



**Town of Hilton Head Island
Planning Commission Meeting
Wednesday, December 2, 2015
9:00a.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. Pledge of Allegiance to the Flag**
- 3. Roll Call**
- 4. 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.
- 5. Approval of Agenda**
- 6. Approval of Minutes** Regular Planning Commission Meeting – October 21, 2015
- 7. Appearance by Citizens on Items Unrelated to Today's Agenda**
- 8. Unfinished Business**
None
- 9. New Business**
Public Hearing
PPR-2042-2015 - Application for Public Project Review from the Town of Hilton Head Island to make improvements in the Coligny area, including roadway and intersection improvements, surface parking, a destination park and playground, a children's museum, streetscape improvements, pedestrian and pathway improvements, and drainage improvements. These improvements are centered in the area bounded by Pope Avenue on the east, Tanglewood Drive on the west, Nassau Street on the north, and South Forest Beach Drive and Coligny Circle on the South. *Presented by: Jayme Lopko*
- 10. Commission Business**
- 11. Chairman's Report**
- 12. Committee Report**
- 13. Staff Reports**
- 14. Adjournment**
Please note that a quorum of Town Council may result if four or more of their members attend this meeting.

TOWN OF HILTON HEAD ISLAND
Planning Commission Meeting
Wednesday, October 21, 2015
3:00p.m. – Benjamin M. Racusin Council Chambers

DRAFT

Commissioners Present: Chairman Alex Brown, Vice Chairman Peter Kristian, Jim Gant, Judd Carstens, Bryan Hughes, Caroline McVitty, Lavon Stevens, Barry Taylor and Todd Theodore

Commissioners Absent: None

Town Council Present: None

Town Staff Present: Jayme Lopko, Senior Planner & Planning Commission Coordinator
Brian Hulbert, Staff Attorney
Teri Lewis, LMO Official
Don Kirkman, Executive Director of Economic Development
Shawn Colin, Deputy Director of Community Development
Kathleen Carlin, Secretary

1. Call to Order

2. Pledge of Allegiance to the Flag

3. Roll Call

4. 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.

5. Approval of Agenda

The Planning Commission **approved** the agenda as submitted by general consent.

6. Approval of Minutes

The Planning Commission **approved** the minutes of the October 7, 2015 meeting as presented by general consent.

7. Appearance by Citizens on Items Unrelated to Today's Agenda

None

8. Unfinished Business

None

9. New Business

Amendments to Rules of Procedure

Mrs. Jayme Lopko made the presentation on behalf of staff. Mrs. Lopko stated that the Rules of Procedure Committee met on September 16, 2015 and October 7, 2015 to

review the proposed amendments to the Planning Commission Rules of Procedure. The Committee forwarded the proposed amendments to the Planning Commission with a recommendation for approval. The staff recommended that the Planning Commission approve the proposed amendments to the Planning Commission Rules of Procedure as submitted.

The Planning Commission Rules of Procedure refer to several sections of the Land Management Ordinance (LMO) and those sections have changed due to the rewrite of the LMO. Several of the amendments detailed are either editorial in nature or LMO section reference corrections.

Article IV Commission Organization and Duties, Section 4 Duties of the Commission is proposed to be amended to mirror language from the state code and LMO and to change subdivision reporting to quarterly rather than monthly. Article C Commission Organization and Duties, Section 4 Duties of the Commission is proposed to be amended to mirror language from the state code and LMO and to change subdivision reporting to quarterly rather than monthly.

Article IV Commission Organization and Duties, Section 4 Duties of the Commission is proposed to be amended to mirror language from the state code and LMO and to change subdivision reporting to quarterly rather than monthly.

Article X Commission Actions, Section 2 Voting is proposed to be amended to no longer require commissioners to state the reason for a vote against a prevailing motion. Planning Commissioners will be given the opportunity to express the reason for their vote whether for or against a motion.

Following the discussion by the Planning Commission, Chairman Brown requested that a motion be made. Vice Chairman Kristian made a **motion to approve** the amendments to the Planning Commission's Rules of Procedure as presented by staff. Commissioner Carstens **seconded** the **motion** and the motion **passed** with a vote of 9-0-0.

10. Chairman's Report

Chairman Brown expressed his appreciation to the Planning Commissioners for their hard work on the Planning Commission's subcommittees.

