

**Hyde County Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Meeting Date: January 5, 2015
Presenter: Kris Cahoon Noble
Attachment: Yes – Project Proposal including Site Plan

ITEM TITLE: Swan Quarter Landing, Project Overview and Pre-Development Site Plan Approval for Acquisition of Former Jarvis Property

SUMMARY: The Hyde County Manager and Planner have been approached by Swan Quarter Landing, LLC and The Conservation Fund to work cooperatively in an effort to acquire approximately 12.5 acres of waterfront property along Landing Road in Swan Quarter formerly known as the Jarvis Motel and Restaurant.

At the September 2014 regular Board of Commissioner’s meeting the BOC received a Swan Quarter Landing Proposal including a Site Plan.

The Office of Planning and Economic Development, members of the Swan Quarter Landing, LLC and The Conservation Fund would like to move forward with grant applications to fund the acquisition of the property. Potential grant funders include PARTF and CWMTF.

RECOMMEND: APPROVE THE ATTACHED CONCEPTUAL SITE PLAN.

Motion Made By: <input type="checkbox"/> Barry Swindell	Motion Seconded By: <input type="checkbox"/> Barry Swindell	Vote: <input type="checkbox"/> Barry Swindell
<input type="checkbox"/> Earl Pugh, Jr.	<input type="checkbox"/> Earl Pugh, Jr.	<input type="checkbox"/> Earl Pugh, Jr.
<input type="checkbox"/> Dick Tunnell	<input type="checkbox"/> Dick Tunnell	<input type="checkbox"/> Dick Tunnell
<input type="checkbox"/> Ben Simmons	<input type="checkbox"/> Ben Simmons	<input type="checkbox"/> Ben Simmons
<input type="checkbox"/> John Fletcher	<input type="checkbox"/> John Fletcher	<input type="checkbox"/> John Fletcher

Board of Commissioners

Barry Swindell, Chair
Earl Pugh, Jr., Vice-chair
Benjamin Simmons, III
John Fletcher
Dick Tunnell

COUNTY OF HYDE

30 Oyster Creek Road
PO Box 188
SWAN QUARTER, NORTH CAROLINA 27885
252-926-4400
252-926-3701 Fax

Bill Rich
County Manager

Fred Holscher
County Attorney



August 22, 2014

David Proper
NC Urban Program Coordinator
The Conservation Fund
PO Box 271
Chapel Hill, NC 27514

Dear Mr. Proper,

Hyde County is excited to work with The Conservation Fund on the proposed waterfront conservation project on Swan Quarter's Landing Road. The property would be a tremendous asset to Hyde County's economic development and tourism efforts. Swan Quarter's proximity to the Swan Quarter/Ocracoke ferry terminal provides a multitude of potential tourists however Swan Quarter currently lacks the amenities and attractions to get those visitors to stop and spend time in the village.

The acquisition , development and operation of a multiuse waterfront public access in Swan Quarter would not only spur economic development in our area and regionally, but would provide perpetual green space in one of the most environmentally diverse and virtually untouched waterfront areas in North Carolina.

Hyde County would like to work towards the acquisition, development and operation of this parcel of property in conjunction with various partners including but not limited to The Conservation Fund. While we are early in our planning stages we would like to focus on the environmental aspects of the project along with the cultural and historical significance of the property and surrounding area. We envision waterfront access including recreational and transient boaters, along with vehicular, pedestrian and biking access. The 12+ acres should provide more than adequate space for trails and open space. We envision our users to be local, regional and statewide.

While we are early in our planning process, we have developed a proposal with potential grant funding sources for various aspects of the project which is attached for your review. Thank you for the opportunity to work with The Conservation Fund to protect this one of a kind resource while bringing recreation, tourism and much needed economic development to our area. We are excited to move forward.

Sincerely,

A handwritten signature in black ink that reads "Bill Rich". The signature is written in a cursive style with a large, stylized "B" and "R".

Bill Rich
County Manager

Cc: Hyde County Board of Commissioners
Kris Noble, Hyde County Director of Planning & Economic Development

SWAN QUARTER LANDING PROPOSAL

SWAN QUARTER LANDING INTRODUCTION –

Please see Exhibit A: Map of Swan Quarter Landing

In the early 1700's, Samuel Swann settled along the Pamlico Sound near the head of Swan Bay. Swann's Quarter was the first name given to this coastal settlement. Eventually the name was shortened to Swan Quarter and became the county seat in 1836. The Swan Quarter "brand" would become nationally recognized. Known as the "land of many waters", Hyde County boasts North Carolina's largest natural lake, Lake Mattamuskeet. And Ocracoke Island, once home to Blackbeard, is a tourist mecca. A year-round 50-car ferry connects Swan Quarter on the mainland to Ocracoke Island crossing the Pamlico Sound in two and a half hours. The tiny village of Swan Quarter has a population of 324. The average high temperature is 71.6 degrees and the average low temperature is 51.3 degrees. Total average annual rainfall is 52.62 inches. The principal occupations of Swan Quarter citizens is fishing, oystering, crabbing, and farming.

The main hub of the commercial fishing industry in Swan Quarter is what locals call "The Swan Quarter Landing" and consists of the properties along Landing Road. Landing Road is a peninsula that extends from the center of Swan Quarter Village to the Swan Quarter Bay and ultimately leading to the Pamlico Sound and Atlantic Ocean with navigable canals on each side. Swan Quarter Landing is bounded to the south by Swan Quarter Canal and basin; to the north by additional private parcels and an additional canal, and to the east by the edge of Swan Quarter village. The canals are key defining features of the area with wharfs and water dependent uses aligned along its edges.

