



VISION FOR MID-ISLAND TRACT

COMPENDIUM // NOVEMBER 2022

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PROJECT GOALS

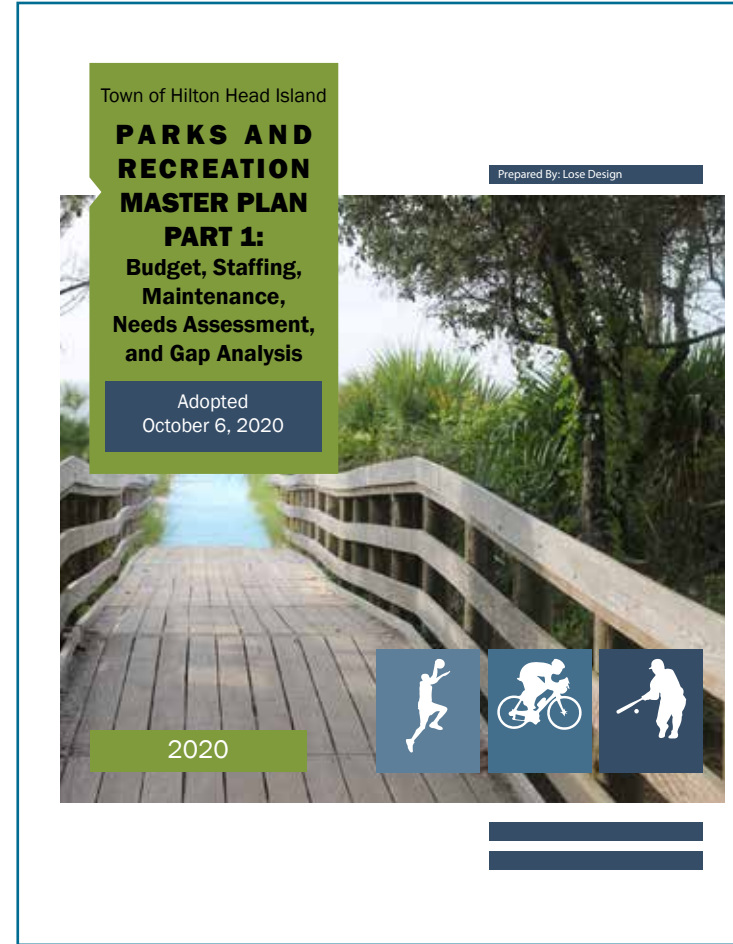
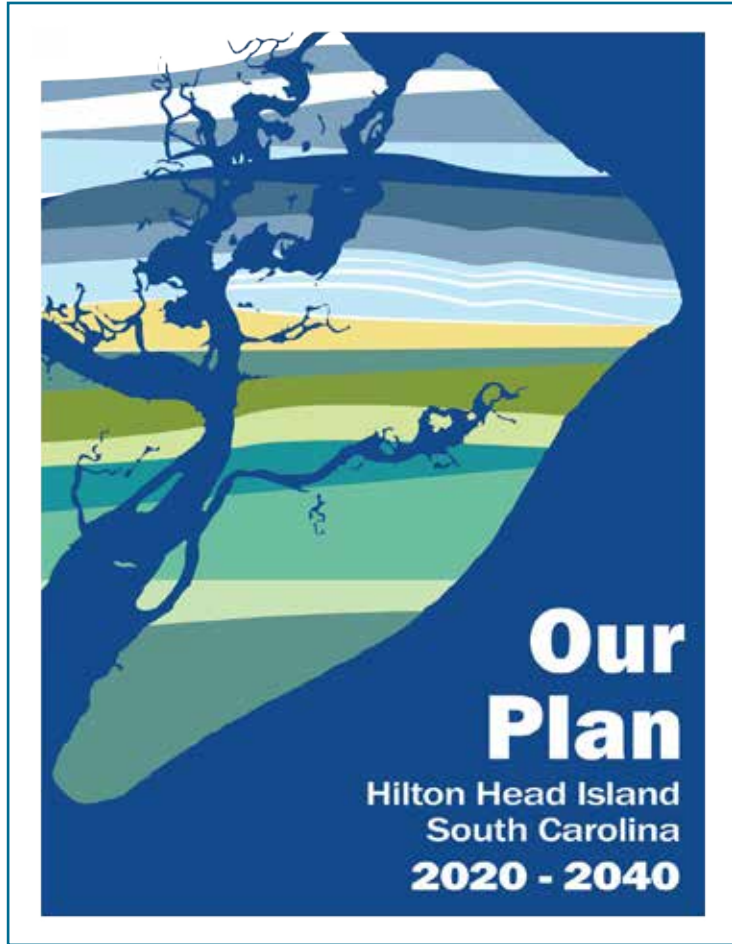
- Ensure that a park on the Mid-Island Tract serves the **entire community**, residents and visitors alike
- Enhance the **natural features** of the Mid-Island Tract and provide **nature observation** opportunities
- Embrace the **Gullah history and culture** of the site and the island by providing needed community gathering space adjacent to the future St. James Baptist Church site
- Encourage entrepreneurial and cultural understanding in the park by providing space for an **open-air market, heritage gardens, and cafe.**
- **Connect the Mid-Island Tract** to other green spaces, parks, and trails
- Consider implementation **phasing** and broader ongoing **maintenance and operations** costs in the design of the park, public space and civic infrastructure



PROJECT PROCESS REVIEW

WHERE WE STARTED

PREVIOUS PLANS / STUDIES



WHERE WE STARTED
STAKEHOLDER ENGAGEMENT

225+
Open Park Day
Attendees

100+
Stakeholders

1000+
Survey
Respondents



STAKEHOLDER ENGAGEMENT

100+ STAKEHOLDERS INTERVIEWED

NEIGHBORHOOD REPRESENTATIVES

- PALMETTO HALL
- PORT ROYAL
- LEGENDS
- FOLLY FIELD
- ISLAND LINKS

HISTORIC NEIGHBORHOODS

HISTORY & CULTURE

- HERITAGE LIBRARY
- HISTORIC MITCHELVILLE FREEDOM PARK
- NIBCAA
- ST. JAMES BAPTIST CHURCH

COMMERCIAL PROPERTIES

- PORT ROYAL PLAZA
- HAMPTON INN
- THE GREEN THUMB
- BRUNO LANDSCAPE & NURSERY

TOWN REPRESENTATIVES

- TOWN COUNCIL
- TOWN PLANNING COMMISSION
- TOWN STAFF

ECOLOGY

- ECO-HERITAGE ADVISORY COALITION
- COASTAL CONSERVATION LEAGUE
- COASTAL DISCOVERY MUSEUM
- HILTON HEAD AUDUBON

DEVELOPMENT

- BEAUFORT COUNTY EDC
- HILTON HEAD ISLAND-BLUFFTON CHAMBER OF COMMERCE
- HILTON HEAD AREA ASSOCIATION OF REALTORS

UTILITIES & AIRPORT

- HILTON HEAD PSD
- PALMETTO ELECTRIC COOPERATIVE
- HILTON HEAD AIRPORT

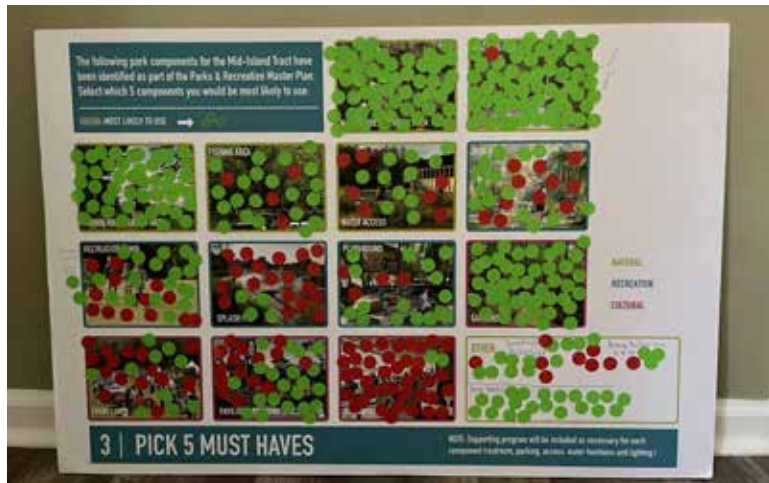
PARK REPRESENTATIVES

- PARKS AND RECREATION COMMISSION
- ISLAND RECREATION ASSOCIATION
- ACTIVE RECREATION ADVOCATES
- PEOPLE FOR PARKS

CONCOURS D'ELEGANCE

OPEN PARK DAY EVENTS

TWO EVENTS AND 225+ ATTENDEES



SITE ANALYSIS

A landscape photograph with a teal overlay. The foreground is filled with tall, dense grass. In the middle ground, there is a dense line of trees, including several tall, thin trees and a cluster of shorter, bushier trees. The sky is filled with soft, white clouds. The text "SITE ANALYSIS" is overlaid in a bold, yellow, sans-serif font on the left side of the image.