11. Committee Report

- 1) Commissioner Jim Gant presented an over-head review of the status of the Circle to Circle Committee. Chairman Brown requested public comments and the following were received: Mr. Don Kirkman, Mr. David Ames, and Mr. Larry Myers presented public statements. Chairman Brown presented comments regarding the idea of Vision.
- 2) Commissioner Gant, Chairman of the LMO Committee, stated that the committee will meet on the 28th to review the starting list of LMO amendments for 2016.
- 3) Commissioner Carstens presented an update of the status of the Comp Plan Committee.

4) Commissioner Hughes presented an update of the status of the CIP Committee.

12. Staff Reports

- 1) Ms. Jennifer Ray presented an update on the Coligny Park Project.
- 2) Ms. Jennifer Ray presented an update on the USCB project.
Chairman Brown requested public comments on the USCB project. Mr. David Ames presented statements regarding the issues of pathways and parking. Ms. Jennifer Ray presented statements in response to these comments. Mr. Frank Babel presented statements regarding USCB being a bike friendly university.
- 3) Ms. Anne Cyran presented an update on the status of the Sea Turtle Marketplace.
- 4) Mr. Shawn Colin presented brief statements regarding the issue of the acquisition of Main Street. Chairman Brown stated his concern with the public safety issue concerning Main Street, particularly with the use by school children. Chairman Brown requested that this item be placed top priority by Town Council moving forward 2016. Chairman Brown requested that the staff craft a memo to Town Council from the Planning Commission regarding the acquisition of Main Street. Mr. Shawn Colin stated that the staff can craft the memo as requested; however, the staff does that have the information before them for pathways regarding cost, timing, etc. Following final comments, Chairman Brown requested that a motion be made. Vice Chairman Kristian made a **motion** recommending that Town Council explore this issue further. The motion was **seconded** by Commissioner Gant and the motion **passed** with a vote of 9-0-0.

14. Adjournment

The meeting was adjourned at 4:00p.m.

Submitted By:

Approved By:

Kathleen Carlin
Secretary

Alex Brown
Chairman



TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

FAX 843-842-8908

STAFF REPORT PUBLIC PROJECT REVIEW

Case #	Name of Project	Public Hearing Date
PPR-2042-2015	Coligny Area Improvements	December 2, 2015

Parcel Data	Applicant
Beaufort County Tax Map 18 Parcels: 003A, 003B, 003E, 0009, 0010, 010A, 0038, 038A, 038B, 065A, 172A, 172B, 0184, 0230, 0235, 235A, 235B, 0237, 0244, 0246, 0256, 0258, 0268, and 0269	Jennifer Ray Town of Hilton Head Island One Town Center Court Hilton Head Island, SC 29928

Application Summary

Application for Public Project Review from the Town of Hilton Head Island to make improvements in the Coligny area, including roadway and intersection improvements, surface parking, a destination park and playground, a children's museum, streetscape improvements, pedestrian and pathway improvements, and drainage improvements. These improvements are centered in the area bounded by Pope Avenue on the east, Tanglewood Drive on the west, Nassau Street on the north, and South Forest Beach Drive and Coligny Circle on the South. See Attachment "A".

Staff Recommendation

Staff recommends that the Planning Commission find this application to be compatible with the Town's Comprehensive Plan for location, character and extent based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein.

Background:

The Town created a Tax Increment Financing (TIF) District in 2000 to help enhance the public spaces in certain areas of the island. The Bridge to the Beach area was one of those areas.

The Bridge to the Beach Advisory Report was adopted in 2001, identifying goals and projects for the Coligny area. The Bridge to the Beach One – Redevelopment

Strategies Workbook was adopted in 2004 and contained specific projects desired for the Coligny area.

The established TIF District was due to expire at the end of 2014, so the Town got approval to extend the TIF District for another 10 years to allow for redevelopment projects to occur in the Coligny area.

Coligny Area Improvements are proposed to enhance the experience of residents and visitors as well as serve as a catalyst to spur private sector redevelopment and investment in the area. The Coligny area is a resort area on the island that sees a great deal of visitors throughout the year.

The Coligny Area Improvements are identified in the Town's Capital Improvement Plan for design in fiscal year 2016 and construction is planned for multiple years with the bulk of it being completed in fiscal year 2017.

Description of Project:

Coligny Area Improvements are proposed to enhance the experience of residents and visitors as well as serve as a catalyst to spur private sector redevelopment and investment in the area. Improvements are centered in the area bounded by Pope Avenue on the east, Tanglewood Drive on the west, Nassau Street on the north, and South Forest Beach and Coligny Circle on the South.

