

MID-ISLAND DISTRICT & TRACT

TOWN OF HILTON HEAD ISLAND // MAY 2022

MKSK

DK&P

Kimley»Horn

LS3P

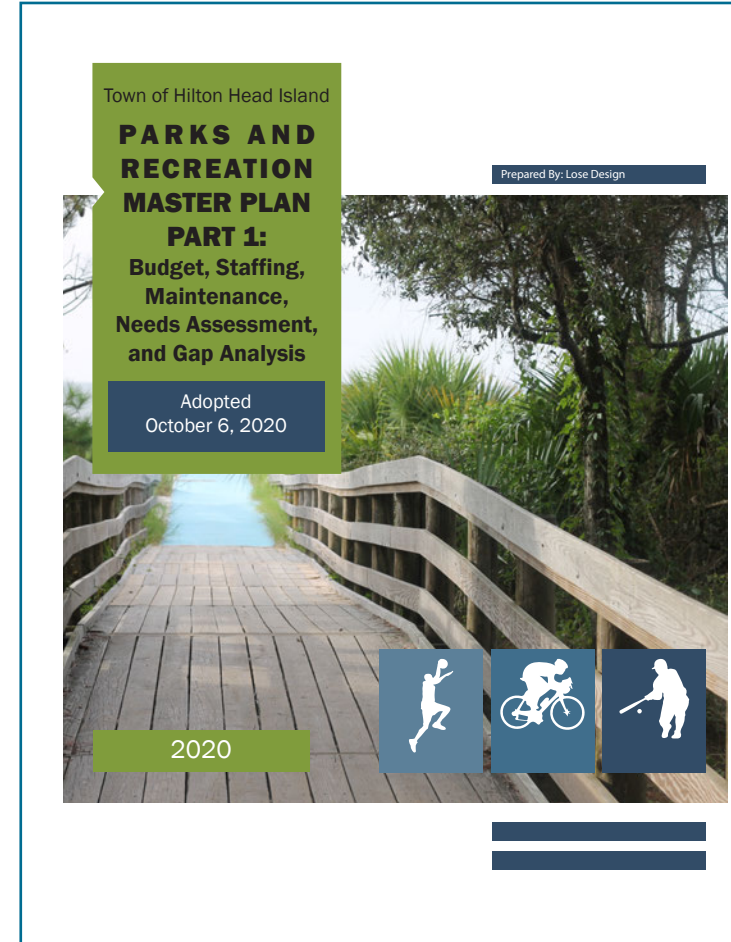
HDR

CRANSTON
ENGINEERING

| MEETING AGENDA

- **Engagement Recap**
- **Mid-Island Initiative Area Interim Redevelopment Strategy & Character Vision**
- **Vision for Mid-Island Tract**
- **Town Council Discussion**

| WHERE WE STARTED



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

HISTORY & CULTURE

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

COMMERCIAL PROPERTIES

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

TOWN REPRESENTATIVES

- TOWN COUNCIL
- TOWN PLANNING COMMISSION
- TOWN STAFF

ECOLOGY

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

DEVELOPMENT

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

UTILITIES & AIRPORT

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

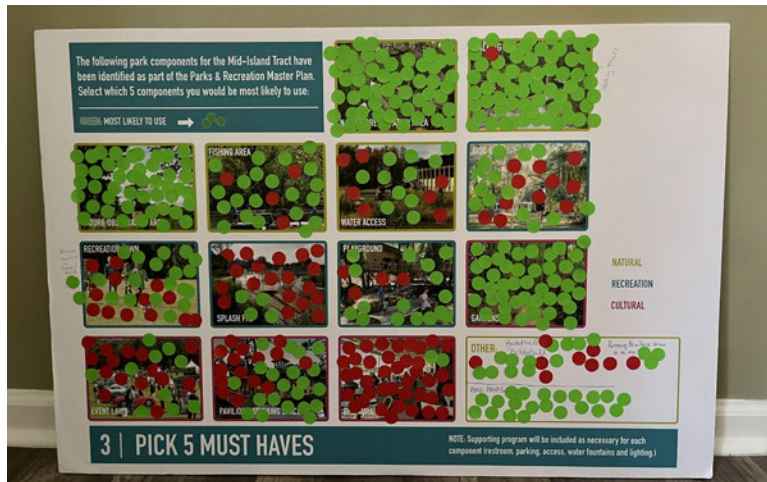
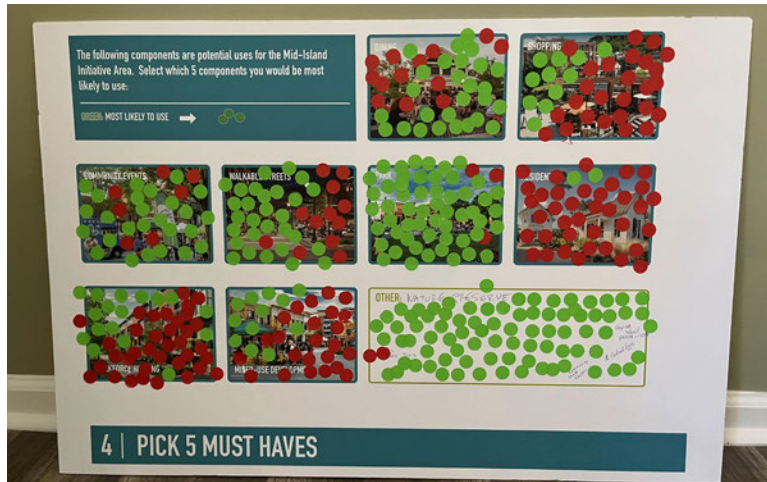
PARK REPRESENTATIVES

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

CONCOURS D'ELEGANCE

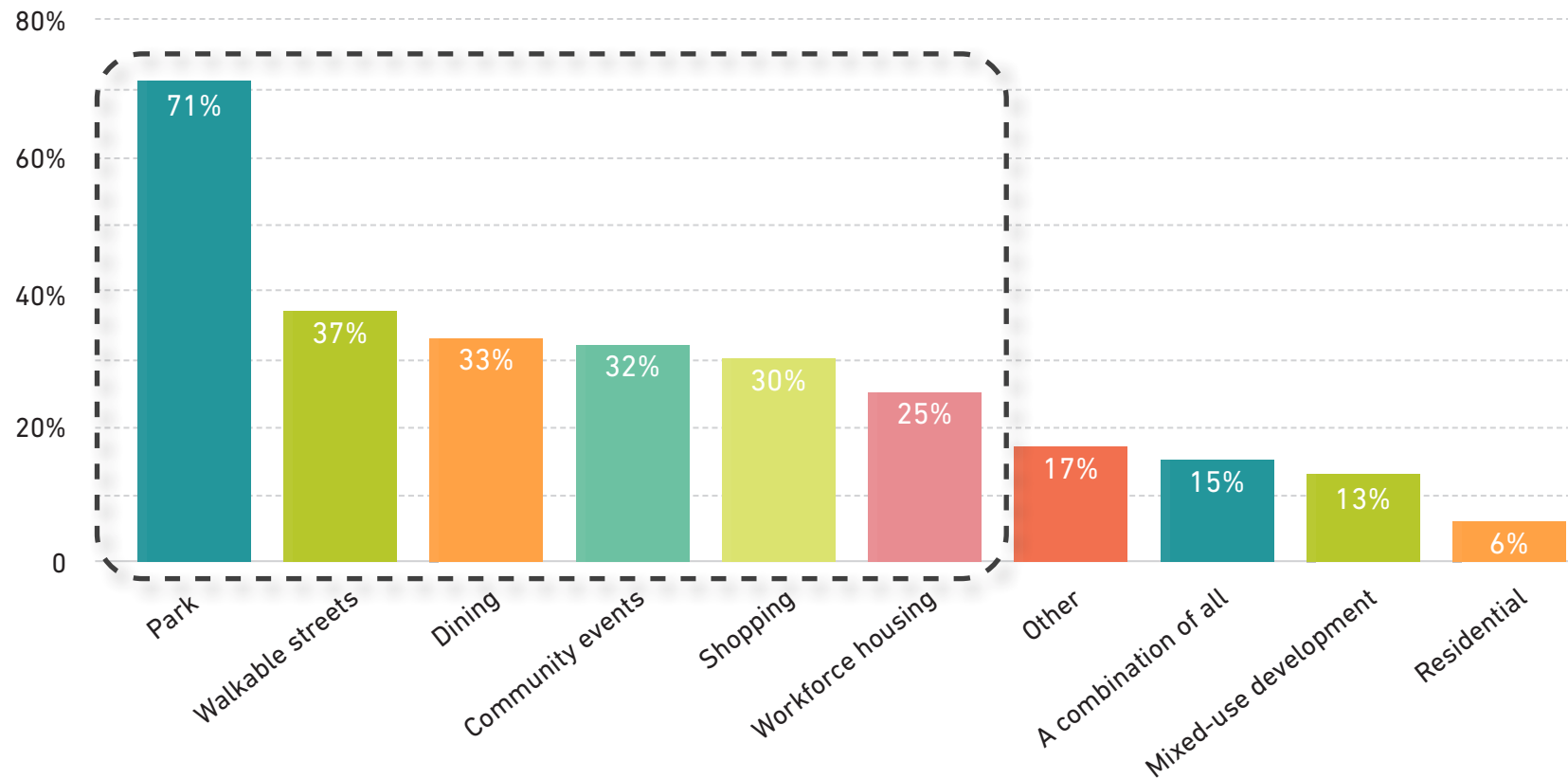
OPEN PARK DAY EVENTS

TWO EVENTS AND 225+ ATTENDEES



COMMUNITY ENGAGEMENT

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



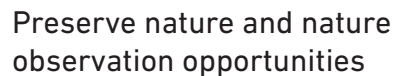
Top "other" responses:

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

COMMUNITY ENGAGEMENT

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

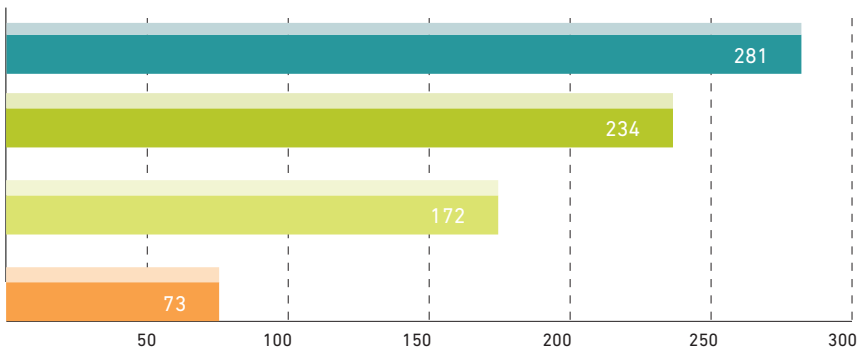
PARK



Build a Passive Park

Create an Active Park (sports fields, playgrounds)

Address environmental concerns



DISTRICT

Improve traffic and infrastructure

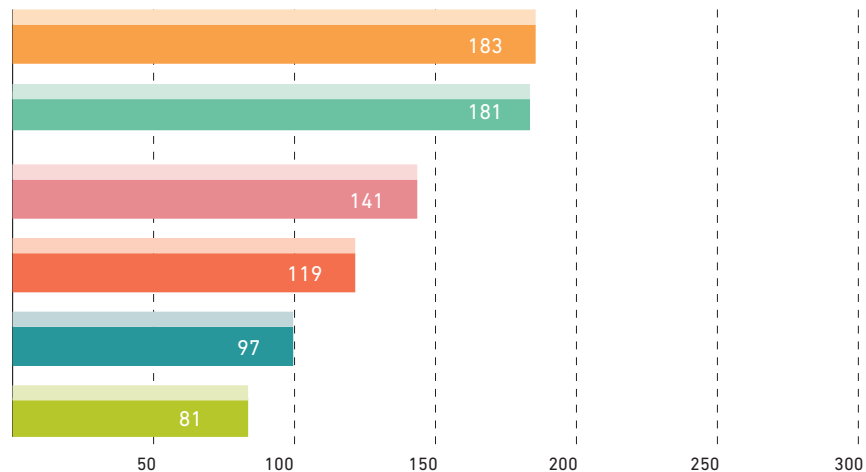
Improve walkability

Neglected commercial shopping centers

Add Affordable and Workforce Housing

Balance Hilton Head Island's Character and Identity

Improve Safety



| ENGAGEMENT THEMES – MID-ISLAND DISTRICT

- Preserve and protect existing open spaces, creating an **interconnected and green District**
- **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 Mid-Island Area into a **hub of activity** for the entire Town of Hilton Head, using the Mid-Island Tract as a **catalyst**

| ENGAGEMENT THEMES – MID-ISLAND TRACT

- **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 INITIATIVE AREA AGENDA

- **District Development Considerations**
- **District Character & Connections**
- **Next Steps**