Of the over 40 properties found along Landing Road, the majority are privately held and engaged in recreational and commercial fishing. A handful of properties in this area are owned and administered by Hyde County. These properties include 185 Landing Road which is a former fish house that the County is in the process of revitalizing for public commercial dockage, current dock space along the canal, the Swan Quarter Community Park, and several parcels of vast marshland preserved through FEMA acquisition.

SITE HISTORY

The proposed project site is a single large parcel comprising a portion of the northeastern edge of the peninsula. Starting in the 1960's, Harry Jarvis, better known as "Captain" Harry, began dredging the waters surrounding his property on Landing Road in Swan Quarter. By backfilling with the excavated materials from the main channel to Swan Quarter Bay, he soon created a significant tract of land several feet in elevation above the vast marshlands so typical of the ubiquitous area estuaries. He soon opened a seafood restaurant followed by a motel which would become a well-known destination for tourists and outdoorsmen across central and eastern North Carolina and southeastern Virginia. After many years of successfully operating the motel and restaurant, stricter State environmental regulations forced the landmark to close. The property fell into disrepair and languished for almost a decade. Captain Harry died in 1999 passing the abandoned property on to his son Ralph Jarvis.

SWAN QUARTER LANDING PROPOSAL

BACKGROUND - SWAN QUARTER LANDING

In 2007, Ralph Jarvis partnered with a Raleigh-based developer, Faulkner CJS, to build 45 3-story condominiums and 58 boat slips on the 12.47 acre peninsula and Swan Quarter Landing was born. Mr. Jarvis had turned down several offers to purchase the property in previous years, but the Swan Quarter Landing development gave him an opportunity to be part of the team to assure attributes of the project would reflect the waterfront and town's unique character. Mr. Jarvis worked with Faulkner CJS to create a Master Plan containing architectural and engineering plans, obtained necessary development permits, the motel and restaurant were demolished, and a marketing and sales strategy was established complete with a brochure, DVD and an interactive web site. The partnership rented the old Swan Quarter post office and created a beautiful new sales center right on Main Street, furnished with a nautical theme and around the corner from the property. The target market was hunters, fishermen, boaters, birders and nature-lovers that would be able to access the renowned fishing grounds, unmatched wildlife and waterfowl habitat, and the 50,180-acre Swan Quarter National Wildlife Refuge which was established in 1932.

The condominium and marina were to be phased and several Phase 1 units and boat slips were actually reserved (deposits received) before the 2008 economic downturn. Despite the devastating impacts of the economy, the residential project was aggressively marketed for several years in hopes the one-of-a-kind development would attract wealthy sportsmen that desired boat access close to the Triangle and Tidewater regions. In 2011, a campground master plan with 35 lots was developed and approved as an alternative land use by Hyde County; however, the market had still not sufficiently rebounded, and in 2012 the partners decided to list the land for sale by Waldrop Properties based on an appraised value of \$875,000. All permits including CAMA approvals are still in place.

PROPOSED PLAN

In 2013, an idea was conceived by the Jarvis Family to preserve the property for future generations by developing a recreational amenity including boat/kayak/canoe launches, restrooms, a gazebo, an observation tower, bulk heading/docks and boat slips, boardwalks and nature trails, event lawn areas, an education amphitheater, picnic tables, seating as well as landscaping, way-finding, lighting, site furnishing, a parking lot, and utilities. ColeJenest & Stone, a land planning, landscape architecture, civil engineering and urban design firm based in Charlotte, created a concept Master Plan to reflect Ralph and Sophia Jarvis' vision for the property.

Ralph Jarvis is a retired fisherman who has lived in Swan Quarter most of his life. Sophia Jarvis, his wife of more than 50 years, is a retired second grade school teacher with a passion for education, especially of young people. The Jarvis's believed the property could combine education with the strong history and culture of Swan Quarter, Hyde County, and the lifestyle of the North Carolina waterman.

SWAN QUARTER LANDING PROPOSAL

Please see Attached Exhibits B: Site Plan for Proposed Jarvis Project and Exhibit C: Detailed Site Plan for Proposed Jarvis Project. Both Exhibits illustrate a conceptual use of the property.

ROLE OF THE CONSERVATION FUND

For nearly 30 years, The Conservation Fund has been saving special places across America. They have protected more than 7,000,000 acres of land and water in all 50 states, from the park down the street to historic battlefields, wild areas, and favorite destinations of all kinds. Working with communities, government, and business partners, The Conservation Fund strives to balance both economic and environmental goals. They rank among the top 1% of charities nationwide and have the lowest overhead and highest programmatic investment of any environmental charity in the country. That means they put more of their money in the ground than anyone else. They believe every community and landscape is different. That is why conservation calls for different solutions—from acquiring land to empowering rural communities, strategically planning infrastructure, investing in sustainable business, and demonstrating new ways to balance economic and environmental goals. Their many projects often begin when government or community leaders want to save a special outdoor place – *a place like Swan Quarter Landing.*

The objective is for The Conservation Fund to partner with Hyde County to provide a financial “bridge” to assist the County with the acquisition and eventual development of the land into a recreational/educational amenity and a public trust that will clearly boost the Swan Quarter and Hyde County economies. This project will draw users from a 250 mile radius giving visitors a firsthand look at an exceptional way of life – the life of the waterman. In addition to funding, The Conservation Fund offers a full suite of conservation services, from real estate negotiation and land acquisition to strategic planning, conservation training, and community outreach.

ACQUISITION PLAN

Costs/Funding Sources – Grant Agencies

Hyde County will work with a long-list of grant fund sources in the acquisition of the property once The Conservation Fund has secured the tract.

Please see attached Exhibit D: Grant Funding Sources – Acquisition.

