

MID-ISLAND DISTRICT & TRACT

TOWN OF HILTON HEAD ISLAND // TOWN COUNCIL WORKSHOP

SEPTEMBER 14, 2022

MKSK

DK&P

Kimley»Horn

LS3P

HR

CRANSTON
ENGINEERING

| MEETING PURPOSE

- Review and discuss the **Future Land Use Map** and Policy Framework and Recommendations for the Mid-Island District with a focus on the **District Center** and **Historic Neighborhoods**
- Review and discuss **Park elements, phasing and cost**
- Review and discuss **Next Steps and Schedule**

PLANNING BACKGROUND



Charles Fraser Principles:

- Charles Fraser was an innovative planner who envisioned unconventional principles for his developments on the Island, beginning with Sea Pines. This became the foundation for subsequent community development and environmental stewardship on the Island through today.
- Fraser's **Seven Basic Principles** are embedded in many of the Island's subsequent development patterns and way of life:
 - 1 Do not impose development on the environment.
 - 2 Create green space for privacy.
 - 3 Keep density as low as profitably possible.
 - 4 Create roads for beauty and efficiency not just transit.
 - 5 Build no structure higher than the tallest tree.
 - 6 Cut only those trees that are absolutely necessary.
 - 7 Think always of enhancing the quality of life for those who would be residents of the Island.

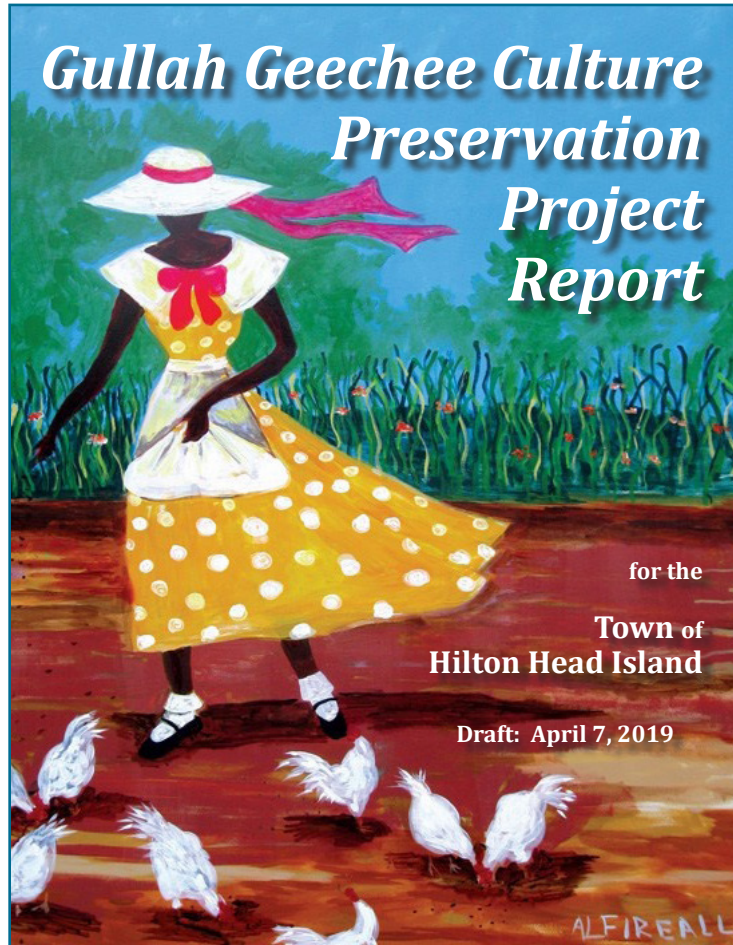
PLANNING BACKGROUND



Our Plan:

- As the 2020 to 2040 Comprehensive Plan for the Town of Hilton Head Island, Our Plan is foundational for the Island's growth and development. It provides a baseline of existing conditions and outlines goals, strategies, and tactics for the future of the Town and Island community. This document is crafted as a dynamic and informational guide that reflects integral components of the Island community fabric. It also serves as a tool for the Town and community leaders to strengthen and preserve the Island culture, image, character, and unique sense of place.
- The Town's Our Future community engagement initiative developed the Vision for Our Plan. Reinventing Sustainability... Again! is the Island community's preferred future for Hilton Head Island for the next 20 years.

PLANNING BACKGROUND



Gullah-Geechee Culture Preservation Report:

Mission:

"... identify and assist in the preservation of the Gullah-Geechee culture for the purpose of detecting and resolving issues specific to its community, including, without limitation, heirs' property, taxes and land use, economic and sustainability issues for an improved quality of life, and through on-going educational programs, workshops and seminars."

Accordingly, there are three primary purposes for this project:

- Create a broad strategy for Gullah Geechee cultural preservation, to include resource preservation and enhancement, interpretation, and heritage tourism.
- Identify potential revisions to the Land Management Ordinance (LMO) and other land use and development related policies to better accommodate the use and development of Gullah lands.
- Identify tools for addressing the heirs' property issues, which greatly limit what Gullah land owners can do with their land because of a lack of title to their property and related legal hurdles.

STAKEHOLDER ENGAGEMENT SUMMARY

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

- BAYGALL
- MITCHELVILLE
- BIG HILL
- GRASSLAND
- MARSHLAND

HISTORY & CULTURE

- HERITAGE LIBRARY
- HISTORIC MITCHELVILLE FREEDOM PARK
- NIBCAA
- ST. JAMES BAPTIST CHURCH
- QUEEN CHAPEL AME CHURCH
- FIRST AFRICAN 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 ECONOMIC DEVELOPMENT CORPORATION
- 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

STAKEHOLDER OUTREACH

Town of Hilton Head Island Mid-Island Initiative Area Stakeholders

KICK-OFF MEETINGS/WORKSHOPS AUGUST 2021

1. TOWN COUNCIL
2. STAFF
3. PARKS & RECREATION COMMISSION

FOCUS GROUP MEETINGS AUGUST 2021

NEIGHBORHOOD REPRESENTATIVES			
Port Royal Plantation			
	Lance Pyle, General Manager	Y	N
	Don Blank, Board President	Y	Y
Palmetto Hall Plantation			
	Courtney Struna, General Manager	Y	Y
Port Royal Community Relations Committee			
	Terry Herron	Y	Y
	Joan Hazel	Y	Y
	Hugh O' Kane	Y	Y
Legends POA			
	Adam Hartzog, GM	Y	N
	David Fingerhut, Board member	Y	Y
	Pat Santry, resident	Y	Y
Folly Field POA			
	Shawn Zink, POA president	Y	Y
COIN			
	Risa Prince	Y	N
	Patsy Brison	Y	N
Ben White Drive			
	David White	Y	Y
Island Links			
	Jeff Lessey	Y	Y

PARKS & RECREATION

Island Recreation Association			
	Frank Soule, Executive Director	Y	Y
	Leah Arnold, Director of Programs & Operations	Y	Y
	Bob Rosek, Recreation & Facilities Director	Y	Y
	Brandon Brown, Aquatics Director	Y	Y
People for Parks			
	Alan Perry	Y	Y

HISTORIC NEIGHBORHOODS, HISTORY, CULTURE			
NIBCAA			
	Eric Turpin, Executive Director	Y	N
	Roselle Wilson, Board	Y	Y
Historic Mitchellville Freedom Park			
	Ahmad Ward	Y	Y
Heritage Library			
	Barbara Catenaci	Y	Y
St. James Baptist Church			
	Blewitt Wright	Y	N
Central Oak Grove Baptist Church			
	Louis Johnson	Y	N
La Isla			
	Eric Esquivel	Y	N
	Paula Vanegas	Y	N
Hilton Head Land Trust			
	Lauren Williams	Y	N
	Terry Ennis	Y	N
Gullah Heritage Trail Tours			
	Morris Campbell	Y	N
	Emory Campbell	Y	N
Gullah Museum			
	Dr. Louise Cohen	Y	N
Hilton Head History Tours			
	Rich Thomas	Y	N
Resident Experts			
	Thomas Barnwell, Jr.	Y	Y
	Carolyn Grant	Y	Y

DEVELOPMENT

Beaufort County EDC			
	John O'Toole	Y	Y
Hilton Head Island Chamber of Commerce			
	Bill Miles	Y	N
	Ray Deal	Y	Y
Hilton Head Area Realtors Association			
	Jean Beck	Y	N
	Jocelyn Staigar	Y	Y
UTILITIES			
Hilton Head PSD			
	Pete Nardi	Y	Y
Palmetto Electric			
	Corey Tuten	Y	Y
Hilton Head Airport			
	Jon Rembold	Y	Y

PASSIVE RECREATION/ECOLOGY

Eco-Heritage Advisory Coalition			
	Terry Herron	Y	Y
	John Parsons	Y	Y
	Rich Thomas	Y	N
Coastal Conservation League			
	Jessie White	Y	Y
Coastal Discovery Museum			
	Rex Garniewicz	Y	Y
Outside Foundation			
	Jean Fruh	Y	N
HHI Audubon			
	Kay Grinnell, President	Y	Y
ACTIVE RECREATION			
Sand Volleyball			
	Jeremy Modzelewski	Y	Y
HHI Pickleball Club			
	Alex Cruden	Y	Y
	Bob Saltys	Y	Y
Broad Creek Disc Golf Club			
	Brandon Beat	Y	Y
Single Track Bike Group			
	Mickey Denoncourt	Y	Y
Cross Country			
	Annette Gilman	Y	Y
	Dan Gilman	Y	Y
	Jim Brookshire	Y	Y
Bike Walk HHI			
	Frank Babel	Y	N
First Tee			

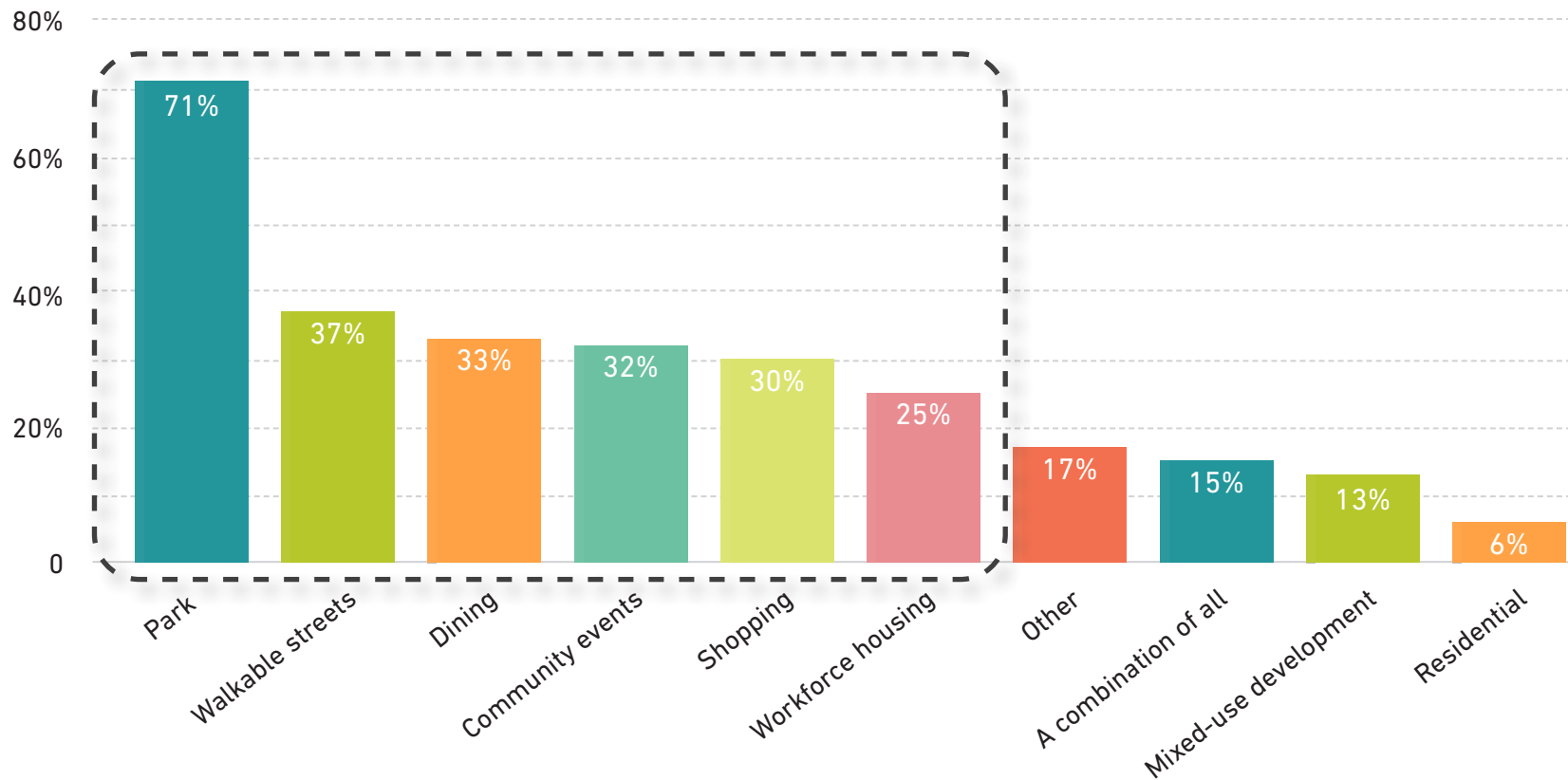
FOLLOW-UP MEETINGS HELD AFTER AUGUST 2021

NEIGHBORHOOD REPRESENTATIVES			
Port Royal Plantation			
	Lance Pyle, General Manager	Y	N
PASSIVE RECREATION/ECOLOGY			
Eco-Heritage Advisory Coalition			
	Terry Herron	Y	Y
	John Parsons	Y	Y
	Rich Thomas	Y	N
PLANNING COMMISSION			

COMMERCIAL PROPERTY OWNERS/MANAGERS			
Sea Turtle Marketplace			
	Tom DeMint	Y	N
Northridge Plaza			
	Bill Goldsmith	Y	N
Northridge Cinema			
	John Snodgrass	Y	N
Port Royal Plaza			
	Fox Johnston	Y	Y
	David Bloom	Y	Y
Old Sam's Club			
	Ryan Hanks	Y	N
Palmetto Headlands			
Hampton Inn			
	Erin Kronenberg	Y	Y
	Kristin Timmins	Y	Y
	David Makarsky	Y	Y
Green Thumb			
	Frank Lynch	Y	Y
Bruno Landscape & Nursey			
	MaryAnn Bruno	Y	Y
Ocean Woods			
		Y	N
MISCELLANEOUS			
Concours			
	Lindsey Harrell	Y	N
	Merry Harlacher	Y	Y
Hilton Head Land Trust			
	Lauren Williams	Y	N
STAFF			
	Shawn Colin, Senior Advisory to the Town Manager	Y	Y
	Teri Lewis, Community Development	Y	Y

COMMUNITY ENGAGEMENT RESULTS

What uses or amenities are missing in the Mid-Island Initiative Area? (n = 1000)



Top "other" responses:

- Preserved green space
- Sports and Activity space (Pickleball, sports tournaments)
- Walkability and connections between town owned properties

COMMUNITY ENGAGEMENT RESULTS

What other concerns or issues should we be aware of as we plan for the Mid-Island Initiative Area? (n = 563)

PARK



| COMMUNITY ENGAGEMENT RESULT THEMES

PROTECT + ENHANCE

- PEOPLE
 - NEIGHBORHOODS
- CULTURE AND HISTORY
- NATURAL ENVIRONMENT
 - PRESERVES & PARKS
 - PARKWAY CHARACTER

CONNECT

- PEOPLE
 - OPEN SPACES
- NEIGHBORHOODS
- COMMUNITY HUBS

EVOLVE

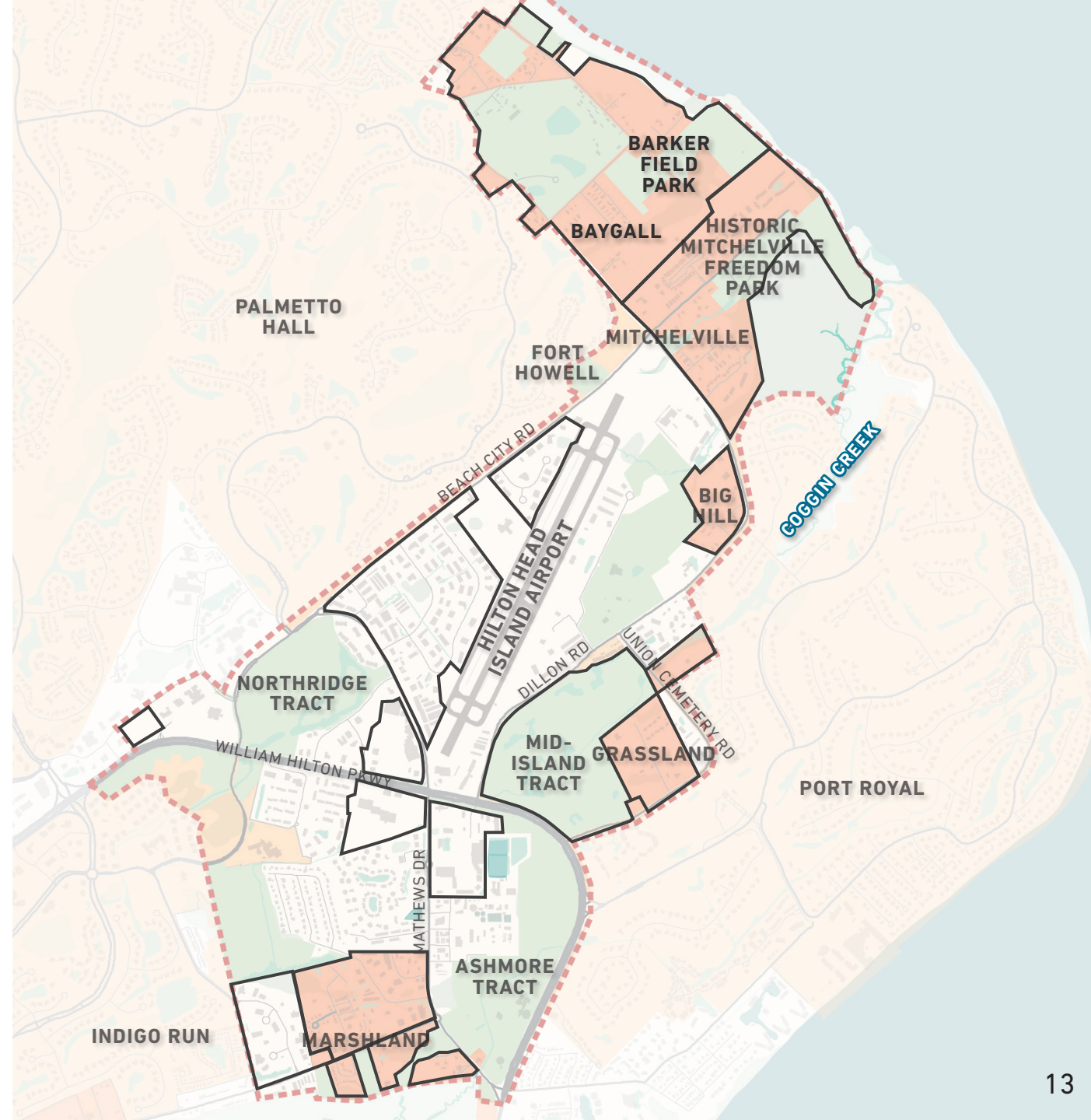
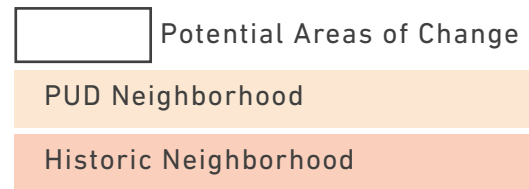
- FUTURE LAND USE
 - MIXED USE
- RESIDENTIAL INFILL
- REDEVELOPMENT STANDARDS

| STRATEGIC DIRECTION

- 1. Protect, preserve and expand parks, the natural environments, and historic/cultural assets**
- 2. Connect neighborhoods, parks, and community destinations safely**
- 3. Create a mixed-use center supporting community needs/market demands in the Mid-Island District**
- 4. Enable the evolution of land uses/development patterns to provide housing and neighborhood commercial infill opportunities in historic neighborhoods**
- 5. Establish a framework for successful implementation**

