



Town of Duck | Herron Property Planning Process

Final Conceptual Design

The Town of Duck purchased a 1.55-acre site located near the corner of Duck Road and Scarborough Lane, referred to as the Herron Property. As the Town wants to align the property use with the community's desires, a robust public engagement effort was undertaken and was central to shaping the design concepts that were developed for the property. More detailed information about the process and public input received can be found in Exhibit 5, which is attached.

This collective feedback provided valuable insight into local priorities, concerns, and aspirations, helping the design concepts respond directly to the needs and values of the community. During their February 2026 Town Council retreat, Town Council reviewed the three initial conceptual designs developed by the Consultant after public input. These designs explored a passive natural park, an active recreation space, and an active community building, and can be seen in Exhibit 4. Based on feedback during this meeting, Town Council selected the **Natural Park (Passive)** Concept as the preferred alternative.

Not only should the design and construction be accounted for in the Town's general fund and CIP budgeting process, but property maintenance, staffing, and replacement costs should be accounted for as part of future budget processes to set aside planned funds to cover these



expenses. Exhibits 1 and 2 contain the refined conceptual design and high-level cost estimate, which accompanies the following project specifics:

Natural Park (Passive)

The Natural Park (Passive) Concept envisions the site as a simple, accessible public space that builds on the existing natural character of the land. Overall, this concept emphasizes practicality, environmental stewardship, and community use within a low-maintenance, natural setting.

Project Specifics

1. Restroom with a Mural Wall

- a. A traditional restroom facility with two bathrooms will be installed, which will require a water connection and septic installation.
- b. A wall mural celebrating Duck, the natural environment, and/or the coastal community will function as a focal point and photo opportunity for visitors.
- c. The restroom architecture will align with the local, coastal feel.



Example of Restroom with Mural Wall

2. Picnic Tables

- a. Traditional picnic tables that are made from weather and UV-resistant material, such as HDPE or composites, will be used to provide long-term quality seating.
- b. Surfacing around the picnic tables, restrooms, and bike rack area to be made from concrete or similar materials to provide a smooth, consistent, ADA-compliant surface.



Example of Existing Composite Tables over Concrete Surface at Duck Town Park

3. Bike Parking and Water Filling Station

- a. Bike racks for people to secure bikes before either using the park or going to the boardwalk will be installed. Spacing of the bike rack is designed for parking single, tandem, and bikes with trailers.
- b. The water filling station connects to the public water line and includes a water bottle filler, water fountain, and pet water fountain and will include a built-in filter.



Example of Bike Parking with Repair Facilities and Waterfilling Station

4. Existing Vegetated Areas

- a. Maintaining and protecting existing native vegetation in the park is a priority.
- b. Removal of invasive species and any debris piles from the property is needed to prepare for future property use.
- c. Supplementing the native vegetation with additional native plantings throughout the park will enhance the natural environment, provide species diversity, and create educational opportunities for visitors.

5. Trail with Benches and Educational Signage

- a. The trail will be a 10-foot-wide concrete walking path.
- b. Park benches scattered along the trail, providing opportunities for park visitors to enjoy the natural environment and rest. Benches can provide an opportunity to incorporate local art or to be part of a memorial remembrance program.
- c. Educational signage can highlight native plant species, animals, the coastal environment, Town history, and other items. Local organizations can assist with the content and installation of these signs.



Example of Concrete Walking Trail in a Natural Park



Example of Existing Park Bench on Duck Trail Boardwalk

6. Existing Gazebo

- a. A structural assessment of the existing gazebo is needed to determine if it is safe for visitors, can be moved, and what repairs are necessary for it to be usable. This assessment will determine if and how the gazebo can be incorporated into the overall park.
- b. If the gazebo can be repaired for visitor use, it can be left where it is, and an informal path can be built for access to the gazebo.
- c. If the gazebo needs to be removed for safety reasons, the area should be revegetated with native plantings.



Example of Existing Educational Signage on Duck Trail

7. Picnic Tables Under Existing Canopy

- a. Traditional picnic tables that are made from UV and weather-resistant material, such as HDPE or composites, will be used to provide long-term quality seating.
- b. Surfacing around the tables will be of natural material and vegetation, providing a distinct experience from the picnic tables near the Duck Trail.

8. Permeable Concrete Paver Parking Lot

- a. Driveway, turnaround, and parking for six vehicles will be provided.
- b. Permeable concrete pavers will be used to allow stormwater to infiltrate into the soil.



Example of Permeable Concrete Pavers used for a Parking Lot

9. Entry/Wayfinding Signage

- a. Two park entrance and wayfinding signs will be installed with landscaping.
- b. The signs will contain information about the park and the area, including the use of a map, images, and text.

10. General Site Elements

- a. Overall site cleanup will need to occur to remove any remaining remnants of the previous residential use or debris.
- b. Adding new topsoil to support the plantings will be necessary, especially in the parking lot landscaping and street buffer areas.
- c. Installing irrigation for the formal plantings and grass areas is necessary to support healthy vegetation during periods that lack sufficient rainfall.
- d. Retaining the existing trees is a priority, so normal pruning and tree maintenance will help maintain a healthy tree canopy.
- e. Incorporating sculptures and art throughout the park will help provide a unique visitor experience and support local artists by highlighting their work.
- f. In addition to Town funds, project funding may come from several sources. A variety of grants are available for public art, recreational amenities, and tourism elements that may be used for the project. Private donations and sponsorships may also help fund specific site elements, such as trees, benches, picnic tables, and art. The Town may look to leverage these, and other, funding sources to achieve the community's vision for the Herron Property.

Phasing

While the project is small enough that it could be tackled in one phase, phasing the project allows the Town to spread the project costs over several years and implement the plan slowly. During project engagement, the community expressed a strong interest in making incremental improvements to the property, rather than doing it as one large project.

1. Phase 1

- a. Site cleanup and invasive species removal
- b. Gazebo assessment
- c. Full design and construction drawings
- d. Construction sign detailing the project and phasing at the Duck Trail

2. Phase 2

- a. Tree maintenance
- b. Native landscaping along edges
- c. Trailhead with picnic tables, bike racks, water filling station, and restroom
- d. Mural on restroom wall
- e. Park entry sign along Duck Road

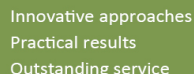
3. Phase 3

- a. Trail construction
- b. Native landscaping along the trail
- c. Educational signage
- d. Parking lot
- e. Grass area
- f. Benches
- g. Picnic tables
- h. Park entry sign at parking lot
- i. Sculptures and local art

Exhibits

- 1. Herron Property Conceptual Design (selected conceptual design option)
- 2. Herron Property High-Level Cost Estimate (selected conceptual design option)
- 3. Herron Property Concept Narratives
- 4. Herron Property Three Conceptual Designs
- 5. Herron Property Open House and Stakeholder Interviews Engagement Summary





OPINION OF PROBABLE CONSTRUCTION COST - FULL BUILD-OUT

PROJECT NAME	Public Land Use Plan	DATE	5/13/2026
CLIENT	Town of Duck	GROUP	1155
% SUBMITTAL	Master Plan / Feasibility Study	PM	Danny Wilson

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
Matt Milano	Henry Hartshorn	DKT25475

