has undertaken in being sustainable and to educate the community on how to protect the Bay. The park will be a symbol of a positive balance between the built environment and the surrounding natural environment.

Creating Multi-functional Community Space
For Buckroe Park to be deemed a successful space, it must appeal to the diverse range of people in the community and provide flexibility for a wide range of activities. Community gatherings, festivals, and cultural events that take place in the park will create an identity for the park and generate revenue for the Buckroe Beach community.
Design Principles

Restore the Park as a Memorable Place
Buckroe Park’s past is filled with events and activities that left the citizens of Hampton with lasting positive memories. From roller coaster rides to beauty pageants, many people can recount the good times they had at Buckroe Park. Upon making improvements to the space itself, the design is responsible for establishing a sense of place and creating space where memories will be made.

Develop a Consistent Park Identity
Using high quality materials and well-designed details, Buckroe Park will re-establish its identity and brand as the community’s beachfront jewel. Establishing standard details and a consistent pallet of hardy materials is important in developing a series of unified spaces. Developing a focus on quality materials and details that will stand the test of time ensures the park’s sustaining value to the community and the citizens of Hampton.

Plan for Attentive Maintenance
Often times, a well designed public space can achieve all the values of the community and meet all their needs for recreation and activity but still fall short of being a success. Good design and quality construction are wasted when a public space or park is poorly maintained or left unattended. For this reason, maintenance is considered the ‘Achilles’ heel’ of place making. Once the designer has put down the pen and the contractor has completed the work, it will be up to the community to see that the space is properly maintained. This will protect the long term value of the investment, keep the space attractive to users, and minimize big expenses over the life of the space. The community should establish a thorough plan for maintaining the hardscape, plant material, equipment, furnishings, and structures within the space. Proper maintenance is a smart way to minimize cost, keep the space safe, and attract repetitious use. Thoughtful design is a critical factor in making a low maintenance space. However, daily attention to the detail and cleanliness of the park will sustain the thought and care that went into the design of each feature. Once this plan is complete and approved, it is encouraged that the City of Hampton produce a comprehensive maintenance plan for each phase.
Recommendations: *Park Plan*

Spatial Organization
Chesapeake Bay
Beach
Pier
Boardwalk
Beachfront Park
Square Neighborhood Parks
Public Access Corridors
Spatial Organization

The existing spatial organization of Buckroe Park has been enhanced and expanded upon in order to develop a more user friendly and comprehensive park. While the park is still organized into the seven main spatial/use areas that are outlined in Part I: Existing Conditions many of these areas have been completely redesigned and approved upon.

Spatially, the park is organized into seven major categories of space each responsible for providing activities and program uses for a wide variety of user groups and age ranges.

- Chesapeake Bay
- Beach
- Pier
- Boardwalk
- Beachfront Park
- Square Neighborhood Parks
- Public Access Corridors (2)

The following pages will unfold each spatial category and highlight the features and program uses within each space.
The Chesapeake Bay serves as the eastern most boundary for Buckroe Park. Having a large public waterfront park is a unique asset for the City of Hampton, and this master plan strives to enhance and celebrate that feature. In addition, the master plan outlines several methods for improving the environmental aspects of the Chesapeake Bay, particularly how stormwater is addressed within the park.

• Currently stormwater from Buckroe Park out falls directly into the Chesapeake Bay (see existing grading and drainage map page 2 for more information). However, the opportunity exists to address this issue by implementing a series of rain gardens and bio-retention swales within the park. This allows the stormwater to naturally infiltrate into the ground, minimizing the amount of pollutants out flowing into the Bay and providing a cleaner, safer environment for beach users.

• There are currently several sand erosion control breakers along the waters edge, including rip rap breakers and groins. While both of these erosion control techniques are functional, there are several ways to improve upon the rip rap breakers. Native sea grasses can be planted within and directly behind the rip rap areas to help further address the sand erosion issues, as well as visually soften the hard edges of the rip rap and create a more natural aesthetic.

• The beach provides expansive views of the Chesapeake Bay. The opportunity to highlight these views involves focusing all programmed beach activities to the back of the beach (i.e. sand volleyball and rental area) to provide an unobstructed view for beach users. Stationary binoculars are incorporated into the pier (see page 80) to see distant Norfolk, the Norfolk Navel Station, Thimble Shoal Lighthouse, as well as passing by boats/ships and wildlife.

Features & Program:

Use of native grasses planted within and around rip rap breakers

Beach users relaxing and viewing the water (passive recreation)
The size and easy access of the public beach at Buckroe Park is an unique asset for the City of Hampton. This master plan highlights the importance of the beach as a main attraction to Buckroe Park and provides for the continuation of a variety of program activities (i.e. sand volleyball) as well as the opportunity for additional active and passive recreational uses. In addition, the sensitive environmental issues of the beach (i.e. sand/water erosion) are important to the overall quality and success of Buckroe Park.

The beach at Buckroe Park is large. For ease of discussion (organization), the beach has been subdivided into five beach areas (see plan below). Each of these five beach areas flows seamlessly into the other. The beach areas 1-3 are generally more programed for a variety of active uses, while the beach areas 4 and 5 are more passive and open for general beach use (i.e. sunbathing).

Features & Program:

- There is the opportunity on the beach to provide for a variety of recreational use areas. These areas include: areas for specific activities that are generally permanent program spaces, areas for more temporary multi-purpose program uses, and areas for general beach use.

- The in-place (i.e. sand volleyball) program areas proposed for the beach are generally focused in beach areas 1 and 2 and located closer to the boardwalk to allow for open general beach use along the waters edge. The expansion of the existing sand volleyball area (located within beach two), from two court areas to four, provides the possibility for sand volleyball tournaments. Another in-place program is the addition of beach horseshoes (located towards the back of beach one). Such amenities are relatively low cost, easy to maintain, and enjoyed by a wide variety of people.

- The temporary multi-purpose beach program areas are designed to facilitate activities, such as sand soccer, bocce ball, cornhole, and other sand games. These games can be set up in the general outlined areas and can be easily changed or expanded. In addition, there is the opportunity to introduce special events on the beach, such as an annual sand castle contest or cornhole tournament.

- The general beach use areas are the larger open areas of the beach and meant to be used for unstructured beach uses, such as lounging. These areas are located within all the five beach zones. Only beach areas 4 and 5 are designated entirely for general beach use (this is not to say that general beach use is not welcome in other areas).

- The rental location is proposed to generally stay in its current location (beach 3), though, there is the opportunity to expand on the rental equipment options to include: corn hole games, bocce ball, sand paddle ball, etc. In addition, a small storage structure, which can be removed before a strong storm, can be placed on the beach to minimize the need to transport rental equipment back and forth off the beach daily.
Beach

- The introduction of low growing native sand grasses along portions of the back of the beach adjacent to the sea wall is proposed to help control sand erosion, provide a more attractive edge along the sea wall, and provide a transition space between the beach and boardwalk. These planting areas also help to define the beach access areas and focus where people enter and exit the beach (see the boardwalk section for more information on the beach access areas).

- Trash receptacles are located on the beach at each of the beach access points to help encourage users to keep the beach/park clean.

Reference Images:

- Cornhole tournament
- Bocce ball game on the beach
- Beach horseshoe pit
- Sand castle contest
- Sand volleyball courts set up for tournament
- Incorporation of low native grasses along portions of the sea wall

Section A: Sand volleyball area on beach and seating (with back rest) incorporated into the sea wall. Also, low growing native coastal grasses are shown along portions of the beach side of the sea wall
The existing pier is functional, but has the opportunity to be improved upon with the addition of several program elements to help activate and revitalize the attraction/use of the pier.

