The Town of Hilton Head Island
Special Public Facilities Committee Meeting

Thursday, September 26, 2013

2:00 p.m.

Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting

1. **Call to Order**
2. **Freedom of Information Act Compliance**
   Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
3. **Committee Business**
4. **Unfinished Business**
5. **New Business**
   - **Coligny District Improvements Master Plan**
6. **Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

Memo

To: Public Facilities Committee
Via: Stephen G. Riley, Town Manager
Scott Liggett, Dir. of PP&F / Chief Engineer
From: Jennifer B. Ray, Urban Designer

Subject: Coligny District Improvements – Master Plan Alternatives
Date: September 19, 2013

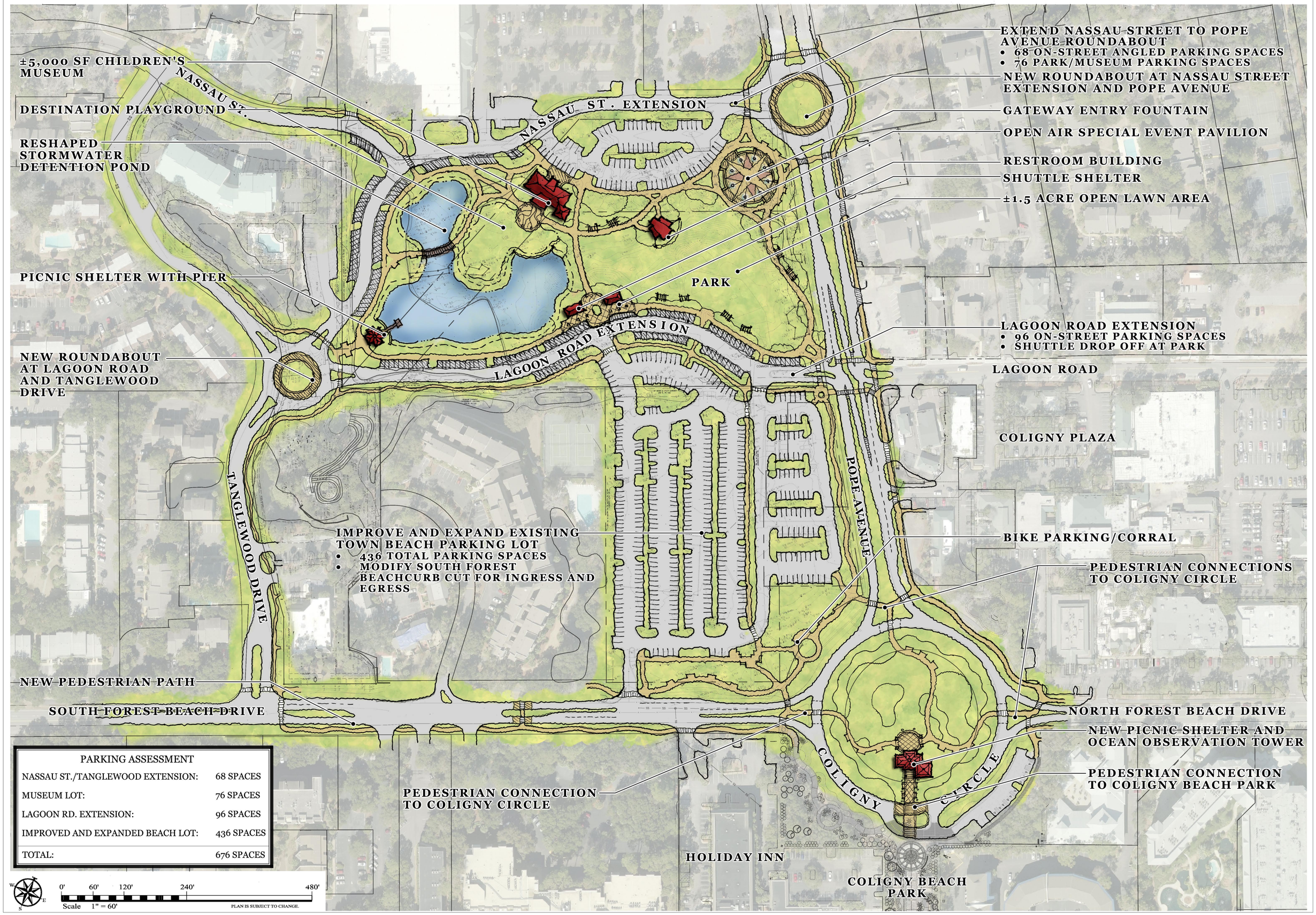
Recommendation: In accordance with previous Town Council directives to develop three alternatives for the Coligny area redevelopment project, the attached materials are being provided to the Public Facilities Committee for review and recommendation.

Summary: The Town desires to make public park/open space and parking improvements on the Town owned land in the Coligny area to enhance the experience of residents and visitors as well as to serve as a catalyst that would spur private sector redevelopment and investment in the District. At this point Staff is requesting direction on the preferred alternative master plan that will be advanced as a final conceptual master plan.

Background: In August of 2012, Town Council approved moving forward with design, permitting, and construction of initial Coligny District improvements. The initial improvements include a gateway feature, a central park, pedestrian enhancements, roadway & streetscape improvements, enhanced parking, and a facility to include the USCB Hospitality Management program and the Osher Lifelong Learning Institute (OLLI). At its mid-year workshop in June 2013, Town Council again reinforced its desire to move forward with improvements in the Coligny District including the addition of a presence for USCB.