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

Construction

1	Clearing and Grubbing	1	LS	\$ 16,000.00	\$ 16,000
2	Site Demolition/Cleanup	1	LS	\$ 20,000.00	\$ 20,000
3	Site Grading/Earthwork (Balance On-Site Cut/Fill)	1	LS	\$ 51,000.00	\$ 51,000
4	Erosion Control (Silt Fencing, Inlet Protection, Signage)	1	LS	\$ 6,000.00	\$ 6,000
5	Existing Tree Work	1	LS	\$ 12,000.00	\$ 12,000
6	Concrete Trail (10' Wide x 5" Thickness)	1080	LF	\$ 80.00	\$ 87,000
7	Trailhead (Decorative Paving)	2040	SF	\$ 14.00	\$ 29,000
8	Parking Area (Pavers w/Gravel and Concrete Ribbon Curb)	2740	SF	\$ 24.00	\$ 66,000
9	Picnic Tables (Recylced Plastic or Poly) (Furnish and Install)	9	EA	\$ 1,500.00	\$ 14,000
10	Benches (Recylced Platcis or Poly) (Furnish and Install)	4	EA	\$ 1,250.00	\$ 5,000
11	Bike Rack (4-Bike Racks) (Furnish and Install)	2	EA	\$ 1,000.00	\$ 2,000
12	Water Filling Station (Filter, Bottle, Fountain, Pet w/ Water line connect.)	1	EA	\$ 6,000.00	\$ 6,000
13	Art- Mural (Free Standing CMU Wall)	1	EA	\$ 9,000.00	\$ 9,000
14	Art- Mural (Artist Commission Materials)	1	LS	\$ 10,000.00	\$ 10,000
15	Art- Sculptures (Structural Base)	4	EA	\$ 12,000.00	\$ 48,000
16	Art- Sculptures (Artist Commission & Materials)	1	LS	\$ 20,000.00	\$ 20,000
17	Educational Signage (High Pressure Laminate - Metal Posts)	7	EA	\$ 2,500.00	\$ 18,000
18	Gazebo Renovations	1	LS	\$ 25,000.00	\$ 25,000
19	Park Entrance Sign w/ Associated Landscape Plantings)	2	EA	\$ 15,000.00	\$ 30,000
20	Landscape Turf Grass (Bermuda Sod & 4" Topsoil)	15000	SF	\$ 3.50	\$ 53,000
21	Imported Soil Mix (Beds in Parking and Trail Areas)	1	LS	\$ 6,000.00	\$ 6,000
22	Native Landscape Plantings (Beds in Parking and Trail Areas)	1000	SF	\$ 13.00	\$ 13,000
23	Perimeter Native Landscape Plantings (Plugs & Live Stakes)	1	LS	\$ 30,000.00	\$ 30,000
24	Landscape Irrigation (Permanent In-Ground)	16000	SF	\$ 3.00	\$ 48,000
25	Park Signage - Regulatory	1	LS	\$ 2,000.00	\$ 2,000
26	Standard Restrooms (Perm. Structure w/ Elect, Plum, & Septic)	1	LS	\$ 180,000.00	\$ 180,000

SUBTOTAL	\$	806,000
----------	----	---------

Design/Permitting

1	Basic Design Services (Full Design/Construction Documents)	1	LS	\$ 122,000.00	\$ 122,000
2	Special Services (Survey, Geotech, State and Local Permits)	1	LS	\$ 28,000.00	\$ 28,000
3	Gazebo Assessment	1	LS	\$ 4,000.00	\$ 4,000

SUBTOTAL	\$	154,000
----------	----	---------

SUBTOTAL	\$	960,000
----------	----	---------

CONTINGENCY	30%	\$	288,000
-------------	-----	----	---------

SUBTOTAL	\$	1,248,000
----------	----	-----------

MOBILIZATION	5%	\$	62,400
--------------	----	----	--------

SUBTOTAL	\$	1,310,400
----------	----	-----------

PROJECT TOTAL (2026 COSTS)	\$ 1,310,400
-----------------------------------	---------------------



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST - FULL BUILD-OUT

PROJECT NAME	Public Land Use Plan	DATE	5/13/2026
CLIENT	Town of Duck	GROUP	1155
% SUBMITTAL	Master Plan / Feasibility Study	PM	Danny Wilson

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
Matt Milano	Henry Hartshorn	DKT25475

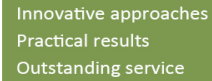
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

COST ESCALATION FACTOR	4.0%	\$	52,416
PROJECT TOTAL (2027 COSTS)		\$	1,362,816

The Engineer has no control over the cost of labor, materials, equipment, or the Contractor's methods of determining prices, nor over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. Additionally, fluctuations in material costs due to tariffs, trade policies, or supply chain disruptions may further impact pricing in ways that are difficult to predict.

NOTES:

- 1 Project Buildout in 3 Phases over 3 years = \$1,540,032.00
- 2 FNI OPCC classified as an AACE Class 5 Estimate with accuracy range of -30 to + 50.



OPINION OF PROBABLE CONSTRUCTION COST - PHASE 1

PROJECT NAME	Public Land Use Plan	DATE	4/22/2026
CLIENT	Town of Duck	GROUP	1155
% SUBMITTAL	Master Plan / Feasibility Study	PM	Danny Wilson

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
Matt Milano	Henry Hartshorn	DKT25475

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

[illegible]

Phase 1 - Basic/Special Design Services					
1	Basic Design Services (Full Design/Construction Documents)	1	LS	\$ 122,000.00	\$ 122,000
2	Special Services (Survey,Geotech)	1	LS	\$ 25,000.00	\$ 25,000
3	Gazebo Assessment	1	LS	\$ 4,000.00	\$ 4,000
		SUBTOTAL		\$	333,000
		CONTINGENCY		30%	\$ 99,900
		SUBTOTAL		\$	432,900

PROJECT TOTAL (2026 COSTS)	\$ 432,900
-----------------------------------	-------------------

COST ESCALATION FACTOR	4.0%	\$	17,316
PROJECT TOTAL (2027 COSTS)		\$	450,216

The Engineer has no control over the cost of labor, materials, equipment, or the Contractor's methods of determining prices, nor over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. Additionally, fluctuations in material costs due to tariffs, trade policies, or supply chain disruptions may further impact pricing in ways that are difficult to predict.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate with accuracy range of -30 to +50.



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST - PHASE 2

PROJECT NAME	Public Land Use Plan	DATE	5/13/2026
CLIENT	Town of Duck	GROUP	1155
% SUBMITTAL	Master Plan / Feasibility Study	PM	Danny Wilson

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
Matt Milano	Henry Hartshorn	DKT25475

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
------	-------------	----------	------	------------	-------

Phase 2 - Construction					
1	Site Grading/Earthwork (Balance On-Site Cut/Fill)	1	LS	\$ 8,000.00	\$ 8,000
2	Erosion Control (Silt Fencing, Inlet Protection, Signage)	1	LS	\$ 1,000.00	\$ 1,000
3	Existing Tree Work	1	LS	\$ 12,000.00	\$ 12,000
4	Trailhead (Decorative Paving)	2040	SF	\$ 14.00	\$ 29,000
5	Picnic Tables (Recycled Plastic or Poly) (Furnish and Install)	4	EA	\$ 1,500.00	\$ 6,000
6	Bike Rack (4-Bike Racks) (Furnish and Install)	2	EA	\$ 1,000.00	\$ 2,000
7	Water Filling Station (Filter, Bottle, Fountain, Pet w/ Water line connect.)	1	EA	\$ 6,000.00	\$ 6,000
8	Art- Mural (Free Standing CMU Wall + Artist Commission)	1	EA	\$ 9,000.00	\$ 9,000
9	Art- Mural (Artist Commission Materials)	1	LS	\$ 10,000.00	\$ 10,000
10	Park Entrance Sign (w/ Associated Landscape Plantings)	1	EA	\$ 15,000.00	\$ 15,000
11	Park Signage - Regulatory	1	LS	\$ 2,000.00	\$ 2,000
12	Standard Restrooms (Perm. Structure w/ Elect, Plum, & Septic)	1	LS	\$ 180,000.00	\$ 180,000
13		0.00	0	\$ -	\$ -
14		0.00	0	\$ -	\$ -
15		0	0	\$ -	\$ -
16		0	0	\$ -	\$ -
17		0	0	\$ -	\$ -
18		0	0	\$ -	\$ -
19		0	0	\$ -	\$ -
20		0	0	\$ -	\$ -
21		0	0	\$ -	\$ -
22		0	0	\$ -	\$ -
					\$ 280,000

