



## FINAL APPLICATION 2009- 2010

North Carolina Public Beach and Coastal Waterfront Access Program

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

*This application is also available online at: <http://www.nccoastalmanagement.net>. Click on the link to "Beach & Waterfront Access".*

State Government Agency: NC Aquariums Division

Federal ID #: 56-6000372

Lead Appointed Official: David R. Griffin

Title: Aquariums Division Director

Address: 3125 Poplarwood Dr., Raleigh NC 27604

Local Administrator of this Project:  
Donna Moffitt

Title: Director, NC Aquarium at Fort Fisher

Address: 900 Loggerhead Rd., Kure Beach NC 28449

Phone: 910-458-8257 x 201

Fax: 910-458-6812

Email Address: donna.moffitt@ncaquariums.com

Signature: \_\_\_\_\_

Name (print): Donna D. Moffitt

Date: July 9, 2010

**Budget Totals and Financial Assistance Requested: Provide information from Summary Budget.**

**Application Budget Total:**

1. **DCM Grant Assistance Requested**      \$800,000

2. **Other Contribution**      \$372,335

**Other Cash:**      \$372,335

Other Cash (Grant Assistance): \$372,335      Funding Source: NC Aquarium Society or NC Aquariums Admission Fund

Local Cash (Grant Assistance): \$ \_\_\_\_\_ Funding Source: \_\_\_\_\_

Local In-Kind      \$ \_\_\_\_\_

**TOTAL COST**      **\$1,172,335**

Project Name: Aquarium Pier and Beach Access

Is this an ongoing project (for example, Phase II of a previously funded project, or improvement to an existing project)?

Yes: \_\_\_\_\_ No: X

If yes, please describe: \_\_\_\_\_

Project Type: Regional and Urban Waterfront Redevelopment (Local, Neighborhood, Regional, Urban Waterfront Redevelopment)

Land Acquisition: Yes: X No: \_\_\_\_\_

Site Improvements: Yes: \_\_\_\_\_ No: \_\_\_\_\_

Previous DCM Access Grant Recipient: Yes: X No: \_\_\_\_\_

If Yes, When: 2009 for Jennette's pier public access How Many: 1

*Additional Project Costs and Funding Sources NOT included in this proposal (if applicable):*

Cost \$15,000,000      Source: NC Aquarium Admission Fund

Cost \$ \_\_\_\_\_      Source: \_\_\_\_\_

**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. See Attachment A.**

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

**1) Name and address of owner**

CBP3, Inc.  
1121 North Lake Park Blvd.  
Carolina Beach, NC 28428

**2) Lot dimensions**

150' x 125'

**3) Applicable setbacks: CAMA oceanfront setbacks would apply for interim access parking lot and, for pier construction, a variance to CAMA setback regulations would probably be needed.**

**Zoning setbacks: None**

**Zoning classification: Central Business District**

**Future Land Use Map designation(s): Commercial 2**

**4) Deed number, book, page and date**

Deed Book 5458  
Page 987  
Date December 22, 2009

**5) County Assessed value**

Total value = \$2,823,763  
\$2,166,600 Land Value  
\$657,163 Building Value

**6) Purchase Amount = \$1,172,335**

**7) An evaluation of its appropriateness for public access.**

The property will be used as the landing for the NC Aquarium Pier at Carolina Beach. The lot that is being acquired will be part of a larger park and ocean to sound access site. The total access amenities will include: restroom facilities, showers bike racks, parking, canoe/kayak launch, interconnectivity to the existing Carolina Beach Boardwalk and access from and to the beach from both the pier and restroom facilities.

**8) Title opinion including Attorney's NC Bar number**

See Attachment B. 8): title opinion by Geoffrey A. Losee, NC Bar # 21185  
Rountree, Losee & Baldwin, LLP

**9) Easement agreement, if applicable. N/A**

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

For interim access parking lot:

CAMA minor permit

For pier construction:

CAMA Major Permit

Zoning Approval

Stormwater Permit

Building Permit

Consistency determination with Town of Carolina Beach's Land Use Plan

**C. Site description: Provide a description of the site, including natural features and existing improvements. Also include Water Quality Classification.**

The site that will be acquired under the grant contains an existing and operational hotel, pool and some parking. The estimated square footage of the hotel is 4,488 sq. ft. The site is adjacent to the Atlantic Ocean, which is classified as SB.