Features & Program:

- The existing wood surface and concrete pad area should be resurfaced with a more uniform, sustainable, structural, and quality wood material. In addition, the existing metal chain link security gates at the pier entry are proposed to be replaced with a more attractive wood or metal picket gate that fits in with the overall character and quality of the pier.

- To provide elevated views over the pier railing, a terraced wood seating area is located on the eastern end of the pier. The terraced seating area provides an informal space for people to relax as well as an intimate gathering space for a small events such as a children’s magic show, educational lectures, or spill over from an event at the picnic shelter. In addition, there is a multi-use open area between the terraced seating and picnic shelter for dancing or other program events to take place.

- Currently there are limited places to sit on the pier. Because of this, a variety of seating options are incorporated. Including, the terraced wood seating area and benches/bench swings along the southern and eastern edge of the pier. These provide a variety of seating options and allow a large number of people to comfortably sit and enjoy views of the Chesapeake Bay.

- To provide an elevated 360 degree view of the surrounding Chesapeake Bay and Buckroe Park. These views will be highlighted by providing stationary binoculars that can be used to see distant Norfolk, the Norfolk Navel Station, Thimble Shoal Lighthouse, passing boats/ships, and wildlife.

- Interpretive signage is incorporated onto the pier railing at several locations to highlight and provide educational information on the area’s wildlife. In addition, interpretive signage is located adjacent to the stationary binoculars that highlights and describes views that can be seen from the pier (i.e. Thimble Shoal Lighthouse).

- Pedestrian scale accent lighting (i.e. bollard lights, lighting on the railing) is incorporated to extend the use of the pier to the evening time while being sensitive to the wildlife and surrounding residents.

Reference Images:
Pier

Terraced wood seating

Interpretive sign and stationary binoculars

Bench swings

Terraced wood seating area

Master Plan Recommendations: Park Plan
**Boardwalk: Introduction**

The existing boardwalk is to be replaced with a more user friendly, aesthetically appealing, and functional boardwalk. In addition, the boardwalk that currently ends at Point Comfort Ave. will be extended to the Buckroe fishing pier to provide an improved connection from Buckroe Park.

In order to provide a variety of program uses and organization the boardwalk has been spatially organized into three general areas: the south boardwalk, the middle boardwalk, and the north boardwalk.

**Features & Program:**

- The materials used along the entire length of the boardwalk are proposed to be sustainable and of a high quality in order to retain a long life span and minimize the need for maintenance. Bluestone pavers are used for the boardwalk plaza areas, salt finish concrete is used for the middle boardwalk and north boardwalk bike and main promenade, and wood decking (or similar material) is used for the south boardwalk.
  - The entire length of the boardwalk is also designed to help alleviate the current sand and water erosion problem in the park by retaining the existing sea wall and incorporating a series of raised planter areas. Incorporating these mitigation techniques will also help to minimize the need for maintenance and improve the overall aesthetic quality of the boardwalk.
  - A variety of seating options are proposed throughout the boardwalk including benches, trellis swings, the existing sea wall (select areas along the top of the sea wall to be faced with wood and incorporate back rest), and seat walls along the planting areas.
  - The boardwalk will incorporate a variety of program elements that will activate the entire boardwalk and make the space usable year round (i.e. bike path). While there are a variety of program uses along the boardwalk, it is designed to have an overall consistent character/theme in materials/appearance.

**Boardwalk organizational areas**

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**Reference Images:**

- [Seat wall incorporated throughout the boardwalk](image)
- [Two way bike path (located along the middle and north boardwalk)](image)
**Boardwalk: South Boardwalk**

The boardwalk currently ends at the intersection of Point Comfort Ave. and South Resort Blvd. From this point, an existing narrow sidewalk runs along the sea wall down South Resort Blvd. to the Buckroe fishing pier.

There are currently two designs for the south boardwalk, with the existing sea wall remaining in both options.

- **In option one (an amendment to the Buckroe Beach Park Master Plan document)** the sidewalk and streetscape along South Resort Blvd. is to be enhanced on the street side of the sea wall. The streetscape is improved with landscaped areas, street trees, site furnishings, decorative pavers, etc..

- **In option two (depicted below and on the following page)** the sidewalk along South Resort Blvd. is proposed to be removed and replaced with planting areas. Adjacent to the beach side of the sea wall a wood boardwalk is proposed to accommodate improved pedestrian circulation and connection between Buckroe Park and the fishing pier.

**Option Two - Features & Program:**

- This portion of the boardwalk will connect to the middle boardwalk; however, the main pedestrian zone width will narrow down from 25’ to 15’ and the surface material will change to a wood decking (material to match the resurfaced pier decking). To minimize the build up of sand on the wood boardwalk a slightly raised concrete band is incorporated along the beach side of the wood boardwalk.

- The overall program for this portion of the boardwalk will be mainly for pedestrian circulation to and from the fishing pier. However, a wood platform seating area is incorporated along the boardwalk where the sea wall currently sticks out towards the beach. The platform includes a variety of seating options including: teak benches, teak lounge chairs, and bench swings.
Boardwalk: **South Boardwalk**

- The boardwalk bike path transitions to a bike lane at the South Resort Blvd. and Point Comfort Ave. intersection. The bike lane runs along South Resort Blvd. to the fishing pier where there is a pedestrian connection to the neighborhood.

- The area where the existing sidewalk is located will become a planting area with native small trees, understory plantings, and decorative street lamps.

**Option Two - Reference Images:**

- **Wood boardwalk with slightly raised concrete edge band & vegetation along the beach side**
- **Direct beach access off select areas along boardwalk**
- **Teak lounge chairs**
- **Teak lounge chairs**
- **Wood boardwalk with adjustable double sided bench overlooking native planting area and beach/bay**
- **Low wood fence installed around grasses planted along beach to help control/define access points onto the beach & protect the plants health**
**Boardwalk: Middle Boardwalk**

The middle boardwalk is located directly adjacent to the high activity beachfront park and is designed to incorporate a variety of program spaces. This portion of the boardwalk will serve as a transition space between the beachfront park and the beach/bay.

- Planter areas with a granite seat wall edging are incorporated between the ten foot wide bike path and the boardwalk pedestrian zone. The raised planters running parallel to the beachfront park raised lawn spaces include masses of low growing native coastal grasses. This allows open views to the Chesapeake Bay, softens the feel of the boardwalk, and minimizes the sand erosion and build up of sand in the beachfront park. The raised planters running parallel to the picnic shelter and playground areas include shade trees with masses of understory plantings as well as carved out areas of the granite edging for benches and bench swings to be tucked back in the vegetation.

- The area in front of the playground incorporates roller coaster cart benches that celebrates the history of the park as an amusement park. To provide a playful aspect and symbolically represent the roller coasters that once occupied the park the benches incorporate casters and are built on a track to allow the benches to roll back and forth. This area will also incorporate interpretive signage explaining the history of the amusement park.

- A large focal plaza extends from the beachfront park onto the boardwalk. This plaza serves as a transition space from the beachfront park to the boardwalk, and onto the terraced wood beach access point. The portion of the focal plaza along the boardwalk incorporates a change in paving pattern/material (bluestone) and provides as a gathering space with space for temporary vendors to set up to activate the space.

- The boardwalk is designed to alleviate the current sand and water erosion problem in the park by incorporating a series of raised planter areas. Incorporating these mitigation techniques will minimize the need for maintenance and improve the quality of the beachfront grass areas and other vegetation.