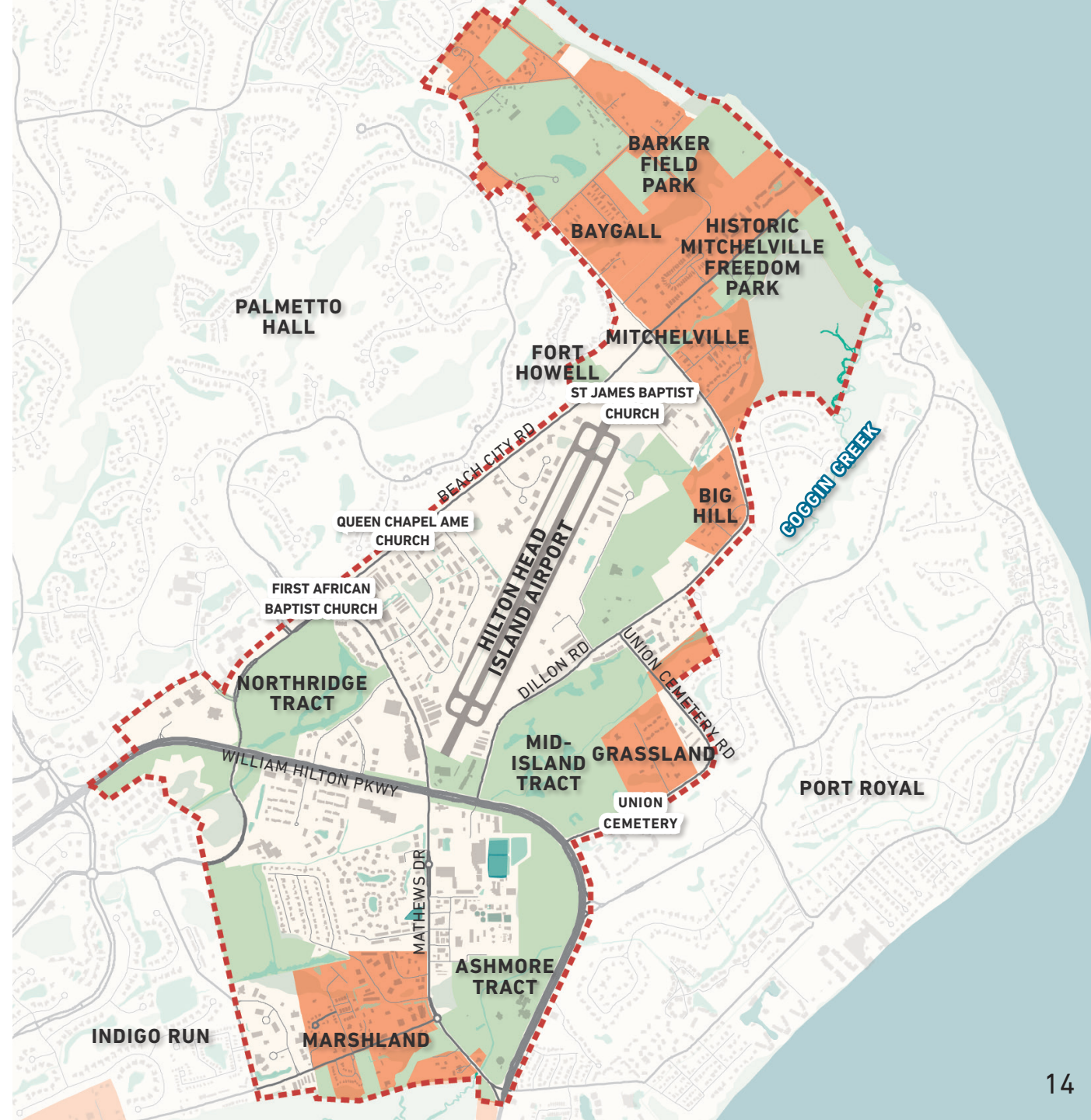
FOCUS AREAS – AREAS OF POTENTIAL CHANGE

- Town-Owned Property
- Airport Area
- Commercial Core
- Historic Neighborhoods

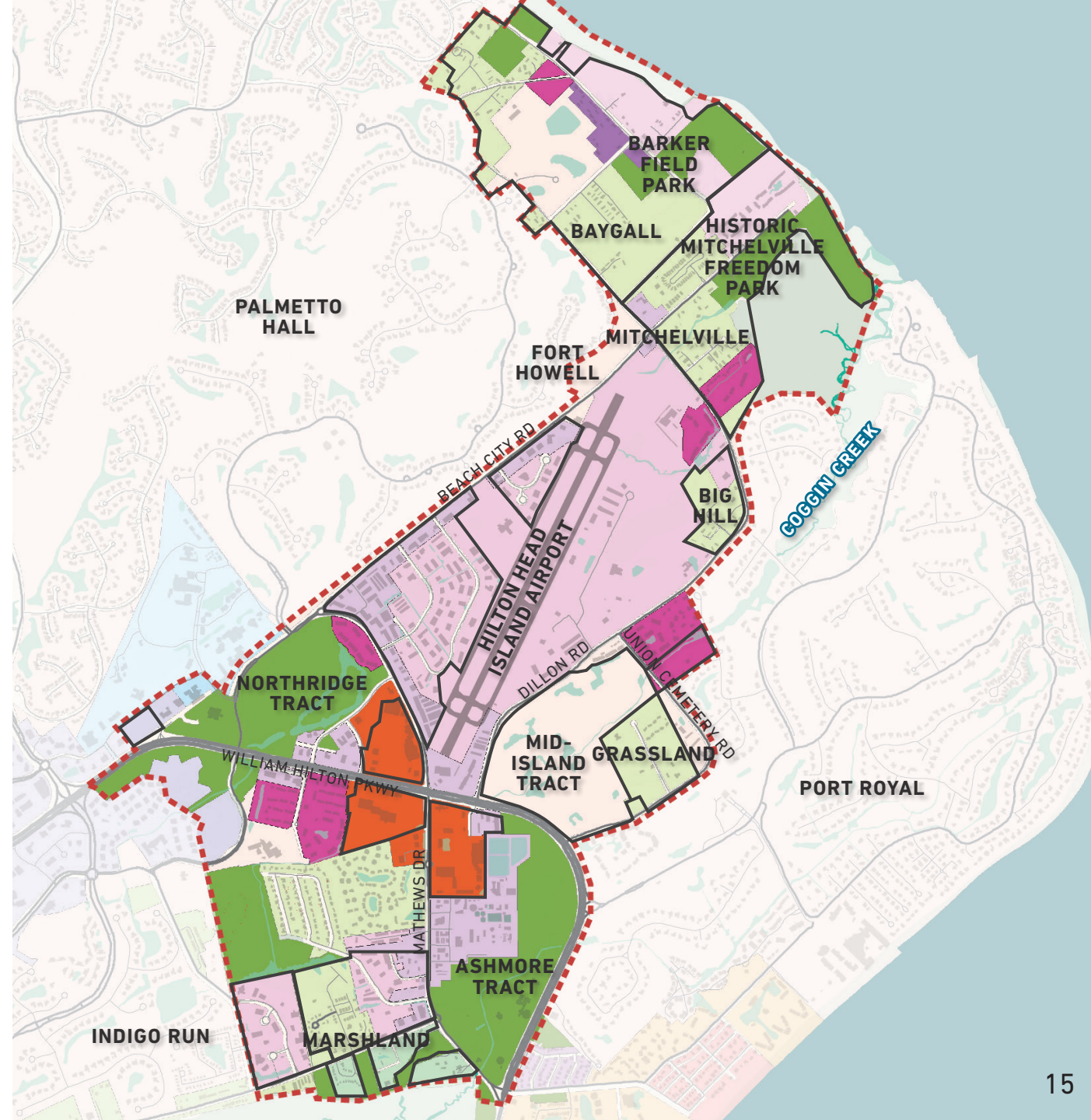


NEIGHBORHOODS & HISTORIC CHURCHES

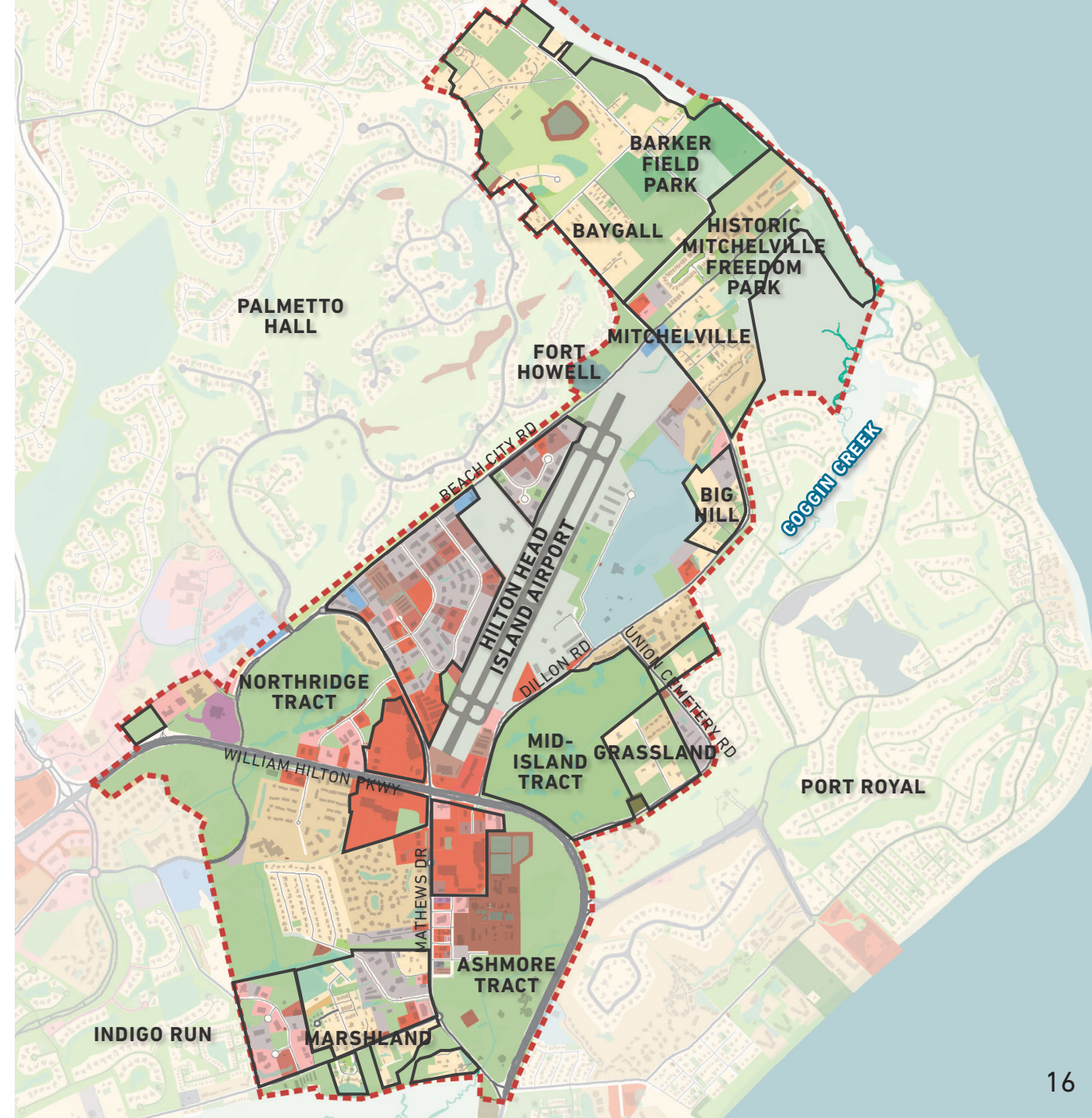
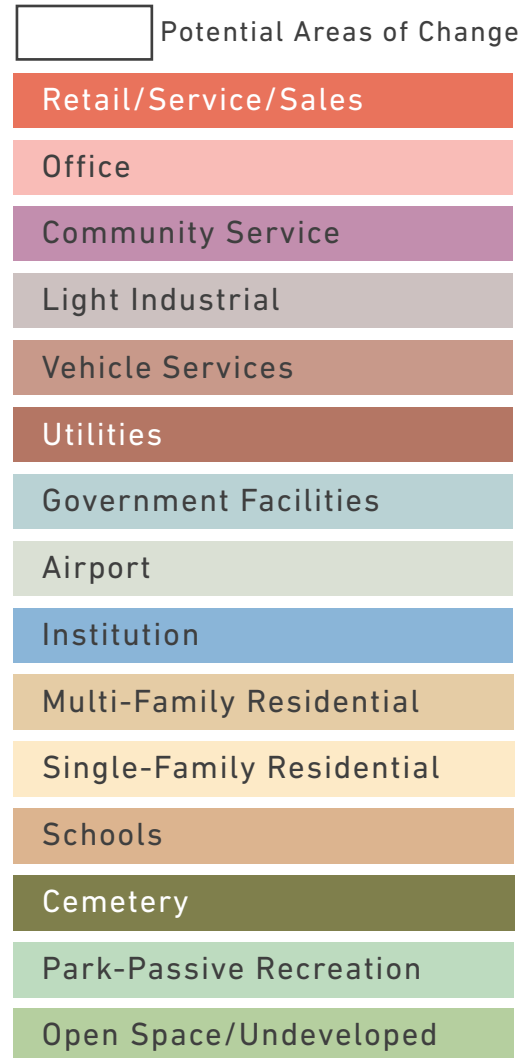
Historic Neighborhood



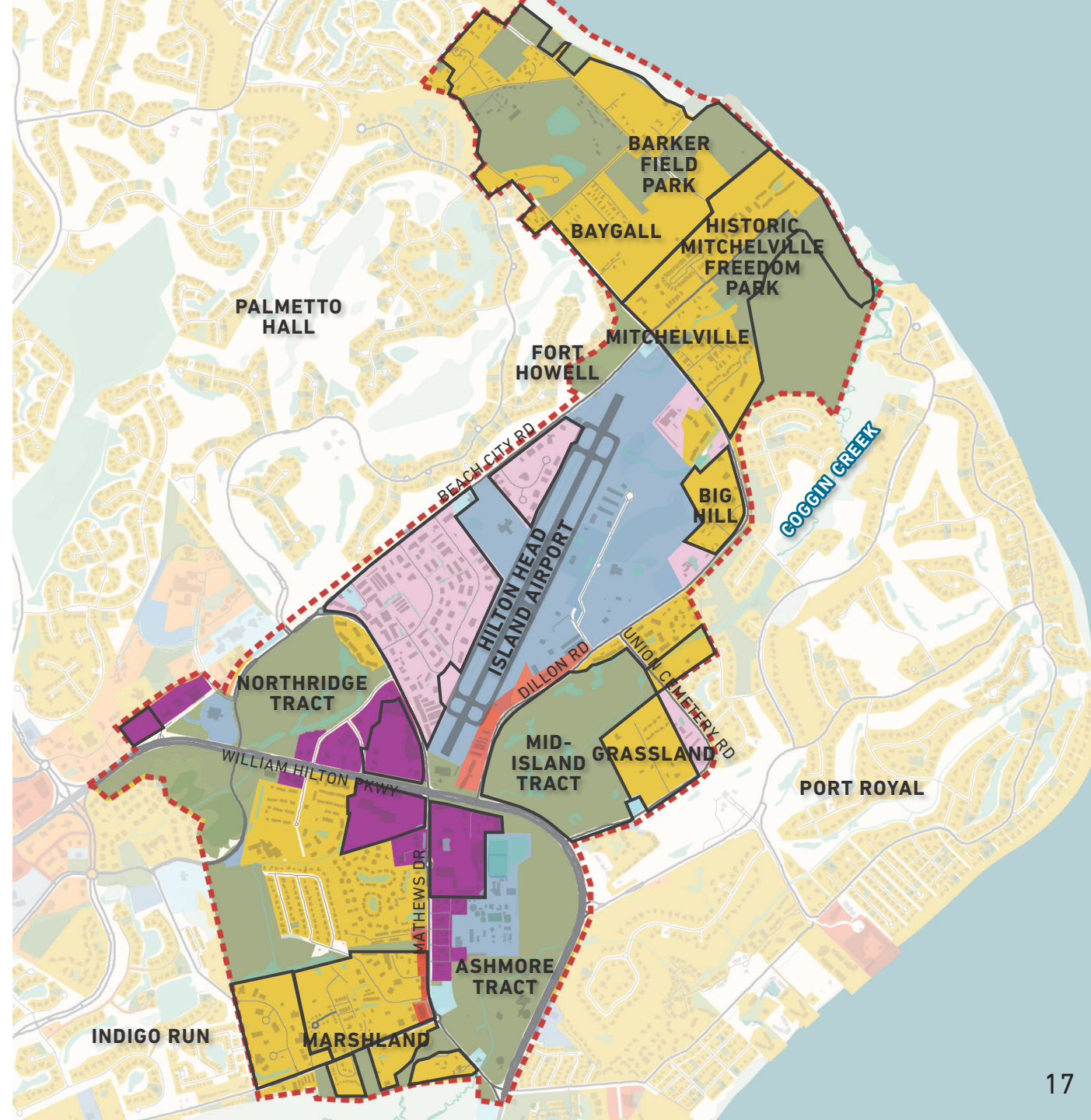
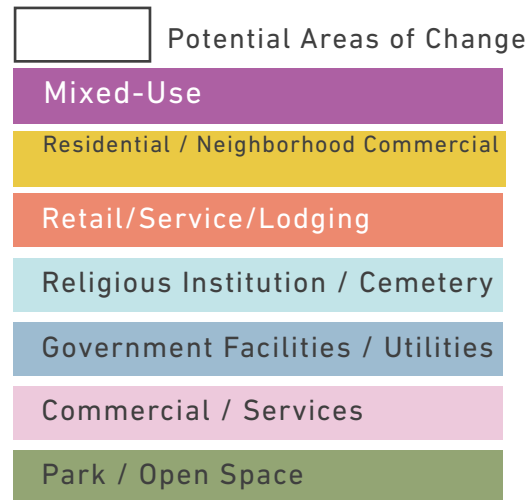
EXISTING ZONING



EXISTING LAND USE



EVOLVE: POTENTIAL FUTURE LAND USE



EVOLVE: COMMERCIAL / SERVICES

Commercial/Services	
Uses	Commercial Support Services, Car Rental, Office, Warehouse, Light Manufacturing
Density	Determined by design and performance standards
Height	1-3 stories; 45 feet
Parking	TBD

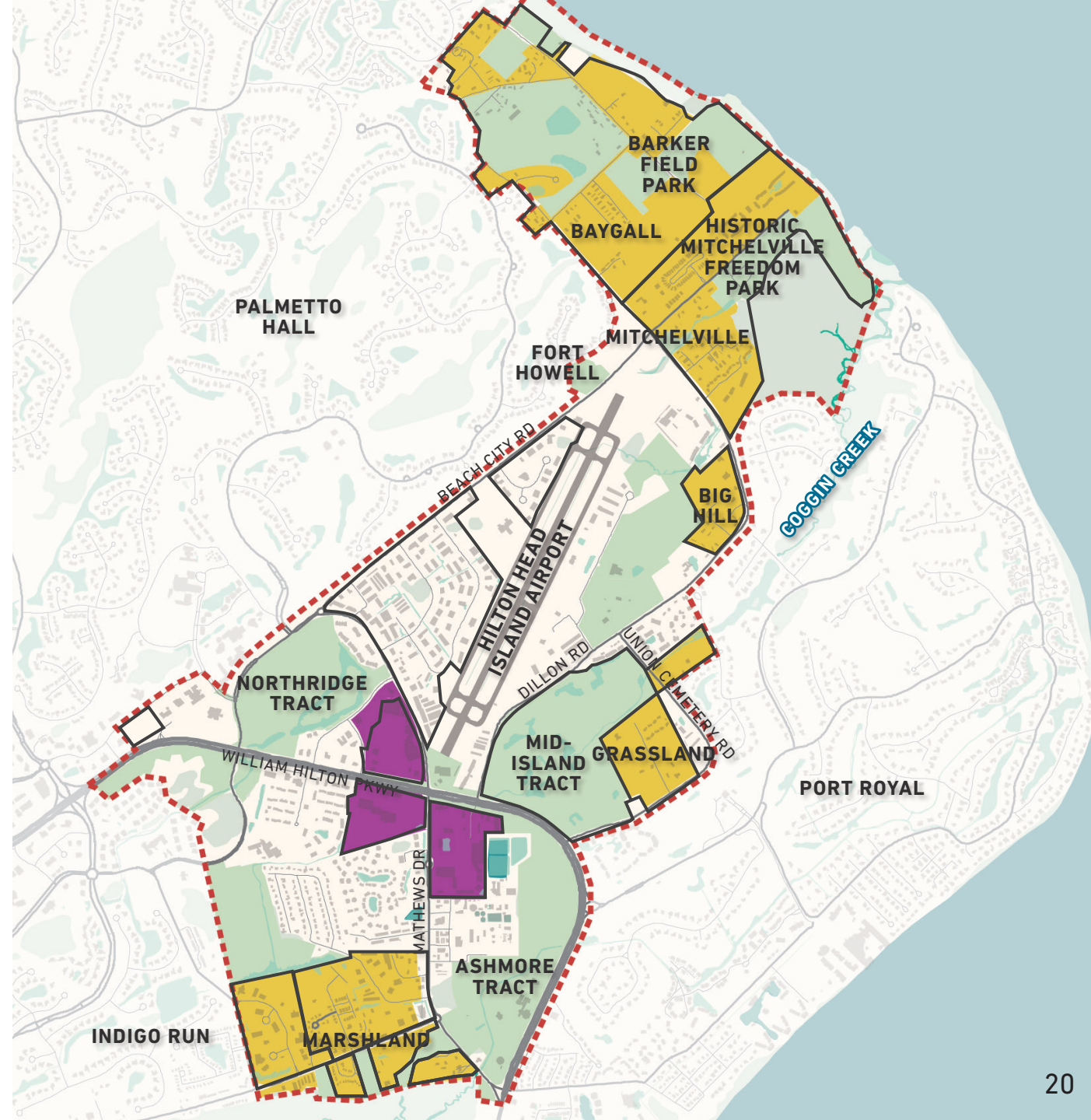
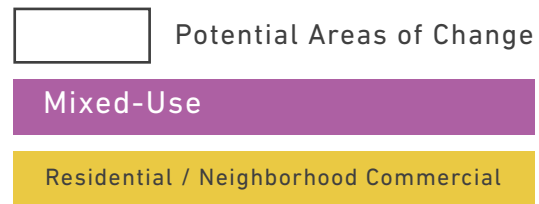


EVOLVE: RETAIL/SERVICE/LODGING

Retail / Service / Lodging Standards	
Uses	Retail, Services, Hospitality
Density	Determined by design and performance standards
Height	1-3 stories; 45 feet
Parking	TBD



DISTRICT CENTER & HISTORIC NEIGHBORHOODS





DISTRICT CENTER

| DISTRICT CENTER GOALS

- Preserve and protect existing open spaces, creating an **interconnected and green District**
- **Integrate history and culture** and expand economic opportunity
- **Create a walkable district** that seamlessly integrates existing development and neighborhoods
- **Improve connectivity and safety** and making it easier to cross William Hilton Parkway
- Address the condition of existing commercial shopping areas in the Mid-Island Area by considering a **mix of uses and potential repositioning opportunities** that balance the need for housing, commercial, office and airport supporting uses
- Create a distinct **district identity** that provides an overall aesthetic appearance and fits the character of the surrounding neighborhoods
- Transform the District Center into a **hub of activity** for the entire Town of Hilton Head, using the Mid-Island Tract as a **catalyst**

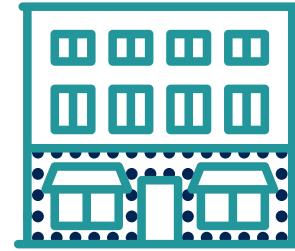
| DISTRICT CENTER COMPONENTS



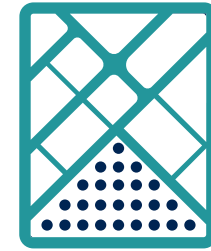
Compact, Walkable
Neighborhood Pattern



Public Space that Anchors
the District



Active Ground
Floor Uses and
Vertical Mix of
Uses



Prioritization of Streets,
Sidewalks, and Pedestrian/
Bike Connections



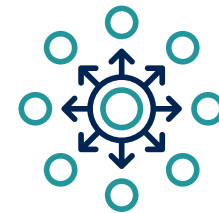
Contains a Mix of Two
or More Uses



Memorable Architecture, Public
Spaces, and Placemaking
Elements



Integrated Parking On-Street
and Behind Buildings



Context Sensitive Design that
Leverages Surroundings

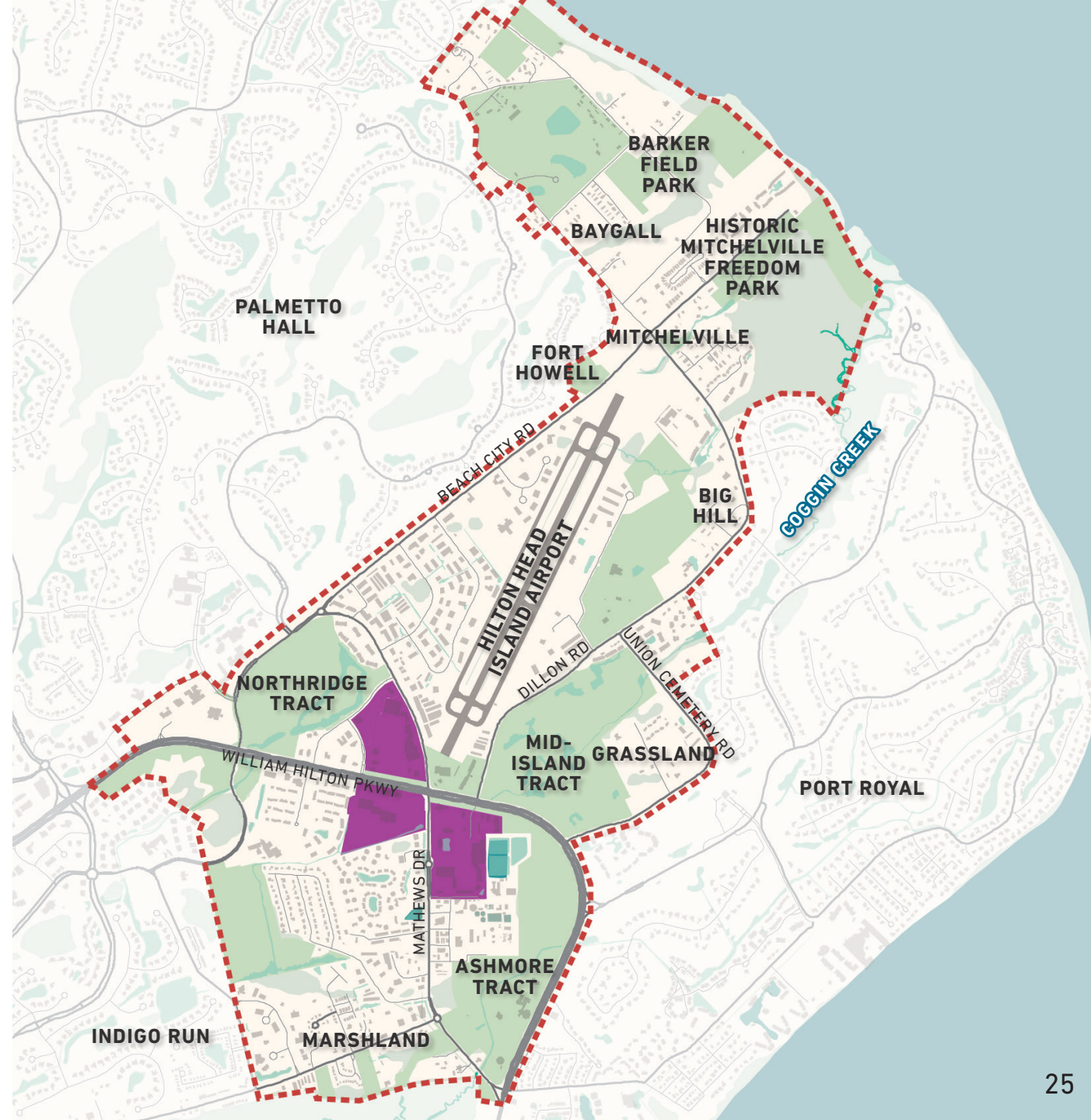
| DISTRICT CENTER USES

1. A **mix of uses** that includes retail, restaurants, apartment flats, townhomes, office, institutional and open spaces
2. Density is recommended at **12-18 dwelling units per acre** to create more housing units and options (depending on product type)
3. To keep with the character of the Island **3 story maximum** is recommended
4. To encourage walkability establish **shared structured parking and place surface lots** behind buildings
5. Establish a **landscaped green edge** along William Hilton Parkway



