

North Carolina
Public Beach and Waterfront Access Grant Program
2024-25 Pre-Application

The Town of Nags Head
June Street Public Beach Access Improvements



April 4, 2024

The Town of Nags Head June Street Public Beach Access

1. Site location maps: Provide a regional location map and a detailed vicinity map (street map) showing the location of the proposed project. Include a north arrow, and legible street names.

See Attachment 1.

2. Site description: Provide a description of the site where the project will be located, including natural features and existing improvements. Also include NC Division of Water Resources [Surface Water Classification\(s\)](#).

The June Street Neighborhood Beach Access is currently a developed site with an improved dune crossing that provides access to the oceanfront. The site is accessible from a paved drive aisle and contains a 14-stall parking area comprised of concrete grid pavers (Turfstone). The site also contains two ADA parking spaces. The ADA parking spaces have appropriate and compliant signage and striping. Other site elements include a porta-john and enclosure, trash receptacle and enclosure, red mailbox, dedication post to Todd Krafft, shower station, lamp post, dog bag station and bike rack. The site topography slopes gently from west to east, from an elevation of 3' msl at S. Old Oregon Inlet Rd. (SR 1243), to approximately 15' msl along the crest of the improved walkway through the frontal dune system and then, with moderate slopes, transitions back towards sea level to the Atlantic Ocean. The primary dunes are heavily vegetated with native grasses along both sides of the walkway. The vegetation becomes sparser towards the crest and the oceanward side of the dune. The Atlantic Ocean is the nearest surface water with a classification designation of SB, recreational.

3. 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.

N/A

4. Project description: Site improvements projects: Provide a description of the access facilities to be built, including information on features, materials, and proximity to [closest/other access sites](#).

The Town proposes to construct a new ADA-accessible elevated dune crossover. The six-foot-wide wooden structure will be approximately 1,650 square feet long and require about three switchbacks. The new walkover will contain handrails. In conjunction with the new walkover, a sixteen-foot octagonal gazebo, new shower station and platform and new solar powered lamp post will be constructed. The bike rack, dog bag station, custom bench, dedication to Todd Krafft and the red mailbox will remain in their existing locations. The existing porta-john wooden enclosure and trash wooden enclosure will be removed, and new enclosures will be constructed.

The site is located approximately .6 of a mile south of the extremely popular Outer Banks Fishing Pier and Fish Heads Bar and Grill in south Nags Head. There are other beach accesses both to the north, approximately .21 mile, and to the south, approximately .15 mile. The June Street beach access is located within close proximity to single-family homes, townhomes, cottage courts, and vacation rentals.

5. Project justification: Explain why the project is needed and how it will benefit your community.

The June Street public access walkover was originally constructed via a CAMA access grant awarded in 2006-2007. The original structure was comprised of an elevated dune walkover structure. However, since this original grant, the walkover has fallen into disrepair. Although advertised as an ADA accessible beach access, many of the boards have weathered and are sticking up or uneven. The disrepair of the facility makes access a challenge for those pushing strollers and for disabled individuals, despite having ADA compliant parking in good condition.

The proposed construction of an ADA accessible boardwalk is critical to providing adequate facilities for visitors and citizens in this popular segment of beach. The new boardwalk will allow people of all abilities and ages to gain access more easily and safely to the public beach through the use of a beach wheelchair, available in the Town with a reservation at the nearby fire station. Additionally, the new shower station and platform will provide a much-improved opportunity for visitors to rinse sand off themselves, their pets, and belongings. The gazebo will provide an elevated area for sitting, picnicking, and resting with picturesque views of the shoreline and protection from sun, wind and sand. There isn't another public beach access nearby with a gazebo and ADA accessibility, providing a much-needed amenity for residents and visitors looking for some refuge or alternate beach experience.

6. List the types and sources of utilities proposed; and identify associated costs on Project Budget (pg. 3). Note above ground utilities must be identified.

There is an existing rinse-off station and lamp post. Both will be renovated through this project to include a new solar powered street-light and upfitted shower station. A water tap is already available on site.