Phase 2 - Permitting					
1	Special Services (State and Local Permits)	1	LS	\$ 2,000.00	\$ 2,000

SUBTOTAL	\$	282,000
CONTINGENCY	30%	\$ 84,600
SUBTOTAL	\$	366,600
MOBILIZATION	5%	\$ 18,330
SUBTOTAL	\$	384,930

PROJECT TOTAL (2026 COSTS)	\$	384,930
-----------------------------------	-----------	----------------

COST ESCALATION FACTOR	12.0%	\$ 46,192
PROJECT TOTAL (2029 COSTS)	\$	431,122

The Engineer has no control over the cost of labor, materials, equipment, or the Contractor's methods of determining prices, nor over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. Additionally, fluctuations in material costs due to tariffs, trade policies, or supply chain disruptions may further impact pricing in ways that are difficult to predict.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate with accuracy range of -30 to + 50.



Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST - PHASE 3

PROJECT NAME	Public Land Use Plan	DATE	5/13/2026
CLIENT	Town of Duck	GROUP	1155
% SUBMITTAL	Master Plan / Feasibility Study	PM	Danny Wilson

ESTIMATED BY	QC CHECKED BY	FNI PROJECT NUMBER
Matt Milano	Henry Hartshorn	DKT25475

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
Phase 3 - Construction					
1	Site Grading/Earthwork (Balance On-Site Cut/Fill)	1	LS	\$ 43,000.00	\$ 43,000
2	Erosion Control (Silt Fencing, Inlet Protection, Signage)	1	LS	\$ 5,000.00	\$ 5,000
3	Concrete Trail (10' Wide x 5" Thickness)	1080	LF	\$ 80.00	\$ 87,000
4	Parking Area (Pavers w/Gravel and Concrete Ribbon Curb)	2740	SF	\$ 24.00	\$ 44,000
5	Picnic Tables (Recycled Plastic or Poly) (Furnish and Install)	5	EA	\$ 1,500.00	\$ 8,000
6	Benches (Recycled Plastic or Poly) (Furnish and Install)	4	EA	\$ 1,250.00	\$ 5,000
7	Art- Sculptures (Structural Base)	4	EA	\$ 12,000.00	\$ 48,000
8	Art- Sculptures (Artist Commission & Materials)	1	LS	\$ 20,000.00	\$ 20,000
9	Park Entrance Sign w/ Associated Landscape Plantings)	7	EA	\$ 2,500.00	\$ 18,000
10	Educational Signage (High Pressure Laminate - Metal Posts)	1	EA	\$ 15,000.00	\$ 15,000
11	Landscape Turf Grass (Bermuda Sod)	15000	SF	\$ 3.50	\$ 53,000
12	Imported Soil Mix	1	LS	\$ 6,000.00	\$ 6,000
13	Native Landscape Plantings (Parking and Trail Areas)	1000	SF	\$ 13.00	\$ 13,000
14	Landscape Irrigation (Permenant In-Ground)	16000	SF	\$ 3.00	\$ 48,000
15	Park Signage - Regulatory	1	LS	\$ 2,000.00	\$ 2,000
16		0	0	\$ -	\$ -
17		0	0	\$ -	\$ -
18		0	0	\$ -	\$ -
19		0	0	\$ -	\$ -
20		0	0	\$ -	\$ -
					\$ 415,000

Phase 2 - Permitting

1	Special Services (State and Local Permits)	1	LS	\$ 1,000.00	\$ 1,000
				SUBTOTAL	\$ 416,000
				CONTINGENCY 30%	\$ 124,800
				SUBTOTAL	\$ 540,800
				MOBILIZATION 5%	\$ 27,040

PROJECT TOTAL (2026 COSTS)	\$ 567,840
----------------------------	------------

COST ESCALATION FACTOR	16.0%	\$ 90,854
PROJECT TOTAL (2030 COSTS)		\$ 658,694

The Engineer has no control over the cost of labor, materials, equipment, or the Contractor's methods of determining prices, nor over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. Additionally, fluctuations in material costs due to tariffs, trade policies, or supply chain disruptions may further impact pricing in ways that are difficult to predict.

NOTES:

- 1 FNI OPCC classified as an AACE Class 5 Estimate with accuracy range of -30 to + 50.



Town of Duck | Herron Property Planning Process

Concept Narratives

The Town of Duck purchased a 1.55-acre site located near the corner of Duck Road and Scarborough Lane, referred to as the Herron Property. By acquiring this property, the Town has a unique opportunity to create a new public amenity that will enhance the quality of life enjoyed by Duck residents, visitors, and business owners.

Public feedback was central to shaping the design concept proposals for the Herron Property, as the Town wants to align the property use with the community's desires. To explore the realm of possibilities and understand what was most important to the community, the project team hosted multiple public engagement events and activities to gather input. Stakeholder meetings, a community open house, and online engagement, including a survey, open forum, and interactive tools, were conducted to solicit input and learn what Duck residents and business owners were interested in seeing on the property. A summary of input opportunities includes:

- An online survey was launched to gather electronic feedback. The survey was open from September 22, 2025, to October 28, 2025, and could be viewed on either a computer or a mobile device. It was promoted through the project website, flyers, and a public open house, with a total number of 271 participants who completed the survey.
- Stakeholder interviews were held on October 9 and 10, 2025, which consisted of small group meetings for an in-depth discussion.
- A community open house was held on October 10, 2025, to engage with the overall community and obtain input from anyone who attended.

This collective feedback provided valuable insight into local priorities, concerns, and aspirations, helping the design concepts respond directly to the needs and values of the community. The details of the three proposed concepts derived from public feedback are described below.

Not only should the selected conceptual design and construction be accounted for in the Town's general fund and CIP budgeting process, but property maintenance, staffing, and replacement costs should be accounted for as part of future budget processes to set aside planned funds to cover these expenses.



Concept 1: Natural Park (Passive)

Concept 1 envisions the site as a simple, accessible public space that builds on the existing natural character of the land. A walking path is laid out to preserve as many trees as possible, allowing the landscape to remain the primary feature of the site. Native plantings are used to complement existing vegetation and support local ecology. Benches and picnic tables are placed along the path to create opportunities for rest, socializing, and everyday use by residents and visitors. The existing gazebo remains on the site but will need renovations before public use.

The site also functions as a trailhead, with bike parking and a water bottle filling station to support pedestrians and cyclists along the Duck Trail. A small pervious parking lot, located at the rear of the site, accommodates approximately six vehicles. A freestanding, double public restroom is included to serve visitors, with one exterior wall dedicated to public art, which may be a mural or some other art installation that can be changed occasionally. Educational signage is integrated throughout the site for native plants and environmental features. Overall, this concept emphasizes practicality, environmental stewardship, and community use within a low-maintenance, natural setting.