DISTRICT DEVELOPMENT CONSIDERATIONS

THIS

GREEN

CLOSE AND COZY

COMPLETE, VARIED

CONNECTED

WALKABLE

ARTFUL, MEMORABLE

NOT THIS

GREY

SPREAD OUT

SINGLE-USE

ISOLATED

AUTO-FOCUSED

GENERIC

GREEN





CLOSE AND COZY

COMPLETE, VARIED



CONNECTED



WALKABLE



MEMORABLE



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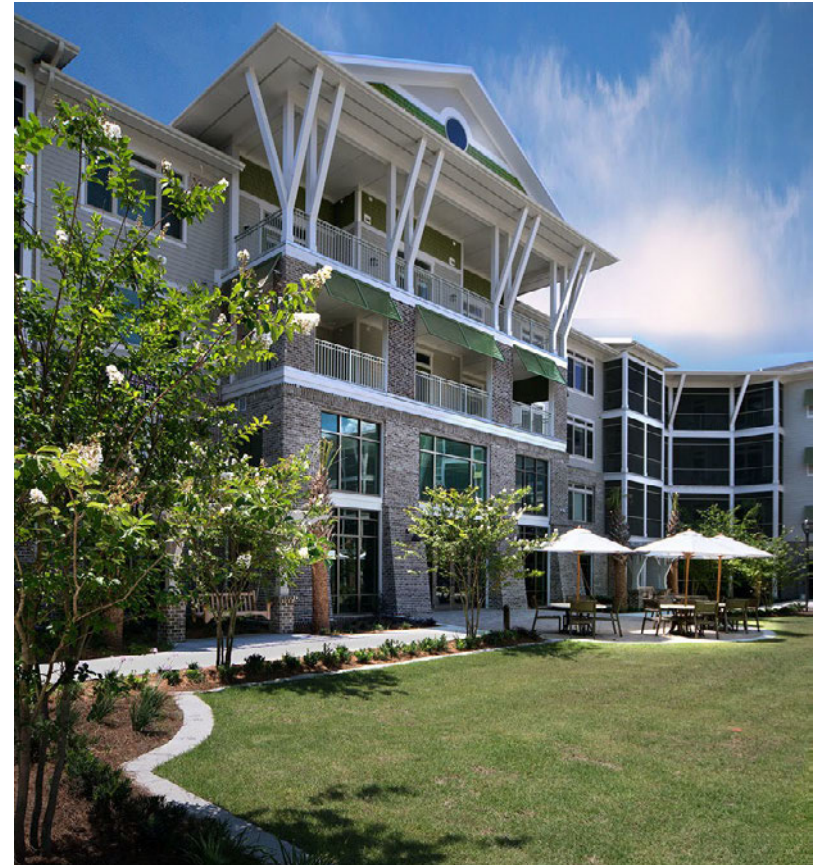
SPREAD OUT

SINGLE-USE

ISOLATED

AUTO-FOCUSED

GENERIC



SHELTER COVE TOWNE CENTRE

HILTON HEAD ISLAND, SC



HARBOUR TOWN

HILTON HEAD ISLAND, SC



OLD TOWN BLUFFTON

BLUFFTON, SC



I'ON

MOUNT PLEASANT, SC



PALMETTO BLUFF

BLUFFTON, SC



HAILE VILLAGE CENTER

GAINESVILLE, FL



SEASIDE

WALTON COUNTY, FL

A landscape photograph of a field with tall grass and trees, overlaid with a teal color filter. The text "DISTRICT CHARACTER & CONNECTIONS" is centered in the image.

DISTRICT CHARACTER & CONNECTIONS

PROTECT + ENHANCE

PEOPLE &
NEIGHBORHOODS
NATURAL ENVIRONMENT
PRESERVES & PARKS
PARKWAY CHARACTER

CONNECT

PEOPLE
OPEN SPACES
NEIGHBORHOODS
COMMUNITY HUB

EVOLVE

FUTURE LAND USE
MIXED USE
RESIDENTIAL INFILL
REDEVELOPMENT
STANDARDS

NEIGHBORHOODS & HISTORIC CHURCHES

- PUD Neighborhood
- Historic Neighborhood



AIRPORT CONSIDERATIONS

LDN65 Noise Contour

65 decibels average over a 24 hour period. This is equivalent to laughter or a conversation. Residential development is prohibited.

LDN60 Noise Contour

Noise mitigation measures are encouraged for all proposed residential development. No use can create electrical interference with navigational signals or radio communication.

Approach Area

From the sides: 250 feet from the airport primary surface area the height limit increases at a rate of 1 foot per 7 linear feet to a maximum of 75 feet in height. From ends: height increases upward at a rate of 1 foot per 34 linear feet.

Outer Hazard

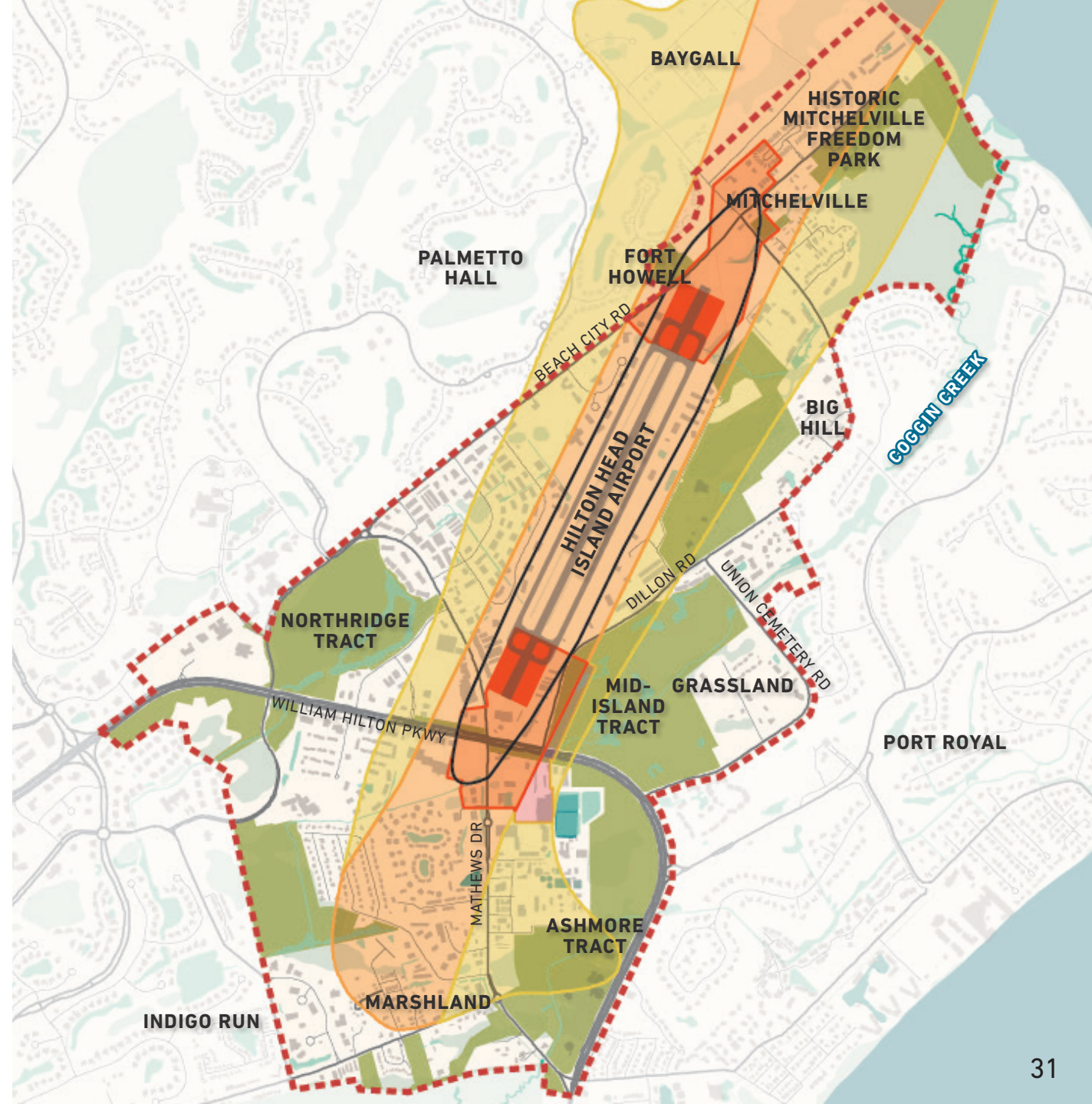
Prohibited Uses: Uses designed to serve children or those with low effective mobility (day care, hospitals, nursing homes, etc.)

Outer Hazard

Prohibited uses and height restrictions

Inner Runway Hazard

No Structures / Buildings. All uses other than airport runway related are prohibited.



AIRPORT CONSIDERATIONS

Zone E - Airport Vicinity Zone

Zone D - Airport Vicinity Zone

Typically compatible uses: most uses and levels of density are generally acceptable: residential; commercial; industrial; agricultural; recreational;

Not compatible land uses: very tall structures (e.g., TV towers); particularly intense uses creating visual obstructions (e.g., nuclear power plant) or very high concentrations of people (e.g., professional football stadium, large amusement park); major bird attractants (landfills and wastewater treatment plants).

Zone C - Airport Inner Approach and Transitional Zone

Zone B1- Airport Inner Approach and Transitional Zone

Typically compatible land uses: most uses require additional review; very low-density residential (e.g., single family homes on large lots); light manufacturing and commercial; small businesses; warehouses; roads; and agriculture.

Not compatible land uses: high-density residential (e.g., large apartment complexes); tall structures; heavy manufacturing; dense commercial such as large big-box anchored shopping centers and multi-story office parks; waste management; towers; wind farms; institutional uses; bird attractants.

Zone B2 - Airport Outer Approach Zone

Typically compatible land uses: low-density residential (e.g., suburban detached homes); low- and medium-density commercial and industrial uses (e.g., neighborhood strip malls, light manufacturing); low-density medical and educational uses (e.g., single doctor offices, urgent care facilities).

Not compatible land uses: high- and ultra-high density uses: large apartment complexes; large big-box store power centers; regional malls; heavy manufacturing; hospitals; universities; indoor arenas; stadiums; casinos; amusement parks; racetracks; large churches; bird attractants.

Zone A - Runway Protection Zone

Typically compatible land uses: very limited; should be limited to airport-related and aeronautical uses only; free of occupied structures and objects interfering with air navigation; limited use of roads may be permitted, agricultural (with no residences or wildlife attractants).

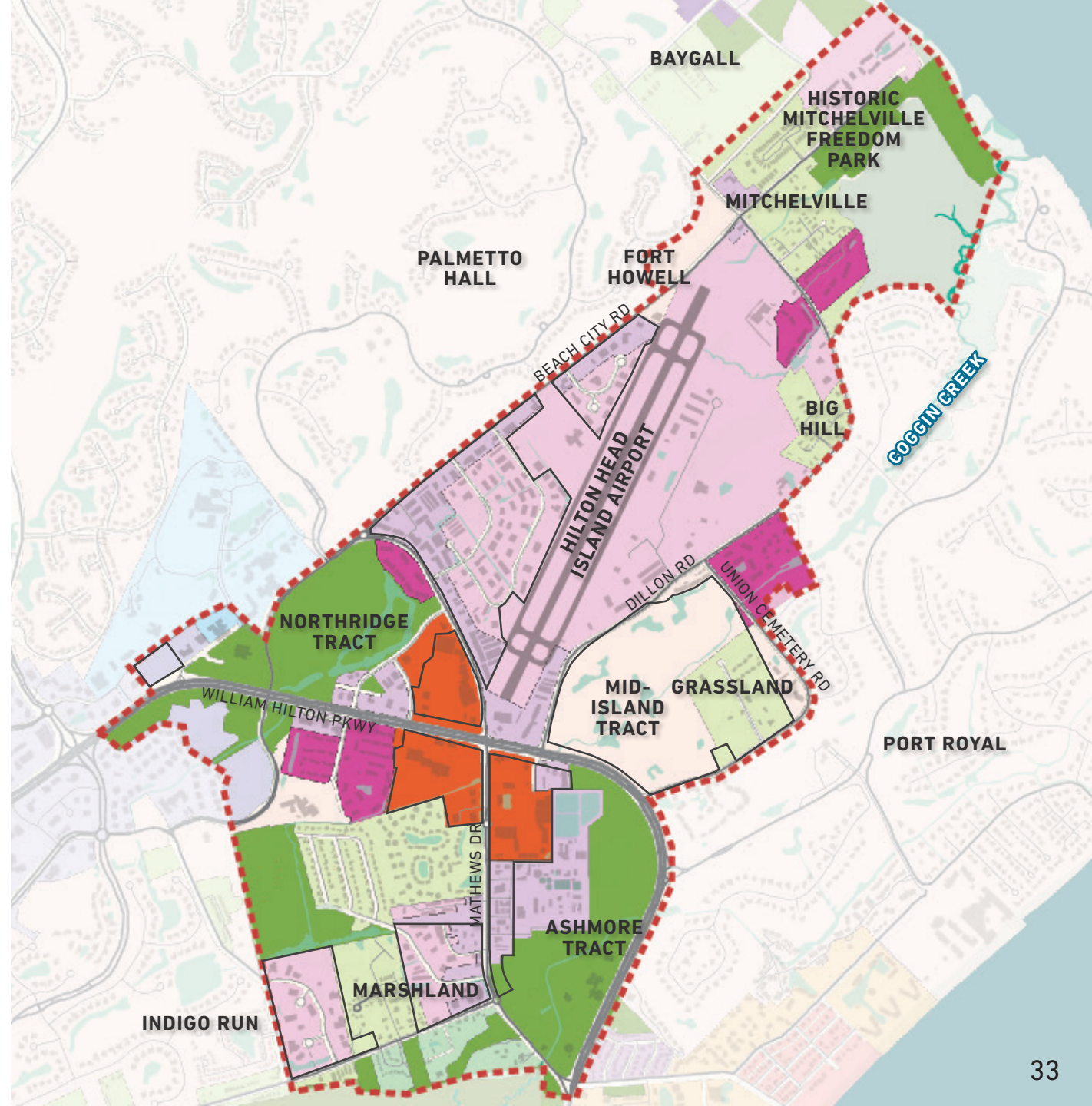
Not compatible land uses: residential; all commercial development; industrial; institutional; parks; tall structures; and wildlife attractants



