



# Hammocks Beach State Park

MAINLAND AREA PLAN

AUGUST 2017





## Acknowledgements:

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Environmental Agency Representatives  
Friends of Hammocks and Bear Island (FHBI)  
Hoke County Schools (Agriculture)  
Hurst/Turner Family  
Jacksonville Daily News  
Local Area Businesses, Groups and Organizations  
Local Fishing Charter Companies  
Local News Organizations & Publications  
National Marine Fisheries Service (NMFS)  
NC Agriculture Teachers Association Representatives  
NC Department of Environmental Quality  
Division of Coastal Management (NCDEQ DEM)  
NC Division of Energy, Mineral and Land Resources (DEMLR)  
NC Division of Water Resources (DWR)  
NC FFA Organization (representing NFA)  
NC General Assembly  
NC Teachers Association  
NC Wildlife Resources Commission (NCWRC)  
NCDOT  
Onslow Bay Coastal Conservation Association  
Onslow County Government

Onslow County Homeschool Group  
Onslow County Parks & Recreation  
Onslow County Planning Department  
Onslow County Schools  
Paddle NC  
Public Meeting Attendees  
Second Wind Eco Tours & Yoga  
Survey Participants  
Swansboro Area Chamber of Commerce  
Swansboro Parks & Recreation  
Swansboro Public Library  
Tideland News  
Town of Swansboro  
Town of Swansboro Fire Department  
Town of Swansboro Planning Department  
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U.S. Fish & Wildlife Service (USFWS)  
White Oak River Keeper  
Wildlife Resource Commission  
4-H

### CONSULTANT TEAM:

SageDesign, Lead Consultant



CIII Associates



Division of Parks and Recreation  
NC Department of Natural and Cultural Resources

Governor Roy Cooper

Secretary Susi H. Hamilton

August, 2017

Friends and Supporters of Hammocks Beach State Park:

Hammocks Beach State Park historically consisted largely of coastal islands, but recently acquired land allows the park to expand on the mainland. This land is steeped in rich history, and should be used in ways that respect and highlight that history – honoring the intentions of those who worked to protect the land for recreation, education, and equal opportunity, and ensuring the land is used for those purposes for generations to come. The Mainland Area Master Plan builds upon the unique history of the region and property while combining natural resource protection with public enjoyment.

This master plan is a blueprint for long-term development of facilities and protection of important natural resources, including a long leaf pine forest and marshes. Such a plan is an organic document which evolves as the park grows and knowledge is gained about available resources and public use. With the plan's completion, Hammocks Beach State Park enters a new era with a bold vision. Sage Design, of Wilmington, NC, developed this master plan in full consultation with State Parks staff and the community through a planning process that included extensive public outreach. The result is a guide that balances cultural history, outdoor recreation and natural resource stewardship.

At all state parks, we are committed to our mission to conserving and protecting natural resources, educating our visitors about unique resources, and providing quality outdoor recreation. The Hammocks Beach Mainland Area Master Plan offers us an outstanding opportunity to fulfill those objectives. That commitment, the continued support of our partners and thoughtful planning will combine for a lasting legacy.

Sincerely,

Michael A. Murphy, Director  
Division of Parks and Recreation

Michael A. Murphy, Director  
NC Division of Parks and Recreation  
1615 MSC - Raleigh, NC 27699-1615  
919.707.9300 / [ncparks.gov](http://ncparks.gov)

NORTH CAROLINA STATE PARKS  
*Naturally Wonderful*

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*SECTION ONE*  
*Introduction*

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## Introduction

Hammocks Beach State Park is located in Swansboro, North Carolina, the very eastern part of Onslow County. The area is commonly referred to the Crystal Coast and the park is part of an area in Swansboro referred to as "the Hammocks." The total state park site covers approximately 1,520 acres and consists of the mainland property and several islands. The primary island, Bear Island, is a four-mile-long, undeveloped barrier island accessible by the park's passenger ferry, private ferry, or by paddling a canoe or kayak. The park also owns three smaller islands, Dudley, Huggins, and Jones, located in the nearby mouth of the White Oak River. The park's mainland currently offers a visitor center, a launch site for ferry service, and canoes and kayaks. Interpretive programs and exhibits teach about park ecology, wildlife, and history.

In 2015, the State of North Carolina acquired 290 acres of property adjacent to the visitor center mainland of Hammocks Beach State park. This acquisition had been part of the park vision for many years in an effort to expand mainland area access to recreation, education, and conservation for park visitors. The 290 acre acquisition area is the focus of this planning effort and study, and will be referred to as the "study area".

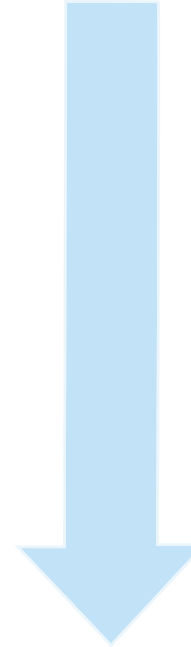
## Purpose

The intent of this study is to further evaluate the mainland area acquisition for the purposes of upholding the North Carolina Division of Parks and Recreation Mission:

## Mission Statement:

- **Conservation:** To conserve and protect representative examples of North Carolina's natural beauty, ecological features, recreational and cultural resources within the state parks system;
- **Recreation:** To provide and promote safe, healthy and enjoyable outdoor recreational opportunities throughout the state; and
- **Education:** To provide educational opportunities that promote stewardship of the state's natural and cultural heritage.

## Master Planning Process



INVENTORY

EXISTING CONDITIONS

COMMUNITY  
INVOLVEMENT

ANALYSIS

RECOMMENDATIONS & ACTION

## Study Area



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## *SECTION TWO*

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### *Existing Conditions*





## Existing Conditions

### PAST PLANS

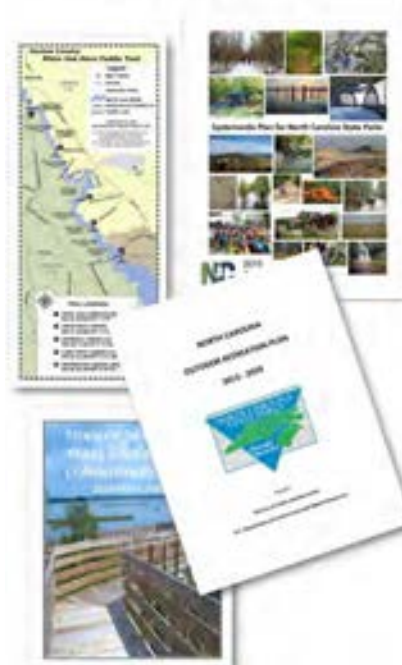
- **The 1997 Hammocks Beach State Park General Management Plan and Master Plan** presents a five year plan for the then owned 35 acre mainland area which included the visitor center and the 892 acre Bear Island.
- **2010 Draft General Management Plan for Hammocks Beach State Park** outlines five year recommendations for the 35 Acre mainland area; 892 acre Bear Island; Jones Island, a 23.46-acre coastal island located at the mouth of the White Oak River; and, Huggins Island, located just east of Bear Island in the mouth of Bogue Inlet, is a 225-acre island.
- **January 2015 PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT** outlines existing environmental and site conditions on the 289 acre acquisition piece. The purpose of the ESA was to: evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject site and vicinity; evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the site; conduct all appropriate inquiry as defined by ASTM Standard E 1527-13 and 40 CFR Part 312; evaluate the potential for on-site and off-site contamination; and, provide a professional opinion regarding the potential for environment

### RELATED PLANS LISTING

- DPR Annual Report
- Statewide Comprehensive Outdoor Recreation Plan (SCORP)
- Systemwide Plan for North Carolina State Parks 2015
- Mountains to Sea Trail: Segment 15B: The Onslow Bight and Jacksonville
- Swansboro Bicycle Plan, 2011
- Swansboro Parks and Recreation Master Plan, 2008
- White Oak Paddle Trail, 2009
- Swansboro Watershed Restoration Plan, 2017

### Some of the Past Plans Reviewed:

- Hammocks Beach State Park General Management Plans
- Swansboro Comprehensive Parks and Recreation plan
- Statewide Trails Plan
- Systemwide Plan for North Carolina State Parks
- SCORP (Statewide Comprehensive Outdoor Recreation Plan)
- Swansboro Bicycle Plan
- DPR Annual Report



### Highlights from the Plans

#### Past GMP:

High Priority Land acquisition for hiking trails and mainland camping  
Education, Recreation, Camping Trails, Visitor Center Improvements, Picnicking

#### Local:

Improved Connectivity, Health, and Access, Nature Trails and Bike Trails

#### Systemwide Plan:

Support Local Economic Development

Health and Wellness

Improve Natural & Cultural Resources Stewardship

#### Statewide Comprehensive Outdoor Recreation Plan (SCORP):

Public Health  
Outdoor Recreation and the Economy  
Conservation

#### Top Activities from SCORP:

- 1) Visiting a beach or a Lake
- 2) Walking for Pleasure or Exercise
- 3) Visiting Parks or Historic Sites
- 4) Hiking Trails
- 5) Fresh Water Fishing

**Biggest Barrier to Participating in Recreation:** Lack of Time

## HISTORY WITHIN THE STUDY AREA

Hammocks Beach State Park has a rich history and is summarized on the Park website at:

<https://www.ncparks.gov/hammocks-beach-state-park/history>  
(The summary for the entire park site ranges from 2000 B.C. up to more recent history)

The 289 acre mainland area has a unique 20th century history and can serve as a place to highlight the sites uses during this time period. Early in the 20th century, Dr. William Sharpe, a neurosurgeon of New York, came to Bear Island to hunt. His love of the island prompted him to acquire it and the area referred to as "the Hammocks" for his retirement. Sharpe had intended to will the property to John Hurst, his longtime hunting guide and friend, but Hurst persuaded him to donate it to the North Carolina Teachers Association, an organization of African American teachers. It was from this the Hammock Beach Corporation was created to provide recreational and educational opportunities for African Americans. The corporation formed relationships with several organizations including the 4-H, YMCA, YWCA, churches and agricultural groups (New Farmers of America) in order to develop and utilize the property for camps, conventions, eld trips and retreats during the early 1950's.



*Images from "Blue Water Black Beach: The North Carolina Teachers Association and Hammocks Beach in the age of Jim Crow" by Crystal Sanders*

The need for a camp devoted to black youth was apparent to the 4-H in North Carolina. In 1955, their efforts came to fruition. Camp J.W. Mitchell, composed of eight buildings, was built in Onslow County on leased land at Hammocks Beach. The camp, which opened in

June of 1956, was named after John W. Mitchell, who served as State Negro Agent in North Carolina. An additional four buildings were eventually added to the camps. Camp Mitchell was racially segregated until 1965.

([https://www.lib.ncsu.edu/specialcollections/greenngrowing/4H\\_history.html](https://www.lib.ncsu.edu/specialcollections/greenngrowing/4H_history.html); Clover All Over)

In 1953, the NFA (New Farmers of America), leased 27 acres from the Hammocks Beach Corporation for the future location of a vocational agriculture camp program for young african americans. In June of 1958, the SB Simmons Memorial Camp was completed and opened. In 1965, the NFA and the FFA merged, and their lease of the property was in effect until 2016. Participation in the S.B. Simmons camp declined in the 1970's and it was eventually closed due to lack of use. (NCffa.org)



*4-H Camp Dedication*

While the mainland development was well underway, accessibility to the beach was still problematic until a canal was dredged to Bear Island and a ferry service was established. In 1956, the Hammocks Beach Corporation began negotiating with the state of North Carolina to transition Bear Island into a state park. A portion of the mainland property was donated to the state in return for the construction of a ferry channel, which would allow ocean access. In 1961 Hammocks Beach State Park was opened, finally fulfilling the goals the Hammocks Beach Corporation had intended, creating a recreational and educational facility exclusively for black people to use. Initially planned as a park for minorities, Hammocks Beach State Park opened for all people following the Civil Rights Act of 1964.



# HAMMOCKS BEACH STATE PARK

Construction continued on Bear island, including a bathhouse, water system, maintenance buildings, restrooms, and ferry facilities, but the mainland property was not progressing in regard to the intended use. In response to desegregation, the NC Association of Educators was formed in 1970 when the NCTA (African American teachers) and the NC Education Association (white teachers) merged.

During the 1980's, the Hammocks Beach Corporation brought suit against the Hurst and Sharpe heirs, to eliminate their rights of use. In response, in 1986, the Sharpe Family Trust brought a countersuit against the Hammocks Beach Corporation due to the inability to fulfill the intended goal. As a result, a Consent Judgement was reached in 1987 and the Sharpe and Hurst families were each recipients of one-third of the 810 acre property, but in exchange they were required to give up their rights of the remaining property to the Hammocks Beach Corporation, providing the HBC could fulfill the original intent of the trust. This remaining land was now "...free and clear of any rights of the heirs of Dr. William Sharpe or of Gertrude Hurst or of the heirs of John and Gertrude Hurst." The heirs went on to develop their properties, which did not allow the land to be utilized for state park purposes.

In 1988, 30 mainland acres were sold to the state based upon the understanding that the Hammocks Beach Corporation was trying to fulfill its goals. This land would later become the visitor center, facilities, and ferry dock of Hammocks Beach State Park as we know it today. In addition to the mainland areas, Hammocks Beach State Park's island property was expanding as well. Huggins Island, a 225 acre site, was added to the park in 1999 and Jones Island, a 17 acre site, was added in 2007.

In 2006, The Hurst heirs led a lawsuit against the Hammocks Beach Corporation on the grounds that the Corporation had yet again not been able to fulfill the intended goal. The Hurst family was asking for the remaining land under the Hammocks Beach Corporation be transferred to the family, as per the original 1950 trust agreement. The 1987 Consent Judgement however stated that the real property "...vested in the Hammocks Beach Corporation as Trustee shall be clear of any rights of the heirs...". Due to a series of appeals, the case ended up at the NC Supreme court. For the next 8 years, various

court cases and appeals continued, involving the Hammocks Beach Corporation, the State of North Carolina, the North Carolina State Board of Education, the Hammocks Beach Trust, and the Hurst heirs. Finally, in June of 2014 a settlement was reached that would allow the heirs to be compensated and the land to be purchased by the state to expand Hammocks Beach State Park.

## THE SITE

Hammocks Beach State Park mainland area is approximately 289 acres adjacent to the existing 30 acre mainland property that consists of the existing Visitor Center, ferry, and maintenance facilities. Of the 289 acres, approximately 27 acres is under lease for a period of 3 years with the Hurst family to be used and developed as a camp facility. The lease began in 2015. At the end of the lease period if no camp facility development has occurred, the lease will end.



*A Brochure from S.B. Simmons Camp (NCFFA.org)*

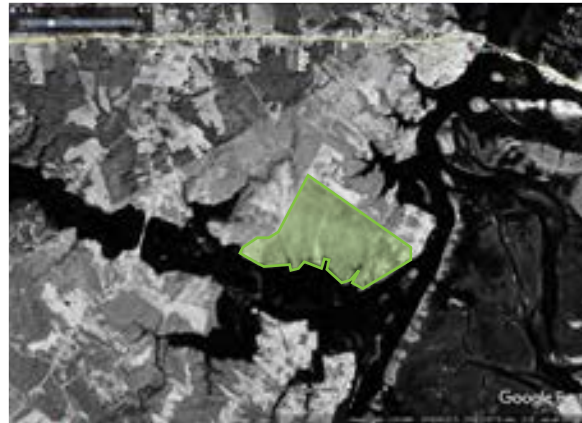
The 289 acres can be accessed by car along 4H Camp Road, Hammocks Beach Road, FFA Camp Road, and along the existing access path locations near the Visitor Center.

The site is one of the last undeveloped tracts in the area with almost 8000 linear feet of undeveloped shoreline. The images below illustrate the history of development within the Hammocks Beach State park area.