Hyde County is a Tier One Economically Distressed County and all funds for the project must come from grant resources or sustainable revenues from the project. Hyde County will however dedicate staff and internal resources towards the project including grant administration, project development and planning.

Kris Cahoon Noble is Hyde County’s Planner and Economic Development Director and will oversee the project working closely with Bill Rich, Hyde County Manager as well as members of the Hyde County Board of Commissioners. Ms. Noble has worked with Hyde County since 2008, most recently as the Grant Administrator in the Office of Planning and

SWAN QUARTER LANDING PROPOSAL

Economic Development. In her previous role, she coordinated special projects in storm water management/drainage, domestic water extensions, wastewater treatment, and construction of a variety of municipal and community facilities. She currently serves on the North Carolina Catch Board and the Coastal Resources Advisory Council. A native of Swan Quarter, she attended East Carolina University where she received a Bachelor of Science in Business Administration with a concentration in Entrepreneurship and Small Business Management and a Master's of Business Administration. Ms. Noble is also a graduate of the North Carolina Rural Center's Rural Economic Development Institute and the UNC School of Government's Community Development Academy.

Ms. Noble has been responsible for planning and economic development in one of North Carolina's most rural counties with the principal goal of developing commerce within the county by providing infrastructure and creating jobs while encouraging feasible, hazard-resilient development. She is also responsible for attracting new business and nurturing small and start-up business, while implementing and maintaining economic development programs focused on innovative development strategies to promote travel and tourism while retaining existing business and industry. The Office of Economic Development and Planning also includes a full-time administrative assistant Rosemary Johnson who will also be involved in this project and assist Ms. Noble and Mr. Rich in day-to-day project management and coordination.

DEVELOPMENT PLAN

Costs/Funding Sources - Grant Agencies

Hyde County will work with a long list of grant fund sources in the phased development of the property.

Please see attached Exhibit E: Grant Funding Sources - Development.

Targeted grants will be based on specific site and infrastructure improvements. For example, bulk heading will be tied to waterway stabilization funding sources; the amphitheater (outdoor classroom) will be tied to education; etc.

Program - Uses (Build-out - ALL phases)

1. Boat/kayak/canoe launches - one (1) - 15' concrete ramp with two (2) floating docks
2. Boat ramps - two (2) - 12' reinforced concrete ramps
3. Restrooms (separate male / female) / water fountain / storage (kayak / canoe / paddles / life jackets / wheel launch)
4. Gazebo - treated timber
5. Observation tower - custom
6. Bulk heading - 8' marine treated corrugated metal bolted panels and concrete piles
7. Docks and boat slips (up to 58 slips - small - 12'-20'; medium; 20' - 30'; large - over 30') - treated timber / recycled-manufactured materials
8. Boardwalks - 12' treated timber / recycled-manufactured materials
9. Nature trails - 6" - 6' crusher-run gravel
10. Event lawn areas

SWAN QUARTER LANDING PROPOSAL

11. Education amphitheater / stage / rostrum - to accommodate fifty (50) students
12. Picnic tables - seven (7) - eight (8)-person - treated timber / recycled-manufactured materials
13. Seating/benches - fourteen (14) - built-ins and free-standing
14. Landscaping - trees / shrubs / groundcover
15. Way-finding - signage / graphics
16. Lighting - 14' parking areas / 9' boardwalks and nature trails
17. Grills - seven (7) - commercial-grade
18. Trash receptacles - twelve (12) - SQ standard
19. Parking lot / access drives - fifty (50) spaces - 60' bays (gravel / pervious pavement / pavers) - including 5% accessible parking
20. Utilities (electric / gas / telecom / water / sewer / storm drainage)

OPERATIONS PLAN

Related Projects Operating Under One Umbrella

It is important to note that this proposed project will be developed in coordination with a separate but related project on a neighboring parcel. Identified earlier in this narrative and also in *Exhibit A: Swan Quarter Landing*; 185 Landing Road is currently being revitalized to provide economic utility for commercial fishing vessels and related water dependent industries through development of a new docking area and supportive upland loading and unloading zones. The site will also provide facilities for transient boaters seeking short-term refuge and dockage. 185 Landing Road will offer social amenity for residents and area visitors, be used to cooperate with various research institutions; communicate the rich history of Swan Quarter; explain the importance of the North Carolina fishing industry for future generations; and, assist in the overall redevelopment of the economic and social fabric of Swan Quarter.

The 185 Landing Road property was obtained by Hyde County by the Waterfront Access Marine Industry (WAMI) Fund administered through the NC Division of Marine Fisheries. WAMI funds have also further contributed to the project by providing funding for planning including a Pre-Development & Vision Plan which was completed in June of this year. An excerpt of that plan is attached for review. *Please see attached Exhibit F: Swan Quarter 185 Landing Road Pre-Development and Vision Plan.*

Hyde County believes that the 185 Landing Road project focusing on the commercial industry and the Jarvis project focusing on recreational amenities are a perfect marriage and will promote travel and tourism, preserve working waterfront, conserve natural environmental areas all while creating an economic engine for the residents of the village.

In addition both projects are within sight of the village of Swan Quarter and the Hyde County Government Center. The Swan Quarter Ocracoke Ferry Terminal is less than one mile from the project sites which will provide a direct source of visiting tourists traveling to Ocracoke each year.

SWAN QUARTER LANDING PROPOSAL

Costs/Funding - Hyde County (Revenue)

Hyde County will complete a sustainable plan of operations and maintenance for the property. Revenues that are earned on the site will be utilized to cover annual operations and short and long term maintenance of the facility.

Access - Pedestrian/Bicycle/Vehicular/Boat

The project is intended to provide year-long access via all transportation modes.