EXISTING ZONING

Development Areas

- CC - Community Commercial
- IL- Light Industrial
- LC - Light Commercial
- MED - Medical
- MF- Marshfront Mixed Use
- MS - Main Street
- MV - Mitchelville
- PD-1 - Planned Dev.
- PR- Parks & Rec.
- RM-12-Moderate-High Density
- RM-4-Low-Moderate Density



EXISTING LAND USE

— Development Areas

Retail/Service/Sales

Office

Community Service

Light Industrial

Vehicle Services

Government Facilities

Airport

Institution

Multi-Family Residential

Single-Family Residential

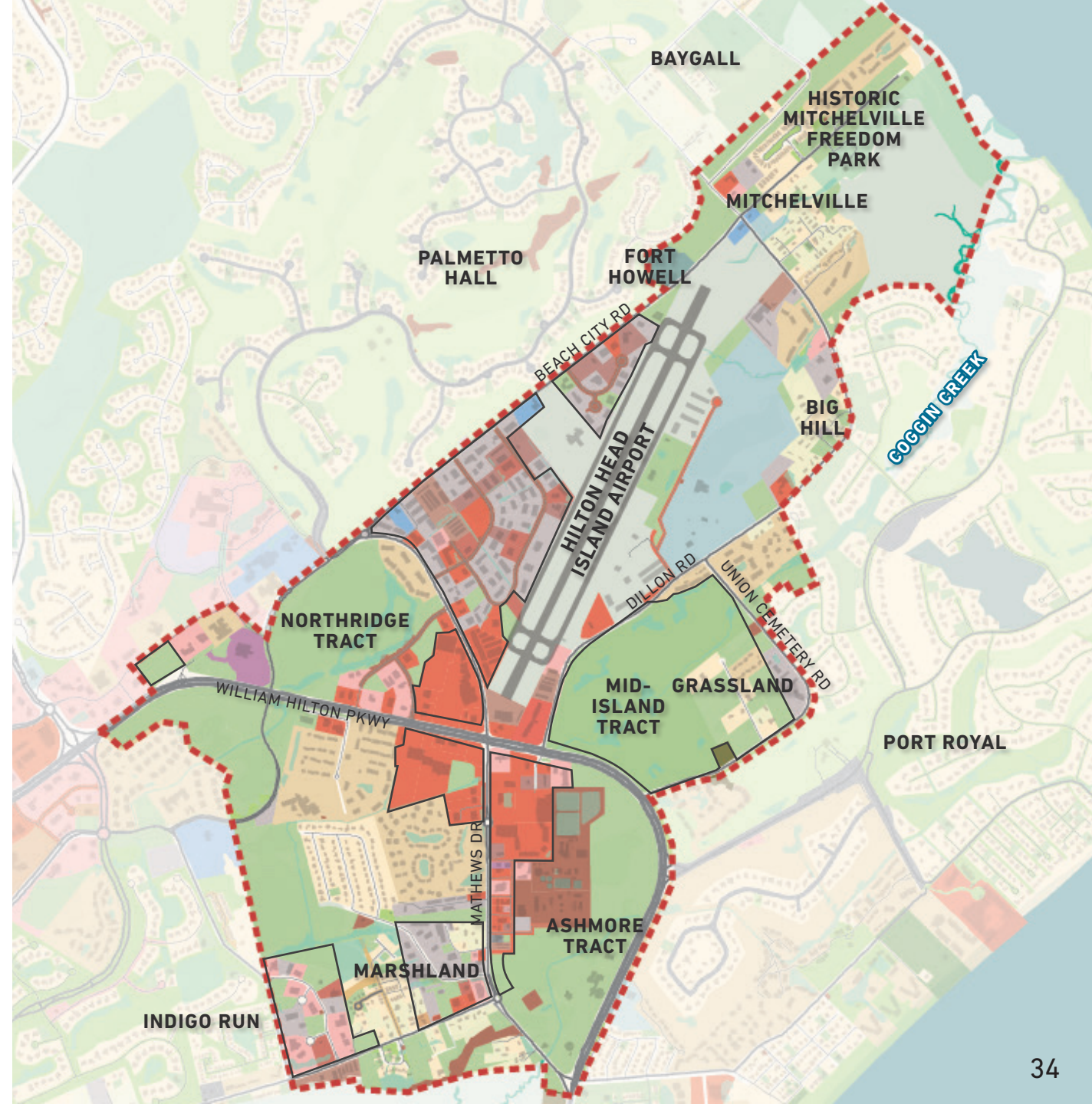
Mobile Homes

Schools

Cemetery

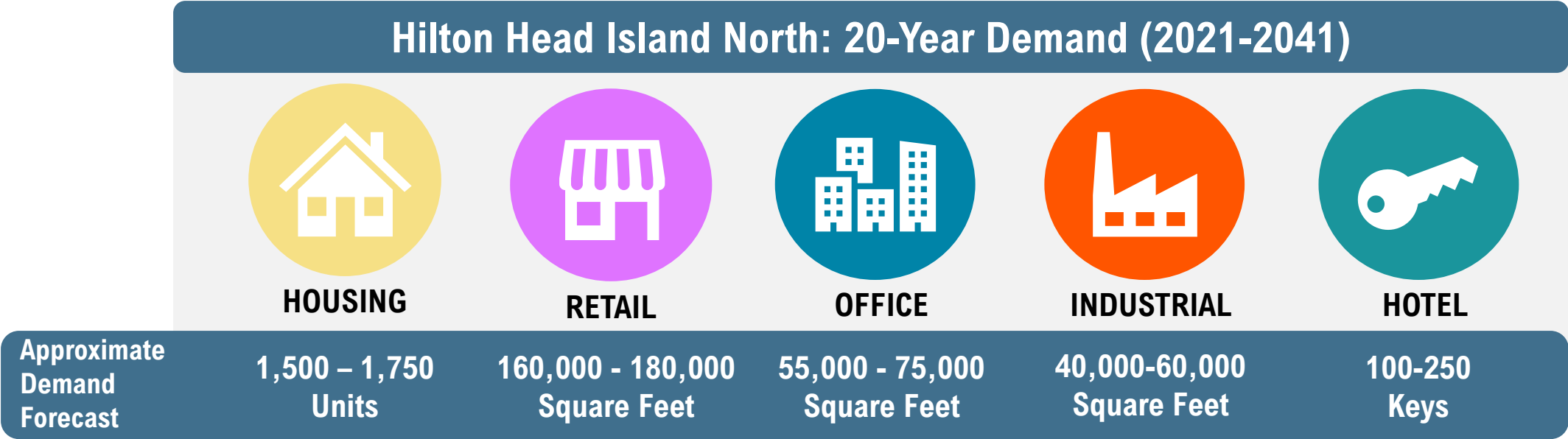
Park-Passive Recreation

Open Space/Undeveloped



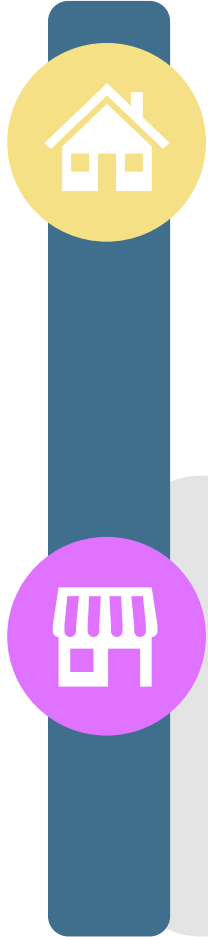
MARKET ANALYSIS

20-Year Real Estate Demand Forecasts



MARKET ANALYSIS

Study Area Demand Considerations



Housing

Products: Detached & Attached
Market-Rate MF
Active Adult MF
Senior Care
Income-Targeted

Demand Timeframe

Short-Term

Market Considerations

- Population growth has been modest; available land will continue to be the limiting factor
- Leverage site to increase housing options to support a wider range of age and income cohorts and support new commercial
- Increased housing that is attainable to a wide-variety of incomes could result in a reduction of commuting, especially in a tourism economy
- Opportunity Zones as incentive

Neighborhood-Serving Retail

Product: Ground-level/mixed-use
Small, amenitized strips
Destination
Personal services

Demand Timeframe

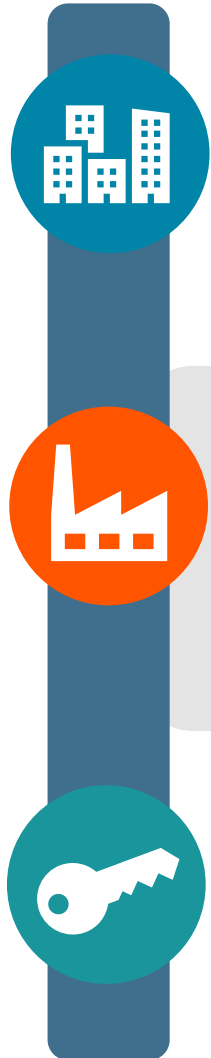
Mid-term

Market Considerations

- Retail in a state of flux; redevelopment of existing centers creates new opportunities
- New development will seek premier locations
- Important component of mixed-use projects
- Role for services beyond traditional retail
- Capitalize on nearby parks and open space to draw in customers

MARKET ANALYSIS

Study Area Demand Considerations



Office

Product: Professional office
Service office
Medical office

Demand Timeframe

Long-term

Market Considerations

- Continued recovery from pandemic
- Smaller-scale neighborhood-services targeting Island residents as customers
- Will seek amenitized locations
- Smaller medical offices and urgent care clinics to address increases in seniors and tourists

Light Industrial

Product: Warehouses
Flex buildings

Demand Timeframe

Mid-term

Market Considerations

- Small footprint warehouse buildings to support service-based companies seeking proximity to customers
- Tight market with limited availability near airport
- High land prices could be a limiting factor in identifying new locations for development