DISTRICT CENTER RECOMMENDATIONS

- Adopt a **Future Land Use Map**
- Create a framework and create standards that will result in a **compact, walkable and vibrant district**
- Update Zoning Code, performance standards and create design guidelines to allow for **Mixed Use Development**
- Establish the **organizational and financial tools** to guide implementation (TIF district, align and coordinate with CIP and town funding sources, consideration of CDC)
- Leverage planned public investment in public space, corridor improvements, and alternative transportation by facilitating the development of a **center for the Mid Island**



DISTRICT CENTER

----- District Boundary



DISTRICT CENTER- PROTECTED AREAS

 Protected








DISTRICT CENTER - MIXED-USE AREAS

 Mixed-Use






DISTRICT CENTER - STREET NETWORK

-  Enhanced Intersection
-  Parkway
-  Collector
-  Park Road
-  Enhanced Connections



DISTRICT CENTER - MID-ISLAND PKWY

-  Enhanced Intersections
-  Gateways
-  Mid-Island Parkway



DISTRICT CENTER - SURROUNDING DEVELOPMENT

- Destinations - Library
- Commercial



DISTRICT CENTER - TRAIL CONNECTIONS

- ↔ Proposed Multi-Use Path
- Proposed Internal Path

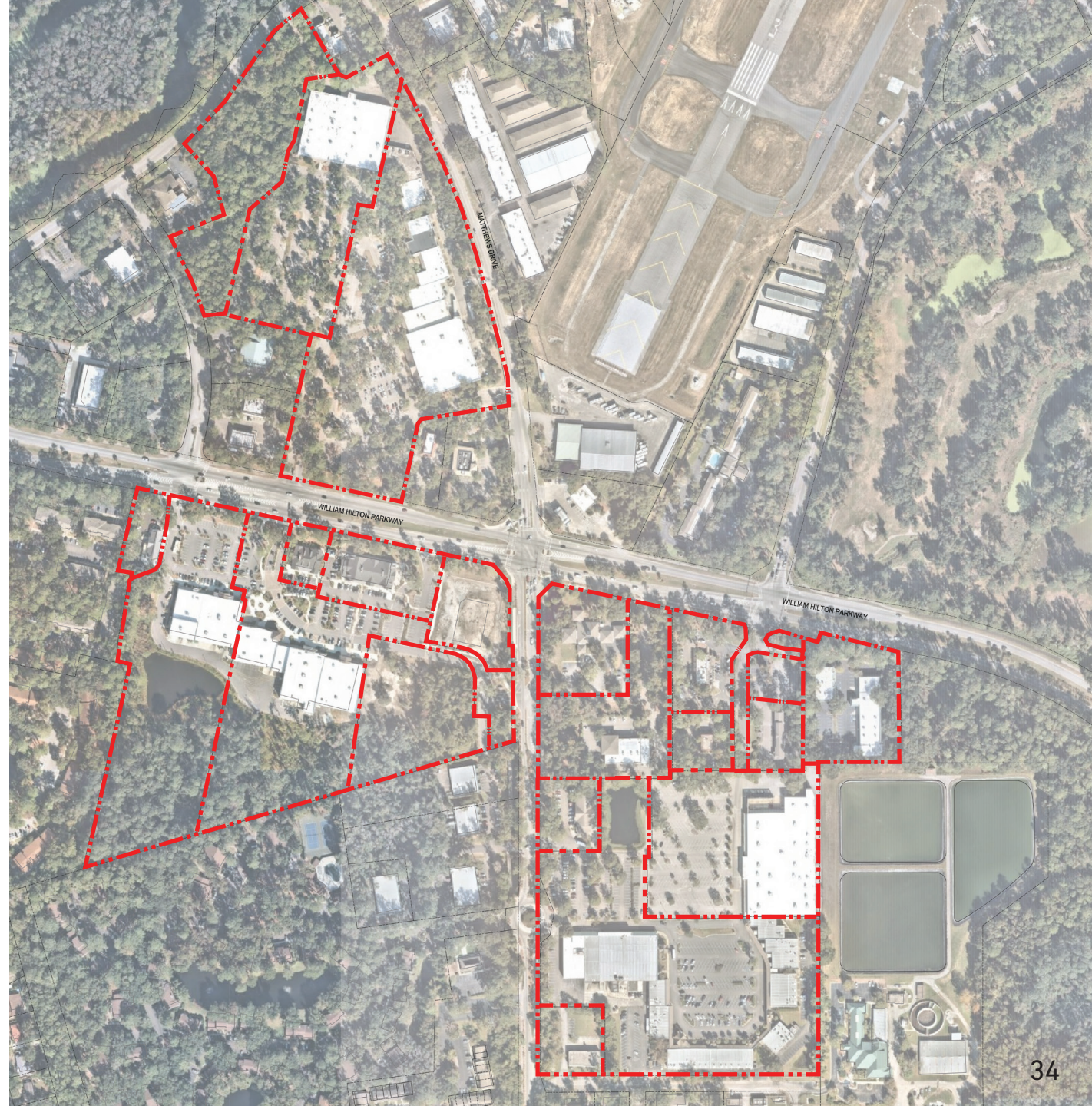


DISTRICT CENTER- CONCEPT

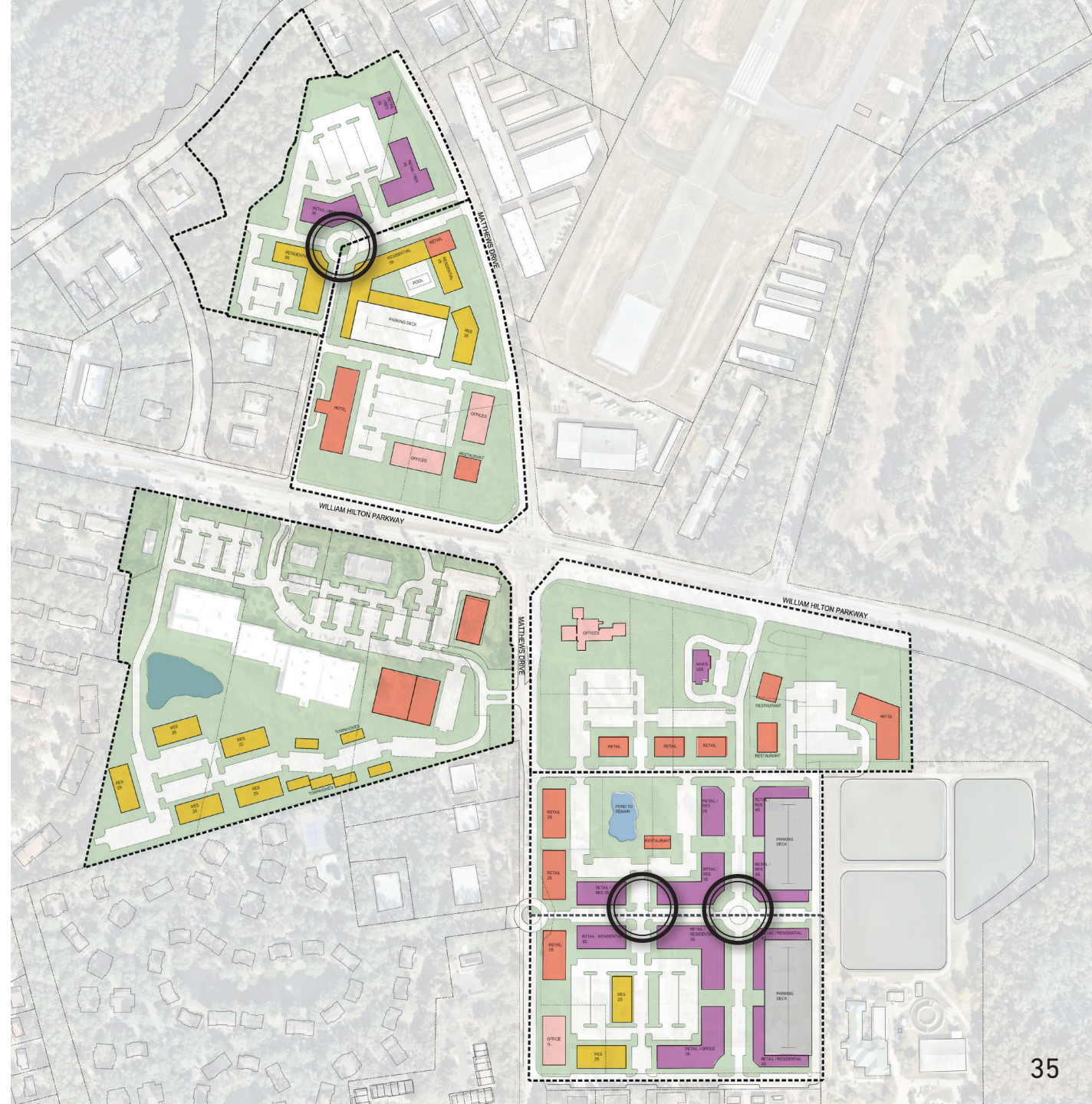
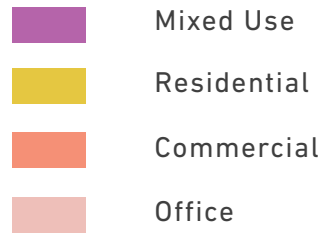
- Protected
- Mixed Use
- Commercial
- Destinations - Library
- Gateways
- Enhanced Intersection
- Parkway
- Collector
- Park Road
- Enhanced Connections
- Mid-Island Paths
- Proposed Multi-Use Path
- Proposed Internal Path
- District Boundary



| DISTRICT CENTER USES AND CAPACITY



DISTRICT CENTER USES AND CAPACITY



| DISTRICT CENTER



| DISTRICT CENTER

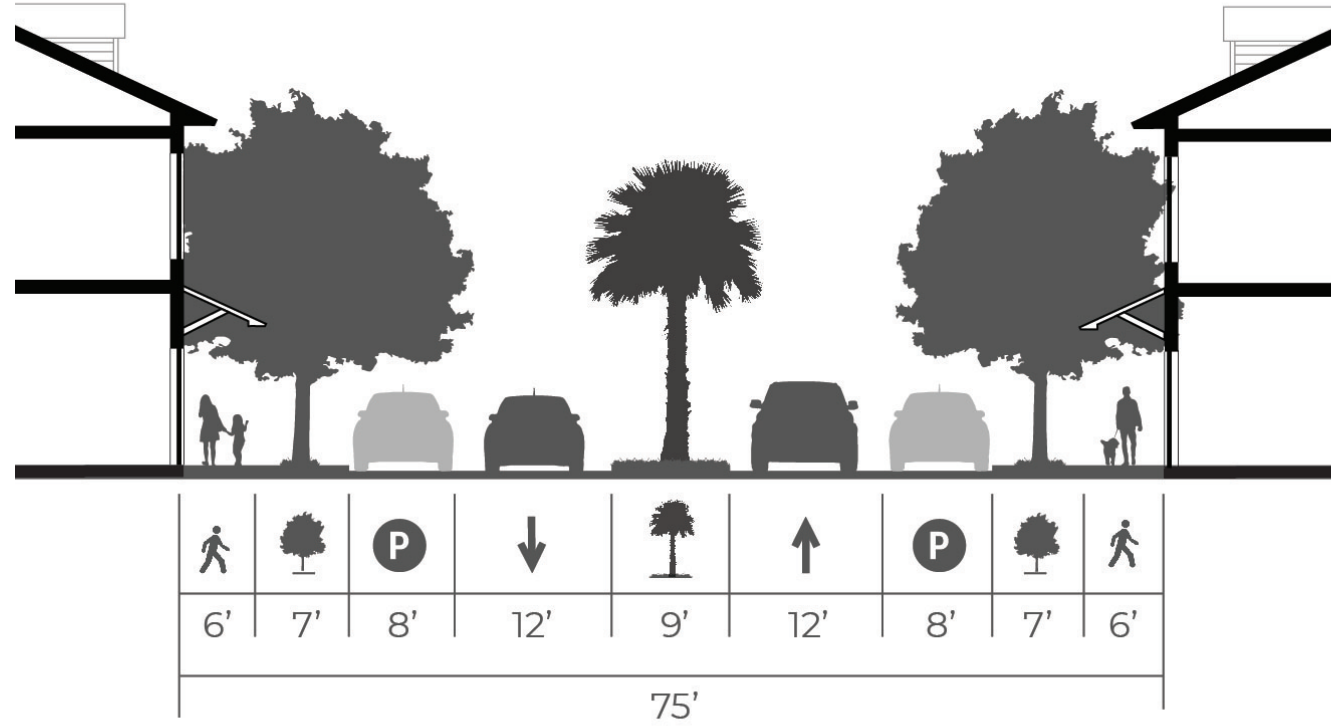
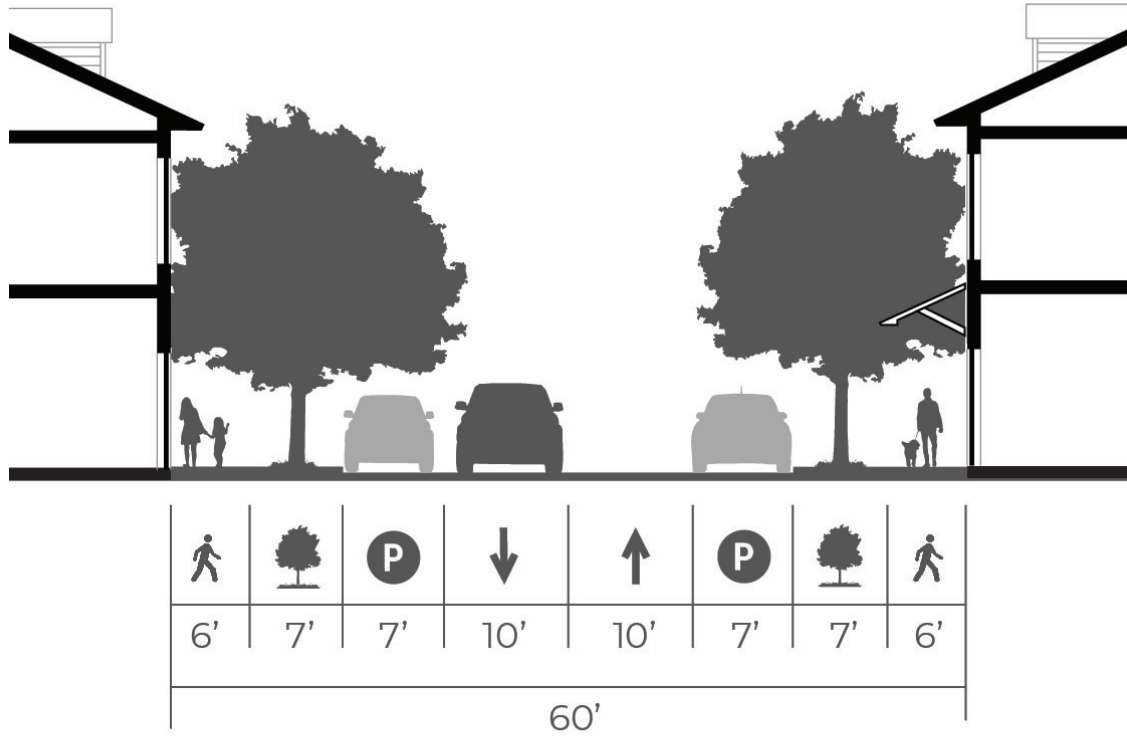


DISTRICT CENTER REDEVELOPMENT CHARACTER



DISTRICT CENTER

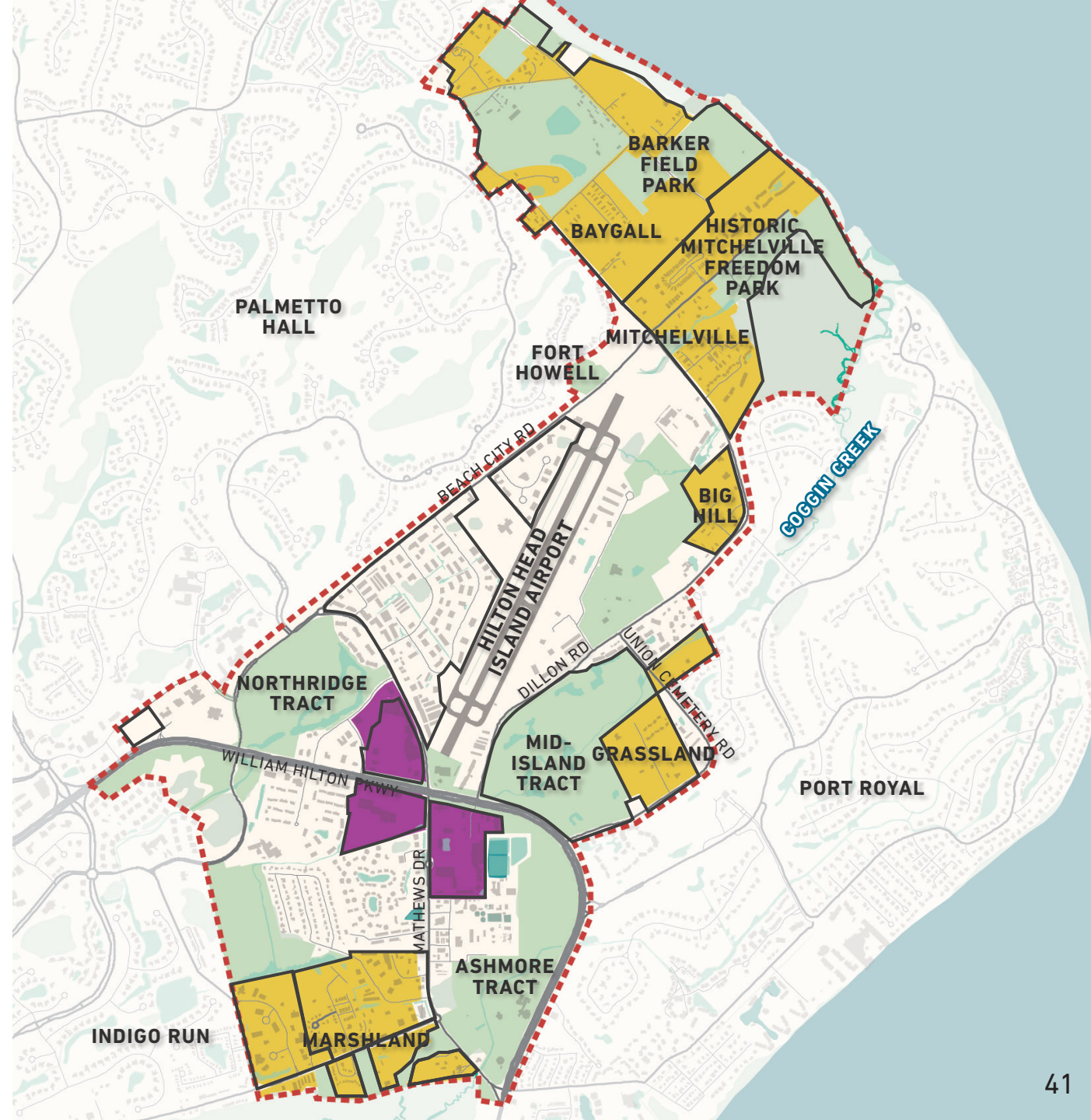
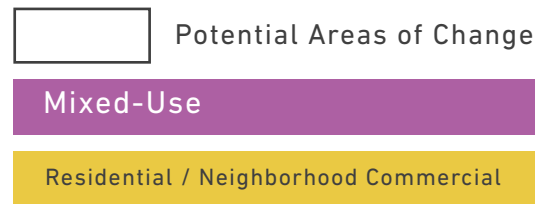
INTERNAL STREET CHARACTER





HISTORIC NEIGHBORHOODS

DISTRICT CENTER & HISTORIC NEIGHBORHOODS



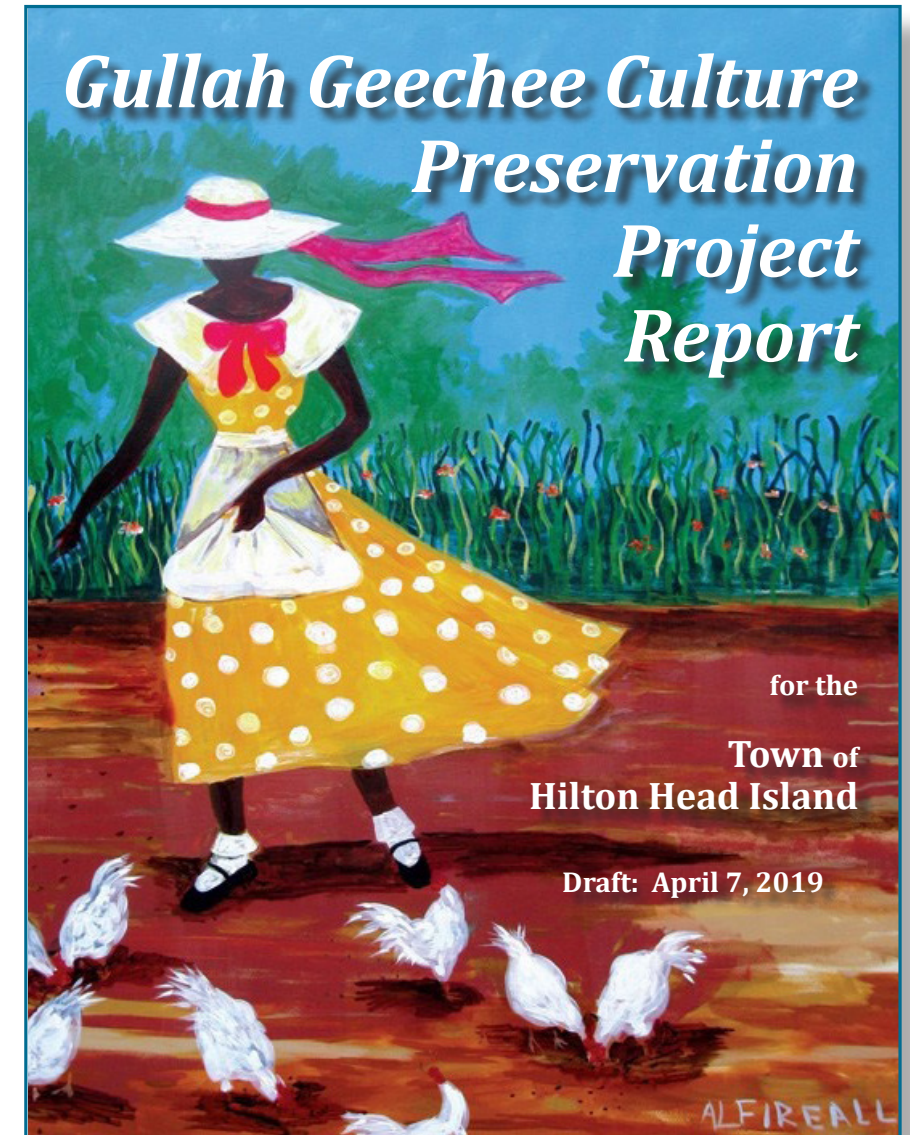
| GULLAH CULTURE PRESERVATION REPORT

Issue Statement: There is consensus that the Town's Land Management Ordinance (LMO) should be modified to provide more development opportunities for Gullah land owners. Relaxing certain development standards, and expanding permitted land uses and increasing development densities.