Users - Local/Regional/State

The project is intended to provide year-long access to visitors, tourists, schools, faith-based organizations, vacationers, and local residents.

Staffing

Hyde County will utilize a sustainable operation and maintenance plan to provide safety, security, and maintenance. An extensive volunteer program will be established for tours, educational events/programs, festivals, etc. Hyde County will also seek project partners included but not limited to the NC Coastal Federation, Hyde County 4-H and NC Catch, Mattie Arts Center and The Partnership for the Sounds to provide programming and to have a presence on site. It is anticipated a Visitors Center will be developed in conjunction with the project.

SUMMARY

Hyde County is eager to partner with The Conservation Fund to help create a heritage project for the citizens of Hyde County and all of North Carolina. This exciting potential development will celebrate the waterman and their lasting contribution to the history and culture of our state's magnificent coast including both the Outer and Inner Banks.

The 12.47 acre Swan Quarter Landing property is an irreplaceable coastal landscape, and as a special gateway to the Pamlico Sound and Atlantic coast will make the perfect backdrop for teaching future generations the ways of boating, fishing, oystering, and crabbing through public access to the very resource that continues to define the waterman's wonderful way of life.

This project will provide tremendous economic development potential to rural Hyde County as a destination for tourists and vacationers passing through Swan Quarter via the ferry as well as local residents and visitors who want to see for themselves the up-close story of seafood. The tract is adjacent to the historic Swan Quarter commercial fishing fleet and a small parcel controlled by the State which will help further define this entire area as an exceptional place.

The vision is clear. The land made by Captain Harry could not have been prepared for a more valuable end. Hyde County looks forward to working with the Conservation Fund and other project partners to complete this unique and valuable project.

**Hyde County Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Meeting Date: January 5, 2015
Presenter: Kris Cahoon Noble
Attachment: Yes – Basic Facts and Assurances PARTF Application

ITEM TITLE: Swan Quarter Landing, Application for North Carolina Parks and Recreation Trust Fund (PARTF) for Acquisition of Former Jarvis Property

SUMMARY: The Hyde County Manager and Planner have been approached by Swan Quarter Landing, LLC and The Conservation Fund to work cooperatively in an effort to acquire approximately 12.5 acres of waterfront property along Landing Road in Swan Quarter formerly known as the Jarvis Motel and Restaurant.

The Office of Planning & Economic Development would like to apply to the North Carolina Parks and Recreation Trust Fund (PARTF) for Acquisition of Former Jarvis Property.

Please note that the Costs rounded to nearest dollar has been left blank as the Conservation Fund and Swan Quarter Landing, LLC are negotiating a purchase price. This information will be given as a handout in the meeting. No local funds are being requested.

RECOMMEND: APPROVE THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT TO MOVE FORWARD WITH SUBMITTAL OF A FULL APPLICATION TO PARTF. AUTHORIZE BOARD CHAIR TO EXECUTE COMPLETED APPLICATION.

Motion Made By: <input type="checkbox"/> Barry Swindell	Motion Seconded By: <input type="checkbox"/> Barry Swindell	Vote: <input type="checkbox"/> Barry Swindell
<input type="checkbox"/> Earl Pugh, Jr.	<input type="checkbox"/> Earl Pugh, Jr.	<input type="checkbox"/> Earl Pugh, Jr.
<input type="checkbox"/> Dick Tunnell	<input type="checkbox"/> Dick Tunnell	<input type="checkbox"/> Dick Tunnell
<input type="checkbox"/> Ben Simmons	<input type="checkbox"/> Ben Simmons	<input type="checkbox"/> Ben Simmons
<input type="checkbox"/> John Fletcher	<input type="checkbox"/> John Fletcher	<input type="checkbox"/> John Fletcher

N.C. Parks and Recreation Trust Fund (PARTF)

2014-15 Basic Facts and Assurances

Local Government Name: Hyde County	County: Hyde
Federal Employer I.D. Number: 56-6000308	
Local Government's Contact Person for the Grant: Name: Mr./Ms. Kris Cahoon Noble Title: Planning & Economic Development Director Organization: County of Hyde Address: 30 Oyster Creek Road/P.O. Box 188 City/State/Zip: Swan Quarter, NC 27885 Telephone: 252-926-4180 E-mail: knoble@hydecourtnc.gov	Local Government Manager: Name: Mr./Ms. Mr. Bill Rich Title: County Manager Address: 30 Oyster Creek Road/P.O. Box 188 City/State/Zip: Swan Quarter, NC 27885 Telephone: 252-926-4179 E-mail: brich@hydecourtnc.gov
Chief Elected Official: Name: Mr./Ms. Mr. Barry Swindell Title: Chairman, Hyde County Commissioners Address: 30 Oyster Creek Road/P.O. Box 188 City/State/Zip: Swan Quarter, NC 27885	Type of project: <input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Development <input type="checkbox"/> Acquisition and Development
Site Control: Non-Applicable at present time <input type="checkbox"/> Owned by local government <input type="checkbox"/> Owned by school board <input type="checkbox"/> Leased by applicant for 25 years or more <input type="checkbox"/> Easement	Costs rounded to nearest dollar: PARTF funds requested: \$ _____ .00 Local government's matching funds: \$ _____ .00 Total cost of project \$ _____ .00
Recreation Resources Service (RRS) regional consultant: Steve Molar	
Short title of project: Swan Quarter Landing	
Provide a brief description of the project: Land Acquisition	
<p>Approval by local governing board: (The local governing board must approve this certification.) I hereby certify the information contained in the attached application is true and correct and the required dollar-for-dollar matching funds will be available during the project period.</p> <p align="center">Date Adopted: January 5, 2015</p> <p>Chief Elected Official: _____ Barry Swindell, Chairman, Hyde Co. Commissioners (Signature) (Print or Type Name and Title)</p> <p>(For applications sponsored by two or more local governments, or a local government and school administrative unit, one copy of this form must be completed and signed by each applicant. One of the local governments must be identified as the primary sponsor in the "Applicant" section at the top of this page.)</p>	