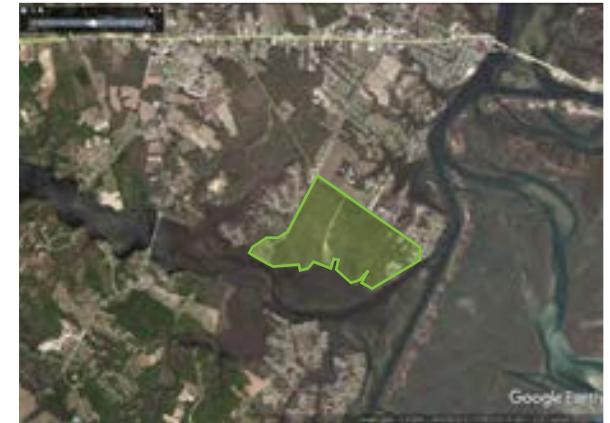
**1993**



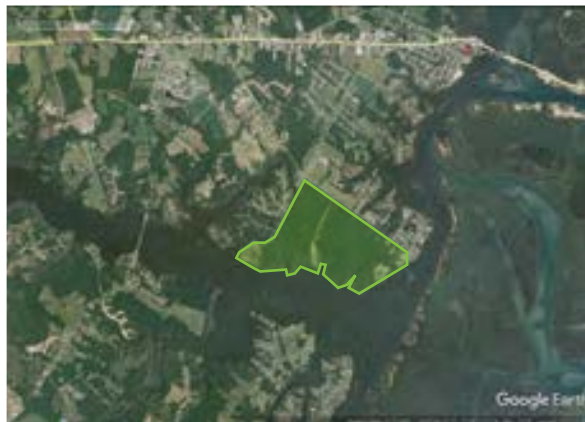
**1998**



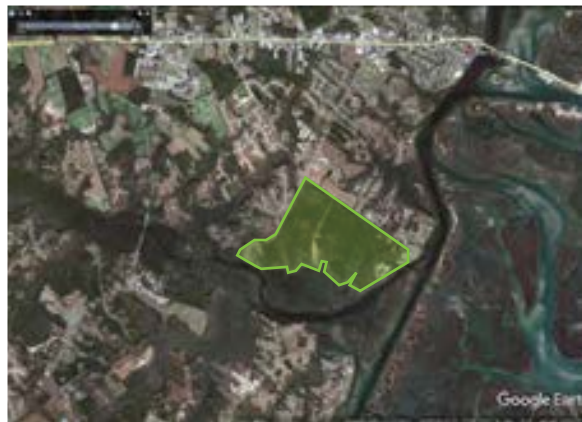
**2004**



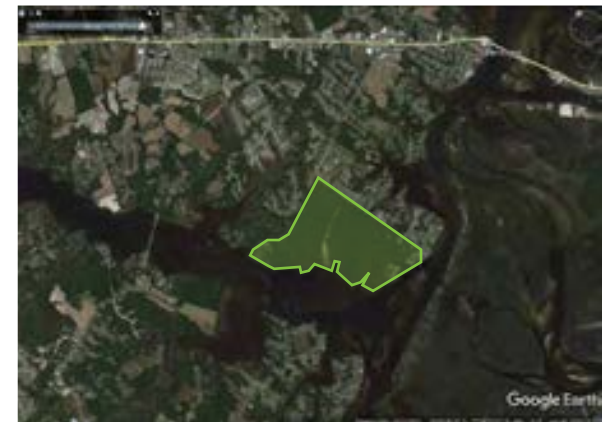
**2008**



**2011**



**2015**





# HAMMOCKS BEACH STATE PARK

## ENVIRONMENT

Hammocks Beach State Park contains a variety of natural resources and site features from past use. These natural resources and existing features can serve as potential opportunities, and in some cases constraints for future park use, regardless, each feature contributes to making the site unique. For the purposes of this study, several sources were used to overlay known existing site features and environmental conditions such as: past reports, GIS data, site surveys, and field investigation. Some of the natural resources reviewed include: wetlands, floodplain data, vegetation, soils, topography, Nursery, shell sh , and sheries information, and Water Quality Classifications and reports.

In addition to the identifying the natural resources, it is important to note, many of these features are protected and/or regulated. Therefore, standards for avoidance and minimization such as addressing required buffers and setbacks will need to be applied when moving forward with future park use and development. Each agency involved has it's own set of regulations and guidelines that will need to be addressed. In addition to potential federal and statewide permit agency involvement, Hammocks Beach State Park, located in Onslow County, is subject to the rules and policies of the Coastal Resources Commission, which administers the Coastal Area Management Act (CAMA).

## WETLANDS

No formal wetland delineation has occurred for the 289 acres. For the purposes of planning, data from the US Fish and Wildlife National Wetland Inventory was downloaded and incorporated into the base map. Additionally, mapped field data conducted in 2016 by state park staff was also placed in the base map for reference and site review. Based upon field observation and site visits, the staff mapped field data is more accurate based upon current conditions. Map data is distinguished on the existing conditions map legend and image.



*National Wetland Inventory Data*



*Field work data conducted by staff*

## SOILS

Soils data



Soil Type	Taxonomic Class	Drainage	Permeability	Slope	Depth to SHWT*	Soil Reaction	Notable vegetation
Wando (WaB)	Thermic, coated Typic Quartzipsamment	Well drained	Rapid	0-8%	48-72" Jan-Mar	Strongly acid to neutral	loblolly pine, longleaf pine, live oak, slash oak, waxmyrtle, millettia, bluestem
Baymeade (BaB)	Loamy, siliceous, semiaquic, thermic Arenic Hapludult	Well drained	Moderately rapid	0-12%	45-60" Dec-Apr	Very strongly acid to slightly acid	Turkey oak, longleaf pine, huckleberry, wiregrass
Onslow (On)	Fine loamy, siliceous, semiaquic, thermic Spodic Paleudult	Moderately well drained to poorly drained	Moderate	0-3%	~15" 2-4 months out of year	Strongly acid to extremely acid	loblolly pine, longleaf pine, red oak, white oak, dogwood, sweetgum
Muckalee (Mk)	Coarse loamy, siliceous, superactive, rhodox, thermic Typic Fluvisol	Partly drained	Moderate	0-1%	6 to 18 inches, December to March	Strongly acidic to moderately alkaline	Bry, sweetgum, blackgum, red maple, water oak, loblolly pine

Source: National Cooperative Soil Survey

\*Seasonal High Water Table

## NATURAL COMMUNITY



Community Type		
Pine Scrub Oak Sandhill (Coastal Fringe Subtype)	Streamhead Pocosin	Permanently Disturbed
Coastal Fringe Evergreen Forest	Maritime Swamp Forest (Typic Subtype)	Total Swamp (Mixed Subtype) [Disturbed]
Maritime Shrub (Stunted Tree Subtype)	Total Swamp (Mixed Subtype)	Maritime Shrub (Wax Myrtle Subtype) [Disturbed]
Maritime Shrub (Wax Myrtle Subtype)	Salt Marsh (Carolinian Subtype)	Coastal Fringe Evergreen Forest [Disturbed]

State Parks Data



# HAMMOCKS BEACH STATE PARK

## FLOODPLAIN INFORMATION & ZONE CLASSIFICATION

When reviewing the site it is important to understand where flood-prone areas exist, not only to minimize impact but to also avoid complications in during the regulatory review process. The following information outlines the floodplain areas indicated on the site. There are many flood zones and guides and many of the maps are currently being updated. For the purposes of this project the following flood information was translated to the project map as areas to avoid:

- **Zone C, Zone X** - Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.
- **Zone AE** - An area inundated by 1% annual chance flooding, for which BFEs have been determined.
- **Zone VE** - An area inundated by 1% annual chance flooding with velocity hazard (wave action); BFEs have been determined.
- **100IC** - An area where the 1% annual chance flooding is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown. BFEs are not shown in this area, although they may be reflected on the corresponding profile. (1% Annual Chance Flood Discharge Contained in Channel)
- **500IC** - An area where the 0.2% annual chance flooding is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown. ( 2% Annual Chance Flood Discharge Contained in channel)

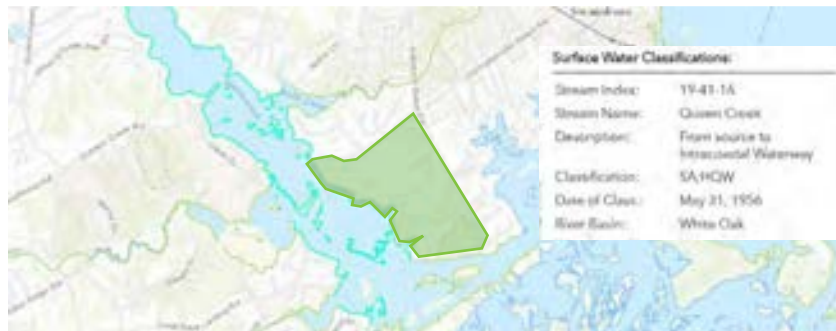


FRIS online flood mapping data [www.nc\\_floodmaps.com](http://www.nc_floodmaps.com)



2005 FIRM Map- Panel 5354

## WATER CLASSIFICATION



<https://deq.nc.gov/about/divisions/water-resources/planning/classification-standards/classifications>

### DWR PRIMARY SURFACE WATER CLASSIFICATIONS

Surface waters in North Carolina are assigned a primary classification by the NC Division of Water Resources (DWR). All waters must at least meet the standards for Class C (shallow / swimmable) waters. The other primary classifications provide additional levels of protection for primary water contact recreation (Class B) & drinking water (Water Supply Classes I - V).

These classifications are important when looking at potential development within the park and the impacts development may have on adjacent waterways. In addition, these classifications are important to understand the water quality levels when evaluating public access to water.

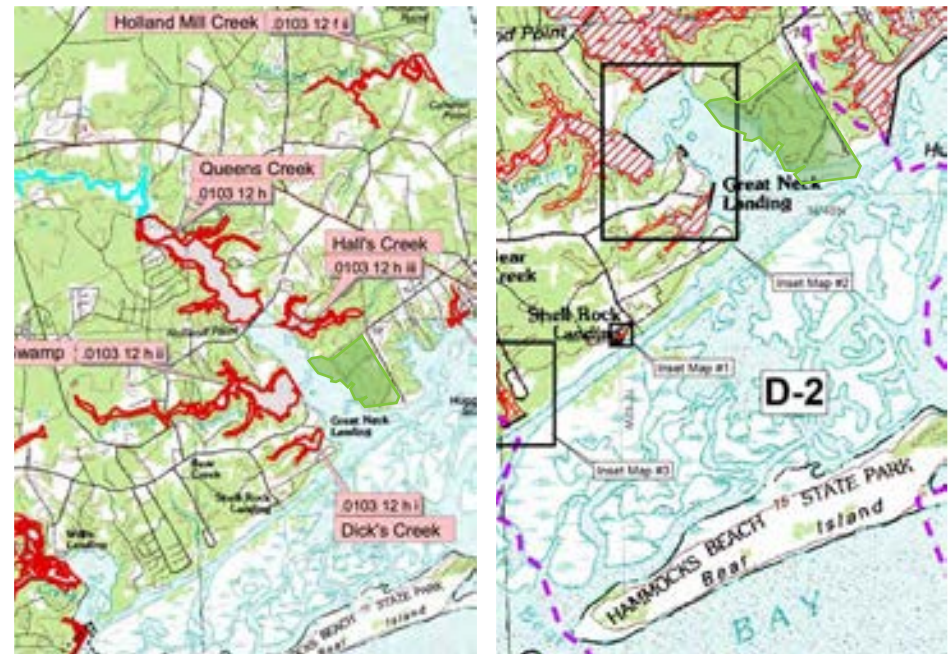
### QUEEN CREEK WATER CLASSIFICATIONS- CLASS SA

Tidal salt waters that are used for commercial shell fishing or marketing purposes are also protected for all Class SC and Class SB uses. All SA waters are also HQW by supplemental classification.

### HIGH QUALITY WATERS (HQW)

Supplemental classification intended to protect waters which are rated excellent based on biological and physical/chemical characteristics through Division monitoring or special studies, primary nursery areas designated by the Marine Fisheries Commission, and other functional nursery areas designated by the Marine Fisheries Commission.

## NURSERY AREAS AND SHELLFISH



Maps and additional information can be found at: <https://deq.nc.gov/about/divisions/water-resources/planning/classification-standards/classifications>

### PRIMARY NURSERY AREAS

Primary Nursery Areas, as defined by the Marine Fisheries Commission, are those areas in the estuarine system where initial post-larval development takes place. These areas are usually located in the uppermost sections of a system. The Division of Marine Fisheries is responsible for preserving, protecting and developing Primary Nursery Areas for commercially important fin fish and shellfish.

### SHELLFISH SANITATION

Ensures the safety of consumers of molluscan shellfish by monitoring harvesting waters and ensuring the proper handling of shellfish sold to the public. This classification and monitoring is important to gauge current condition of water quality and habitat, and what impact surrounding development may have on shellfish waters.