A design team, led by Wood+Partners, including Thomas & Hutton Engineering and Watson Tate Savory Architects, was hired to provide professional design services to facilitate the design of the Town's Coligny District Improvements. The design team has conducted a series of kick-off meetings with Town Staff, Elected Officials, stakeholders, and the public for the purpose of gathering input regarding potential improvements in the area.

Based on the input received, the site opportunities and constraints analysis, assessment of parking needs, and assessment of traffic in the District, the design team has three master plan alternatives. The three alternative master plans address the issues of parking and traffic, as well improved pedestrian connections, a central park with destination playground and open space for special events, and space for USCB, OLLI, and The Sandbox Children's Museum. One plan, or a combination of elements from multiple plans, will be advanced as a final conceptual master plan.



PARKING ASSESSMENT	
NASSAU ST./TANGLEWOOD EXTENSION:	68 SPACES
MUSEUM LOT:	76 SPACES
LAGOON RD. EXTENSION:	96 SPACES
IMPROVED AND EXPANDED BEACH LOT:	436 SPACES
TOTAL:	676 SPACES

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architecture interiors planning

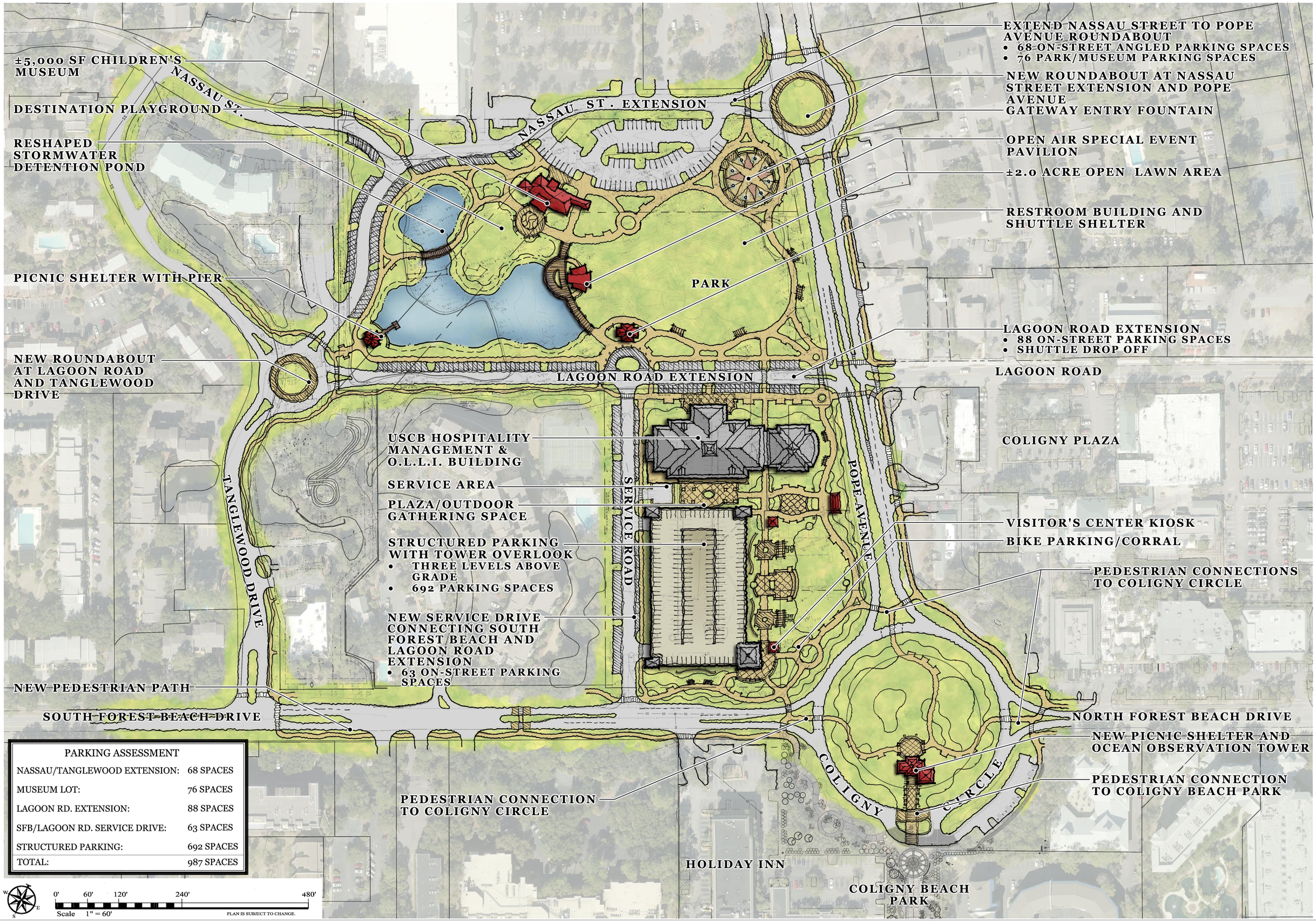
COLIGNY DISTRICT IMPROVEMENTS

CONCEPT A

Hilton Head Island, South Carolina

September 19, 2013

Wood Partners Inc. WPi
Landscape Architects
Land Planners



PARKING ASSESSMENT	
NASSAU/TANGLEWOOD EXTENSION:	68 SPACES
MUSEUM LOT:	76 SPACES
LAGOON RD. EXTENSION:	88 SPACES
SFB/LAGOON RD. SERVICE DRIVE:	63 SPACES
STRUCTURED PARKING:	692 SPACES
TOTAL:	987 SPACES

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COLIGNY DISTRICT IMPROVEMENTS