Proposed improvements include creation of a central park with space for special events as well as daily use including park elements such as a destination playground, shelters & restrooms, fountains, a band shell, pedestrian plazas, and leisure trail; pedestrian enhancements including delineated crossing locations and signage; roadway improvements including the creation of alternative routes for connectivity in and around the area; streetscape improvements such as pathway, landscaping, and signage improvements to reinforce the unique nature of the Coligny area; increased parking capacity within the area through upgrades to existing parking areas and the establishment of additional parking opportunities such as on-street parking; and development of a facility in partnership with a children's museum.

Please refer to Attachment "A", which shows the location of the proposed project and Attachment "B", which shows the conceptual design on the proposed project.

Location, Character, and Extent:

LMO Sec. 16-2-103.Q.4, PPR Review Standards
In determining whether or not a proposed public project is compatible with the Comprehensive Plan, the Planning Commission shall consider whether the location, character and extent of the proposed development is consistent with, or conflicts with, the plan's goals and implementation strategies.

Summary of Facts and Conclusions of Law:

Findings of Fact:

1. LMO 16-2-102.E.1 requires that, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specially called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the December 2, 2015 Planning Commission meeting, which is a regularly scheduled meeting of the commission.
2. LMO 16-2-102.E.2 requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the December 2, 2015 public hearing was published in the Island Packet on November 15, 2015.
3. LMO 16-2-102.E.2 requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land directly contiguous, no less than 15 calendar days before the December 2, 2015 hearing date. The applicant mailed notices of the public hearing by first-class mail to the owner(s) of the land November 13, 2015.

Conclusions of Law:

1. The Official scheduled the public hearing on the application for the December 2, 2015 Planning Commission meeting, in compliance with LMO 16-2-102.E.1.
2. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO 16-2-102.E.2.
3. The applicant mailed notices of the public hearing to the owner(s) of the land subject to the application and owners of record of properties directly contiguous to the proposed project 19 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2

Summary of Facts and Conclusions of Law:**Findings of Facts:**

The adopted Comprehensive Plan addresses the *location, character and extent* of this project in the following areas:

Cultural Resources Element**Goal 2.2 – Arts**

- D. The goal is to provide space for local artists for public display of art in parks and within buildings to display their work while adding character to the space where it is located.

Implementation Strategies 2.2 – Arts

- E. Utilize Town land for arts and cultural activities.

Natural Resources Element

Implication for the Comprehensive Plan 3.3 – Positive Impacts of Environmental Preservation on Quality of Life

- The preservation of natural resources includes thoughtful planning techniques and sustainable land-use practices. The Town needs to maintain healthy beaches and creeks, invest in well-planned green space, and protect mature tree canopies in order to enhance and support mental and physical health, economic vitality and a high quality of life.

Goal 3.3 – Protect Quality of Life through Environmental Preservation

- D. The goal is to preserve open space (including improvement and enhancement of existing).
- E. The goal is to encourage greenways between present and future town properties.

Community Facilities Element

Implication for the Comprehensive Plan 6.3 – Transportation Network

- While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

Goal 6.3 Transportation Network

- B. The goal is to have a safe, efficient and well maintained regional and local roadway network.
- D. The goal is to have a pathway network that provides for recreational opportunities as well as an alternative means of transportation to and on the Island.

Transportation Element

Implication for the Comprehensive Plan 9.3 – Pathway Network

- While the Island currently has an extensive pathway network, opportunities to improve pathway connections between destinations that provide additional recreational opportunities and promote alternative means of transportation on the Island should be considered.

Goal 9.1 - Road Network

- A. The goal is to improve the road network by creating safe and convenient access and interconnections to all areas of the Island while protecting community investments, neighborhoods, and the natural environment.

Goal 9.4 Multi-Use Pathways

- A. The goal is to expand the pathway network to provide pedestrians, bicyclists, and other users of non-motorized transit with a safe and efficient infrastructure to connect residential and tourist areas to schools, parks, commercial areas, and potential off-Island connections.

Implementation Strategies 9.1 – Road Network

- F. Continue to consider the use of standard intersection design, traffic circles or roundabouts, when developing road improvement projects.

Implementation Strategies 9.4 – Multi-Use Pathways

- A. Expand the Island’s Multi-Use Pathway System to connect all appropriate land uses such as parks, schools, open spaces, and beach access facilities on the Island along with residential and commercial destinations.
- C. Continue to improve safety of the Island’s Multi-use Pathway System by identifying conflicts and improvement opportunities.