# HAMMOCKS BEACH STATE PARK

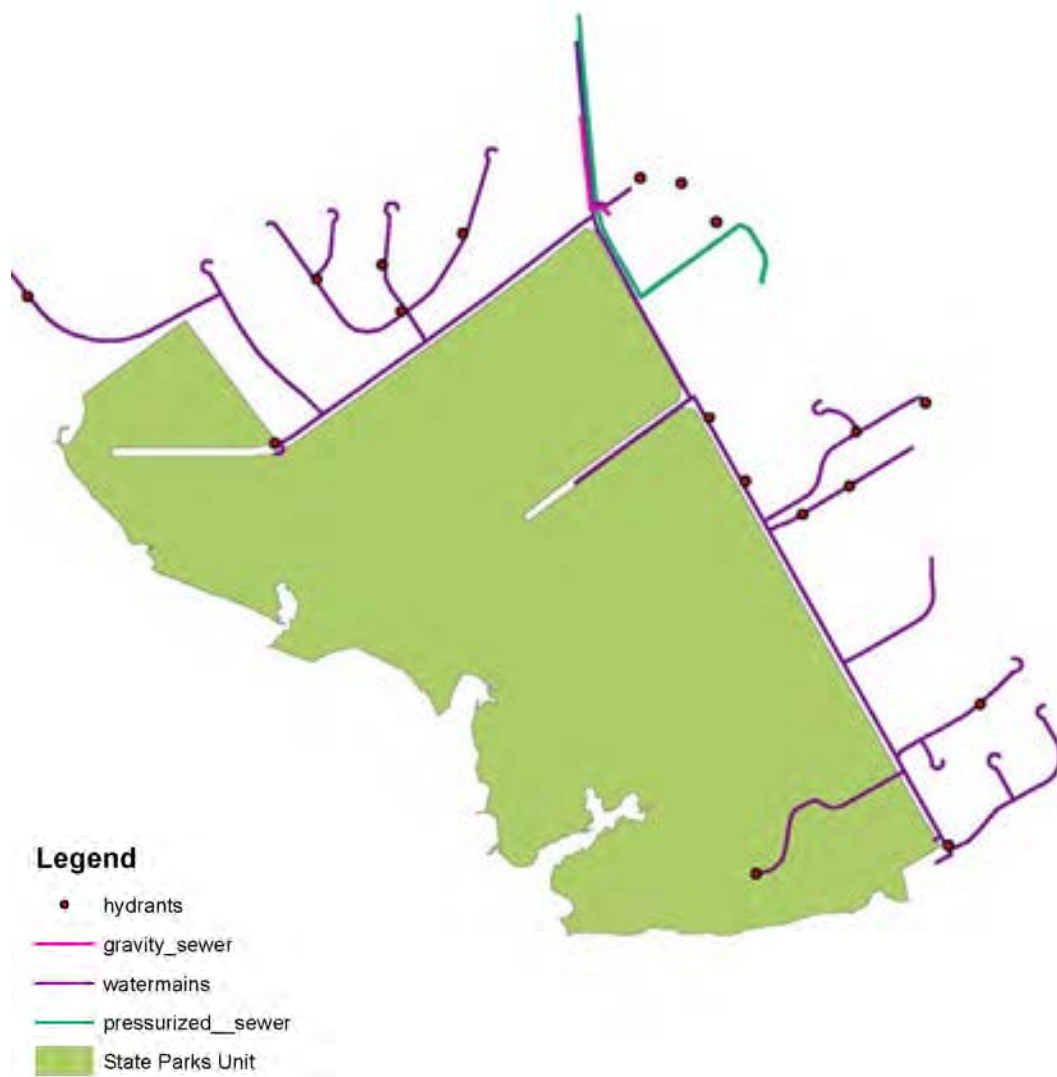
## UTILITIES

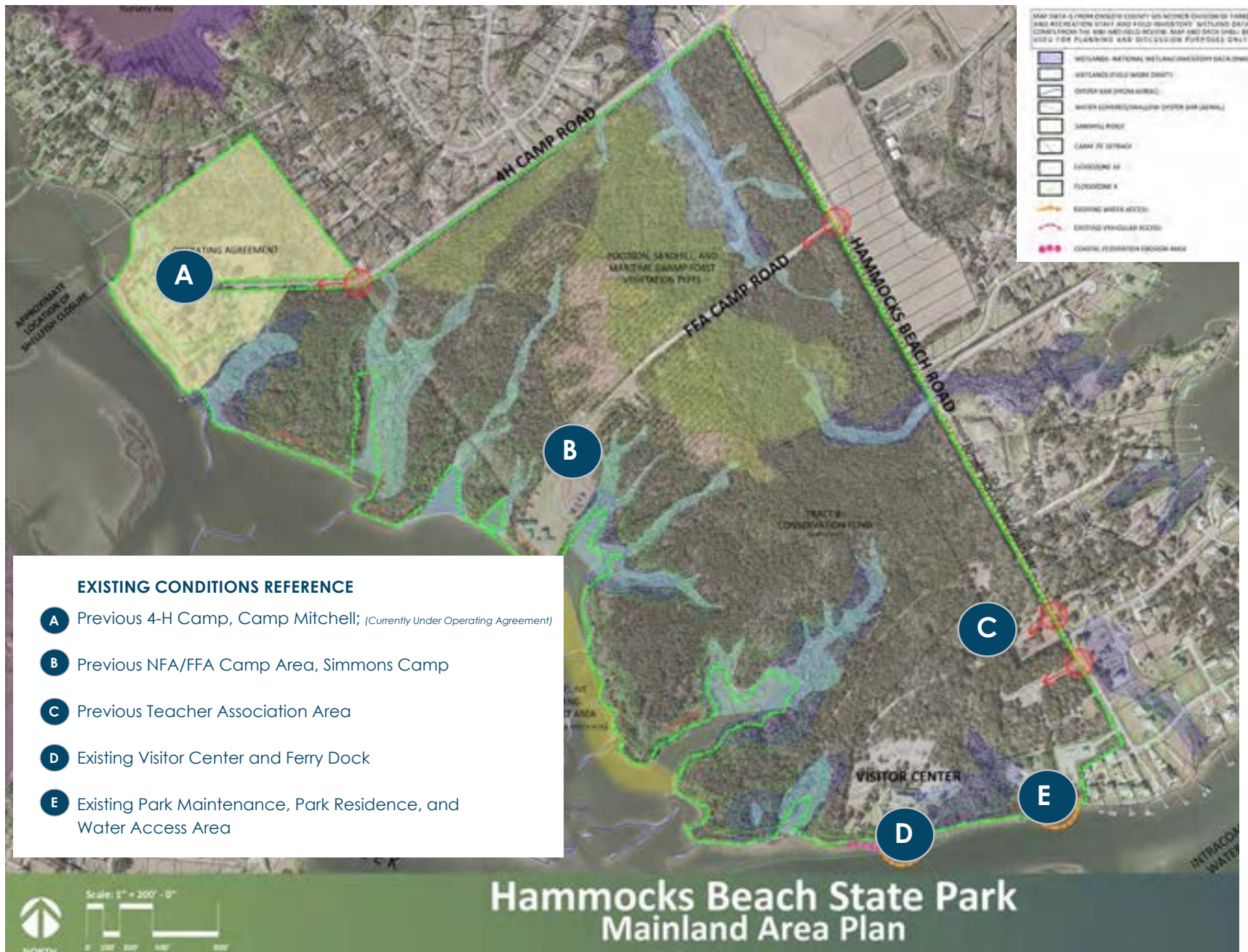
According to the 2014 Environmental Assessment Report an Open Records Request was presented to Onslow County to obtain well and/or septic records for the site on October 27, 2014. Onslow County responded on October 28, 2014 and provided ECS with the operations permit, improvements permit, and the installation inspection checklist. The Onslow County Environmental Health Improvements Permit is dated November 30, 1993 and is for the ground absorption sewage treatment and disposal system located at the Mitchell 4-H Camp/ Mitchell 4-H Educational Center. The permit references the site as listing a water supply well. The permit also shows septic tanks associated with each building with a bath house.

There is access to power along the entire perimeter of the site through Duke Energy and old power poles located at the old 4H Camp Mitchell site and the old Simmons Camp site off of FFA Camp Road. All on site poles would need replacement through purchase or lease with Duke Energy.

There is water access to the site ending at the entrance of the old 4H Camp site, and a water-line extension would be needed. Additionally, there is water access into the site on FFA camp road. The condition of this line is unknown. This line may need replacement and an extension may be needed.

There is a nearby pressurized sewer and gravity sewer with both lines ending near the intersection of 4H Camp Road and Old Hammocks Beach Road.

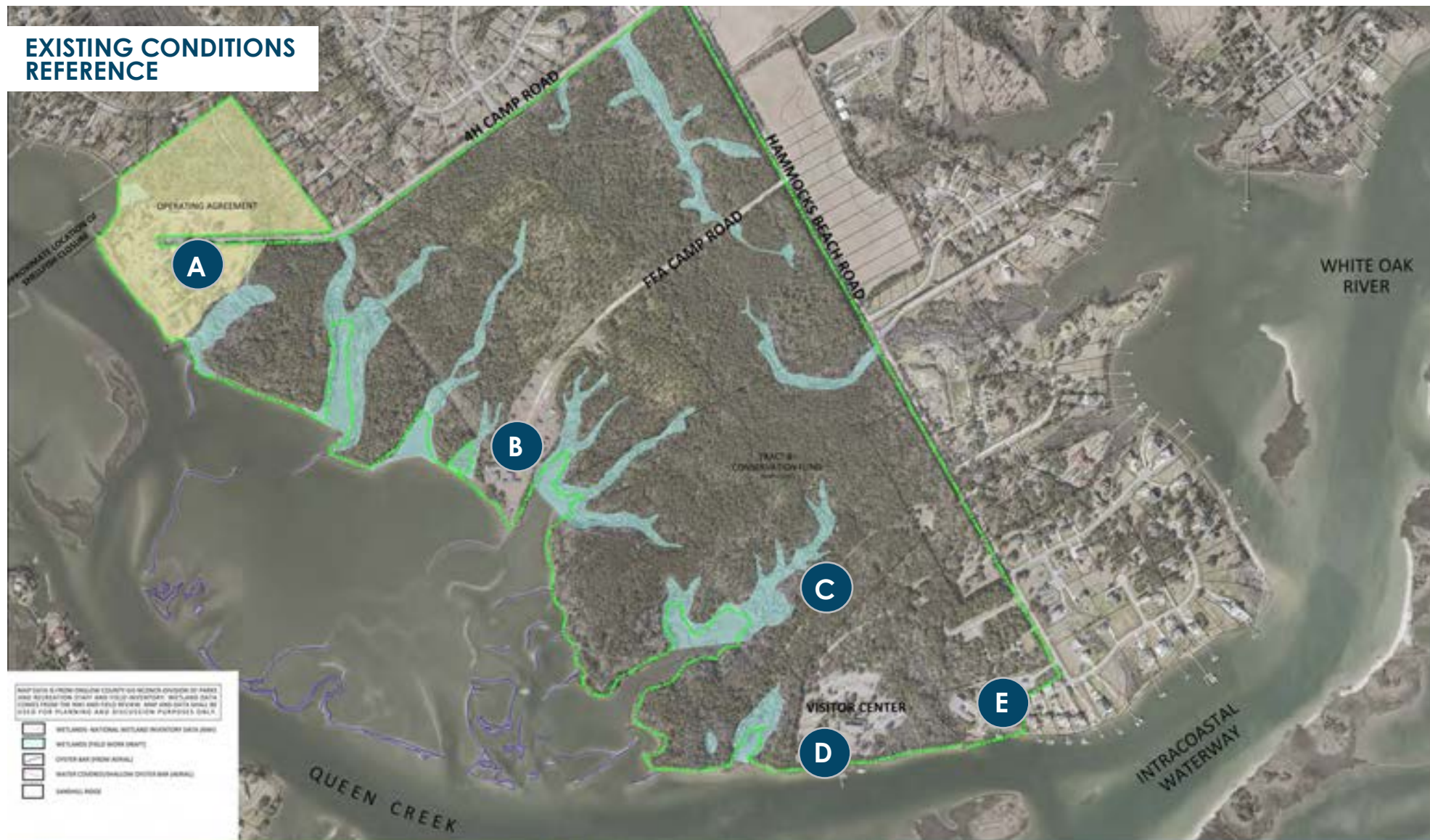






# HAMMOCKS BEACH STATE PARK

## EXISTING CONDITIONS REFERENCE



## Hammocks Beach State Park Mainland Area Plan

Public Input September 29, 2016

SageDesign





**A**

## 4-H Camp

Hammocks Beach State Park  
Mainland Area Plan- Existing Conditions

SageDesign



Photos above are from the 4-H camp site and show the condition of existing structures, the hiking trails in place, and the existing pier and water access.



## HAMMOCKS BEACH STATE PARK



**B**

**FFA Camp**

**Hammocks Beach State Park  
Mainland Area Plan-Existing Conditions**

*SageDesign*



*Photos above are from the previous Simmons Camp NFA site and show the condition of existing structures, the hiking trails in place, and the view from the site.*



## Hammocks Beach State Park Mainland Area Plan- Existing Conditions

SageDesign



Photos above are from the North Carolina Teachers Association Site and show some of the structures in place, the unique grove of live oaks, and the view of the water from this portion the site. Note, the assembly building is not shown above.



# HAMMOCKS BEACH STATE PARK

D



*Hammocks Beach State park Visitor Center*



*Kayak and Canoe Launch and Vendor area*



*Ferry Dock and Departure Area*



*Park Gazebo*



*Park Boat Launch Area*



*Park Maintenance*

## EXISTING PARK FEATURES AND FACILITIES

Hammocks Beach State Park has several existing mainland Resources including a ferry dock with service to Bear Island, a full-service visitor center, and canoes and kayaks. Visitors can rent or bring their own kayaks, canoes or paddleboards to explore paddling trails leading to marshes or park islands. The park also offers Interpretive programs and exhibits that teach about history, park ecology and wildlife, including endangered sea turtles and nesting shorebirds.

There is an existing park shelter, open space, support parking, ranger residence's, and a park maintenance area and boat ramp that serves the mainland park and park islands.

## SECTION THREE

### *Community Involvement*





## Community Involvement

### Process

Public involvement is imperative to the success of a park planning process. It is important to not only hear from potential park users and look to statewide input for the Hammocks Beach State Park resource, but also, the community involvement process is an opportunity for outreach and education regarding the mainland area acquisition and future development. In order to help identify user needs, several methods of input and evaluation were used throughout the duration of this planning process. For this plan, public input was gathered through staff meetings and interviews, steering committee participation, online and hard-copy public surveys, phone interviews, Public Open houses, stakeholder meetings and interviews, and reference to recent statewide surveys, the Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2015-2020, the 2015 NC Parks Systemwide Update Public input, Friends of Hammocks and Bear Island Survey, and the staff conducted Public Meeting follow up survey (February 2017). Each outreach and input method aided in determining the needs for the recently acquired Mainland Area.

(All meeting notes and complete summaries can be found in the appendix of the report)



### Project Participant Overview:

- NC Teachers Association Representatives
- DPR Staff
- Environmental Agency Representatives
- Friends of Hammocks and Bear Island
- Public meeting attendees
- Local Stakeholders:
  - Onslow County Parks and Recreation & Onslow County Planning Staff
  - Swansboro Parks and Recreation and Swansboro Planning Staff
- Hammocks Beach State Park Staff
- Coastal Federation
- Surrounding Neighborhood Associations
- Public Input Survey
- White Oak Riverkeeper
- Several Area Businesses, groups and organizations were contacted and sent information to participate in Public meetings and Public Input survey

Common features requested most amongst all of the groups:

Trails (multi-use and hiking)

Camping (a variety of types)

Fishing

History





## Summary of Steering Committee/Staff Meetings

### PROJECT KICK-OFF - AUGUST 4, 2016

**CULTURAL RESOURCES, 109 E JONES STREET – RALEIGH NC – CONFERENCE ROOM 308, 10:00 AM**

The project Steering Committee met August 4, 2016 to kick-off the Hammocks Beach State Park Mainland Area Plan. The consultant team (SageDesign) had already reviewed data compiled by the client (State Parks) including past reports, environmental data, and related news articles. Using GIS data gathered to-date, a base map was prepared for the meeting to gather input, identify site concerns, and better understand areas of interest. This meeting included staff from all program areas of the North Carolina Division of Parks and Recreation including: Administration, Operations, Recreation Grants and Outreach, Park Planning, Natural Resources, Land Protection/Acquisition, North Carolina Trails Program, engineering and construction, and Recreation Resources Services coastal resource staff, and Hammocks Beach State Park Staff.

### DECEMBER 15, 2016

**HAMMOCKS BEACH STATE PARK VISITOR CENTER –11AM**

On December 15th, 2016, Sage Design met with five staff members (DPR & HABE) for a design charrette to determine the elements to be included in the park. After reviewing the existing conditions, past plans, public input and comments it was determined that the future design elements would include trails of various types, fishing, camping for groups as well as individuals, and the preservation or replication of important former camp buildings located on the site.

At this meeting it was also discussed that a boat ramp should be presented as a possible option. The next step was to meet again with staff in January with plan options, to determine what will be presented to the public in February.

### JANUARY 25, 2017 NATURE RESEARCH CENTER, ENVIRONMENTAL LIBRARY ROOM, 121 JONES STREET, RALEIGH – 1:30PM

The consultant team met with fourteen staff members (NC Parks) to review the existing conditions and constraints, discuss the results of the public input sessions to date and to refine and determine the draft program elements to be presented to the public at the February open house. Sage Design brought three options (A, B, & C) for discussion among the group. Each of these plans included the most desired elements as identified from the public input: trails, camping and fishing. It was also decided that the plans would reflect interpretive elements to recognize the African American history of the site. Each plan reflected different options for circulation, location of elements such as camping, retreat centers, cultural learning, nature preservation, a boat ramp and overall improvements. Upon review and discussion of each plan, it was determined that the plans would be revised to reflect the comments, be internally reviewed by NC Parks prior to the next meeting, and two plans would be presented to the public in February.





# HAMMOCKS BEACH STATE PARK



Public Involvement Meetings



## HAMMOCKS BEACH STATE PARK STAFF INTERVIEWS: OCTOBER-NOVEMBER

The Hammocks Beach State Park Staff were interviewed between October 3rd - October 26th, 2016 as a part of the planning efforts. Nine (9) staff names and emails were given to the consultant team of which seven (7) participated in the interview process. Staff Interviews were conducted over the phone by the consultant team. Staff members were told the interview process would take approximately ½ an hour and were given the anticipated discussion items ahead of the interview process. Each staff person was told questions served as a guide and that anonymity would be provided by answers being summarized by question.

## Public Meetings

#1- SEPTEMBER 26, 2016

HAMMOCKS BEACH STATE PARK VISITOR CENTER

OPEN HOUSE 4PM - 7PM

Approximately 75 people attended the first public meeting and open house. Information was provided to help participants get to know the site, learn about the planning process, and allow the consultant team an opportunity to hear from the public. Some of the information presented was: Existing Conditions Map, existing site conditions photos, activity preference boards, area history, general project information, and mapping input activity.

ACTIVITY PREFERENCE	NUMBER OF DOTS
Hiking Trails	60
Living Shorelines (to prevent erosion & restore shell and oyster habitat)	43
Kayaking	41
Educational Programs	26
Camping	22
Boat Ramp	18
NCTA/MAAH Museum	15
Campsite Camping	15
Paved Trails	15
Mountain Bike Trails	14

## **#2- FEBRUARY 23, 2017**

### **HAMMOCKS BEACH STATE PARK VISITOR CENTER**

#### **OPEN HOUSE 4PM - 7PM**

On February 23rd, 2017 the second public open house was held with approximately 127 people in attendance. The open house was formatted with multiple stations throughout the facility depicting public involvement results to date, recreation trends and past plans, a summary of the public survey, program features based upon analysis and input to date, comments previously heard from the public, existing conditions, and an outline of boating resources and history. In addition, two concept diagram options were displayed (Concepts A & B). Both concepts included uses at both the Simmons and the 4H site, camping, passive recreation, and visitor center area improvements. Plan B also included the relocation of park operations due to a motorized boat access facility. Attendees reviewed each concept and were encouraged to write any additional comments or thoughts regarding which concept they preferred, why they preferred it, and what may need to be changed.

## **#3- APRIL 27, 2017**

### **HAMMOCKS BEACH STATE PARK VISITOR CENTER**

#### **OPEN HOUSE 4PM - 6PM**

The Final Public Meeting was hosted on April 27, 2017 to get Public response to the Mainland Area Plan. There were over 50 people in attendance at the Open House. Existing Conditions, the Division Mission Statement, Public Input summary, resulting Program Features, and a Boat Ramp review board were all presented. The Draft Final Plan was presented in the hallway and in the auditorium for review and input. Final thoughts were provided on the plan and comment board for consideration.