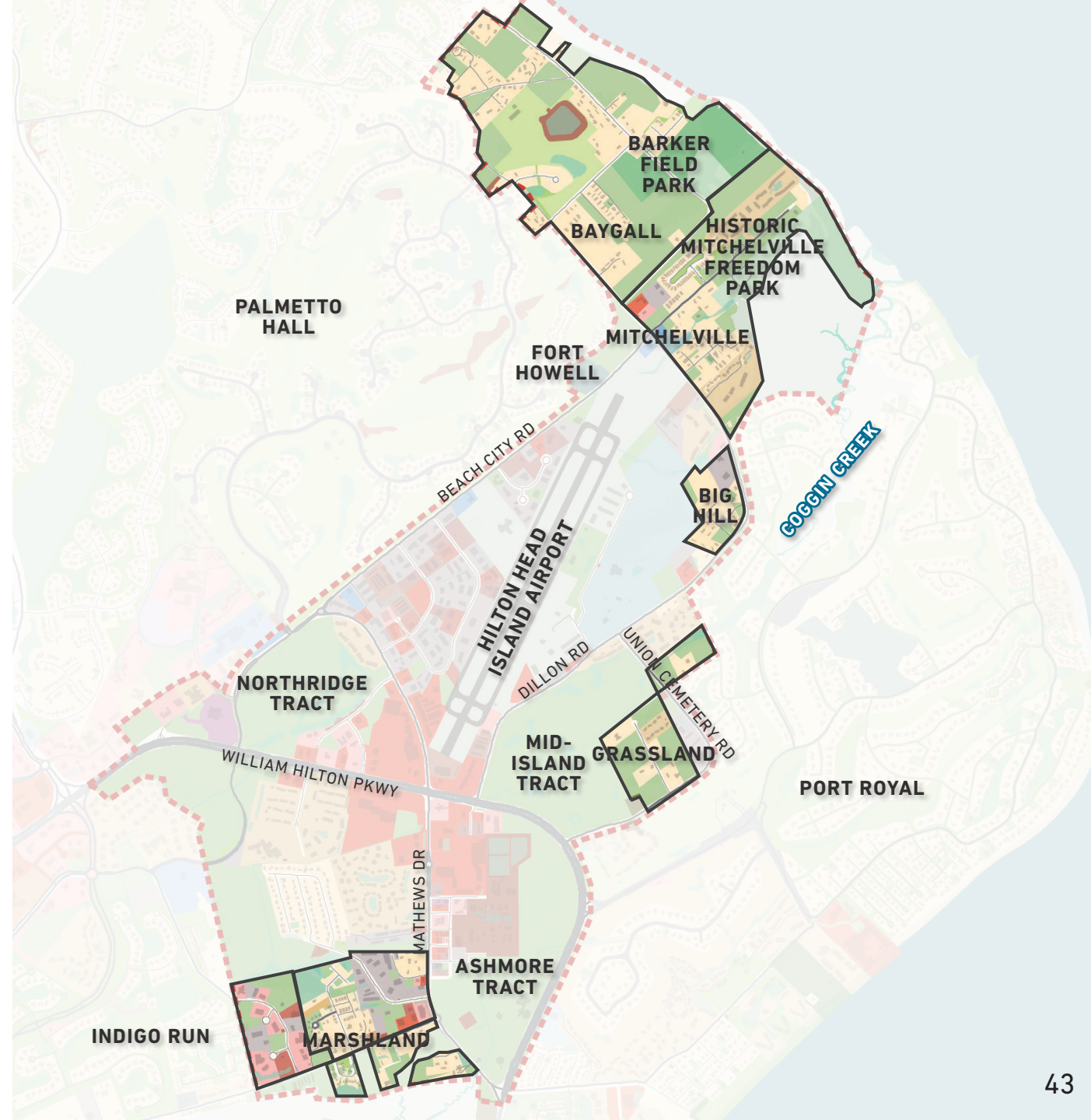
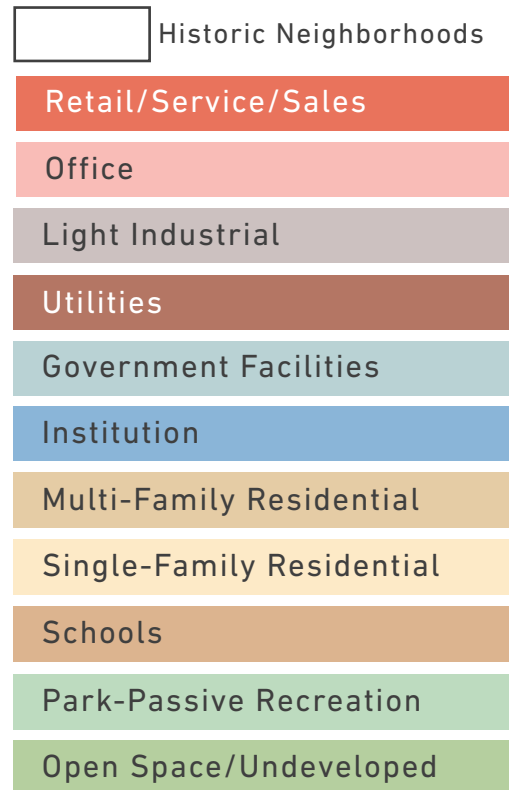
Strategy Description: It is recommended that a Historic Gullah Neighborhoods Conservation Overlay District be added to the LMO. Its purpose and intent should be to preserve the character and historic integrity of the island's historic Gullah neighborhoods.

- Allowing higher densities for the lands zoned RM-4 and MF
- Reducing some minimum setback and buffering requirements
- Reducing open space requirements for residential subdivisions

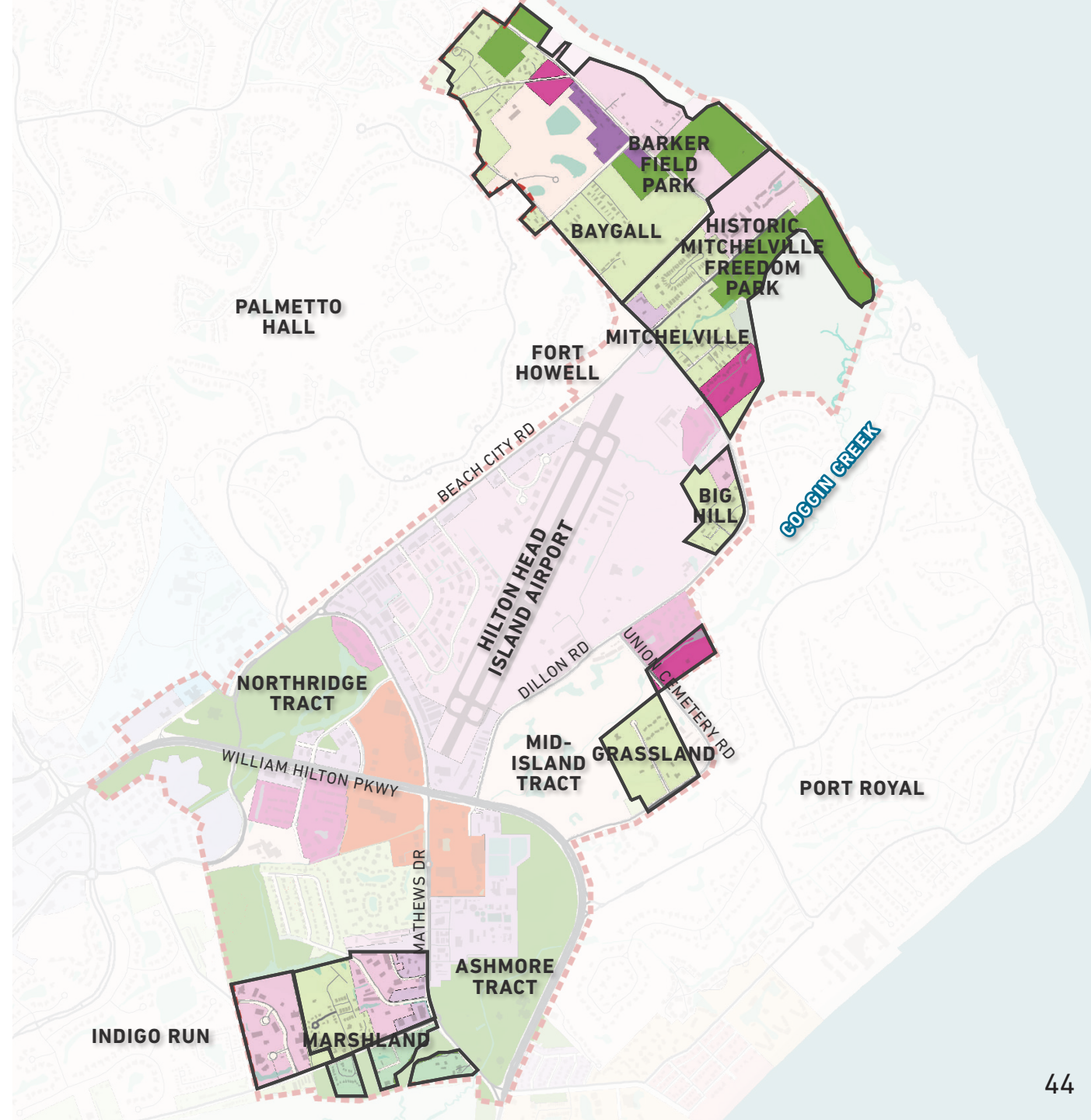
GOALS OUTLINED FOR THE PROPOSED OVERLAY SHOULD BE ACCOMPLISHED THROUGH THE ESTABLISHMENT OF BASE ZONING AND PERFORMANCE STANDARDS



EXISTING LAND USE



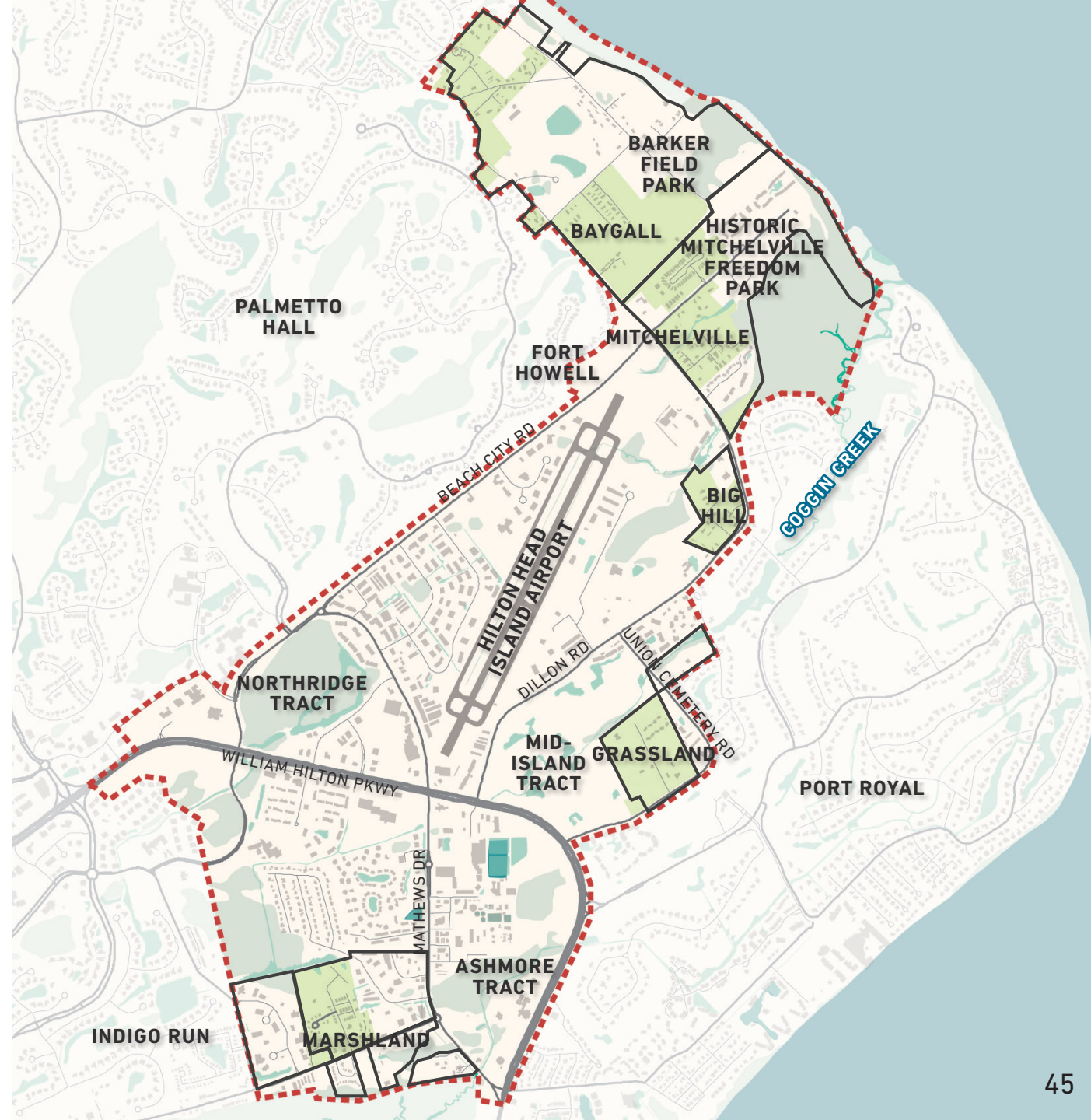
EXISTING ZONING



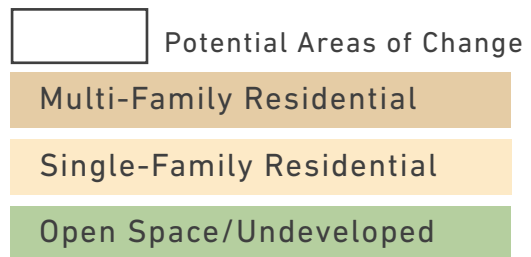
HISTORIC NEIGHBORHOODS: RM-4 ZONING

Max. Density: 4 du (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)

RM-4-Low-Moderate Density



GRASSLAND: EXISTING LAND USE



GRASSLAND: EXISTING ZONING

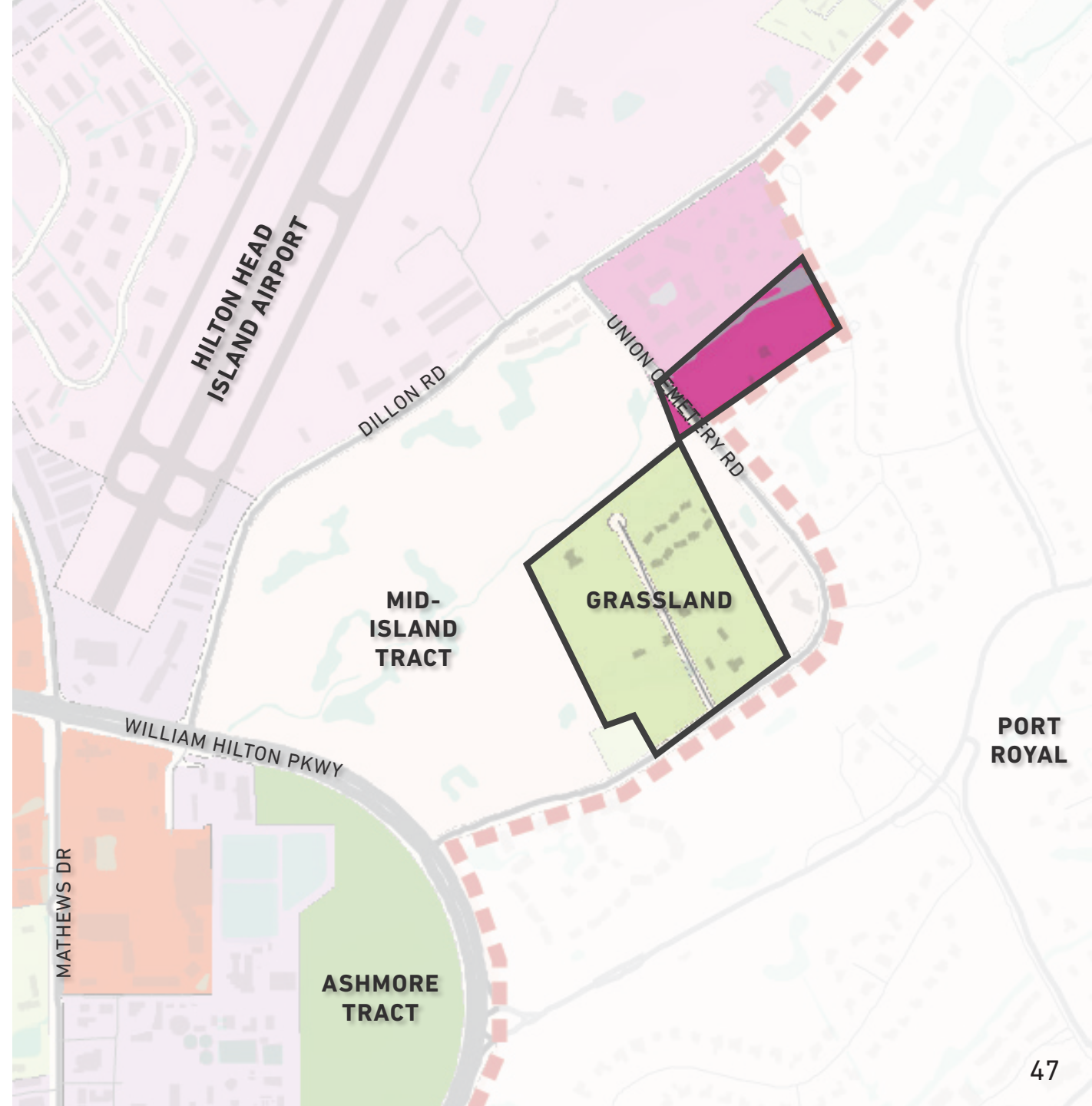
RM-4-Low-Moderate Density

Max. Density: 4 du (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)

RM -12-Moderate-High Density

This district is used to encourage a variety of residential opportunities, including multifamily residential units, single-family residences, and group living.

Max. Density: 12 du



GRASSLAND: GULLAH CULTURE PRESERVATION REPORT

Historic Gullah Neighborhoods Conservation Overlay District:

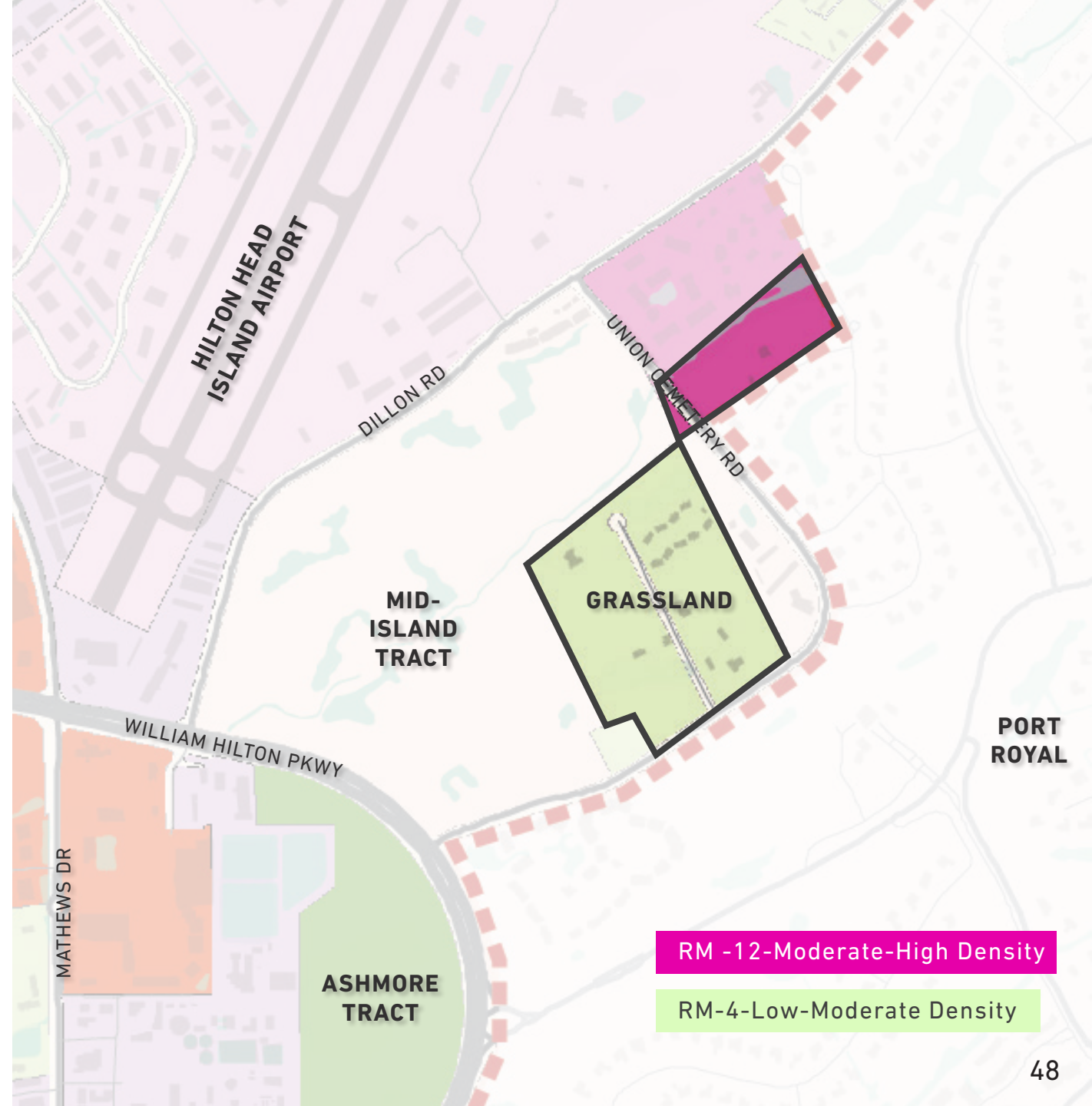
Low to Moderate Density Residential (RM-4): This zoning district is the most prevalent within the Gullah neighborhoods. It allows a maximum density of 4 to 8 units per net acre, depending upon the size of the site. It also allows a relatively broad range of permitted and conditional uses relative to other residential districts. It is recommended that, within the proposed overlay, a maximum density increase of 25% to 50% be considered, which is capped at a **maximum density of 10 units per acre regardless of the site size**. That increase would result in 5 to 6 units per net acre for sites less than 3 acres in size, 7.5 to 9 units for sites between 3 and 5 acres in size, and 10 units for sites over 5 acres in size.