CONCEPT B

Hilton Head Island, South Carolina

September 19, 2013

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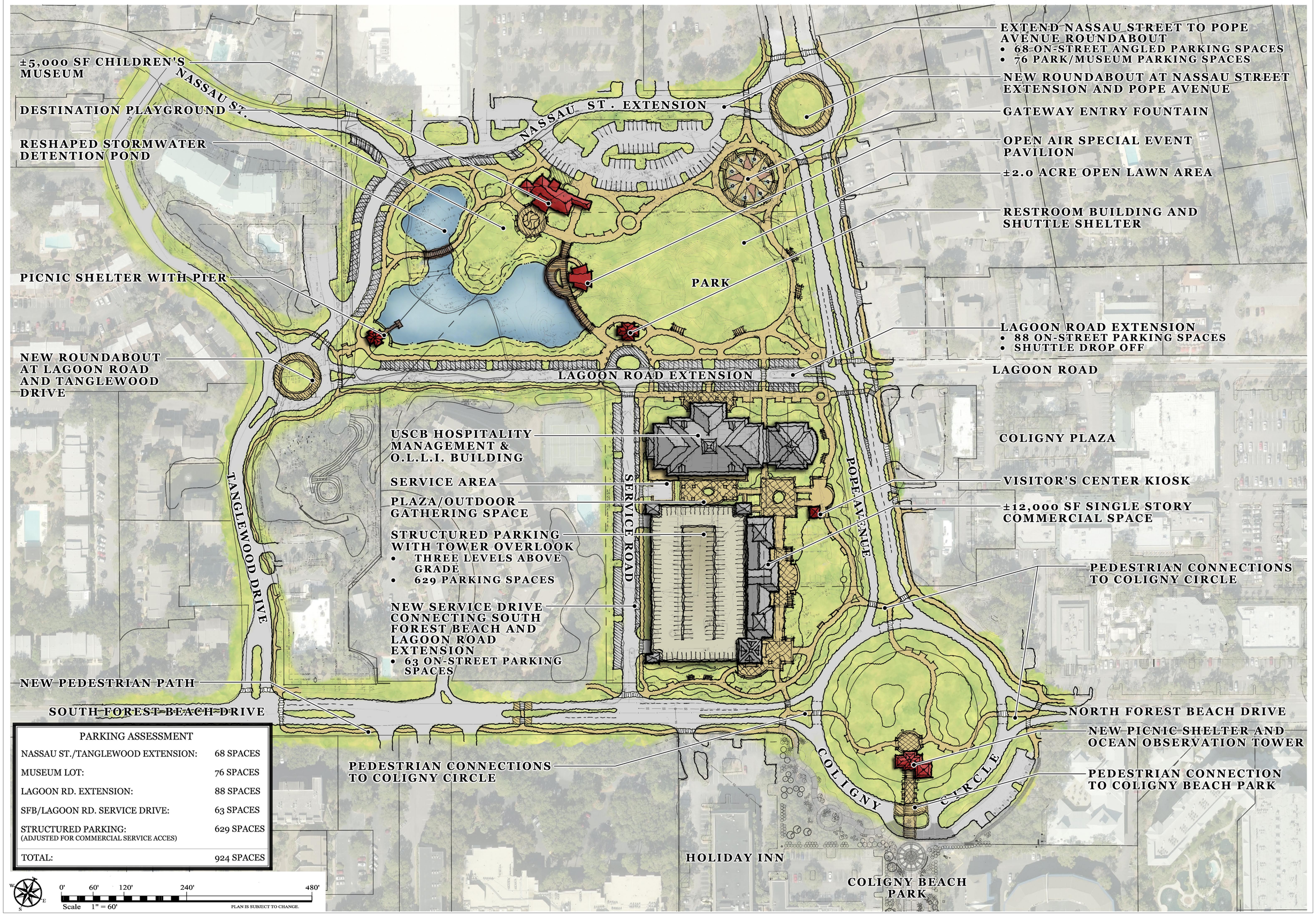

PARKING ASSESSMENT	
NASSAU ST./TANGLEWOOD EXTENSION:	68 SPACES
MUSEUM LOT:	76 SPACES
LAGOON RD. EXTENSION:	88 SPACES
SFB/LAGOON RD. SERVICE DRIVE:	63 SPACES
STRUCTURED PARKING: (ADJUSTED FOR COMMERCIAL SERVICE ACCES)	629 SPACES
TOTAL:	924 SPACES

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COLIGNY DISTRICT IMPROVEMENTS

