



# Pleasure House Point Wetlands Restoration Project

## City Council Briefing

LJ Hansen, P.E. | November 26, 2024



CITY OF  
**VIRGINIA  
BEACH**



**theRippleEffect**

VIRGINIA BEACH FLOOD PROTECTION PROGRAM



# Agenda

- Project Site
- History
- Project Scope
- Similar Project
- Schedule
- City Commitment
- Funding
- Next Steps





# Restoration Site

- Undeveloped area (~12.3 acres)
- West of Lesner Bridge

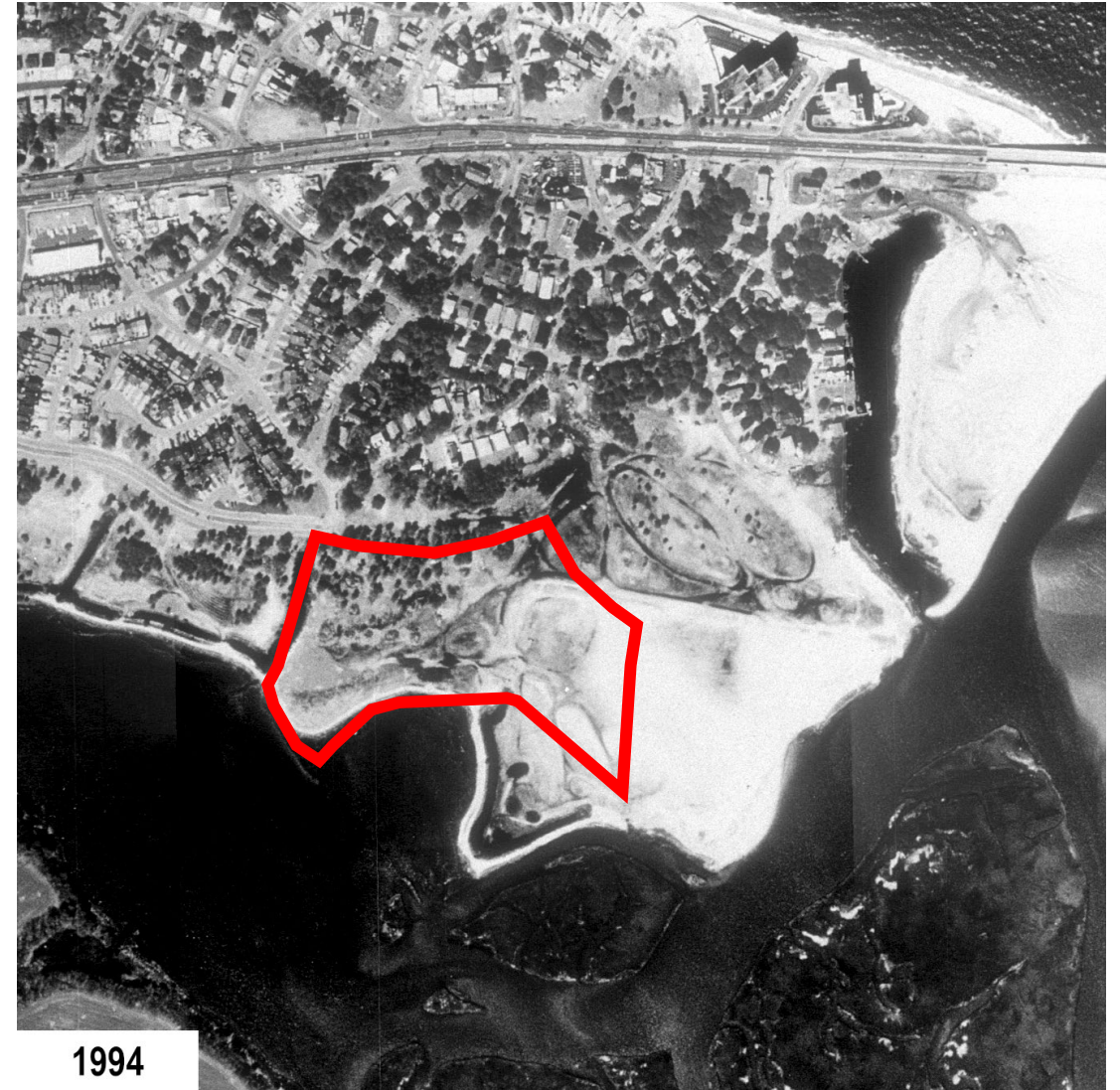


# Site History

- In 1954 Princess Anne County, Virginia Beach Erosion Commission and the U.S Army Corps of Engineers designated the area as a “spoil site” for use in dredging the Lynnhaven Inlet.
- Prior to the 1970’s the area existed in a natural condition as a partially wooded inlet over-wash area with a broad expanse of wetlands.
- Between 1971 and 1972 it is reported that over one million cubic yards (+1M CY) of dredge material was placed over the wetlands (behind a perimeter dike constructed along the shorelines of Crab Creek and Pleasure House Creek).