Recreation Element

Goal 10.1 – Recreation Needs

- A. Continue to expand the public recreation system by providing adequate facilities to meet the needs of a broad spectrum of the Island population (including visitors) while maintaining sensitivity to the specific needs of the Island.

Goal 10.4 – Pathways

- A. Continue improving and expanding the existing network of multi-use pathways throughout the Island enabling residents and visitors to access recreational areas, shopping centers, schools and businesses by non-motorized forms of transportation.

Implementation Strategies 10.1 – Recreation Needs

- F. Improve and expand existing parks to accommodate additional facility needs.

Implementation Strategies 10.4 – Pathways

- A. Continually make improvements to the existing pathway system and provide new pathway links.
- B. Build pathways when improving or building roads and in conjunction with utility projects.
- E. Link new parks with the multi-use pathway system.

Bridge to the Beach Advisory Report

Circulation Goals

Goal 1: The Town should emphasize safe and adequate traffic flow along with traffic calming as well as encourage safe and convenient pedestrian and bicycle activity along all public roads throughout the Bridge to the Beach area. The Town should create a pedestrian-friendly environment and provide more efficient and safe pedestrian crossing points.

Objective 1.1: Create multi-use pathways and sidewalks between the Ocean and Broad Creek and between businesses, residences, institutions, open space and recreation areas.

Objective 1.3: Construct safe multi-use pathways and sidewalks by separating pathways and sidewalks from the road with green spaces and landscaping.

Objective 1.6: Identify pedestrian movement in order to determine the location of road crossings. Provide pedestrian crossings at regular distances along Pope Avenue and

other main roads.

Objective 1.7: Develop pedestrian crossings at every intersection.

Goal 2: The Town should maintain or improve traffic circulation and function in the Bridge to the Beach area.

Streetscape Goals

Goal 2: Streetscape improvements should be developed along all main roads that have, or will have, multi-use pathways or sidewalks.

Parking Goals

Objective 1.2: Investigate the possibility of street parking and placement of parking behind buildings where feasible.

Objective 1.4: Provide public restrooms.

Park, Recreation and Open Space Goals

Goal 1: Consider developing a connected system of new parks, and improving existing parks throughout the Bridge to the Beach area, with passive and recreational features.

Objective 1.1: Develop a civic park system along Pope Avenue on public land that is continuous, active and passive and provides cool shade, foot paths, natural vegetation, convenient parking and other natural amenities. This park should also include a waterway system that is an integral part of the Town's storm water management system.

Bridge to the Beach One – Redevelopment Strategies Workbook

Description of Approved Policy

- Policy #3 - Allow specific secondary roadways to be designated for on street parking and thus increase service with minimal expansion of paved areas.

Description of Approved Project

- Project 3.1 - Realign and extend Nassau Street toward the east to connect with Pope Avenue at Lagoon Road, to provide improved traffic flow from the neighborhoods southwest of Pope Avenue and reduce traffic on Coligny Circle. This project was modified by Town Council to improve Nassau Street in its current alignment and to extend Lagoon Road to the southwest across Pope Avenue to Tanglewood.

Description of Approved Project

- Project 3.5 – Redesign the Pope Avenue/Lagoon Road intersection, possibly utilizing a traffic signal, to provide safe pedestrian movement and improved left turn vehicular movement from Pope Avenue to Lagoon Road.

Conclusions of Law:

For the Location of the project:

Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Cultural Resources, Natural Resources, Community Facilities, Transportation, and Recreation Elements and the Bridge to the Beach Advisory Report and Redevelopment Strategies Workbook for the location of this project as follows:

- The proposed park includes location(s) for the display of public art and a central green space for arts and cultural activities to occur consistent with the Cultural Resources Element.
- The proposed park provides a greenway that connects to Coligny Beach Park and Compass Rose Park consistent with the Natural Resources Element.
- The proposed pathway connections will improve and provide safe links between destinations, provide additional recreational opportunities and promote alternative means of transportation on the Island by filling gaps in the current pathway network that can help to provide better access to properties located in the Coligny area consistent with the Community Facilities, Transportation, and Recreation Elements and the Bridge to the Beach Advisory Report.
- The proposed project will improve the roadway network by providing well maintained, safe, and convenient roads to access and interconnect areas of the island consistent with the Community Facilities and Transportation Elements.
- The proposed pathway improvements will improve the existing pathway system through enhanced pedestrian crossings in multiple locations consistent with the Bridge to the Beach Advisory Report.
- The proposed roadway improvements will improve the traffic circulation and function in the Bridge to the Beach area consistent with the Bridge to the Beach Advisory Report.
- The proposed project would continue Nassau Street all the way to Pope Avenue and extend Lagoon Road across Pope Avenue to Tanglewood creating secondary roads consistent with the Bridge to the Beach One – Redevelopment Strategies Workbook.