7. Project site plan: Provide a to-scale site plan showing property lines (label existing uses on adjacent lots), proposed site improvements, existing facilities, and significant natural features.

- Include a legend, north arrow and graphic scale.
- Improvements shown as an overlay on aerial photos also may be submitted.
- Provide to-scale building elevations and floor plans as applicable.

See Attachments 2 and 3.

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

N/A

9. Permits: List all necessary permits and/or certifications.

- CAMA Minor Permit
- Zoning Permit
- Floodplain Review
- Land Disturbance Permit

- *Building Permit*

10. ADA Transition Plan: Is this project site identified in your community's ADA Transition Plan? If yes, provide a brief description of the improvements identified in the plan and outline how this project addresses them.

N/A

11. ADA requirements: Does this project meet ADA requirements? If yes, describe the handicapped accessible features of this project. If no, describe why a handicapped accessible facility is impracticable and outline how handicapped accessibility needs are met within the area. See Designing Facilities for ADA in the application packet.

Yes, this project will be designed to meet ADA requirements. The parking lot already has existing ADA parking spaces and will provide connecting at-grade access to the proposed wooden dune walkover, which will be 6' in width. Three switchbacks will ensure that crossover meets required ADA running slope and cross slope requirements. The walkover will also have handrails, further ensuring an ADA compliant public access site.

12. Exceeding ADA requirements: Does this project exceed ADA requirements? If yes, describe the handicapped accessible features that exceed ADA requirements. See Designing Facilities for ADA in the application packet.

In the Access Board's document, "Outdoor Developed Areas: A Summary of Accessibility Standards for Federal Outdoor Developed Areas," clear width's for walkover structures are required to be a minimum of sixty inches and sections that are not removable can be reduced to a minimum of forty-eight inches at dune crossings. The Town is proposing seventy-two inches of clear width for the entirety of the dune cross over in addition to the provision of handrails. Beach wheelchairs are also available 365 days per year by reservation at the Nags Head Fire Station 16.

13. Is this project identified as high local priority in your certified Future Land Use Plan or local Access Plan? If yes, provide a brief description of the plan and a statement of the extent to which the project implements the policies of the plan.

Yes, this project is high local priority as represented in the following:

The 2022 Town of Nags Head Comprehensive and CAMA Land Use Plan

The Town of Nags Head Comprehensive Plan 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.

The 2022 Comprehensive Plan describes the South Nags Head Character Area, "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 the character of South Nags Head.

NORTH CAROLINA PUBLIC BEACH AND WATERFRONT ACCESS PROGRAM

N. C. Division of Coastal Management

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 access was one of the most positive changes in the community.

In section 3.63 of the Comprehensive Plan, Subsection E: Public Access and the Beach states:

Improving handicap access is an important concern at the town's public beach accesses. In addition to handicap access, the town has beach wheelchairs that are available for public use. In addition, the plan contains the following policies that speak to the importance of access to the beach in Nags Head.

The town should work to offer greater ADA accessibility at existing facilities.

- *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.*

14. Is this project reflected in other policy documents or ordinances? If yes, provide 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.

Yes, this project is also reflected in the following documents:

Town of Nags Head Capital Improvement Plan (CIP) *The adopted CIP for fiscal year 2024/25 identifies, prioritizes, and funds the construction of an accessible public beach access at June Street. Construction of this beach access would complete the goal of CIP. The development of the improved ADA accessible walkover will improve upon the level of service that previously existed.*

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 gained through a series of surveys and community meetings. One of the top responses received from that citizen input effort was increased 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.

NORTH CAROLINA PUBLIC BEACH AND WATERFRONT ACCESS PROGRAM

N. C. Division of Coastal Management

15. Previous grants: List Access Grants previously received from DCM at this site by year. Use the [DCM map of past grants awarded](#).

A previous access grant was received for the June Street Public Beach Access in 2006-2007. The grant included installation of a paved parking lot with approximately fourteen (14) spaces, including handicapped accessible parking spaces, installation of a water tap and shower, a bike rack, lighting, landscaping, and a sandblasted sign.

