



NORTH CAROLINA PUBLIC BEACH AND COASTAL WATERFRONT ACCESS

PROGRAM FINAL APPLICATION 2019-2020 CYCLE

Please complete a separate application for each proposed project and submit two (2) printed copies and one (1) USB Flash drive with digital files to your DCM District Planner.

Application Deadline: September 7, 2019

Project Name:			
Provide a brief description of the proposed project:			
Is this an ongoing project (Phase II of a previously funded project, or improvements to an existing project)?			Yes No
Government Name:	Fed ID#:	Type of project:	Land Acquisition Site Improvement
Lead Elected Official:	Title:	Demand for Access:	High Medium Low
Address:		Site Control:	
Project Administrator		Land acquisitions with this application	
Name:	Title:	Ownership	
Address:		Lease (25 years of more)	
City/State/Zip:		Easement (25 years of more)	
Telephone:		Joint Use Agreement	
E-mail:			
Previous DCM Access Grant Recipient:	Yes No	If yes, When?	
Budget Totals and Financial Assistance Requested:		Additional Project Costs/Funding Sources NOT included in the proposal (if applicable):	
DCM funds requested:		Source:	Cost:
Total Local Contribution:		Source:	Cost:
Local Cash:		Source:	Cost:
Local Cash (Grant):			
Funding Source:			
Local Cash (Grant):			
Funding Source:			
Local In-Kind:			
TOTAL PROJECT COST:			

Signature: _____

Name (print): _____

Date: _____

Provide the following ATTACHMENTS and NARRATIVE:

- A. **Project location maps:** Provide a regional location map and a detailed vicinity map (street map) showing the project location. (*Suitable for copying and insertion into grant contract*)

See Attached Maps

- B. **Parcel Information:** Provide the following information for each parcel:

- 1) Name and address of owner

Town of Nags Head

- 2) Project site address

The parcel of land in which the project is proposed is a street that was previously referenced as Islington Street that is also located on South Old Oregon Inlet Road. There is no physical address for the property at this time.

- 3) Lot dimensions

51.10', adjacent to Highway 12 x 465.63', southern property boundary x 51.10', adjacent to the Atlantic Ocean x 467.48', northern property line

- 4) Applicable setbacks (zoning, CAMA, DOT, other) and local zoning and Future Land Use Map designation(s)

- *Zoning Setbacks*
 - *15' front yard*
 - *5' side yard*
- *CAMA*
 - *75' small structure setback (2.9 ft/year erosion rate)*

- 5) Deed number, book, page and date

Islington Street (formerly known as Seventh Street)

Hollywood Beach, Section Four, Map Book 1, Page 26 and as shown on a map or plat of Hollywood Beach, Section Three, recorded in Map Book 1, Page 42, Dare County Registry

- 6) Assessed value- (*Only necessary for land or easement acquisition*)

NA

- 7) An evaluation of its appropriateness for public access

Islington Street has been utilized for public access since accepted by the town. A sand, foot path currently carries people approximately 263 feet across to an existing, wooden dune crossover.

Islington Street Public Access is located in south Nags Head. South Nags Head is approximately 5 miles in length and primary all residential type development with little commercial influence. With limited commercial, the main focus of entertainment in this portion of the town is enjoying the beach and all associated beach activities. The Comprehensive Plan envisions South Nags Head, "to remain primarily as a single-family residential area with similar height and density development as

exists today.” The Comprehensive Plan further identifies in the South Nags Head Character Area

Section that, “All development and redevelopment should connect to both existing and planned recreational improvements such as multi use paths, beach accesses, and parks”. Access to the beach is central to character of South Nags Head.

The proposed improvement of a parking area, wooden walkway extension, shower, bike rack, lighting, signage, and stormwater improvements are critical to providing on-going access to visitors and citizens alike in this densely developed residential area. While this access is already being utilized as an access point, the access does not accommodate vehicles or have any amenities. The investment in infrastructure up front is minimal in comparison of the return an improved public beach access that will allow people of all abilities and ages to gain access to public beach. As referenced in the amended 2013 CAMA Land Use Plan, “The Town recognizes that the ocean beaches are our single greatest asset.” This core value of the town is achieved through the availability of public access to the beach. The vision in the 2013 CAMA Land Use Plan recognizes that the town is working to build a community with an economy based in family vacation tourism. The foundation of that economy is a high-quality beach experience. This is achieved by, “A healthy, well-maintained oceanfront beach that is accessible, safe and usable; not blocked or made unsafe by large structures, sandbags and/or septic systems which negatively impact the recreational value and aesthetics of the beach and which create public health and safety hazards.”