Conditionally permitted uses include bed and breakfasts, convenience stores, open air sales, and other commercial services.

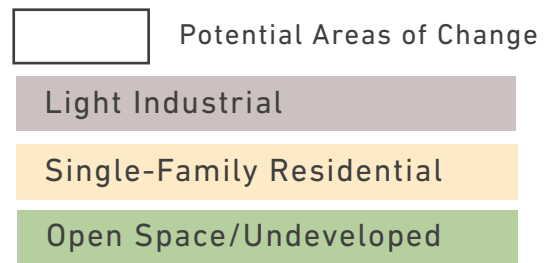
Historic Neighborhoods Preservation Overlay District:

Reduces buffer, setback, right-of-way, and access easement minimums.

Creates rights-of-way without reducing density.



BIG HILL: EXISTING LAND USE



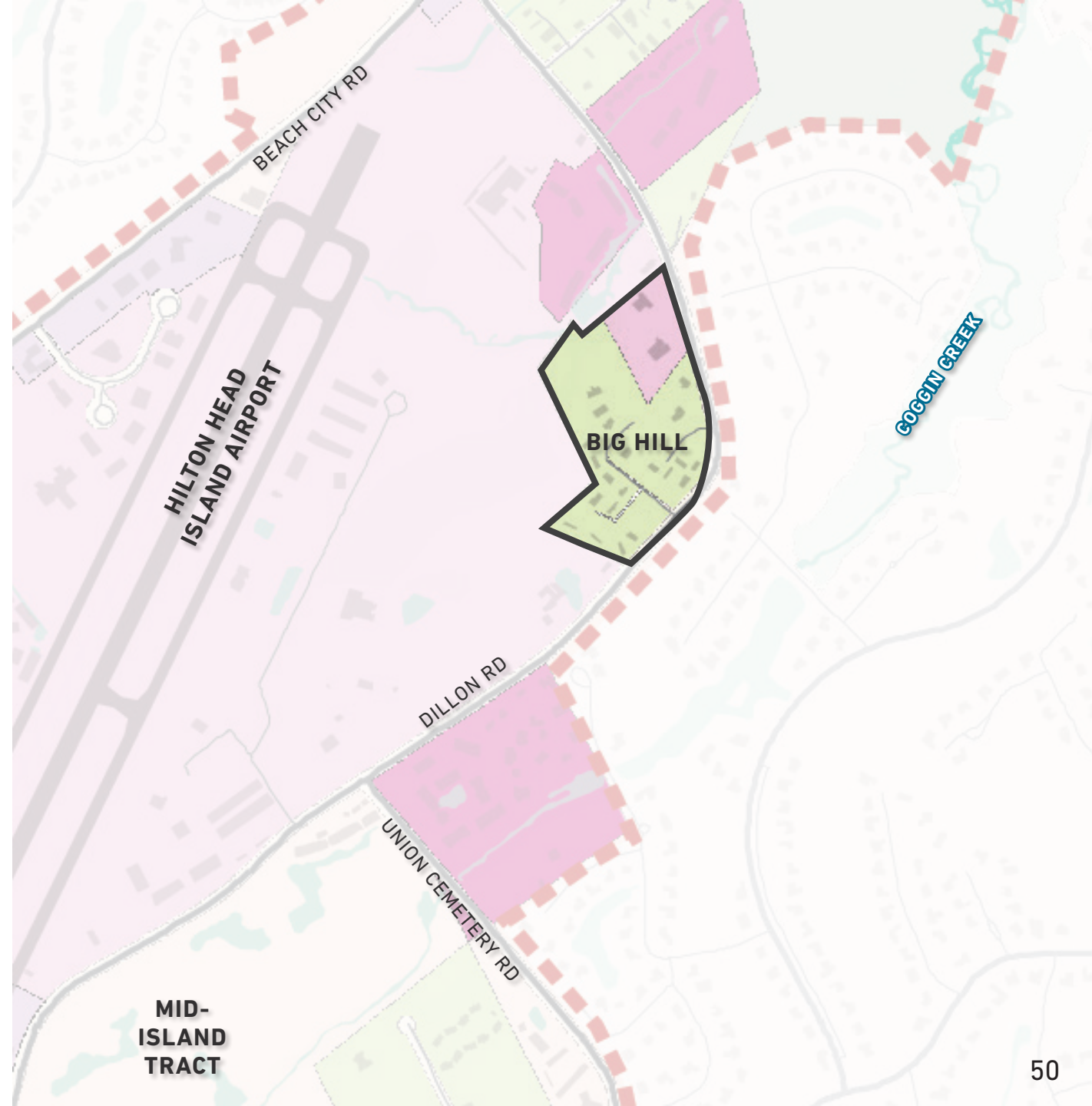
BIG HILL: EXISTING ZONING

RM-4-Low-Moderate Density

Max. Density: 4 du (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)

IL - Light Industrial

The purpose of the Light Industrial (IL) District is to provide for light industrial and service-related land uses with large buildings or outdoor storage requirements.



BIG HILL: GULLAH CULTURE PRESERVATION REPORT

Historic Gullah Neighborhoods Conservation Overlay District:

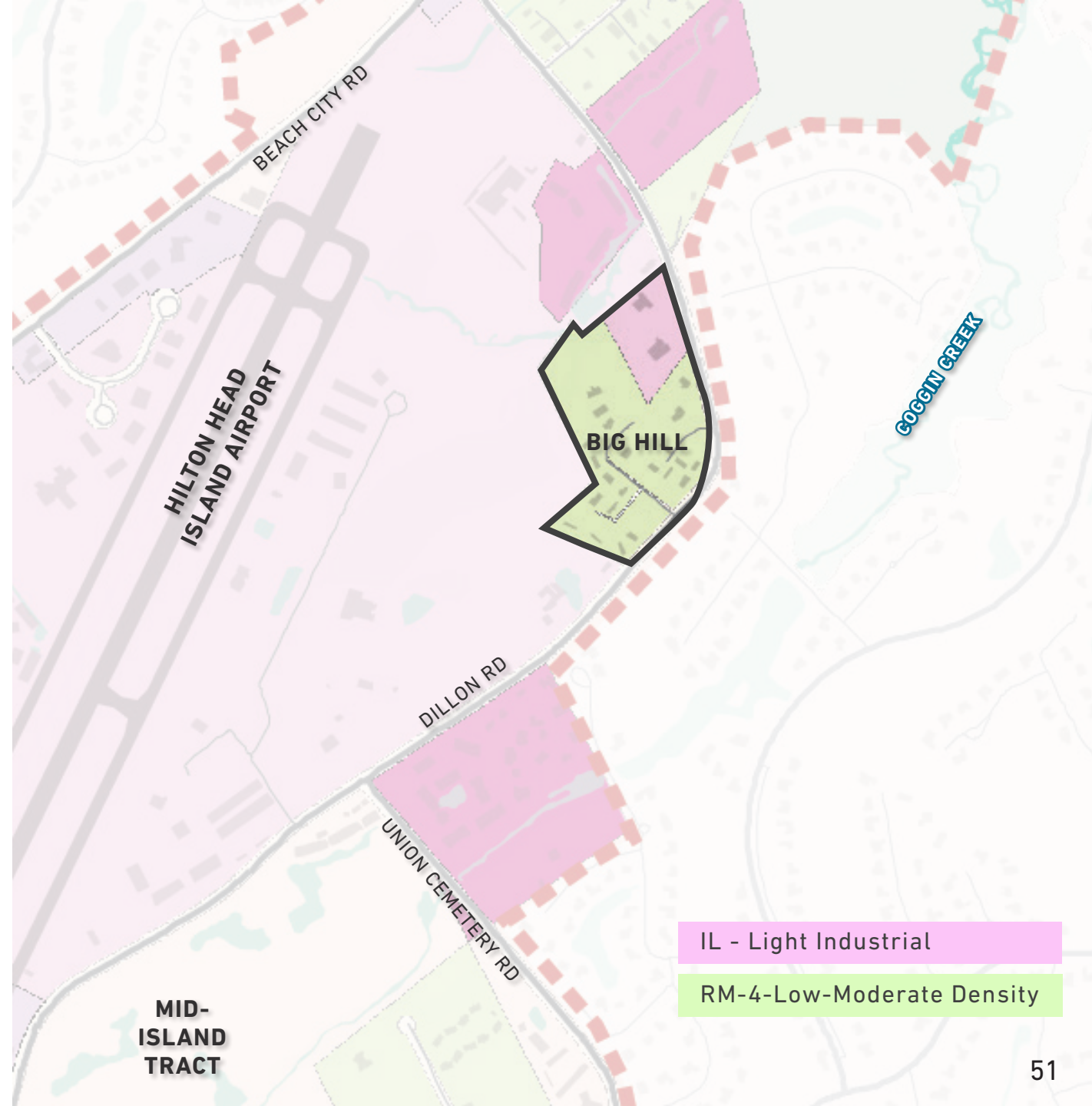
Low to Moderate Density Residential (RM-4): This zoning district is the most prevalent within the Gullah neighborhoods. It allows a maximum density of 4 to 8 units per net acre, depending upon the size of the site. It also allows a relatively broad range of permitted and conditional uses relative to other residential districts. It is recommended that, within the proposed overlay, a maximum density increase of 25% to 50% be considered, which is capped at a **maximum density of 10 units per acre regardless of the site size**. That increase would result in 5 to 6 units per net acre for sites less than 3 acres in size, 7.5 to 9 units for sites between 3 and 5 acres in size, and 10 units for sites over 5 acres in size.

Conditionally permitted uses include bed and breakfasts, convenience stores, open air sales, and other commercial services.

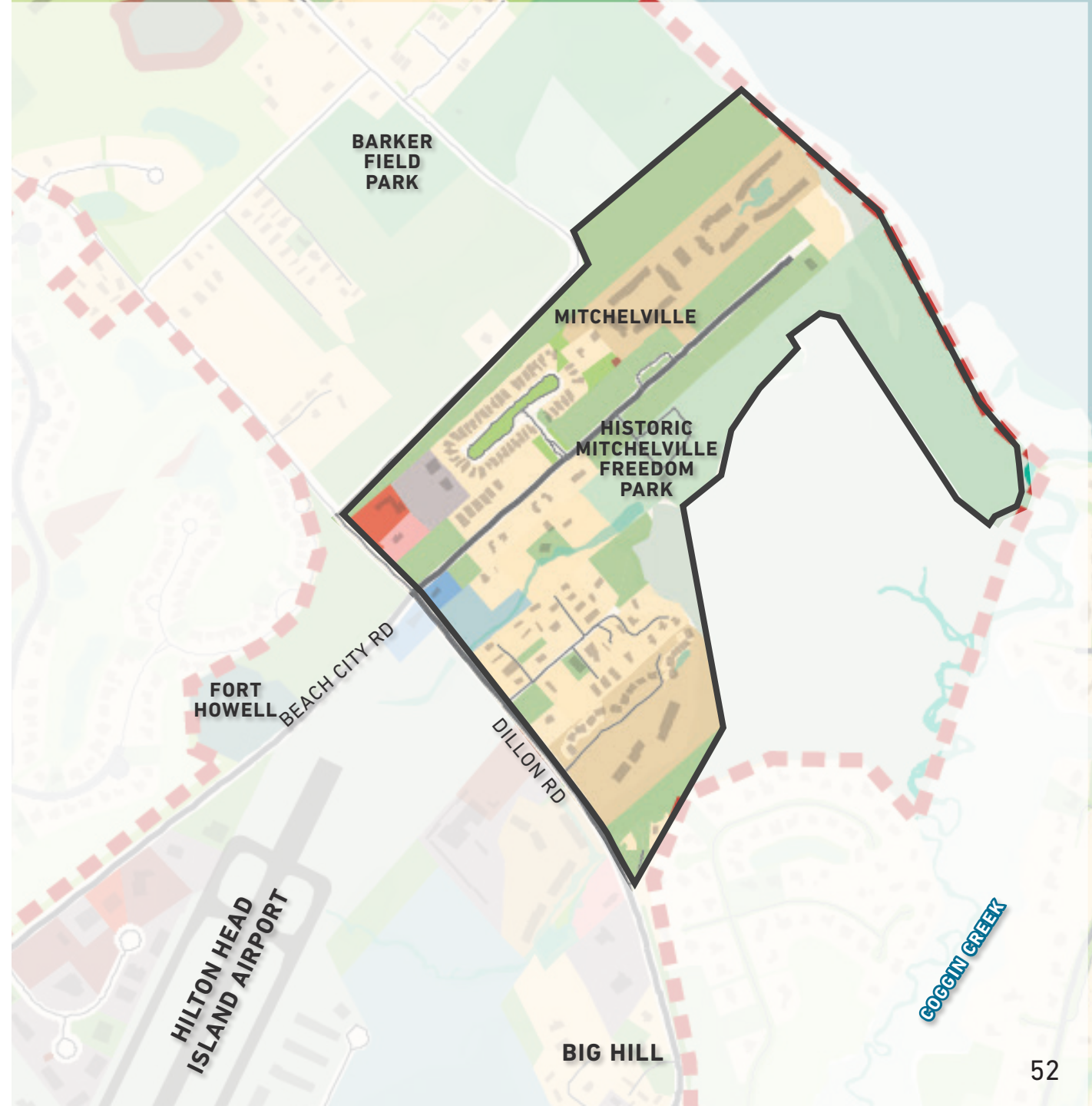
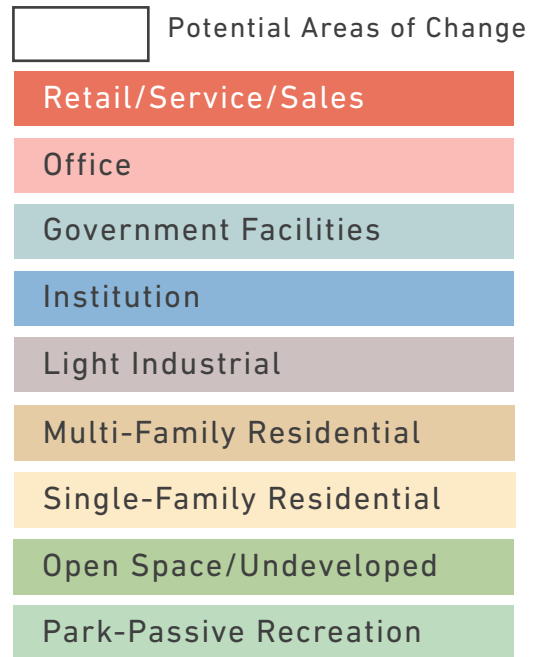
Historic Neighborhoods Preservation Overlay District:

Reduces buffer, setback, right-of-way, and access easement minimums.

Creates rights-of-way without reducing density.



MITCHELVILLE: EXISTING LAND USE



MITCHELVILLE: EXISTING ZONING

RM-4-Low-Moderate Density

Max. Density: 4 du/ac (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)

RM -12-Moderate-High Density

This district is used to encourage a variety of residential opportunities, including multifamily residential units, single-family residences, and group living.

Max. Density: 12 du

PR- Parks & Rec.

MV - Mitchelville

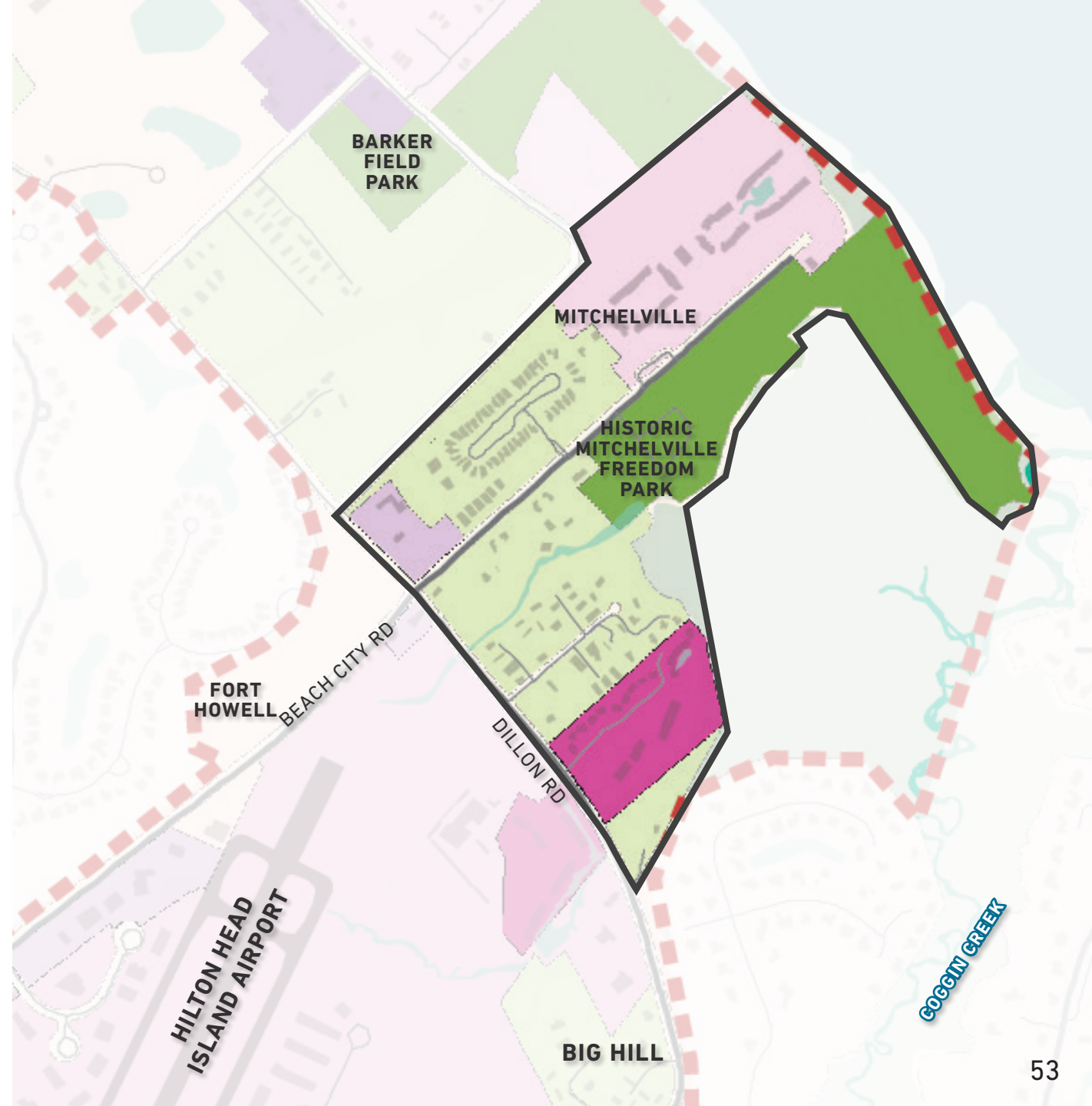
These sites have a unique ability to provide an environment conducive to water-oriented commercial and residential development.

Max. Density: 12 du/ac

LC - Light Commercial

The purpose of the Light Commercial (LC) District is to provide lands for light commercial uses such as offices, banks, restaurants, and lower intensity retail sales and services uses. Permitted uses are generally auto-oriented and easily accessed.

Max. Density: 4 du/ac



MITCHELVILLE: GULLAH CULTURE PRESERVATION REPORT

Historic Gullah Neighborhoods Conservation Overlay District:

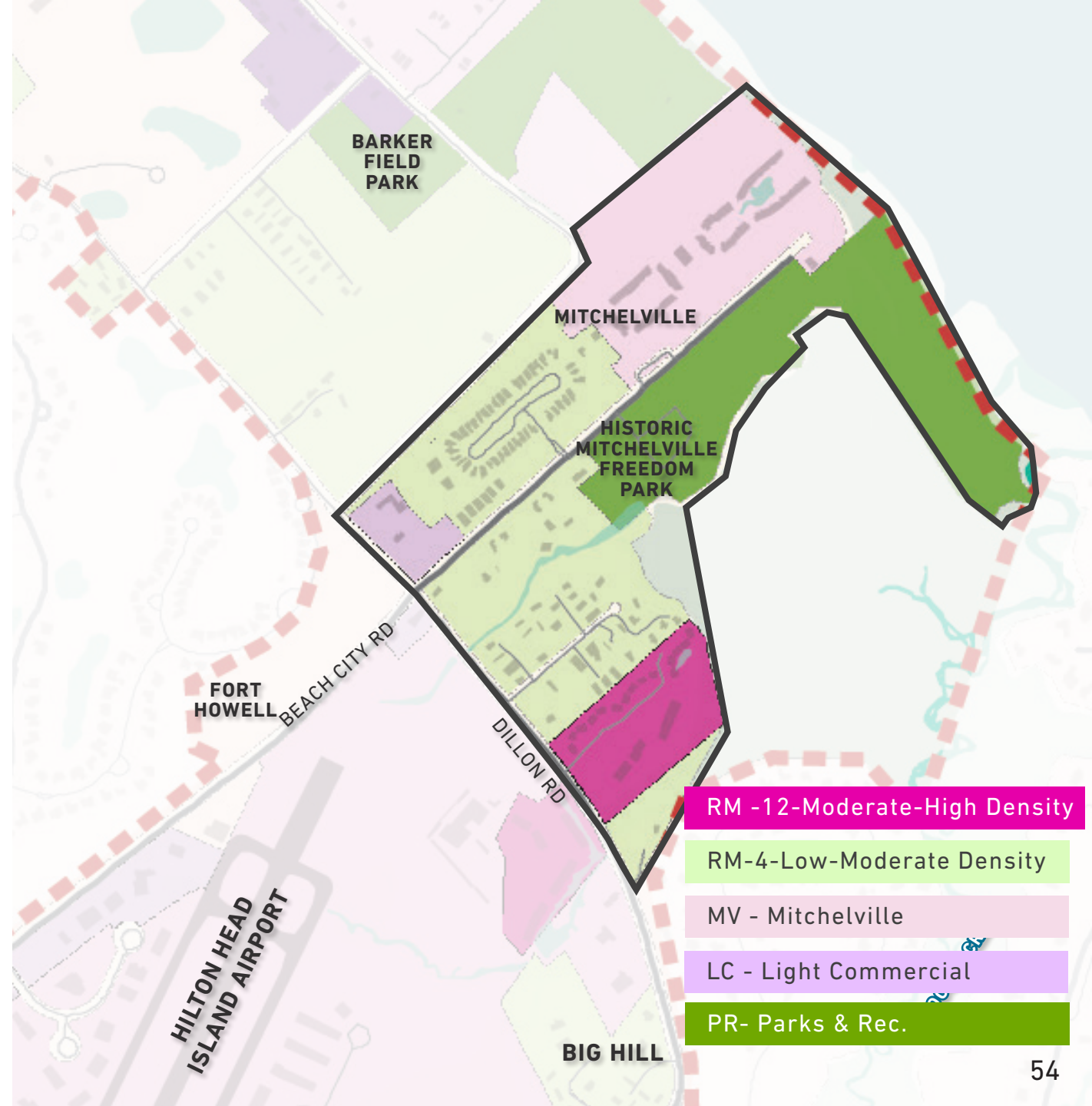
Low to Moderate Density Residential (RM-4): This zoning district is the most prevalent within the Gullah neighborhoods. It allows a maximum density of 4 to 8 units per net acre, depending upon the size of the site. It also allows a relatively broad range of permitted and conditional uses relative to other residential districts. It is recommended that, within the proposed overlay, a maximum density increase of 25% to 50% be considered, which is capped at a **maximum density of 10 units per acre regardless of the site size**. That increase would result in 5 to 6 units per net acre for sites less than 3 acres in size, 7.5 to 9 units for sites between 3 and 5 acres in size, and 10 units for sites over 5 acres in size.