For the Character of the project:

Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Cultural Resources, Natural Resources, Community Facilities, Transportation, and Recreation Elements and the Bridge to the Beach Advisory Report for the character of this project as follows:

- The proposed project will create a large open space for events including arts and cultural activities as well as location(s) for the placement of public art consistent with the Cultural Resources Element.
- The proposed project will provide well-planned green spaces to enhance the quality of life consistent with the Natural Resources Element.
- The proposed pathway improvements will improve pathway connections, provide safe and convenient access within the Coligny area, provide an alternative means of transportation for residents and visitors to the area and provide additional recreational opportunities consistent with the Community Facilities, Transportation, and Recreation Elements.
- The proposed project will create a more pedestrian-friendly environment by designing pathways that are separated from the road with green spaces and landscaping. Improved pedestrian crossings at intersections are also proposed to allow pedestrians and bicyclists safe access within the Coligny area consistent with the Bridge to the Beach Advisory Report.
- The proposed project includes streetscape improvements consistent with the

unique island character to improve the visual aesthetics of the Coligny area consistent with the Bridge to the Beach Advisory Report.

- The proposed project will provide amenities in the Coligny area to provide a continuous park system from Compass Rose Park down to Coligny Beach Park including: pathways, shade, public art, natural vegetation, benches, public restrooms, and convenient parking both in lots and on-street consistent with the Bridge to the Beach Advisory Report.

For the Extent of the project:

Staff concludes that the project is compatible with the adopted Comprehensive Plan as described in the Natural Resources, Community Facilities, Transportation, and Recreation Elements and the Bridge to the Beach Advisory Report and Redevelopment Strategies Workbook for the extent of this project as follows:

- The proposed project will result in a greenway from Compass Rose Park to Coligny Beach Park consistent with the Natural Resources Element.
- The proposed project will result in new pathway segments providing connections within the Coligny area and links to the new park consistent with the Community Facilities, Transportation, and Recreation Elements.
- The proposed park and pathways would provide for additional recreational opportunities as well as an alternative means of transportation along Pope Avenue, along secondary streets, and to Coligny Beach Park consistent with the Community Facilities and Transportation Elements.
- The proposed project would include roadway and pedestrian crossing improvements, a central park space, pathways, restrooms, streetscape improvements, and parking to meet the needs of the Island population and visitors consistent with the Recreation Element.
- The proposed project will improve, realign, and extend current secondary streets in the Coligny area consistent with the Bridge to the Beach One – Redevelopment Strategies Workbook.

LMO Official Determination

Determination: Staff determines that this application is compatible with the Comprehensive Plan for the location, character, and extent as based on the above Findings of Fact and Conclusions of Law.

Planning Commission Determination and Motion:

The Planning Commission's role is to determine if the application is compatible with the Comprehensive Plan for location, character, and extent.

PREPARED BY:

JL

November 23, 2015

Jayme Lopko, AICP
Senior Planner / PC Coordinator

DATE

REVIEWED BY:

HC

Heather Colin, AICP
Development Review Administrator

November 23, 2015

DATE

ATTACHMENTS:

- A. Location Map
- B. Concept Plan

Attachment A



TOWN OF HILTON HEAD ISLAND
 ONE TOWN CENTER COURT
 HILTON HEAD ISLAND, S.C. 29928
 PHONE (843) 341-6000

Town of Hilton Head Island

PPR-2042-2015 Coligny Area Improvements



440 220 0 440 Feet

This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or date of completion.



