

Grant Application for  
FY2010 Tier I  
Boating Infrastructure Grant Program



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## **Project Description / Overview of Cypress Cove Marina**

The main goal of the proposed improvements is to upgrade facilities at Cypress Cove Marina so they may be more fitting for transient boaters. Given this opportunity Cypress Cove Marina will implement several improvements within the marina to make the marina more transient boater friendly. These improvements include: 1) install permanent channel markers with reflectors / lights and 2) improve dockside facilities: bathrooms, showers, and kitchen area.

Cypress Cove Marina is dedicated to providing the highest ethical and professional sales, repair and training services, as well as a safe harbor for boaters. Our experienced captains on staff are devoted to assisting customers find a boat that fits their needs as well as provide them with extensive training which allows safe and enjoyable use of their vessel. In conjunction with long term slip rentals we also offer transient slip rentals. Our marina features 55 wet slips accommodating vessels up to 50 feet in length. Half of the slips are for transient boaters and half are long term slip rentals. Gas and Diesel fuel, electricity, and fresh water are provided.

Cypress Cove Marina is located on the fresh water Scuppernong River only 15 miles west of the Atlantic Intracoastal Waterway, allowing for convenient boating access to the Albemarle Sound and the Atlantic Ocean. The Albemarle Sound ranks as one of North Carolina's boating hot spots and has received rave reviews in a number of boating magazines. The marina's location, on the Scuppernong River, protects boaters from adverse weather, yet provides easy access to the Albemarle Sound and Intracoastal Waterway. In fact, the marina is very well protected from hurricanes and the waters are clean and barnacle free.

Improving the marina entrance and facilities will allow transient boaters the opportunity to enjoy their stay while at the marina as well as visit some of our local tourist sites. Cypress Cove Marina is only one mile by water and 2 miles by car from the Town of Columbia in Tyrrell County.

Boaters can make a day trip by boat to the town boardwalk, tie-up, and enjoy restaurants and shops on main street of Columbia. They can visit the Columbia Theater Cultural Resources Education Center, the oldest Ben Franklin still operating, Pocosin Arts, The Scuppernong Winery, and enjoy lunch or dinner in one of the restaurants. As well as Main Street, visitors can enjoy walking along the Scuppernong River Interpretive

Wetland Trail and visiting the Tyrrell County Visitor's Center & Walter B. Jones Center for the Sounds. Transient guests are also able to use one of the marina company vehicles to go into town or other surrounding areas to visit. Nearby historical and cultural locations include conservation gems like Palmetto-Peartree Preserve, Preyer Buckridge Coastal Reserve, Pocosin Lake National Wildlife Refuge, and the new bayside Eastern 4-H Environmental Education Conference Center.

Cypress Cove Marina is central location for day trips into other nearby towns via the Albemarle Sound. We are:

- 53 statute miles from Manteo & The Lost Colony
- 15 statute miles from the Intracoastal Waterway
- 1 statute mile from the Town of Columbia
- 35 statute miles from Historic Edenton
- 43 statute miles from Elizabeth City

As you can see Cypress Cove Marina is a gateway to other historic locations that are all of either regional or national significance.

Cypress Cove Marina is not only available to those who store their boats there or to transient vessels, but also to the public on a day to day basis. Boaters enjoying the Albemarle Sound and Scuppernong River come into the marina to fuel up and use the restrooms.

## **Section A: Need for Improvements**

The Town of Columbia and Cypress Cove Marina have the potential to be a unique and attractive location for transient boaters. The Town of Columbia is constantly trying to find ways to get more people into the community and those that do find their way are expressing their wanting improved facilities during their stay at our marina.

Tyrrell County is one of a few counties with the smallest per capita income in the state of North Carolina. The town of Columbia is ranked 606<sup>th</sup> out of 655 towns, with the number one town being the highest per capita income. Any improvements made to our facility to gain more visitors will in turn bring economic gains within other parts of the town and county.

Cypress Cove Marina is a safe haven from storms and other unwelcomed boating situations. Boaters that are in the Albemarle Sound and are looking to escape inclement weather can come to Cypress Cove Marina, so it is important that our facilities provide the safest refuge.

Currently, the present channel markers that line the entrance canal to the marina move constantly due to the wind, tide, and depth. The entrance is surrounded by other stumps and some extreme shallowness on both sides making the entrance very dangerous if the channel markers aren't in the correct positions. The entrance to the canal doesn't only lead to Cypress Cove Marina, but also to a State maintained Wildlife boat ramp. Permanent buoy markers will help transient boaters and larger vessels accessing the Wildlife boat ramp know exactly where our channel is located. On these buoys we propose to put some type of lights or reflectors to ensure easy nighttime navigation into the channel.