Conditionally permitted uses include bed and breakfasts, convenience stores, open air sales, and other commercial services.

Historic Neighborhoods Preservation Overlay District:

Reduces buffer, setback, right-of-way, and access easement minimums.

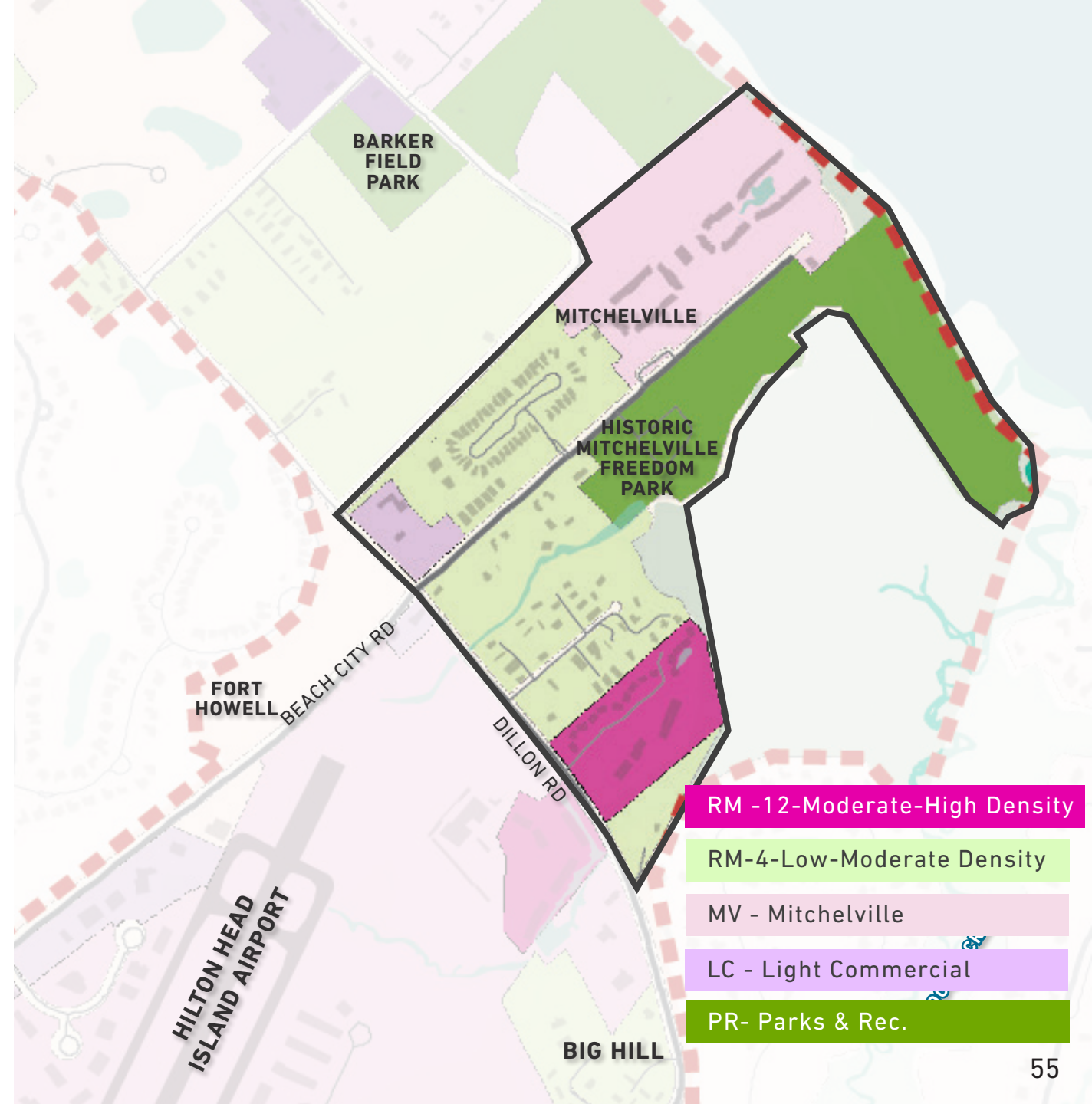
Creates rights-of-way without reducing density.



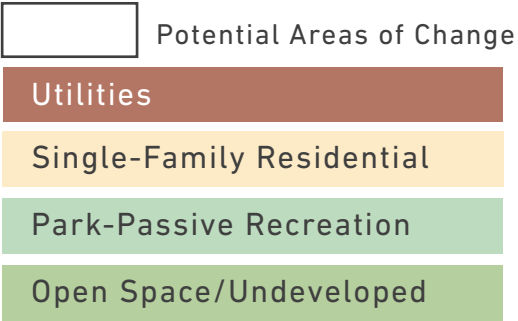
MITCHELVILLE: GULLAH CULTURE PRESERVATION REPORT

Historic Gullah Neighborhoods Conservation Overlay District:

Mitchelville (MV): Similar to Stoney, this zoning district already permits relatively dense development and a substantial range of uses. **No changes are proposed.**



BAYGALL: EXISTING LAND USE



BAYGALL: EXISTING ZONING

RM-4-Low-Moderate Density

Max. Density: 4 du/ac (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)

PD-1 - Planned Dev.

MV - Mitchelville

These sites have a unique ability to provide an environment conducive to water-oriented commercial and residential development.

Max. Density: 12 du/ac

RM-8-Moderate Density

Max. Density: 8 du/ac

RM -12-Moderate-High Density

This district is used to encourage a variety of residential opportunities, including multifamily residential units, single-family residences, and group living.

Max. Density: 12 du

PR- Parks & Rec.



BAYGALL: GULLAH CULTURE PRESERVATION REPORT

Historic Gullah Neighborhoods Conservation Overlay District:

Low to Moderate Density Residential (RM-4): This zoning district is the most prevalent within the Gullah neighborhoods. It allows a maximum density of 4 to 8 units per net acre, depending upon the size of the site. It also allows a relatively broad range of permitted and conditional uses relative to other residential districts. It is recommended that, within the proposed overlay, a maximum density increase of 25% to 50% be considered, which is capped at a **maximum density of 10 units per acre regardless of the site size.** That increase would result in 5 to 6 units per net acre for sites less than 3 acres in size, 7.5 to 9 units for sites between 3 and 5 acres in size, and 10 units for sites over 5 acres in size.

Conditionally permitted uses include bed and breakfasts, convenience stores, open air sales, and other commercial services.

Historic Neighborhoods Preservation Overlay District:

Reduces buffer, setback, right-of-way, and access easement minimums.

Creates rights-of-way without reducing density.



BAYGALL: GULLAH CULTURE PRESERVATION REPORT

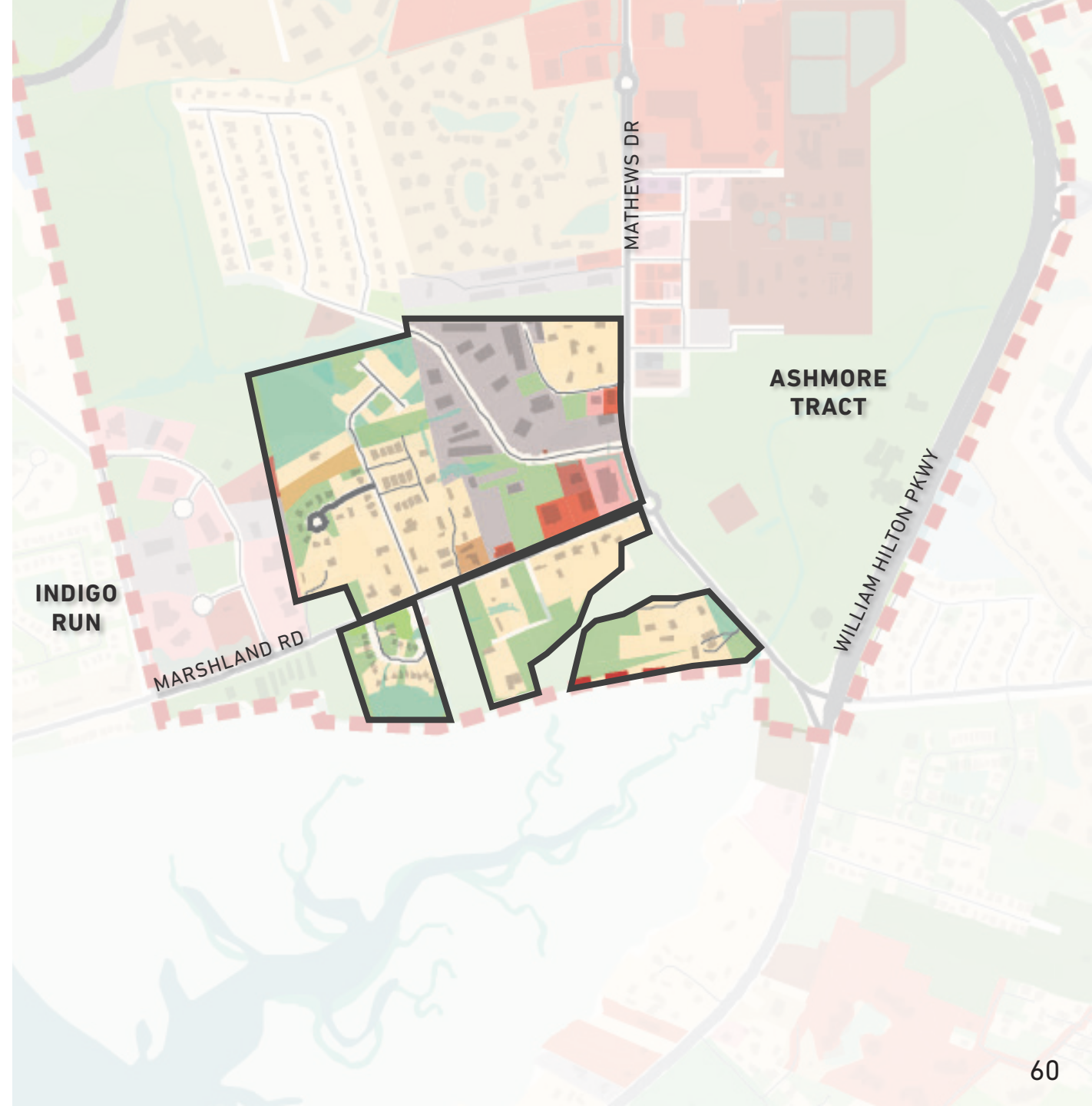
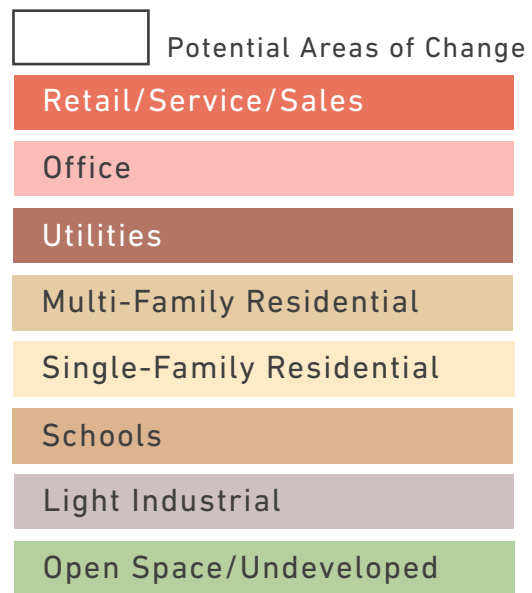
Historic Gullah Neighborhoods Conservation Overlay District:

Mitchelville (MV): Similar to Stoney, this zoning district already permits relatively dense development and a substantial range of uses. **No changes are proposed.**

Moderate Density Residential (RM-8): This zoning district is applied to a relatively small portion of the proposed overlay relative to the RM-4 district. **No revisions are recommended for the RM-8 within the proposed overlay areas.**



MARSHLAND: EXISTING LAND USE



MARSHLAND: EXISTING ZONING

RM-4-Low-Moderate Density

Max. Density: 4 du/ac (6 du if lot area is at least 3 acres; 8 du if lot area is at least 5 acres)

MF- Marshfront Mixed Use

Max. Density: Along major arterials - 4 du (8 du if lot area is at least 3 acres)
Along other streets - 6 du (10 du if lot area is at least 3 acres)

LC - Light Commercial

The purpose of the Light Commercial (LC) District is to provide lands for light commercial uses such as offices, banks, restaurants, and lower intensity retail sales and services uses. Permitted uses are generally auto-oriented and easily accessed.

Max. Density: 4 du/ac

IL- Light Industrial



MARSHLAND: GULLAH CULTURE PRESERVATION REPORT

Historic Gullah Neighborhoods Conservation Overlay District:

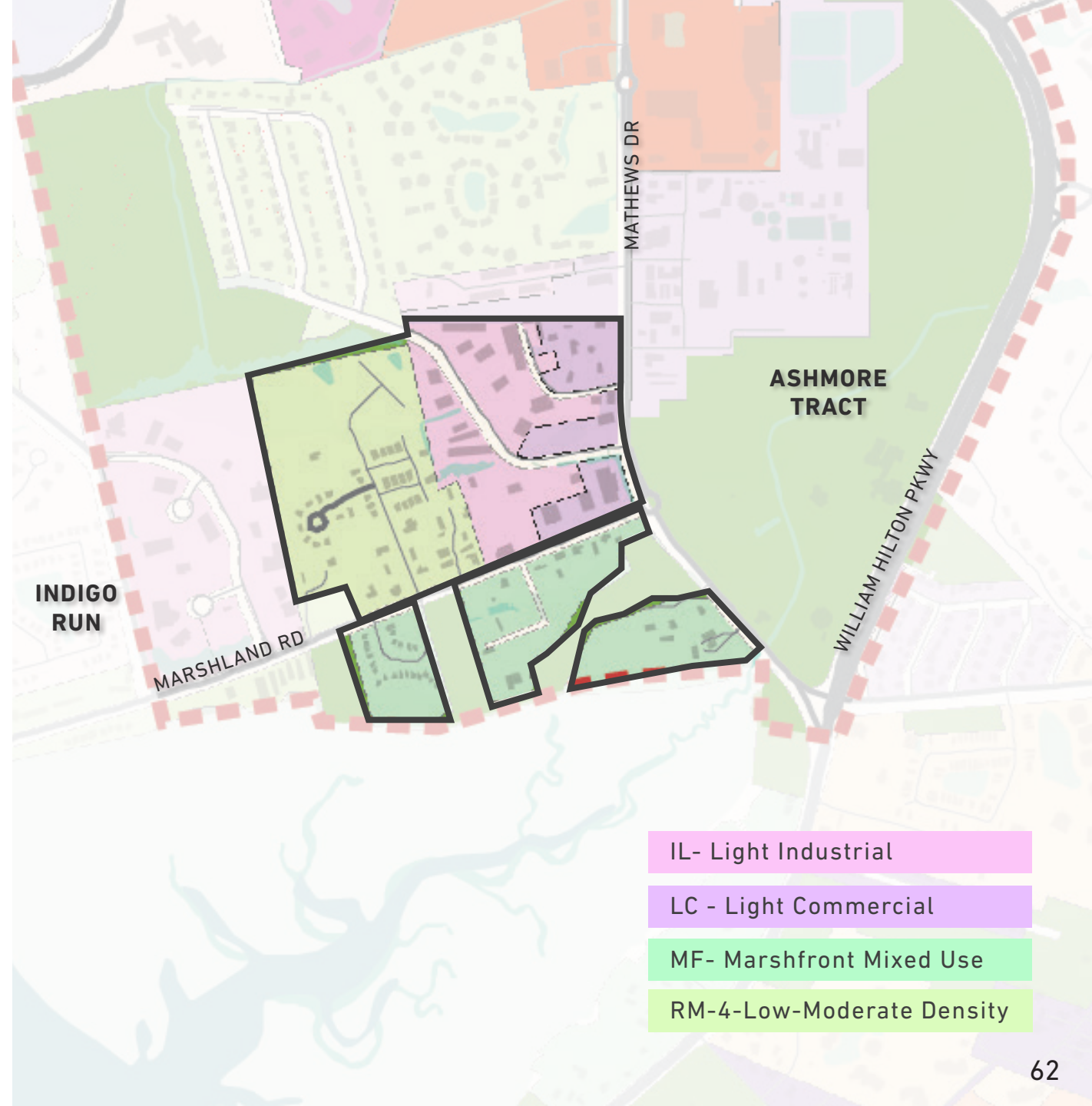
Low to Moderate Density Residential (RM-4): This zoning district is the most prevalent within the Gullah neighborhoods. It allows a maximum density of 4 to 8 units per net acre, depending upon the size of the site. It also allows a relatively broad range of permitted and conditional uses relative to other residential districts. It is recommended that, within the proposed overlay, a maximum density increase of 25% to 50% be considered, which is capped at a **maximum density of 10 units per acre regardless of the site size.** That increase would result in 5 to 6 units per net acre for sites less than 3 acres in size, 7.5 to 9 units for sites between 3 and 5 acres in size, and 10 units for sites over 5 acres in size.

Conditionally permitted uses include bed and breakfasts, convenience stores, open air sales, and other commercial services.

Historic Neighborhoods Preservation Overlay District:

Reduces buffer, setback, right-of-way, and access easement minimums.

Creates rights-of-way without reducing density.



MARSHLAND: GULLAH CULTURE PRESERVATION REPORT

Historic Gullah Neighborhoods Conservation Overlay District:

Marshfront (MF): This district permits a mix of residential, institutional, and commercial uses. Permitted densities are as high as **10 units per net acre (based upon the optimal street location and a site size exceeding 3 acres)**.

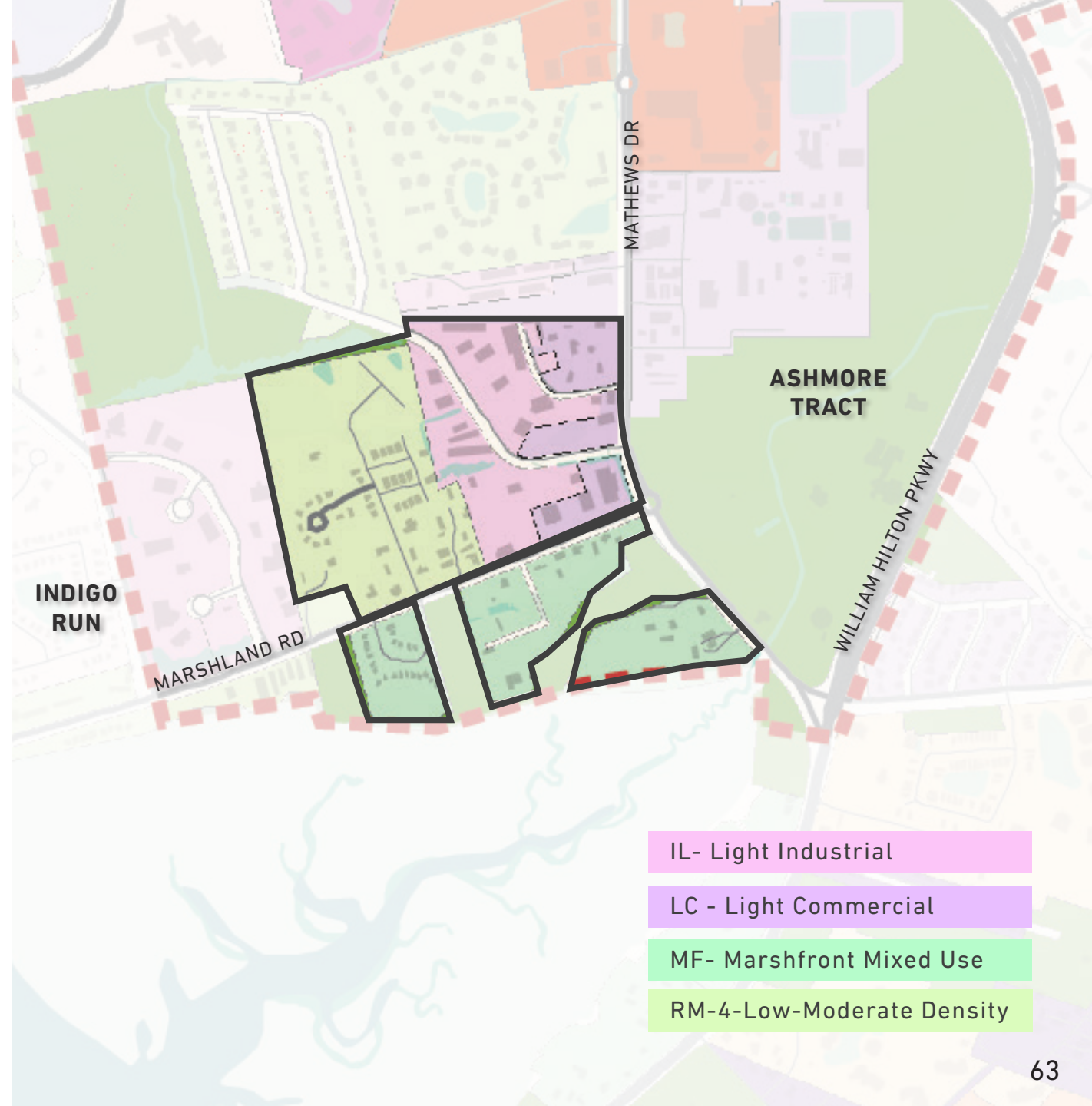
- maximum nonresidential gross floor area is 7,000 square feet per net acre
- maximum building height is 45 feet
- maximum impervious surface coverage is 60%

It is recommended that the limitation of density along major arterial streets (4 units per net acre for sites less than 3 acres, and 8 units per net acre for sites 3 acres and larger) be eliminated so that major arterial sites can have the same density as elsewhere within the MF zoning district.

Historic Neighborhoods Preservation Overlay District:

Reduces buffer, setback, right-of-way, and access easement minimums.

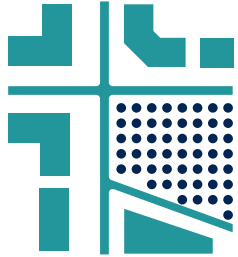
Creates rights-of-way without reducing density.