- There are five beach access points to the beach along the middle boardwalk: two small access points and three main access points (see pages 94 and 95 for more information on beach access). The middle boardwalk section transitions to the south and north boardwalk at main beach access plazas. These plazas provide a break in the boardwalk and provide an open gathering space.
Boardwalk: *Middle Boardwalk*

Reference Images:

- Granite seat wall with carved out area for benches (site furnishings)
- Bench swings
- Granite seat wall and planter with shade trees and understory plants
- Space along boardwalk for small vendors to set up
- Benches tucked into raised planter areas
- Teak “roller coaster benches” on casters
- Teak “roller coaster benches” on casters
- Space along boardwalk for small vendors to set up

*Buckroe Park Master Plan | Hampton, Virginia | citedesign*

*Master Plan Recommendations: Park Plan*
**Boardwalk: Middle Boardwalk**

**Section B: Middle Boardwalk**

- Beach
- Native coastal grasses (erosion control)
- Existing sea wall w/ top faced with wood
- Pedestrian zone w/ site furnishings (benches, trash receptacles, decorative lamps, etc.)
- Planter w/ low growing native grasses & granite seat wall along pedestrian zone & low granite edge along bike path
- 2 way bike path
- Raised lawn

**Section C: Middle Boardwalk**

- Beach (sand volleyball courts)
- Volleyball viewing area w/ native coastal grasses in background
- Existing sea wall w/ top faced with wood & select areas with back rest
- Pedestrian zone w/ site furnishings (benches, trash receptacles, decorative lamps, etc.)
- Planter w/ low shade trees and understory plantings & granite seat wall along pedestrian zone & low granite edge along bike path
- 2 way bike path
- Granite seat wall & planting edging
**Boardwalk: North Boardwalk**

The north boardwalk is located directly adjacent to the multi-family residential area. This portion of the boardwalk will serve as a transition space (from west to east) between the residential area and the beach and bay. The boardwalk terminates to the north at the start of the private beach and transitions to a sidewalk at the Pilot Avenue cul-de-sac.

**Features & Program:**

- The boardwalks northern boundary at Pilot Avenue serves as a focal point and destination for the north end of the boardwalk. Located here is a small grove of Live Oaks with a central focal point (i.e. kiosk or statue). Here the existing sea wall be expanded out towards the beach to create a larger prominent gathering focal space and allow room for the grove of trees to be planted. In addition, a seat wall will extend west, perpendicular...
to the existing sea wall to retain the existing natural dune area. The seat wall will be engraved with a quotation relating the focal statue, the park, or the City of Hampton. This area is a transition space between the park and the residential area as well as a gathering and destination space for the end of the boardwalk.

- There are two main public access corridors (Tappan Avenue and Richmond Drive) connecting to this portion of the boardwalk. To activate this portion of the boardwalk where each of these access corridors meets the boardwalk there is a plaza area and a change in the paving material (bluestone).

- The Chesapeake plaza on access with Tappan Avenue incorporates a large inlaid map of the Chesapeake Bay into the pavers. The map highlights key features and facts about the Chesapeake Bay. This plaza area also provides for easy access for emergency vehicles to the Tappan Avenue lifeguard station while screening the parking area with plantings. Other elements incorporated into the plaza include: small foot washing area, raised bronze maps depicting the evolution of the City of Hampton, and an information kiosk.

- The sundial plaza, on axis with Richmond Drive, incorporates a human sundial inlaid into the paving. This creates a interactive gathering space.

- A wooden viewing platform area is incorporated along the northern portion of the boardwalk to provide an elevated seating area to view the beach and bay. In order to provide unobstructed views of the beach/bay, the platform is incorporated into the sea wall and is proposed to be low enough so that a railing is not needed. Adirondack chairs and/or other moveable seating is proposed for this area to create a more personable and user friendly space. This area adds interest along the boardwalk and breaks up the continuous run of sea wall.

- As a means to activate this portion of the boardwalk, raised bocce ball courts and two raised shuffle board courts are incorporated in the space between the pedestrian zone and the bike path.

- There are eight beach access points to the beach along the north boardwalk: five small access points and three main access points (see pages 94 and 95 for more information on beach access).

- Raised planters with a granite seat wall edging are incorporated between the bike path and the boardwalk pedestrian zone. Several of the raised planters include shade trees with masses of understory plantings as well as carved out areas of the granite edging for benches and bench swings. While other raised planters incorporate a mix of native plantings and multi-purpose lawn space that can be used for an elevated seating space, corn hole, or sun bathing.
**Boardwalk: North Boardwalk**

- **Sundial plaza**
  - Richmond Drive Public Access Corridor
  - Bike Path
  - Raised Planter
  - Pedestrian Zone
  - Sundial info kiosk
  - Human sundial
  - Circular granite seat wall
  - Double sided bench w/ sundial plaza engraved on the side

- **Human sundial**

- **Circular granite seat wall surrounding sundial**

- **Focal grove plaza**
  - Live Oak (typ.)
  - Simple focal sculpture/statue
  - Bike Path
  - Raised Planter
  - Pedestrian Zone
  - Focal grove plaza
  - Bench (typ.)
  - Seat wall w/ engraved quote
  - Natural dune area

- **Grove with focal point statue in the center**

- **Engraved granite seat wall**

- **Simple focal sculpture**

**Master Plan Recommendations:** Park Plan
Boardwalk: North Boardwalk

Section D: North Boardwalk

beach
(sand volleyball courts)

native coastal
grasses

pedestrian zone
w/ site furnishings
(benches, trash
receptacles, decorative
lamps, etc.)

bocce ball court
& granite seat
wall along pedestrian zone
& bike path

2 way bike path

native plantings

multi-family residential
Boardwalk:  *North Boardwalk*

*Boardwalk wood viewing platform*
**Boardwalk: Sea Wall**

The existing concrete sea wall stretches along the boardwalk from the edge of the northern private beach to near the entrance of the Buckroe Fishing Pier. A majority of the existing sea wall is to remain. The aesthetic condition will be improved and several areas will be removed to create beach access points and gathering spaces.

**Features & Program:**

- Several techniques are propose to improve the aesthetics of the sea wall to visually improve the space between the boardwalk and beach. The entire sea wall is to be painted/stained in a light gray (soft white) color to help create a more uniform look and disguise the patches, cracks, and other imperfections in the concrete. In addition, select areas along the top of the sea wall will be faced with sustainable wood material to match the pier and south boardwalk.

- Double sided wood benches with back rests are incorporated onto the top of the existing sea wall at select areas. These areas include high use zones such as adjacent to the sand volleyball area and boardwalk plazas.

- Incorporate low voltage lighting into select areas of the sea wall and direct down onto the boardwalk to create a unique effect at night and provide a sense of safety.

- As a means to provide easier access (handicap access) to the beach and eliminate the existing concrete stairs, the sea wall will be cut at the proposed beach access points (see pages 94 and 95 for more information on beach access points). In addition, the sea wall will be rebuilt out towards the beach at several locations to provide unique seating/gathering spaces (i.e. the wood view platform, the focal grove plaza, main entry beach access points, and the wood terraced area).

- Native low growing coastal grasses are planted on the beach adjacent to the sea wall to help minimize sand erosion (wind blown) and soften the concrete edge.

**Reference Images:**

- [Back rest incorporated onto sea wall](image)
- [Grasses planted along beach side of sea wall](image)
- [Top of sea wall faced with wood and sides painted light gray](image)
**Boardwalk: Beach Access Points**

To provide improved access and comply with ADA standards, the master plan has a total of 13 new beach access points proposed along the middle, and north boardwalk, and numerous access points along the south boardwalk.

There are five beach access points to the beach along the middle boardwalk: two secondary access points and three main access points. Along the north boardwalk there are eight beach access points: five small access points and three main access points.

**Features & Program:**

- The secondary beach access points for the middle and north boardwalk incorporate the use of a simple aesthetically pleasing wooden step up and over the sea wall, or a small break/cut in the sea wall with a wood ramp down to the beach. The access points located along the north boardwalk are located on axis with the existing residential pedestrian gated points. While the secondary beach access points located along the middle boardwalk are on axis with pathways coming off of the beachfront park.