Landscaping & Irrigation - Concept 1 emphasizes tree preservation and native plantings, which help limit long-term irrigation needs. Temporary irrigation may be required during the initial plant establishment period, but permanent irrigation infrastructure can be minimized or limited to select areas. Preserving mature trees also avoids the cost and time associated with establishing a new tree canopy.

Maintenance & Operating Costs - Overall maintenance costs for this option are expected to be low. Regular site maintenance would include landscape upkeep, trash and recycling collection, restroom cleaning, and periodic inspection of site furnishings such as benches, picnic tables, and bike racks. The restroom's septic system will need regular maintenance. Educational signage and public art would require minimal maintenance beyond occasional cleaning and inspection, until replacement is necessary in the future. The small parking area and pervious paver or concrete walking paths would require standard maintenance, such as cleaning and surface repairs.

Staffing Needs - This design does not require full-time on-site staffing. Maintenance activities could be incorporated into existing Public Works or Parks and Recreation department schedules. Restroom maintenance would require regular service, which may be overseen by Town staff or contracted services. Community volunteers can also be leveraged to assist with staffing needs.

Utilities - The restroom will require connections to water, septic, and power. The water bottle filling station also requires a water connection, but it could be integrated into the same utility infrastructure serving the restroom. A new septic system will need to be installed.



Concept 2: Recreational Space (Active)

Concept 2 envisions the site as an active community hub that supports everyday recreation while retaining much of the natural landscape. Walking trails use permeable materials that are durable and low maintenance. To aid in tree preservation and the incorporation of native plantings, amenities are carefully integrated into the landscape. Picnic tables and benches are located in shaded areas, creating comfortable places for trail users to rest and socialize.

The site includes a range of amenities that encourage activity for all ages, including a playground and outdoor exercise equipment. The site also serves as a trailhead, supported by a gateway monument sign, bike racks, a water filling station, and wayfinding signage. A freestanding public restroom is made available to visitors. A pervious parking lot for approximately 13 vehicles is placed at the rear of the site and screened from the roadway to maintain a natural streetscape. Interactive or “Instagrammable” artwork helps reflect the community’s character and engage visitors. Overall, this concept balances recreation, accessibility, and placemaking, creating a destination that serves both residents and visitors, while maintaining the Town’s natural beauty and existing trees.

Landscaping & Irrigation – Concept 2 includes a greater mix of active-use areas but continues emphasis on tree preservation and native plantings, which helps limit long-term irrigation demands. Temporary irrigation may be required during the initial plant establishment period. Shaded picnic areas and trail corridors should be designed to protect existing root zones and minimize impacts on surrounding trees.

Maintenance & Operating Costs - Maintenance costs for this option are expected to be moderate due to the increased number of amenities. Playground elements, outdoor exercise equipment, interactive artwork, and wayfinding signage will require routine inspection and occasional repairs. Additional regular site maintenance would include landscape upkeep, trash and recycling collection, restroom cleaning, and periodic inspection of site furnishings such as benches, picnic tables, and bike racks. The restroom’s septic system will need regular maintenance.

Staffing Needs - While full-time on-site staffing is not anticipated, this design will require more frequent maintenance visits. Parks and Recreation or Public Works staff may need to conduct regular safety checks of play and exercise equipment, along with restroom servicing and overall site inspections. Community volunteers can also be leveraged to assist with staffing needs.

Utilities - The restroom will require connections to water, septic, and power. The water bottle filling stations also require water connections, with the one next to the restroom using the same utility infrastructure serving the restroom. A new septic system will need to be installed.



Concept 3: Community Building (Active)

Concept 3 envisions the site as a flexible community destination that balances active use, gathering space, and the existing vegetation. A community building is located on the site, designed with a large overhang and operable doors that allow it to function as both an enclosed facility and an open-air pavilion. The community building is sized to accommodate up to three pickleball courts; however, it may be used for activities other than active recreation. Public restrooms are integrated into the building, with interior and exterior access, which also include a water bottle filling station. A structured lawn provides an open area suitable for recreation and events, complemented by seating and hammocks.

Walking trails connect to a trailhead along the Duck Trail with bike parking for visitor use. Benches and interactive public artwork are also located along the walking trail to accommodate and engage trail users. A parking lot for approximately 17 vehicles, including EV charging stations, is designed to be adaptable and able to convert to other uses such as additional pickleball courts or outdoor event space, as needed.

Landscaping & Irrigation - Tree preservation and native plantings remain central to this design, reducing long-term irrigation needs and maintaining the site's natural character. The central grass area will require an irrigation system and additional maintenance to maintain a healthy lawn, especially with significant public use.

Maintenance & Operating Costs - This concept has a higher maintenance cost due to the variety of active-use areas and flexible amenities. Maintenance tasks will include lawn care for the structured greenspace, routine inspection of the community building and pickleball courts, restroom cleaning, upkeep of site furnishings, and overall site inspections. The restroom's septic system and the irrigation system will need regular maintenance.

Staffing Needs - Regular maintenance of the building, pickleball courts, restrooms, and grounds will be necessary, and event setup for larger gatherings may require temporary additional support. Additional staffing may be needed to adequately maintain the property and coordinate events/building usage.

Utilities - The community building will require connections to water, septic, and power. A new septic system will need to be installed to serve the restrooms. The water bottle filling stations also require water connections, with the one next to the restroom using the same utility infrastructure serving the restroom. EV charging stations in the parking lot will require additional utility planning.



Concept 1 - Natural Park

- Project Boundary
- Minimum Building Line
- Proposed Trail
- Existing Duck Trail
- Boardwalk Connection
- Overhead Utility
- Existing Trail Easement
- Planting Area
- Trees to Preserve
- Steeper Topography

SCARBOROUGH LANE
40' R/W

Small Parking Lot
(6 spaces)

Picnic Tables Under
Existing Canopy

Existing
Gazebo

Restrooms
with Mural

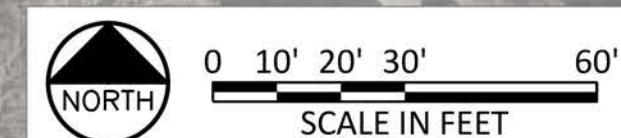
Trailhead with Bike
Rack and Water
Filling Station