CONCEPT C

Hilton Head Island, South Carolina

September 19, 2013

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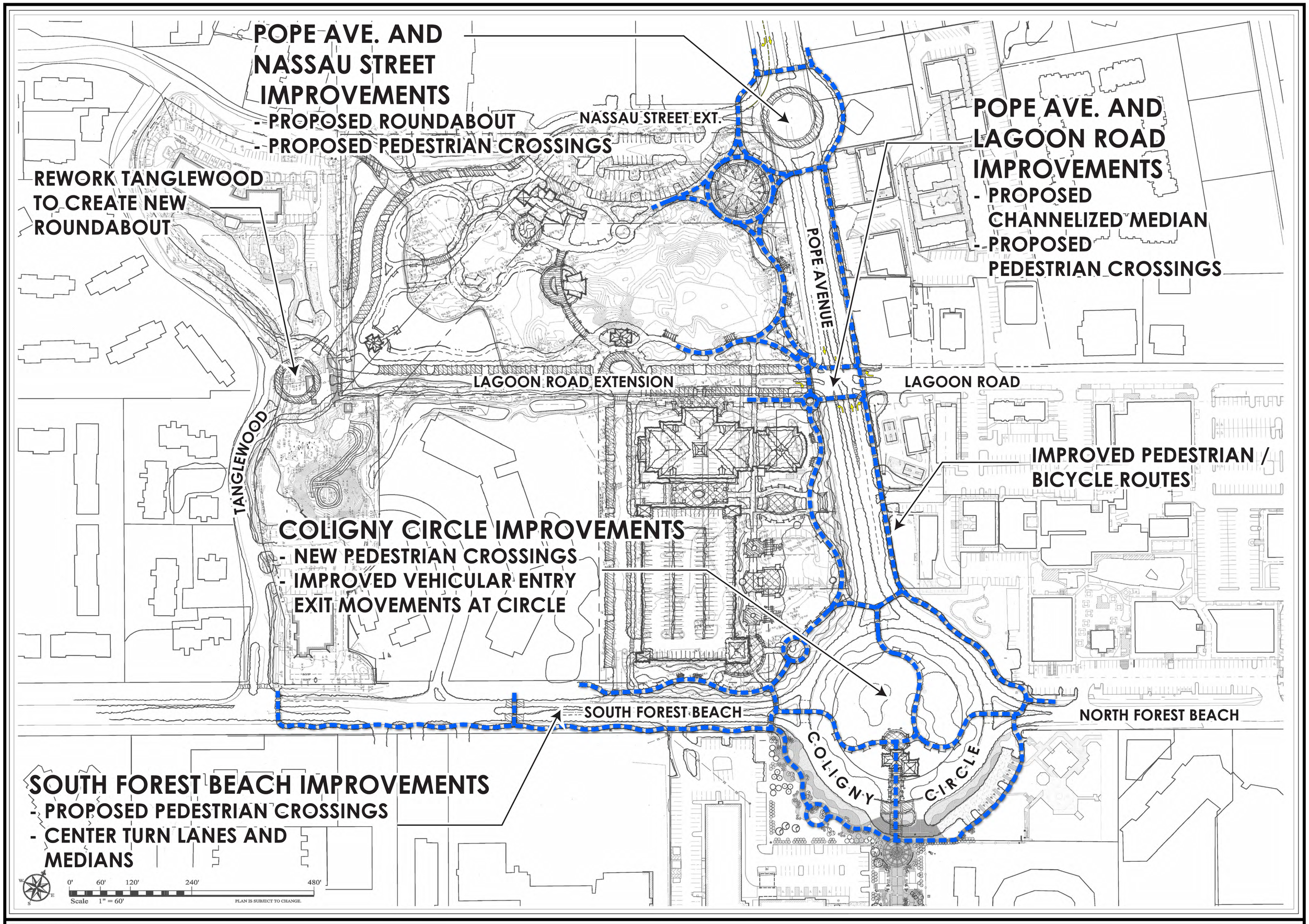

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COLIGNY DISTRICT IMPROVEMENTS

PROPOSED CIRCULATION IMPROVEMENTS PLAN

Hilton Head Island, South Carolina

September 19, 2013

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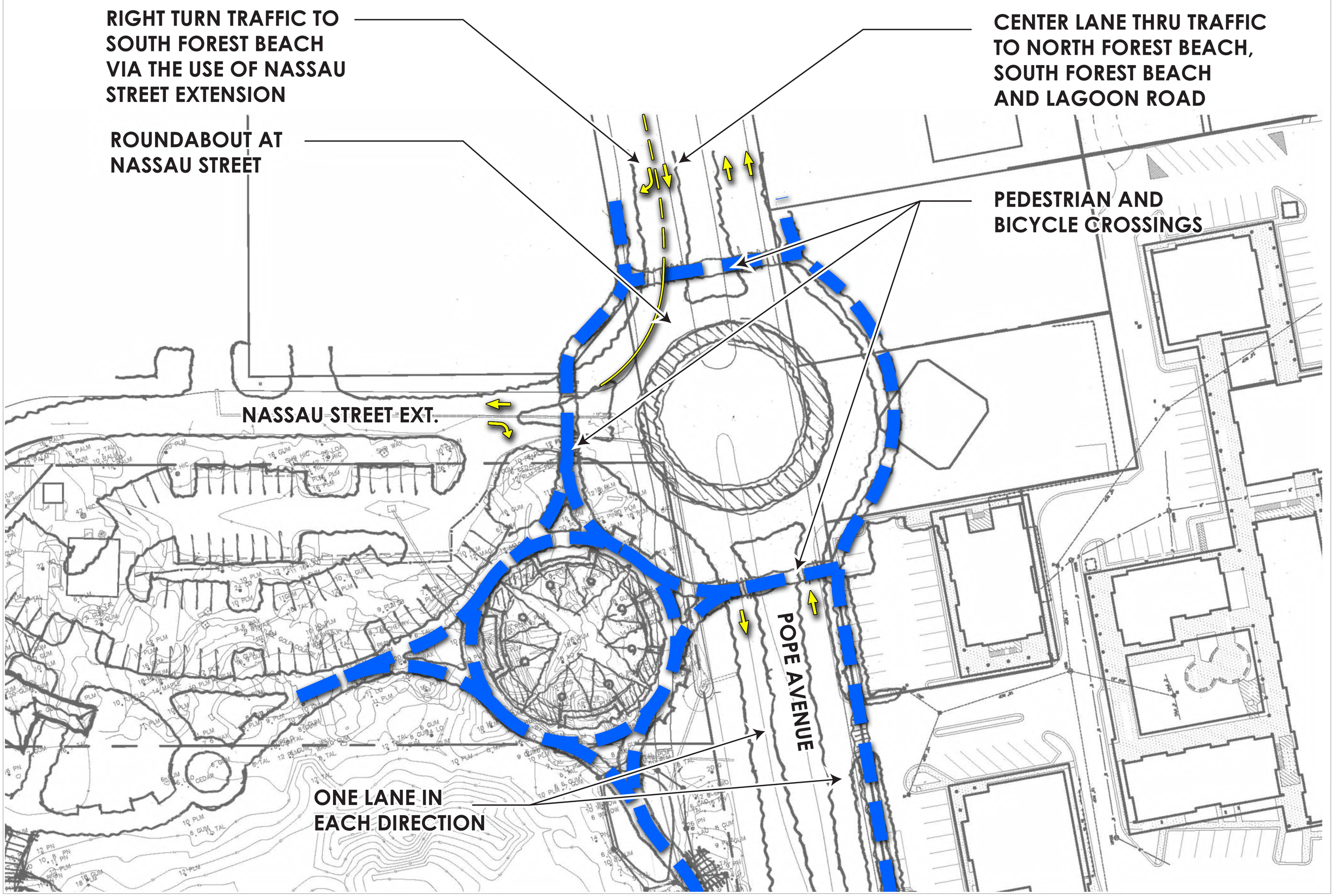