- The main beach axis point off of the entry promenade and focal plaza transitions to the beach with the removal of the existing sea wall and the use of a terraced wood seating area that ties in with the existing wood pier. This area can be used as an informal seating area for viewing the bay as well as an access point to the beach. For ADA access a wood ramp is incorporated into the side of the terraced seating area (ADA access also will be provided to the pier).

- The main access points (besides the wood terrace access) along the middle and north boardwalk involve the relocation of a portion of the sea wall by rebuilding a section of the wall out towards the bay. This creates larger access areas that un-obstruct the main pedestrian flow of the boardwalk, provide ADA ramp beach access, and create a hierarchy for the beach access points. In order to create a consistent theme/character along the boardwalk each of these main access points has a similar appearance and scale. The main access points along the middle boardwalk are located near the Point Comfort Avenue and Buckroe Avenue cul-de-sacs. While the main beach access points in the northern portion of the boardwalk sit on axis with the Tappan Ave. and Richmond Dr. public access corridors as well as an access point off of the focal grove plaza.

- There is no sea wall along the beach side of the south boardwalk which allows for easier access to the beach.

**Reference Images:**

![Wood beach access ramp parallel to sea wall](image1)

![Beach access point location map](image2)
Boardwalk: Beach Access Points

Main beach access point plan (typ.)

Secondary beach access point plan (typ.)

Terraced wood main beach access point plan

Terraced wood main beach access
Beachfront Park: Introduction

The beachfront park is the large area between the neighborhood parks (to the west) and the boardwalk (to the east). Flanking both the north and south ends of the beachfront park are existing parking lots. The existing beachfront park includes popular program elements including the playground, the stage pavilion, and picnic shelters. The beachfront park has been completely redesigned to provide a better park space in terms of program use/location, circulation, and aesthetic quality.

The beachfront park includes elements such as a Buckroe Grove with a central entry promenade to the boardwalk, a focal plaza with iconic sculpture/statue, a new location for an updated stage pavilion and performance lawn, a raised lawn area adjacent to the boardwalk, an updated playground, picnic shelters adjacent to the boardwalk, and a lighthouse plaza.
The Buckroe Grove is located in the central area of the beachfront park between the north lawn and the performance lawn. Flanking the grove is the entry plaza to the west, the focal plaza to the east, and an entry promenade running through the center of the grove connecting the two plaza spaces. These spaces provide for a variety of program elements, giving the opportunity for year round use of the beachfront park space.

Features & Program:

- The Buckroe Grove provides the park with a multi-purpose space that can be used by a variety of user groups throughout the year. The grove facilitates an organized/designated space for vendors (i.e. food carts and craft booths) to set up between the Live Oaks, providing space for both small vendor carts as well as larger vendor tents (i.e. 10’x10’ tent). Incorporating an organized space for vendors helps create a festival/market feel and activates the space. When vendors are not set up, the grove becomes a space to relax on one of the many benches under the live oak trees. On hot summer days the grove becomes a shaded space for relief from the sun. While in the winter time, the live oaks can be strung with Christmas lights and a Buckroe Christmas Tree can be incorporated to create a festive feel.

- The Grove incorporates two informal picnic areas (adjacent to the performance lawn and north lawn) with movable cafe tables and chairs. These areas serve as a transition space between the lawn spaces and the vendor areas and help to encourage the use of the park for picnics, rather than tailgating. Crushed stone is utilized for the surface material in order to break the ground plan and designate spaces.

- The center of the vendor grove is bisected by a 30’ wide bluestone entry promenade that runs on axis with E. Pembroke Ave. and the focal icon/focal plaza (sculpture, or water feature). The promenade serves as the main connection for people to the boardwalk and beach. The promenade has a center pedestrian zone with benches and decorative light poles spaced out evenly along each side.

Section E: Buckroe Grove (looking towards the Chesapeake Bay)
Beachfront Park: *Buckroe Grove, Entry Plaza, & Focal Plaza*

- Incorporated into the edges of the grove and framing the entry plaza are swaths of native plant masses. These low growing native plants help to reduce the stormwater runoff, define the grove program spaces, and provide an aesthetic quality.

- The Live Oak trees are spaced approximately 30’ on center to create the desired grove feel/impact. In order to ensure the health and allow the trees to mature, they are planted in 10’x10’ planting areas. These planting areas include masses of native evergreen ground covers.

- The entry plaza is located off of the 1st Street parking area and serves as the main gateway into the beachfront park. A granite seat wall wraps around the sides of the plaza to create a clean and functional edge. Inscribed on the face of the granite seat wall are the words Buckroe Park.

- The focal plaza is located on axis with the promenade and stretches out into the boardwalk leading to the wood terraced beach access. The focal plaza is anchored by a large iconic element (i.e. sculpture, or water feature). This iconic element has the opportunity to become symbolic to Buckroe Park and should be large enough to see from the park’s main entry off of East Pembroke Ave. The sculpture is located in the center of the plaza; therefore it should address all sides. Other elements included in the focal plaza include: interpretive signage explaining the iconic element, double sided granite bench parallel to the boardwalk, two foot washing stations, and benches along the edge of the raised lawn spaces.

- Bluestone pavers (and a change in the paving pattern) are used for the entry plaza, promenade, vendor areas, and focal plaza to help delineate the different spaces.
Beachfront Park: Buckroe Grove, Entry Plaza, & Focal Plaza

Reference Images:

Picnic area with statue and movable cafe tables and chairs

Promenade ending on focal iconic element (water feature)

Entry plaza w/ seat wall

Focal plaza sculpture

Events vendor tents set up

Picnic area with movable cafe tables and chairs
Beachfront Park: Raised Lawns & Seat Wall

Two large raised lawn areas are proposed to the north and south of the focal plaza to help control the build up of sand within the beachfront park area. The other edges of the beachfront park adjacent to the boardwalk are at grade and incorporate granite block seat walls that serve as an erosion control, edging for plantings, as well as a place to sit. Incorporating these techniques will minimize maintenance of the beachfront park area and create distinct spaces for gathering and passive recreation.

- The raised lawn spaces are programmed to allow room for activities such as: throwing frisbee, having a picnic, sunbathing, or people watching. There are several movable teak lounge chairs on each of the lawns to provide an alternative to sitting on the grass.
- The raised lawn space are edged with granite block that serves as a seat wall. A ramp is built into the side of each of the raised lawns to provide ADA and maintenance access.
- The lawn spaces are left open to provide open views from the performance lawn, grove, and north lawn out towards the Chesapeake Bay. The only vertical elements are a single row of live oak trees that line the west edge of the lawns to provide shade.
- The granite seat wall runs along the eastern edge of the beachfront park where the raised lawns end. While these areas are not raised, the seat wall is meant to control the build up of sand within the adjacent beachfront park areas. There are breaks in the seat wall for sidewalk connections to various focal and access points (i.e. light house plaza, picnic shelters, the performance promenade, and the comfort station sidewalk).
- Located on the beachfront park side of the seat wall are linear landscape areas of low maintenance native grasses and low maintenance shrubs.

Features & Program:

- The two raised lawn areas provide a change in elevation to the otherwise generally flat site. These lawn spaces provides elevated views out towards the Chesapeake Bay.

Raised lawn & seat wall location map

Raised lawn

Children playing on raised lawn

Raised lawn & seat wall master plan

Reference Images:
Beachfront Park: **Raised Lawns & Seat Wall**

**Section F: Raised Lawn**

**Section G: Seat Wall**

*Master Plan Recommendations: Park Plan*
Beachfront Park: Picnic Shelters

High demand for the rental use of picnic shelters at Buckroe Park for various events, such as family reunions and birthday parties, calls for replacement of the two existing picnic shelters. To provide more rental opportunities for these popular attractions, two additional shelters will be added.