**D. 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.**

a) Boundary survey. See Attachment D. a).

b) Preliminary appraisal. See Attachment D. b).

c) Letter of intent to sell from property owner. See Attachment D. c).

d) Plan for future development. See Attachment D. d).

e) Proximity to closest/other access sites. See Attachment D. e).

f) Interim use of site: Once the property is acquired by the state, the current hotel located on the site will be demolished. The Town of Carolina Beach will create, lease, maintain and operate a temporary oceanfront parking lot in this area until construction of the NC Aquarium Pier at Carolina Beach begins.

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

The property that is being considered for acquisition will be the landing site for the NC Aquarium Pier at Carolina Beach. This area will be owned and developed by the State of North Carolina. In general, the improvements that are being contemplated and constructed by the State and the town are outlined below. The location is in proximity to a number of public access sites on the ocean, Snow's Cut and Myrtle Grove Sound.

NC Aquarium Pier

- 1000 ft. long concrete fishing pier with wooden decking
- Seating for visitors and learning kiosks on the pier
- 10,000 sq. ft. pier house containing the following:
  - Exhibit tanks containing Atlantic Ocean marine life
  - Conference space with kitchen facilities
  - Passive decks and balconies overlooking the ocean
  - Tackle and gift shop, snack bar, equipment rental
  - Classroom

- LEED Design
- Outdoor stage and movie screen
- Roof-top deck
- ADA accessible
- Sustainability features such as rain cisterns
- Potential for chair lift similar to one on old Fisherman's Steel Pier

#### Ocean-to-Sound Access Park

- 100+ parking spaces adjacent to existing Town parking
- Bathhouse, shower, dressing facilities
- Dune & ocean observation deck
- Ocean access
- ADA accessible
- Open, flexible park space to be used for passive recreation, bands, festivals, art shows, farmers' market, etc.
- Tot lot; kids park
- Interconnectivity with Boardwalk
- Dinghy dock area and canoe/kayak launch at marina with parking
- Interactive fountain/splash pad
- Picnic facilities; Adirondack chairs and swings
- Public art

**F. Project site plan: Provide a to-scale site plan showing property lines, proposed construction, significant natural features, and existing uses on adjacent lots. *See Attachment F.* 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.**

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

Listed are those tasks that must be accomplished with regard to the acquisition and creation of interim CAMA access parking lot.

- Commitment from NC Aquarium Society for private funds or DENR Budget, Planning & Analysis to use Aquarium Admission Fund receipts for the remaining purchase price of the lot.
- Town Council of Carolina Beach votes to retract option to purchase, and CBP3 votes to accept retraction and to sell property to the State.
- State Property Office approves purchase and closes on the property.
- Town goes through process to receive bids for either moving the structures or demolishing them.
- Town leases property from state and creates a temporary oceanfront parking facility. [Proceeds, if any, go toward remainder of project and/or maintaining interim parking lot.]

**H. 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.**

Not applicable to this application because the applicant is a state agency. The Aquarium and Carolina Beach Town Council will hold a public meeting on the completed application within the 60-day public review period. It is anticipated that the Coastal Resources Commission will have to approve the Aquarium's grant application.

**I. 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?*

The Aquarium's partner in this project, the town of Carolina Beach, is pursuing grants from PARTF, Natural Heritage Trust Fund, Clean Water Management Trust Fund, N.C. Water Resources, the Coastal Recreational Fishing License program and state and federal appropriations to purchase several lots in proximity to lot 234 that it already has options on. These lots would be used for storm water management, open space, pier parking and the town's proposed ocean to sound access park. The Aquarium anticipates seeking a \$300,000 grant from the 2010-11 Coastal Recreational Fishing License program for design services of conceptual design and schematics for the pier. The Aquarium Pier project is viable if other funding is not acquired; however it is not clear about the viability of the other amenities planned by the town without additional funding.