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COLIGNY DISTRICT IMPROVEMENTS

PROPOSED POPE AVENUE AND NASSAU STREET IMPROVEMENTS

Hilton Head Island, South Carolina

September 19, 2013

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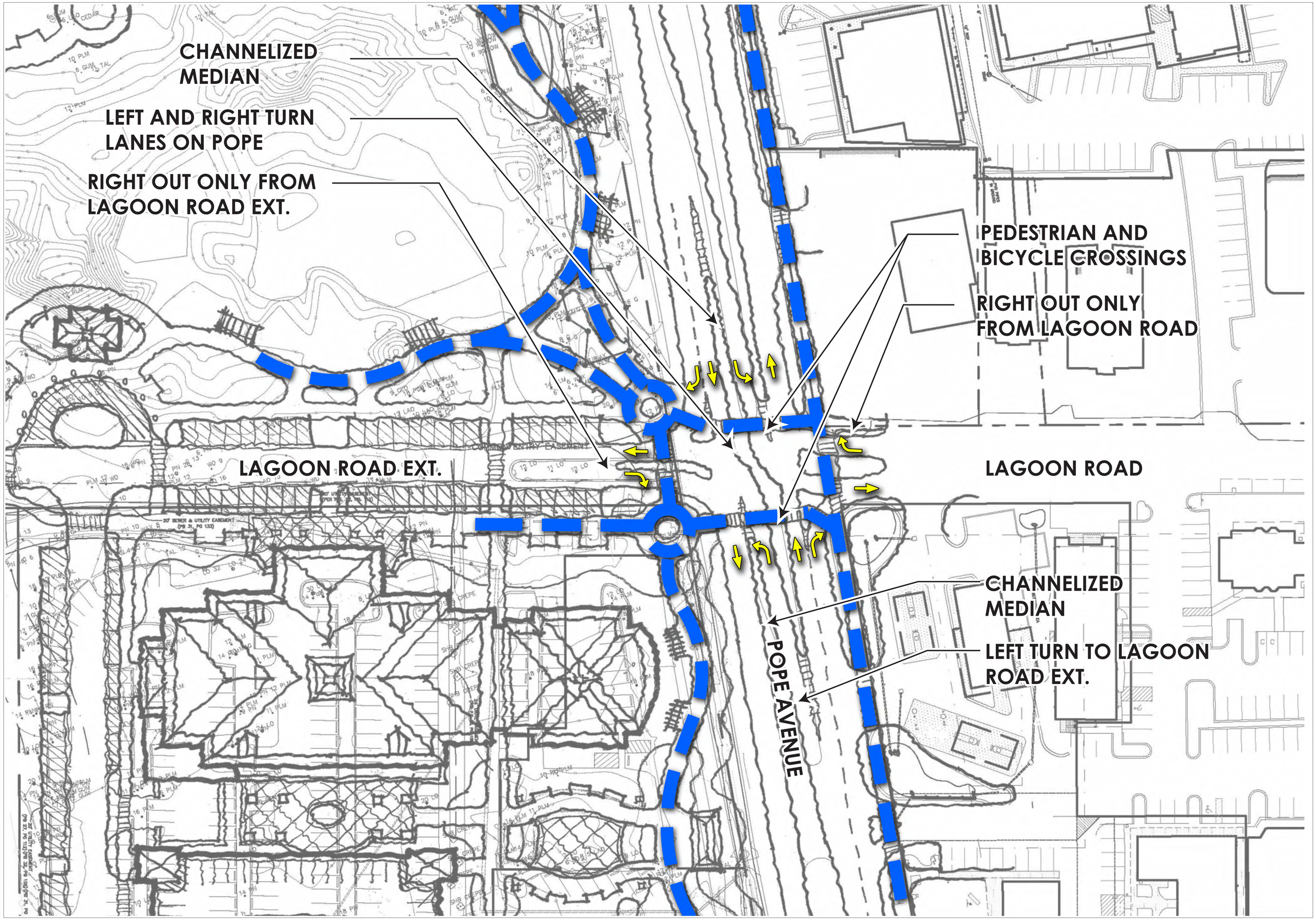

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COLIGNY DISTRICT IMPROVEMENTS