Two smaller picnic shelters (shelter #’s 4 and 5) are located directly adjacent to the boardwalk to provide views and close access to the beach/bay. One larger picnic shelter (#1) is set back off the boardwalk adjacent to the south parking lot, while the two other larger picnic shelters (shelter #’s 2 and 3) are located towards the western edge of the beachfront park.

Features & Program:

• The shelters are scheduled to be constructed in the first phase of the Buckroe Park Master Plan implementation process. The three new larger picnic shelters are to be identical in design and scale (30’x30’ Neo Classic Square Structure with Standing Seam Roof) and include stone detailing at the base of the columns. The two smaller picnic shelters (12’x12’ Neo Classic Square Structure with Standing Seam Roof) are to match the overall architectural character of the larger shelters.

• Picnic shelters 3 and 5 are located near the playground and north comfort station which provides easy access for kids to play and fosters the opportunity for birthday parties or other kid friendly activities.

• Picnic shelters 1, 2, and 4 are conveniently located close to the south comfort station and stage pavilion/performance lawn area. Furthermore, the stage pavilion is visible from shelter number 2, which provides the opportunity to view a concert, or special event from the shelter.

• Each of the five picnic shelters have an adjacent multi-purpose lawn space to allow for spill over of events/activities. The north lawn provides picnic shelter number 3 with a large area for spill over activity, while the performance lawn can be used by shelter number 2. Picnic shelters 1, 4, and 5 have a smaller lawn space; however, these spaces have easy access to the boardwalk and other larger lawn spaces (i.e. raised lawns, multipurpose lawn, and performance lawn).

• Stationary grills are located adjacent to each of the five shelters to provide convenient cooking areas.

Reference Images:
Beachfront Park: Stage Pavilion & Performance Lawn

The stage pavilion/performance lawn location has moved from its current location on axis with North Pembroke Avenue (along the boardwalk) to the south west corner of the beachfront park. In this corner, a new smaller scale, architecturally significant, and multi-purpose stage pavilion is located.

Removing the existing stage pavilion opens up the focal view from N. Pembroke Avenue and the Buckroe Park entry drive to the beach/bay, and allows for a more in scale and appropriate iconic element (i.e. sculpture) to be incorporated in its place. The new location directs sound from events towards the Chesapeake Bay and away from the residential areas.

Features & Program:

• The stage pavilion shall reference the Buckroe Pattern Book to achieve architectural quality. The scale of the pavilion shall be smaller than the existing structure in order to better fit with the performances desired within the park and the overall character of the park.

• The stage platform is elevated to provide clear visibility for the audience from the performance lawn. The performance lawn is an open lawn space to accommodate a large number of people for a performance event. The stage pavilion can be programmed for large events (i.e. music festival or movie night) or smaller events (i.e. children’s story time). The lawn can also be used for multi-purpose recreational activities when no performance is taking place.

• Two small structures are situated at the back of the stage pavilion. The one structure is a small comfort station with restrooms, water fountains, and sand washing station. The second structure provides space for storage, dressing/waiting rooms for performers, and an optional ticket booth window. These two structures also provide a backdrop for the stage pavilion.

• Located directly off of the stage pavilion in the front of the performance lawn is a small area with seating (granite blocks) that can be used for smaller events such as children’s story time, a puppet show or educational lecture. This seating area may also be used for large events, with these seats providing income for the City.

• The stage pavilion is incorporated into a performance entry plaza which serves as the main entry into the southern portion of the beachfront park. Bollards are incorporated into the plaza to allow for controlled entry into the stage area when an event is taking place (removable gate or chain/rope can be placed between bollards). Also, located in the plaza is a seat wall around the plaza perimeter and a information kiosk that has a park map as well as future events to be held at the stage pavilion.

• The stage pavilion entry plaza is connected to the performance promenade which provides a main connection to the boardwalk and beach area.
Beachfront Park: *Stage Pavilion & Performance Lawn*

Reference Images:

*Stage pavilion, entry plaza, and small pavilion buildings behind stage*

*Stage pavilion with elevated stage*

*Performance lawn*

*Movie night on the performance lawn*

*Performance lawn multipurpose recreational use*
**Beachfront Park: Comfort Stations**

A new comfort station was recently constructed in the northern portion of the beachfront park adjacent to the existing playground. While this comfort station will serve the northern portion of the beachfront park, the existing port-a-john in the southern portion of the beachfront park does not meet the long term needs of the park and its users. Therefore, to serve the southern portion of the park, an additional smaller comfort station is incorporated into the stage pavilion.

The performance promenade (southern portion of the beachfront park).

- Adjacent to the south comfort station is the performance entry plaza that is also used as a waiting area and includes: benches, seat wall, drinking fountain, and shade trees.

**Features & Program:**

- The new north comfort station incorporates foundation plantings to help soften the large block wall and screen the mechanical equipment. In addition, there is the opportunity to commission a local artist/sculpture to incorporate a mosaic mural onto one side of the comfort station.

- The north comfort station includes an adjacent plaza area that can be used as a waiting area and incorporates: benches, drinking fountain, and a shade tree. This plaza is incorporated into the playground entry.

- The south comfort station is incorporated into the stage pavilion (matches architectural character of stage pavilion) and is meant to serve the performance events as well as beach/park users that enter the park through

**Reference Images:**

- Comfort stations location map
- North comfort station
- Example mosaic mural on the side of a comfort station
- Comfort station (yellow building) incorporated into the stage pavilion
Beachfront Park: Playground

The existing playground is located in the northeast corner of the beachfront park adjacent to the existing north comfort station, parking area, and boardwalk. The playground is an extremely popular program element for Buckroe Park, but needs redesign to create a well organized, aesthetically pleasing, and unique park for the City of Hampton.

Features & Program:

- To improve the overall appearance of the playground and create a unique destination, a Chesapeake Bay theme has been incorporated into the playground design. The play equipment and soft play surface is designed to conceptually depict elements that relate to the Bay. These elements includes climbing structures that depict waves, large wood sailboats, large climbing elements that portray wildlife (i.e. shells, fish, turtles) found in the bay.

- The playground organization is improved upon by providing areas for different age groups (i.e. toddlers and elementary age kids) by incorporating a tree lined center pathway that bisects the two play areas. Movement is encouraged between these two areas, and the center pathway helps to functionally and visually organize the two spaces.

- The center playground path connects to the open grass play area that has various size grass play mounds that mimic the sand dunes found along the Bay beaches. This portion of the playground is an expansion for the existing playground area and is included in the playground fenced in area. The grass mounds help to minimize sand from being blown into the other portion of the playground.

- The existing donor playground fence will be replaced with a simpler more attractive fence/gate that is easier to maintain. While the actual fence will be removed the donor names on the post will be incorporated into a sculptural element and the pavers at the playground entry plaza.

- Trees are provided around the perimeter and along the playground path for shade. Native low growing shrubs will be planted along the fence perimeter to help soften and define the edge.

- The playground has one gated entry area to improve safety and better monitor access.

- Located on the outside of the playground entry gate is a plaza that is incorporated into the north comfort station plaza. This plaza incorporates: shade trees, benches, donor names, and drinking fountain.

- Benches are proposed under the shade trees to provide various seating options within the playground.

- The concrete spheres saved from when the site was an amusement park are incorporated into the playground as a sculptural play equipment element (i.e. have a sculpture design competition to obtain ideas for potential uses).
Beachfront Park: Playground

Reference Images:

- Wave theme climbing equipment
- Play boat
- Turtle play equipment
- Play grass mounds
- Playground fence and entrance gate
Beachfront Park: Lighthouse Plaza

The existing lighthouse is located in the southern portion of the beachfront park and is an iconic symbol for Buckroe Park. The lighthouse is one of the last remaining elements from when the site was an amusement park, and many people in Hampton view the lighthouse an important symbol in remembering the history of the park. Because of this, the lighthouse area is proposed to be preserved in its current location and celebrated in a focal lighthouse plaza.