## **Stakeholder Meetings/Interviews**

As a part of the planning process several local groups were identified by staff as an organization that has interest in Hammocks Beach State Park. These groups were listed and prioritized to either invite to local public meetings, conduct phone interviews, or host a separate stakeholder session. Stakeholder sessions were hosted at the Hammocks Beach State Park visitor Center with staff representatives from the various organizations. The meeting intent was to hear stakeholder

ideas for the Mainland area, how the park and future elements may support a group or organization, and to identify what plans, projects, or studies may exist that could have an influence on the property.

## **AGENCY MEETING (PRE-KICK-OFF) JULY 22, 2016**

### **HAMMOCKS BEACH STATE PARK**

This was an inter-agency site meeting with representatives from various regulatory agencies including: DCM, USACE, USFWS, NMFS, NCWRC, DNCR, and NC Park, to review the Hammocks Beach State Park site prior to project kick-off. The agency representatives reviewed existing conditions and identified areas of concern for the planning and potential development of future park features.

## **COASTAL FEDERATION & WHITE OAK RIVER KEEPER, NOVEMBER 16, 2016-**

### **HAMMOCKS BEACH STATE PARK VISITOR CENTER**

The consultant team met with representatives of the Coastal Federation to review the park and learn more about the Living Shorelines project potential at Hammocks Beach State Park. As a part of this planning process the Coastal Federation submitted a letter of concern regarding future park development and features to State Parks for review and consideration.

## **SWANSBORO, ONSLOW, CARTERET SEPTEMBER 29, 2016**

### **HAMMOCKS BEACH STATE PARK VISITOR CENTER 10:00AM**

Staff representatives from City and County Planning were present to review the site, discuss local planning efforts that may have an influence on the plan, and to express priorities for their communities.

## **FRIENDS OF HAMMOCKS AND BEAR ISLAND (FHBI) OCTOBER 27, 2016-**

### **HAMMOCKS BEACH STATE PARK VISITOR CENTER, 6PM**

The meeting was hosted as a special membership meeting for Friends of Hammocks and Bear Island (FHBI). Participants were asked to check in at the door. Members each received: a ballot regarding the boat ramp issue, a name tag, a stakeholder survey, and were asked to sit in front for a presentation.

FHBI President David Pearson introduced himself and discussed the ballot as requested by the board at their 9/10/16 meeting. He felt the vote was outside of their scope to support the park. He reviewed the Bylaws, asked for cooperation and good behavior, and asked everyone to vote.



# HAMMOCKS BEACH STATE PARK

Votes were tallied by two Park Staff members and a FHBI representative. FHBI members present voted against the boat ramp: **23 against, 7 in favor.** Outcome is that FHBI does not support the boat ramp.

David Pearson Introduced the consultant team. Sara Burroughs and Nicole Whiteside discussed the planning process, project timeline, how decisions would be made, and means of public outreach and input. We asked the group to please speak to their neighbors and friends about the process to get the word out about how the Mainland Plan is working and where we are in the process.

## Surveys

### FRIENDS OF HAMMOCKS AND BEAR ISLAND (FHBI) - OCTOBER 27, 2017 STAKEHOLDER SURVEY SUMMARY:

QUESTION	HIGHEST RESPONSE	
How many years have you been an FHBI member?	Average 3 years	5
Why did you join Friends of Hammocks and Bear Island?	To help support natural resources in the area	10
What do you feel the FHBI role is for Hammocks Beach State Park?	Volunteer to the park and contribute to community opinion about the role of the park	6
How do you feel FHBI can best support the park on the New Mainland Property?	Volunteer	6
What do you think makes the mainland property most unique?	That it is a large natural area	12
Please list one (1) activity facility, or program you think would enhance the park Mainland Property the most:	Walking/hiking Trails	12

### FHBI EXTERNAL SURVEY - SPRING OF 2015

The Friends of Hammocks and Bear Island presented the consultant team with a survey and results they conducted prior to the project getting underway. The consultant team reviewed the data as part of the planning process, however, no data is included due to lack of information regarding distribution, gathering, time frames, and availability of the survey to the general public.

### PUBLIC INPUT SURVEY - THE PUBLIC SURVEY WAS CONDUCTED FROM AUGUST 26TH- OCTOBER 28, 2016 AND REMAINED OPEN FOR A PERIOD OF APPROXIMATELY 60 DAYS

A participation survey was created with the assistance of Park Planning Staff and placed online and available at the visitor center. Questions included user preference, open ended comments, and interests and concerns for the future use of the newly acquired mainland area.

The public survey results are one tool used in understanding demand and preferred use of the property. This, along with several stakeholder meetings and other surveys conducted, helped identify common interests and needs for the mainland area property in the public input process. The public survey was conducted from August 26th- October 28, 2016 and remained open for a period of approximately 60 days. The survey instrument was developed using activities typically found within the North Carolina state park system, activities identified in the SCORP, and features identified and reviewed by staff.

The survey was placed on the Hammocks Beach State Park Website and a link was distributed to several stakeholder and interest groups including: local businesses, DPR staff, regulatory agencies, environmental non-profit groups, outdoor recreation providers and vendors, neighborhood groups, the Friends of Hammocks and Bear Island (FHBI), and through local news outlets.

The survey instrument was set up using Survey Monkey and only allowed participants one response per computer. A review of IP addresses was conducted and responses showing the same IP and data for more than one survey response resulted in the responses being discarded from that IP address.

Survey respondents were evenly divided with 50% female and 50% male participants. The majority of participants were Caucasian (91%) with the highest participation in the age range 45-64 (46%). The majority of respondents were from the Swansboro, Jacksonville, and the Hubert area. 91% of survey respondents have visited Hammocks Beach State Park before, and the primary reason for their visit (40%) being a Day Trip to Bear Island.

When asked what trail surface would be preferred, natural surface trails ranked the highest followed by paved multi-use trails. The majority (69%) of participants responded that they or a family member participated in camping with the highest preference (52%) for standard drive up tent campsites (parking, pad, grill/ fire ring, access to shower house) followed by primitive campsites (36%) (hike in & out- no facilities).

When asked what top 5 park features participants would like to see at the Hammocks Beach State Park the following activities ranked within the top 10, in order, with Trails receiving the highest overall support:

- |                          |                                 |
|--------------------------|---------------------------------|
| 1. Trails                | 7. Public Boat Ramp and Parking |
| 2. Camping               | 8. Bird Watching                |
| 3. Fishing Pier          | 9. Biking                       |
| 4. Non-Motorized Boating | 10. Picnicking                  |
| 5. Educational Programs  |                                 |
| 6. Swimming              |                                 |

There were several open ended comments stating further clarification should have been provided for a Public Boat launch for kayaks/ canoes versus motor boating, and an opportunity to specify trail and camping preference in the features portion of the survey.

Question 10, asking if participants owned a boat, shall be discarded since there was not an opportunity presented to select what type of boat a respondent owned: motorized, non-motorized, canoe, kayak, sailboat, etc.

The majority of respondents (81%) participate in some type of boating activity with a pretty even distribution expressing interest for boat rental; Yes (48%), No (52%). When participants were asked their

preferred type of boating activity, kayaking received the highest response (40%), followed by motor boating (26%), then canoeing and kayaking (8%).

Respondents stated the majority of them do fish (72%) and that a fishing pier with amenities is the preferred venue (31%), followed by kayaking (18%).

Most of the survey participants are aware of the Hammocks Beach State Park Cultural History (73%) with interest in learning about history through signage at the park or trail (68%), followed by seeing artifacts (52%), and through interpretive programming (48%).

At the end of the report there was an opportunity for participants to provide general comments:

There were 303 open ended comments:

- 145 of the 303 open ended comments requested the park be in a more natural state with no boat ramp
- 99 of the 303 open ended comments requested other items:
  - *horse trails,*
  - *camping,*
  - *connectivity and greenways,*
  - *and ADA accessible facilities*
- 52 of the 303 open ended comments requested a boat ramp.



# HAMMOCKS BEACH STATE PARK

## PUBLIC INPUT HIGHLIGHTS:

The following are highlights from the Public Input Summary:

Total Responses:	
672	
Question	Highest Response(s)
What is your age?	Majority of respondents were 45-65 (46%), even response from male and females (50% each)
What is your primary reason for visiting Hammocks Beach State Park?	Majority of respondents visit for a Day Trip to Bear Island (40%)
What type of Trails (surface) would you use the most?	1) Multi-Use Trails (Unpaved & Paved) 2) Natural Surface Hiking Trails 3) Paved Accessible sidewalks
Do you or a family member participate in camping?	Yes (69%); 1) Standard Campsite 2) Primitive Campsite 3) Kayak/Canoe Campsite
Pick the top 5 park features you would like to see in Hammocks Beach State Park.	1) Trails 2) Camping 3) Non-Motorized Boating 4) Fishing Pier 5) Education Programs
Do you Fish? What type of fishing resources would you use the most?	Yes (over 70%); Pier Fishing and amenities being the most desired followed by Kayak Fishing
Do you know about Hammocks Beach State Park Cultural History? How would you like to learn about it?	Yes (73%) 1) Signage located at Park Feature or Trail (68%) 2) Artifacts (52%) 3) Interpretive Programs (48%)
303 Open ended Comments	145 - leave park natural state 106 - requested other types of facilities 52 - requested a boat ramp

## ONLINE PUBLIC MEETING FOLLOW UP (STATE PARK STAFF CONDUCTED)- FEBRUARY 27, 2017 - MARCH 21, 2017

In addition, NC Parks posted the plans on their website for public browsing and comments and a brief survey after the meeting. All of the comments from this meeting, including the additional NC Park public responses, were then gathered and analyzed to create a final recommendation list to present at the staff meeting in March.

## STATEWIDE INPUT

Hammocks Beach State Park is a valuable statewide resource. Because of this, it is not only important to involve staff, stakeholders, and project participants, but also to include and evaluate public input from two key statewide planning documents, the 2015 SCORP (Statewide Comprehensive Outdoor Recreation Plan), and the 2015 NC Parks Systemwide Update. This ensures public, staff, and stakeholder input is consistent with these findings and also offers opportunity to further evaluate discrepancy in findings.

## SCORP - 2015, ONLINE SURVEY YIELDING 17,000 RESPONSES

As part of this park planning effort, the team also completed a review of the public input results conducted during the 2015 Statewide Comprehensive Outdoor Recreation Planning efforts (SCORP). Public response for this project was compared to SCORP input to identify any common finding and to highlight any differences that may require further investigation.

SCORP highlights the following needs:

### Priorities: Types of Facilities Currently Needed

Public recreation providers were asked to identify which types of facilities are urgently needed in their park system. For each type of facility, the respondents had four choices: urgent, somewhat urgent, not urgent and not applicable. Types of facilities seen as either urgent or somewhat urgent by at least half of the public recreation providers are unpaved trail (62 percent), picnic shelters (59 percent), wildlife / nature observation sites (54 percent), and paved trails (53 percent). (Figure 2.12) For a complete listing of facilities covered by the survey, refer to Appendix D.

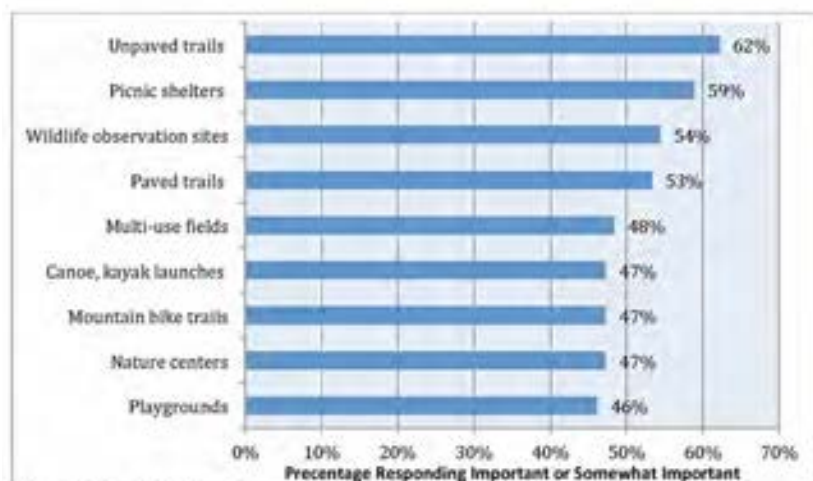


Figure 2.12. Priorities: Types of Facilities Currently Needed

## 2015 NC PARKS SYSTEMWIDE UPDATE

The Systemwide Plan is a 5-year plan that provides a record of recent activities and accomplishments and offers strategic direction for the future of state parks and recreation.

The 2015 Systemwide Plan highlights the SCORP and a 2008 survey conducted by the Division of Parks and Recreation to gain feedback on what types of recreational facilities are desirable in state parks as well as a review and rank of statements regarding the state park system. In addition to press releases, Friends of State Parks groups, outdoor recreation groups, land conservation partners, and various park supporters were encouraged to take the survey online. Some local and statewide park user groups circulated the web link of the online survey to their members. By the time the survey was closed to responses, 3,927 individuals interested in North Carolina state parks completed a survey.

The following figure and findings highlight the most and least popular activities from the findings:

Table 4.5 What types of facilities would you use in a state park?

Potential Park Facilities	I would use	I might use	I would not use
Hiking trail	79.50%	16.20%	4.30%
Nature trail	74.10%	21.30%	4.60%
Picnic table with grill	68.40%	26.10%	5.50%
Multi-use trail	61.20%	30.90%	7.90%
Observation decks	61.00%	31.00%	8.00%
Paddle trails and river access areas	55.50%	33.10%	11.50%
Picnic shelter	53.90%	37.00%	9.10%
Beach	53.40%	34.00%	12.70%
Museum/educational exhibit	50.70%	37.50%	11.80%
Swimming area	48.40%	38.00%	13.60%
Tent/trailer campsite without hookups	47.90%	31.70%	20.40%
Cabin with kitchen, heat, and restroom	45.00%	36.90%	18.00%
Mountain bike trail	39.30%	25.40%	35.20%
Back-country primitive campsite	38.90%	32.30%	28.80%
Simple cabin (enclosed living space)	37.20%	43.30%	19.50%
Tent/trailer campsite with hookups	35.20%	30.70%	34.20%
Open play area	32.40%	35.80%	31.80%
Fishing pier	30.80%	35.80%	33.40%
Rock climbing area	30.70%	33.00%	36.30%
Group campsites	30.30%	44.70%	25.00%
Boat ramp/dock	30.20%	33.30%	36.50%
Playground	29.80%	28.40%	41.80%
RV/trailer campsite with hookups	22.70%	17.80%	59.50%
Equestrian trail	20.90%	13.90%	65.10%
Marina	17.60%	30.20%	52.20%

The survey found the five **most popular** facilities in the park system to be: 1. Hiking Trails (79.5% would use), 2. Nature Trails (74.1% would use), 3. Picnic Table with Grill (68.4% would use), 4. Multi-Use Trail (61.2% would use), and 5. Observation Decks (61.0% would use). (Table 4.5)

The five **least popular** facilities were: 1. Equestrian Trails (65.1% would not use), 2. Recreation Vehicles (RV)/Trailer campsite with hook-ups (59.5% would not use), 3. Marina (52.2% would not use), 4. Playground (41.8% would not use), and 5. Boat Ramp/Dock (36.5% would not use).