**J. 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. See Attachment J, excerpts from Town of Carolina Beach's LUP adopted in 2007.***

**K. 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. The Carolina Beach Master Development Plan identified a Pier/Park concept on the ocean front. See Attachment K, two pages from the plan.***

The entire plan is available for review at

[http://www.carolinabeach.org/site\\_new/pages/documents/CBMasterDev.PlanMay2008\\_pjs.pdf](http://www.carolinabeach.org/site_new/pages/documents/CBMasterDev.PlanMay2008_pjs.pdf). While not in the exact location as proposed in the master plan, the project is very similar. This plan was adopted by the Town and further adds to this project being identified as something that the Town would like to see developed.

**L. 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. It is expected that the executive committee of the N.C. Aquarium Society will authorize \$372,335 of private non-profit funds or DENR's Budget, Planning & Analysis Division will authorize expenditure from the Aquariums Admission Fund for the balance of the purchase price of lot 234 on Carolina Beach Ave.**

**M. List the types and sources of utilities proposed; and identify associated costs.** The site is already served by electricity, public water and public sewer. No line upgrades or extensions required. The town has agreed to consider waiving tap and user fees for the pier construction.

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

	Grant Assistance Requested	Other Cash Contribution	Local In-Kind Contribution	TOTAL
<b>Land Acquisition Costs</b>				
	\$800,000	\$372,335	\$0	\$1,172,335
<b>Subtotal</b>	\$800,000	\$372,335	\$0	\$1,172,335
<b>Permit and Design Fees:</b>				
	\$0	\$0	\$0	\$0
<b>Subtotal</b>	\$0	\$0	\$0	\$0
<b>Site Improvement Costs:</b>				
<b>Materials</b>				
	\$0	\$0	\$0	\$0
<b>Subtotal</b>	\$0	\$0	\$0	\$0
<b>Site Improvement Costs:</b>				
<b>Labor</b>				
	\$0	\$0	\$0	\$0
<b>Subtotal</b>	\$0	\$0	\$0	\$0
<b>Local Administrative Costs:</b>				
<b>In-kind</b>				
	\$0	\$0	\$0	\$0
<b>Subtotal</b>	\$0	\$0	\$0	\$0
<b>TOTAL BUDGET</b>	<b>\$800,000</b>	<b>\$372,335</b>	<b>\$</b>	<b>\$1,172,335</b>

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**Additional Project Tasks NOT Included in this Proposal**

	Additional Project Cost
Site clearing	\$75,000
Construct pier, pier house & bathhouse, pave adjacent parking lot	\$15,000,000
<b>TOTAL ADDITIONAL COST</b>	<b>\$15,075,000</b>

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**O. 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. 2009 appraisal of lot #234 was \$1,172,335. The Aquariums' first pier is under construction in Nags Head so construction costs are known and are generally transferrable to the cost of constructing the pier and pier house at Carolina Beach.

**P. Project Timeline and Reporting Periods:** 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.

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

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: \$ 800,000

Cash Match: \$372,335

Total: \$1,172,335

Non-cash Match: \$ \_\_\_\_\_

**PROJECT SCHEDULE AND ACTIVITIES CHART**

<p><b>% of total work to be completed</b></p> <p><u>100</u> %</p> <p><b>Grant funds to be spent</b></p> <p><b>\$800,000</b></p> <p><b>Local funds to be spent</b></p> <p><b>Up to \$372,335</b></p>	<p>Period 1</p> <ul style="list-style-type: none"> <li>State acquires property and assigns management to NC Aquariums Division</li> <li></li> <li></li> <li></li> </ul>
<p><b>% of total work to be completed</b></p> <p>_____ %</p> <p><b>Grant funds to be spent</b></p> <p><b>\$</b></p> <p><b>Local funds to be spent</b></p> <p><b>\$</b></p>	<p>Period 2</p> <ul style="list-style-type: none"> <li></li> <li></li> <li></li> <li></li> </ul>
<p><b>% of total work to be completed</b></p> <p>_____ %*</p> <p><b>Grant funds to be spent</b></p> <p><b>\$</b></p> <p><b>Local funds to be spent</b></p> <p><b>\$</b></p>	<p>Period 3</p> <ul style="list-style-type: none"> <li>Final inspection</li> <li>Close out packet submitted to DCM</li> <li></li> <li></li> </ul>

\*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.