Features & Program:

- The lighthouse plaza is designed to be simple and complimentary to the lighthouse. The plaza provides 360-degree views and circulation around the lighthouse. In addition, the diagonal sidewalks leading to the lighthouse are on-axis with the lighthouse. This helps celebrate the lighthouse by bringing it into the focal view.

- The lighthouse is to undergo restoration, including removing paint from the stone, repairing the light fixture, and painting the top of the light house the original color (as depicted on historic postcard shown on next page).

- The low perimeter wall surrounding the lighthouse is to be restored to its original condition (on option 1 the bridge walkways, stairs, and columns are also to be restored).

- Incorporated in the plaza under the existing cedar tree and adjacent to the granite seat wall are a series of interpretive signs highlighting the history of the lighthouse and Buckroe Park. The interpretive signage may include old photographs depicting the history of the site as an amusement park.

- The existing cedar tree located next to the lighthouse is preserved to provide a shaded seating area for the granite curved seat wall. In addition, the curved seat wall provides a place to sit during an event at the stage pavilion as it overlooks the performance lawn.

- Along the northeastern edge of the lighthouse plaza is the raised lawn edge, which can be used for seating and along the southeastern edge is the lawn area.

- The two options for the existing raised grass area surrounding the lighthouse (originally a water feature) symbolically preserve the character of the space while improving the overall aesthetic quality and usability. Option one retains the raised planter area. The existing turf grass will be removed and replaced with masses of native coastal grasses. The grasses are incorporated to represent the dunes that typically surround lighthouses. Option two re-introduces water to the space in the means of an interactive splash fountain that will activate the plaza space and create an interactive experience. This option involves rebuilding the surrounding low wall to structurally support the splash pad and create a raised seat wall around the perimeter.
Beachfront Park:  Lighthouse Plaza

Reference Images:

Old Buckroe Beach post card showing lighthouse “bridge” and water feature - historic images from when Buckroe Park was an amusement park are to be incorporated into interpretive signage located within the lighthouse plaza.

Option 1: Lighthouse plaza w/ native coastal grass plantings

Option 2: Lighthouse plaza w/ splash fountain

Circular plaza granite seat wall

Splash fountain w/ seat wall
Square Neighborhood Parks

The two recently constructed square neighborhood parks (‘A’ & ‘B’) are bisected by the main park entry road (E. Pembroke Ave.). Both of the square parks currently have a large square lawn in the center with perimeter landscaping (predominately trees), sidewalks, lighting, and parking. These parks are meant to be used primarily for passive recreation and support neighborhood activities throughout the year.

In order to help activate these parks, but keep their passive character, park ‘A’ is designed to encourage passive recreation (i.e. throwing frisbee) and park ‘B’ is to incorporate a small central gazebo.

Features & Program:

• Neighborhood park ‘A’ is to remain as a space for passive recreation (i.e. throwing frisbee, tossing football, etc.); however, the space is large enough to incorporate a future park use if needed (overflow space, focal point sculpture, fountain, etc.).

• Incorporated in the center of neighborhood park ‘B’ is a gazebo to be used for events such as small performances or weddings.

• The architectural character of the gazebo is intended to fit the standards of the Buckroe Pattern Book.

• Connecting to the park gazebo are four diagonal paths leading from existing sidewalks.
Square Neighborhood Parks: Gazebo

Gazebo with masonry base & drop ceiling w/ recessed lighting

Square neighborhood park gazebo plan view
* drawing is for conceptual use only, not for construction
* all dimensions are approximate, not for construction

Square neighborhood park gazebo elevation sketch
* drawing is for conceptual use only, not for construction
* all dimensions are approximate, not for construction
* need for railing to be determined based on final elevation

Cupola
Roof Material & Color to Match Picnic Shelters
Recessed Lighting to be Incorporated Into the Gazebo Ceiling (drop ceiling)
Wood Facia
Arts & Crafts Square Tapered Column
Arts & Crafts Style Detailing

Lawn
18'
5'
10'

Sidewalk (Typ.)
Lawn

Stairs (Typ.)
Cupola
2' Roof Overhang

Masonry Base
Brick Pier Base (to match picnic shelter column base material)
Alternative Material: River Rock

Min. 9'
Min. Slope
Max. 1'-6''
Public Access Corridor: Tappan Avenue

The Tappan Avenue public access corridor is located on axis with Tappan Avenue and is the location of the Buckroe Beach lifeguard station. The existing character is not very welcoming and does not give the appearance of being an entry to the boardwalk and beach. This plan improves the corridor by adding shade trees, community garden plots, new lifeguard station (see page 113), and park entry sign.

Features & Program:

• The large existing center lawn space has been reduced in size to incorporate the opportunity for 12 community garden plots. The garden plots provide a way to involve the community in the park and allows people living in the surrounding multifamily housing an opportunity to garden. Incorporated adjacent to the garden is a locked garden storage shed that matched the architectural character found in the Buckroe Pattern Book.

• Lining the two access pathways off of 1st Street to the boardwalk are shade trees (except for along the community garden area) and pockets of low maintenance native landscaping.

• The two existing access pathways off of 1st Street are to be reconstructed with salt finished concrete or other paving material.

• A new park entry post sign is placed at the front of the park along 1st Street to help clearly mark this as a public access corridor. The sign character/theme should match the signage used throughout the park.

Reference Images:

Tappan Avenue Public Access Corridor location map
Row of trees along sidewalk
Community garden raised planter boxes

Tappan Ave. Public Access Corridor Master Plan
Public Access Corridor: Tappan Avenue - Lifeguard Station

The existing lifeguard station is located in the Tappan Avenue public access corridor adjacent to the boardwalk and the Chesapeake Plaza. The lifeguard station currently is in need of expansion. The new plan replaces the existing structure with a new, larger, architecturally significant building that will provide office space, storage, and bathrooms.

- Removable bollards are incorporated along the edge of the lifeguard parking area adjacent to the boardwalk (Chesapeake Plaza) to delineate the two different areas. The bollards are spaced out enough to allow emergency vehicles to easily pass through.

- The expansion of the lifeguard station will allow the items in the existing small storage sheds to be removed and placed in the new building. The current fenced area at the back of the building will be rebuilt with an attractive wood screen fence and foundation plantings. This area, if needed, can be used to store items outside, such as: maintenance equipment, rental kayaks, and other larger beach rental items.

- A shaded overhang is incorporated on the front of the building facing the boardwalk. This serves as the front porch for the lifeguard station and provides a shaded place for lifeguards and employees to relax. Rentals that can be used on the adjacent boardwalk and beach, such as, corn hole games, bocce ball sets, and shuffle board supplies can be managed at this space.

Features & Program:

- The new lifeguard station is generally sited in the same location (focal axis with Tappan Ave.). The length of the building will increase to provide additional room for beach rental storage, public restrooms, and other park needs.

- The architectural character of the lifeguard station is proposed to have a nautical feel, as well as follow the Buckroe Pattern Book. The scale of the building is to fit in with its surroundings and create a welcoming addition to the park.

- The existing parking area for lifeguard vehicles will remain with landscaping and trees incorporated along the edge for visual screening and to improve the aesthetic quality.

Reference Images:
Public Access Corridor: Richmond Drive

The Richmond Drive public access corridor is located on axis with Richmond Drive. Improving on existing conditions, the new plan encourages the use of the corridor and provides a more welcoming entry into the beach. The corridor has been improved with the addition of shade trees, a seat wall along the east edge, and a park entry sign.

Features & Program:

- A row of Live Oak trees are planted along the center of the lawn area to provide shade and add interest to the lawn area.