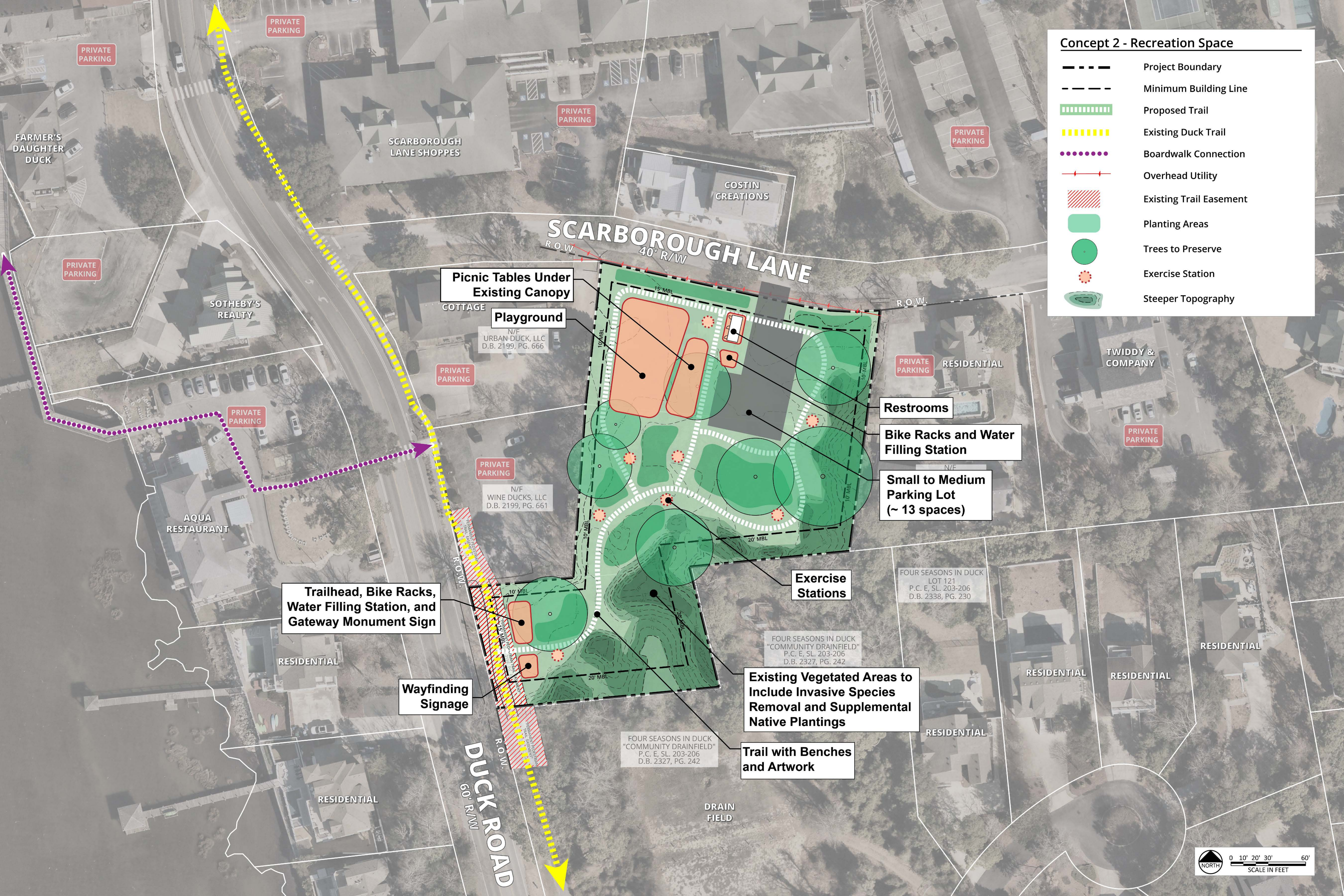
Trail with Benches
and Educational
Signage

Picnic
Tables

Existing Vegetated Areas to
Include Invasive Species
Removal and Supplemental
Native Plantings

DUCK ROAD
60' R/W





Concept 2 - Recreation Space

- Project Boundary
- Minimum Building Line
- Proposed Trail
- Existing Duck Trail
- Boardwalk Connection
- Overhead Utility
- Existing Trail Easement
- Planting Areas
- Trees to Preserve
- Exercise Station
- Steeper Topography

Picnic Tables Under Existing Canopy

Playground

Restrooms

Bike Racks and Water Filling Station

Small to Medium Parking Lot (~ 13 spaces)

Exercise Stations

Existing Vegetated Areas to Include Invasive Species Removal and Supplemental Native Plantings

Trail with Benches and Artwork

Trailhead, Bike Racks, Water Filling Station, and Gateway Monument Sign

Wayfinding Signage

DUCK ROAD

SCARBOROUGH LANE

FARMER'S DAUGHTER DUCK

SOTHEBY'S REALTY

AQUA RESTAURANT

SCARBOROUGH LANE SHOPPES

COSTIN CREATIONS

TWIDDY & COMPANY

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

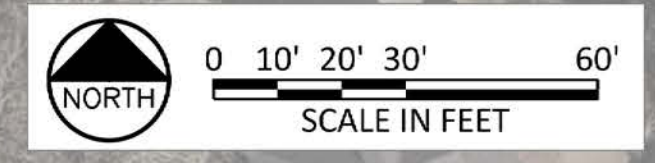
FOUR SEASONS IN DUCK "COMMUNITY DRAINFIELD" P.C. E, SL. 203-206 D.B. 2327, PG. 242

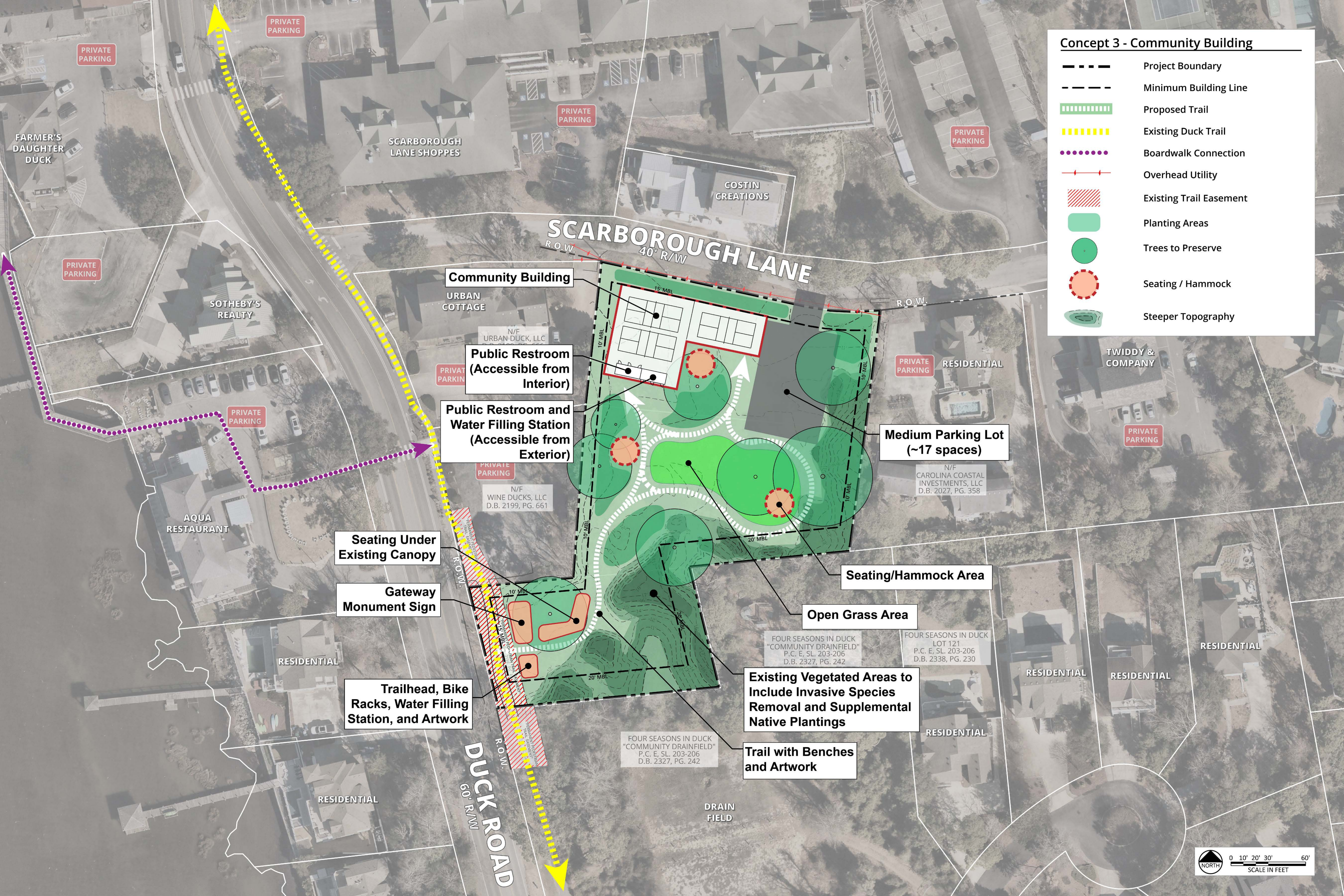
FOUR SEASONS IN DUCK "COMMUNITY DRAINFIELD" P.C. E, SL. 203-206 D.B. 2327, PG. 242