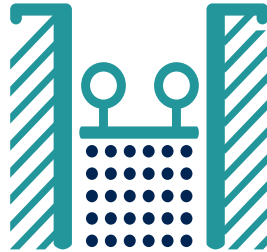
| HISTORIC NEIGHBORHOODS GOALS

- Advance and celebrate the **history and culture** of the Native Islanders
- Enable Historic Neighborhoods to be **economically sustainable**
- Provide for additional uses including **neighborhood commercial and home business** opportunities
- Meet the increasing **need for housing**, including affordable and workforce options, on the island
- Allow existing property owners the flexibility to **optimize the use of their property**

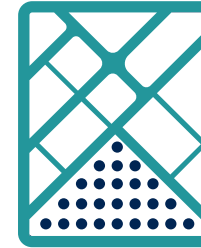
| HISTORIC NEIGHBORHOODS COMPONENTS



Compact, Walkable
Neighborhood Pattern



Public Space Framed by
Streets and Buildings



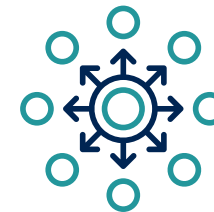
Prioritization of Streets,
Sidewalks, and Pedestrian/
Bike Connections



Memorable Architecture, Public
Spaces, and Placemaking
Elements



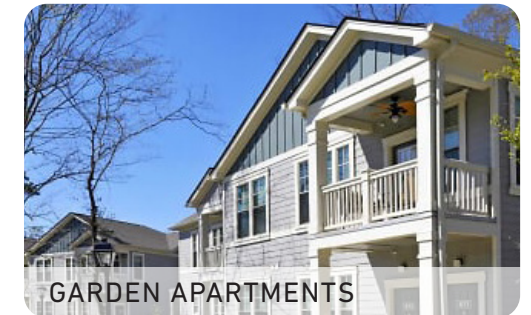
Integrated Parking On-Street
and Behind Buildings



Context Sensitive Design that
Leverages Surroundings

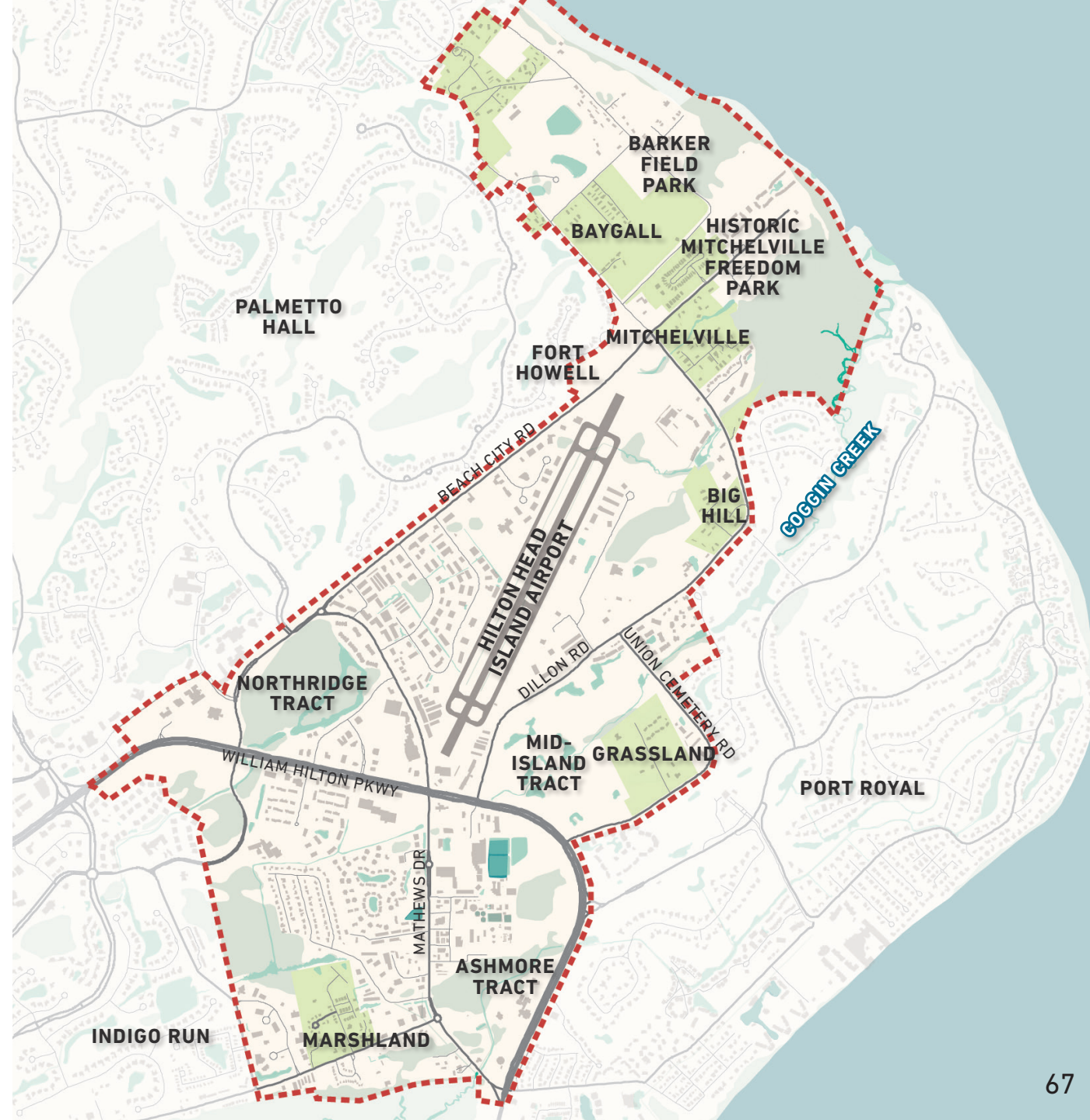
HISTORIC NEIGHBORHOODS USES

1. A mix of uses that include residential, neighborhood commercial and home occupations
2. Allow for 6 DU/AC to provide for additional residential opportunities and economic sustainability
3. Encourage walkable, neighborhood scale and character



HISTORIC NEIGHBORHOODS RECOMMENDATIONS

- Adopt consistent, uniform density standards and development patterns
- Allow for consistent densities in the RM-4 districts (6 DU/AC)
- Calibrate setback and buffering (internal) and open space requirements to allow for infill development
- Allow for neighborhood commercial uses (home based businesses, markets)
- Use mix on a site should be 75% residential and up to 25% neighborhood commercial



EXISTING RESIDENTIAL DEVELOPMENT - GRASSLAND

RM-4 Low - Moderate Density
Max. Density: 4 du (6 du if lot
area is at least 3 acres; 8 du
if lot area is at least 5 acres)

18 Single-family units
3.12 acres
5.7 du/acres



EXISTING RESIDENTIAL DEVELOPMENT - MITCHELVILLE

RM-4 Low - Moderate Density
Max. Density: 4 du (6 du if lot
area is at least 3 acres; 8 du
if lot area is at least 5 acres)

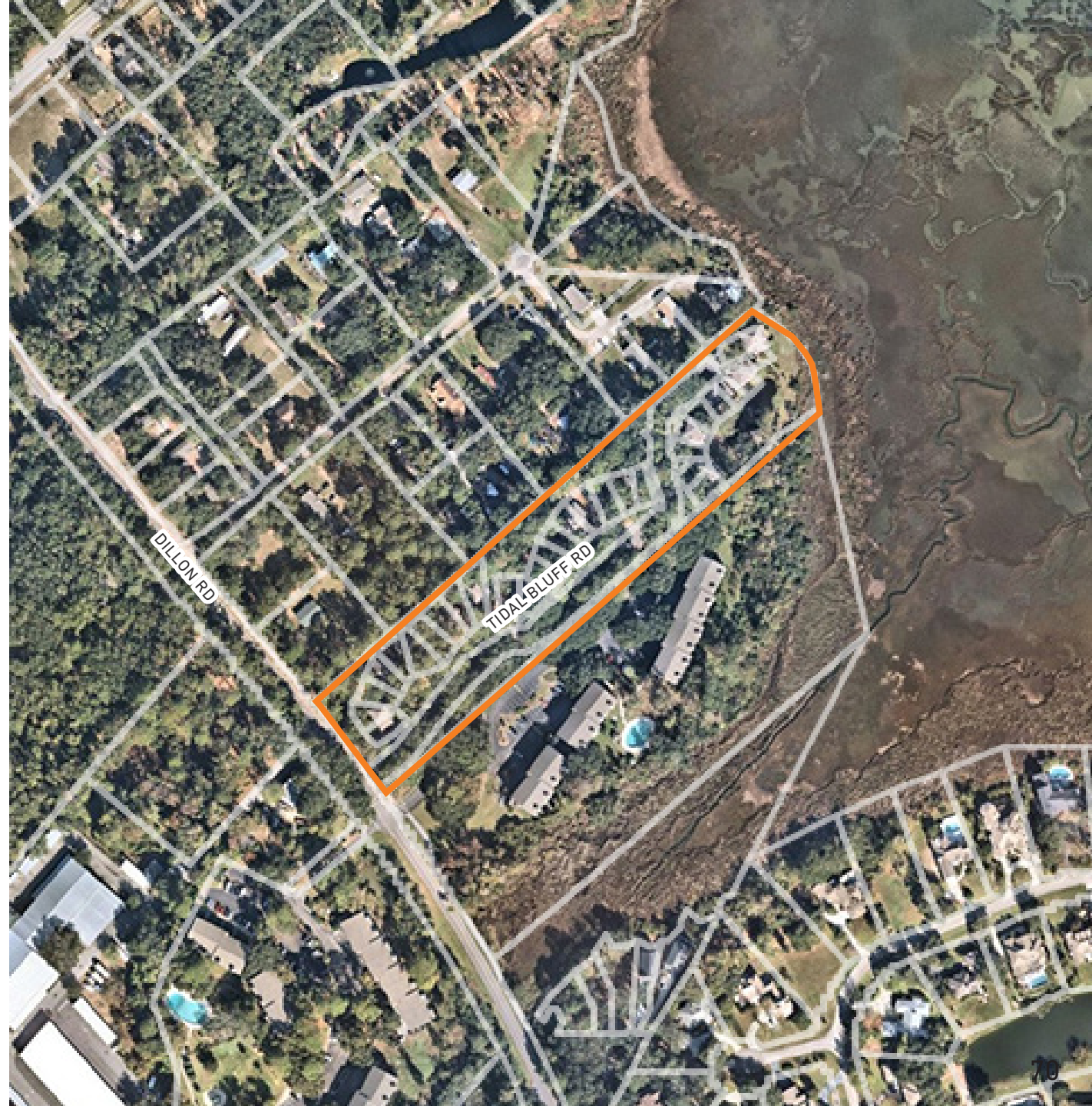
44 Single-family units
8.36 acres
5.2 du/acres



| EXISTING RESIDENTIAL DEVELOPMENT - MITCHELVILLE

RM-12 Moderate-High Density
Max. Density: 12 du

30 Two-family units
5.04 acres
5.9 du/acres



EXISTING RESIDENTIAL DEVELOPMENT - MARSHLAND

MF- Marshfront Mixed Use

Max. Density: Along major
arterials - 4 du (8 du if lot area is
at least 3 acres)

Along other streets - 6 du (10 du if
lot area is at least 3 acres)

23 Single-family units

5.21 acres

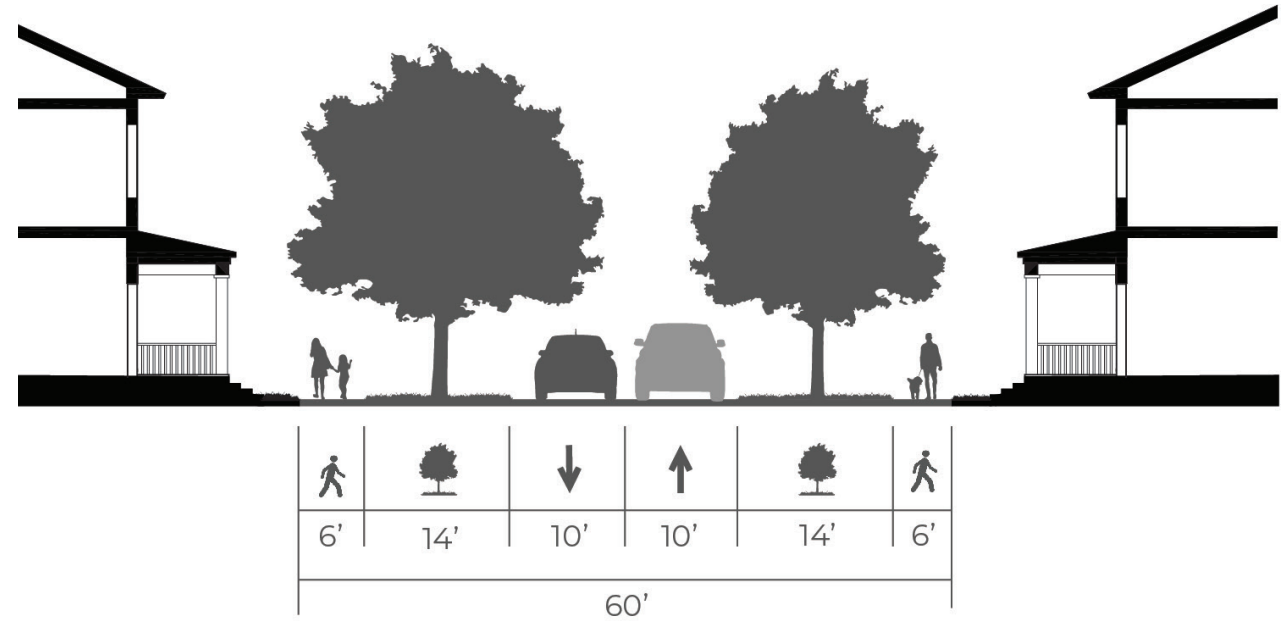
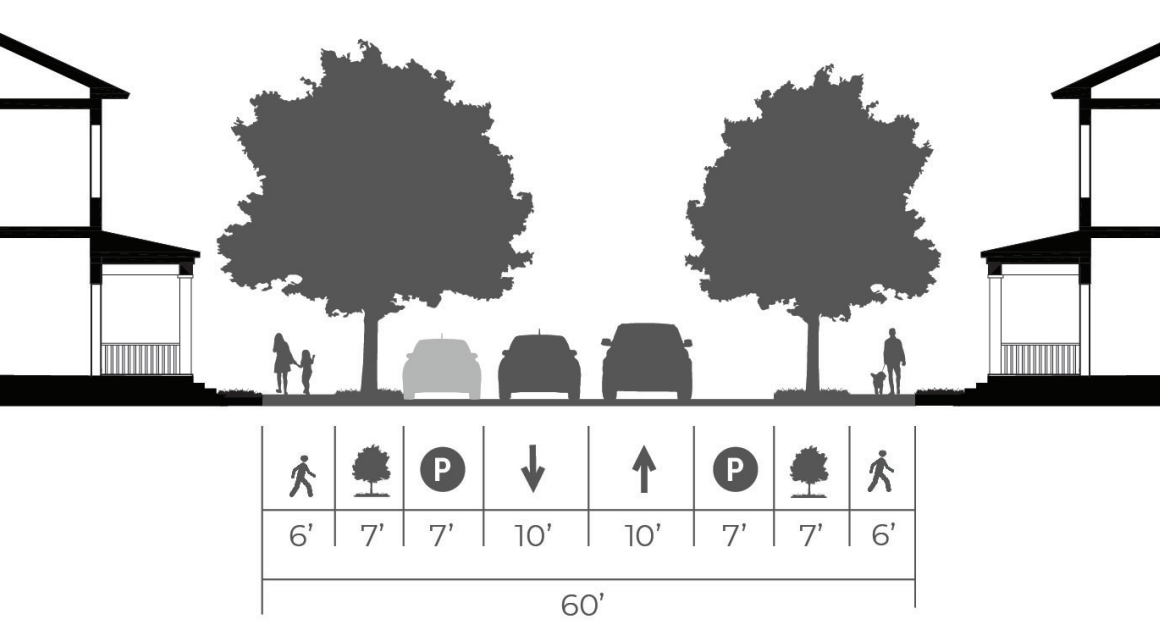
4.4 du/acres



MID-ISLAND RESIDENTIAL CHARACTER



STREET CHARACTER: NEIGHBORHOOD RESIDENTIAL



| MID-ISLAND DISTRICT WIDE RECOMMENDATIONS

Following adoption of the District Plan, The Town should:

- Adopt a Future Land Use Map
- Adopt a policy framework and create standards that will result in a compact, walkable and vibrant district
 - » Commit to construct a park on the Mid-Island Tract
 - » Adopt consistent, uniform density standards, development patterns, and neighborhood commercial uses within the Historic Neighborhoods
 - » Create a district infill development strategy to target properties for redevelopment including incentives
 - » Institute programs to promote mixed-income housing within the district
- » Align future land use zoning map to provide full spectrum of housing types catering to changing demographics over time
- » Establish economic development strategies to promote commercial activity including commerce and capital investment
- » Pledge Modern Classic Motors site to encourage economic development opportunities
- » Develop a small house series of pre-approved house plans
- » Promote energy efficient modular construction
- » Commit to infrastructure upgrades to include water, sewer, streets, broadband, etc. to support infill development in the district
- » Assess the impacts of short-term rentals on housing options in the district
- » Enact a land acquisition program to assemble parcels to facilitate plan implementation
- » Develop a parking strategy for the District Center that lessens the impact of surface lots
- » Develop policies for the district that include transit and mobility
- » Strengthen environmental sustainability and stormwater resiliency
- » Promote sustainable practices through the use of community gardens

| MID-ISLAND DISTRICT WIDE RECOMMENDATIONS

- Update Zoning Code and Map to implement Future Land Use Map
 - » Establish rezoning strategy to implement the Future Land Use Map
 - » Create sustainable site design standards
 - » Create design guidelines to:
 - Allow for Mixed use Development within the District Center
 - Allow for Historic Neighborhood density calibration and allowance of neighborhood commercial use
 - » Calibrate development form standards throughout the district to allow for infill development while meeting Island Character
- Establish the organizational and financial tools to guide implementation
 - » Explore creation of a TIF district
 - » Align and coordinate with CIP and Town funding sources
 - » Consideration of Community Development Corporation
 - » Town to facilitate mitigation efforts from airport impact on St. James church
 - » Town to entertain public private partnerships to advance redevelopment infill opportunities
 - » Refine development review process to streamline and expedite permitting
- Leverage planned public investments in public spaces, corridor improvements, and alternative transportation by facilitating the development of the district
 - » Implement park development on the Mid-Island Tract
 - » Implement the recommended street section for the district that includes on-street parking, sidewalks and street trees
 - » Consider a public parking strategy for the district
 - » Provide park development and open space connectivity throughout the district
 - » Include strategies to advance and assist Mitchelville Freedom Park implementation

| MID-ISLAND DISTRICT SUMMARY REPORT TABLE OF CONTENTS

Introduction and Background

- Process overview
- Plan alignment and background
- Community engagement summary

Planning Context

- Methodology
- Findings
 - » Land use and zoning
 - » Market analysis
 - » Housing
 - » Mobility
 - » Environmental systems
 - » Open space network
 - » Airport considerations

Strategic Direction

- Guiding themes (Protect + Enhance; Connect; Evolve)
- Open Space Network with Mid-Island Tract as anchor
- Connectivity Improvements (Street character, multi-use paths, transportation)
- Future Land Use Plan
 - » Future Land Use Map
 - » Potential Areas of Change (each would include uses, density, height, parking, and general landscape guidelines):
 - Commercial/Services
 - Retail/Service/Lodging
 - Mixed Use
 - Historic Neighborhoods

- » Focus Areas (to include goals, components, recommendations on uses, capacity, form and character with streetscape and development character illustrations/sections)
 - Mid Island Tract
 - District Center (including economic feasibility)
 - Historic Neighborhoods

Implementation

- Policy and Action Steps
 - » Adopt Mid Island Tract Program and Conceptual Master Plan
 - » Adopt District Future Land Use Plan
 - » Update Zoning Code and Map
 - » Create sustainable site development standards
 - » Determine public infrastructure improvements including District Center streetscapes and multi-use paths
 - » Establish organizational and financial tools
- Leverage planned public investments

| NEXT STEPS

1. Additional community meetings with stakeholders and Historic Neighborhoods in early October
2. Planning Commission October 19
3. Consideration of Adoption by Resolution of the Mid Island District Plan November 1

A landscape photograph of a grassy field with tall pine trees under a cloudy sky. The image has a teal color overlay. The text "VISION FOR MID-ISLAND TRACT" is centered in the middle of the image in a bold, yellow, sans-serif font.

VISION FOR MID-ISLAND TRACT

| MID-ISLAND TRACT GOALS

- **Connect the Mid-Island Tract** to other green spaces, parks, and trails
- 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.**
- Ensure that a park on the Mid-Island Tract serves the **entire community**, residents and visitors alike
- Consider implementation **phasing** and broader ongoing **maintenance and operations** costs in the design of the park, public space and civic infrastructure

| MID-ISLAND TRACT AGENDA

- **Concept Plan + Program Areas**
- **Project Phasing + Costs**
- **Funding Opportunities**
- **Mid-Island Tract Identity**



CONCEPT PLAN + PROGRAM AREAS

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

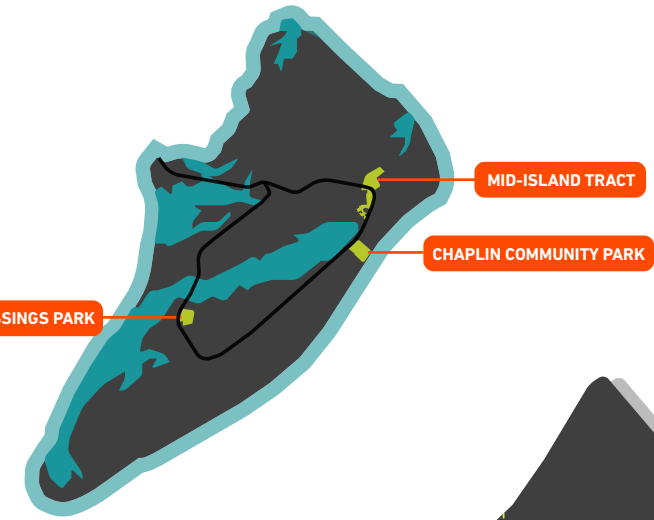
EXISTING FACILITIES

- 3 BASEBALL FIELDS
- PLAYGROUND
- PICNIC SHELTER
- MEADOW
- HEAVILY WOODED
- SKATE PARK
- ROLLER HOCKEY

2020 PARKS & REC MASTERPLAN

- CONSOLIDATE ALL ISLAND BASEBALL FIELDS HERE
- ADD 2 - 300 FT' BASEBALL FIELDS
- REPLACE CONCESSIONS AND PLAZA
- ADD DOG PARK
- SPLASH PAD
- NEW PLAYGROUND
- **PUMP TRACK**

CROSSINGS PARK



EXISTING FACILITIES

- 6 TENNIS COURTS
- 3 SPORTS FIELDS
- BASKETBALL
- TRAILS
- DOG PARK
- PLAYGROUND
- PICNIC PAVILIONS
- PARKING
- CONCESSIONS
- BEACH ACCESS
- 2 RESTROOMS

2020 PARKS & REC MASTERPLAN

- 2 RESTROOMS
- TENNIS AND PICKLEBALL COMPLEX WITH 12 TENNIS COURTS, 24 PICKLE BALL COURTS, PRO SHOP, RESTROOMS
- **6-8 SAND VOLLEYBALL COURTS**
- ADA ACCESSIBLE PLAYGROUND

CHAPLIN COMMUNITY PARK

PROGRAM VALIDATION

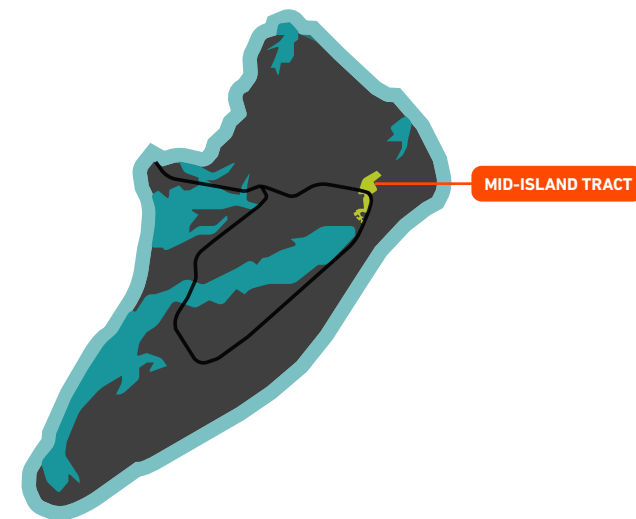
AMENDED PROGRAM FROM PARKS & RECREATION COMMUNITY ENGAGEMENT

- MULTI-USE TRAILS
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- 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

MID-ISLAND TRACT

CONCEPT PLAN



MID-ISLAND TRACT

CONCEPT PLAN BIRD'S-EYE PERSPECTIVE

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

A landscape photograph featuring a field of tall, dry grass in the foreground. In the middle ground, there is a dense line of trees, including several tall, slender pine trees. The sky is filled with soft, white clouds. The entire image is overlaid with a semi-transparent teal color.