- Pockets of low maintenance native landscaping are incorporated at each end of the grass strip.

- A granite seat wall wraps around the eastern edge of the grass strip. This provides an area to sit, as well as protects sand from blowing and building up on the lawn area.

- A new park entry post sign is placed at the front of the park along 1st Street to help clearly mark this as a public access corridor. The sign character/theme should match the signage used throughout the park.

Reference Images:
Recommendations: Site Elements

Materials
Seating
Trash/Recycling Receptacles
Bike Rack & Bollards
Lighting
Signage
Vegetation
Circulation
Grading & Drainage
Sustainable Practices
Materials

Currently at Buckroe Park there is a lack of consistent style in the materials used throughout the entire site. Therefore, the master plan proposes an updated cohesive palette of quality materials.

Features:

• While different materials can be used throughout the park, they should have an overall character and quality that creates a consistent theme.

• The materials used are meant to withstand the variety of weather conditions that occur along a coastal environment (i.e. hot/cold temperatures, sun, water). In addition, the materials are selected for there minimal maintenance needs and long life span.

• The use of quality materials portrays to park users that the City of Hampton has invested in the park as a long term amenity for the city. Therefore, it encourages users to take more ownership in the park and frequent it regularly throughout the year.

Column, Fence, and Wall Materials: Reference Images

- Aluminum black fence used around playground w/ stone column detail
- Large granite block uses for seat walls and raised planter/lawn edges
- Concrete sea wall painted soft gray and top-faced teak wood
- Wood railing used on pier to remain (decking to be replaced)
- White stucco wall along north boardwalk & residential boundary line to remain

Surface/Paving Materials: Reference Images

- Bluestone pavers used for plaza areas & sidewalk banding
- Salt finish concrete used for boardwalk and sidewalks
- Teak wood decking used for south boardwalk, and resurfaced pier decking
- Crushed gravel used for buckroe grove picnic areas
- Recycled rubber playground surface
Seating

Only a few comfortable seating options exist within the park today. Because of this, a variety of types of seating have been provided throughout the park in this plan. Incorporating a variety of seating options encourages people to enjoy the park longer and creates more user friendly spaces.

Features:

- The existing concrete seawall will be improved upon as a place to sit, with the addition of wood facing and back rest on the top of portions of the wall. This provides the opportunity to view several program areas along the beach. For instance, the incorporation of more structured seating on the sea wall adjacent to the sand volleyball courts provides a space for spectators to sit and view volleyball games.

- Benches used throughout the entire park will have a consistent style to help establish an overall theme with the site furnishings used (the style of the benches are to match the trash receptacles, bollards, and light fixtures).

- The granite seat wall, raised lawn and planter edges are also designed to double as a place to sit.

- Terraced teak wood seating is incorporated on the pier and for the focal plaza beach access point.

- Teak wood lounge chairs and adirondack chairs are incorporated on the raised lawn and platform deck viewing areas along the south and north boardwalks.

- Cafe tables and movable chairs are placed in the Buckroe Grove picnic areas.

- The picnic tables used should match the style of the other site furnishings.
Seating

Teak wood lounge chairs

Teak wood adirondack chair

Raised planter seat wall

Movable cafe chair

Picnic table with galvanized metal frame and teak wood details

Movable cafe table

Master Plan Recommendations: Site Elements
Trash/Recycling Receptacles

There are currently a variety of trash receptacle styles (currently no recycling receptacles) with many of them appearing outdated. In order to establish a consistent overall quality materials pallet throughout the park new trash receptacles are proposed (new trash receptacles in the square neighborhood parks are to remain).

Features:

- Recycling receptacles are proposed to be placed next to, or incorporated into, trash receptacles to encourage people to keep the park clean as well as the environment.

- The trash/recycling receptacle style and material should have a similar theme as the other site furnishings.

- All receptacles are to be securely anchored to the ground.

Reference Images:
Bike Racks & Bollards

There is currently only one bike rack on site adjacent to the existing playground. The Buckroe Master Plan (2005, as amended) calls for several bike racks to be located strategically throughout the park.

The bollards located in the neighborhood square parks are equipped with electric outlets for vendors and events. These bollards shall remain, but the bollards located within the beach front park will be removed and new removable bollards will be incorporated where needed.

Features:

- The bike racks are placed next to high use zones, and main access points within the park, such as the playground, the public access corridors, and boardwalk plaza areas.
- The bike rack designs should be simple, easy to use, have an aesthetic quality, and tie in with the other park elements in terms of style, material, color, etc..
- The new removable bollards are located throughout the park at various spots (i.e. performance entry plaza and Chesapeake plaza) and are used to help control access when needed. The bollard design incorporates an open top to allow chain/rope to be strung to control access.
- The bollard design should tie in with the other proposed site furnishings and the existing bollards to remain in the neighborhood square parks. This will establish a consistent theme and communicate the identity of the park.
- Removable bollards along the entry promenade (through the Buckroe grove) incorporate low voltage lighting (see page 121 for more information on lighting).
Lighting

There are various sizes, types, and styles of lighting located throughout the park. The new decorative street lamps around the square neighborhood parks have a nice aesthetic quality and scale and are proposed to remain. Lighting within the park is to be replaced with new quality light fixtures that tie in with the overall park character/theme.

Features:

• To help improve the overall character of the park at night and improve safety, low voltage path lighting is incorporated in bollards along the beachfront park main promenades and along the public access corridors.

• The existing boardwalk lights (Virginia Power cobra) located directly along the sea wall are to be removed and replaced with decorative lamps (to match lights used in the square neighborhood parks) along the raised planter areas. The decorative lamps are placed towards the center of the boardwalk to provide unobstructed views from along the boardwalk pedestrian zone out towards the beach/bay.

• The live oak trees in the beachfront park are to incorporate low voltage up lights. This helps create a dynamic and welcoming space at night, as well as improving the park safety. Other elements to be up lit include: the stage pavilion to highlight the architectural features, the lighthouse, the park signage, and the park sculptural pieces.

• Low voltage path lighting is incorporated into the edge of the existing sea wall to light the boardwalk path at night. In addition, low voltage lighting is proposed along the pier entry railing.

Reference Images:

- Decorative street lamp along square neighborhood parks
- The stage pavilion lit at night
- Trees up lit at night
- Bollard lighting
Signage

The existing signage throughout Buckroe Park is under maintained, outdated, and is in generally poor condition. The main park entry sign on E. Pembroke Ave. is to remain. However, the other signs throughout the park (interpretive signs, general park access signs, and park rule signs) are to be removed and replaced with a consistent theme/character sign design. Additional way finding and informational kiosk are incorporated throughout the park to provide a user friendly experience.

Features:

• While the existing Buckroe Park main entry sign is to remain, several other locations throughout the park incorporate the name of the park. These include: decorative post signs at the two public access corridors and the Buckroe Park is engraved into the granite seat walls at the main entry plaza and the performance entry plaza.

• Four sided lighted information kiosks are placed at five locations within the park, including: the main entry plaza (the largest information kiosk), the performance entry plaza, the focal grove plaza, the playground plaza, and the Chesapeake plaza. The kiosks have an aesthetically pleasing design that ties in with the overall character/theme of the park. Included on each kiosk are: a park map, park rules, general park information, and a space for park special events to be listed. The kiosks help to orient people to where they are, educate park users that Buckroe Park, and advertise upcoming park events.

• Interpretive signage is incorporated throughout the park and is meant to provide an educational component. Areas with interpretive signage include: the lighthouse plaza (depicts the history of the site), the pier (highlights and describes various elements that can be seen from the pier using the stationary binoculars), The roller coaster cart bench area (depicts and explains the history of the park as an amusement park), and the Chesapeake plaza (depicts the Chesapeake Bay watershed, and the wildlife that live in and around the Bay).