DISTRICT CONTEXT

- Town Owned Land
- Hilton Head Land Trust
- Park



DISTRICT CONTEXT

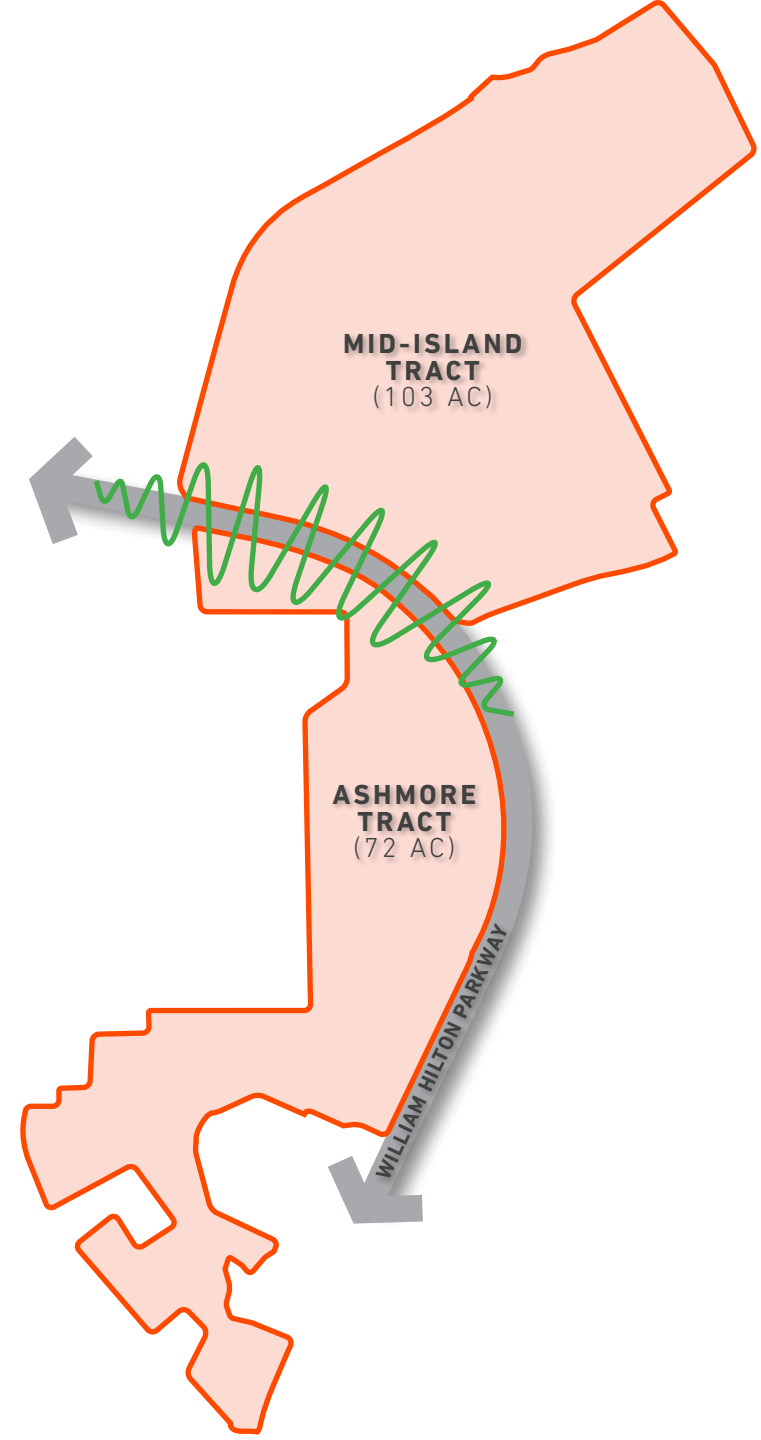
CONNECTING OPEN SPACE

- Town Owned Land
- Hilton Head Land Trust
- Park



PARK SITE

PARKWAY THROUGH A PARK



| VISUAL CONNECTIVITY



WILLIAM HILTON PARKWAY + UNION CEMETERY ROAD

| VISUAL CONNECTIVITY



WILLIAM HILTON PARKWAY

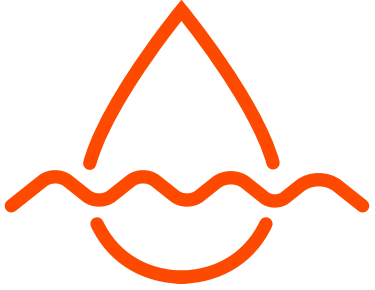
| VISUAL CONNECTIVITY



WILLIAM HILTON PARKWAY + DILLON ROAD

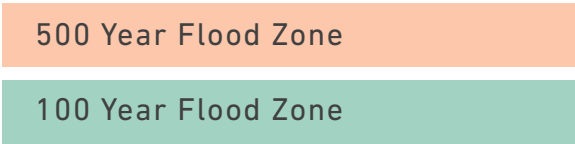
NATURAL SYSTEMS

WATER & FLOODING



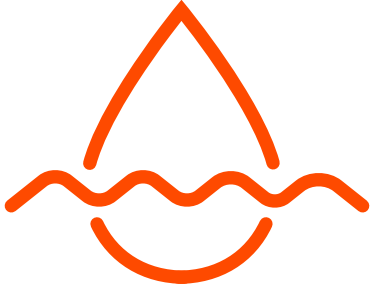
- SURFACE WATER** - 8.69 AC. (8% of site)
- STREAM** - 3,685 LF (430 LF PIPED)
- WETLAND / LITTORAL** - 0.07 AC. (0.1% of site)
- 500 YR. FLOOD RISK** - +/- 63 AC. (61% of site)
- 100 YR. FLOOD RISK** - +/- 17.1 AC (16.7% of site)

ANALYSIS CONSIDERED: Hydrography, Flood Elevations, Storm Surge, Detention, Tree Cover, Flora, Fauna, Topography Views



NATURAL SYSTEMS

WATER & FLOODING



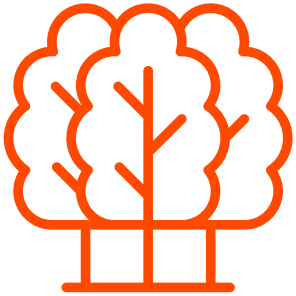
STREAM - 3,994 LF (36 LF PIPED)
WETLAND / LITTORAL - 31.6 AC. (44% of site)
500 YR. FLOOD RISK - +/-29.5. (41% of site)
100 YR. FLOOD RISK - +/- 26.5 AC. (37% of site)

ANALYSIS CONSIDERED: Hydrography, Flood Elevations, Storm Surge, Detention, Tree Cover, Flora, Fauna, Topography Views






NATURAL SYSTEMS

SPECIMENT & SIGNIFICANT TREES



CANOPY COVER - +/-41.10 AC. (40% of site)

	Specimen  Drip Line	Significant 
Live Oak	35 (60)	28 (48)
Laurel Oak	30	24
Laurel Oak	35	28
Sweetgum	30	24
Magnolia	30	24
Red Maple	30	24
Spruce Pine	ALL SIZES	
Palmetto	ALL SIZES	



NATURAL SYSTEMS

EXISTING HABITATS

- AUDUBON SOCIETY: ONLY KNOWN RED-HEADED WOODPECKER NESTING COLONY ON ISLAND



NATURAL SYSTEMS

EXISTING CONDITIONS



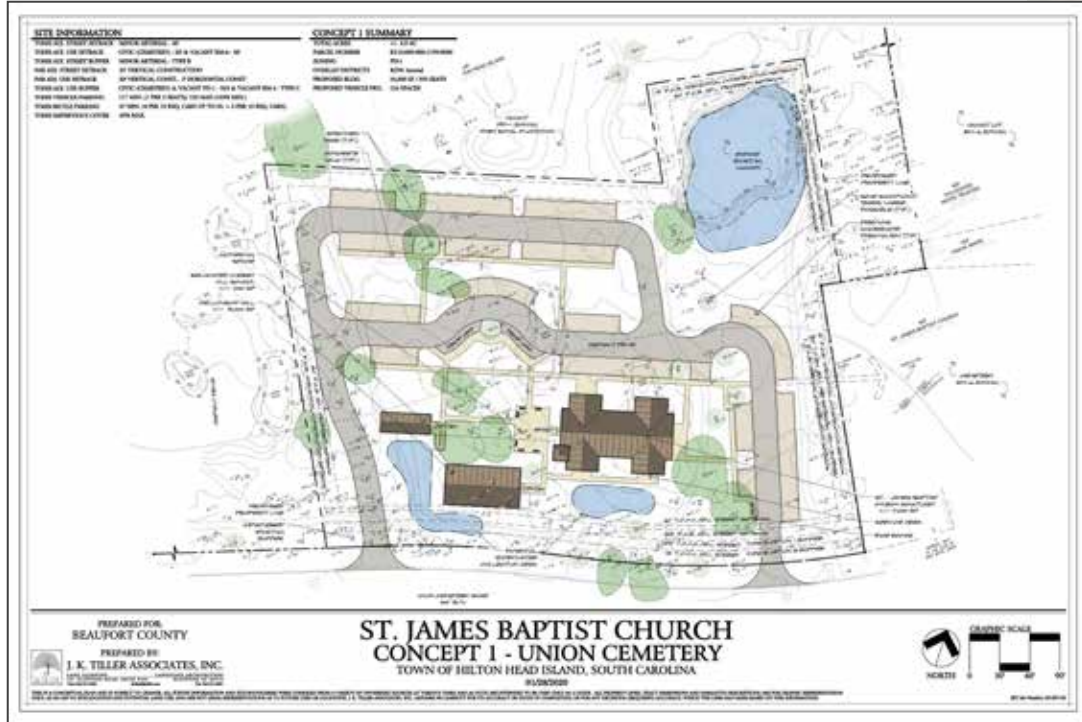
TRAIL CONNECTIVITY

EXISTING TRAILS

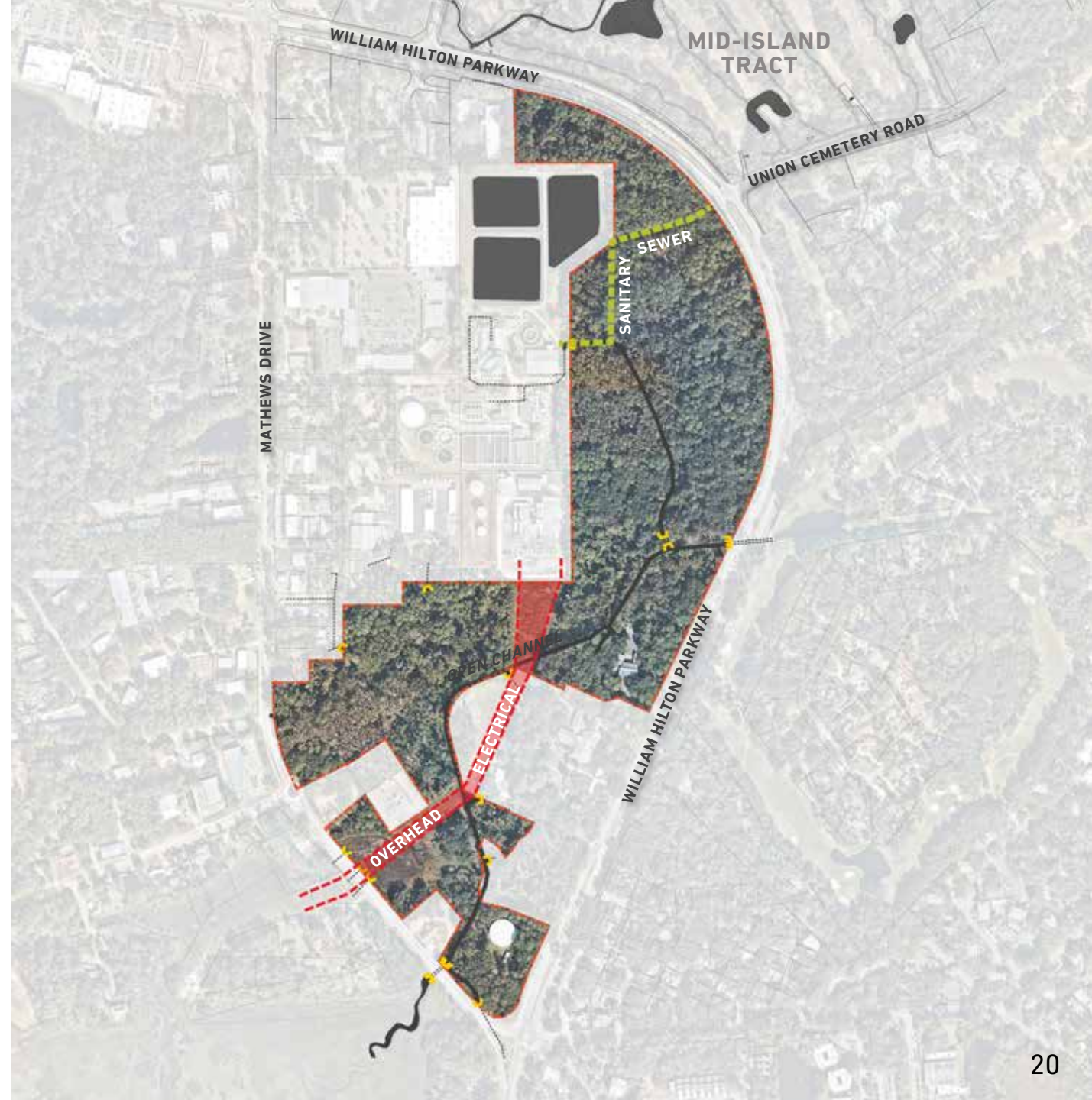
- Existing Bike Trail
- Crosswalk



ST. JAMES BAPTIST CHURCH



UTILITIES



A landscape photograph of a field with trees under a cloudy sky, overlaid with a teal color filter. The foreground is filled with tall grasses. In the middle ground, there is a dense line of trees, including several tall, thin trees and a prominent, taller tree on the left. The sky is filled with soft, grey clouds. The text "DESIGN PROCESS" is overlaid in a bold, yellow-green font on the left side of the image.