PROJECT PHASING + COSTS

PROJECT PHASES

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

PARK FRAMEWORK (PHASE 1)

ISLAND HERITAGE (FUTURE PHASE)

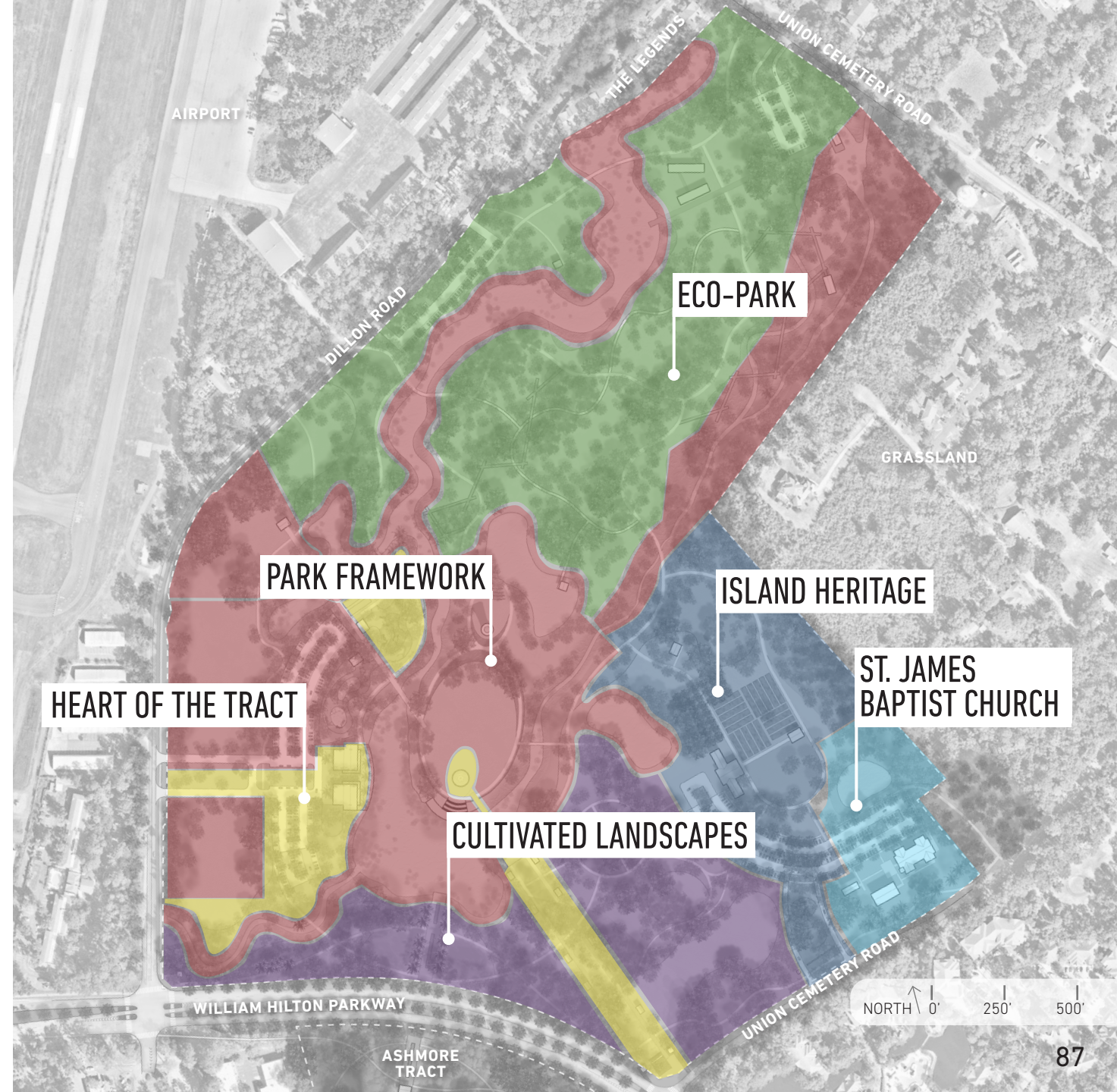
HEART OF THE TRACT (FUTURE PHASE)

CULTIVATED LANDSCAPES (FUTURE PHASE)

ECO-PARK (FUTURE PHASE)

*ST. JAMES BAPTIST CHURCH (PLANNED)

*5 ACRE SITE EXCLUDED FROM PROJECT COSTS



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
- Swinging Benches
- 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

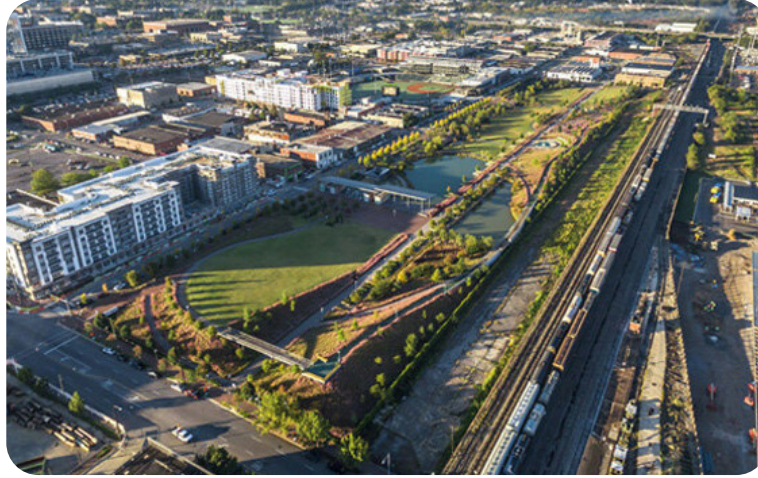
Program Components

- 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
COST: TBD
COST/AC: TBD

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
- 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

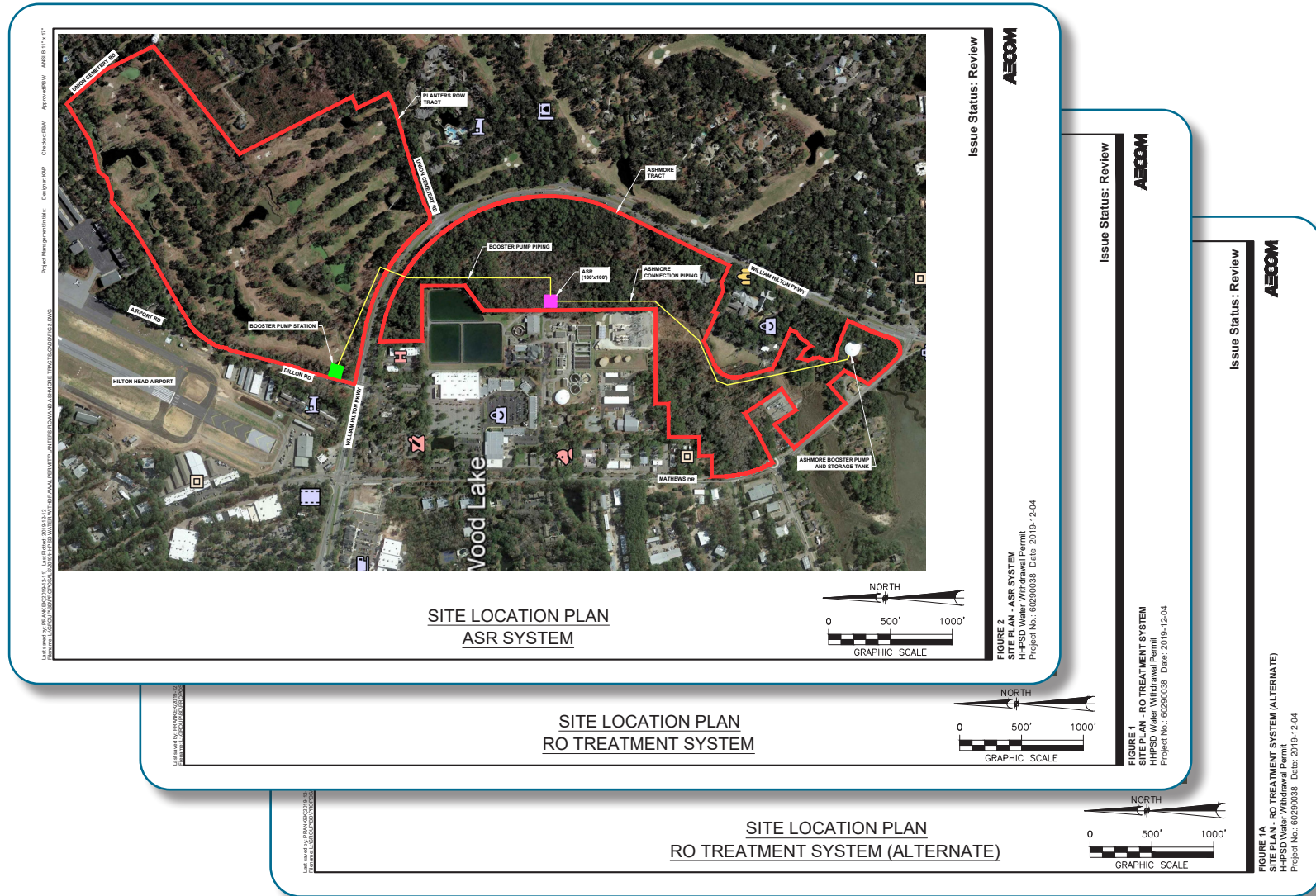


MID-ISLAND TRACT
HILTON HEAD SC - 97 ACRES
COST/AC: \$494,845 - \$731,958 / AC

A landscape photograph featuring a field of tall, dry grass in the foreground. In the middle ground, there is a dense line of trees, including several tall, slender pine trees. The sky is filled with soft, white clouds. The entire image is overlaid with a semi-transparent teal color. Centered across the middle of the image is the text "IMPROVEMENT OPPORTUNITIES" in a bold, white, sans-serif font.

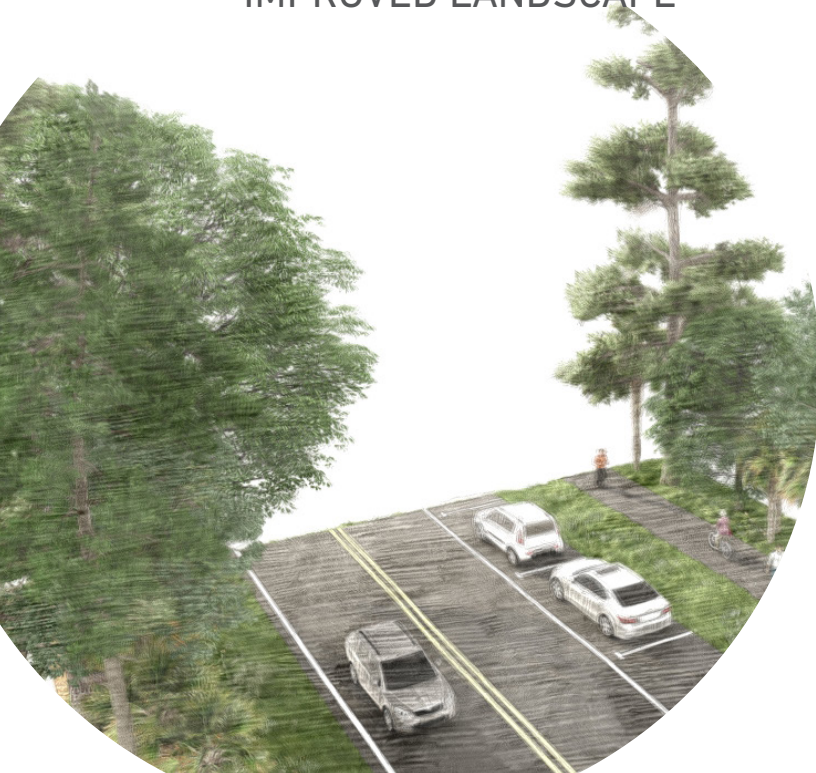
IMPROVEMENT OPPORTUNITIES

PSD UTILITY IMPROVEMENTS



ROAD IMPROVEMENTS

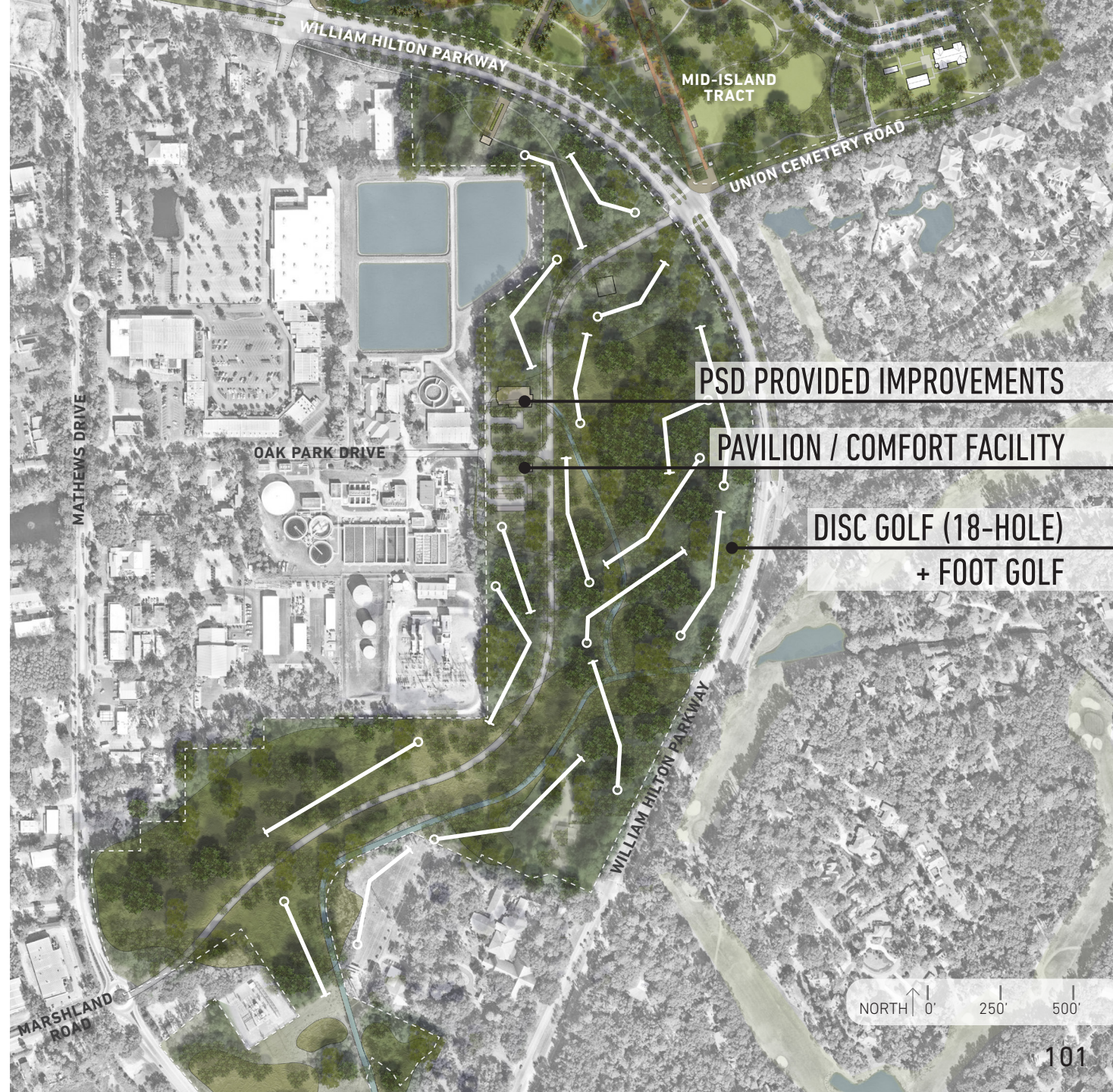
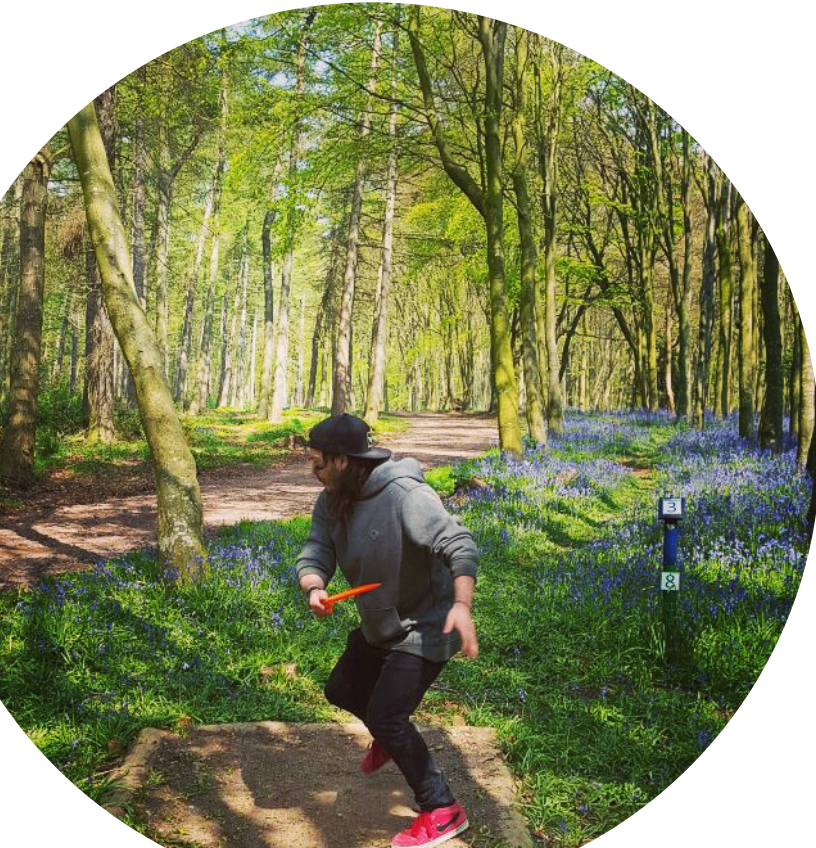
- DILLON ROAD AND CEMETERY
- INTERSECTION IMPROVEMENTS
 - **TRAFFIC SIGNAL** (CONSIDER ADDING A SIGNAL AT UNION CEMETERY ROAD / WILLIAM HILTON PARKWAY AND EXPLORE COORDINATION AND IMPACTS TO THE ADJACENT SYSTEMS)
 - IMPROVED CROSSWALKS
 - IMPROVED LIGHTING
 - IMPROVED LANDSCAPE



ASHMORE TRACT

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

COST: \$1.5-\$2.5 MILLION



A landscape photograph featuring a field of tall, dry grass in the foreground. In the middle ground, there is a dense line of trees, including several tall, slender pine trees. The sky is filled with soft, white clouds. The entire image is overlaid with a semi-transparent teal color. Centered across the middle of the image is the text "FUNDING OPPORTUNITIES" in a bold, white, sans-serif font.

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** and **inspire participation**, 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

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



MID-ISLAND TRACT IDENTITY

CULTURAL SIGNIFICANT GROUP HISTORY
LANDMARK NEIGHBORHOOD
GEOLOGY
PARK NAME? ECOLOGY
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

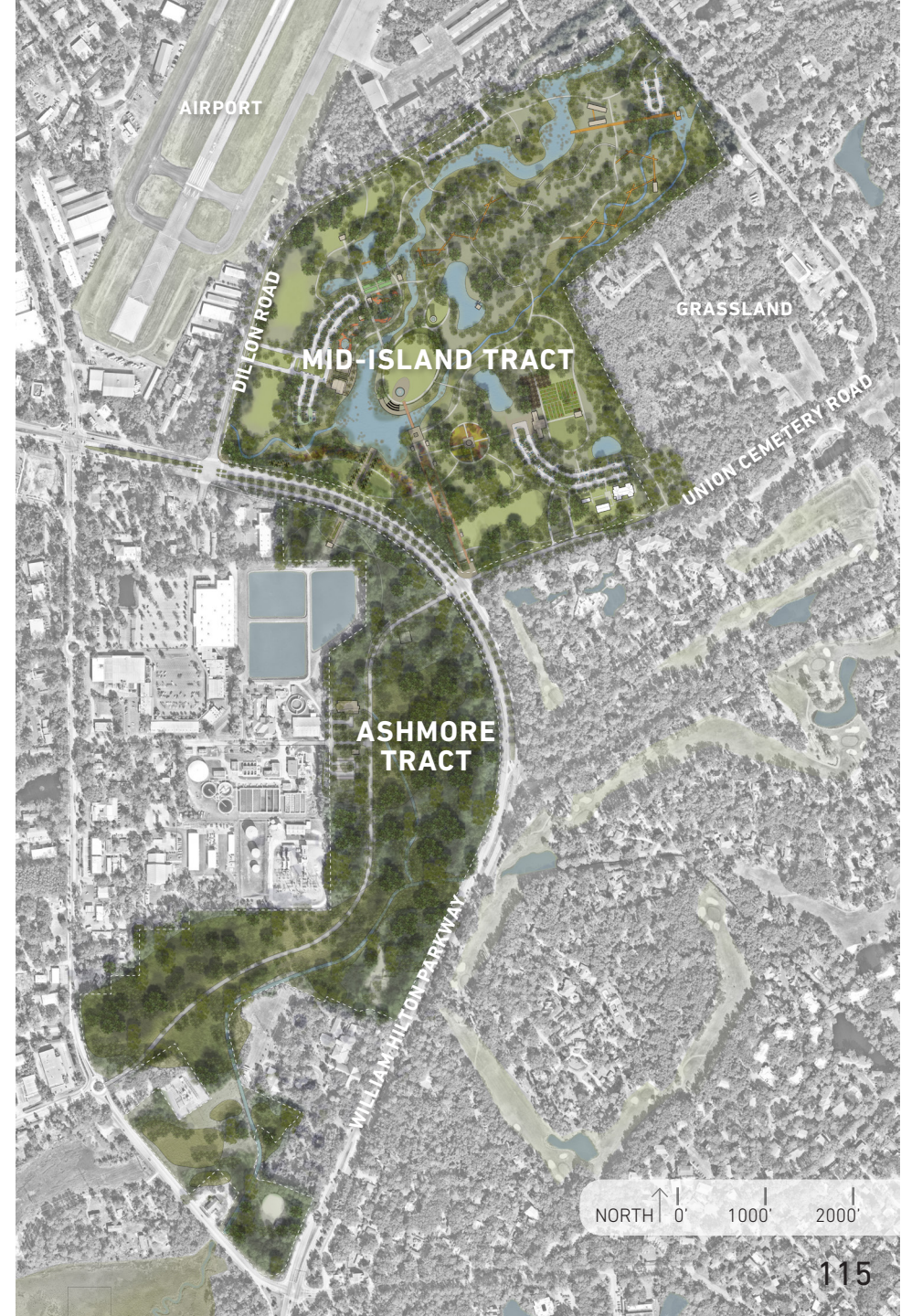
- **PUBLIC ENGAGEMENT**

- TELL THE STORY OF THE PARK
- ENABLE A THOROUGH COMMENT / RECOMMENDATION PERIOD

- **SELECTION**

- CURATE PARK NAME RECOMMENDATIONS FOR TOWN COUNCIL CONSIDERATION

CREATING A BEST-IN-CLASS PARK



| NEXT STEPS

- **Town Council Workshop**
September 14, 2022
- **Parks and Recreation Commission recommendation for adoption of Master Plan for Mid-Island Tract**
October 6, 2022
- **Town Council to consider adoption of Master Plan and Phase 1 for Mid-Island Tract**
November 1, 2022
- **Project Celebration**
November, 2022
- **Establish Budget / Schedule** (FY 2023 established / FY 2024+ to be determined)
- **Final Design / Construction Documentation**
- **Bidding / Contractor Agreement**
- **Start Construction**

MID-ISLAND DISTRICT & TRACT