Hotel

Product: Limited service
Tourist destinations

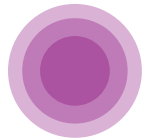


Demand Timeframe

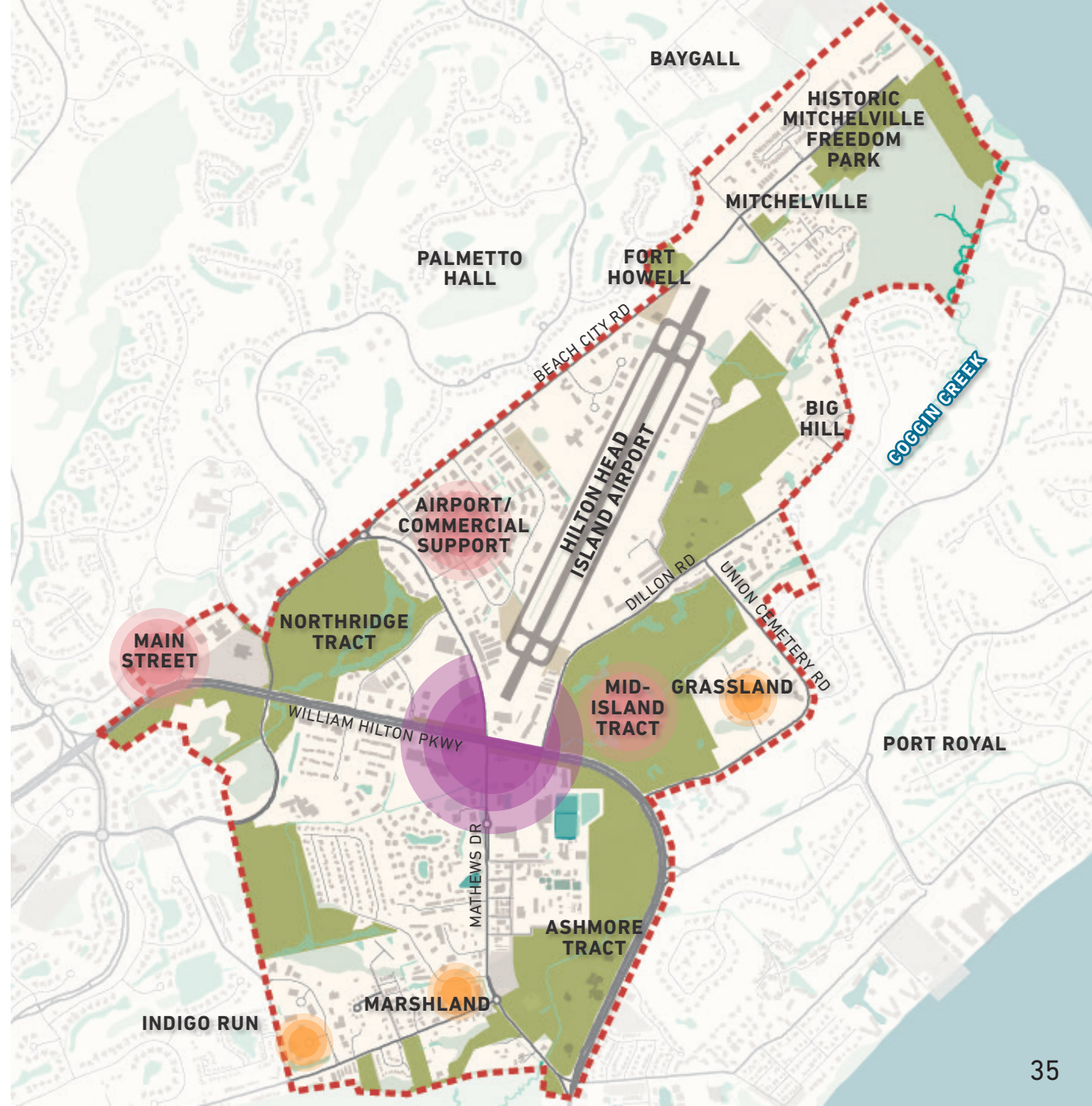
Mid- to long-term

Market Considerations

- Tourism has rebounded following the Recession
- Additional hotel rooms could accommodate increased tourism
- Location will be a critical component
- Air BNB popularity could limit demand

HUBS

-  District Hub
-  Community Hub
-  Neighborhood Hub



PROTECT THE GREEN NETWORK



WATER



PRESERVES



GREEN EDGES



PARK SPACE

County Owned

Town Owned

Open Space


Marsh / Wetland

Ponds / Lagoons

Water



CONNECT

-  Improved Intersection
-  Parkway
-  Collector
-  Park Road
-  Enhanced Road
-  Multi-Use Path
-  Internal Path
-  Existing Path