# Summary of Involvement

WHO WE REACHED OUT TO	PUBLIC INVOLVEMENT SUMMARY					
	HOW WE REACHED OUT					
	MEETING	EMAIL	PHONE CALL	INTERVIEW	ONLINE SURVEY	STAKEHOLDER SURVEY
4-H		✓				
BARRIER ISLAND KAYAK		✓			✓	
COMMUNITY MEMBERS	✓	✓	✓	✓	✓	✓
DEPARTMENT OF NATURAL AND CULTURAL RESOURCES (DNCR)	✓	✓	✓			
DOWN EAST RURAL PLANNING ORGANIZATION		✓				
HAMMOCKS BEACH STATE PARK STAFF	✓	✓	✓	✓	✓	✓
HOKE COUNTY SCHOOLS (AGRICULTURE)	✓	✓				
HURST/TURNER FAMILY		✓	✓		✓	
JACKSONVILLE DAILY NEWS	✓	✓	✓	✓	✓	
LOCAL AREA BUSINESSES	✓	✓	✓		✓	
LOCAL FISHING CHARTER COMPANIES	✓	✓			✓	
NATIONAL MARINE FISHERIES SERVICE (NMFS)	✓	✓			✓	
NC AFRICAN AMERICAN HERITAGE COMMISSION	✓	✓	✓	✓	✓	
NC AGRICULTURE TEACHERS ASSOCIATION	✓	✓	✓		✓	
NC COASTAL FEDERATION	✓	✓			✓	
NC DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF COASTAL MANAGEMENT (NCDEQ DCM)	✓	✓			✓	
NC DIVISION OF ENERGY, MINERAL AND LAND RESOURCES (DEMLR)	✓	✓			✓	
NC DIVISION OF WATER RESOURCES (DWR)	✓	✓			✓	
NC FFA ORGANIZATION (REPRESENTING NFA)	✓					
NC STATE DIVISION OF PARKS & RECREATION	✓	✓	✓	✓	✓	✓

	PUBLIC INVOLVEMENT SUMMARY					
	HOW WE REACHED OUT					
	MEETING	EMAIL	PHONE CALL	INTERVIEW	ONLINE SURVEY	STAKEHOLDER SURVEY
NC TEACHERS ASSOCIATION	✓					
NC WILDLIFE RESOURCES COMMISSION (NCWRC)	✓	✓			✓	
NCDOT		✓				
ONSLow BAY COASTAL CONSERVATION ASSOCIATION		✓			✓	
ONSLow COUNTY GOVERNMENT	✓	✓			✓	
ONSLow COUNTY PARKS & RECREATION	✓	✓			✓	
ONSLow COUNTY PLANNING DEPARTMENT	✓	✓			✓	
ONSLow COUNTY SCHOOLS		✓				
PADDLE NC	✓					
RECREATION RESOURCES SERVICE	✓	✓			✓	
SECOND WIND ECO TOURS & YOGA		✓			✓	
SURROUNDING NEIGHBORHOOD ASSOCIATIONS	✓					
SURVEY PARTICIPANTS					✓	
SWANSBORO AREA CHAMBER OF COMMERCE		✓			✓	
THE FRIENDS OF HAMMOCKS AND BEAR ISLAND (FHBI)	✓	✓	✓		✓	✓
TIDELAND NEWS	✓	✓	✓		✓	
TOWN OF SWANSBORO	✓	✓	✓			
TOWN OF SWANSBORO PARKS & RECREATION	✓	✓			✓	
TOWN OF SWANSBORO PLANNING DEPARTMENT	✓					
TOWN OF SWANSBORO PUBLIC LIBRARY						
U.S. ARMY CORP OF ENGINEERS (USACE)	✓	✓			✓	
U.S. FISH & WILDLIFE SERVICE (USFWS)	✓	✓			✓	
WHITE OAK RIVERKEEPER	✓	✓	✓		✓	
WILDLIFE RESOURCE COMMISSION	✓					

## *SECTION FOUR*

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### *Analysis*





## Analysis

All of the study findings and information presented in this report have contributed to the analysis and findings. Existing conditions, Environmental conditions, History, Past Plans, Community Involvement, and Staff involvement and review helped formulate the recommendations. In order to help identify common factors all environmental information was placed on the existing conditions map, seen on page 20, to help highlight site opportunities and constraints. A data summary was compiled highlighting past plans and findings, and input results were charted to identify common needs throughout the planning process. All of the factors contributed to the draft program features.

## Past Plans

During the inventory process, the consultant team worked with the client to identify related reports and past plans. Each study was read and reviewed to understand common action items and priorities. Since Hammocks Beach State Park (HBSP) is a state resource, it is important to ensure findings and recommendations are consistent with the system priorities and SCORP. The summary on the following table highlights the analysis methodology and some of the report analysis. This approach was used for each of the reports and studies listed in the inventory.

## Analysis Listing:

- DPR Annual Report
- 2015 Statewide Comprehensive Outdoor Recreation Plan (SCORP)
- Systemwide Plan for North Carolina State Parks 2015
- HBSP General Management Plan (1997, draft 2010)
- Mountains to Sea Trail: Segment 15B: The Onslow Bight and Jacksonville
- Swansboro Bicycle Plan, 2011
- Swansboro Parks and Recreation Master Plan, 2008
- Onslow County Parks and Recreation information
- White Oak Paddle trail, 2009
- Swansboro Watershed Restoration Plan, 2017
- Articles, Newsletters, social media references related to HBSP
- Historic Documents:
  - Blue Water Black Beach
  - FHBI website
  - FFA/NFA information
  - 4-H information
  - NCTA Teacher Booklet
- Park Trail maps
- CAMA handbook
- Phase I Environmental Site Assessment Report, January 2015
- Deeds, MOU's, and real estate data
- Swansboro Watershed Restoration Plan
- Area boat data

PLAN NAME	YEAR	GOALS, OBJECTIVES, OR OUTCOMES HAVING INFLUENCE ON HAMMOCKS BEACH STATE PARK	COMMON GOALS/TRENDS
HAMMOCKS BEACH STATE PARK GENERAL MANAGEMENT PLAN AND MASTER PLAN	1997	No Public Boat Ramp, additional staffing needs (2 rangers), stay up to date with Ferry operations and equipment, patrol illegal hunting and camping on Bear Island to limit resource damage, education about natural systems. The 1997 Master Plan called for amphitheater, picnic areas, mainland camping, and internal vehicular access	High Priority Land acquisition for hiking trails and mainland camping
TOWN OF SWANSBORO PARKS & RECREATION COMPREHENSIVE PLAN	2008	Resident input listed Nature Trails and Bike Trails as the 3rd and 4th most important features to add after recreational water features (swimming pools and splash pad)	Nature Trails and Bike Trails
HABE GENERAL MANAGEMENT PLAN (DRAFT)	2010	Park Expansion and Land Acquisition;	Education, Recreation, Camping, Trails, Visitor Center Improvements, Picnicking
SWANSBORO BICYCLE PLAN	2011	Improve Bicycle and Pedestrian Connectivity from town to Hammocks Beach State Park (HBSP), Improve connectivity from Hotel to HBSP	Improved Connectivity, health, & Access
SYSTEMWIDE PLAN FOR NORTH CAROLINA STATE PARKS	2015	<ul style="list-style-type: none"> <li>• Continue Expansion Of The State Parks System</li> <li>• Provide The Best Possible Visitor Experience</li> <li>• Increase Efficiency</li> <li>• Support Local Economic Development</li> <li>• Support State And Local Health And Wellness Initiatives</li> <li>• Improve Natural And Cultural Resource Stewardship</li> <li>• Increase Revenue Generation</li> </ul>	Support Local Economic Development  Health and Wellness  Improve Natural and Cultural Resource Stewardship
SCORP	2015-2020	<ul style="list-style-type: none"> <li>• Growing Population - Meet the needs of North Carolina's rapidly growing population by maintaining and enhancing its outdoor recreation resources.</li> <li>• Public Health- Support improvements in public health and fitness by increasing opportunities for physical activity.</li> <li>• Access and Cooperation - improve the visibility of and public access to public recreation areas and foster cooperation between public recreation resource managers.</li> <li>• Outdoor Recreation and the Economy - Promote the economic advantages of the state's recreation opportunities for communities across North Carolina</li> <li>• Conservation - Protect and conserve North Carolina's high quality natural resources and landscapes.</li> <li>• Public Awareness - Increase public awareness of the state's natural resources and outdoor recreation opportunities through education and outreach</li> </ul>	Public Health  Outdoor Recreation and the Economy  Conservation
		SCORP Survey Responses: Activities they or household members participate in or have participated in over the past five years: <ul style="list-style-type: none"> <li>• visiting a beach or lake, with 69 percent</li> <li>• participating. Walking for pleasure or exercise,</li> <li>• visiting parks or historic sites are activities for 61 and 60 percent of respondents respectively.</li> <li>• Over half of all respondents participate in hiking on trails (59 percent)</li> <li>• Freshwater fishing (58 percent)</li> </ul>	Lack of Time was listed as the biggest barrier to participation in outdoor recreation with 59% of respondents stating this was the reason for not participating.



## Site Opportunity and Constraints



- A** **Vehicular Access locations**
- B** **Unique Environmental Characteristics (Wetlands, Vegetation, Oysters, Nursery Areas, etc.)**
- C** **Opportunities for Non-Motorized boat access**
- D** **Previously developed Sites:**
  - 1. 4H Camp,
  - 2. NFA Camp,
  - 3. Teachers Association
- E** **Opportunity for Pedestrian and/or Bicycle Connectivity**
- F** **Opportunity for Fishing Access**
- G** **Opportunity for Environmental Overlook/Observation Area**
- H** **Opportunity for Living Shoreline Project**

## Opportunities and Constraints

Site existing conditions information was placed into one Existing Conditions Map used for planning, review, and input. The map data contained environmental features, public input comments, and site conditions that may be an opportunity or constraint for future park use and management. The following are some of the features included on the Existing Conditions Map during the opportunities and constraints site review:

- wetlands
- primary nursery areas
- water quality classification(s)
- floodplain information
- soils
- vegetation
- topography
- shoreline impact
- Queen Creek Channel location
- oyster beds
- regulatory setbacks and/or buffers
- vehicular access to the site
- pedestrian and bicycle access
- water access
- adjacent roadways
- adjacent zoning and land use
- areas already impacted or previously developed
- existing impervious surfaces
- existing park development and infrastructure
- park program needs
- overall park acreage, land use, and park user access and circulation
- site history
- views to and from the site
- existing park boundary/ buffers



## Input Summary

Group	Date Participated	Participant Number	Top 5 Activities desired	Biggest Concern	Boat Ramp (Yes or No)	Common Activities Listed
INTERNAL DPR STAFF RESPONSE	10/09/2015	15	Hiking Trails, picnic shelters, fishing pier, canoe/kayak launch, public restrooms	over development	No (overall)	Trails fishing, Camping
ENVIRONMENTAL AGENCY SITE VISIT	07/22/16	14	low impact activities	Impact to the natural resources	n/a; would support canoe/kayak access; if a full motorized boat ramp with parking is requested a comparative analysis should be conducted of site opportunities and constraints with formal submittal	n/a
DPR STAFF INPUT CHARETTE	08/04/16	17	not in order or ranked: History, Trails (land and water), rental venues, camping	natural resource protection	n/a	hiking, history, camping
PUBLIC MEETING #1	09/29/16	89	Hiking Trails, Living Shorelines, kayaking, education programs, camping	Over Development; Preserving and telling about History	No (overall)	Trails fishing, Camping
NC TEACHERS ASSOCIATION REPRESENTATIVES	9/29/16	2	History, Museum, Preserve or rebuild a building, discussion of past use	Loss of History and use for underserved community for agricultural and environmental education	No	History, Camping, Fishing,
LOCAL STAKEHOLDERS (ONSLow/SWANSBORO PLANNING AND P&R STAFF INPUT)	9/29/16	6	Pedestrian connectivity, trails, camping on mainland, off-leash or dog park, open space/ open lawn area	Providing trails and connectivity	n/a They did not say one way or the other	Trails, Camping
HAMMOCKS BEACH STATE PARK STAFF INTERVIEWS	Month of October	6	Hiking, Fishing Pier, Camping, Cultural History, Low Impact	Over Development; Long Term Maintenance and Care of what is already in place	No	Hiking, Fishing, Camping History
FRIENDS OF HAMMOCKS AND BEAR ISLAND	10/27/16	24 (not all attendees signed the sign in sheet)	Walking and Hiking, preserve large natural area	Over Development	No	Hiking
COASTAL FEDERATION	11/16/16	6	Living Shorelines, Hiking, Camping, Picnicking, Educational Programming	No Boat Ramp and use of LID principles in development	No	Living Shorelines, Hiking, Camping
PETITION FROM SWANS BLUFF NEIGHBORS	11/22/16	103	No activities listed; just concerns against the boat ramp at Queens Creek	No Boat Ramp off Queens Creek	Presented a Petition that no boat ramp be placed on Queens Creek	n/a
PUBLIC SURVEY	Open 90 Days	672	Trails, Camping, Non-Motorized Boating, Fishing Pier, Education Programs	Open Ended Comments: Public Boat Ramp	A Public Boat Ramp ranked 7th highest in the On-Line Public Survey Responses	Trails, Camping, Non-Motorized Boating Access, Fishing Pier, Education Programs

## Program Features Based Upon Analysis and Input

- **Trails** (Multi-Use (Paved and unpaved), Natural Surface, Sidewalks, and Paddle Trail)
- **Camping** (Variety of Types)
- **Boat Access** (non-motorized & 1 option with motorized in existing operations area)
- **Fishing Pier and Access**
- **Educational Programs & Cultural Interpretation**
- **Wildlife Observation & Overlooks**
- **Large shelter(s)** for gatherings or covered outdoor classroom space
- **Play Area** (recommend “Discovery zone” and non-traditional play)
- **Living Shorelines**



# HAMMOCKS BEACH STATE PARK

## Park Use Diagrams

All of the Analysis findings were used to create Park Use Diagrams for staff and Public Input. Park Use Diagrams illustrate the program features identified during the input process. Input received helped to determine preferences for program feature location, connectivity, and identify features that may be desired and were not shown.



**PARK USE  
DIAGRAM**







## Hammocks Beach State Park

MAINLAND AREA PLAN- PARK USE DIAGRAM 'A' - PUBLIC INPUT

PREPARED BY:









1

### Future Camp Mitchell Overnight Facilities

	<b>CAMP LODGE</b>	Provide an overnight facility for groups, schools, and organizations
	<b>CAMPER CABINS</b>	Provide individual cabins to be available for group rental
	<b>BUFFER</b>	Provide a buffer between park and adjacent residential area
	<b>SHELTER</b>	Large shelter for events and rental
	<b>WATER ACCESS</b>	Re-do the pier and water access to accommodate kayaks, canoes and fishing
	<b>TRAILS</b>	Maintain hiking trails and paths, ensure clearly marked and connect Camp Mitchell to the park via Multi-Use Trail

2

### Camping

	<b>CAMPER CABINS</b>	Provide individual cabins for rental
	<b>RV</b>	Short term recreational vehicle camping spaces for park visitors (10-15)
	<b>GROUP CAMPING</b>	Camping area for groups and organizations
	<b>PLATFORM/ KAYAK TENT AND DRIVE TO SITES</b>	Platform camping spaces for kayaks and canoes
	<b>BATHHOUSE &amp; PICNIC AREAS</b>	Primitive and drive to tent spaces
	<b>WATER ACCESS</b>	Restroom, shower, and picnic facilities
	<b>TRAILS</b>	Provide a new water access to accommodate kayaks, canoes, and fishing
	<b>TRAILS</b>	Natural Surface Trails connecting to Main Multi-Use Trail

3

### Simmons Site Day Use Area

	<b>PARK PAVILION/ EDUCATIONAL SHELTER</b>	Park Pavilion/shelter for group gatherings and outdoor educational space; seek partnerships for educational programs and use
	<b>SALVAGED STRUCTURE</b>	Keep one (1) or two (2) structures from Simmons camp for interpretation, education, & re-use; highlight historic uses of property
	<b>OPEN SPACE</b>	Provide open space for group gatherings and play
	<b>PICNIC AREA</b>	Provide space for picnicking
	<b>EDUCATION AND INTERPRETATION</b>	Create opportunities for interpretation & education throughout park to highlight park history; seek educational partnerships with schools and universities
	<b>TRAILS</b>	Natural surface trails with a connection to the primary park Multi-Use Trail
	<b>FISHING AND OVERLOOK</b>	Kayak landing, fishing area, and overlook

4

### Passive Recreation

	<b>WILDLIFE OBSERVATION</b>	Provide opportunities for wildlife viewing and observation
	<b>PICNIC AREA-</b>	Provide space for picnicking
	<b>FOREST WETLAND</b>	Maintain Maritime Forest for conservation and education
	<b>HIKING TRAILS</b>	Provide hiking trails, potential for boardwalks and elevated walkways for low impact access and observation

5

### Visitor Center Area Improvements

	<b>CENTER EXHIBIT UPDATES</b>	Update the interpretation and exhibits to reflect new park islands and mainland area acquisition, expand concessions and vending
	<b>FERRY &amp; KAYAK ACCESS</b>	Update Ferry experience for users; separate kayak access area away from Ferry use
	<b>OPEN SPACE and NATURE BASED PLAY</b>	Provide open space for group gatherings and discovery zone/Nature Based Play
	<b>PICNIC AREA</b>	Provide space for picnicking and a large shelter near the visitor center
	<b>EDUCATION AND INTERPRETATION</b>	Create opportunities for interpretation & education throughout park to highlight natural resources and park history
	<b>TRAILS</b>	Add hiking trails, paved trails, Multi-Use Trail connection from Swansboro, paved sidewalks near visitor center, and Paddle trail(s)



