

Outer Banks Event Site Final Plan, Cost Estimate, and Phasing



Photos above from outerbanksseafoodfestival.org & obxconnection.com



December 3, 2013

Project Process

- Data collection and base mapping
- Site visit and planning worksession
- Alternatives development and refinement
- Public meeting #1
- Final plan revision
- Board Review
- **Public meeting #2**



Overriding Mission

- Promote overnight visitation

Programming Ideas

- *Enhance current event uses*
- *Year-round event uses*
- *Restrooms*
- *Park amenities and open space*
- *Parking*
- *Entry and circulation (buses)*
- *Boardwalk/pier*
- *Flexible spaces*



Public Comments

- *Maintain 'view windows' to the Sound from the highway corridor*
- *Do not duplicate program with other regional venues*
- *Maximize flexibility*
- *Provide additional parking*
- *Provide additional restrooms*
- *Provide a simple year-a-round Pavilion that can be weatherized*
- *Provide access to event area for service and vendor vehicles*

Post Comment Framework



Outer Banks Event Site

Post Comment – (Alternative 2A)



Birdseye Looking NE

North Event Areas	3.2 ac.
South Event Area	1.1 ac.
Permanent Parking	144 spaces
Temporary Parking	320 spaces
Walks and Pathway	5500 lin. ft.
Boardwalk	1050 lin. ft.