- Pleasure House Point was acquired and preserved in July 2012 as a collaborative effort between the Trust for Public Land, the City of Virginia Beach, and the Chesapeake Bay Foundation.
- The property was under the threat of development for many years.



# Existing Site – 1958 to 1994





# Existing Site – 2002 to 2011





# Existing Site - 2024



2024



# Plan History

- **2013-2017:** Development of the Pleasure House Point Management Plan
  - Plan developed in coordination with the community
  - Included several public meetings
- **2017 - 2018:**
  - Mitigation Banking Instrument developed (City & Agencies)
  - Design Plans developed through 90%
- **Feb 2018:** Received USACE Permit - Project not executed at that time



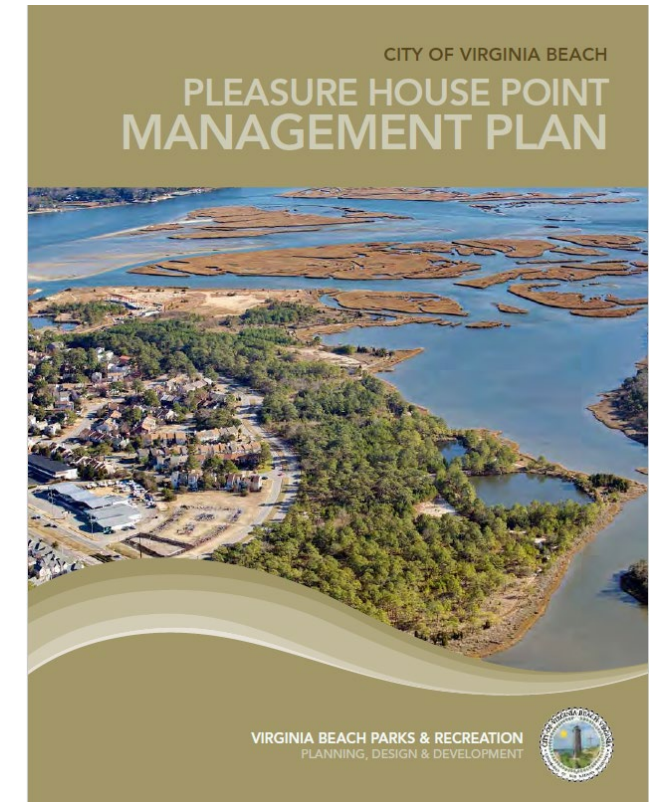
# Master Plan (2013-2014)



**FINAL MASTER PLAN**  
**PLEASURE HOUSE POINT**  
 CITY OF VIRGINIA BEACH  
 WPL LANDSCAPE ARCHITECTS LANDSURVEYORS CIVIL ENGINEERS