- 8) Title opinion including Attorney’s NC Bar number

See attached Title Opinion from Robert Hobbs, NC State Bar No. 13543

- 9) Easement agreement, if applicable

NA

- 10) List of required permits or certifications or permits issued (CAMA, zoning, etc.).

- *CAMA permit*
- *Building permit*
- *Zoning permit*
- *Floodplain development permit*
- *Land disturbance permit*
- *Stormwater (town issued) permit*

- C. **Site description:** Provide a description of the site, including natural features and existing improvements. Also include NC Division of Water Resources Surface Water Classification(s).

The Islington Street Beach Access is currently a largely undeveloped site with a small shelter, natural “footpath”, and dune walkover without ADA access. The site can be characterized as a natural area with vegetated dunes. The surface water classification of the Atlantic Ocean is “SB”. Class SB is defined as, “Tidal salt waters protected for all SC uses in addition to primary recreation. Primary recreational activities include swimming, skin diving, water skiing, and similar uses involving human body contact with water where such activities take place in an organized manner or on a frequent basis.”

- D. **National Flood Insurance Program Floodways & Non-encroachment areas:** Indicate if the project site or improvements are located in Floodway or Non-encroachment area per 40 C.F.R. § 60.3(d)(3). If the project or improvements are located in one of these areas, additional engineering studies may be needed.

The Islington Street Beach Access property is located in an AE and VE flood zone with a Base Flood Elevations (BFE) of 10' (AE) and 11' (VE).

- E. **For Land Acquisition:** Provide a boundary survey indicating land area, along with a preliminary appraisal and a letter of intent to sell from the property owner. Provide a "Plan for Future Development" to include: a description of how the public will be able to use the site until improved access facilities are in place; a conceptual site plan showing proposed future development; and a timeline for developing the site.

NA

- F. **Project description:** Provide a description of the project, including information on features, materials, and proximity to closest/other access sites.

The Town proposes to construct an improved beach access in South Nags Head in an existing fifty (50) foot wide right-of-way on the east side of S. Old Oregon Inlet Road/SR 1243, improvements to include a parking area, platform and walk extension to an existing dune cross over, shower, bike rack, lighting, signage, and stormwater management.

Permeable pavers will be utilized to construct approximately thirteen (13) parking spaces for the parking area. Additionally, asphalt or concrete will be utilized to construct the drive isle. Handicap parking spaces will be designed and installed to meet ADA requirements. The total parking and drive isle area is approximately 42' x 150'. Landscaping will be installed to provide a buffer between the parking area and adjacent residential development. Native, salt tolerant plantings will be utilized.

A small platform will be located adjacent to the parking area and boardwalk. Within this deck area will be the bike rack, trash can, and user area for the shower. A water tap will be installed, per town specifications, for the shower. Additionally, low-level solar lighting will be provided in this area for the safety of users.

The 6' wide and 20' long ADA-compliant concrete pathway will connect the drive aisle and amenity area to the dune crossover.

The project site is undeveloped with sparse natural grasses and large dune to the east side of the property. There are other beach accesses both to the north and to the south, both approximately one-sixth of a mile from the project site. The immediate beach access to the north at Isabella Street does not provide public facilities for ADA accessibility or showering, and the immediate beach access to the south at Indigo Street does not provide showering facilities.

- G. **Project site plan:** Provide a to-scale site plan showing property lines, proposed construction, significant natural features, and existing uses on adjacent lots. Include a north arrow and graphic scale and dimensions for site improvements. *Improvements shown as an overlay on aerial photos also may be submitted as a supplement to but not in lieu of a site plan.* Provide to-scale building elevations and floor plans as applicable.

H. **Pre-project tasks:** Identify tasks that must be completed prior to starting the project.

All necessary permits will need to be obtained prior to start of the project.

I. **Local Government Approval:** Each grant application must be reviewed and approved by the local governing board at a duly advertised public hearing or meeting. Provide a memorandum resolution, or copy of the minutes indicating the board’s action on the application.

See attached agenda and minutes.

