



NORTH CAROLINA AQUARIUM AT PINE KNOLL SHORES
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**North Carolina Aquarium at Pine Knoll Shores
Pier Advisory Committee Meeting Minutes
May 18, 2009**

Present:

Dr. Bogus- Chair
Jay Barnes- Aquarium Director
Frank Rush- Emerald Isle Town Manager
Mal Boyette- Committee Member
Jim Woolard- Committee Member
Don Eglinton- Committee Member
Rick Luetlich- Committee Member
Randy Mason- Committee Member
Alex MacFadyen- Committee Member
Art Schools- Emerald Isle Mayor
Tim Reid- Moffatt & Nichols, Principal in Charge
Mike Winters- Moffatt & Nichol, Project Manager
Jeff Sheldon- Moffatt & Nichol, Coastal Engineer
Jennifer Amster- BJAC
Mark Sealy- BJAC
James Briglia- BJAC
Lisa Stover- Minutes

Absent:

Greg "Rudi" Rudolph- Committee Member

- Welcome statement from Jay Barnes. Quick introductions were made.

Dr. Bogus updated that since last meeting the Governor signed off on a bill authorizing the construction of Jennette's Pier. Jay commented that in the last committee meeting, there was a lot of discussion about the legislative effort to secure funding. It was not a new appropriation, it was simply a transfer of existing funds within DENR and the way the deal was written made the pier project need legislative approval. It dramatically and unanimously was approved by the House, Senate and Governor all within a very short period of time. Especially under the current circumstances, this speaks very well for the leadership and the recognition that this is being viewed as an economic stimulus project and the funding was in place to make it happen. We have been very happy with the Governor's comments and press releases we've seen. The wheels started turning immediately after the passing of legislation to finalize the contract with Clancy and

Theys Construction. They completed the bid process in December and agreed to hold their price. Final contracts are being ironed out right now and the sand breaking ceremony will be this Friday, May 22. Jay plans on going up on Friday and he understands that the Governor is going to be there as well. It will be at 11 AM at the Jennette's Pier site. He is very interested in any comments that the Governor may make about piers in Emerald Isle and Carolina Beach. How strongly she discusses these pier projects will be a good step forward. Most of the funds for the Jennette's Pier project are Aquarium funds from admissions from several years past. Now, not only do we get to move forward, but we've also been able to obligate them and take them off the table to be captured from the General Assembly to be used elsewhere. Jay doesn't feel like we are far enough along to know what legislative actions will be needed for our project. This was a unique situation in which money needed to be transferred and needed legislative action to do it, so we were not necessarily asking for money but asking for permission to move ahead. When we get to the point that we are putting together funding for our project, it's hard to predict what our strategies are going to be. Part of the role of this advisory committee is to help us figure that out and give us guidance.

- Jay attended a workshop with David Griffin recently and received the following updates.
 1. Jennette's Pier will be 1,000 ft. in length from the east side of the pier house, which is located over the water. Measurement may actually be closer to 1,300 ft. if measure from land, as is traditional.
 2. As a cost-saving strategy, they have reduced the width of the pier from 25 ft. to 22 ft.
 3. Pilings have gone through multiple changes but are now back to using square piles.
 4. Not completely clear on details about all of the green technology, whether it has been taken out completely or taken out temporarily with the intent to come back to at a later date. Jay feels the latter of the two is likely.
 5. Construction window is 22 months and looking at a grand opening in May 2011.
 6. The name of the pier has surprisingly become an issue. From the beginning the intent was for all of the piers to be branded as Aquarium Piers. Ex. The Aquarium Pier at Nags Head. Once they got to final stages, a group stood up and said they wanted it to retain the name "Jennette's Pier." They put together a petition and sent it to the Secretary of DENR. The decision has been made to keep the name "Jennette's Pier." As we look ahead at our project, with input from the advisory committee, Jay is certainly happy to keep the name Aquarium Pier at Emerald Isle.
 7. Clancy's project supervisor will be J.R. Thompson, the same gentleman that was on site here at Pine Knoll Shores.

Jay questioned if Moffatt & Nichol have a set of or access to the plans from Jennette's Pier. Mike gave a little background of their situation. They were not awarded the project but were asked to consult due to their experience in marine structures. As a result of that, they were provided with the full package and have access to the plans. Jay asked the committee if members would like a full presentation of Jennette's Pier to help plan with the Emerald Isle location. Dr. Bogus considered that we should and that doesn't mean

we necessarily want a carbon copy but it would be a good baseline. Jay will get as much information as possible and work on a presentation for the next meeting.

- Dr. Bogus asked for current input from everyone that they have received from community members they have spoken to.