**Hyde County Board of Commissioners
AGENDA ITEM SUMMARY SHEET**

Meeting Date: January 5, 2015
Presenter: Kris Cahoon Noble
Attachment: no

ITEM TITLE: Swan Quarter Landing, Application for Clean Water Management Trust Fund (CWMTF) for Acquisition of Former Jarvis Property

SUMMARY: The Hyde County Manager and Planner have been approached by Swan Quarter Landing, LLC and The Conservation Fund to work cooperatively in an effort to acquire approximately 12.5 acres of waterfront property along Landing Road in Swan Quarter formerly known as the Jarvis Motel and Restaurant.

The Office of Planning & Economic Development would like to apply to the Clean Water Management Trust Fund (CWMTF) for Acquisition of the former Jarvis Property.

No local funds are being requested.

RECOMMEND: APPROVE THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT TO MOVE FORWARD WITH SUBMITTAL OF A FULL APPLICATION TO CWMTF. AUTHORIZE BOARD CHAIR TO EXECUTE COMPLETED APPLICATION.

Motion Made By: Barry Swindell
 Earl Pugh, Jr.
 Dick Tunnell
 Ben Simmons
 John Fletcher

Motion Seconded By: Barry Swindell
 Earl Pugh, Jr.
 Dick Tunnell
 Ben Simmons
 John Fletcher

Vote: Barry Swindell
 Earl Pugh, Jr.
 Dick Tunnell
 Ben Simmons
 John Fletcher

Exhibit A: Landing Road

LANDING ROAD

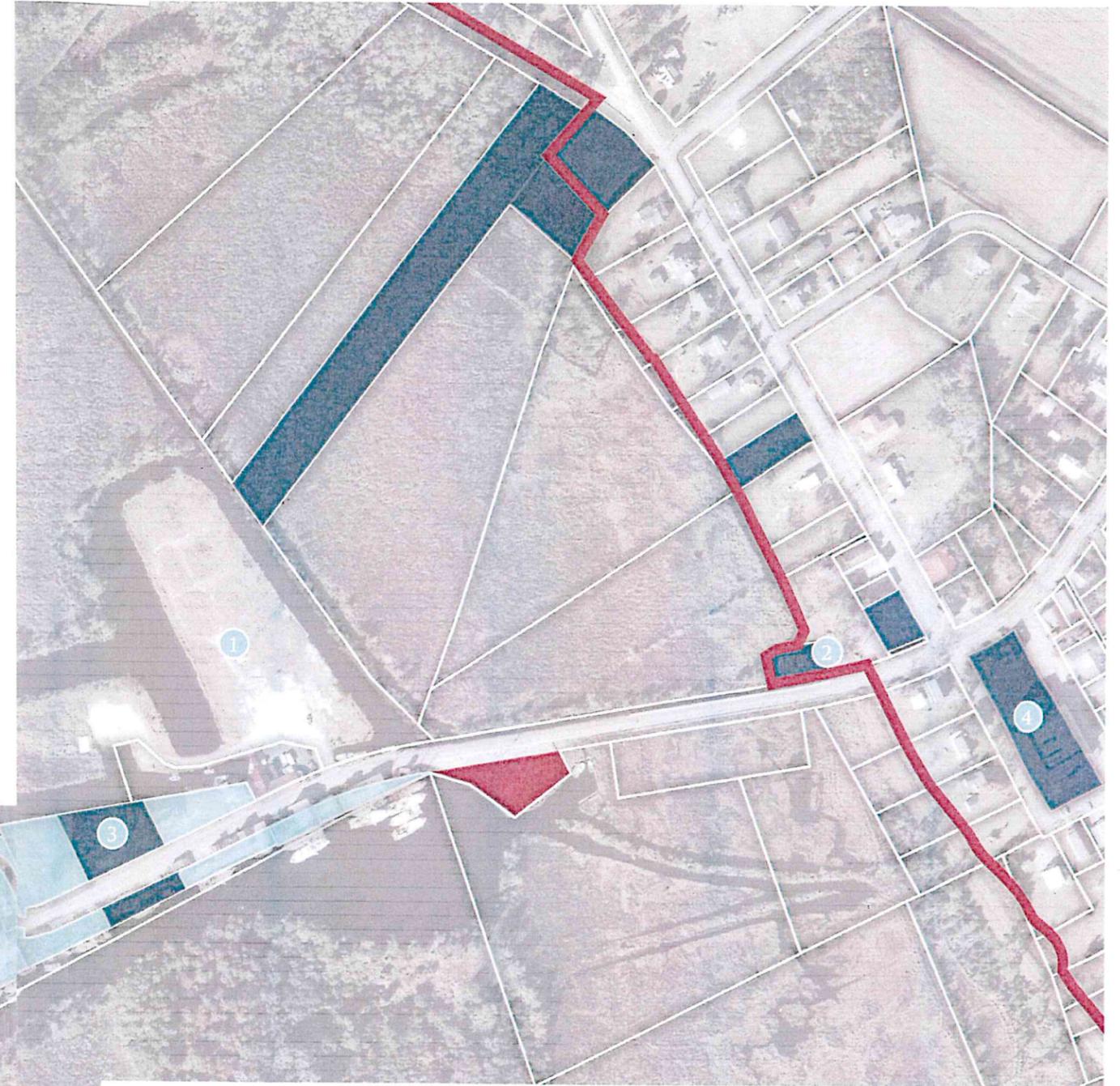
Landing Road and its surrounding peninsula of land is the focus of the Town's commercial seafood and fishing industry. Landing road radiates west from the center of Swan Quarter—where Main Street meets Creekside Road (SR 45) and Oyster Creek Road—extending for 0.75 miles into coastal marsh land that is punctuated by several inlets and canals. The Landing Road peninsula comprises approximately 20 acres and consists of 43 parcels, the majority of which are privately held. The Landing Road area is bounded to the south by Swan Quarter Canal and Basin, both federally maintained navigation facilities; to the north by additional private parcels and an additional canal, and to the east by the edge of Swan Quarter village. As such, the canal is the key defining feature for the area, with wharfs and water dependent uses aligned along its northern edge (southern edge of the land-side development).