FOUR SEASONS IN DUCK LOT 121 P.C. E, SL. 203-206 D.B. 2338, PG. 230

N/F WINE DUCKS, LLC D.B. 2199, PG. 661

N/F URBAN DUCK, LLC D.B. 2199, PG. 666





Concept 3 - Community Building

- Project Boundary
- Minimum Building Line
- Proposed Trail
- Existing Duck Trail
- Boardwalk Connection
- Overhead Utility
- Existing Trail Easement
- Planting Areas
- Trees to Preserve
- Seating / Hammock
- Steeper Topography

Community Building

**Public Restroom
(Accessible from
Interior)**

**Public Restroom and
Water Filling Station
(Accessible from
Exterior)**

**Seating Under
Existing Canopy**

**Gateway
Monument Sign**

**Trailhead, Bike
Racks, Water Filling
Station, and Artwork**

**Medium Parking Lot
(~17 spaces)**

Seating/Hammock Area

Open Grass Area

**Existing Vegetated Areas to
Include Invasive Species
Removal and Supplemental
Native Plantings**

**Trail with Benches
and Artwork**



Town of Duck | Herron Property Planning Process

Open House and Stakeholder Interviews Engagement Summary

About the Events

On October 9-10, 2025, the project team hosted several public engagement events, including stakeholder interviews and an open house event, to collect input from the community about their vision and ideas for the future of the Herron Property.

On October 9, 2025, the project team hosted a series of five stakeholder interviews at the Town Hall Conference Room, bringing together a total of 37 stakeholders throughout the afternoon. These conversations provided a valuable opportunity to hear directly from business owners, property owners, Planning Board members, and other stakeholders about their ideas and priorities for the redevelopment of the Herron Property. Each discussion focused on three main topics: Opportunities and Challenges, Town Needs and Values, and Vision and Priorities. The interviews were designed to be conversational, giving attendees a chance to share their unique perspectives.

On October 10, 2025, community members gathered at the Paul F. Keller Meeting Hall for an Open House event, held from 4:00 to 6:30 PM. More than 20 attendees stopped by to share their thoughts, ideas, and what they would like to see developed on the Herron Property. Around the room, a series of interactive boards invited participants to share feedback on different aspects of the project, while maps of the Herron Property helped familiarize attendees with the property's location and existing conditions. The maps also encouraged conversation about potential uses and design features.

Public input is a vital part of this process, and the input collected during these events, in conjunction with other input received through the survey and online feedback, will be used to help guide the development of the concept plans for the Herron Property.

Key takeaways and meeting notes from the public open house and stakeholder interviews are summarized in the following sections.



Photos from the Stakeholder Interviews and Open House

Stakeholder Interviews



Open House





Key Takeaways

The following are key takeaways from the Open House based on the Stakeholder input received:

Natural Character & Environmental Preservation - Community members consistently emphasized the importance of preserving the natural character of the Herron Property. There is a strong desire to maintain green space, protect mature trees, especially the oak trees, and avoid overdevelopment. Many participants expressed a preference for passive uses like walking trails, birding areas, and nature-based play, reinforcing the Town's identity as a peaceful, scenic destination.

Community-Oriented, Multi-Use Space - There is broad support for creating a flexible, multi-use space that can host farmers markets, festivals, and community events throughout the year. Residents envision a space that can adapt to seasonal needs and serve as a gathering place for all ages, with features like pavilions, picnic areas, and food trucks that support casual, community-driven use.

Recreation & Wellness Amenities - Participants expressed interest in a variety of recreational features, including inclusive playgrounds, fitness circuits, and dog parks. While some supported pickleball courts, others raised concerns about noise and overuse. Suggestions also included indoor recreation options for rainy days and wellness-focused amenities.

Public Services & Amenities - Public restrooms were one of the most frequently requested amenities, along with minimal but functional parking. Ideas for a visitor or welcome center, wayfinding signage, and bike parking were also popular. Some stakeholders supported the idea of a public safety building or expanded town services, though opinions varied on the best use of the property.

Housing & Community Services - Several stakeholders highlighted the need for affordable or workforce housing, particularly for essential workers like teachers, medical staff, and town employees. Mixed-use development concepts—such as housing above a health clinic or public facility—were proposed as a way to address housing shortages while maintaining community-serving uses.

Access, Infrastructure & Circulation - Traffic flow, pedestrian safety, and access to the site were recurring concerns. Participants noted challenges with Duck Road and Scarborough Lane, and emphasized the need for thoughtful circulation planning, cross-access easements, and minimal lighting to preserve dark skies. Infrastructure limitations, such as wastewater capacity, were also noted as constraints.

Town Identity & Aesthetic - Maintaining Duck's small-town charm, walkability, and maritime forest aesthetic was a top priority. Residents want development to reflect the town's history and values, with architecture that complement existing buildings and features that celebrate local culture, such as bird-themed art, historic references, and Instagram-worthy landmarks (such as a prominent public art installation that attracts visitors to take selfies and group photos for posting on social media).

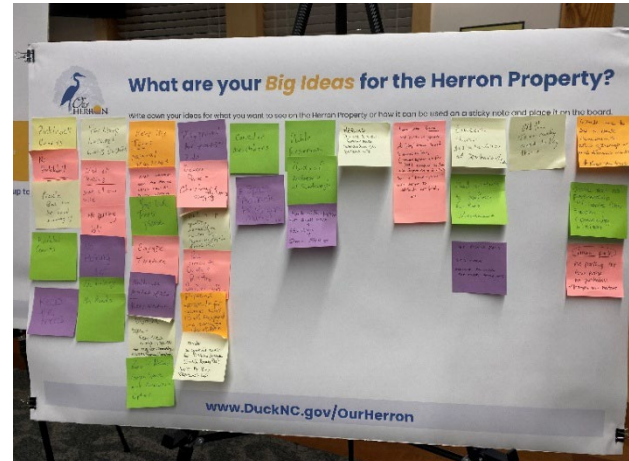


Phased & Thoughtful Development - There was a clear preference for slow, incremental development that allows for community feedback and future flexibility. Many participants urged the town to avoid rushing into decisions and to prioritize sustainability, low-maintenance design, and long-term community benefit over short-term gains.