-Alex wondered if it would be of value to have a public meeting to give the community the opportunity to bring their ideas to the table. Jay mentioned that they did have a public hearing back in September but unfortunately there were more questions than suggestions and at that point they did not have many answers, either.

-The general consensus seems to be very positive attitudes. Art mentioned he has not heard any derogatory comments about the project.

- Frank mentioned he has had people wondering how parking will be managed.

-Rick has spoken to many of his colleagues. Some things they would like to see if possible would be electricity and internet capabilities at the end of the pier. Some instruments would be helpful as well, such as a tower to measure wind speed or cameras. If possible, something like a floating dock at the end that would make it easier to get down to the water for samples would be helpful. Jay commented maybe a hatch with a ladder below. Obviously, we would have to secure to limit access. Jay would also like for us to find out if there are any kind of space requirements if researchers would like to install instruments on the pier. If there are, the next question would be if it has to be on the upper deck or can we have something below and out of the way. Rick feels that in this day and age, most electronics are fairly small and probably would not require much space.

-Jim mentioned that with the death of Ken, a possible exhibit to recognize him and the history of the Emerald Isle Pier. Everyone wants to know “WHEN?” The width is an important factor, too narrow can be very dangerous. Mal feels it needs to be at the very least 22-23 ft. One person expressed concerns about the noise level due to parking on the sound side.

-Mal said shelters on the pier are important to a lot of people. Dr. Bogus agreed that he’s gotten the same kind of feedback. Jay commented that it provides protection from the rain, wind and sun. He recalled that there are going to be 3 shelters on Jennette’s Pier and at those points, the pier width increases. The large platform at the end is also a plus. Dr. Bogus commented that on the Bogue Inlet Pier, the elevated deck at the end is very popular as well, especially, for those people who just want to walk to the end to look. Jay was not sure if we could create a platform like that with only stair access and remain ADA compliant. Mike will research that. Jay stated that it would be nice if we could design around any issues that would keep the king fisherman restricted to any area or visitors restricted. He would like to avoid any kind of security fence that would not allow visitors to go to the end.

- Soundside Pier Discussion

Dr. Bogus questioned about the initial thoughts on the sound side pier.

Jay replied that the initial thought was basically if we had the sound side access, there may be an advantage to have an area where people can go to fish, throw a cast net, launch kayaks, etc. It would be a recreational point that is not attended but would have lights. There is no preconceived notion as far as height, width,

length or construction materials. He would like it to fit in with the character of the other docks there but at the same time we don't want to build a maintenance headache. Frank pictured it as being a glorified version of the Cedar Street dock. Maybe a few feet wider, about 200 ft. long, which would be a little longer than a private dock. Jay mentioned that we would also like to be able to dock a pontoon boat there for public programs through the Aquarium. Mal commented that you could basically rule out fishing because it is too shallow there. Jim inquired if it would be worth it to try to make that area deeper to bring fish in. Jay mentioned that there would be a lot of factors including cost, permit process and the public perception of clearing those grass beds. It could end up being an uphill battle and if we do want to go forward, we should have some solid reasoning. Don mentioned that there is a natural channel that runs parallel to the island about 200 yards out. He also said that it is pretty much a ritual for the residents there to use their docks at least twice a day to watch sunrises and sunsets, so we may want to consider how it will affect them. Jay commented that we definitely do not want to block the channel but maybe we could go to it. We need to get a marine survey of the area for water depths and see what our options are. Jay would like to avoid dredging but does not feel we will have difficulty getting a permit to build the dock. Jay wants to have a multi-purpose dock that will not need repairing every time a storm comes through. He doesn't think that it will necessarily need to be concrete but possibly at a higher elevation. Jim commented, having some experience with this at the marina, and you could have it too low or too high. If you want them low, you have to make sure that everything that washes up will go over them. If you have them high, everything that washes down shore will collect. The water will exert a lot of force with the strong winds and make the dock shift. Some people have started making them with a concrete open grated top that the water can break through. Don knows someone that has done this and the down side is that on hot days the material gets very hot. Jim questioned if there was a way to keep the pilings from shifting. Mike responded that in most cases of a private dock, they really are not driving the piles in, they are basically being washed in, and for this project they will definitely be driven in, which should alleviate any shifting. Jay commented that there are a lot of details. We will talk about later and he's not even sure how the railing design is going to have to be, assuming that the requirements are different between construction on land and over water. The sound side dock potentially will be built first. The desire has been to construct the sound side dock even before we have funding for the pier. It would be the first phase to show the public that we are moving forward and there is more to come. Randy and Mike both were wondering what options are being considered for moving people across the highway to each access. Jay has met with someone from the DOT and received the following information:

1. There are 10 criteria for getting a stop light installed and even if you meet them, there is no guarantee of getting the stop light. Cost is about \$100,000 and there is evidently a long waiting list as well. A full stop light may be unlikely.
 2. A crosswalk or flashing light would probably be more feasible but even to do a crosswalk, there must be sidewalks on each side of the road.
- Dr. Bogus prompted discussion about number of parking spaces and options for acquiring auxiliary parking.