Three primary fishing and seafood businesses are found along the central and south edge of Landing Road: Newman Seafood, Hobo Seafood and Dare to Hyde Outdoor Adventures. These users and other small businesses maintain roughly 50 boats at facilities found along the Landing Road channel

and basin. Discussions with these users and others at Hyde County suggest that as many as 250 people are employed by Landing Road businesses during the peak summer months. During the winter, employment drops to approximately 50 people.

A single large parcel comprises a portion of the northeastern edge of the peninsula. The Swan Quarter LLC parcel (aka Cole, Jenest & Stone Property) was initially planned for multi-family development. The parcel was cleared to be ready for construction, but since the economic downturn, development on this parcel is no longer viable. Instead, the parcel is planned to be an environmental restoration and recreational facility development (see Appendix B). Current concepts for the site shift the overall development strategy to marina and other recreational in-water facilities along with upland park areas.

Landing Road, while two-way, narrows where it bends around marina and fishing facilities. The narrowness of the road in this location creates challenges for traffic movement, parking and loading / unloading operations for property owners and businesses.



LEGEND

- 185 Landing Road
- Hyde County Parcels
- Fishing + Seafood Industries + Water-Dependent Uses
- Other Private Parcels
- Swan Quarter Flood Wall + Town Edge
- 1 Swan Quarter, LLC (ColeJenest & Stone Parcel)
- 2 Gazebo Park
- 3 Hyde County Dock
- 4 Hyde County Administration Center

