



MEMORANDUM

Town of Nags Head

Planning & Development Department

To: Board of Commissioners

From: Holly B. White, Principal Planner
Michael Zehner, Director of Planning & Development

Date: July 7, 2021

Subject: Discussion of FY 2021-2022 Public Beach and Coastal Waterfront Grant
Pre-Application for Epstein Street Beach Access; Request for Public Hearing

The Town was invited to submit a final grant application for the Epstein Street Public Access through the Division of Coastal Management's ("DCM") Public Beach and Coastal Waterfront Access Grant Program. Fourteen local governments within the 20 coastal counties submitted pre-applications totaling over \$2.8 million in grant requests. Approximately \$1 million in grant funding is available. The deadline for final applications is August 16, 2021. All final applicants will be notified of funding decisions in October 2021. It is anticipated that Governor's award letters will be sent in late December and contracts executed in January 2022.

The Town's proposal involves the replacement and upgrade of the existing beach access at Epstein Street, that was constructed in 1985. The Town proposes to replace the bath house and dune walkover with a similar walk over but with compliant ADA travel surface type. Once construction has been completed, the dune system will be planted and stabilized with native plants. All existing site amenities will be replaced and upgraded. This includes replacement of traditional lighting with more energy efficient solar lighting, trash cans with both trash and recycling containers, upgrade of onsite wastewater system, new wheel stops for the parking area, and replacement of signage. Several new site amenities are proposed and include benches, bike rack, and ocean rescue garage for storage of equipment. Since the parking area is already turfstone, no modifications to the parking area surface are needed. Additional project materials are attached for your review.

The Town was invited to complete a final application for DCM grant assistance for \$200,000.00 for Epstein Street Beach Access. The Town will also seek matching funds for Epstein Street from the Outer Banks Visitors Bureau. In the adopted Capital Improvement Program (CIP), the project was estimated at \$500,000 with an additional \$50,000 in design that the Board has already funded. The Board may need to reexamine local funding for this project once bids have been received and based on the total amount of grant funding available. Staff would recommend seeking funding from both DCM and Outer Banks Visitor Bureau, acknowledging that more local funding may be requested from the Board at a later date.

As a prerequisite of the final application, the Town is required to hold a public hearing to discuss the grant proposal and consider public comments prior to its decision to submit a final application. Staff would request that a public hearing be held at the Board of Commissioners August 4, 2021, meeting to consider public comment and submission of a final application. Staff will be available at the meeting to discuss any concerns or questions.