PROPOSED POPE AVENUE AND LAGOON ROAD IMPROVEMENTS

Hilton Head Island, South Carolina

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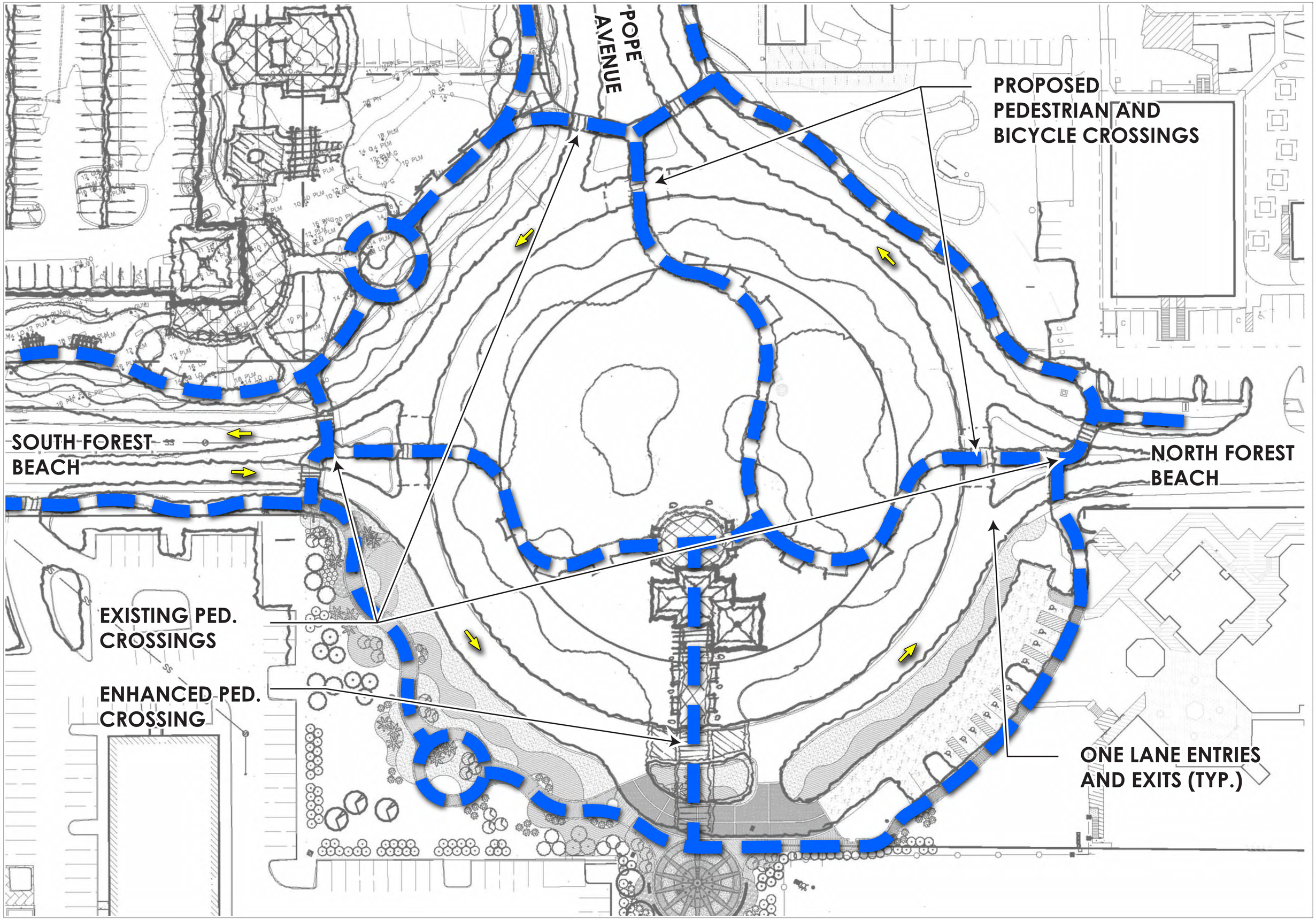

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COLIGNY DISTRICT IMPROVEMENTS