DESIGN PROCESS

CREATING A BEST-IN-CLASS PARK

DESIGN PRINCIPLES

DESIGN RIGOR
INCLUSIVE AND WELCOMING
SUSTAINABLE AND RESILIENT
BEAUTIFUL
MAINTAINABLE
SENSITIVE TO CONTEXT
FLEXIBLE TO EVOLVE OVER TIME
TIMELESS



CREATING A BEST-IN-CLASS PARK

CULTURAL INFLUENCES

BRANDING AND COMMUNICATIONS
HEALTH AND WELLNESS
RESILIENCY AND CLIMATE CHANGE
EQUITY AND INCLUSION
MULTIGENERATIONAL EXPERIENCE
DEMOCRACY



CREATING A BEST-IN-CLASS PARK

EMERGING TRENDS

ECO-TOURISM
PARTNERSHIPS
MULTIPLE-BENEFIT INFRASTRUCTURE
TECHNOLOGY
POP-UP PROGRAMS

PROGRAM VALIDATION

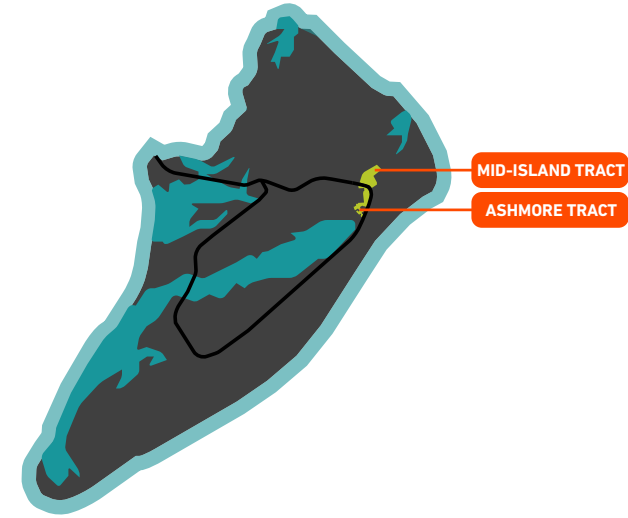
AMENDED PROGRAM FROM PARKS & RECREATION COMMUNITY ENGAGEMENT

- MULTI-USE TRAILS
- PLAYGROUND
- OVERLOOKS
- PICNIC PAVILIONS
- GREAT LAWN
- NATURE PRESERVE / CONSERVATION AREA
- NATURE TRAILS
- CONCOURS D'ELEGANCE PARKING
- BIKE PARKING
- MULTI-USE RECREATION LAWN

- 18-HOLE DISC GOLF / FOOT GOLF
- MULTI-USE TRAILS

SITE

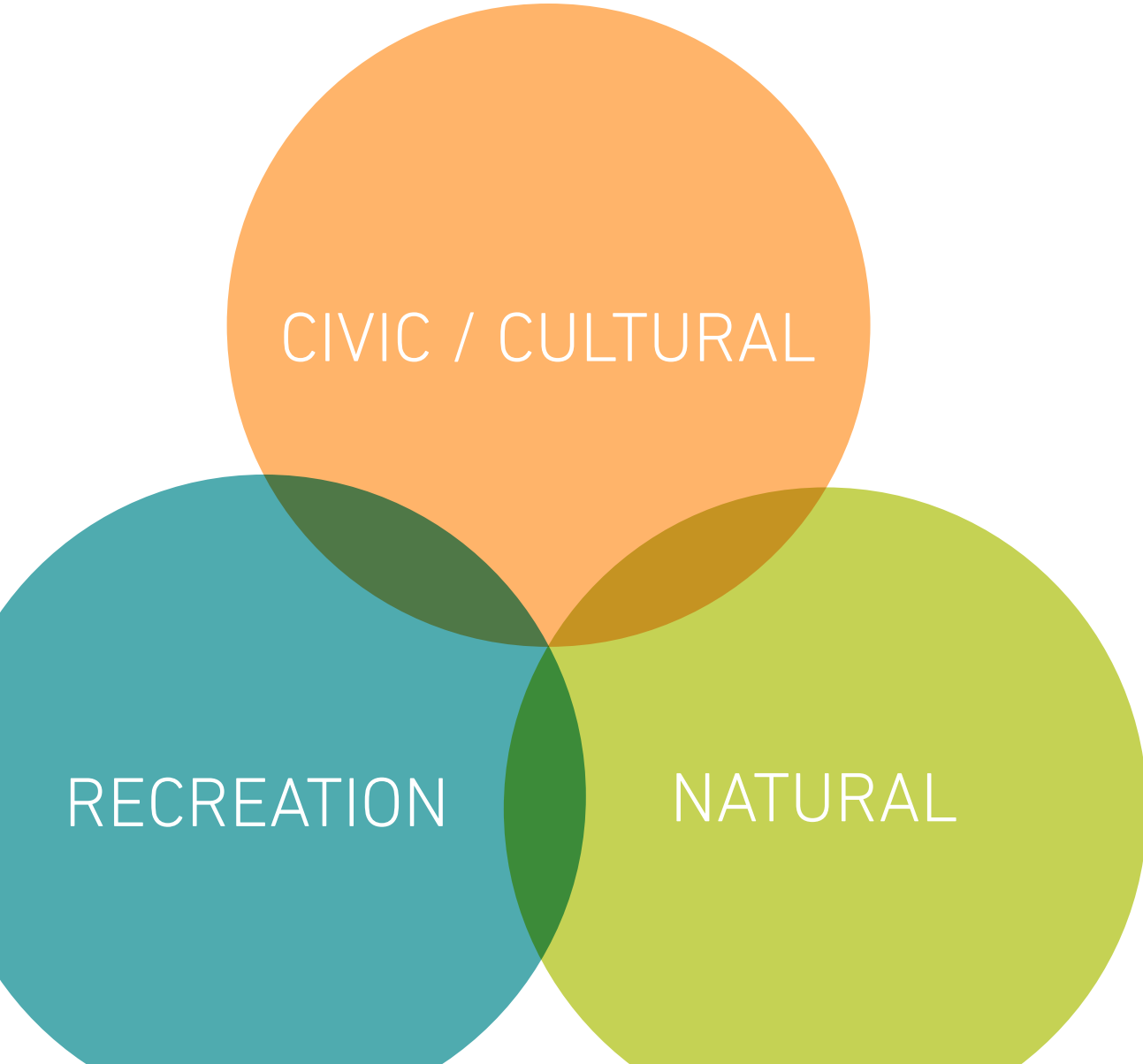
MID-ISLAND TRACT + ASHMORE TRACT



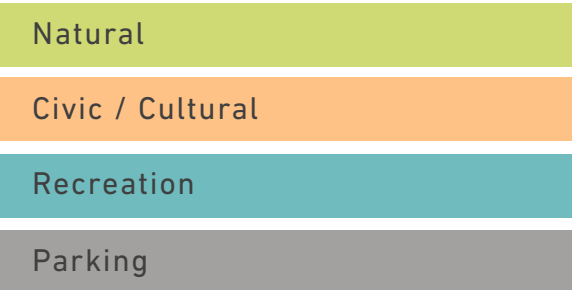
RECOMMENDED EXPANDED PROGRAM FROM STAKEHOLDER FEEDBACK AND SITE OPPORTUNITIES

- ECO-CENTER
- ENHANCED PEDESTRIAN CROSSING AT WILLIAM HILTON PKWY (BRIDGE CROSSING OPTIONAL)
- OBSERVATION DECKS
- STORMWATER MANAGEMENT / STORAGE
- ST. JAMES BAPTIST CHURCH
- EXTENSION OF GREATER ISLAND GREENWAY
- EVENT GROVE
- COMMUNITY CULTURAL GARDENS
- CULTIVATED LANDSCAPES
- MARTIN LUTHER KING JR. MEMORIAL
- INTERACTIVE WATER FEATURE
- OPEN AIR MARKET
- BOARDWALK
- CHESS
- SCULPTURAL FOUNTAIN
- MULTI-USE COMMUNITY SPACE
- BOCCE
- DOG PARK
- NATURAL PLAY
- CANOPY WALK

PROGRAM ORGANIZATION



MID-ISLAND TRACT PROGRAM COMPONENTS



MID-ISLAND TRACT

CONCEPT PLAN



MID-ISLAND TRACT

CONCEPT PLAN BIRD'S-EYE PERSPECTIVE

AIRPORT



DILLON ROAD

UNION CEMETERY ROAD

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

A landscape photograph of a field with trees under a cloudy sky, overlaid with a teal color filter. The foreground is filled with tall grasses. In the middle ground, there are several trees, including a prominent tall, thin tree on the left and a cluster of trees on the right. The sky is filled with soft, grey clouds.

TRACT AREAS + PROGRAM COMPONENTS

MID-ISLAND TRACT

TRACT AREAS



AIRPORT

ECO-PARK

UNION CEMETERY ROAD

THE HEART OF THE TRACT

ISLAND HERITAGE

ACTIVE PLAY

DILLON ROAD

CULTIVATED LANDSCAPES

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

| THE OF THE TRACT

AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD



THE ♥ OF THE TRACT

PROGRAM COMPONENTS

- SCULPTURAL FOUNTAIN
- GREAT LAWN
- MULTI-USE COMMUNITY FACILITY
- MARTIN LUTHER KING JR. MEMORIAL
- EVENT GROVE

KEY PLAN



THE OF THE TRACT

SCULPTURAL FOUNTAIN



WATER



ART



TRADITIONAL



SCULPTURAL FOUNTAIN

NORTH ↑ 0' 100' 200'

THE OF THE TRACT

GREAT LAWN



THE OF THE TRACT

MARTIN LUTHER KING JR. MEMORIAL



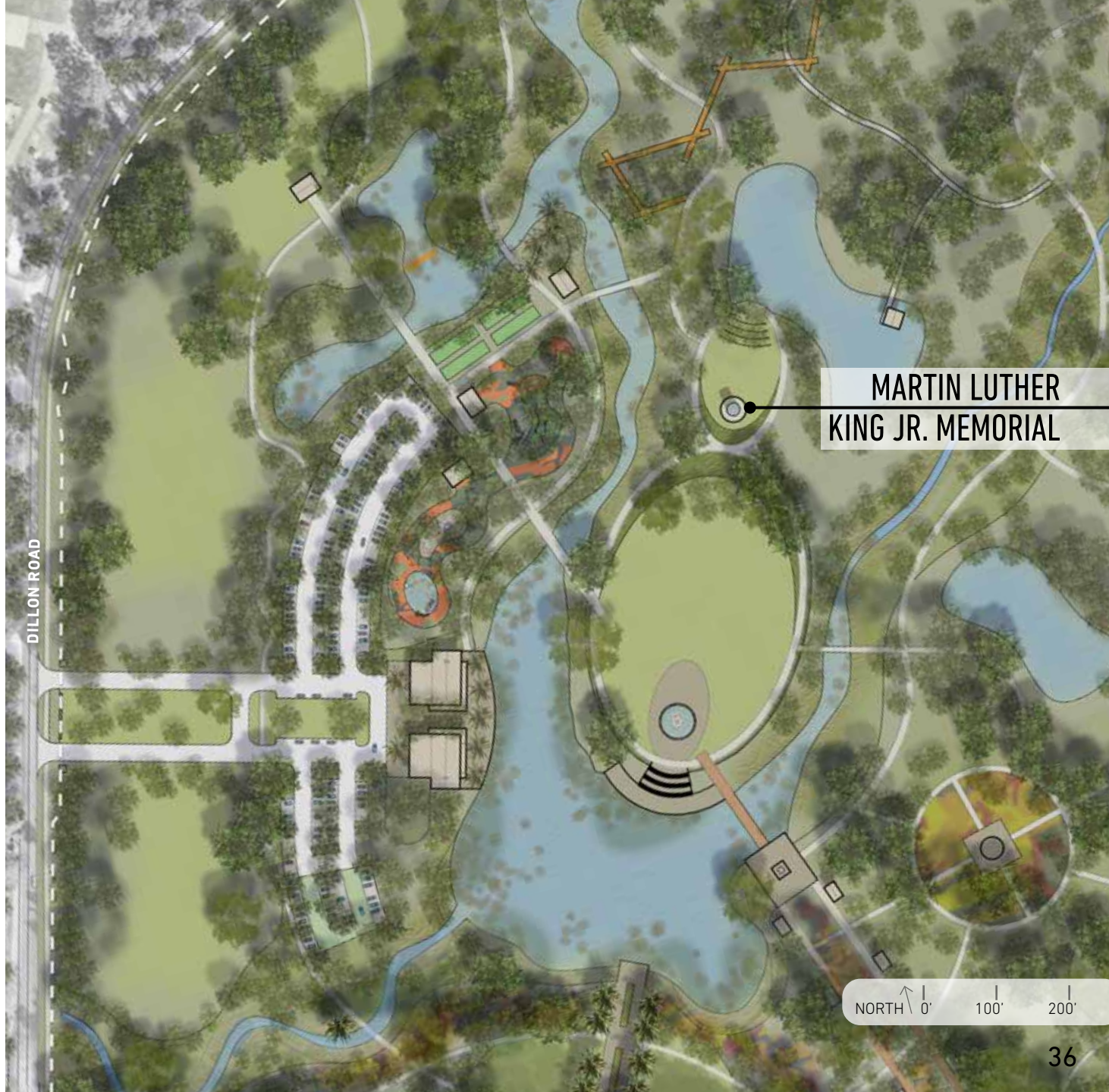
BOSTON, MA



WASHINGTON D.C.