After much inspection, the restroom, shower, and kitchen facilities at the marina are in need of a major change. We propose to demo the existing structure with the kitchen and increase the size of these facilities allowing transients a more comfortable stay. An estimated 1,500 square foot clubhouse style building, completely air conditioned will be constructed consisting of showers, restrooms, kitchen & dining area. The clubhouse will also have a work station with a guest computer and a lounging area with a television. A covered deck on the outside of the building will be an area with picnic tables. This building will be made handicap accessible and changes will make the facilities safer

overall. The facilities that house the laundry room and two other bathrooms will be renovated with new flooring, paint, and other items.

## **Section B: Project Objectives**

The project seeks to achieve the following objectives:

- Increase transient boater visits to Cypress Cove Marina and to the Town of Columbia by improving boater facilities
- Increase economic activity in the community
- Make the channel into Cypress Cove Marina and the State Wildlife ramp better accessible with the use of permanent buoys with lights or reflectors to aid in nighttime navigation.

## **Section C: Expected Results & Benefits**

Benefits to Transient Boaters:

- Safe entrance into channel
- Larger, updated, more hospitable facilities for a more comfortable stay
- Safe haven from inclement weather

Benefits to Town of Columbia / Tyrrell County:

- Safe entrance into channel for those that use the state ramp (recreational boaters in the area)
- Encourages transient boaters to spend time in our community
- Those that will be visiting will require food, fuel, supplies, boat repairs, clothing, and other items which will increase local business revenues.
- Has the potential to bring in new people, diverse groups to help improve the area's quality of life.

## **Section D: Approach to Project Implementation**

Channel Markers: Any CAMA permits that are needed will be obtained before beginning work. A certified marine contractor will complete this project. Permanent buoy markers with lights or reflectors will be installed to ensure safe navigation through the channel to the marina.

Facility Improvements: This work is to be completed by a local contractor. All CAMA permits and local building permits will be obtained before any work begins. A demo of the current structure will take place in early spring 2010 and new construction will begin. The new structure will be designed to further increase the longevity of the building. An estimated 1,500 square foot clubhouse style building, completely air conditioned will be constructed consisting of 2 showers, 2 restrooms, kitchen and dining area. The clubhouse will also have a work station with a guest computer and a lounging area with a television. A covered deck on the outside of the building will be an area with picnic tables. This building will be made handicap accessible and changes will make the facilities safer overall. The facilities that house the laundry room and two other bathrooms will be renovated with new flooring, paint, and other items. Each year, before peak season, the facilities will be evaluated to determine if any repairs are needed. This will help keep up the facilities for a longer period of time and guarantee an enhanced visit for transient boaters. Ongoing maintenance of the facilities will take place as needed.

## Section E: Location for Improvements



The area outlined in **red** is the current location of marina facilities and where the new construction will take place. The area outlined in **green** is the current location of the laundry room and two other bathrooms where renovations will take place.

## Section F: Estimated Costs

- 1) CAMA permits: \$400. Since the marina has an active major CAMA permit, we will need to pay a modification fee to add the proposed items to our current major permit.
- 2) Install permanent channel markers with reflectors/lights: \$12,000.
- 3) Renovations to existing structure with two bathrooms and laundry room: \$5,000.
- 4) New bathhouse construction (bathrooms, showers and kitchen area): \$135,000. This figure is based on a quote we received for \$90/square foot from a local contractor (estimated 1,500 square feet).

Total cost: \$152,400

50 percent of our slips are for long-term rental and 50 percent are available for transient vessels, therefore the total eligible project costs are \$76,200 with \$57,150 requested from BIG (75%) and \$19,050 in non-Federal match (25%). All non-Federal costs will be paid for by Cypress Cove Marina in cash.

Total eligible cost: \$76,200

Total BIG request (75%): \$57,150

Total cost share (25%): \$19,050

### **Section G: Project Timeline**

If Cypress Cove Marina is selected for funding, the owner will immediately begin accepting bids for the renovations and buoy placement. It is our goal to have as much of these things done before tourist season begins in 2010 so transient boaters as well as the locals can take advantage of the improvements. The small restroom/shower facility will be renovated first, before the boating season, so guests will have this to use while the new bathhouse is being constructed. Demo of the current facility should take a week and construction of the new facility could take up to 6 months, which may depend on weather issues.

### **Section H: Other Information**

In addition to this grant, Cypress Cove Marina is also planning to apply for a grant through the NC Division of Coastal Management's Marine Sewage Pumpout Grant Program to upgrade our current pump-out system, making our marina an even more transient boater friendly place.

**Appendix A: Map of Cypress Cove in relation to North Carolina**



**Appendix B: Aerial View of Cypress Cove Marina**