Mike mentioned that after a preliminary survey of the site (as it is today) they have worked out a scenario of how many spaces they can fit in that area. They were able to squeeze in 162 spaces and that is without taking stormwater or wastewater into consideration yet. Having enough parking is definitely an issue or concern, and Frank commented that it will be interesting to see what the thought process will be and what will be the most desirable of all the options. As far as other parking sites there are two nearby properties for sale at this time. There are two, three-quarter acre lots near Flip Flops that are \$249,000 each, which is not unreasonable but is quite a distance away. Then there is a sound side lot for about \$599,000 and it's about 15,000 sq. ft. Jay commented that their initial thoughts about the property near Flip Flops are that it is a long haul for satellite parking but could be an excellent candidate for wastewater area and just pipe the water down the highway. That would free up all of the land at the pier site. One issue with a remote parking area is communication as to where exactly the parking is. Frank mentioned they are also in the process of investigating some property in the Ocean Reef development for possible wastewater area, but they still need to talk to the homeowner's association. Alex expressed concern that the land may be at its cheapest now and how do we go about purchasing it. Jay responded that the WAMI funds we have, which we've used to hire Moffatt & Nichol, may be used for land acquisition if we choose to go that route. Dr. Bogus asked if that is where the money would come from to build the sound side pier and Jay agreed that it was. There was a total award of \$2.2 million from WAMI. Frank commented that in an earlier meeting, many things were put on the table, such as using some of the fire station property for wastewater. Jay stated that in order for us to make progress in making these other land acquisitions, we will need guidance from the architectural team, including some soil tests. Mike commented that he has found out that the state cannot pay for soil sampling on land that is privately owned. Jay would like to discuss that with him later to see if there are other options.

Jay also would like some direction from the committee about additional land purchases. He expressed concern with only having 162 spaces. Rick agreed and feels like we have to have additional land to offer more parking, and that seems to be the general consensus of the group. Frank thinks that the seller of the property by Flip Flops seems motivated and he is optimistic that they could get a better price. Frank asked if we have finalized the fee arrangements with Moffatt & Nichol. Mike said they have met with Chris Ivers and they are in the final stretch of wrapping things up. Frank commented that that will make a difference on land acquisition. Jay also commented that we will need to calculate how many spaces we would get at the pier site if we add in the space from where the bath house is and have wastewater elsewhere. There will be a lot of factors to take into consideration. Alex wanted to know how we will control use of the parking and inquired about pay-to-park. Jay replied in actuality you can't control it because there are many people coming there not to fish, but to just use the public access. The only control we could really have would be to gate it to control people coming in at night, unless, of course, the pier is open. Jay stated that there is probably nothing legally to prevent us from charging for parking but he does not have any desire to. Jay feels that charging to park opens up a "can of worms" in many ways. You have to consider the cost in staffing, logistics of managing it, and the public perception could be very negative. Jay also mentioned that we

explored parking decks for the Aquarium at Pine Knoll Shores and the cost per space was astounding, coming in at about \$30,000 per space. Jenn wanted to know about possibly making a trade-off with the bathhouse. Jay's best scenario would be to remove the existing bathhouse and make one on land near the pier house.