• Instructional signage is incorporated at park elements, such as: bouce ball court (how to play & rules), shuffle board courts (how to play & rules), human sundial plaza (how to use the sundial), and large chess board (chess rules).

• Incorporated into the middle and north boardwalk are inlaid bronze plaques that depict and describe important dates in the history of the City of Hampton.

Reference Images:
Vegetation

With the exception of a few trees, the existing vegetation on site is generally in poor condition and is difficult to keep healthy and looking attractive. Because of this, much of the existing vegetation will be removed (with the exception of the vegetation in the square neighborhood parks and several healthy trees within the beachfront park) and replaced with lower maintenance, native plant material. The implementation of larger amounts of native plant material will create a park that is more attractive, sustainable, easier to maintain, and user friendly.

Features & Program:

- Native coastal grasses are planted in masses in areas, such as: on the beach adjacent to the sea wall and rip rap areas, in several raised planters along the boardwalk, and along select areas of the boardwalk edge of the beachfront park. These grasses not only provide an aesthetic quality to the park they also help to minimize the sand erosion/sand build up throughout the park.

- The plants selected for use within the park are to be predominately native and thrive in a coastal environment (see following pages for sample plant suggestions).

- Trees are incorporated throughout the park to provide aesthetic value, shade, and form/define spaces.

- The spacing of the live oak trees in the beachfront park Buckroe grove are to be space a minimum 30’-40’ on center and incorporate a 10’x10’ planter box.

- The proposed rain gardens that are located in the beachfront park incorporate a variety of native, low maintenance, and attractive plant material.

Master plan vegetation map
Vegetation

**Conceptual Tree Selection**

- **Willow Oak** - *Quercus phellos*
  - Virginia Native Grows in coastal region.

- **Live Oak Tree** - *Quercus virginiana*
  - Tolerant of coastal conditions.

- **Crape Myrtle** - *Lythraceae lagerstroemia*
  - Tolerant of coastal conditions.

- **Chinese Elm** - *Ulmus parvifolia*
  - Tolerant of coastal conditions.

- **London Plane Tree** - *Platanus x acerifolia*

- **Sawtooth Oak** - *Quercus acutissima*
  - Tolerant of coastal conditions. Resistant to disease and insect damage.
Vegetation

Conceptual Coastal Grass Selection

Coastal Panic Grass - *Panicum amarum*
Virginia Native. Grows in coastal region.

Bushy Bluestem - *Andropogon glomeratus*
Virginia Native. Grows in coastal region.

Dunegrass - *Ammophila breviligulata*
Virginia Native. Grows in coastal region.

Switchgrass - *Panicum virgatum*
Virginia Native. Grows in coastal region.

Tussock Sedge - *Carex stricta*
Virginia Native. Grows in coastal region.
Vegetation

Conceptual Coastal Shrub Selection

False Yellow Indigo - *Baptisia sphaerocarpa*
Virginia Native. Grows in coastal region.

Adam’s Needle - *Yucca filamentosa*
Virginia Native. Grows in coastal region.

Carolina Rose - *Rose carolina*
Virginia Native. Grows in coastal region.

Eastern Baccharis - *Baccharis halimifolia*
Virginia Native. Grows in coastal region.

Beach Plum - *Prunus maritima*
Virginia Native. Grows in coastal region.

Wax Myrtle - *Morella cerifera*, *pensylvanica*
Virginia Native. Grows in coastal region.
Circulation

Providing functional and user friendly vehicular and pedestrian connections and circulation routes within, and adjacent to Buckroe Park was important in improving the overall park experience. Many of the streets leading to Buckroe Park have existing sidewalks, therefore allowing easy connections to and from the park into the surrounding residential areas.

While many of the existing sidewalks appear to function well, the circulation/connections within the park (mainly within the beachfront park) have been reworked in the master plan to improve the overall user experience.

Features & Program:

- The beachfront park promenades are designed to direct people into the park and onto the boardwalk in an easy and enjoyable experience. Each of the promenades incorporate at least one plaza that serves as a main connection and gathering point. In addition, sidewalks leading off of the promenades conveniently connect users to various park elements (i.e. playground, lighthouse plaza, and picnic shelters).

- Along the boardwalk there are a series of proposed main and secondary beach access points to provide improved access from the boardwalk to the beach.
Grading & Drainage

The existing park is predominantly flat with a slight grade towards the Chesapeake Bay. In addition, a majority of the existing stormwater runoff is piped into a standard storm sewer pipe and discharged into the Chesapeake Bay without any prior treatment of the potentially polluted runoff. Because of this, the master plan strives to minimize the release of polluted water into the Bay from the park by incorporating bio-retention techniques on site (within the beachfront park) to allow the stormwater to naturally infiltrate into the ground.

Features & Program:

- Several rain gardens (bio-retention swales) are incorporated adjacent to the sidewalk along 1st Street and along the south parking lot to capture stormwater.

- The rain gardens (bio-retention swales) will be graded towards the bio-retention collection areas in manner to allow for slow flow as well as preventing water from becoming stagnate in the swales and attracting mosquitoes. In addition, in the event of a heavy rain the bio-retention collection areas are designed to have an overflow basin that pipes any overflow into the standard existing storm sewer.

- Stormwater that falls on the boardwalk will be collected into the existing storm sewer (additional stormwater drainage inlets will be added to help alleviate the current problem of standing water collecting along the boardwalk at the sea wall). Where stormwater inlets and manhole covers are located an engraved image, or statement explaining where the stormwater goes is incorporated. This detail is meant to help educate people where the water goes and to encourage them to be better stewards to the environment.

Master plan conceptual grading and drainage map
**Sustainable Practices**

There is currently a cultural trend towards sustainable practices that Buckroe Park has begun to adopt, with the implementation of porous pavers for the newly built parking lot expansions.

*Sustainable practices can help to reduce the overall maintenance and management costs over the lifespan of a park.*

*Sustainability also functions on a social level. Social sustainability is the healthy and growing relationship that a community develops through social interaction.*

Buckroe Park has the opportunity to become an educational tool and model park for sustainable design. The master plan incorporates a variety of sustainable techniques and elements that will help reduce maintenance needs (i.e., improve stormwater collection), improve the environment, and improve the overall experience for park users.

**Features & Program:**

- The rain gardens (bio-retention swales) incorporated along the west edge of the beachfront park (adjacent to 1st Street) are meant to allow the stormwater to naturally be treated by infiltrating into the ground; therefore reducing discharge of untreated stormwater into the Bay. These rain gardens and bio-retention collection areas incorporate the use of native water tolerant plants which help treat the water and create a visually appealing natural landscape.

- Where possible the materials used throughout the park shall be sustainable, long lasting products (i.e., FSC-certified wood, granite, and bluestone).

- A majority of the plant material used in the park shall be native. Native plants generally require less maintenance (i.e., watering, insect damage).
Conclusion

In closing, the master plan recommendations seek to unify Buckroe Park’s identity and restore its significance and memory-making aspects by implementing sustainable practices, high standards for design and construction, and an attentive maintenance plan. It is important that the City of Hampton capitalize on the park’s prominent beachfront location and unique heritage by providing diverse recreation and entertainment options while providing dynamic, multi-functional community spaces that provide enjoyment for the surrounding community and the citizens of Hampton.

The Buckroe Park master plan recommendations represent a collaboration of the Community Development and Parks and Recreation Departments. It is meant to establish program use recommendations appropriate to the park and design upgrades that address the needs of the citizens of Hampton. Once the park improvements are realized, the City of Hampton will have an even more remarkable asset. Buckroe Park is set to become a world-class public space that celebrates the history of Hampton and highlights the natural resource of the Chesapeake Bay.