CHICAGO, IL



MARTIN LUTHER KING JR. MEMORIAL

NORTH 0' 100' 200'

THE ♥ OF THE TRACT

EVENT GROVE



THE OF THE TRACT

MULTI-USE COMMUNITY FACILITY



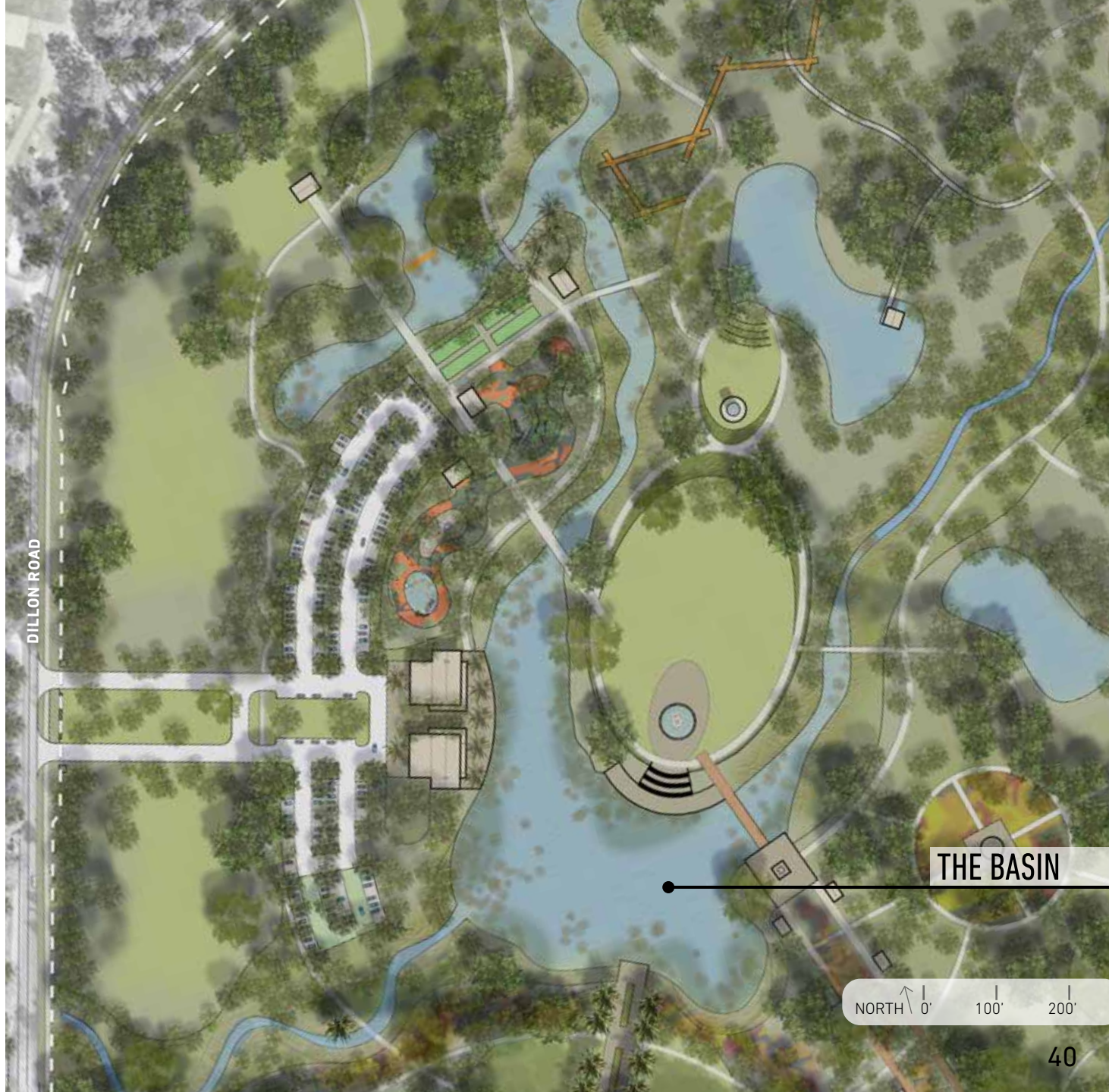
THE ♥ OF THE TRACT

PEDESTRIAN BRIDGES



THE ♥ OF THE TRACT

THE BASIN



THE ♥ OF THE TRACT

WATER'S EDGE



THE ♥ OF THE TRACT



- 1. SCULPTURAL FOUNTAIN + PLAZA
- 2. GREAT LAWN
- 3. MARTIN LUTHER KING JR. MEMORIAL
- 4. PLANT BEDS
- 5. TERRACE SEATING
- 6. MULTI-USE COMMUNITY FACILITY
- 7. TERRACE
- 8. PLAYGROUND + NATURAL PLAY
- 9. INTERACTIVE FOUNTAIN
- 10. DILLON ROAD ENTRANCE
- 11. STREAM + POND RESTORATION



| THE ♥ OF THE TRACT

- 1. SCULPTURAL FOUNTAIN + PLAZA
- 2. GREAT LAWN
- 3. MULTI-USE COMMUNITY FACILITY
- 4. TERRACE
- 5. PLAZA / DROP-OFF
- 6. PERMEABLE PARKING
- 7. PLAYGROUND + NATURAL PLAY
- 8. INTERACTIVE FOUNTAIN
- 9. DILLON ROAD ENTRANCE
- 10. STREAM + POND RESTORATION
- 11. MULTI-USE RECREATION LAWN
- 12. ECO-PARK
- 13. DOG PARK



| ISLAND HERITAGE



AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

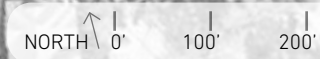
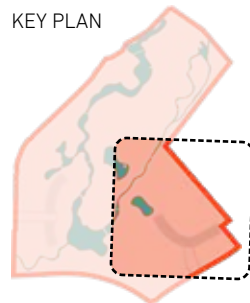
WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

ISLAND HERITAGE PROGRAM COMPONENTS

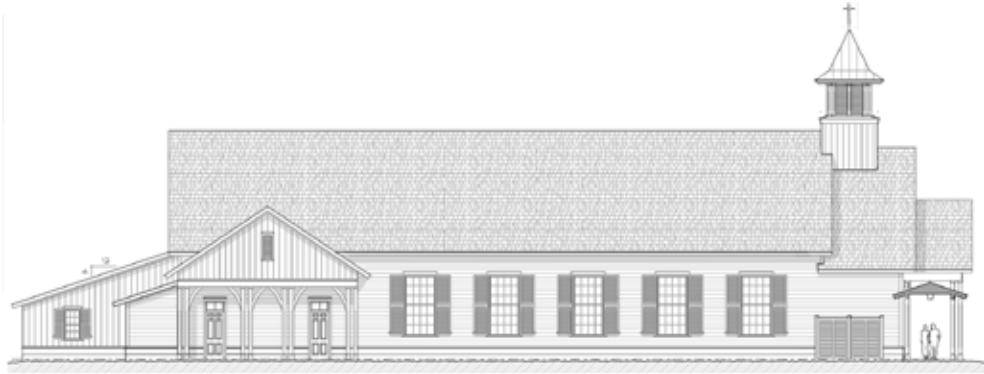
- ST. JAMES BAPTIST CHURCH
- MULTI-USE COMMUNITY SPACE
- OPEN AIR MARKET
- COMMUNITY CULTURAL GARDENS

KEY PLAN



ISLAND HERITAGE

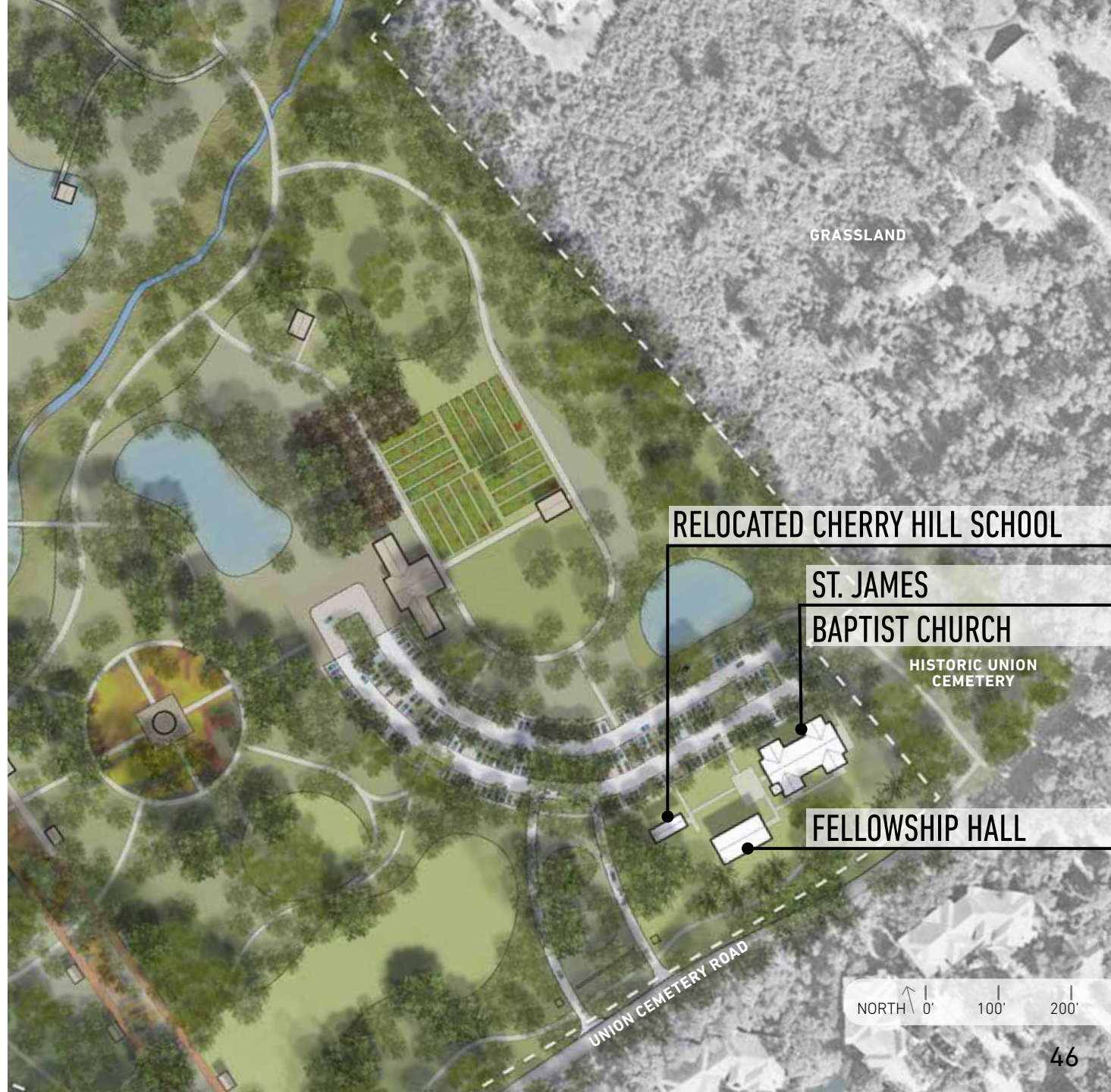
ST. JAMES BAPTIST CHURCH



CHURCH ELEVATION



CHURCH ELEVATION



GRASSLAND

RELOCATED CHERRY HILL SCHOOL

ST. JAMES
BAPTIST CHURCH

HISTORIC UNION
CEMETERY

FELLOWSHIP HALL

UNION CEMETERY ROAD

NORTH 0' 100' 200'