J. **Is all or a portion of this project under consideration by other programs for funding?**

YES NO

If so, indicate which program(s) and which fiscal year(s). Does the funding requested from another program duplicate or complement the funding requested from the Access Program? How viable is the project if complementary funding from another program is not secured?

K. **Is this project identified as high local priority in your certified Future Land Use Plan or local Access Plan?**

YES NO

If so, attach a brief description of the plan and a statement of the extent to which the project implements the policies of the plan.

The Town of Nags Head Land Use Plan (2010) identifies our beaches as our single greatest asset. The plan further addresses the need to maintain a viable beach in order to provide public access. The vision states that, “recreational amenities and attractions” and “a healthy, well-maintained oceanfront beach” are paramount in realizing the town’s desire to be a good place to live and visit. Further, the plan contains a policy that states, “The Town recognizes that the ocean beaches are our single greatest asset. Fundamental elements important to the Town include, clean beaches, ample recreational access opportunities, no commercialization, reasonable beach driving regulations and the prompt resolution of user conflicts as they arise.”

L. **Is this project reflected in other policy documents or ordinances?**

YES NO

If so, attach a brief description of the document or ordinance and a statement of the extent to which the project implements goals of the document or ordinance.

Town of Nags Head Comprehensive Plan (adopted in July 2017)

The Town of Nags Head Comprehensive Plan adopted in 2017 and was developed with community input. The vision recognizes that, “a high quality beach experience is fundamental to protecting and promoting our small town character”. Further, “ensuring access to a well-protected natural coastal environment” is a fundamental part of our legacy and quality of life.

South Nags Head is a designated Character Area as outlined in Section 2 Character Areas. An essential action of the South Nags Head Character Area is for, “all development and redevelopment to connect to both existing and planned recreational improvements such as multi use paths, beach accesses, and parks.” Beach accesses are a vital component of the community fabric and quality of life of this character

As part of the community engagement process, residents were asked to indicate the most positive changes in the community in the last five years. Participants indicated that beach accesses as one of the most positive changes in the community.

In addition, the plan contains the following policies that speak to the importance of access to the beach in Nags Head.

- *PR-3 Expand and develop public access to ocean and estuarine shorelines that accommodate different user types, age groups, and needs.*
- *NR-19 Provide substantial opportunity for the public to access the beach. This includes beach accesses with adequate parking at regular intervals for the length of the town with accessible facilities.*

Town of Nags Head Capital Improvement Plan (CIP)- *The adopted CIP for fiscal year 2019-2020 identifies and prioritizes and funds the construction of a public beach access at Islington Street. Construction of this beach access would complete the goal of CIP.*

The Town of Nags Head Parks and Recreation Plan Core Values (Live, Visit, Play, Thrive) *all share a common thread of access and protection of the Town’s abundant natural resources, including the beach. Public access to the beaches for residents and visitors promotes a healthier lifestyle and connects people with each other and the environment improving the overall quality of life. Many of the residential lots in the Town do not have beach front access and without public access points would not have a way to access the beach.*

The goals, objectives, and actions of this plan were developed from community input through a series of surveys and community meetings. One of the top responses through that citizen input for recreational facilities desired by citizens was access to the beach and enhancement of existing beach accesses with restrooms, showers, and other amenities. The Town is committed to maintaining beach access for both residents and visitors.

M. Proposed Local Match and Cost Assumptions: *Provide narrative indicating the source of cash match and availability of funds. Provide narrative explaining the relevance of proposed in-kind match to the project. If other state and/or federal funds are to be used as local match, indicate the amount, the funding source, when the funding source will be awarded/available, and the specific project elements that will qualify for joint funding.*

This project will be funded through the Town’s General Fund. This project is identified in the 2019-2020 CIP for funding in the Recommended Manager’s budget for fiscal year 2019-2020. The Town will bear the cost of any permits, water tap fee, and water tap for this project as a local match.