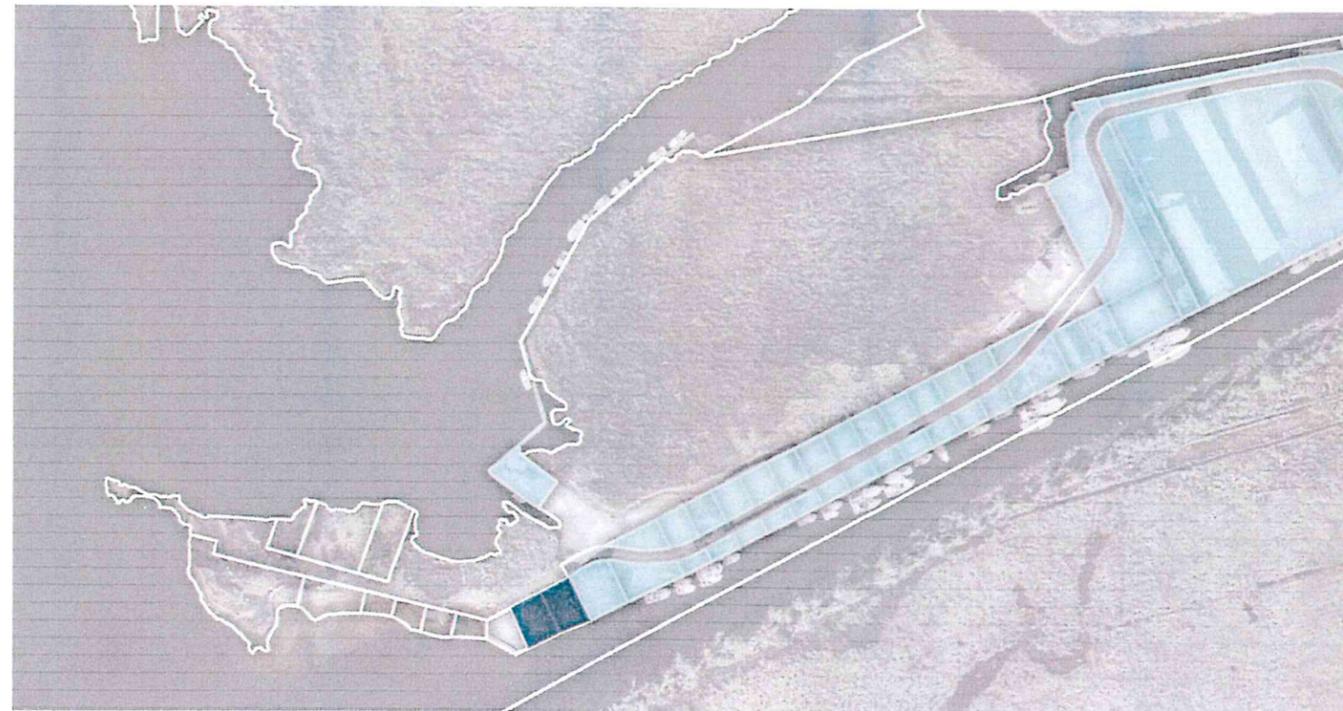


Exhibit B: Site Plan for Proposed Jarvis Project



Swan Quarter Landing

Site Master Plan with Aerial

SWAN QUARTER, NC



ISSUED: 04.16.14



Exhibit D
Grant Funding Sources – Acquisition*
August 18, 2014

- Anderson-Rogers Foundation
- Arthur B. Schultz Foundation
- Beim Foundation
- Beldon Fund
- Boeing Company
- BP Foundation - Global Focus
- Cargill Corporation Charitable Giving
- Cedar Tree Foundation
- Charles Stewart Mott Foundation
- Chesonis Family Foundation
- Coca Cola Foundation
- Colcom Foundation - Environment - National Focus
- Compton Foundation
- ConocoPhillips Community Investment - National Focus
- Curtis and Edith Munson Foundation - Conservation, National Focus
- Dale and Edna Walsh Foundation - National Focus
- David and Lucile Packard Foundation
- Del Rio Family Foundation - Education, Health & Environment - National & In...
- DEW Foundation - Education, Arts, Religion, Environment - National Focus
- Doris Duke Charitable Foundation
- Dr. Scholl Foundation
- DuPont Contributions Program
- Earthwatch Institute
- Eastman Kodak Company
- Edison International
- Educational Foundation of America
- ExxonMobil Community Investment Fund for Wild Nature
- Geraldine R. Dodge Foundation
- Halliburton Corporate Contributions
- IBM Corporate Citizenship
- Kinder Morgan Foundation - US & Canada
- Koch Industries
- Kohlberg Foundation - Health, Education, Environment - National Focus
- Kresge Foundation
- Lawrence Foundation
- Levinson Foundation
- Melinda Gray Ardia Environmental Foundation
- Monsanto Fund
- Morgan Family Foundation
- Motorola Foundation
- Nathan Cummings Foundation
- New England Grassroots Environment Fund
- Northrop Grumman Contributions Program - Multiple States
- Ocean Foundation
- Ocean Fund
- PepsiCo Foundation
- Richard and Rhoda Goldman Fund
- Robert and Patricia Switzer Foundation
- Schmidt Family Foundation - Environmental Education
- Swanson Family Foundation
- The Butler Family Foundation
- The Gannett Foundation
- Tides Foundation
- Turner Foundation
- United Technologies - Regional
- UPS Foundation - National & International Focus
- Wallace Global Fund
- Walton Family Foundation
- Weyerhaeuser Company Foundation - National; international; Canada
- Weyerhaeuser Family Foundation - National & International Focus
- Wilburforce Foundation

*Funding sources may be interchangeable.

Exhibit E
Grant Funding Sources – Development*
August 18, 2014

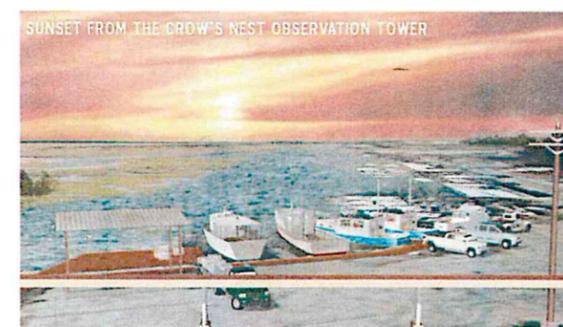
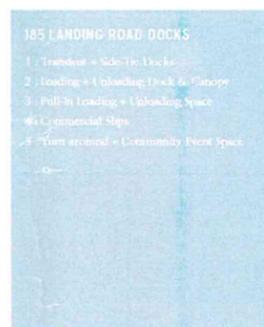
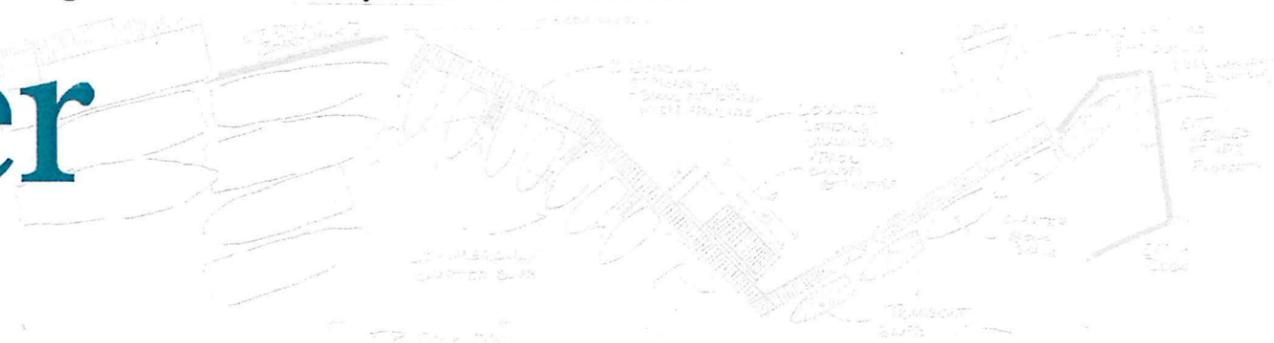
- 1675 Foundation
- 3M Community Giving
- A.J. Fletcher Foundation
- A.E. Finley Foundation
- Adobe Systems, Inc.
- Alcoa Foundation
- Alfred P. Sloan Foundation
- Bernard and Audre Ropoport Foundation
- Brady Education Foundation
- C. Louis Meyer Family Foundation - NC, SC, Chicago
- Community Development Block Grant Program
- Constellation Energy Group
- Dell Foundation
- Dominion Foundation
- Duke Endowment
- Ford Foundation
- George Gund Foundation
- Grants Fundraising.com
- Grants.gov
- Levinson Foundation
- Lumpkin Foundation
- MacArthur Foundation
- Mary Reynolds Babcock Foundation
- North Carolina Community Foundation
- North Carolina Rural Economic Development Center
- North Carolina Tobacco Trust Fund Commission
- North Carolina water, wastewater and stormwater funding sources
- Rockefeller Family Fund
- Samsung US Initiatives - Environment & Community
- Sears Holdings - National Focus
- The Cannon Foundation
- W. K. Kellogg Foundation
- Z. Smith Reynolds Foundation, Inc.