ISLAND HERITAGE

HISTORIC UNION CEMETERY



ISLAND HERITAGE

MULTI-USE COMMUNITY SPACE



GRASSLAND

MULTI-USE COMMUNITY SPACE

HISTORIC UNION CEMETERY

UNION CEMETERY ROAD

NORTH 0' 100' 200'

ISLAND HERITAGE OPEN AIR MARKET



GRASSLAND

OPEN AIR MARKET

HISTORIC UNION CEMETERY

UNION CEMETERY ROAD

NORTH 0' 100' 200'

ISLAND HERITAGE COMMUNITY CULTURAL GARDENS

- ESTABLISH RELATIONSHIP WITH LOCAL FOOD BANK FOR FOOD PRODUCTION / DISTRIBUTION
- TOWN-MANAGED PUBLIC PLOT LEASES
- ESTABLISH STANDING RULES FOR GARDENS (INDIVIDUAL RESIDENTS, MAINTENANCE, OPERATIONS, COMMUNICATION)



ISLAND HERITAGE

GARDEN SHED + PAVILION



GRASSLAND

PICNIC PAVILION

GARDEN SHED

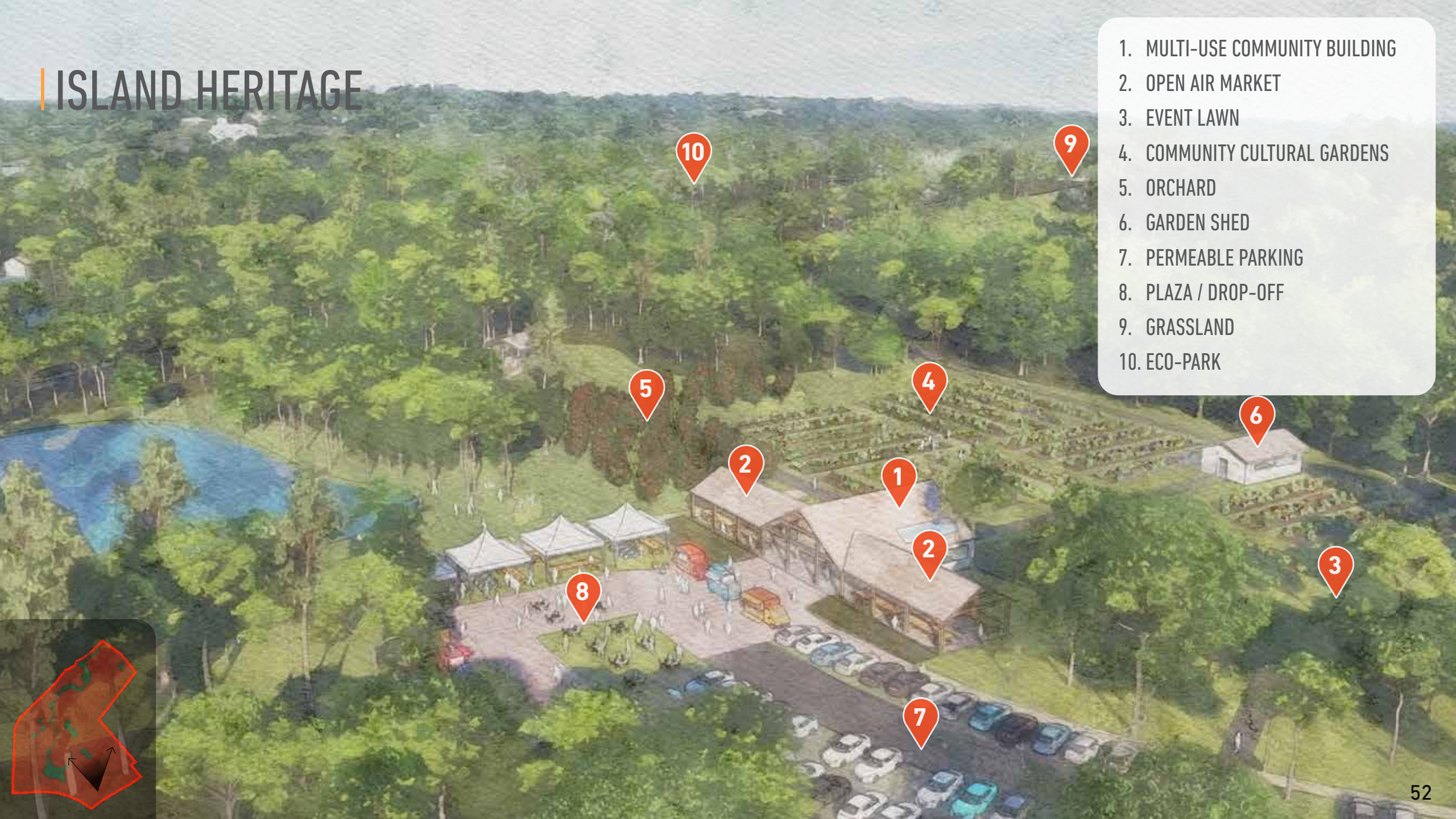
HISTORIC UNION CEMETERY

UNION CEMETERY ROAD

NORTH 0' 100' 200'

ISLAND HERITAGE

- 1. MULTI-USE COMMUNITY BUILDING
- 2. OPEN AIR MARKET
- 3. EVENT LAWN
- 4. COMMUNITY CULTURAL GARDENS
- 5. ORCHARD
- 6. GARDEN SHED
- 7. PERMEABLE PARKING
- 8. PLAZA / DROP-OFF
- 9. GRASSLAND
- 10. ECO-PARK



CULTIVATED LANDSCAPES



AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

WILLIAM HILTON PARKWAY

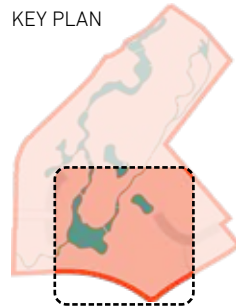
UNION CEMETERY ROAD

CULTIVATED LANDSCAPES

PROGRAM COMPONENTS

- PROMENADES
- CULTIVATED GARDENS
- NATURAL GARDENS
- CONCOURS D'ELEGANCE STAGING
- MULTI-USE TRAILS

KEY PLAN



NORTH ↑ 0' 100' 200'

CULTIVATED LANDSCAPES

THE ALAMEDA + GARDENS



CULTIVATED LANDSCAPES

THE PROMENADE



WATER FEATURE

THE PROMENADE

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

NORTH 0' 100' 200'

CULTIVATED LANDSCAPES

MONET GARDEN



CULTIVATED LANDSCAPES

LOWCOUNTRY BOTANICAL GARDENS



LOWCOUNTRY BOTANICAL GARDENS

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

NORTH 0' 100' 200'

CULTIVATED LANDSCAPES

WATER GARDENS



CULTIVATED LANDSCAPES

RIPARIAN GARDENS



CULTIVATED LANDSCAPES

CONCOURS D'ELEGANCE STAGING

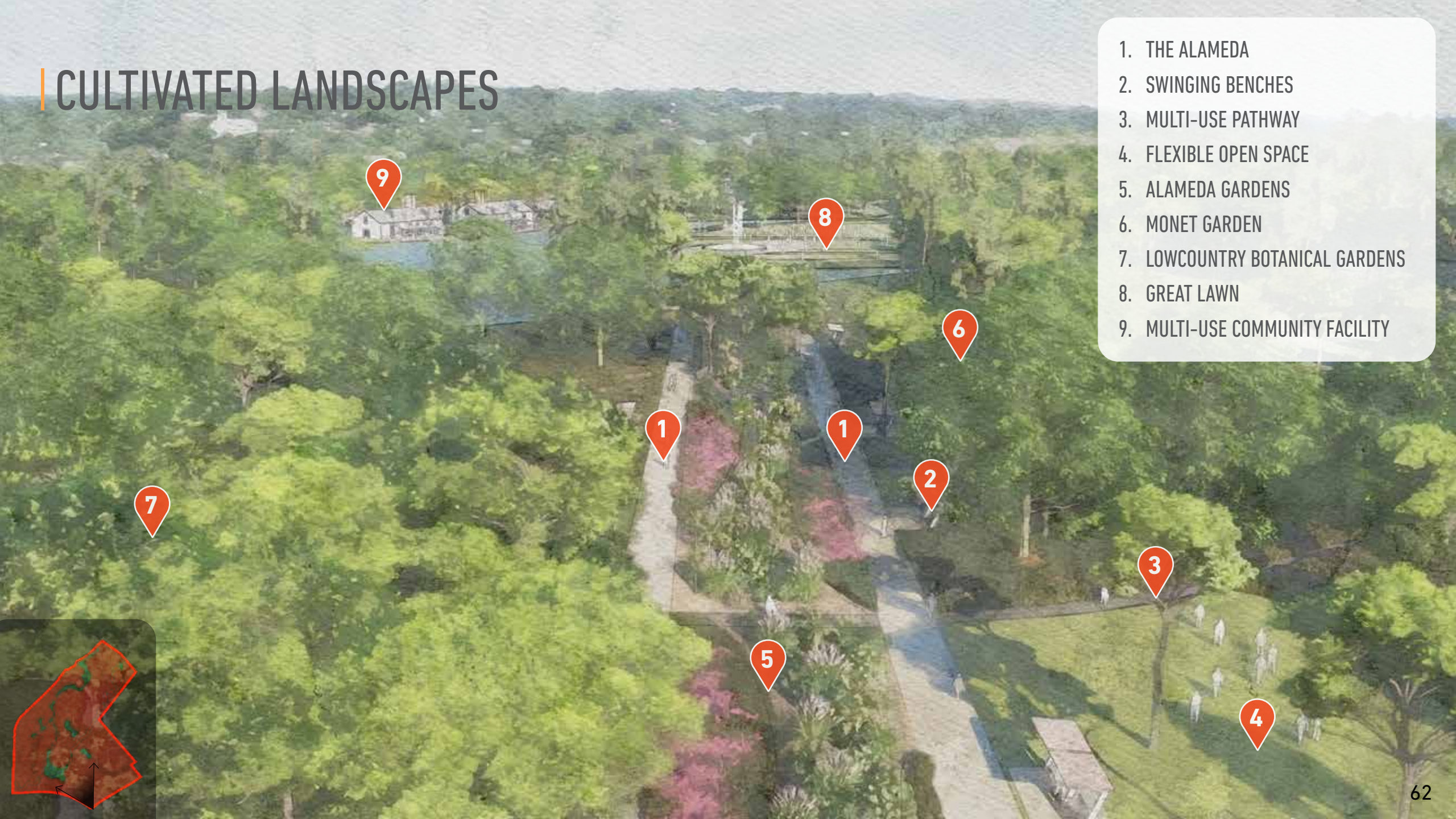
SPONSOR, VENDOR, & VOLUNTEER PARKING

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

NORTH 0' 100' 200'

CULTIVATED LANDSCAPES



- 1. THE ALAMEDA
- 2. SWINGING BENCHES
- 3. MULTI-USE PATHWAY
- 4. FLEXIBLE OPEN SPACE
- 5. ALAMEDA GARDENS
- 6. MONET GARDEN
- 7. LOWCOUNTRY BOTANICAL GARDENS
- 8. GREAT LAWN
- 9. MULTI-USE COMMUNITY FACILITY

ACTIVE PLAY

AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD



ACTIVE PLAY PROGRAM COMPONENTS

- INTERACTIVE WATER FEATURE
- PLAYGROUND + NATURAL PLAY
- THE YARD
- DOG PARK

KEY PLAN



NORTH 0' 100' 200'

ACTIVE PLAY

INTERACTIVE WATER FEATURE



NORTH 0' 100' 200'

ACTIVE PLAY

PLAYGROUND + NATURAL PLAY



PLAYGROUND + NATURAL PLAY

DILLON ROAD

NORTH 0' 100' 200'

ACTIVE PLAY

COMFORT FACILITIES + PAVILIONS



ACTIVE PLAY

THE YARD + DOG PARK



DOG PARK

THE YARD

NORTH 0' 100' 200'