16. User fees: Is a user fee charged at this site? Do you charge user fees at any other DCM funded sites? If yes to either of these questions, provide the most recent annual accounting report as required by [15A NCAC 07M .310\(d\)](#).

N/A

17. Proposed Summary Budget

	Grant Assistance Requested	Local Cash Contribution	Local In-Kind Contribution	TOTAL
Land Acquisition Costs:	NA	NA	NA	NA
<i>Subtotal</i>	\$0.00	\$0.00	\$0.00	\$0.00
Permit and Design Fees:				
<i>Permits</i>	\$0.00	\$0.00	\$800.00	\$800.00
<i>Design</i>	\$0.00	\$0.00	\$8,000.00	\$8,000.00
<i>Survey</i>	\$0.00	\$2,200.00	\$0.00	\$2,200.00
<i>Subtotal</i>	\$0.00	\$2,200.00	\$8,800.00	\$11,000.00
Demolition and Site Prep:				
<i>Site Prep (erosion control and grading)</i>	\$4,000.00	\$0.00	\$0.00	\$4,000.00
<i>Demolition/removal of walkover, porta john enclosure, trash can enclosure, shower station, lamp post.</i>	\$10,000.00	\$0.00	\$0.00	\$10,000.00
<i>Subtotal</i>	\$14,000.00	\$0.00	\$0.00	\$14,000.00
Site Improvement Costs:				
<i>Materials</i>				
<i>1650 sf of 6' wide wood dune walkover</i>	\$80,000.00	\$20,000.00	\$0.00	\$100,000.00
<i>Site improvements: 16' octagonal gazebo</i>	\$9,000.00	\$3,000.00	\$0.00	\$12,000.00

NORTH CAROLINA PUBLIC BEACH AND WATERFRONT ACCESS PROGRAM

N. C. Division of Coastal Management

<i>Site improvements: shower station, solar powered lamp post, porta-john enclosure, trash can enclosure</i>	\$3,487.50	\$1,162.50	\$0.00	\$4,650.00
<i>Subtotal</i>	\$92,487.50	\$24,162.50	\$0.00	\$116,650.00
Site Improvement Costs:				
<i>Labor</i>				
<i>6' wide wood dune walkover</i>	\$82,000	\$28,000.00	\$0.00	\$110,000.00
<i>Site improvements: 16' octagonal gazebo</i>	\$11,250	\$3,750.00	\$0.00	\$15,000.00
<i>Site improvements: shower station, solar powered lamp post, porta-john enclosure, trash can enclosure</i>	\$3,112.50	\$1,037.50	\$0.00	\$4,150.00
<i>Subtotal</i>	\$96,362.50	\$32,787.50	\$0.00	\$129,150.00
Local Admin Costs:	\$0.00	\$0.00	\$0.00	\$0.00
<i>5 % Project Contingency</i>	\$4,818.13	\$1,639.38	\$0.00	\$6,457.50
TOTAL BUDGET	\$207,668.13	\$60,789.38	\$8,800.00	\$277,257.50



NORTH CAROLINA PUBLIC BEACH AND WATERFRONT ACCESS PROGRAM PRE-APPLICATION 2024-2025

Local Government: The Town of Nags Head Federal ID Number: 56- 6034273

Project Name: June Street Beach Access

Brief Project Description:

The Town proposes improvements to the June Street beach access in south Nags Head including an approximately 6' wide, 1,650 sf. ADA accessible wooden dune walkover, a sixteen-foot octagonal gazebo and an upgraded shower-station and lamp post. The current site contains elements that will remain including 12 permeable parking spots, two ADA-accessible parking spaces, a trash can, bike rack, custom bench, dog bag station, porta-john, lamp post and a dedication post to Todd Krafft with a red mailbox.