Community Open House

Participants were invited to provide input about what should be considered for inclusion in the future development of the Herron Property by placing a sticky note with their thoughts on an input board at the event. The following is a transcription of all of the responses received:



Input Received

Open House Comments	
1.	Keep it natural, develop as open space. Avoid something that draws more traffic.
2.	Dog Park
3.	Bike Path. Traffic circle at Duck and then Roadway to Scarborough.
4.	Town park. No parking lot. Low noise. No pickleball. Hands on nature.
5.	Some sort of partnership with ripple fiber.
6.	Would love to see a park. Somewhere to allow gatherings and/or farmers markets. Keep the trees.
7.	Did the town really need to buy this?
8.	No pickle ball. Dog park. Another pavilion for craft fairs etc.
9.	Need assistance to Sea Pines for road maintenance.
10.	Concern about maintenance of Scarborough Ln.
11.	Lean into Duck and birds in general. A playscape built to mimic nature, (ground spiderweb for food), elevated walkway like the Sequoia Zoo in Eureka CA for a “birds eye view” waterscape to celebrate our foul etc.
12.	Rebuild police and fire ambulance somewhere on present site.
13.	Park with equipment for small kids and pavilion and some parking.
14.	Plenty of restrooms at Scarborough.
15.	Public restroom.
16.	Consider neighbors.
17.	Space available for Farmers Market etc.
18.	Dowdy Park – Christmas and Thanksgiving staging.
19.	Playground for younger kids.
20.	Build a top-quality recreation center like those in Virginia Beach, VA.
21.	Park similar to Dowdy and park by Currituck lighthouse.
22.	Maybe a combined court for pickleball, basketball (like at Dowdy Park). Not a big parking lot.
23.	Playground appropriate for younger kids. Ducks’ playground now is only for older children.
24.	Keep natural use for future needs such as a police station.
25.	Keep big trees. Natural playscape.
26.	Keep Oak Trees please x2.



Open House Comments	
27.	Multi-use market space. Keep nature.
28.	Engage with nature.
29.	Multiuse space – keep trees as much as possible. Use for community markets (farmers, Christmas).
30.	Keep it natural. Green space and recreation options.
31.	Parking located along Duck Rd.
32.	Not all parking. Not all one use. Pickleball can be loud and annoying.
33.	No pickleball.
34.	Pickleball courts x2.
35.	No roads.
36.	No parking x3.
37.	I would like to see the Herron Property remain open space for future civic use. I appreciate the town's acquisition of this property and hope we seize any future opportunities like this.



Stakeholder Interviews

Community members representing property owners, business owners, long-time residents, neighboring property owners, and homeowners' association representatives were invited to participate in small-group interviews. As representatives of other groups, many of the participants took the information discussed during the interviews to share with their associations, friends, and neighbors. The following is a summary of the input received at the Stakeholder interviews:

Session 1

Opportunities

- **Community Health & Housing**
 - Potential for a health clinic paired with housing, especially for older residents and local workers.
 - There is limited affordable housing options in Duck. Long-term housing for employees who currently commute from neighboring communities could be an opportunity.
- **Tourism & Public Amenities**
 - Duck's identity as a tourist destination calls for amenities like playgrounds (designed with unique or historical themes), bathrooms, and parking.
 - A welcome center for visitors to rest and learn about the community, with wayfinding signage and interactive art elements, could enhance the visitor experience.
 - Capitalize on seasonal dual-use concepts uses (e.g., birding habitat in off-season, playground in peak season).
- **Public Safety & Infrastructure**
 - Possible relocation of police or fire department if public safety lease ends.
 - Parking solutions to support walkability and reduce traffic congestion.
- **Recreation & Green Space**
 - Strong interest in unique playgrounds (with swings), walking trails, and splash pads. An emphasis was made for activities for kids and families.
 - Emphasis on preserving green space and natural features, including pollinator habitats and water elements.
 - Ideas for adult-friendly playgrounds inspired by international models for creative play (e.g., workout equipment or interactive stations to encourage activity).

Challenges

- **Space & Traffic**
 - Limited space and traffic congestion are major concerns, especially if a potential housing development is considered for the property.
 - There is limited space to support the development of a public safety building on the property. Previous community input revealed that a police station in the center of town may not be desirable due to noise and other aspects.
 - There is limited space for an additional curb cut on Duck Road to access the property.
 - The new bridge may reroute traffic from Duck and should be considered.



- Access to Scarborough Lane remains difficult. This must be considered with any proposal.
- **Maintenance & Cost**
 - Splash pad and water features may be costly and difficult to maintain due to the beachfront environment and salt air.
 - Hardscaping (walking paths) should follow natural foot traffic patterns.
- **Usage & Value**
 - There is a risk of a potential playground being underutilized unless it is designed as an attraction for families in neighboring communities.
 - Although additional parking could relieve pressure on businesses, parking is not a major issue except during special events. It may not be prudent to use the space exclusively for parking.

Town Needs, Values, and Priorities

- **Desired Features**
 - More green space, public bathrooms, and kid-friendly activities.
 - A mix of quiet and active zones to reflect Duck's character.
 - Cross-access with the Aqua parking lot to expand usability of the property and improve circulation.
 - Emphasize minimal commercial expansion.
 - Incorporate a variety of uses on the site so that it can be utilized for multiple purposes at different times of the year.
 - Emphasize the walkable character of the town and ensure the walkability and pedestrian-friendliness of the property.
- **Community Sentiment**
 - Strong desire to keep the area natural and avoid over-commercialization.
 - Emphasis on preserving Duck's charm and walkability.

Final Thoughts

- Traffic is a recurring issue that affects both residents and tourists and may deter tourists from the area.
- Development should balance community needs, environmental preservation, and tourism appeal.



Session 2

Opportunities

- **Community Amenities**
 - The existing playground is not large. This could be an opportunity to have an additional playground, including features for older children, shade structures, and no fencing as to not block access.
 - Add a community pool, gazebos, and a corner store.
 - Create a gateway or entry point into Duck with parking and unique features. A unique feature could be a viewing platform to experience the tree canopy and the views. This would attract all ages and compete with Corolla.
- **Mixed-Use Development**
 - Combine a health clinic with housing above for medical staff, addressing a critical housing shortage in the Outer Banks.
- **Environmental & Recreational Features**
 - Preserve large trees and enhance the tree canopy experience.
 - Design as a continuation of the boardwalk.
 - Add birding attractions to appeal to a wide age range.
 - Consider an e-bike charging station.
- **Design & Layout**
 - Use the flat terrain for flexible development.
 - Position buildings at the front (along Duck Road) with parking in the rear.

Challenges

- **Community Consensus**
 - It will be a challenge to get agreement among stakeholders.
 - Need to balance seasonal tourism (“17 weeks”) with year-round resident needs.
- **Impact & Access**
 - Consider the potential impact on surrounding properties.
 - Emphasize the importance of cross-access easements for vehicles and pedestrians to help reduce congestion and maintain traffic flow.

Town Needs, Values, and Priorities

- **Town Identity**
 - Maintain Duck’s family-friendly character and iconic boardwalk.
 - Avoid over-commercialization and preserve natural aesthetics.
- **Preferred Features**
 - Public safety building is a potential use but there is concern about this particular use as compared to other potential uses.
 - Avoid big box retailers, excessive parking, and pickleball courts.



Final Thoughts

- Development should reflect Duck's values and serve both residents and visitors.
- Do not rush into a final decision for development. There should be an emphasis on thoughtful planning, inclusive amenities, and preserving the town's charm.
- This is a unique situation for the Town to buy land and then have an opportunity for the community to participate in the development process.