ACTIVE PLAY

BOCCE + CHESS



ECO-PARK

AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

WILLIAM HILTON PARKWAY

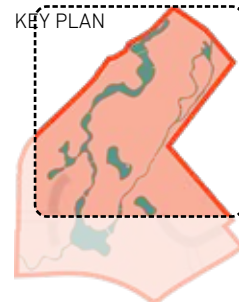
UNION CEMETERY ROAD



ECO-PARK (50+ ACRES)

PROGRAM COMPONENTS

- ECO-CENTER
- NATURE PRESERVE / CONSERVATION AREA
- OBSERVATION DECKS
- BOARDWALK
- CANOPY WALK



ECO-PARK ECO-CENTER



ECO-PARK

NATURE PRESERVE / CONSERVATION AREA



ECO-PARK

OBSERVATION DECKS + PAVILIONS



ECO-PARK

BOARDWALK



ECO-PARK CANOPY WALK



ECO-PARK

1. ECO-CENTER
2. OUTDOOR LEARNING
3. PERMEABLE PARKING
4. MULTI-USE TRAIL
5. STREAM + POND RESTORATION
6. BOARDWALK
7. ECO-PARK



ECO-PARK

- 1. CANOPY WALK
- 2. PERFORMANCE GROVE
- 3. ECO-PARK
- 4. MULTI-USE TRAIL
- 5. STREAM + POND RESTORATION



CONCEPT PLAN

BIRD'S-EYE VIEW

AIRPORT

DILLON ROAD

ACTIVE PLAY

THE HEART OF THE TRACT

ECO-PARK

UNION CEMETERY ROAD

ISLAND HERITAGE

CULTIVATED LANDSCAPES

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD



SITE-WIDE ECOLOGICAL IMPROVEMENTS

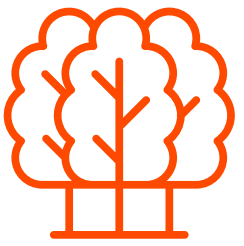


SITE-WIDE ECOLOGY IMPROVEMENTS

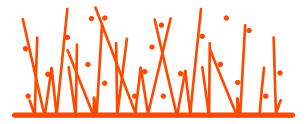


+30% SURFACE WATER
11 AC. (11% of site)

+285% RIPARIAN HABITAT
7 AC. (7% of site)



+55% CANOPY COVER
63 AC. (62% of site)



+46% NATIVE HABITAT
77 AC. (75% of site)



| SITE-WIDE SUSTAINABILITY + RESILIENCY

- **CREATE REGENERATIVE SYSTEMS AND FOSTER RESILIENCY** [SUSTAINABLE SITES]
 - PROTECT AND RESTORE NATURAL RESOURCES SUCH AS SOIL, WATER AND VEGETATION
 - PROTECT AND RESTORE BIODIVERSITY
 - PROVIDE MULTIPLE ECOSYSTEM SERVICES SUCH AS CLEANING AIR AND WATER, PROVIDING HABITAT AND STORING CARBON
 - MITIGATE FOR EVOLVING HAZARDS AND NATURAL DISASTERS
 - PLAN FOR MONITORING AND ADAPTIVE MANAGEMENT
- **ENHANCE HUMAN WELL-BEING AND STRENGTHEN COMMUNITY** [SUSTAINABLE SITES]
 - RECONNECT HUMANS TO NATURE
 - IMPROVE HUMAN HEALTH
 - FOSTER STEWARDSHIP BY PROVIDING EDUCATION THAT PROMOTES THE UNDERSTANDING OF NATURAL SYSTEMS AND RECOGNIZES THE VALUE OF LANDSCAPES
 - ENCOURAGE CULTURAL INTEGRITY AND PROMOTE REGIONAL IDENTITY
 - PROVIDE OPPORTUNITIES FOR COMMUNITY INVOLVEMENT AND ADVOCACY
- **PURSUE BOTH SITES AND LEED CERTIFICATION**

THE **Sustainable**
SITES
Initiative®



SITE-WIDE ART INTERVENTION OPPORTUNITIES



CAROLINA PARAKEET SCULPTURE



ISLAND HERITAGE SCULPTURE



SITE-WIDE PATHWAY TYPOLOGIES

- PROVIDE A VARIETY OF SURFACES FOR DIFFERENT LEVELS OF SERVICE AND USERS ABILITIES
- CONNECT TO THE ISLAND-WIDE PATHWAY SYSTEMS INCLUDING AN ECO-HERITAGE TRAIL, CULTURAL TRAIL, AND GREATER ISLAND GREENWAY
- PROVIDE A COMPREHENSIVE SIGNAGE + WAYFINDING SYSTEM

SPECIALTY PAVER	■
TABBY CONCRETE	■
CRUSHED SHELLS	■
PINE STRAW	■
BOARDWALK / CANOPY WALK	■
ASPHALT	■



SITE-WIDE OFF-STREET PARKING (595 SPACES)

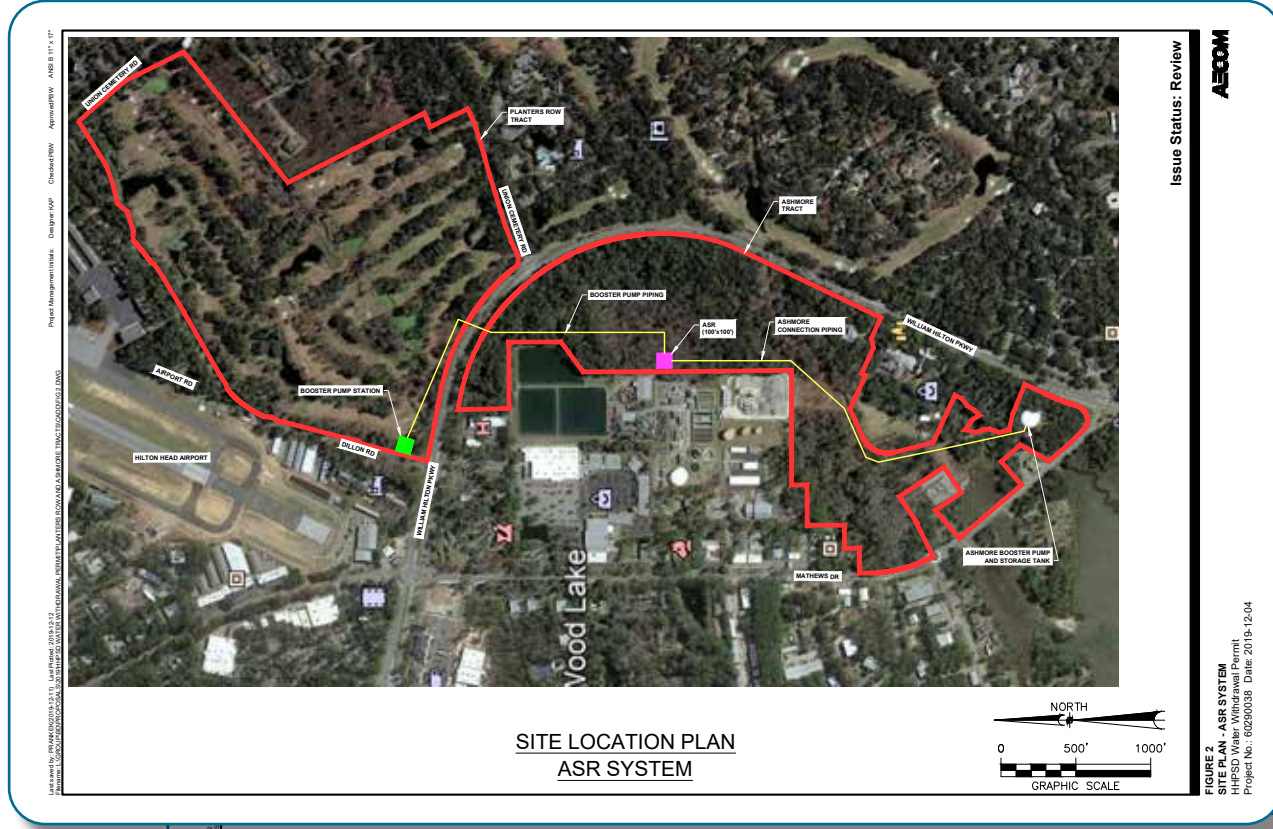
- DAILY USE AND OVERFLOW PARKING



A landscape photograph showing a field of tall grass in the foreground, a line of trees in the middle ground, and a cloudy sky in the background. The entire image is overlaid with a teal color filter. The text "ADJACENT IMPROVEMENT OPPORTUNITIES" is centered horizontally across the middle of the image.

ADJACENT IMPROVEMENT OPPORTUNITIES

PSD UTILITY IMPROVEMENTS



ROAD IMPROVEMENTS

DILLON ROAD & UNION CEMETERY ROAD

- ADDRESS INCREMENTAL SURROUNDING INFRASTRUCTURE PROJECTS AS PART OF THE PHASED PARK DEVELOPMENT SO THE DISTRICT AS A WHOLE IS IMPROVED AS THE PARK IS BUILT

IMPLEMENTATION

- PREPARE PRELIMINARY ENGINEERING DOCUMENTS, INCLUDING STREETScape IMPROVEMENT, FOR PUBLIC ROADWAYS DIRECTLY ADJACENT TO PARK (DILLON ROAD, UNION CEMETERY ROAD, AND WILLIAM HILTON PARKWAY).
- PREPARE BUDGETS AND COORDINATE THEIR DEVELOPMENT WITH PHASED PARK DEVELOPMENT FOR EFFICIENCY AND LESS-DISRUPTIVE CONSTRUCTION PERIODS.
- ADD ROADWAY/STREETScape IMPROVEMENTS SCOPE/BUDGET TO LONG-TERM CAPITAL PROJECTS BUDGET TO MEMORIALIZE ITS PRESENCE/ IMPORTANCE TO THE PARK AND COMMUNITY.



ROAD IMPROVEMENTS INTERSECTIONS

- POTENTIAL TRAFFIC SIGNAL (UNION CEMETERY ROAD AND WILLIAM HILTON PARKWAY)
- IMPROVED CROSSWALKS
- IMPROVED LIGHTING
- IMPROVED LANDSCAPE



ROAD IMPROVEMENTS

PEDESTRIAN BRIDGE



ASHMORE TRACT PROGRAM COMPONENTS

- PARK ROAD
- 18-HOLE CHAMPIONSHIP-STYLE DISC GOLF
- PAVILION / COMFORT FACILITIES
- PSD PROVIDED IMPROVEMENTS



ASHMORE TRACT

DISC GOLF + FOOT GOLF



ASHMORE TRACT PAVILION / COMFORT FACILITY



PSD PROVIDED IMPROVEMENTS

PAVILION / COMFORT FACILITY

NORTH 0' 250' 500'

A landscape photograph of a field with trees under a cloudy sky, overlaid with a teal color filter. The foreground is filled with tall grasses. In the middle ground, there is a dense line of trees, including several tall, thin trees. The sky is filled with soft, grey clouds. The text 'PROJECT PHASING + COSTS' is overlaid in the center of the image in a bold, yellow font.