February 5, 2014  
 212-0216

0 0 100 FT 200





# Conservation Easement



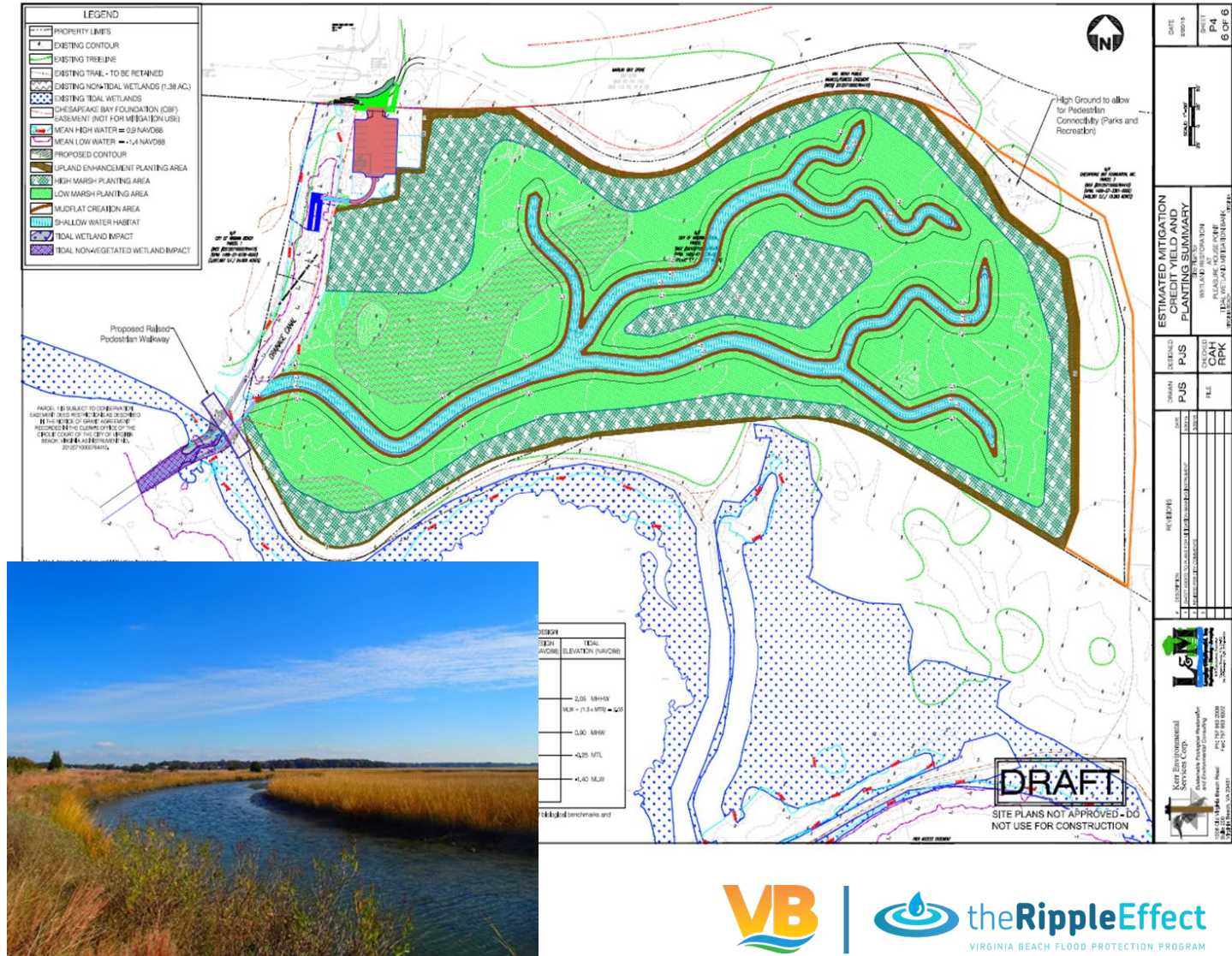


# Restoration Project Scope



# Master Plan: Establishment of Wetlands and “Banking” Operation

- Public Works will establish tidal wetlands and vegetation as part of a “Bank”
- Credits will be used for City Projects
  - Flood Protection Projects
  - Dredging Projects
  - Water Quality Improvement Projects
  - Roadway Projects
  - Other Public Infrastructure



# Goals and Objectives

- The objective of the Pleasure House Mitigation Bank is to **Restore/Create:**
  - 6.22 acres of tidal vegetated wetlands
  - 1.78 acres of non-vegetated tidal wetlands
- The additional goal of the Bank is to provide economically efficient off-site compensation for impacts to tidal wetlands that cannot be practicably avoided for the City of Virginia Beach projects.