N. List the types and sources of utilities proposed; and identify associated costs. *Note above ground utilities must be identified.*

Utility Needed	Cost
<i>Electrical for security lighting</i>	<i>\$3,750</i>
TOTAL	\$3,750

PUBLIC BEACH AND COASTAL WATERFRONT ACCESS PROGRAM

N.C. Division of Coastal Management

FINAL APPLICATION

2019-20 Cycle

O. **Proposed Summary Budget:** The form below must be completed and included with your application.

	Grant Assistance Requested	Local Cash Contribution	Local In-Kind Contribution	TOTAL
Land Acquisition Costs:	NA	NA	NA	NA
Subtotal	\$0.00	\$0.00	\$0.00	\$0.00
Permit and Design Fees:				
CAMA/Zoning/Flood/Land Disturbance/Stormwater/Building Permits	\$0.00	\$0.00	\$715.00	\$715.00
Design	\$0.00	\$0.00	\$3,474.00	\$3,474.00
Survey (existing features/stakeout)	\$4,650.00	\$3,100.00	\$0.00	\$7,750.00
Subtotal	\$4,650.00	\$3,100.00	\$4,189.00	\$11,939.00
Site Improvement Costs:				
Materials				
Site Preparation: grading, drainage, & erosion control	\$ 1,145.36	\$ 763.57	\$ 0.00	\$ 1,908.93
Infiltration	\$ 68.40	\$45.90	\$ 0.00	\$ 114.75
Parking Area	\$ 18,429.90	\$ 12,286.60	\$ 0.00	\$ 30,716.50
Path	\$ 205.71	\$ 137.14	\$ 0.00	\$ 342.85
Site Amenities: lighting, shower, trash can, bike rack, & signage	\$ 5,767.55	\$ 3,845.04	\$ 0.00	\$ 9,612.59
Subtotal	\$ 25,616.92	\$ 17,078.25	\$ 0.00	\$ 42,695.17
Site Improvement Costs: Labor				
Site Prep: grading, drainage/infiltration, erosion control	\$4,075.99	\$2,717.33	\$ 0.00	6,793.32
Parking Area	\$ 10,698.90	\$ 7,132.60	\$ 0.00	\$ 17,831.50
Path	\$ 211.89	\$ 141.26	\$ 0.00	\$ 353.15
Site Amenities: lighting, shower, trash can, bike rack, & signage	\$ 1,978.45	\$ 1,318.96	\$ 0.00	\$ 3,297.41
Subtotal	\$ 16,965.23	\$ 11,310.15	\$ 0.00	\$ 28,275.38
Local Administrative costs: In Kind				
Subtotal	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL BUDGET	\$47,232.15.00	\$ 31,488.40	\$4,189.00	\$82,909.55

Additional Project Tasks NOT Included in this Proposal

Additional Project Cost

TOTAL ADDITIONAL COST

\$ NA

P. Proposed Budget: If available, attach a detailed breakdown of the cost assumptions upon which the Summary Budget is based. Proposals that include this information increase their likelihood of funding.

NA

Q. Project Timeline: The purpose of the timeline is to establish benchmarks during the project period to ensure timely completion. Progress monitoring is to occur at 6-month intervals for the duration of an 18-month contract. We recognize that unexpected events may require adjustments to the timeline. The schedule is meant to be an aid for measuring the progress of the project and a guide to making adequate contract adjustments when necessary.

Task \ Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Return Contract				X														
Land Acquisition																		
Permitting Process	X	X	X															
Land Preparation					X													
Construction						X	X	X										
Landscaping									X									
Final Inspection										X								
Close-Out											X							

R. Project Reporting Periods: The form below only illustrates grant and local cash match totals. Local funds must be spent before grant funds. Non-cash match is not illustrated or represented in the table; however it must still be reported.

Grant: \$47,232.15 Cash Match: \$31,488.40 Total: \$ 82,909.55

Non-cash Match: \$4,189.00

PROJECT SCHEDULE AND ACTIVITIES CHART

<p>% of total work to be completed <u>33%</u> Grant funds to be spent \$15,586.61 Local funds to be spent \$11,773.54</p>	<p>Period 1 – Permitting – Contract Administration – Land Preparation – Initial Construction</p>
<p>% of total work to be completed <u>57%</u> Grant funds to be spent \$26,922.33 Local funds to be spent \$17,948.39</p>	<p>Period 2 – Construction – Landscaping – Final Inspection</p>
<p>% of total work to be completed <u>10%</u> Grant funds to be spent \$4,723.22 Local funds to be spent \$3,148.84</p>	<p>Period 3 – Close Out</p>

* The final reporting period shall include a holdback of 10% of the total grant award, which is retained until a closeout packet is received by the District Planner/Contract Administrator.