PROPOSED COLIGNY CIRCLE IMPROVEMENTS

Hilton Head Island, South Carolina

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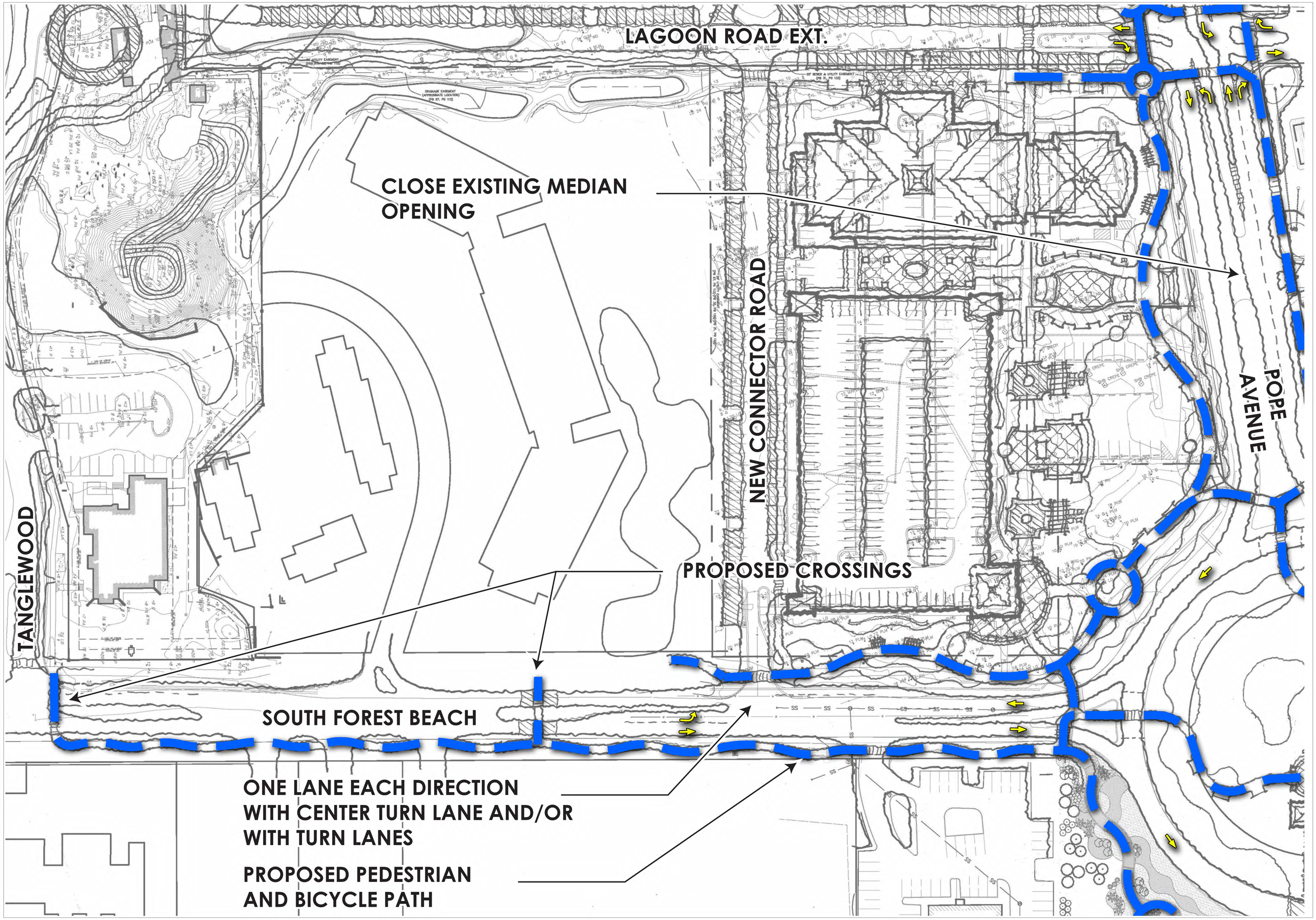

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COLIGNY DISTRICT IMPROVEMENTS

PROPOSED SOUTH FOREST BEACH IMPROVEMENTS

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COLIGNY DISTRICT IMPROVEMENTS

USCB HOSPITALITY CENTER FIRST FLOOR PLAN

Hilton Head Island, South Carolina

September 19, 2013

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COLIGNY DISTRICT IMPROVEMENTS