CONNECT - PARKWAY



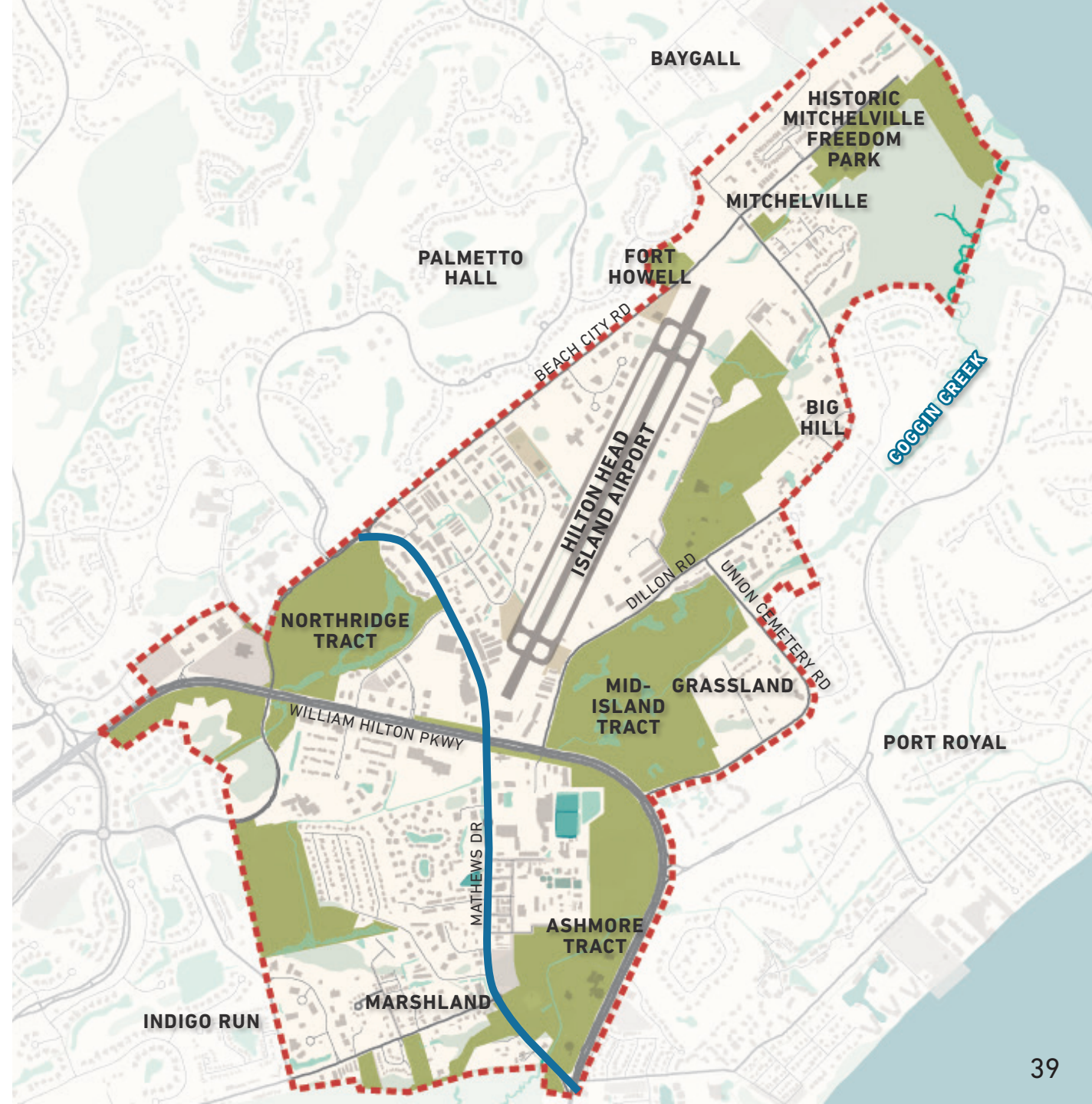
 Parkway



CONNECT - COLLECTOR



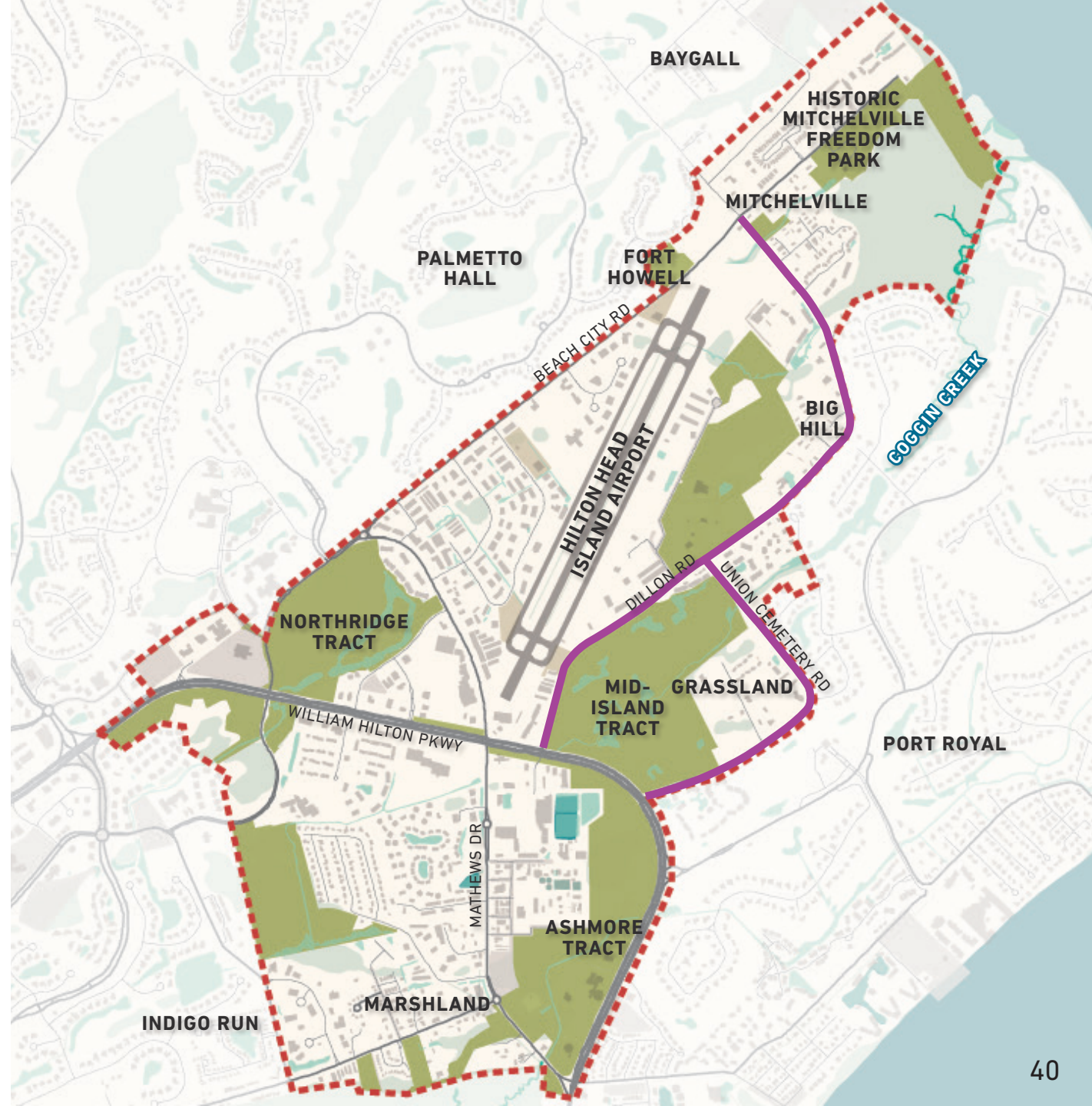
Collector



CONNECT - PARK ROAD



— Park Road



CONNECT - ENHANCED ROAD



Enhanced Road



CONNECT - PATHWAY



- ↔ Multi-Use Path
- Internal Path
- Existing Path



CONNECT - IMPROVED INTERSECTION



Improved Intersection



EVOLVE: MIXED-USE



MIX OF USES

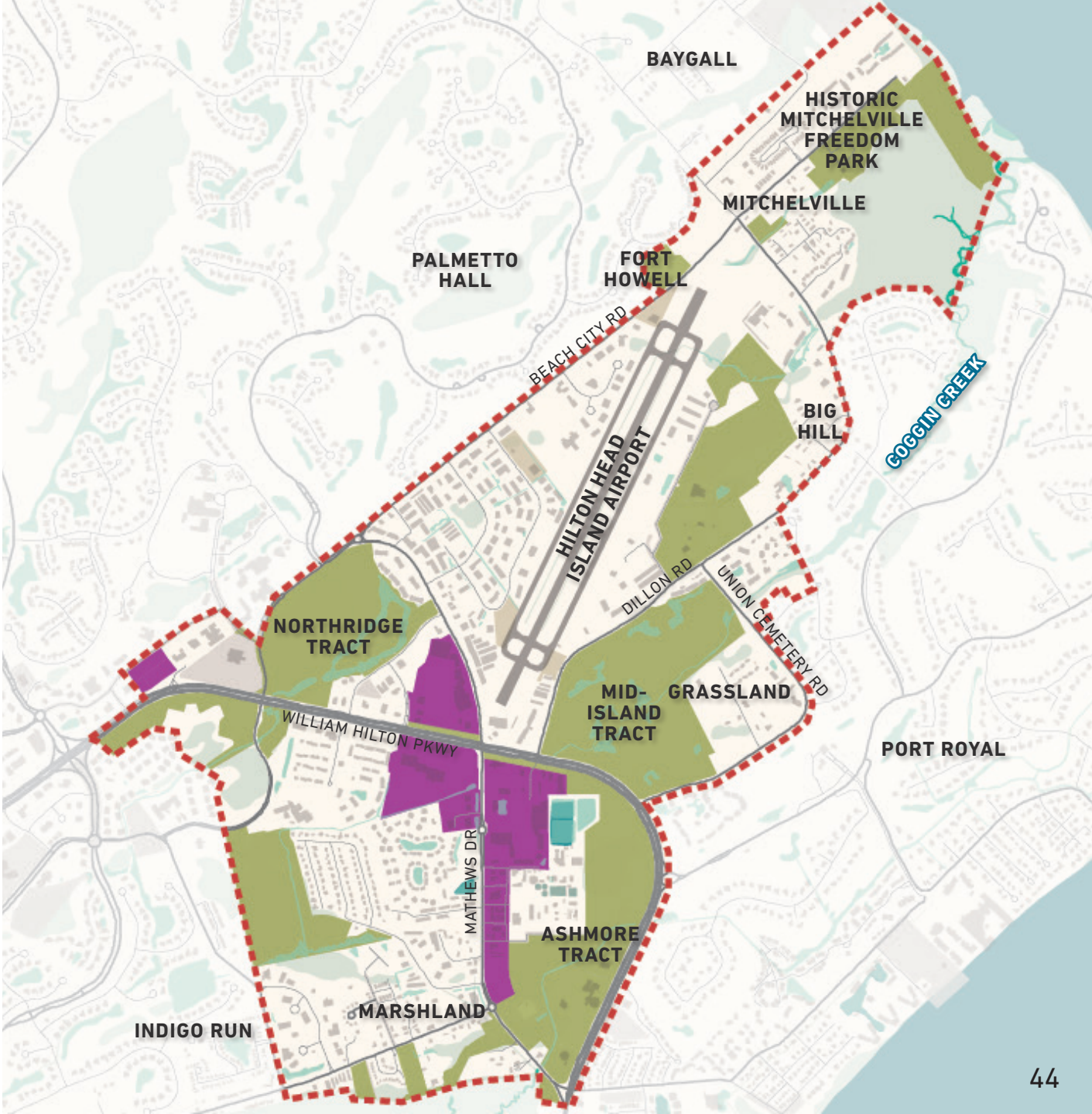


ACTIVE GROUND FLOOR



WALKABLE STREETS

Mixed-Use Development (PUD) Standards	
Uses	Retail, Restaurants, Apartment Flats, Townhomes, Office, Institutional, Open Space
Density	12-18 dwelling units per acre
Height	1-3 story height max, adherence to airport height restrictions by area (consistent with Shelter Cove, Harbour Town)
Parking	Shared structured parking and surface lots
Landscape	Parkway setback (150'), heritage tree protection, etc



EVOLVE: THE AIRPORT



Airport / Commercial Support Standards	
Uses	Hotel, Commercial Support Services, Car Rental, Office, Hospitality, Office/ Warehouse
Density	Determined by design and performance standards
Height	1-3 stories; 45 feet
Parking	1 space per hotel room, 1 space per 600 square feet for other uses











EVOLVE: RESIDENTIAL INFILL


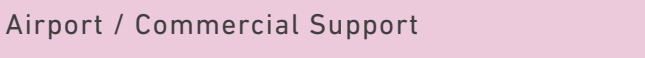




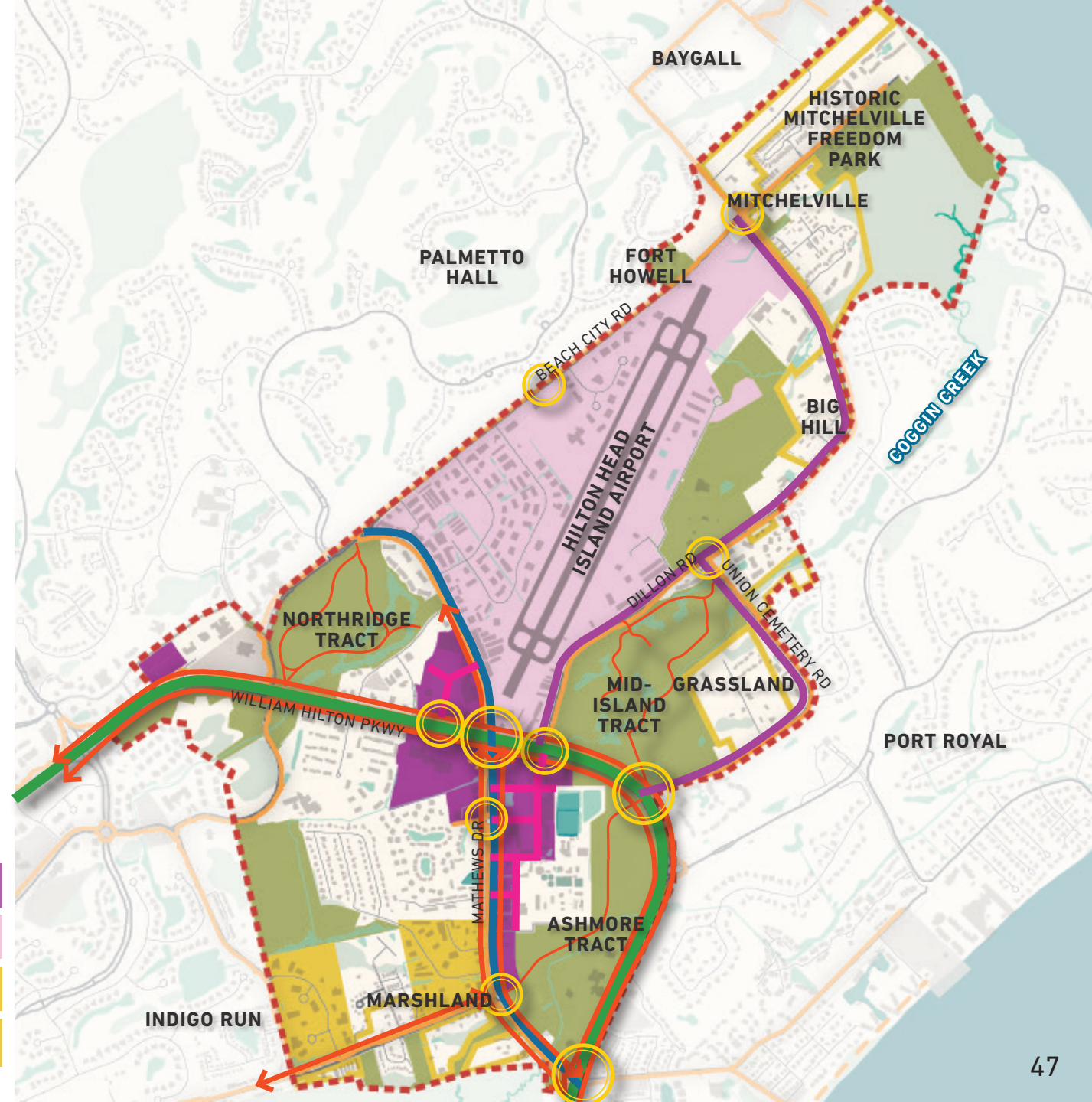
Potential Residential Infill Standards	
Uses	Single-Family, Traditional Townhomes, Park-Under Townhomes, Cottages
Conditional Use (in Historic Neighborhoods)	Neighborhood Commercial
Density	8-12 dwelling units /acre
Height	1-3 stories; 45 feet
Parking	Meets Town Code



PRESERVE, CONNECT & EVOLVE

-  Improved Intersection
-  Parkway
-  Collector
-  Park Road
-  Enhanced Road
-  Multi-Use Path
-  Internal Path
-  Existing Path

	Mixed-Use
	Airport / Commercial Support
	Residential
	Residential Including Historic Neighborhoods



| NEXT STEPS

1) Draft final summary report

2) Town Council consideration of approval of District Plan – Summer 2022

3) Future Town Actions

Establish Future Land Use Map

Revise Zoning Map

Establish Development Standards

Create Redevelopment Standards for key parcels



VISION FOR MID-ISLAND TRACT

| MID-ISLAND TRACT AGENDA

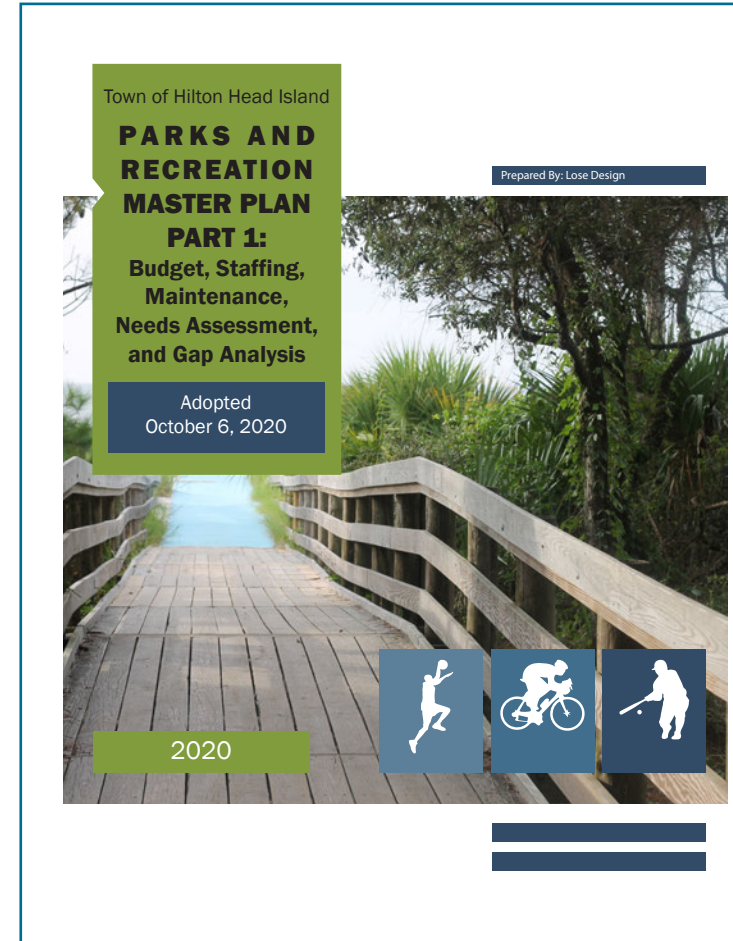
- **Project Process Review**
- **Creating a Best-in-Class Park**
- **Park Areas + Program Components**
- **Park Improvement Opportunities**
- **Benchmark Parks**
- **Next Steps**

A landscape photograph featuring a field of tall grass in the foreground, a line of trees in the middle ground, and a cloudy sky above. The entire image is overlaid with a teal color filter. The text 'PROJECT PROCESS REVIEW' is centered horizontally across the middle of the image.

PROJECT PROCESS REVIEW

| WHERE WE STARTED

PREVIOUS PLANS / STUDIES + COMMUNITY ENGAGEMENT



PROGRAM VALIDATION

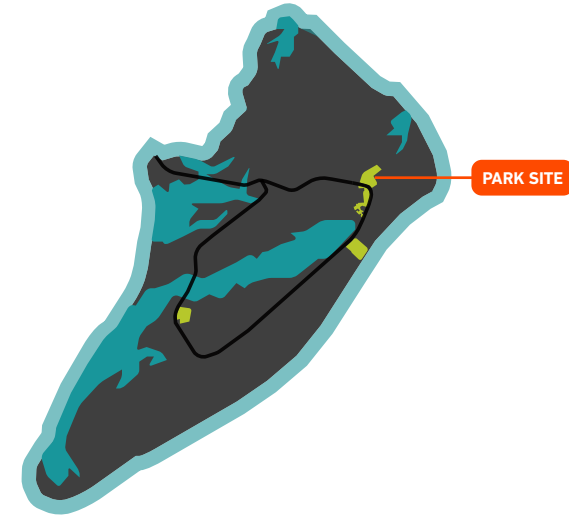
AMENDED PROGRAM FROM PARKS & RECREATION COMMUNITY ENGAGEMENT

- 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



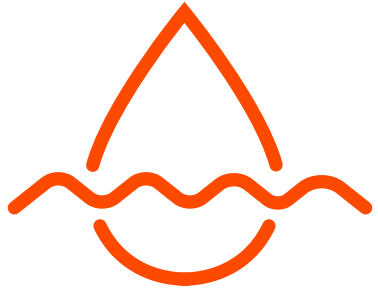
PARK SITE

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
- OBSERVATION TOWER
- INTERACTIVE WATER FEATURE
- OPEN AIR MARKET
- BOARDWALK
- CHESS
- SCULPTURAL FOUNTAIN
- MULTI-USE COMMUNITY SPACE
- BOCCE
- HOUSING (OPTIONAL)
- NATURAL PLAY
- CANOPY WALK

SITE ANALYSIS

Water & Flooding



SURFACE WATER - 8.69 AC. (8% of site)

STREAM - 3,685 LF (430 LF PIPED)

WETLAND / LITTORAL - 0.07 AC. (0.1% of site)