## DIAGRAM DESCRIPTIONS

Education



Conservation

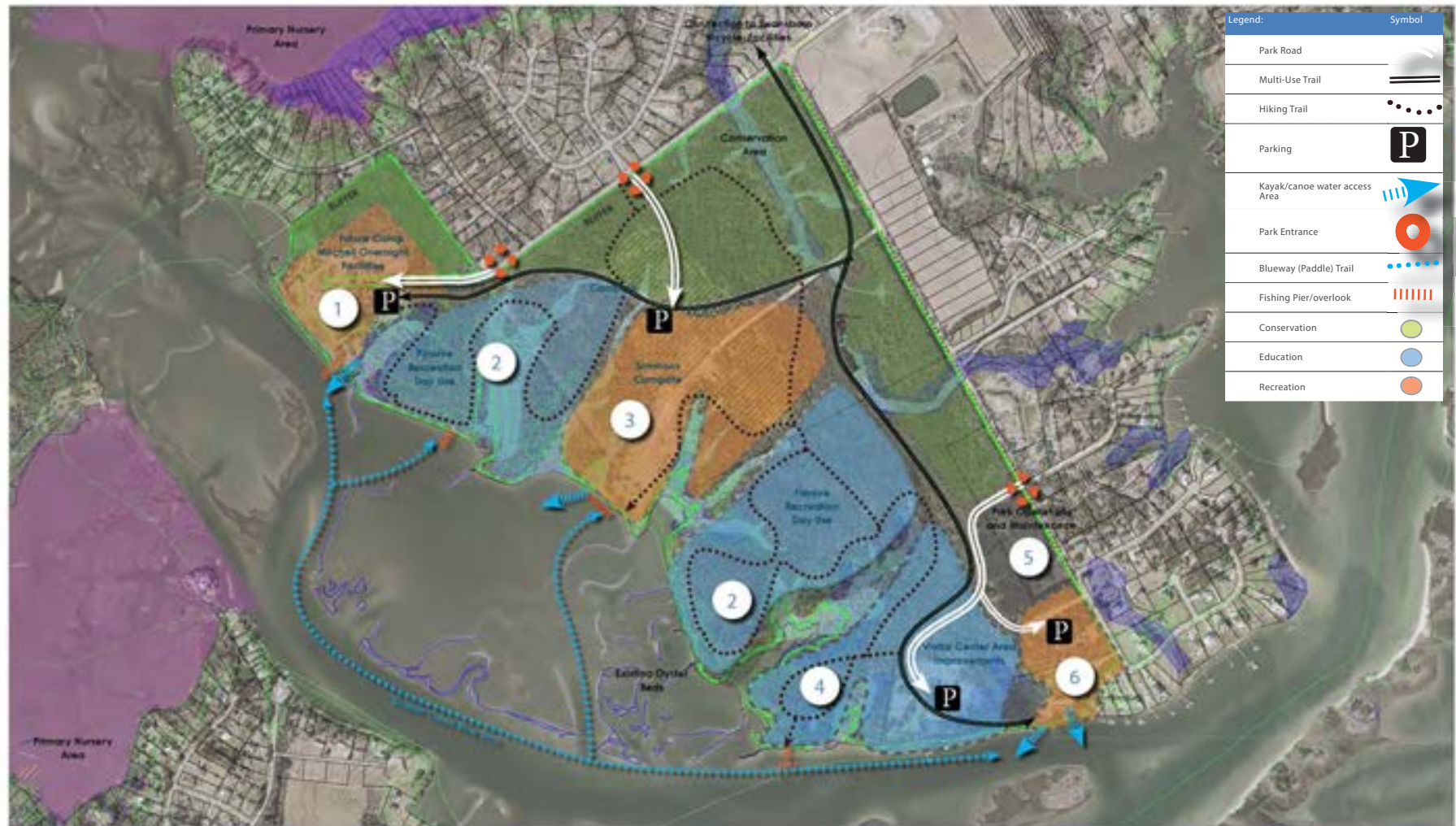


Recreation





# HAMMOCKS BEACH STATE PARK



**B** PARK USE  
DIAGRAM




**Hammocks Beach State Park**  
MAINLAND AREA PLAN- PARK USE DIAGRAM 'B' - PUBLIC INPUT






PREPARED BY:  
**SageDesign**



1

Future Camp Mitchell		
	<b>CAMP LODGE</b>	Provide an overnight facility for groups, schools, and organizations
	<b>CAMPER CABINS</b>	Provide Individual cabins to be available for group rental
	<b>OPEN SPACE &amp; BUFFER</b>	Provide a buffer between park and adjacent residential area
	<b>SHELTER</b>	Large shelter for events and rental
	<b>WATER ACCESS</b>	Re-do the pier and water access to accommodate kayaks, canoes and fishing
	<b>TRAILS</b>	maintain hiking trails and paths, ensure clearly marked and connect Camp Mitchell to the park via Multi-Use Trail

2

Passive Recreation Day Use Area		
	<b>WILDLIFE OBSERVATION</b>	provide opportunities for viewing and observation
	<b>PICNIC AREA-</b>	provide space for picnicking
	<b>FOREST WETLAND</b>	Maintain forested wetland area
	<b>HIKING TRAILS</b>	Provide natural surface hiking trails
	<b>ENVIRONMENTAL EDUCATION/ INTERPRETATION AND SIGNAGE</b>	teach visitors about maritime forest, coastal ecology, and the site history

3

Simmons Camp Area- Overnight Use		
	<b>FAMILY CAMPING</b>	Provide a Central Camp Facility for groups, schools, and organizations
	<b>CAMPER CABINS</b>	Provide Individual cabins to be available for group rental
	<b>RV</b>	short term recreational vehicle camping spaces for park visitors (10-15)
	<b>GROUP CAMPING</b>	camping area for groups and organizations
	<b>PLATFORM/ KAYAK</b>	platform camping spaces for kayaks and canoes and organizations
	<b>TENT AND DRIVE TO SITES</b>	tent spaces for walk to and drive to
	<b>BATHHOUSE</b>	restroom and shower facilities
	<b>WATER ACCESS</b>	Re-do the pier and water access to accommodate kayaks, canoes and fishing
	<b>TRAILS</b>	natural surface trails
	<b>FISHING AND OVERLOOK</b>	New kayak access , fishing Pier, and overlook
	<b>SALVAGED STRUCTURE/ EDUCATION AND INTERPRETATION</b>	Keep one (1) or two (2) structures from Simmons camp for interpretation, education, & re-use; Create opportunities for interpretation & education throughout park; seek educational partnerships with schools and universities

4

Visitor Center Area Improvements		
	<b>CENTER EXHIBIT UPDATES</b>	Update the interpretation and exhibits to reflect new park islands and mainland area acquisition, expand concessions and vending
	<b>FERRY &amp; KAYAK ACCESS</b>	Update Ferry experience for users; separate kayak access area away from Ferry use
	<b>OPEN SPACE and NATURE BASED PLAY</b>	Provide open space for group gatherings and discovery zone/Nature Based Play
	<b>PICNIC AREA</b>	provide space for picnicking and a large shelter near the visitor center
	<b>EDUCATION AND INTERPRETATION</b>	Create opportunities for interpretation & education throughout park to highlight natural resources and park history
	<b>TRAILS</b>	Add hiking trails, paved trails, Multi-Use Trail connection from Swansboro, paved sidewalks near visitor center, and Paddle trail(s)
	<b>FISHING AND OVERLOOK</b>	Provide a "T" fishing Pier with an accessible route from visitor center and nearby observation area

5

Relocated Park Operations
Relocated Overall Park Maintenance and Operations Center; Relocated Park Ranger Residences (2); Boat Operations to Remain near Channel

6

Motorized Boat Access
Provide 2 public ramps and 1 operations ramp and docking



## DIAGRAM DESCRIPTIONS

Education



Conservation

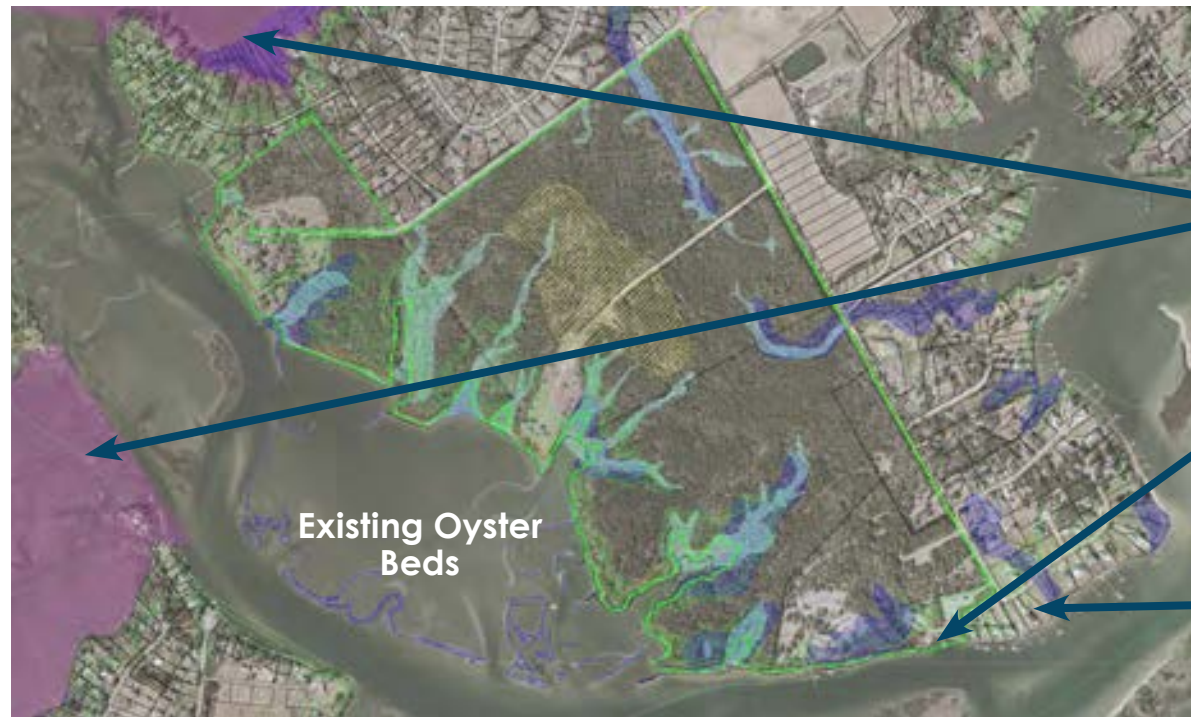


Recreation





## Boat Ramp Overview



## Summary :

The Following existing conditions were considered in reviewing the feasibility of a constructed boat ramp on the 290 Acres.

- Primary Nursery Areas
- The need to relocate existing maintenance and Ranger Structures if the existing ramp area were expanded
- Completed project with the Coastal Federation reducing Impervious in the ramp area. There is an agreement in place between NC State Parks and the Coastal Federation to keep this project effort in tact.
- Proximity of Residential Area to boat ramp
- Existing Oyster Beds

### Statewide Demand survey highlights (SCORP):

1. Visiting a Beach or Lake
2. Walking for Pleasure or exercise
3. Exercise
4. Visiting Parks or Historic Sites
5. Hiking Trails
6. Fresh Water Fishing

### Biggest Barrier to Participating in Recreation:

- Lack of time

### Highlights from the Public Survey Conducted as part of this planning process:

#### Pick the top 5 park features you would like to see in Hammocks Beach State Park

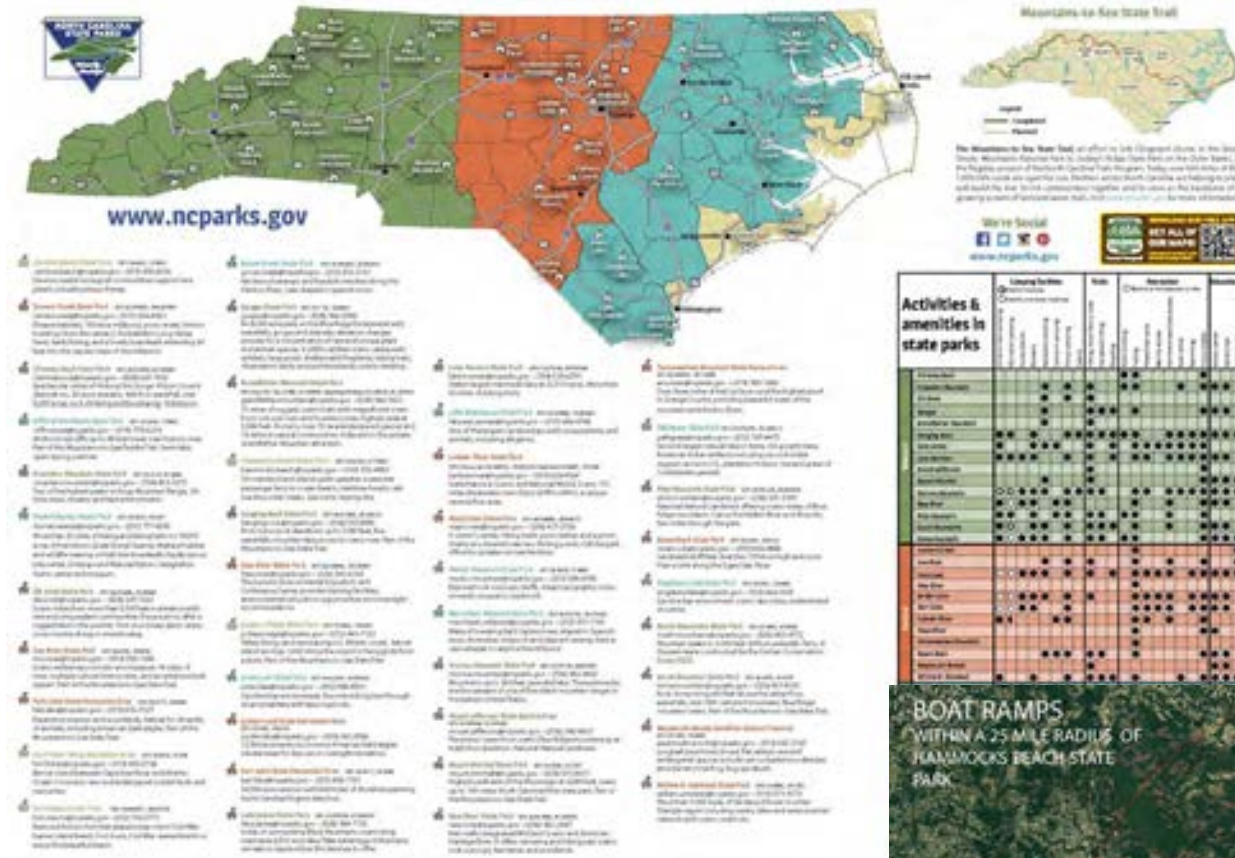
1. Trails
2. Camping
3. Non-Motorized Boating
4. Fishing Pier
5. Education Programs

**Public Boat Ramp  
Ranked 7th**

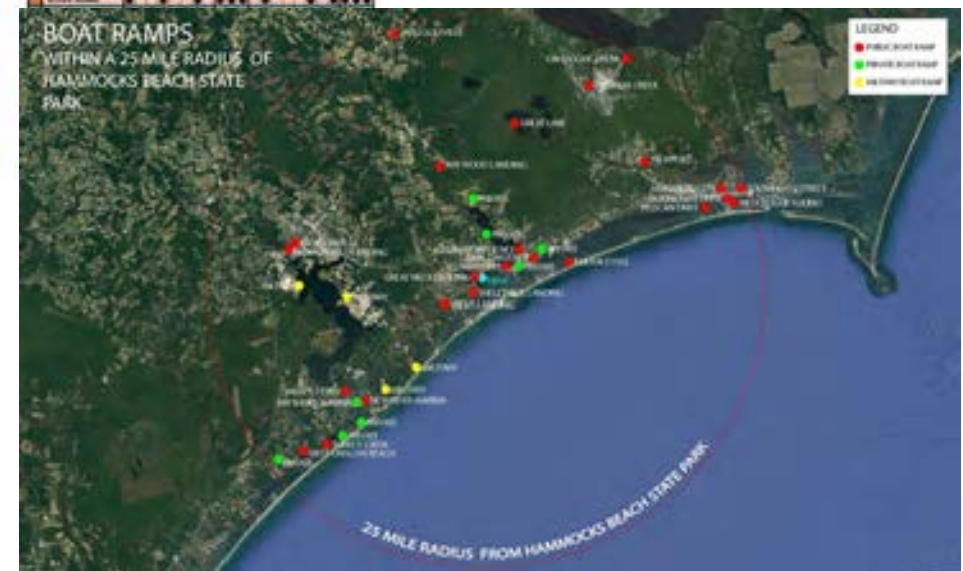
**Public Boat Ramp and  
Parking**

**142 selected this  
feature out of 672  
responses.**

## 24 total Boat Ramps in NC State Parks



## 24 total Public Boat Ramps within a 25 mile radius of Hammocks Beach State Park



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*SECTION FIVE*  
*Recommendations and Action*



# HAMMOCKS BEACH STATE PARK

## RECOMMENDATIONS AND ACTION

The following recommendations and associated action items are a result of the compiled information during the planning process. Each point of analysis and discovery contributed to plan recommendations. It is important to consider each component as the Park transitions from planning to implementation, and during the update of the overall park General Management Plan.