Local Government Project Administrator Name: <u>Joe Costello</u> Title: <u>Deputy Planning Director</u> Address: <u>5401 S. Croatan Highway</u> City, State, Zip: <u>Nags Head, NC 27959</u> Telephone: <u>252 449-4209</u> Email: <u>joe.costello@nagsheadnc.gov</u>	Project Type (choose one): ☐ Land Acquisition ☒ Site Improvement ☐ Site Maintenance
Costs rounded to nearest dollar: Grant funds requested: \$ <u>207,669</u> .00 Local government's matching funds: \$ <u>69,590</u> .00 Cash Match: \$ <u>60,790</u> .00 In-kind Match: \$ <u>8,800</u> .00 Total cost of project: \$ <u>277,259</u> .00	Site Control (check all that apply): ☒ Owned by local government ☐ To be obtained with this land acquisition project ☐ Land acquired under an approved waiver. Expiration date: _____ ☐ Leased by applicant for 25 years or more ☐ Easement by applicant for 25 years or more ☐ Owned by other State, Federal, or government agency with a Joint Use Agreement.

LOCAL GOVERNMENT REPRESENTATIVE SIGNATURE

Joe Costello
Print or Type Name

Deputy Planning Director
Title

Joe Costello
Signature

Provide the following ATTACHMENTS and NARRATIVE:

- 1. Site location maps:** Provide a regional location map and a detailed vicinity map (street map) showing the location of the proposed project. Include a north arrow, and legible street names.
- 2. Site description:** Provide a description of the site where the project will be located, including natural features and existing improvements. Also include NC Division of Water Resources [Surface Water Classification\(s\)](#).
- 3. 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.
- 4. Project description:**
 - a. **Land acquisition projects:** Provide an exhibit or boundary survey indicating land area, an estimated cost of the property, and basis for the estimate. An overlay on aerial photos may be submitted. Indicate if the property would be acquired in phases.
 - i. The community has five years to begin developing beach and water access facilities on an acquired site. Describe how the public will be able to use the site until improved access facilities are in place.
 - b. **Site improvements projects:** Provide a description of the access facilities to be built, including information on features, materials, and proximity to [closest/other access sites](#).
 - c. **Maintenance of a previously funded site projects:** describe the repair and maintenance being proposed. Describe why repairs and maintenance are needed at this site.
- 5. Project justification:** Explain why the project is needed and how it will benefit your community.
- 6. List the types and sources of utilities proposed; and identify associated costs on Project Budget (pg. 3). Note above ground utilities must be identified.**
- 7. Project site plan:** Provide a to-scale site plan showing property lines (label existing uses on adjacent lots), proposed site improvements, existing facilities, and significant natural features.
 - Include a legend, north arrow and graphic scale.
 - Improvements shown as an overlay on aerial photos also may be submitted.
 - Provide to-scale building elevations and floor plans as applicable.
- 8. Pre-project tasks:** Identify tasks that must be completed prior to starting the project.
- 9. Permits:** List all necessary permits and/or certifications.

- 10. ADA Transition Plan:** Is this project site identified in your community's ADA Transition Plan? If yes, provide a brief description of the improvements identified in the plan and outline how this project addresses them.
- 11. ADA requirements:** Does this project meet ADA requirements? If yes, describe the handicapped accessible features of this project. If no, describe why a handicapped accessible facility is impracticable and outline how handicapped accessibility needs are met within the area. See Designing Facilities for ADA in the application packet.
- 12. Exceeding ADA requirements:** Does this project exceed ADA requirements? If yes, describe the handicapped accessible features that exceed ADA requirements. See Designing Facilities for ADA in the application packet.
- 13. Is this project identified as high local priority in your certified Future Land Use Plan or local Access Plan?** If yes, provide a brief description of the plan and a statement of the extent to which the project implements the policies of the plan.
- 14. Is this project reflected in other policy documents or ordinances?** If yes, provide 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.
- 15. Previous grants:** List Access Grants previously received from DCM at this site by year. Use the DCM [map of past grants awarded](#).
- 16. User fees: Is a user fee charged at this site?** Do you charge user fees at any other DCM funded sites? If yes to either of these questions, provide the most recent annual accounting report as required by [15A NCAC 07M .310\(d\)](#).