500 YR. FLOOD RISK - +/- 63 AC. (61% of site)

100 YR. FLOOD RISK - +/- 17.1 AC (16.7% of site)

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

500 Year Flood Zone

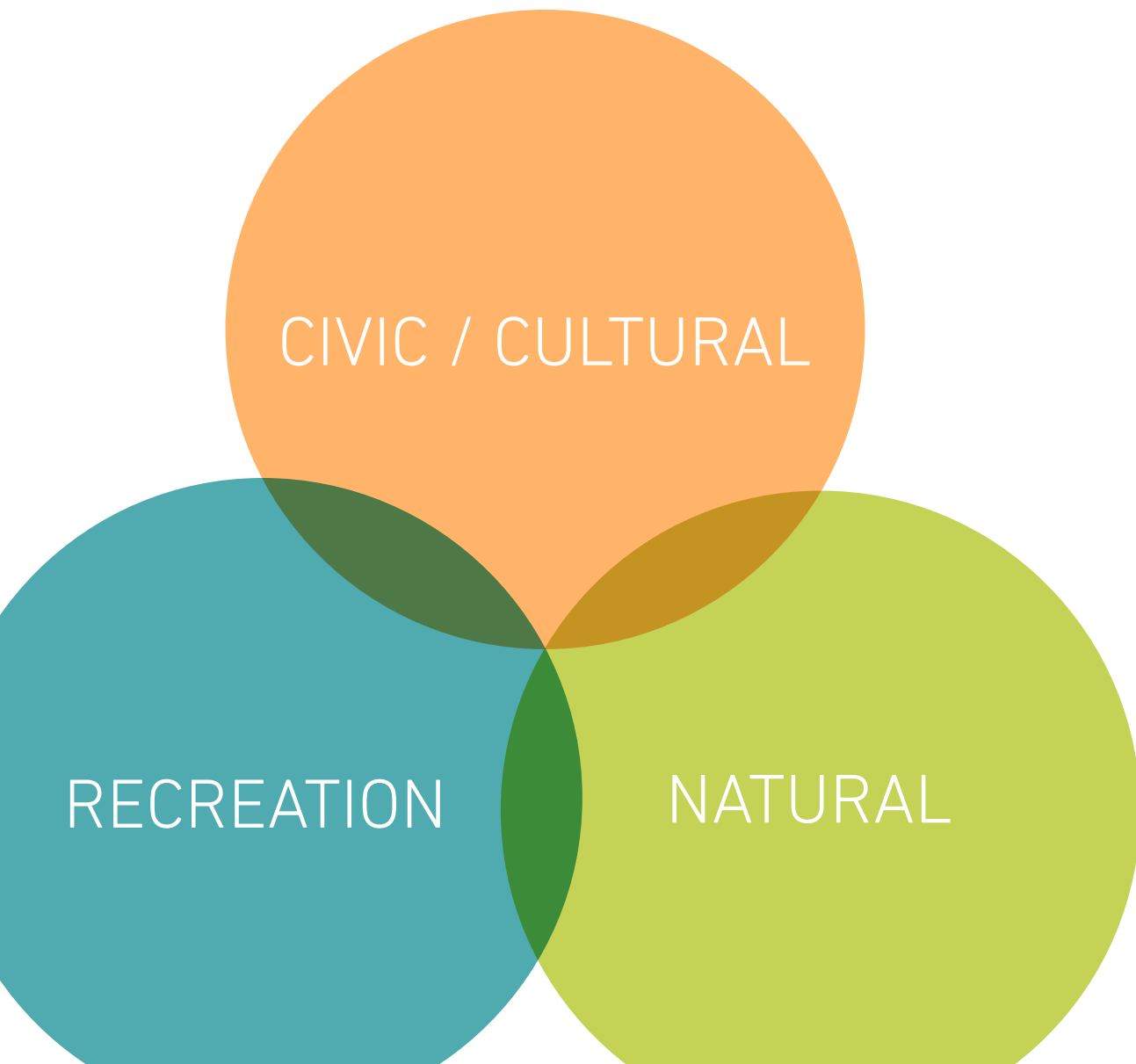
100 Year Flood Zone



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 "CREATING A BEST-IN-CLASS PARK" in a bold, white, sans-serif font.

CREATING A BEST-IN-CLASS PARK

PROGRAM ORGANIZATION





CREATING A BEST-IN-CLASS PARK

DESIGN PRINCIPLES

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



CREATING A BEST-IN-CLASS PARK

CULTURAL INFLUENCES

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

A wide-angle photograph of a park at dusk. In the foreground, there's a pond with reeds and grasses. The water reflects the warm lights of the park. Several tall, leafy trees frame the scene, with some leaves showing early autumn colors. In the background, a building with a red-tiled roof is visible through the trees. The sky is a deep blue-purple. The overall atmosphere is peaceful and well-maintained.

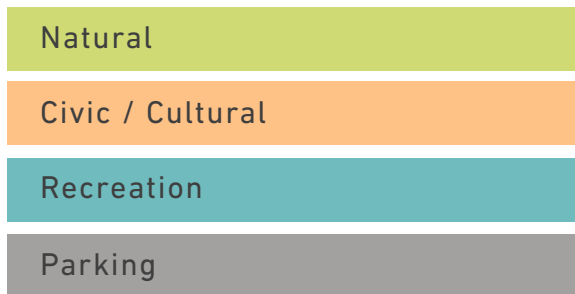
CREATING A BEST-IN-CLASS PARK

EMERGING TRENDS

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

MID-ISLAND TRACT

PROGRAM COMPONENTS



MID-ISLAND TRACT

CONCEPT PLAN



MID-ISLAND TRACT

CONCEPT PLAN BIRD'S-EYE PERSPECTIVE

AIRPORT



DILLON ROAD

UNION CEMETERY ROAD

WILLIAM HILTON PARKWAY

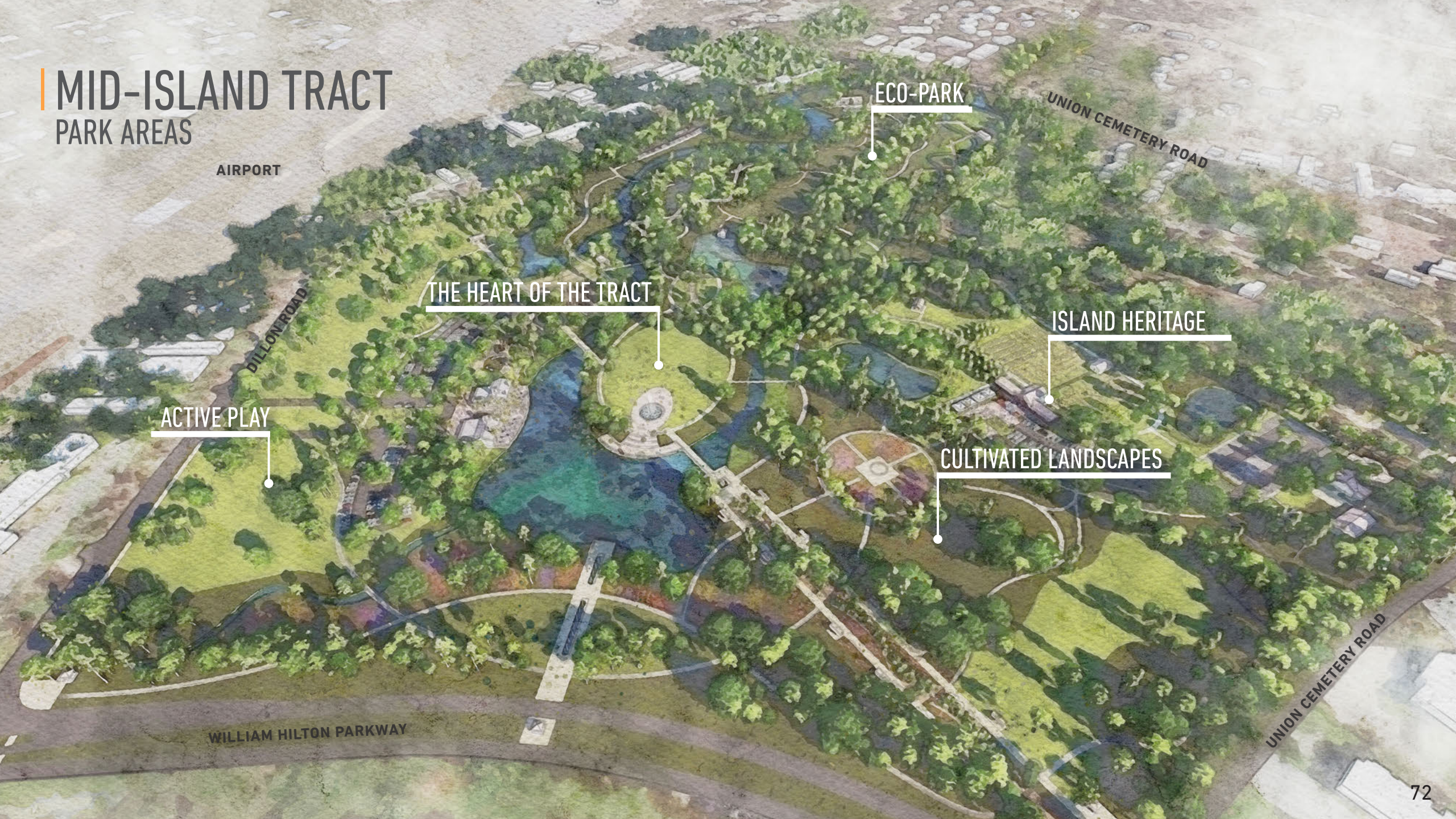
UNION CEMETERY ROAD



PARK AREAS + PROGRAM COMPONENTS

MID-ISLAND TRACT

PARK AREAS



AIRPORT

ECO-PARK

UNION CEMETERY ROAD

THE HEART OF THE TRACT

ISLAND HERITAGE

ACTIVE PLAY

CULTIVATED LANDSCAPES

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

| THE ♥ OF THE TRACT



AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

WILLIAM HILTON PARKWAY

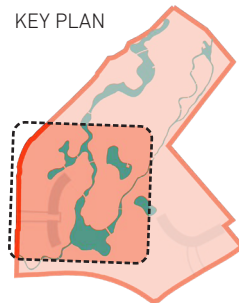
UNION CEMETERY ROAD

THE ♥ OF THE TRACT

PROGRAM COMPONENTS

- SCULPTURAL FOUNTAIN
- GREAT LAWN
- MULTI-USE COMMUNITY FACILITY
- OBSERVATION TOWER
- EVENT GROVE

KEY PLAN



THE OF THE TRACT

SCULPTURAL FOUNTAIN



WATER



ART

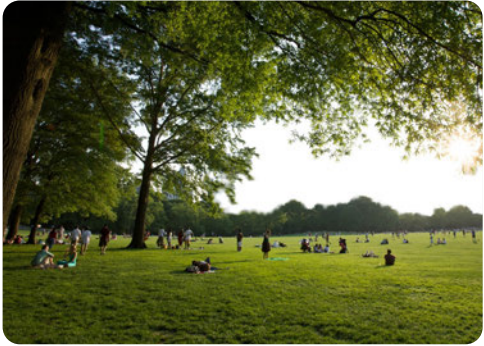
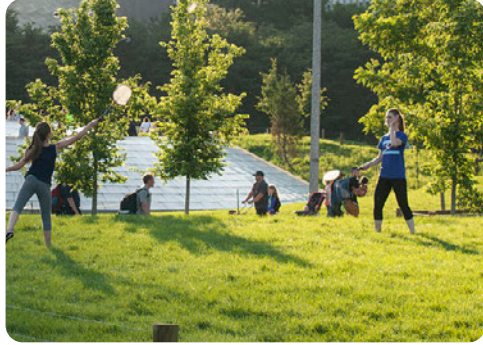