(Source: MBI, Page 2)



# Purpose and Need

- Currently, there are no tidal wetland credits available in the City, public or private.
- The Windsor Woods “Mega-Bundle” Design-Build project needs 2.7 acres of Tidal Wetland credits.
- Tidal Wetland Credits Required:
  - Windsor Woods Pumpstation = 0.4 Acres
  - North London Bridge Creek and South London Bridge Creek = 2.3 Acres

(Source: MBI, Page 2)



# Similar Project



## Welcome to Paradise Creek Nature Park

This park was created by the non-profit Elizabeth River Project, with the City of Portsmouth, Virginia Port Authority and many partners, to introduce you to the wonders of a river once presumed dead – coming back to life.

Here on Paradise Creek, a finger of the Elizabeth, environmental restoration has been underway since 2001.

Explore 40 acres of restored forest and wetlands, surrounded by business partners also doing their part. You'll see first-hand the many ways you, too, can help bring back the health of your home river.

Learn more at [elizabethriver.org](http://elizabethriver.org).

LEGEND	
	Fred W. Beazley River Academy
	Kayak Launch
	Wetland Learning Lab
	Restroom
	Pet Waste Station
	Art/Sculpture
	River Star Business
	Towne Bank River Playground



A public park of  
**PORTSMOUTH**  
757-393-8481



## Similar Project

- Paradise Creek Nature Park – 1141 Victory Blvd. Portsmouth, VA





# Paradise Creek Nature Park





# Paradise Creek Nature Park continued...





# Schedule

# Current Schedule

- **Complete Design Plans:** November 2024 – February 2025
- **Construction:** February 2025 – October 2025
  - **Site Clearing:** February – March 2025
  - **Earthwork and Landscaping:** March – August 2025
  - **Planting:** June – October 2025
- **Completion:** October 2025
- **First Year Monitoring:** October 2025 – October 2026
- **Tenth Year Monitoring:** October 2035 – October 2036
- **Long Term Maintenance Responsibilities Begin:** Oct 2036



# Release of Credits

- The tidal wetland credits will be released based on the following:
  - Total Tidal Wetland credits created - 8.00 acres
  - 15% (1.2 acres) available after issuing NTP for construction
  - 25% (2.0 acres) available after project is complete
  - 50% (4.0 acres) available after year one monitoring
  - 90% (7.2 acres) available after year two monitoring
  - 100% (8.0 acres) available after 10 years of monitoring

# City Commitment



# City Responsibilities and Duration

- The Pleasure House Point Natural Area will be managed as a **Natural Area Preserve** by the City of Virginia Beach Department of Parks and Recreation.
- The site must be managed consistent with conservation goals used to rank and fund the project as listed below:
  - Maintain habitat values
  - Maintain Coastal Maritime Forests
  - Maintain water quality
  - Maintain educational and recreational values not detrimental to other aspects



- Maintenance and Monitoring (10-Years)
- Catastrophic Event Restoration (10-Years)
- Long-term Maintenance (Perpetual, as-needed)
- Land Use Restrictions (Perpetual)
- Reporting to the State and Federal Agencies
  - Credits Used, Periodic Inspections, Annual Maintenance

## City's Commitment



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- Total Project Costs: \$12.1M
- Includes \$135K Long Term Monitoring & Management
  - Habitat Maintenance and Restoration
  - Legal Fees (if needed)
  - Facilities Maintenance
  - Yearly Monitoring & Reporting to State and Federal Agencies

## City's Financial Commitment



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# Funding

	Total Budgetary Cost Estimate	ATD	BTC
Pleasure House Point Mitigation (CIP 100304)	\$12,086,638	\$426,492	\$11,660,143

## Transfers proposed from:

**Beach Replenishment II (CIP 100038) – Requested to be made whole in FY26 Budget** **\$2,593,508**

**Rudee Inlet Weir Replacement (CIP 100617) – Requested to be made whole in FY26 Budget** **\$4,066,635**

**Princess Anne Plaza North London Bridge Creek Pump Station (CIP 100517)** **\$5,000,000**

## Transfer to:

**Pleasure House Point Mitigation (CIP 100304)** **\$11,660,143**

- The project will be funded by the Coastal CIP and the Flood Protection Program CIP.



# Next Steps

**Presentation to BAC – December 19th**

**Ordinance to transfer funds – January 7th**

**Mobilization & Construction Begin – February 2025**

# Questions?



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