Summarized recommendations can be found on the Mainland Area Plan graphic and a more detailed outline of findings are listed in the recommendations and action item chart. Prioritization is listed in Immediate Term (0-2 years); Near term (3-5 years); and Long Term (6-10 years). Facilities and Program Actions are broken down by area referenced on the map graphic, and Policy/Management and Staffing are listed for the Mainland Area.

## Updated Program Features

Here's what we heard From you!

- **Trails** (Multi-Use (Paved and unpaved), Natural Surface, Sidewalks, and Paddle Trail)
- **Camping** (Variety of Types)
- **Boat Access** (non-motorized)
- **Fishing Pier and Access** (with Support Facilities)
- **Educational Programs & Cultural Interpretation**
- **African American History**
- **Wildlife Observation & Overlooks**
- **Large shelter(s)** for gatherings or covered outdoor classroom space
- **Amphitheater** (to serve as outdoor classroom)
- **Low Impact Design** (reduced vehicular internal circulation)
- **Play Area** (recommend "Discovery zone" and non-traditional play)
- **Living Shorelines**

**1 Future Camp Mitchell**  
 FUTURE PAVILION/EDUCATIONAL SHEDS;  
 OPEN SPACE; PICNIC AREA; KAYAK  
 ACCESS; FISHING; MAINTENANCE AREA;  
 TRAIL CONNECTIONS; SCHOOL USE AND  
 PARTNERSHIPS

**2 Positive Recreation Area**  
 HIKING; EDUCATIONAL SIGNAGE

**3 Simmons Camp**  
 OVERNIGHT CAMPING PLATFORM (S);  
 PRIMITIVE CAMPING AREA; (CAMPFIRE);  
 SHOWER FACILITIES; (S); TENT  
 CAMPING (S); (S); (S); (S); (S);  
 (S); KAYAK ACCESS; FISHING; SHEDS;  
 OPEN SPACE; RESTORE/PRESERVE/  
 REPLICATE A SIMMONS CAMP  
 STRUCTURE

**4 Multi-Use Path**  
 PAVED TRAIL CONNECTION LINKING  
 PARK TO TAMMISCO BIKE  
 NETWORK

**5 Positive Recreation**  
 HIKING; WILDLIFE OBSERVATION  
 PLATFORM; EDUCATIONAL SIGNAGE

**6 Gathering Space**  
 HIKING; RESTORE/PRESERVE/REPLICATE  
 NCIA ASSEMBLY BUILDING FOR FUTURE  
 GATHERING SPACE; LIVE DAM PICNIC  
 AREA; FISHING AND TRASHHEAD  
 AFRICAN AMERICAN NCIA HISTORY

**7 Visitor Center Area**  
 LARGE SHEDS; UNIVERSAL ACCESS  
 TRAIL AND FISHING AREA; EXHIBITS  
 BAYAMA ACCESS; LIVING HISTORY/REEL  
 DISCOVERY ZONE/ NATURE PLACE  
 MAJOR USE TRAIL CONNECTION;  
 UPDATED VISITOR CENTER EXHIBIT  
 AND INCORPORATION OF AFRICAN  
 AMERICAN HISTORY

**Map Key**

Legend:	Symbol	Legend:	Symbol
Park Access Roads		Paddle Trail	
Vehicular Park Access		Fishing Pier	
Parking		Overlook	
Primary Multi-Use Paved Trail		Non-Motorized Boat Access (Kayak/Canoe/Golf)	
Primary Hiking Trail		Restroom	
Smaller Hiking Paths		Amphitheater	
Paved Sidewalk		Shed/Pavilion/Structure	
		Future Camp Mitchell	



# Hammocks Beach State Park

## Mainland Area Plan

August 2017



# HAMMOCKS BEACH STATE PARK

## Trails and Trail Support facilities

When developing the trail network for the park careful attention should be paid to the diversity of trail types offered. In order to make the trails accessible to a variety of user groups the park should provide community connectivity, access to park features, opportunity to explore the natural resources, and an understanding of how challenging a route might be, and how long a trail route typically takes to complete.

### MULTI-USE (PAVED AND UNPAVED)

**Paved Trail:** This primary multi-use paved trail should follow standards and guidelines for trail development outlined in the NCDOT Bicycle and Pedestrian Design Guidelines manual. Recommended Trail Width is a 10' minimum paved trail with 2' shoulders on each side of the trail.

**Unpaved Trail:** This primary natural surface Trail shall connect the western portion of the park to the existing visitor center. The primary natural trail shall have a wide enough clear zone to accommodate park maintenance vehicles.

### NATURAL SURFACE

There are trails already identified on the 290 acre site. Natural Surface Trails such as mulch, sand, pine straw, or crushed stone should be provided to allow access to hiking in the natural environment. These trails shall be clearly marked with routes, distance, and key features to help park users navigate the trail system.

### SIDEWALKS

It is recommended that additional paved sidewalks with shorter distance loops be provided to new park features near the visitor center. This sidewalk should connect the future fishing pier, natural play area, and the gathering space.

### PADDLE TRAIL

Hammocks Beach State Park already has a wonderful paddle trail system in place. Future access locations should be added to the route map. In addition, it is recommended HBSP work with local vendors to encourage site visits, day trips, and participation in park educational programs. In order to encourage this, HBSP should incorporate support features such as paddle lockers, wipe down areas, restrooms, and vending or access to drinking water.



10' wide paved Multi-Use Trail



8'-10' Wide Natural Surface Multi-Use Trail



Natural Surface Hiking



Paved Sidewalk



Paddle Trail

## Camping

In order to provide the greatest access to camping for a variety of user groups HBSP should include multiple camping settings and facility types to accommodate different skill levels and camping needs.

### PRIMITIVE CAMPING

Mainland area primitive camping should follow the “pack in pack out” philosophy. These sites typically only provide a cleared area for camping, and no support facilities such as trash or restroom. If the site location remains remote, no fire pit or fire rings shall be included in the primitive camp area. Campers shall follow standard primitive camping practices in these locations.

### PLATFORM CAMPING/KAYAK CAMPING

Platform camping minimizes impact to the ground in an area subject to flooding or erosion. These small decks shall be constructed to accommodate a standard 4 person tent, exit area, and kayak or canoe pull up. The platform/kayak canoe area shall provide a fire ring/ fire pit, trash receptacles, and a hiking trail to the central camp area.

### DRIVE TO CAMP SITES/ MULTI-USE SITES

There are approximately 40 campsites proposed in the Master Plan. During the site planning process it shall be determined what the site can accommodate, and how much capacity staff can manage. These sites are proposed with no hook-ups and the area should provide a wheelchair-accessible site(s). It is recommended that 5-9 of these sites be multi-use at the end of the family camp area with full hook-ups (water, electric and sewer). Each site should be equipped with a picnic table and grill/ fire ring. There should be a centrally developed family camp area with access to drinking water, restrooms, and shower facility nearby.

### CABINS

There are proposed camper cabins located near the family campground. These camping cabins should be constructed in a way that reflect the architectural style of the Simmons Camp and sleep up to six (6). Each cabin should have access to electrical receptacles and a heating and air-conditioning unit. There should also be outside cabin amenities such as picnic table, charcoal grill, and a fire ring. These should be located near the family camping area so that drinking water, restrooms, and showers are located nearby.

## GROUP CAMPING

Two camping areas for organized groups are proposed and should be developed to accommodate 30- 40 people on each site. These areas should have support features such as picnic tables, grills/ fire rings, toilets, access to water, and shower facilities, separate from the primary camping area.



*Primitive Camping*



*Platform Camping*



*Drive to Camp Site*



*State Park Cabin*



*Group Camping*



# HAMMOCKS BEACH STATE PARK

## Non-Motorized Boat Access

To allow greater access to water for park users additional non-motorized boat access locations shall be provided. In addition to expanding the access at the existing location behind the visitor center, it is recommended an access location be provided at the future mainland camp area proposed at the Simmons Camp site, and at the future 4-H Mitchell camp area should that develop in the future.



*Provide accessible non-motorized boating access*

These shall be constructed in a way that they provide ease of use and access to park visitors, but also minimize impact to the shoreline, nearby oyster beds, and waterways. Consideration should not only be given to the park visitor experience arriving from land, but also for those visiting the park from the water. These locations should be added to the park paddle trail map.

The park can also serve as a destination by area non-motorized boaters and paddlers using the Intracoastal Water (ICW), White Oak Creek, or Queen Creek. Support facilities such as paddle board, kayak, and canoe hook ups, rinse down areas, access to drinking water, and rest-rooms, and signage and way finding to key park features should be considered near the access locations.

An outreach and educational program should be provided at access locations through educational signage, programming, and vending rental company to teach users about natural features such as: currents, tides, the presence of oyster beds, and other potential wildlife a user may encounter.



*Examine the opportunity for kayak "locker"/storage rental*

## Living Shorelines

According to the North Carolina Coastal Federation, the best way to deal with shoreline erosion is to plan for it, to build as far as possible from the water's edge and to retreat when the time comes.

When that's not possible, the federation recommends using stabilization methods that maintain the natural integrity of the marsh and do the least damage to them. Living shorelines are one method of doing that.

Living shorelines use as many natural elements as appropriate for the site to protect the shoreline from erosion. Specific materials include bags of oyster shells, native marsh grasses, wood, limestone, rip rap, or constructed 'oyster domes'. They range from construction setbacks and simple plantings of marsh grass to more complex approaches that use the materials listed above or other structures to dampen wave energy.

No two shorelines are the same and living shoreline strategies must be selected based upon:

- existing land uses
- the amount of wave energy at the site
- individual local conditions

Hammocks Beach State Park is a great location to work in partnership with the Coastal federation for shoreline protection. Not only does it have over 8000 linear feet of undeveloped shoreline, but it also can serve as an educational setting to learning more about living shorelines and the impact shoreline loss has on our environment.



*Coastal Federation Living Shoreline project*

## Educational Programs, Cultural Interpretation & African American History



Images from “Blue Water Black Beach”, by Crystal Sanders

Hammocks Beach State Park newly acquired mainland property has an incredibly diverse natural and cultural history. With the acquisition of the mainland comes an opportunity to continue to expand the education and interpretive programs for the park. Throughout the planning process, groups representing the African American history at the site expressed the importance of the 290 acres and the need to preserve, protect, and educate park visitors about African American history. They identified three main focus areas related to the site including 4-H Camp Mitchell, the NFA site Camp Simmons, and the North Carolina Teachers Association (NCTA) site. While all aspects of the site history and natural resources present an opportunity for education, these were identified in this process as some of the most important to teach. As with the other proposed features, the best way to reach park users is to diversify the way the educational messages are delivered.

There are opportunities for expanded special events, programs, updating the visitor center exhibit space, incorporation of artifacts from past land uses, and educational signage throughout the 290 acres. Educational messaging can be on preserved structure (to be determined if an NFA Simmons camp building and/or the Gertrude Hurst Assembly building can be repaired or restored) wayside signage, or object identification. There should be continued support and development of the access to history online, and through the narrative being developed by the Friends of Hammocks and Bear Island in partnership with Public Television. The more diverse the offerings provided the better served the park user groups will be.

## EDUCATION PAVILION

Should there be an opportunity in the future to develop the Camp Mitchell site for park use, consideration should be given to the inclusion of an education pavilion/center that allows groups, classes, and park visitors an opportunity for program participation. This structure should include restroom facilities, and at a minimum, covered space for program use or rental.

## AMPHITHEATER

In addition to the education pavilion on this site, there is an opportunity to celebrate the site's past use and incorporate an amphitheater on site that either utilizes portions of a past structure or celebrates the character of past structures.



Create an outdoor classroom/amphitheater near education pavilion



Dixon Water Foundation Education Pavilion - Decatur, Texas

## LARGE SHELTER(S) FOR GATHERINGS OR COVERED OUTDOOR CLASS ROOM SPACE

The Mainland area plan proposes three other locations for large shelters and/or pavilion spaces:

- **Area 3:** Include a large shelter and/or pavilion in the family campground area for group gatherings, outdoor education use, and/or rental.
- **Area 6:** restore, renovate, or replicate the Gertrude Hurst Assembly building for a gathering space at the former NCTA site.
- **Area 7:** Provide a large shelter near the visitor center to serve as a multi-use space for outdoor education, large gatherings, or rental.



# HAMMOCKS BEACH STATE PARK

## FISHING PIER AND ACCESS (WITH SUPPORT FACILITIES)

There are two proposed areas for fishing on the mainland property. One is identified near the visitor center, and the other is future development on the 4-H Camp Mitchell site.

The development of a fishing access near the visitor center shall include a paved accessible route, seating, a section of railing for accessible fishing, and support facilities. This shall be constructed as a “T” pier to minimize impact to the shoreline, but still allow greater access to users. This fishing area shall be located nearer to deeper water and away from oyster beds.

The future development at the 4-H Camp Mitchell site shall include the repair and reconstruction of the pier and shelter. Consideration should be given to minimizing conflict between kayak and canoe users, observation and education, and park user fishing.



*Example of a “T” fishing Pier, River Road Park, New Hanover County, NC*



*Example of lower railing and benches at areas for ADA access and support facilities*

## FUTURE RANGER RESIDENCE/STRUCTURE

As the additional mainland area opens for public access, whether its trails, camping, or future structures, park staff will need to have a presence on the north end of the site for maintenance access and park management. As site plans for these features develop, a location for ranger presence should be identified.



*Example of Wildlife Observation opportunities, Millers Pond Park, Pender County, NC*

## WILDLIFE OBSERVATION & OVERLOOKS

The views to and from Hammocks Beach State Park mainland area are incredible wildlife viewing opportunities. It is recommended that a minimum of two observation areas be included to allow park visitors the opportunity to see the park natural resources. These areas should not be used for fishing, but rather observation and viewing only.

- **Area 3:** Simmons Camp Overlook and Observation Area can be an incredible asset to parks users at the future camping area. This can also serve as a point of gathering, education, and observation.
- **Between Area 5 and 7:** This area has incredible wildlife viewing opportunities. It is recommended an accessible walking route be added to a point of observation. This does not need to be out over the water but rather allow visitors an elevated view for observation.

## PLAY AREA "DISCOVERY ZONE"

Not every visitor or child is comfortable in nature. Providing a nature based play area and discovery zone introducing the parks natural features in an interactive way not only can educate users on natural resources present, but also provide another means of engagement. It can help transition park users from a more developed area and educational center like the visitor center, to an outdoor interactive space, and ultimately encourage interest and engagement in things like camping, hiking, wildlife observation, and plant and animal identification.



*Examples of Nature Based Play and "Discovery Zones"*



*Nature Based Play and Nature "Discovery Zone"*

## SIGNAGE AND WAYFINDING

Providing ease of access to park users on the mainland is not only done through the features and facilities proposed on site, but also through the messaging and way finding provided to make the site more interesting, easy and safe to navigate, and the ability for a park user to clearly identify features and safety needs. HBSP needs to develop a master way finding sign family for the park system.

**Sign types shall include:** Entry signage (all locations-vehicle), Entry signage(trail & greenway), kiosks (pull up car and pedestrian), directionals (vehicle and bike/ped), loop maps, building/special feature, and educational signage, pavement markings, mile markers, and trail blazes.

A color palette and suite of symbols that are easy to use and improve access should be presented.

- Vehicular signage should indicate where to park, where the center or "starting point" can be found, and major attractions within the park.
- Pedestrian and bicycle signs should be placed to capture those arriving via greenway/sidewalk, as well as provide information for those approaching from parking areas.
- Pedestrian and bicycle signage should indicate distance, average time for travel, and level of difficulty.
- All trailheads should have kiosks with accurate maps of the trail system, level of difficulty, time investment, and safety information including shade, carrying water, and potential hazards.
- All loop trails should include mile marker for safety and fitness tracking.
- Pedestrian way finding should also include: Trail Blazes, mileage markers, navigational tags, and Educational and Interpretive messaging and signage.