Session 3

Opportunities and Challenges

- **Development Approach**
 - Favor slow, phased development to ensure thoughtful planning.
 - Consider leaving parts of the property open and natural.
- **Community & Cultural Features**
 - Create a multi-use space for year-round events like farmers' markets, festivals, and holiday markets.
 - Include iconic elements that reflect Duck's history and charm (e.g., duck statue, bird themes – Osprey/Herrings, historic hunting village, interactive art). (Example, Manteo historic boat structure)
 - Include birding attractions.
 - Include Instagrammable, interactive gateway imagery.
 - Extend the boardwalk trail and preserve existing trees and maritime forest.
- **Recreation & Wellness**
 - Build a park for all ages, with fitness trails, skate park, and sunset viewing perches.
 - Add water features such as koi ponds, sound gardens, or wetland-style installations.
- **Mixed-Use & Infrastructure**
 - Consider a public safety building, town office expansion, and affordable housing for essential workers.
 - Explore a covered pavilion for events, and possibly a public workout facility (indoor or outdoor).
 - Add restrooms and explore mobile restroom options.

Challenges

- **Community Impact**
 - Avoid overdevelopment that could attract more visitors than the town can accommodate.
 - Be cautious about creating features that separate Duck from neighboring communities and attracts more people than the community can accommodate.
- **Parking**
 - There are mixed views on the need for a parking garage:
 - An idea was presented for a 3-4 story parking garage that could also house restrooms.
 - Some see it as a solution for seasonal congestion and event overflow.
 - Others worry it clashes with Duck's walkable character and aesthetic.
 - Paid parking could be considered, but enforcement and business cooperation are key.
- **Commercial Competition**
 - Avoid developments that compete with existing businesses (e.g., arcades, large commercial spaces).
 - No public pool, arcade, or excessive commercial use.



Town Needs, Values and Priorities

- **Town Services**
 - Address office space shortages with a potential two-story, Outer Banks-style building. This could be an opportunity to expand Town Hall offices or relocate the community gathering space to this location.
 - Provide affordable housing for medical staff, teachers, and town employees—though concerns exist about competing with private developers.
- **Cultural Identity**
 - Support art, music, and nature-focused development. Opportunity to relocate the art gallery from Town Hall to this location.
 - Preserve Duck's natural beauty and maritime forest.

Final Thoughts

- The space should be a flexible, multi-use space.
- Incremental development is preferred; doing nothing is still an option versus rushing into a decision.
- Keep the natural, open aesthetic, aim for passive uses, and avoid overstaffed facilities.
- Restrooms are essential and could be supported by local businesses or mobile units.
- Consider future needs and err on the side of caution. (e.g., you can build on top of a park in the future, but it is more difficult to change the use if a structure is built today.)
- Address nighttime use with minimal lighting to preserve dark skies.
- Ensure sustainability and ecology are incorporated into the design and development of the property.
- Preserve trees on the property.



Session 4

Opportunities

- **Community & Public Use**
 - Create a destination space for relaxation, dog-friendly areas, and outdoor gatherings.
 - Include a pavilion, bathrooms, picnic tables, and food trucks to support casual use and events.
 - Develop a welcome center to guide visitors to local businesses.
- **Multi-Use Development**
 - Combine a community center, meeting hall, history center, and event space.
 - Consider mixed-use housing for essential workers (police, fire, lifeguards), possibly above public facilities.
- **Recreation & Engagement**
 - Add interactive art installations (e.g., murals, painted rocks, QR codes).
 - Include pickleball courts, a splash pad for kids and dogs, and a fitness circuit with exercise stations. Consider that pickleball may be a fad.
 - Maintain green space.
 - Consider a venue for concerts and explore a mobile concession/bar for events that could be rented to different vendors.
- **Infrastructure & Services**
 - Small-scale parking with a rock base.
 - Potential site for a police station (not large enough for fire).
 - Recycling center to reduce visitor-generated waste. (Not the entire property)

Challenges

- **Site Limitations**
 - The property is small, which limits development options.
 - Town Hall is overcrowded; relocating the meeting hall could free up space.
- **Access & Safety**
 - Duck Road frontage is a blind spot; Scarborough Lane access may disturb neighbors.
 - Circulation and flow of space need careful planning.
 - Crosswalk visibility near Aqua is poor and poses safety risks.
 - Work with Aqua and urban cottage for cross access.
- **Financial & Planning**
 - Development costs and funding are key concerns.
 - Need to balance development with community impact.

Town Needs, Values and Priorities

- **Desired Features**
 - Walking and sitting areas that complement existing uses.
 - Bike parking to support boardwalk access.
 - Year-round, multigenerational amenities.
 - Outdoor space with space for pavilion, bathroom, picnic tables, or food trucks.



- **Character & Identity**
 - Preserve Duck's walkable, quaint downtown feel.
 - Avoid franchise-style development and excessive traffic.
 - Reflect the Town's active off-season community spirit.
- **What Should Be Avoided**
 - Health center development.
 - Construction of a parking garage.
 - Over-commercialization or features that compete with existing businesses.

Final Thoughts

- Prioritize multi-use, flexible space that serves both residents and visitors.
- Consider incremental development and preserve natural aesthetics.
- Restrooms are needed, possibly supported by mobile units.
- Avoid overstaffed facilities; focus on low-maintenance options.
- Be cautious and forward-thinking—this may be the last open space available for development.



Session 5

Opportunities and Challenges

- **Recreation & Wellness**
 - Outdoor amenities: tennis, pickleball, basketball, inclusive playground with swing set.
 - Indoor recreation facility: racquetball, gym for rainy days and noise control.
 - Fitness circuit with adult exercise equipment.
 - Fenced dog park for year-round use.
- **Public Amenities**
 - Public restrooms (widely supported), though infrastructure and tree impact must be considered related to the wastewater facilities needed.
 - Minimal parking to support access without overdevelopment.
 - Visitor center with brochures, wayfinding map, and interactive QR codes.
 - Could be used for public safety building – not big enough for fire but potential for police.
- **Nature & Education**
 - Teaching garden and walking trail on the southern side of the property as a buffer zone against the adjacent drain field.
 - Consider arboretum-style landscaping and educational signage like Aviation Park.
 - Birding areas, duck pond, and relaxation zones with greenery.
- **Community & Identity**
 - Gateway to Duck with historical and architectural elements that reflect the town's character.
 - Trolley stop to improve town circulation.
 - Space for kids and families to gather and learn about Duck's history and nature.
 - Tower structure for scenic views and a “walk-over” feature.

Challenges

- **Infrastructure & Access**
 - Traffic flow, ROW space, and pedestrian safety, especially on Duck Road and Scarborough Lane are concerns.
 - Lighting concerns—prefer downlighting to minimize impact on neighbors.
 - Wastewater limitations due to proximity to drain field; vegetative buffer and easement needed. (Odor concerns)
 - Water supply must be kept separate from wastewater systems.
- **Development Impact**
 - Avoid over-commercialization (e.g., food trucks competing with local businesses).
 - Concern about parking enforcement and beach access management related to development of this property.
 - Accessibility to the boardwalk must be considered.
 - Opposition to a stoplight at the entrance.



Town Needs, Values, and Priorities

- **Missing Features**
 - Fenced dog park.
 - Public restrooms and minimal parking.
 - Nature-based and educational elements.
- **Character & Aesthetic**
 - Preserve Duck's history.
 - Emphasize natural vegetation: live oaks, cypress, and natural grasses.
 - Architecture should match existing Town Hall buildings.
 - Emphasize birding, duck hunting heritage, and peaceful green spaces.
- **What Should Be Avoided**
 - Water park.
 - Development that turns the property into only a parking lot.

Final Thoughts

- Town is doing well with current resources.
- Emphasize sustainability: solar panels, refillable water stations.
- Begin with simple, phased development to learn what the community truly needs.
- Consider a live-stream “park cam” to engage the public.
- Account for future traffic changes due to the new bridge