LEGEND	
(A)	COLIGNY DISTRICT GATEWAY • NEW ENTRY MONUMENTATION • ACCENT PAVEMENT • NEW LANDSCAPING • START OF DISTRICT STREETScape
(B)	NASSAU STREET IMPROVEMENTS • ELIMINATES TIGHT CURVES • SCDOT ROAD STANDARDS • ENHANCED STREETScape WITH ± 21 ON-STREET PARKING SPACES AND SIDEWALK
(C)	POPE AVENUE IMPROVEMENTS • ENHANCED STREETScape • DEDICATED RIGHT TURN LANE INTO BEACH PARKING LOT AND LEFT TURN LANES ONTO LAGOON RD (NORTH) AND LAGOON RD EXTENSION
(D)	LAGOON ROAD EXTENDED/POPE AVENUE INTERSECTION IMPROVEMENTS • SIGNALIZED INTERSECTION WITH PEDESTRIAN CROSSINGS AND ACTIVATORS • CREATES ALTERNATE TRAFFIC ROUTE - TYING POPE AVE TO TANGLEWOOD • PROVIDES ± 69 NEW ON-STREET PARKING SPACES
(E)	MULTI-MODAL DROP-OFF / PICKUP
(F)	NEW COLIGNY PARK • CENTRAL OPEN SPACE FOR PASSIVE & EVENT USE • OPEN SPACE COULD PROVIDE SEASONAL OVERFLOW PARKING, ± 125 SPACES • VISUALLY CONNECTED TO POPE AVENUE • TIES TO PERIMETER TRAIL NETWORK • ARBOR SWINGS AND AMPLE LANDSCAPING
(G)	BANDSHELL / PAVILION
(H)	RESTROOM / INFORMATION CENTER / MULTI-MODAL SHELTER WITH DROP-OFF
(I)	CHILDREN'S MUSEUM (± 3,500 SF) • LIGHTHOUSE ENTRY • SCREENED PORCH (± 1,500 SF) • FENCED OUTDOOR PLAY AREA WITH SHADE • ADJACENT TO ± 35 SPACE PARKING LOT
(J)	ADVENTURE (DESTINATION) PLAYGROUND • CAPTAIN WILLIAM HILTON SHIP PLAY STRUCTURE • SEPARATE SMALL CHILD PLAY AREA WITH TREEHOUSE THEME • WATER AND SAND EXPLORATION AREA • LOWCOUNTRY AND NATURE THEMED • LAGOON OVERLOOKS; INCLUDING PIER • AMPLE SEATING AREAS FOR ALL AGES • FENCED ENCLOSURE
(K)	ENHANCED LAGOON • SURROUNDS PLAY AREAS TO CREATE "ISLAND" • EXERCISE STATIONS ALONG TRAIL SYSTEM • PERIMETER TRAIL SYSTEM WITH AQUATIC AND ENVIRONMENTAL EXPERIENCES
(L)	IMPROVED TOWN BEACH PARKING LOT • STANDARDIZE SPACE WIDTHS TO COMPLY WITH L.M.O. AND IMPROVE CIRCULATION • COLLECT PEDESTRIANS AND DIRECT TO NEW SIGNALIZED SOUTH FOREST BEACH OR POPE AVENUE CROSSINGS • NEW PEDESTRIAN REFUGES AT LAGOON ROAD AND SOUTH FOREST BEACH INTERSECTIONS • PROVIDES ± 428 SPACES • ALIGNS SOUTH FOREST BEACH INGRESS / EGRESS WITH BEACH HOUSE RESORT ENTRY
(M)	SOUTH FOREST BEACH IMPROVEMENTS • SIGNALIZED INTERSECTION AT BEACH HOUSE RESORT / TOWN'S BEACH LOT WITH PEDESTRIAN CROSSINGS AND ACTIVATORS • PEDESTRIAN REFUGES AREAS ON EACH SIDE OF SIGNALIZED INTERSECTION • NEW LEISURE TRAIL ON EAST SIDE OF SOUTH FOREST BEACH DRIVE
(N)	POTENTIAL TOWN SERVICES PARCEL
TOTAL PERMANENT PARKING SPACES ± 553 TEMPORARY GRASS PARKING SPACES ± 125 TOTAL POTENTIAL SURFACE PARKING: ± 678	

ARCHITECTURE BY:
WATSON TATE SAVORY
architecture interiors planning

ENGINEERING BY:
THOMAS & HUTTON ENGINEERING CO.



COLIGNY DISTRICT REDEVELOPMENT

DRAFT CONCEPTUAL MASTER PLAN

PREPARED FOR:
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA
 OCTOBER 1, 2014



PLANNING AND LANDSCAPE ARCHITECTURE BY:
Wood Partners Inc. WPI
 Landscape Architects
 Land Planners