# HAMMOCKS BEACH STATE PARK

FACILITIES			
ACTION ITEM	IMMEDIATE	NEAR TERM	LONG TERM
<b>PARKWIDE</b>			
Future facilities designed and developed within HBSP shall consider using current low impact design and BMP's (Best Management Practices) during the design process.	X	X	X
Develop a park facility guide that not only shows park offerings by feature and distance, but provide average user time and skill level required to participate in paddle trails and hiking trails. As stated in SCORP, the biggest barrier to participation in outdoor recreation is time; HBSP needs to present recreational and educational offerings for a variety of time uses.	X		
There is currently water and electrical access in the Camp Mitchell Area and the Simmons Camp Area, however, the sewer access point terminates at the intersection of 4H Camp Road and Hammocks Beach State Park. Determine method for waste water conveyance and treatment. If it is determined septic shall be utilized conduct a soil investigation to delineate treatment areas.	x		
<b>AREA 1- FUTURE CAMP MITCHELL</b>	<b>These action items are all future recommendations</b>		
This area is currently under a lease agreement. Until the lease terms expire in 2018, there shall be no implementation of any new facilities in this particular location within the park.			
Existing structures should be demolished and disposed of in the proper manner according to state and local regulations. An evaluation shall be done on the existing dock to determine whether or not the structure is salvageable and reusable.			
Create and maintain a vegetated buffer between the surrounding neighborhoods and the Camp Mitchell site to provide privacy for those utilizing the site as well as the local residents.			
Preserve and protect any trees that are crucial to maintaining the character of the past Camp Mitchell site that are deemed worthy of keeping based upon review by the proper governing division within NCPARKS.			
Develop and create a maintenance facility for HBSP staff, to utilize to properly provide maintenance to the park. This area should include parking, storage and screening from the surrounding areas.			

FACILITIES			
ACTION ITEM	IMMEDIATE	NEAR TERM	LONG TERM
Provide a park pavilion/educational center for varying sized groups that can be utilized by educational, social, recreational, and school groups that visit HBSP. This area shall include open space, picnic areas, a fire pit, an outdoor classroom and provide adequate universally accessible parking and additional overflow parking areas to accommodate those attending these facilities. The parking area shall include a drop off area for all programs. The park pavilion/educational center shall also provide all necessary support facilities.			
Evaluate existing water access points to improve access and add amenities and support facilities, include parking, easily navigated paths, and wash off stations.			
Provide universally accessible fishing experiences that may be enjoyed by park visitors.			
Provide paved trails or sidewalks that connect support facilities and parking to the viewing, fishing and kayaking access points as well as to interior trail systems within the park.			
Establish the boundary and area for Long Leaf Pine Restoration			
Identify and locate the entrance/exit to the Future Camp Mitchell and determine what type of access will be needed at this location. A magnetic locking gate accessed via phone is recommended at this location.			
<b>AREA 2- PASSIVE RECREATION AREA</b>			
Trails ranked high as desired facilities within the park. Provide both primary and smaller mulch hiking trails that connect to the Future Mitchell Camp, interior trail systems within the park and the Simmons Camp area. In addition to walking and hiking, bird watching and wildlife observation along trails should be included as a passive recreation element in this area. Many of the trails already exist within this area so providing safe access, signage, and supporting map information could make this area accessible to the public in the near term.	X		



# HAMMOCKS BEACH STATE PARK

FACILITIES			
ACTION ITEM	IMMEDIATE	NEAR TERM	LONG TERM
<b>AREA 3- SIMMONS CAMP</b>			
Most of the existing structures should be demolished. An evaluation shall be done on an existing structure of importance. One of the bunk buildings and the assembly structure were identified during the input process as representative examples for interpretive/educational purposes. Structures will need further evaluation to determine if one or two representative structures can be restored/replicated/or reused.	X		
Complete a site plan for the Camp Area for implementation. Camping ranked high as a desired facility. Multiple forms of camping shall be included in a final layout. Future HBSP camping facilities should include platform camping opportunities, an area of primitive, walk up only camping, an area of drive-up tent campsites ( $\pm 29$ ) including: exible sites( $\pm 6$ ), cabins( $\pm 5$ ), group camping sites( $\pm 2$ ), open space and support facilities such as restrooms, showers, and parking for the areas.	X	X	
Identify and study previously disturbed areas of the Simmons Camp suitable for reforestation. Develop a plan for re-vegetating and reforesting areas between proposed drive to camp sites to improve user experience with existing and future elements in this area.	X	X	
Preserve and protect any trees that are crucial to maintaining the character of the past Simmons Camp site that are deemed worthy of keeping based upon review by the proper governing division within NCPARKS.			
Identify and locate the entrance/exit to the Future Simmons Camp and determine what type of access will be needed at this location.	X		
Provide trails that connect support facilities, camping and parking to the viewing, shing and kayaking access points as well as to interior trail systems within the park. Trails within this area shall be added with the development of area 1.		X	X

FACILITIES			
ACTION ITEM	IMMEDIATE	NEAR TERM	LONG TERM
<b>AREA 4- MULTI-USE PATH</b>			
<b>Plan and design</b> the Multi-Use trail connection from the intersection of 4H Camp Road/Hammocks Beach Road to the park Visitor Center	X		
Work with NCDOT and the Town of Swasnboro to provide a safe pedestrian crossing and intersection improvements at 4H Camp Road/Hammocks Beach Road including signage, crosswalks, and curb cuts and connecting sidewalks.		X	
<b>Develop and construct</b> a bicycle and pedestrian (multi-use path) connection from the intersection of 4H Camp Road/Hammocks Beach Road to the park Visitor Center. Work with local and state level agencies to create a connection that improves access to the park as well as the opportunity to connect up to neighborhoods and other local biking/future greenway trails within the Swansboro bicycle network.		X	
<b>AREA 5- PASSIVE RECREATION</b>			
Provide both a primary hiking trail that can serve as a maintenance access, and secondary hiking trails for hiking only that connects to the Simmons Camp area, the gathering space area, and the visitor center.	X		
In addition to walking and hiking, bird watching and wildlife observation platforms along trails should be included as a passive recreation element.		X	
<b>AREA 6- GATHERING SPACE</b>			
Evaluate the opportunity for a gathering space and structure. This facility may allow for the preservation, restoration or replication of the North Carolina Teachers Association (NCTA) Assembly Building as a place to gather visiting groups. This area will also include a picnic area under the live oak grove, parking, African American/NCTA historical elements and support facilities.		X	X
This area should include a trailhead to park trail system, smaller mulch hiking trails that connect to the passive recreation area and the visitor center, and connections to the parking and the gathering space.	X	X	



# HAMMOCKS BEACH STATE PARK

FACILITIES			
ACTION ITEM	IMMEDIATE	NEAR TERM	LONG TERM
<b>AREA 7- VISITOR CENTER AREA IMPROVEMENTS</b>			
Provide a park shelter for large groups that can be utilized by educational, social, and recreational groups that visit Hammocks Beach State Park (HBSP). This area shall include picnic areas to accommodate those attending these facilities. Necessary support facilities will remain in the current Visitor Center building.	X	X	
Include a "T" shing pier in the area indicated on plans that has an accessible route, lower rail, and access to deeper water.	X	X	
Provide an accessible trail/walkway that connects to the Visitor Center, the multi-use path, and the shing pier. In addition to walking and hiking, scenic overlooks and shing access should be included along the trail.	X	X	
Expand kayak access at the existing location and provide support facilities such as picnicking, boat wash down, and carts. Consider storage rental for canoes, kayaks, and paddle boards.		X	
Work with Coastal Federation to determine the best location for living shoreline projects.		X	X
Work with HBSP to determine a suitable nature base play and "discovery zone" near the visitor center and shelter that will meet the needs of those that utilize the park and support current programs. This shall be a non-traditional nature based play space that allows visitors to discover, interact, explore, and climb natural features they may see within the park.	X		
Update the Visitor Center exhibits to include both the islands acquired and the mainland history, including African American history and former uses of the property. Consider how users enter the space and seek opportunities to include exhibits in the high use areas for additional educational opportunities.	X		
Expand vending and gift shop space and offerings at the Visitor Center and consider having an access location for vending from the outside.		X	X

PROGRAMS			
ACTION ITEM	IMMEDIATE	NEAR TERM	LONG TERM
<b>PARKWIDE</b>			
Create a new Overall Park Map and Key that includes all of the park islands and mainland area open to the public and areas planned for future use.	X		
Craft and compile Interpretive messages and potential for programming prior to undertaking future Master Plans, Management Plans, and Park Site Plans to help guide the planning and design process. This can aid in the inclusions of these stories in the built components.	X	X	
There is high interest in Natural and Historic Interpretation through classes, events, and signage. Work to incorporate these messages throughout the park through classes, special programs, events, and involvement in design development.		X	X
Record and gather stories and artifacts from past users and participants from the NFA Camp and Camp Mitchell.	X		
The adjacent oyster beds to the Mainland area shoreline will require additional oyster education for park users. Not only regarding water quality, shell shing, and information about the oysters, but for also for park user safety and protection of the beds from users.	X		
<b>AREA 1- FUTURE CAMP MITCHELL</b>	<b>These action items are all future recommendations</b>		
This area is currently under a lease agreement. Until the lease terms expire in 2018, there shall be no implementation of any new facilities in this particular location within the park.			
Approach future development using low impact design and best management practices and consider how those features can be used for educational purposes within the park.			
Seek partnerships for education center use with Onslow County Schools and other educational organizations; work with them to determine how they may use the education center to assist in building program development.			
Create partnerships with local schools, universities and organizations that allow for research and agricultural and conservation education among groups that visit HBSP.			



# HAMMOCKS BEACH STATE PARK

PROGRAMS			
ACTION ITEM	IMMEDIATE	NEAR TERM	LONG TERM
Establish a plan for access control, days and times, and means of site control. Due to multiple entry points, it is recommended a magnetic gate control system be evaluated that allows staff remote access control via cell phone. This site control plan should be a priority to transition the space for public use with NCPARKS and the HBSP staff.			
<b>AREA 2- PASSIVE RECREATION AREA</b>			
Educational signage should be placed at strategic learning opportunities along the trail as deemed and developed by NCPARKS with specific educational/interpretive messages.		X	
<b>AREA 3- SIMMONS CAMP</b>			
Offer points of interpretation highlighting the key natural resources in this area (long leaf pine, transitional marsh area, and oysters) along with the cultural history (pre and post 20th century and African American use of the Simmons Camp)		X	X
Use architectural form and style of past NFA features in new architectural and structural components at the future Simmons Camp site		X	
<b>AREA 4- MULTI-USE PATH</b>			
HBSP, Swansboro, and Onslow County could all benefit from improved bicycle and pedestrian connectivity between the nearby school, residential areas, Town of Swansboro, and the Park. Work with local and state level agencies to create a connection that improves access to the park as well as the opportunity to connect up to other biking/greenway trails (Swansboro, Paddle Trails, Nearby Mountains-to-Sea).	X	X	X
<b>AREA 5- PASSIVE RECREATION</b>			
Educational signage should be placed at strategic learning opportunities along the trail as deemed and developed by NCPARKS with specific educational/interpretive messages.		X	

PROGRAMS			
ACTION ITEM	IMMEDIATE	NEAR TERM	LONG TERM
<b>AREA 6- GATHERING SPACE</b>			
Provide a day use gathering space for schools and park visitors near the visitor center. Highlight the past use with the Teachers Association and African American History and programs/educational elements		X	X
<b>AREA 7- VISITOR CENTER AREA IMPROVEMENTS</b>			
Utilize the newly acquired land to support festivals and events through expanded or relocated festival areas and opportunities for over ow parking.		X	X
Work to expand the programming and interpretation within the visitor center to re ect additional islands added to the system and the main-land area.		X	X



## POLICY AND MANAGEMENT

### ACTION ITEM

Update the Hammocks Beach General Management Plan to evaluate the entire park site and incorporate findings from the Mainland Area Planning Process.

Create a mainland area visitor access plan. Until structure hazards are removed, portions of the park should remain closed.

Create a maintenance plan for transitional park use areas and clearly delineate areas that remain closed to park visitors.

Establish hours of operation for the overall site, days and times, points of entry, and site control (gates) will need to be developed among NCPARKS and the HBSP staff.

Re-establish the Park Advisory Committee (PAC) so that it is an active and engaged review board that may include a resident, town staff or official, a county staff representative or official, an FHBI member, park staff member, and/or a park volunteer. This will help with community outreach and coordination for park programs, events, and future facility development.

Create policy and permit facilities to dictate where and when camp users may have a fire. Work with Emergency services to create an emergency access plan for future development areas.

Examine Rental policy and fee structure for locations and structures within the park

A camping and rental policy and fee structure and evaluation will need to be developed in conjunction with NCPARKS regarding all methods and means of camping at HBSP.

Create an action plan for management and restoration of the long leaf pine area that is compatible with current and proposed uses in the Simmons Camp Area. Identify and protect older long leaf pines in this area for protection and educational purposes.

## STAFFING

### ACTION ITEM

Hammocks Beach State Park's geography presents a unique approach to park management and operations. The park is unique in that the system contains separate islands to manage that are accessible by water only; the mainland, now expanded by 290 acres, Huggins Island, Jones Island, Dudley, and Bear Island. While this plan is only evaluating the mainland area acquisition (290 acres), it is important to consider the other areas within the system regarding staffing. Prior to mainland area acquisition, staff has had to contend with travel between the locations to perform job duties. In addition, the ferry operation linking the mainland to Bear Island constitutes a workload not found at other parks. These circumstances should be considered for staffing purposes when looking at the mainland area development prioritization.

The current park staff include ten permanent employees. The park has five certified law enforcement officers, three maintenance personnel, and two administrative office assistant. Since the establishment of the 10 positions, two additional islands (Dudley and Jones) and the mainland area acquisition (290 Acres) has occurred. Without the inclusion of future park facilities on the mainland, it is recommended maintenance and seasonal staffing levels be evaluated. Once additional facilities are brought online, staff levels will also need to increase for programming and operations and include the addition of Rangers. It is recommended a thorough staffing evaluation be conducted.

## SUMMARY OF MASTER PLANNING LEVEL DEVELOPMENT COSTS

The following outline is a Master Plan level Understanding of Development Costs (25%). Understanding of Cost is presented by area. Understanding of cost should be updated throughout each stage of the Planning Process as material decisions, placement, and site discoveries are made for each area:

- Design Development (50%)
- Site Plan Development (70%)
- Construction Documents (90%)

In addition to that, contingency and in ation allocation should be made to these prices as time progresses through implementation. Recent bid pricing for Public Sector projects has increased at a high rate due to demands for labor. This, along with design fees, permitting, and environmental site analysis costs should be considered in the phasing and implementation for each of the projects.

SUMMARY OF COST (25% LEVEL)	
FUTURE CAMP MITCHELL IMPROVEMENTS- FOR FUTURE REFERENCE ONLY	\$3 MILLION
PASSIVE RECREATION AREA	\$140,000
SIMMONS CAMPING AREA	\$3 MILLION
MULTI-USE PATH	\$1.5 MILLION
PRIMARY NATURAL SURFACE PATH	\$700,000
GATHERING SPACE	\$800,000
PASSIVE RECREATION AREA 2	\$400,000
VISITOR CENTER AREA (NOTE: DOES NOT INCLUDE UPDATE TO THE EXHIBIT SPACE)	\$1.2 MILLION

COSTS PRESENTED ARE PRELIMINARY BASED UPON CONCEPTUAL MAINLAND AREA PLAN AND SHALL BE USED FOR PRELIMINARY DISCUSSION PURPOSES ONLY. ITEMS ARE BASED UPON CONCEPTUAL LEVEL DRAWINGS UTILIZING GIS DATA FOR PRELIMINARY ENVIRONMENTAL EVALUATION. COSTS AND QUANTITIES SHALL BE REFINED AS PLANS DEVELOP. AMOUNTS ARE BASED UPON RECENT BIDS AND/OR DISCUSSIONS WITH VENDORS AND CONTRACTORS BASED UPON MASTER PLANS, NOT DESIGN DEVELOPMENT DRAWINGS. PLEASE NOTE THAT GEOTECHNICAL REPORTS, IMAGING, WATER/SEWER CONNECTION FEES, REGULATORY PERMITS OR DRAWINGS, OR TRANSPORTATION ANALYSIS FEES ARE INCLUDED IN THE SUMMARY ABOVE.