TRADITIONAL



THE OF THE TRACT

GREAT LAWN



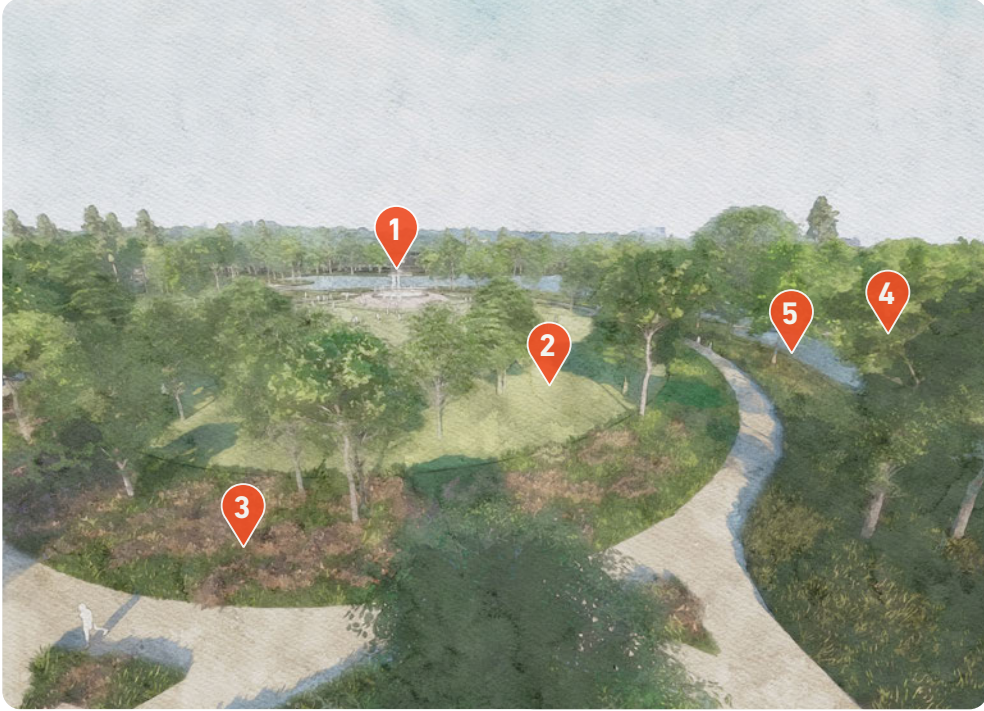
THE ♥ OF THE TRACT

OBSERVATION TOWER



THE ♥ OF THE TRACT

VIEW TO THE SOUTH



1. SCULPTURAL FOUNTAIN + PLAZA
2. GREAT LAWN
3. PLANT BEDS
4. PLAYGROUND + NATURAL PLAY
5. STREAM + POND RESTORATION



THE ♥ OF THE TRACT

VIEW TO THE NORTH

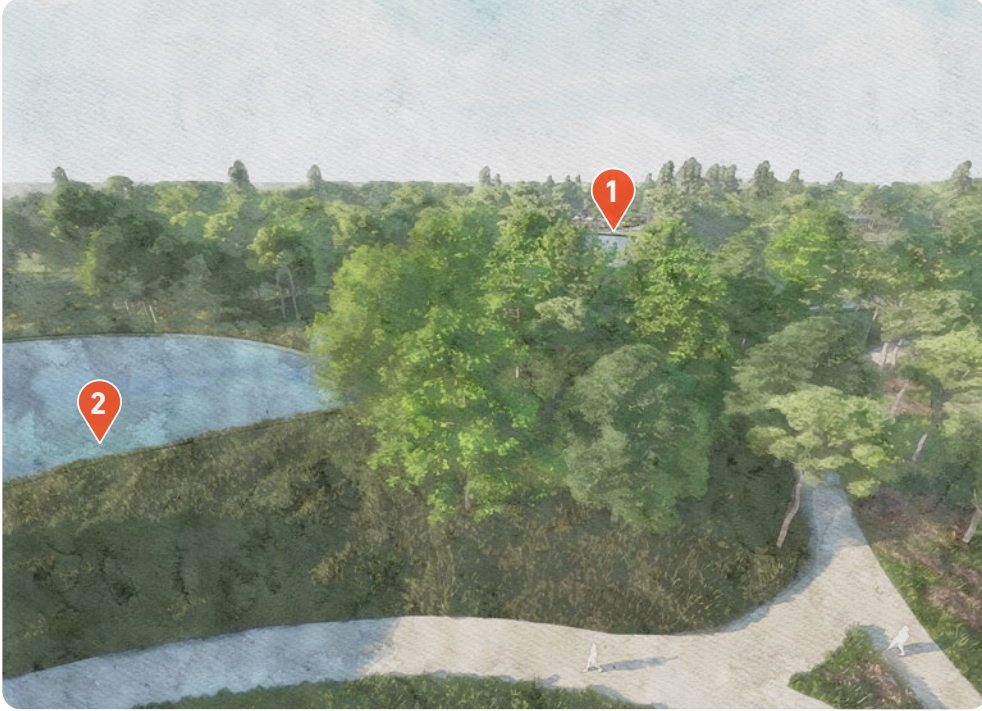


1. EVENT GROVE
2. ECO-PARK
3. STREAM + POND RESTORATION



THE ♥ OF THE TRACT

VIEW TO THE EAST



1. MULTI-USE COMMUNITY SPACE + OPEN-AIR MARKET
2. STREAM + POND RESTORATION



THE OF THE TRACT

EVENT GROVE



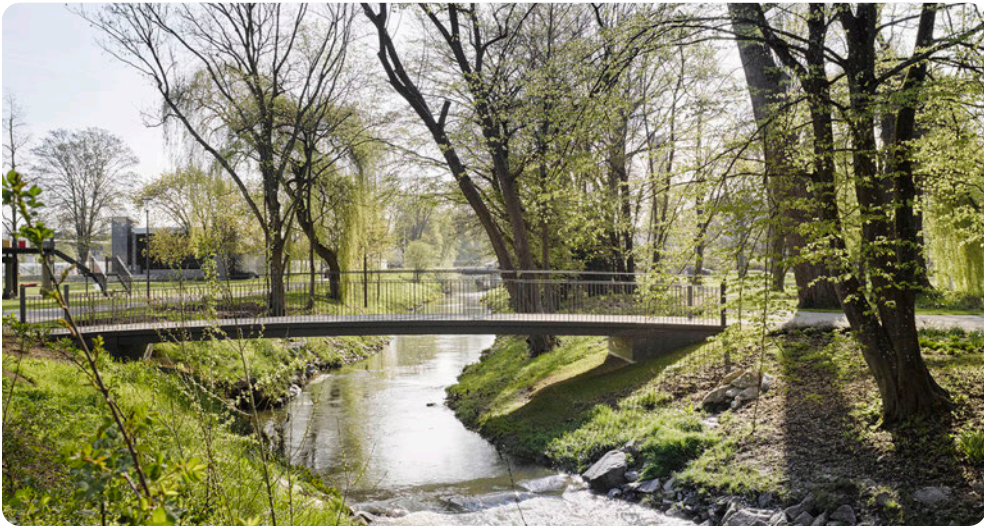
THE OF THE TRACT

MULTI-USE COMMUNITY FACILITY



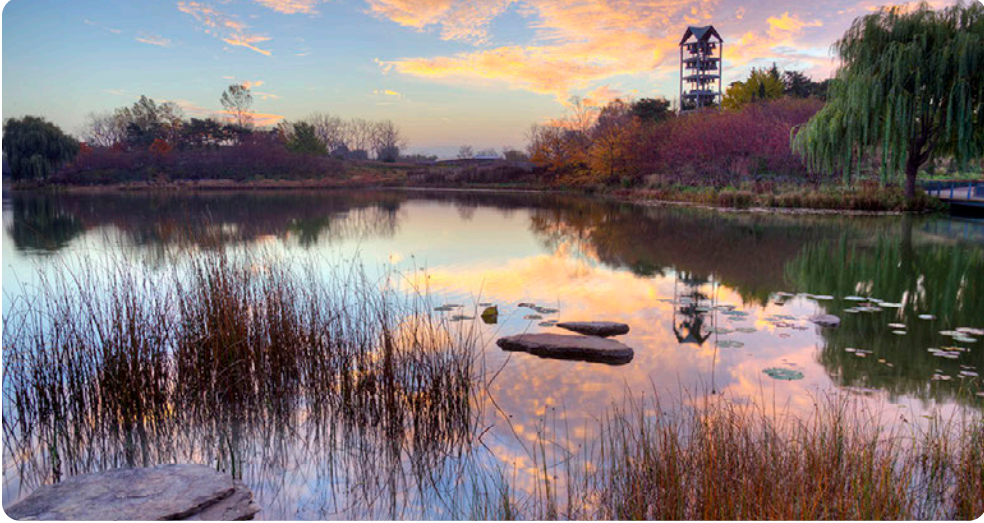
THE ♥ OF THE TRACT

PEDESTRIAN BRIDGES



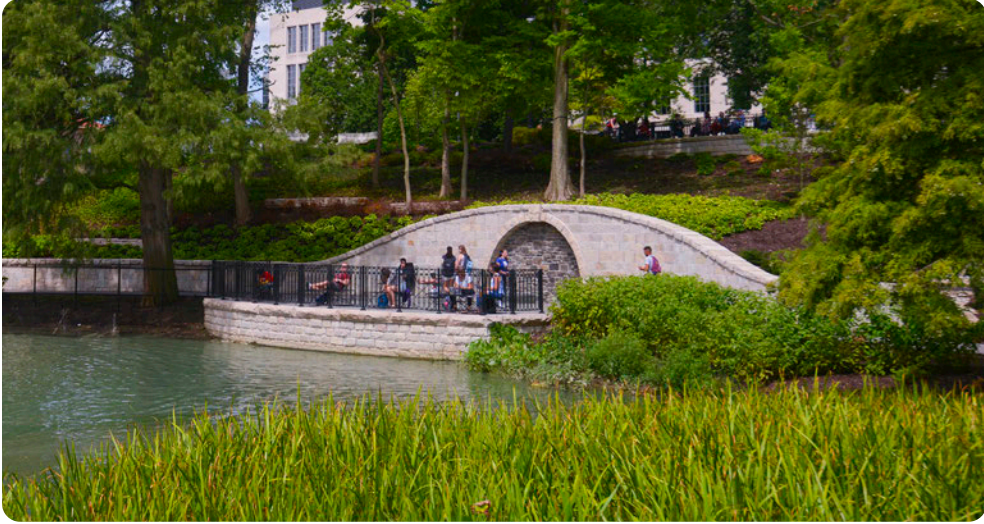
THE ♥ OF THE TRACT

THE BASIN



THE ♥ OF THE TRACT

WATER'S EDGE



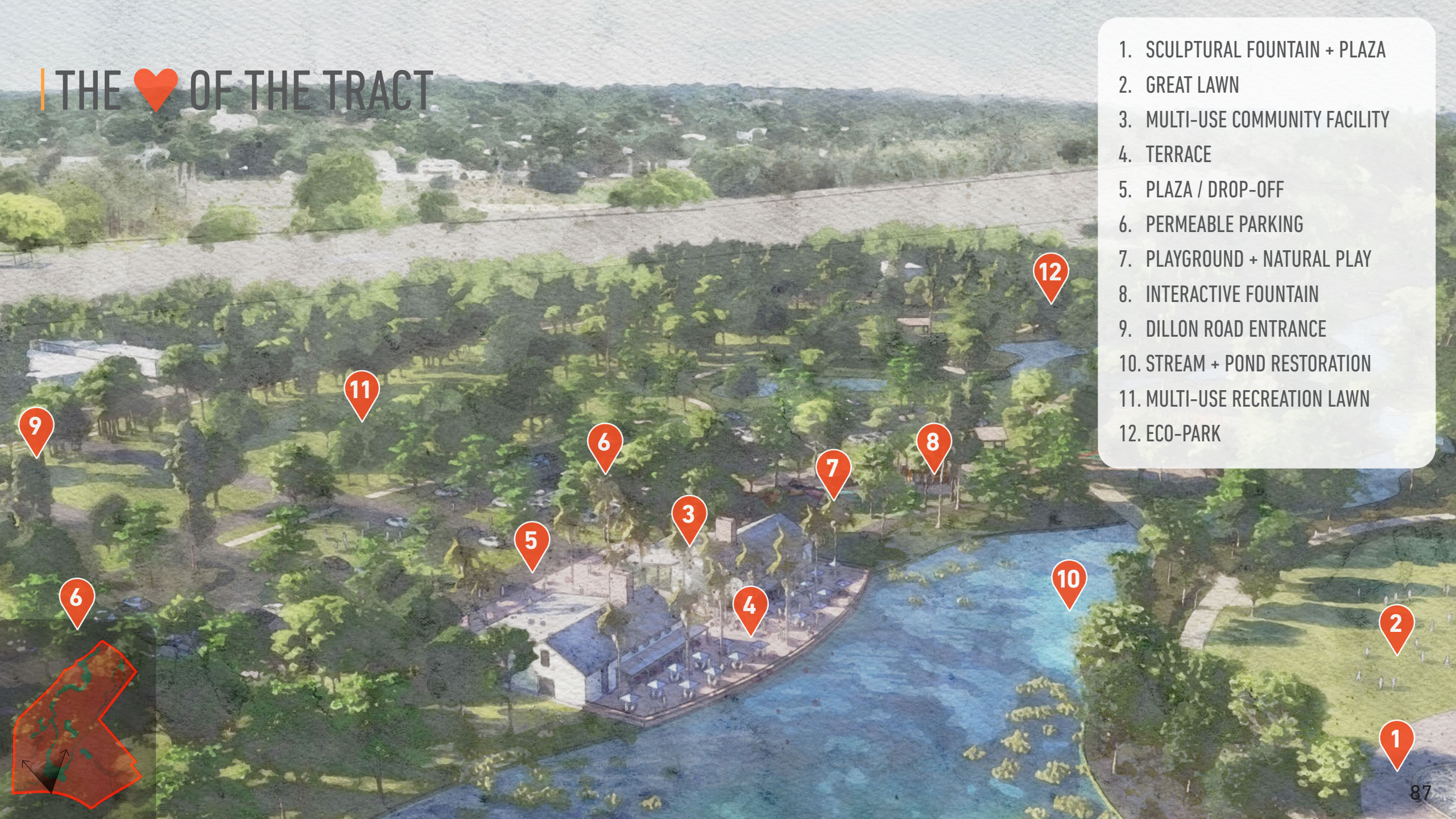
| THE ♥ OF THE TRACT

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



| THE ♥ OF THE TRACT

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



| ISLAND HERITAGE



AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

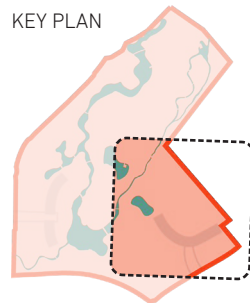
WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