- Emerald Isle Pier Project Discussion
 - Rick asked if Jennette's was going to be a green facility. Jay responded that the last he heard about Jennette's was that it was close to being Platinum LEED-certified but he's not sure if that has changed or not with the recent value engineering. One of the things they had planned on was to handle storm water underground and he feels we need to look at every opportunity to be as green as we can. Rick commented that the Aquarium is a place for people to see things and learn and it would be good for the overall message to be a green facility. Jay cited a good example of that being our wastewater re-use system we use here at PKS. The technology has been around a long time but there are not many of them in eastern North Carolina. One of the big benefits is that its total footprint is quite small and it saves quite a bit of water consumption. Jay would prefer for us to think about some kind of innovative technology that reduces our footprint. He commented that if we end up with a traditional package plant or other traditional septic field, that would be very disappointing.
 - Mal would like to see lighting be put under the pier, shining onto the water, possibly every 15-20 feet, definitely on the east side due to the type of fish that come in around fall.
- Jenn and Dr. Bogus prompted discussion about what functions we would like the pier house to serve.
 - Jay commented for Aquarium use, we envision a lot educational programs such as camps and scout programs that would be going on mostly during the summer. That would work fine as long as we had some meeting spaces inside or that were not counted as heated space but could possibly be covered-deck area around the pier house. If we could add them on around the perimeter, it would help us out a lot in being able to offer the full variety of programs we want. He would like for us to have space for an interior class room as well but he knows there will be a lot of competing requirements for space. We would also like to have some exhibits. They could possibly be at the entrance and some of them may just be graphic panels or "dry" exhibits. They may also be displayed indoors or outdoors.
 - Jim asked what the plan was for the snack bar area. Is it going to be a grill? Jay would definitely like the committee to speak up for what they think. But as far as Jennette's Pier goes, they will not be having a restaurant but more of a well-equipped convenience store with packaged goods, frozen treats, soft drinks, hot dogs, popcorn, snacks, etc. They will also have a seating area with stools so you can make your purchase and then have a seat inside, out of the heat. Mal asked if there will be A/C and Jay answered that yes, the pier house will be air conditioned. He also wanted to know if the eating area and tackle sales area would be in the same place. Jay replied it would likely be in the same area, just like a convenience store.
 - Jay commented that the general idea he has is patterned after Jennette's Pier, in that the upper level of the pier house will not be accessible on a day-to-day

basis to the public, except for occasional scheduled programs. It could hold offices and a banquet hall with a catering kitchen for parties, meetings, weddings, etc. If we could have a room about the size of Soundside Hall here at PKS, it would work but, if possible, we would like it to be a little larger. Jay then went over some of the floor plans for Jennette's Pier. They obviously have more space to work with but the ratios, as far as offices, restrooms, service area, etc. of the upper level should be about the same. Occasionally, the banquet hall upstairs could be used for some educational programming but the needs for a classroom are not completely interchangeable with this area; a separate classroom would be most desirable.

- When discussing the entrance of Jennette's Pier, it brought up concerns about traffic flow. You want to make sure you do not get a bottleneck area. They would like to have one cashier station but did discuss having a separate one for busy days. There is a possibility to have a drop-off location for your fishing gear while you go inside to pay. Jay commented that there is a science to ticketing as well, with a range of options from paper tickets to hand stamps and wristbands. We will have to figure out what is going to work best.
- At Jennette's, there will be restrooms on each floor of the pier house and then the separate bath house, with showers, for beach goers.
- Mal commented that the angles of the boards on the railings need to be just right. The Bogue Inlet Pier has it just right, less than 45 degrees. It would be good to take a measurement of that angle and duplicate it.
- Jim asked what kind of siding they are planning on using at Jennette's. Jay heard at one point they were talking about cedar shakes but not sure if they would be of the synthetic variety. Decisions like material selection factor into the LEED score.
- Mal commented that if the pier house is over the beach, we must remember that there will need to be room for vehicles to go under. He would also like to see that there is room under the pier to cast, so that beams or pilings are not in the way.

Moffatt and Nichol Handout

The Moffatt and Nichol team dispersed a handout with some basic drawings to illustrate a few choices of placement. They include location of pier house in relation to land and water and location of pier in relation to the pier house. In terms of the length of the pier, Dr. Bogus commented that we need to get to an area of water in which the depth can accommodate decent fishing – 20 feet would be good but it is probably too far out. Jay commented that we want to get the best depth we can, and if we could start at the beach and go about 1,000 feet, that may be the best we can do.

Determine Agenda for Next Meeting

Dr. Bogus asked what the sequence of information would be needed for design. Jay asked if the architectural team feels they have enough information at this time to make a rough draft concept plan for the committee to react to. Tim replied that he feels they have enough to start. Jay commented that the Aquarium staff will be meeting with the architectural team today to give input. We will basically start going back and forth making adjustments and the details will come into place. Mike mentioned that in between meetings we could also do teleconferencing. Mike felt that they could have something

drawn up around the end of June. Jay wanted to just revisit a few items just to make sure there was a consensus.

1. 1,000 feet would be necessary, the length is a high priority, and a minimum width is a safety issue.
2. We want to aim high and achieve that LEED certification with a green structure.
3. At some point have some sort of public meeting. Jay asked how far in the future we should schedule something of that nature so that we have enough information to share but that we are not so far along that the feedback is irrelevant. Don commented it would probably be best to have a preliminary design to have them comment on and feel like they are part of the process. Alex suggested sometime around September.
4. There was consensus that additional parking will be required, and all options will be explored, including additional land acquisition, a parking deck, and opportunities to export wastewater and storm water.

Dr. Bogus would like the committee to continue to make those contacts in the community for their input. At the next meeting, we should also have more detailed information on Jennette's Pier.

Next meeting tentatively on June 29 at 10 a.m.