PROJECT PHASING + COSTS

BENCHMARK PARKS | NATIONAL COMPARISON PARK PROGRAM



GATHERING PLACE
TULSA OK - 66 ACRES

Program Components

- Destination Playgrounds
- Pedestrian Crossings
- Great Lawn
- Cultivated Gardens
- Art & Sculptures
- Comfort Facilities
- Sports Courts
- Skate Park
- BMX Pump Tracks
- Multi-Use Trails
- Restaurants and Cafe
- Boat Rental
- Discovery Lab
- Event Facilities
- Beach
- Picnic Grove
- Wetland Gardens
- Observation Decks
- Comfort Facilities



RAILROAD PARK
BIRMINGHAM AL - 19 ACRES

Program Components

- Destination Playground
- Outdoor Fitness Equipment
- Multi-Use Trails
- Water Features
- Wetland Restoration
- Skate Park
- Great Lawn
- Event Facilities
- Cafe
- Cultivated Gardens
- Amphitheater
- Event Plaza
- Park Overlooks



SUMMIT PARK
BLUEASH OH - 130 ACRES

Program Components

- Children's Playscape
- Dog Park
- Comfort Facilities
- Fishing Pond
- Glass Canopy
- Great Lawn
- Observation Tower
- Pergolas
- Event Facilities
- Restaurants
- Multi-use Trails
- Farmers Market
- Ice Rink
- Event Stage
- Promenade
- Natural Playground
- Natural Areas
- Swinging Benches

BENCHMARK PARKS | NATIONAL COMPARISON PARK COSTS



GATHERING PLACE
TULSA OK - 66 ACRES
COST: \$465,000,000
COST/AC: \$7,050,000 / AC



RAILROAD PARK
BIRMINGHAM AL - 19 ACRES
COST: \$17,500,000
COST/AC: \$920,000 / AC



SUMMIT PARK
BLUE ASH OH - 130 ACRES
COST: \$60,000,000
COST/AC: \$461,000 / AC

BENCHMARK PARKS | REGIONAL / LOCAL

COMPARISON PARK PROGRAM



LOWCOUNTRY CELEBRATION PARK
HILTON HEAD SC - 10 ACRES

Program Components

- Adventure Playground
- Open Pavilion
- Event Lawn
- Perimeter Walk
- Setting Sun Sculpture
- Comfort Facilities
- Performance Pavilion
- Sandbox Children's Museum



UNITY PARK
GREENVILLE SC - 40 ACRES

Program Components

- Destination Playground
- River Restoration
- Athletic Field Renovation
- Event Lawn
- Visitor Center
- Bike Trail
- Pedestrian Bridge
- Multi-use Recreational Lawn
- Splash Pad
- Comfort Facilities
- Picnic Pavilions
- Event Plaza
- Boardwalk



MID-ISLAND TRACT
HILTON HEAD SC - 97 ACRES

Program Components

- Playground / Natural Play
- Great Lawn
- Picnic Pavilions
- Multi-use Recreation Lawn
- Interactive Water Feature
- Sculptural Fountain
- Multi-use Trails
- Boardwalk
- Canopy Walk
- Observation Decks
- Eco-Center
- Stream Restoration
- Martin Luther King Jr. Memorial
- Multi-use Community Spaces
- Open Air Market
- Community Cultural Gardens
- Cultivated Gardens
- Habitat Restoration
- Event Grove
- Dog Park

BENCHMARK PARKS

COMPARISON PARK COSTS



LOWCOUNTRY CELEBRATION PARK
HILTON HEAD SC - 10 ACRES
COST: \$14,100,000
COST/AC: \$1,410,000 / AC



UNITY PARK
GREENVILLE SC - 40 ACRES
COST: \$38,500,000
COST/AC: \$962,500 / AC



MID-ISLAND TRACT
HILTON HEAD SC - 97 ACRES

PROJECT PHASES

97 ACRES (102 ACRES INCLUDING ST. JAMES BAPTIST CHURCH PARCEL)

PARK FRAMEWORK (PHASE 1)

ISLAND HERITAGE (FUTURE PHASE)

HEART OF THE TRACT (FUTURE PHASE)

CULTIVATED LANDSCAPES (FUTURE PHASE)

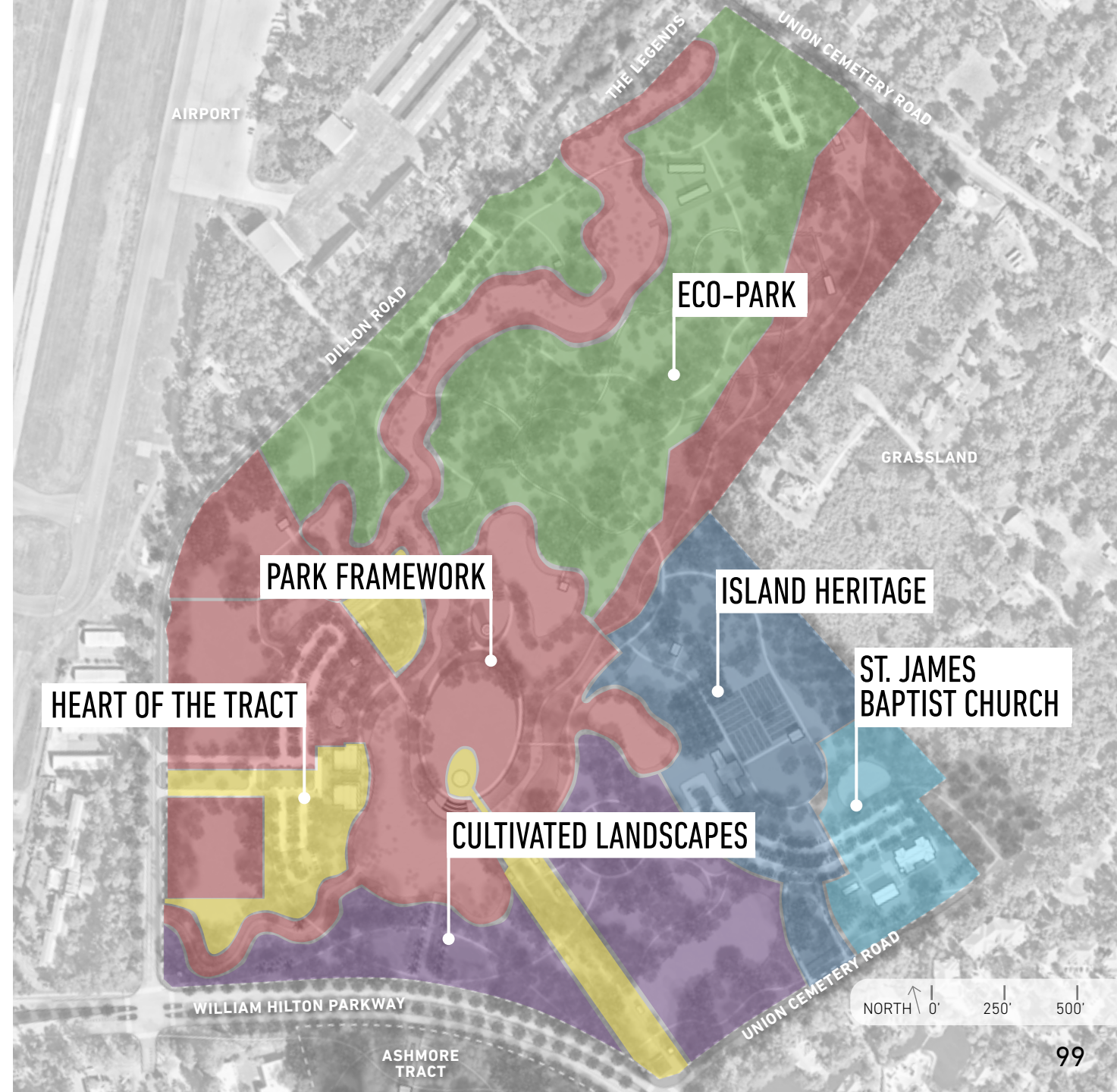
ECO-PARK (FUTURE PHASE)

*ST. JAMES BAPTIST CHURCH (PLANNED)

*5 ACRE SITE EXCLUDED FROM PROJECT COSTS

PHASE 1

PROJECT SCOPE, BUDGET, FUNDING SOURCES AND SCHEDULE FOR DESIGN / CONSTRUCTION TO BE FURTHER REFINED BY TOWN STAFF.



PROJECT PHASING

PARK FRAMEWORK (PHASE 1)

- GREAT LAWN
- ENTRY & PARKING
- EVENT GROVE
- PLAYGROUND / NATURAL PLAY
- TRAILS
- COMFORT FACILITIES
- FOOT BRIDGES
- THE YARD
- ENABLING WORK
 - SITE UTILITIES
 - MAJOR EARTHWORK
- RESTORATION
 - POND EXPANSION & STREAM REGENERATION
 - STORMWATER CAPACITY INCREASE
 - HABITAT REGENERATION

BASE COST: \$18.5 MILLION

- MARTIN LUTHER KING JR. MEMORIAL
- DOG PARK

ENHANCEMENT COST: \$2 MILLION



PROJECT PHASING

ISLAND HERITAGE (FUTURE PHASE)

- COMMUNITY CULTURAL GARDENS
- PICNIC PAVILION
- GARDEN SHED
- ENTRY & PARKING
- TRAILS
- EVENT LAWN
- OPEN AIR MARKET

BASE COST: \$6.5 MILLION

- MULTI-USE COMMUNITY BUILDING

ENHANCEMENT COST: \$1.5 MILLION



PROJECT PHASING

THE HEART OF THE TRACT (FUTURE PHASE)

- SCULPTURAL FOUNTAIN
- MULTI-USE COMMUNITY FACILITY
- ENTRY & PARKING
- PLAYGROUND / NATURAL PLAY
- TRAILS
- PICNIC PAVILIONS
- BOCCE BALL COURTS
- THE ALAMEDA
- ALAMEDA GARDENS
- GATEWAYS
- OPEN LAWN
- FOOT BRIDGE

BASE COST: \$17 MILLION

- INTERACTIVE WATER FEATURE

ENHANCEMENT COST: \$2 MILLION



PROJECT PHASING

CULTIVATED LANDSCAPES (FUTURE PHASE)

- GATEWAY
- OPEN LAWN
- TRAILS
- LOWCOUNTRY BOTANICAL GARDENS

BASE COST: \$1.5 MILLION

- MONET GARDEN
- PROMENADE AND FOUNTAINS

ENHANCEMENT COST: \$6 MILLION



PROJECT PHASING

ECO-PARK (FUTURE PHASE)

- TRAILS
- PARKING & ENTRY
- PICNIC PAVILIONS
- OBSERVATION DECK
- HABITAT RESTORATION
- FOOT BRIDGE
- BOARDWALK
- CANOPY WALK

BASE COST: \$13 MILLION

- PARKING
- ECO-CENTER

ENHANCEMENT COST: \$3 MILLION



BENCHMARK PARKS

COMPARISON PROJECT COSTS



LOWCOUNTRY CELEBRATION PARK
HILTON HEAD SC - 10 ACRES
COST/AC: \$1,410,000 / AC



UNITY PARK
GREENVILLE SC - 40 ACRES
COST/AC: \$962,500 / AC



MID-ISLAND TRACT
HILTON HEAD SC - 97 ACRES
COST/AC: \$494,845 - \$731,958 / AC

PARK PHASING

IMPLEMENTATION RECOMMENDATIONS

- **FOCUS ON SUSTAINING THE COMMUNITY-ACCEPTED VISION FOR THE PARK**
- **EXECUTE WITH PACE - CONTINUE DEVELOPING THE PARK EACH YEAR UNTIL COMPLETE, AS FUNDING ALLOWS**
- **ADAPT PARK ELEMENTS TO RESPOND TO COMMUNITY NEEDS, WHILE MAINTAINING THE VISION**
- **DEVELOP AND IMPLEMENT PHASES DEPENDING ON FUNDING + PROGRAM DEMANDS AND COMMON SENSE OF CONSTRUCTABILITY**



FUNDING OPPORTUNITIES

FUNDING OPPORTUNITIES

DONOR OPPORTUNITIES

EACH OF THE LISTED PARK ELEMENTS ARE CANDIDATES FOR DONOR FUNDING. THIS PROGRAM NEEDS TO BE **WELL STRUCTURED** AND **INTENTIONALLY LED**, POSSIBLY WITH AN OUTSIDE CONSULTANT THAT FOCUSES ON FUNDRAISING. EACH OPPORTUNITY NEEDS TO BE “PACKAGED” WITH GRAPHIC PRESENTATION TO **CAPTURE INTENT, INSPIRE PARTICIPATION**, AND PRESENT THE EXPECTED LEVEL OF PARTICIPATION (DOLLAR VALUE) THAT INCLUDES ALL CONSTRUCTION AND “SOFT COSTS”+ SOME AMOUNT TOWARD A MAINTENANCE.