*Funding sources may be interchangeable.

Swan Quarter

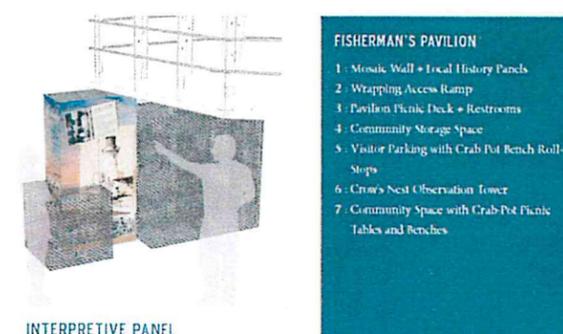
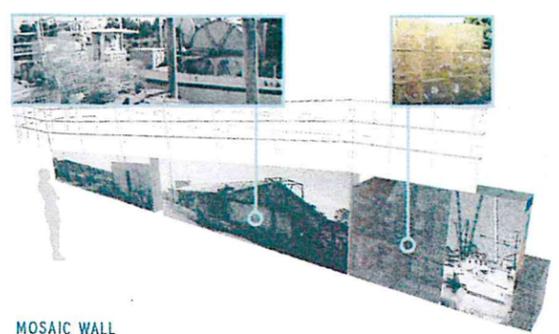
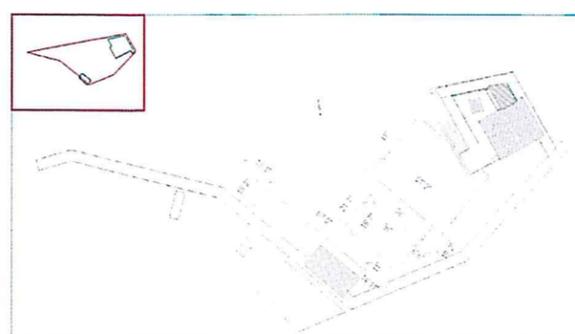
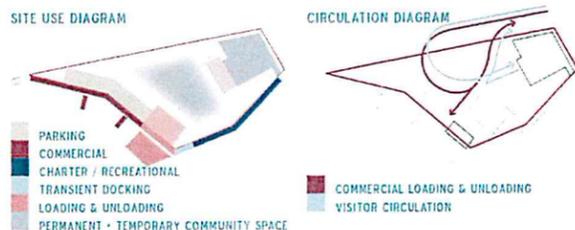
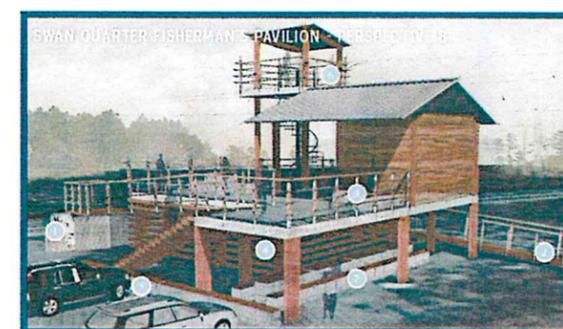
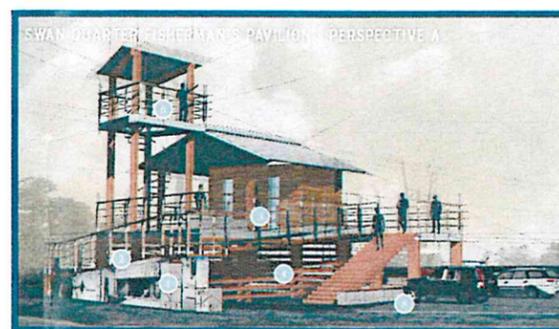
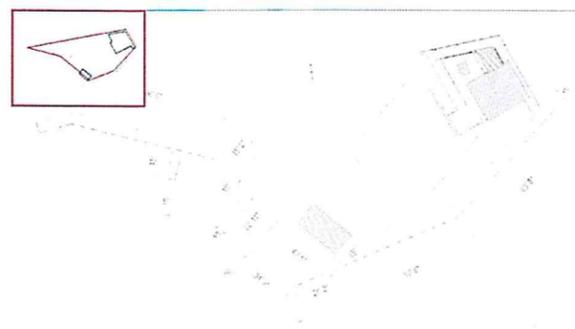
185 LANDING ROAD

PRE-DEVELOPMENT + VISION PLAN



LEGEND

1 Connection to Existing Docks	6 Side tie Docks (6'-150')
2 Commercial Slip on Finger Pier	7 Interpretive 10' Mosaic Wall
3 Loading + Unloading Floating Dock	8 Swan Quarter Fisherman's Pavilion + Crow's Nest Observation Tower
4 Loading + Unloading Concrete Apron	9 ADA Accessible Ramp/Walkway
5 Legacy Plaza to match Historic building footprint	



- FISHERMAN'S PAVILION**
- 1 - Mosaic Wall + Local History Panels
 - 2 - Wrapping Access Ramp
 - 3 - Pavilion Picnic Deck + Restrooms
 - 4 - Community Storage Space
 - 5 - Visitor Parking with Crab Pot Bench Roll-Steps
 - 6 - Crow's Nest Observation Tower
 - 7 - Community Space with Crab-Pot Picnic Tables and Benches



LandDesign



MOSAIC WALL

INTERPRETIVE PANEL