Main Entrance

Master Plan



Master Plan – View looking Northwest



Main Entrance



Daily View



With Event Activity

Main Entrance Pavilion



Daily View



With Event Activity

Event Pavilion looking toward Sound



Daily View



With Event Activity

South Event site looking to Entrance Pavilion



Daily View



With Event Activity

Northwest corner of site looking Southeast



Daily View



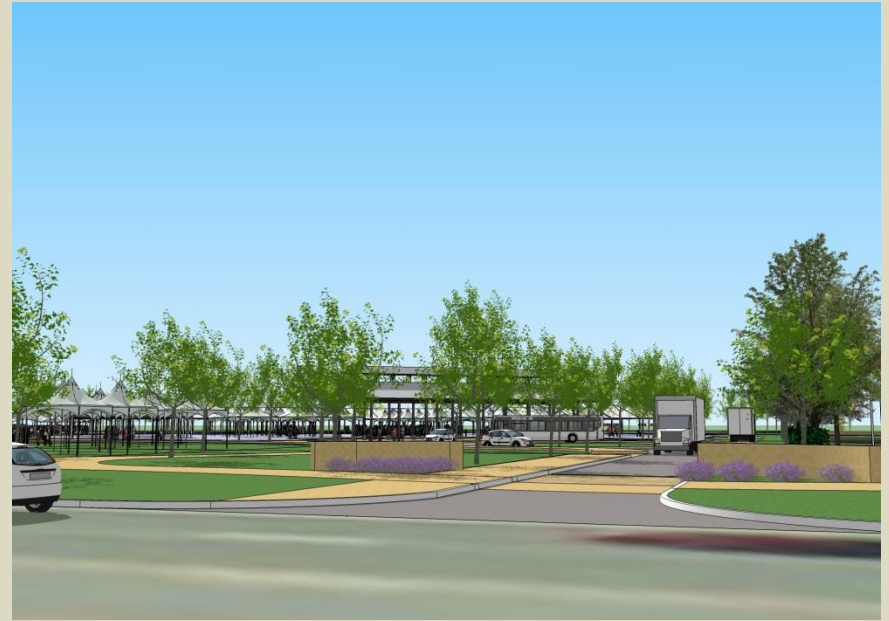
With Event Activity

Outer Banks Event Site

North Entrance



Daily View

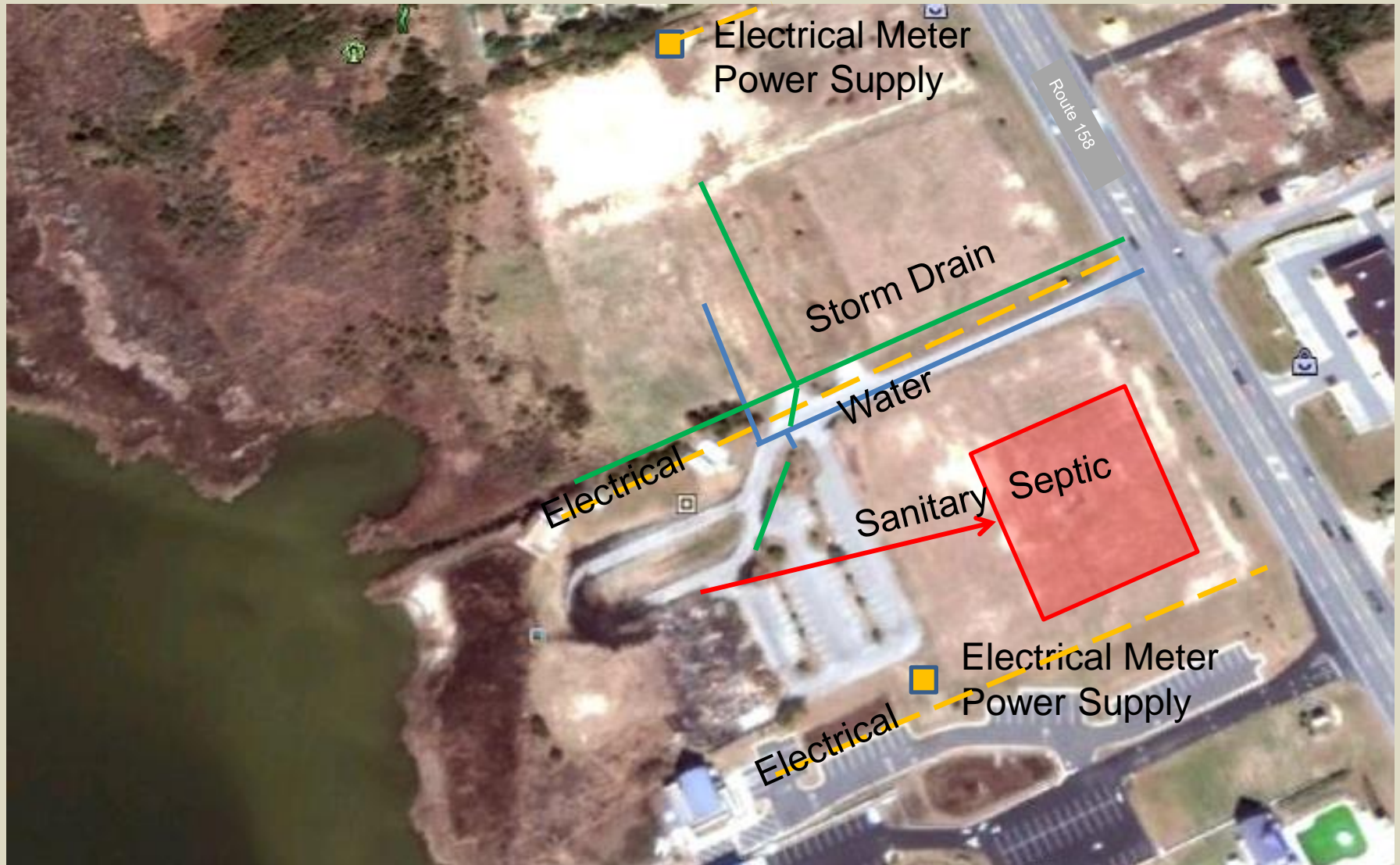


With Event Activity

Alternative Approach to Shed



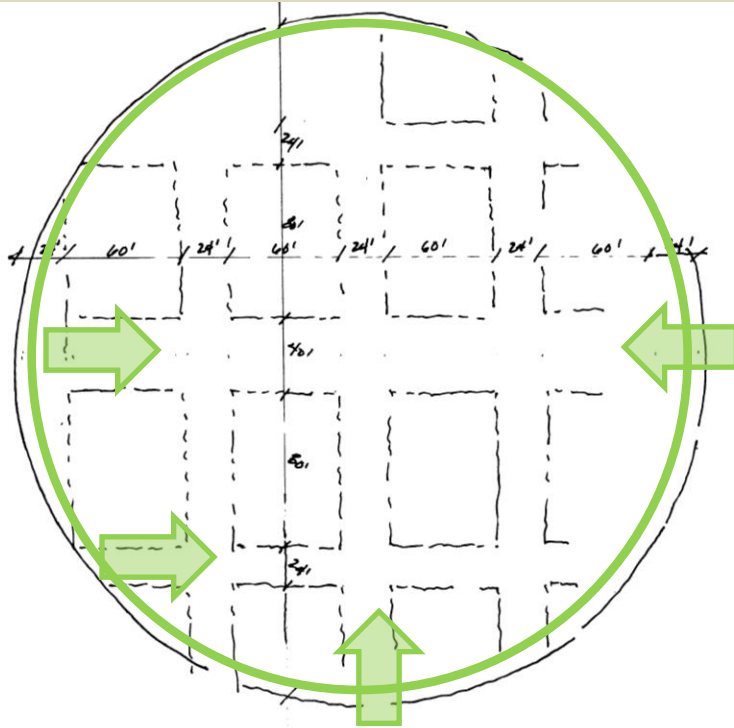
Existing Utilities



Implementation Approach



Event Layout



Phasing Plan

- Maintain site functionality
- Enhance space for Seafood Festival and other uses
- Improve site access
- Allow flexible implementation
- Spread costs over time



Phase 1 - \$ 2.5M+/- estimated probable cost



Phase 2 - \$ 3.2M+/- estimated probable cost



Phase 3 - \$ 1 M+/- estimated probable cost



Phase 4 - \$ 1.9M+/- estimated probable cost



Next Steps

- Funding Strategy and Phasing
- Detailed Site background – geotech, survey, permitting framework, etc.
- Site Development and Engineering Design
- Permitting
- Phase One Program implementation

Outer Banks Event Site