- **ART / SCULPTURE**
(OFFICE OF CULTURAL AFFAIRS TO CONTROL ACCEPTANCE, COMMISSION, AND PLACEMENT)
- **BRIDGES**
- **FOUNTAIN**
- **PLAYGROUND**
- **COMMUNITY CULTURAL GARDENS**
- **CULTIVATED GARDENS**
- **CANOPY WALK**
- **TECHNOLOGY**
- **ECO-PARK**
- **COMMUNITY FACILITIES**
- **TERRACE**
- **EVENT GARDEN**
- **SWINGS**
- **PAVILIONS**

FUNDING OPPORTUNITIES

DONOR OPPORTUNITIES

- **NON-PROFIT ORGANIZATIONS**
 - **GRANTS (STATE & FEDERAL)**
 - **PRIVATE DONATIONS**
 - **FOUNDATIONS / PHILANTHROPIC GROUPS**
 - **PARTNERSHIPS**
- **ART / SCULPTURE**
(OFFICE OF CULTURAL AFFAIRS TO CONTROL ACCEPTANCE, COMMISSION, AND PLACEMENT)
 - BRIDGES
 - FOUNTAIN
 - PLAYGROUND
 - COMMUNITY CULTURAL GARDENS
 - CULTIVATED GARDENS
 - CANOPY WALK
 - TECHNOLOGY
 - ECO-PARK
 - COMMUNITY FACILITIES
 - TERRACE
 - EVENT GARDEN
 - SWINGS
 - PAVILIONS

FUNDING OPPORTUNITIES

PARTNERSHIPS FOR PARKS



**MAINTENANCE
& OPERATIONS**



**CAPITAL
IMPROVEMENTS**



PROGRAMMING

FUNDING OPPORTUNITIES

PARTNERSHIPS FOR PARKS



MAINTENANCE & OPERATIONS



CAPITAL IMPROVEMENTS



PROGRAMMING

CULTIVATED & CULTURAL GARDENS

- AMERICAN PUBLIC GARDEN ASSOCIATION
- UNITED STATES BOTANICAL GARDEN
- ARBORETUM (ARBNET RECOGNIZED)
- BOTANIC GARDENS CONSERVATION INTERNATIONAL
- AMERICAN COMMUNITY GARDEN ASSOCIATION
- GARDEN CLUBS
- FOOD PANTRIES
- HERITAGE GARDENS / COORDINATED WITH NATIVE ISLANDER INITIATIVES
- ESTABLISH FREE-STANDING BOARD WITH TOWN INVOLVEMENT

FUNDING OPPORTUNITIES

PARTNERSHIPS FOR PARKS



**MAINTENANCE
& OPERATIONS**



**CAPITAL
IMPROVEMENTS**



PROGRAMMING

ECO-PARK

- AUDUBON SOCIETY
- THE NATURE CONSERVANCY
- THE SIERRA CLUB FOUNDATION
- DUCKS UNLIMITED
- ESTABLISH FREE-STANDING BOARD WITH TOWN INVOLVEMENT
- ECO-HERITAGE ADVISORY COALITION

FUNDING OPPORTUNITIES

PARTNERSHIPS FOR PARKS



**MAINTENANCE
& OPERATIONS**



**CAPITAL
IMPROVEMENTS**



PROGRAMMING

EVENT GARDEN

- HHI SYMPHONY
- LOCAL FAITH-BASED ORGANIZATIONS FOR CEREMONY COORDINATION

FUNDING OPPORTUNITIES

PARTNERSHIPS FOR PARKS



**MAINTENANCE
& OPERATIONS**



**CAPITAL
IMPROVEMENTS**



PROGRAMMING

COMMUNITY FACILITIES

- LOCAL FOOD VENDOR, CASUAL DAILY DINING / SPECIAL EVENTS CATERING
- LOCAL ORGANIZATIONS FOR EVENTS COORDINATION
- REVENUE-SHARING BUSINESS STRUCTURE
- ESTABLISH A FEE STRUCTURE AND GOVERNANCE BODY

FUNDING OPPORTUNITIES

PARTNERSHIPS FOR PARKS



**MAINTENANCE
& OPERATIONS**



**CAPITAL
IMPROVEMENTS**



PROGRAMMING

OTHER OPPORTUNITIES

- HHI LAND TRUST
- COMMUNITY FOUNDATION OF THE LOWCOUNTRY
- PARK CONSERVANCY
- HEALTHCARE PARTNERING (WELLNESS PROGRAMS)

FUNDING OPPORTUNITIES

RECOMMENDATIONS

- **DEDICATE STAFF AND ADDITIONAL RESOURCES FOR THE EXPRESSED PURPOSE OF MANAGING OUR EXPANDING PARKS**
- **ESTABLISH AN IN-PARKS SECURITY SERVICE**
 - “PARK AMBASSADOR” CORPS
 - COORDINATION WITH TOWN PUBLIC SAFETY DIRECTOR AND SHERIFF DEPARTMENT
- **ESTABLISH EDUCATIONAL PROGRAMS**
 - COORDINATE WITH LOCAL SCHOOL DISTRICTS
 - ENVIRONMENTAL SCIENCES PROGRAMS
 - SELF-GUIDED PROGRAMS THROUGHOUT THE PARK
 - TELL THE STORY OF PARK ENVIRONMENT/SYSTEMS

A landscape photograph showing a field of tall grass in the foreground, a line of trees in the middle ground, and a cloudy sky in the background. The entire image is overlaid with a teal color filter. The text "MID-ISLAND TRACT IDENTITY" is centered in the middle ground in a bold, yellow, sans-serif font.

MID-ISLAND TRACT IDENTITY

CULTURAL

SIGNIFICANT GROUP

HISTORY

LANDMARK

NEIGHBORHOOD

GEOLOGY

ECOLOGY

PARK NAME?

REGION

LOCATION

NATURAL FEATURE

COMMUNITY

GEOGRAPHY

SIGNIFICANT INDIVIDUAL

MID-ISLAND TRACT IDENTITY

NAME SELECTION PROCESS

- **COMMIT TO A PUBLIC PROCESS**
 - ENGAGE THE PUBLIC IN SELECTING A PARK NAME
 - INCLUDE BOTH MID-ISLAND TRACT AND ASHMORE TRACT
- **RESEARCH**
 - UTILIZE A CONSULTANT TO GATHER AND CURATE INFORMATION
 - ESTABLISH GUIDELINES FOR SELECTING A PARK NAME
 - TELL THE STORY OF THE PARK AND THE ISLAND ACROSS GENERATIONS
- **PUBLIC ENGAGEMENT**
 - TELL THE STORY OF THE PARK
 - ENABLE A THOROUGH COMMENT / RECOMMENDATION PERIOD
- **SELECTION**
 - CURATE PARK NAME RECOMMENDATIONS FOR TOWN COUNCIL CONSIDERATION

A landscape photograph featuring a field of tall grasses in the foreground, a line of trees in the middle ground, and a cloudy sky above. The entire image is overlaid with a teal color filter. The text 'NEXT STEPS' is written in a bold, yellow, sans-serif font on the left side of the image.

NEXT STEPS

| PARK DEVELOPMENT

NEXT STEPS

1. ADOPT THE MID-ISLAND TRACT CONCEPT PLAN AND RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PHASED DEVELOPMENT, FUNDING OPPORTUNITIES, OPERATIONS, SAFETY.
2. TOWN TO DEFINE PHASE 1 PROJECT SCOPE, BUDGET, FUNDING SOURCES AND SCHEDULE FOR DESIGN/CONSTRUCTION.
3. ENGAGE CONSULTANT TEAM TO FURTHER SITE INVESTIGATIONS, DESIGN, CONSTRUCTION DOCUMENTATION, BIDDING DOCUMENTS.
4. TOWN STAFF TO IDENTIFY AND PROVIDE OUTREACH FOR POTENTIAL PARTNERSHIPS FOR FUNDING, OPERATIONS, AND PROGRAMMING.

PARK DEVELOPMENT IMPLEMENTATION

1. TOWN TO COMMISSION AND SECURE ARCHAEOLOGICAL INVESTIGATE OF THE PROJECT SITE.
2. TOWN TO COMMISSION AND SECURE PRELIMINARY GEOTECHNICAL INVESTIGATION/REPORT.
3. COMMISSION CONSULTANT TEAM TO PREPARE SCHEMATIC DESIGN AND DESIGN DEVELOPMENT LEVEL DOCUMENTS FOR THE ENTIRE PROJECT SITE (INCLUDING ALL KNOWN PHASES OF DEVELOPMENT) TO REFINE, VALIDATE AND INCREASE ACCURACY OF PROJECT LAYOUT AS DEPICTED BY CONCEPT PLAN COMPLETED AND APPROVED ABOVE.
 - FINALIZE SITE LAYOUT OF PROJECT ELEMENTS/SYSTEMS INCLUDING DRIVES, PARKING, TRAILS,

PROMENADES, PLAZAS/TERRACES, GARDENS, DISTINCT USE AREAS, PLAY AREAS, STRUCTURES PLACEMENTS, PLANTING/RESTORATION, LIGHTING, UTILITIES, ETC.

- PREPARE COMPREHENSIVE STORMWATER MANAGEMENT, GROUNDWATER RECHARGE DESIGN, POND DESIGN, WATER DISCHARGE MECHANISMS AS NEEDED FOR A COMPLETE UNDERSTANDING OF THE OVERALL HYDROLOGICAL PERFORMANCE OF THE SITE IN ITS PROPOSED CONDITION.
- CONSIDER USAGE OF PROJECT SPACE AS A LARGER MANAGEMENT DEVICE AND POSSIBLE USE AS A “BANK” FOR WETLANDS MITIGATION WITHIN THE

WATERSHEDS AS A DEVICE TO FURTHER DEVELOPMENT OPPORTUNITIES ELSEWHERE AND PLACE WETLANDS/ WATER QUALITY ACCOMMODATIONS IN HOLISTIC AND APPROPRIATE LOCATIONS.

- PREPARE EARTHWORK/GRADING DESIGN INCLUDING BUT NOT LIMITED TO CLEARING, TREE PROTECTION STANDARDS, OVERLAND GRADING, SOILS DISPOSITIONS, QUANTITIES CALCULATIONS, STORMWATER MANAGEMENT/FILTRATION DEVICES.

[CONTINUED ON NEXT PAGE]

| PARK DEVELOPMENT IMPLEMENTATION

- PREPARE ARCHITECTURAL FLOOR PLANS TO ESTABLISH CURRENT THINKING OF PROGRAM SPACES AND DEVELOP ARCHITECTURAL “VOCABULARY” TO BE MEMORIALIZED AND USED THROUGHOUT ALL PHASES OF DEVELOPMENT IN AN EFFORT TO ESTABLISH THE CHARACTER OF THE PROJECT AS A KEY CIVIL SPACE FOR THE TOWN.
4. PREPARE DETAILED ESTIMATE OF PROBABLE CONSTRUCTION COSTS, FINAL PHASE 1 DEVELOPMENT SCOPE, BUDGET AND SCHEDULE.
 5. PREPARE COMPLETE SET OF BIDDABLE CONSTRUCTION DOCUMENTS INCLUDING TECHNICAL SPECIFICATIONS FOR PHASE 1 DEVELOPMENT.
 6. BID, AWARD AND COMMENCE PHASE 1 CONSTRUCTION.
 7. TOWN TO AWARD CONTRACT AND COMMENCE PHASE 1 CONSTRUCTION UTILIZING THE CONSULTANT TEAM TO AUGMENT TOWN STAFF IN OBSERVING CONSTRUCTION ACTIVITIES, PROVIDING FOR SUBMITTAL REVIEWS, SAMPLE APPROVALS, PERIODIC FIELD REVIEWS, PRE-FINAL, PUNCH LIST PREPARATION, FINAL REVIEW, AS-BUILT DRAWING PREPARATIONS FOR CONTRACTOR FIELD DOCUMENTS AND GUARANTEE PERIOD SERVICES.
 8. DEVELOP SCOPE FOR THE NEXT PHASE OF PROJECT DEVELOPMENT.