Project Budget

This form must be completed and included with your application. Round project costs to the dollar.

If available, attach a detailed breakdown of the cost assumptions upon which the Project Budget is based.

Proposals that include this information increase their likelihood of funding.

Project Elements	Grant	Cash Match	In Kind	Total
Land Acquisition Costs				
N/A	\$	\$	\$	\$ 0
	\$	\$	\$	\$ 0
	\$ 0	\$ 0	\$ 0	\$ 0
Permit and Design Fees				
CAMA/Zoning/Flood/Land Disturbance/Building Permit	\$ 0	\$ 0	\$ 800	\$ 800
Design	\$ 0	\$ 0	\$ 8,000	\$ 8,000
Survey	\$ 0	\$ 2,200	\$ 0	\$ 2,200
Site Improvement Costs: Materials				
Dune Walkover	\$ 80,000.00	\$ 20,000.00	\$ 0.00	\$ 100,000
Site Amenities	\$ 12,488.00	\$ 4,163.00	\$	\$ 16,651
	\$	\$	\$	\$ 0
Site Improvement Costs: Labor				
Site Preparation (demolition & haul off, erosion control and grading)	\$ 14,000.00	\$ 0.00	\$ 0.00	\$ 14,000
Dune Walkover	\$ 82,000.00	\$ 28,000.00	\$ 0.00	\$ 110,000
Site Amenities	\$ 14,363.00	\$ 4,788.00	\$ 0.00	\$ 19,151
Local Administrative Costs				
5% Contingency	\$ 4,818.00	\$ 1,639.00	\$ 0.00	\$ 6,457
	\$	\$	\$	\$ 0
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0

Totals	\$ 207,669.00	\$ 60,790.00	\$ 8,800.00	\$ 277,259.00
Match Percentages	75.0 %	22.0 %	3.0 %	100.0 %

Proposed Local Match

Local Government: The Town of Nags Head

Project Name: June Street Beach Access

Instructions: Use the form below to show the sources of your matching funds. Indicate if these funds are currently available or are the funds yet to be approved. If funds are yet to be approved, list the date for approval. If applicable, provide additional narrative related to in-kind match and/or state/federal funds.

Applicants are encouraged to include their local contribution in their budget.

Source of Matching Funds			
Type of Matching Funds	Amount of Funds	Funding Source	Availability (Month/Year)
Cash	\$ 60,790.00	Town CIP FY 24/25	April 2024
In-kind	\$ 8,800.00	In House Design & Permitting	April 2024
	\$		
	\$		
	\$		
Total Matching Funds:	\$ 69,590.00		

Additional Narrative:

Provide narrative explaining the relevance of proposed in-kind match to the project.

The Town of Nags Head has an Engineer on staff, and can offer the production of construction documents for the associated project. This not only saves contractual costs, but allows the town to have direct construction oversight of the installation based on the in-depth knowledge of the design documents. The town can also better control consistency of beach walkovers throughout town. The remaining in-kind match includes the fees associated with state level and town permitting required for the project.

If other state and/or federal funds are to be used as local match, indicate the specific project elements that will qualify for joint funding. How viable is the project if complementary funding from another program is not secured?

N/A



June Street Vicinity Map Attachment 1



0.5

Miles



June Street Public Beach Access

June Street Beach Access Existing Conditions

Attachment 2

Zoning: R2 Medium-Density Residential
Existing Use: Residential Townhouse

porta john, trash receptacle, lamp post,
dog pickup station, shower station/water tap,
custom bench, red mailbox/dedication

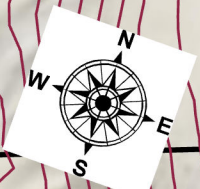
Existing Parking to Remain

bike rack

Zoning: R2 Medium-Density Residential
Existing Use: Single Family Residential

Legend

- Existing Site Elements
- June Street Beach Access Property Boundary
- 1 Foot Contours
- Parcels



Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTiger



ATTACHMENT 3

JUNE STREET CONCEPT