USCB HOSPITALITY CENTER SECOND FLOOR PLAN

Hilton Head Island, South Carolina

September 19, 2013

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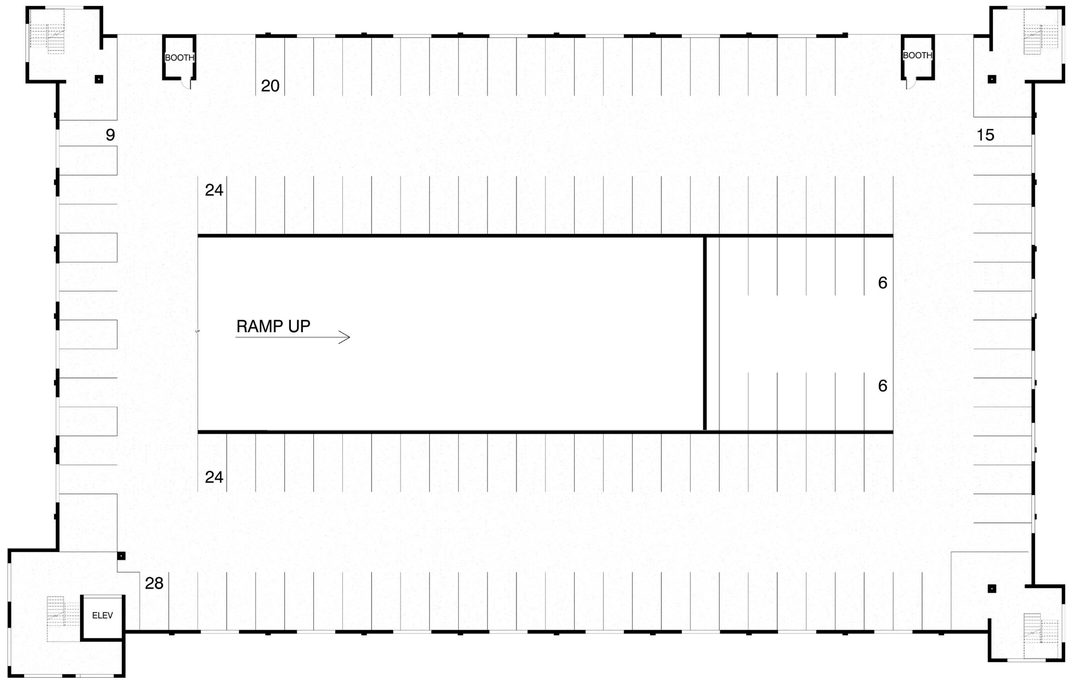
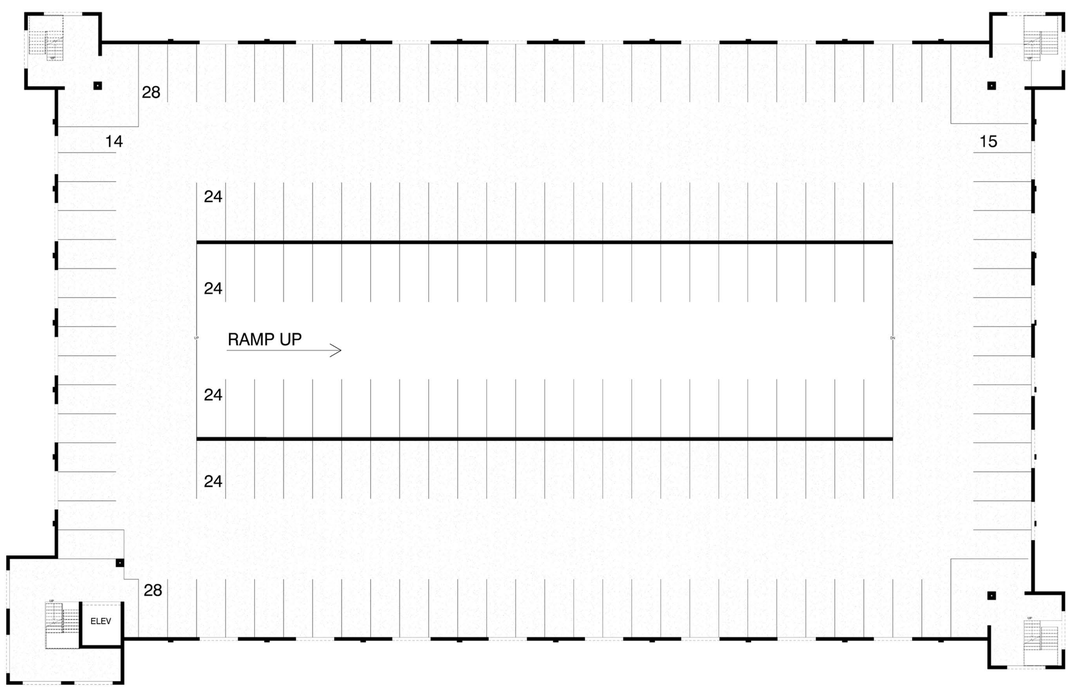
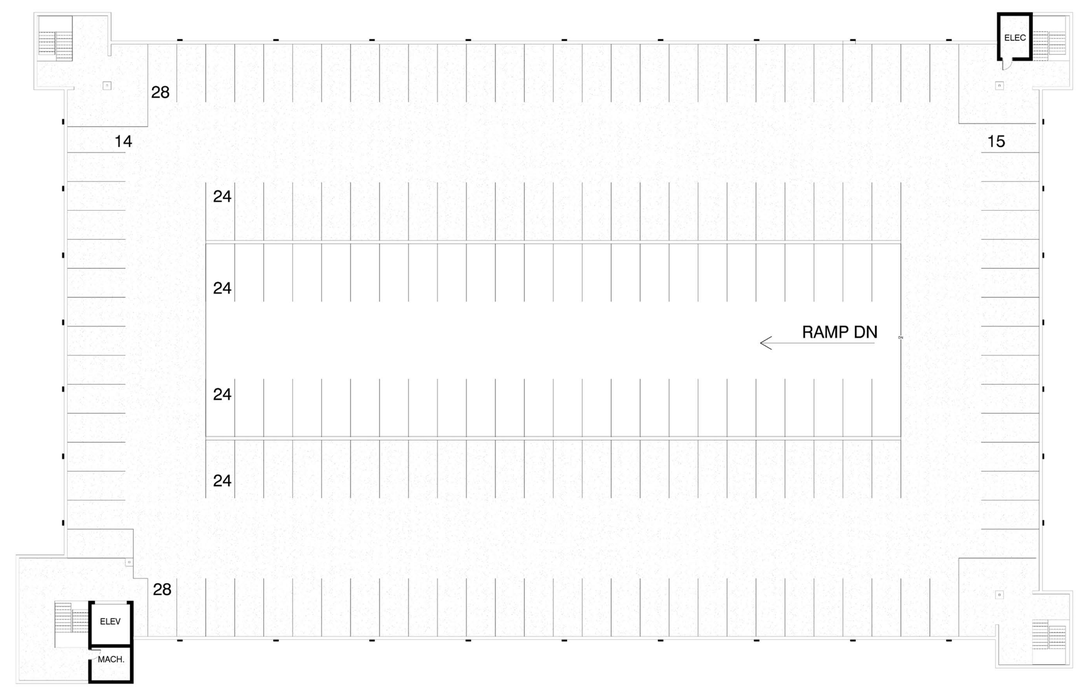


GROUND LEVEL PLAN
132 SPACES



SECOND AND THIRD LEVEL PLANS
181 SPACES



ROOF LEVEL PLANS
181 SPACES

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COLIGNY DISTRICT IMPROVEMENTS

PARKING DECK PLANS

Hilton Head Island, South Carolina

September 19, 2013

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COLIGNY DISTRICT IMPROVEMENTS

USCB HOSPITALITY CENTER - VIEW FROM POPE AVENUE

Hilton Head Island, South Carolina

September 19, 2013

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COLIGNY DISTRICT IMPROVEMENTS

USCB HOSPITALITY CENTER - PARKING DECK COURTYARD VIEW

Hilton Head Island, South Carolina

September 19, 2013

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COLIGNY DISTRICT IMPROVEMENTS

USCB HOSPITALITY CENTER - LOGGIA VIEW

Hilton Head Island, South Carolina

September 19, 2013

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