ISLAND HERITAGE PROGRAM COMPONENTS

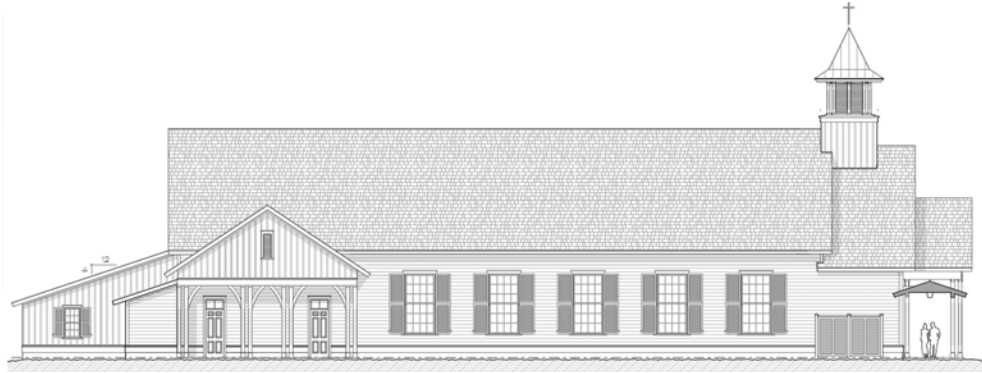
- ST. JAMES BAPTIST CHURCH
- MULTI-USE COMMUNITY SPACE
- OPEN AIR MARKET
- COMMUNITY CULTURAL GARDENS

KEY PLAN



ISLAND HERITAGE

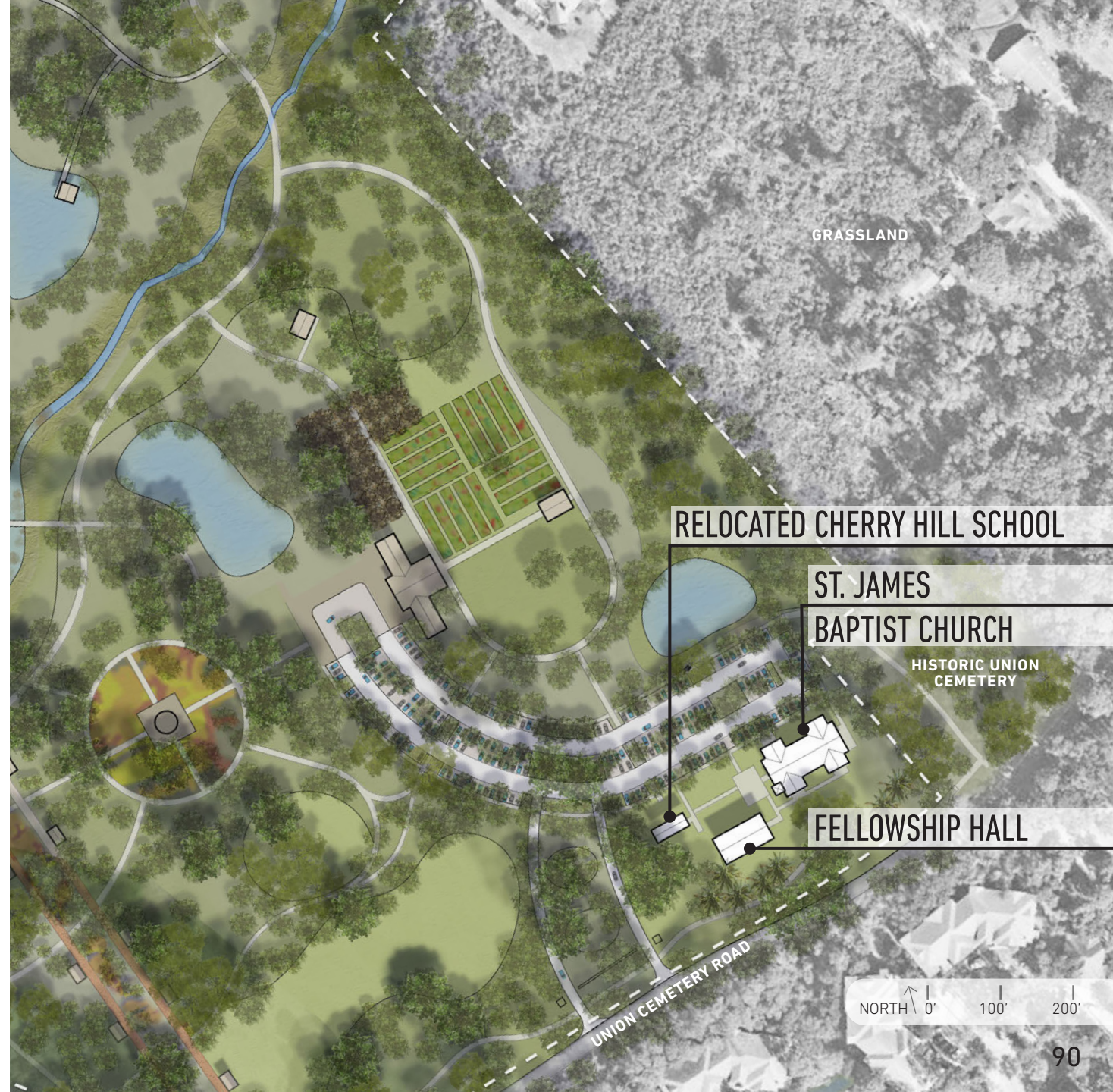
ST. JAMES BAPTIST CHURCH



CHURCH ELEVATION



CHURCH ELEVATION



ISLAND HERITAGE

HISTORIC UNION CEMETERY



HISTORIC UNION
CEMETERY

NORTH 0' 100' 200'

ISLAND HERITAGE

MULTI-USE COMMUNITY SPACE



ISLAND HERITAGE

OPEN AIR MARKET



ISLAND HERITAGE

COMMUNITY CULTURAL GARDENS



ISLAND HERITAGE

GARDEN SHED + PAVILION



ISLAND HERITAGE

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



CULTIVATED LANDSCAPES

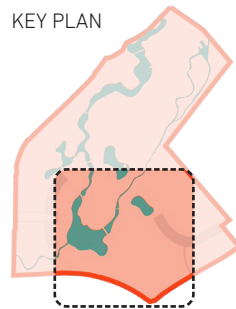


CULTIVATED LANDSCAPES

PROGRAM COMPONENTS

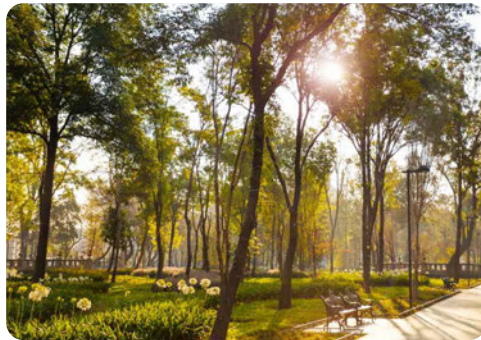
- PROMENADES
- CULTIVATED GARDENS
- NATURAL GARDENS
- CONCOURS D'ELEGANCE STAGING
- MULTI-USE TRAILS

KEY PLAN



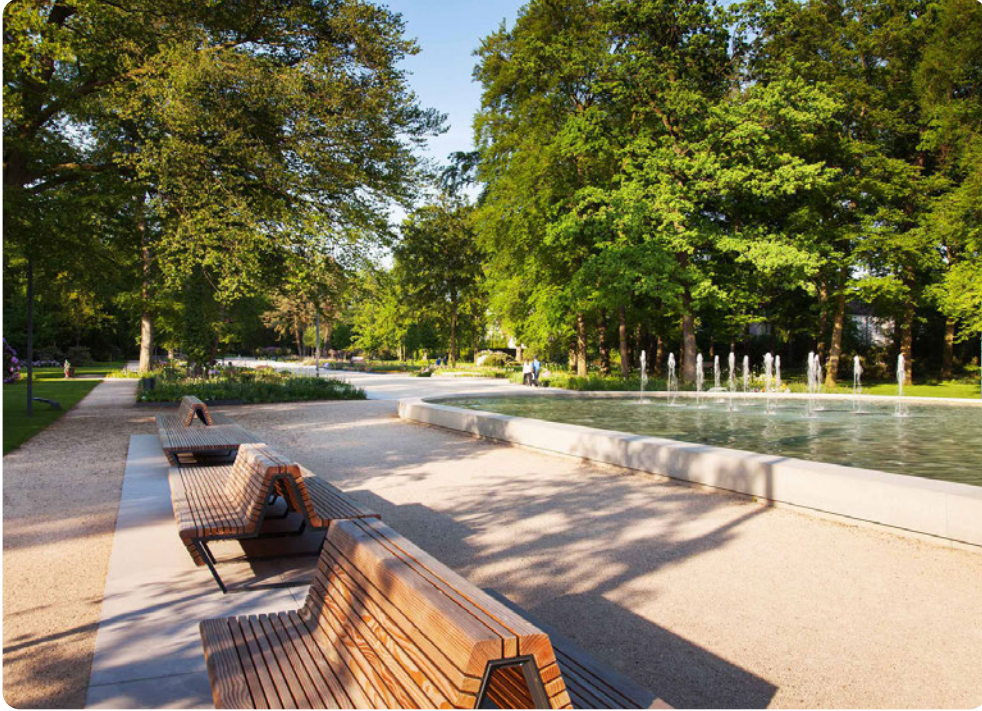
CULTIVATED LANDSCAPES

THE ALAMEDA + GARDENS



CULTIVATED LANDSCAPES

THE PROMENADE



CULTIVATED LANDSCAPES

MONET GARDEN



CULTIVATED LANDSCAPES

LOWCOUNTRY BOTANICAL GARDENS



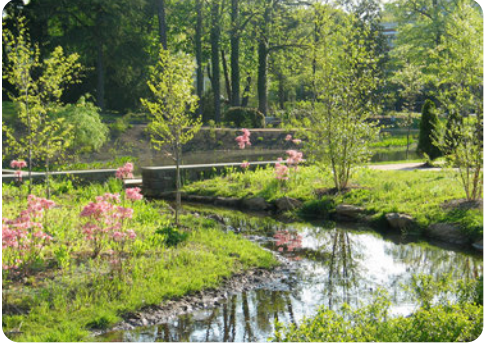
CULTIVATED LANDSCAPES

WATER GARDENS



CULTIVATED LANDSCAPES

RIPARIAN GARDENS



CULTIVATED LANDSCAPES

CONCOURS D'ELEGANCE STAGING

SPONSOR, VENDOR, &
VOLUNTEER PARKING

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD



CULTIVATED LANDSCAPES

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



| ACTIVE PLAY



AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

WILLIAM HILTON PARKWAY

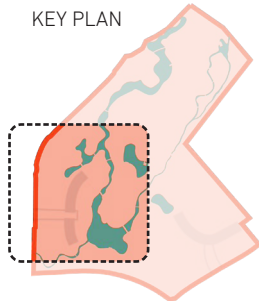
UNION CEMETERY ROAD

ACTIVE PLAY

PROGRAM COMPONENTS

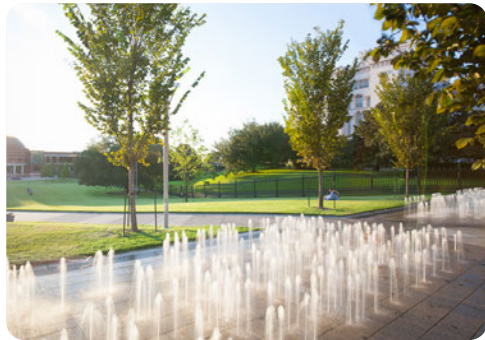
- INTERACTIVE WATER FEATURE
- PLAYGROUND + NATURAL PLAY
- THE YARD

KEY PLAN



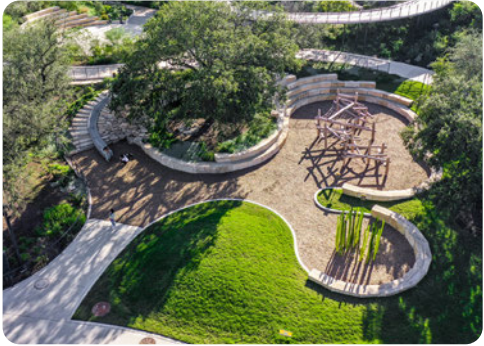
ACTIVE PLAY

INTERACTIVE WATER FEATURE



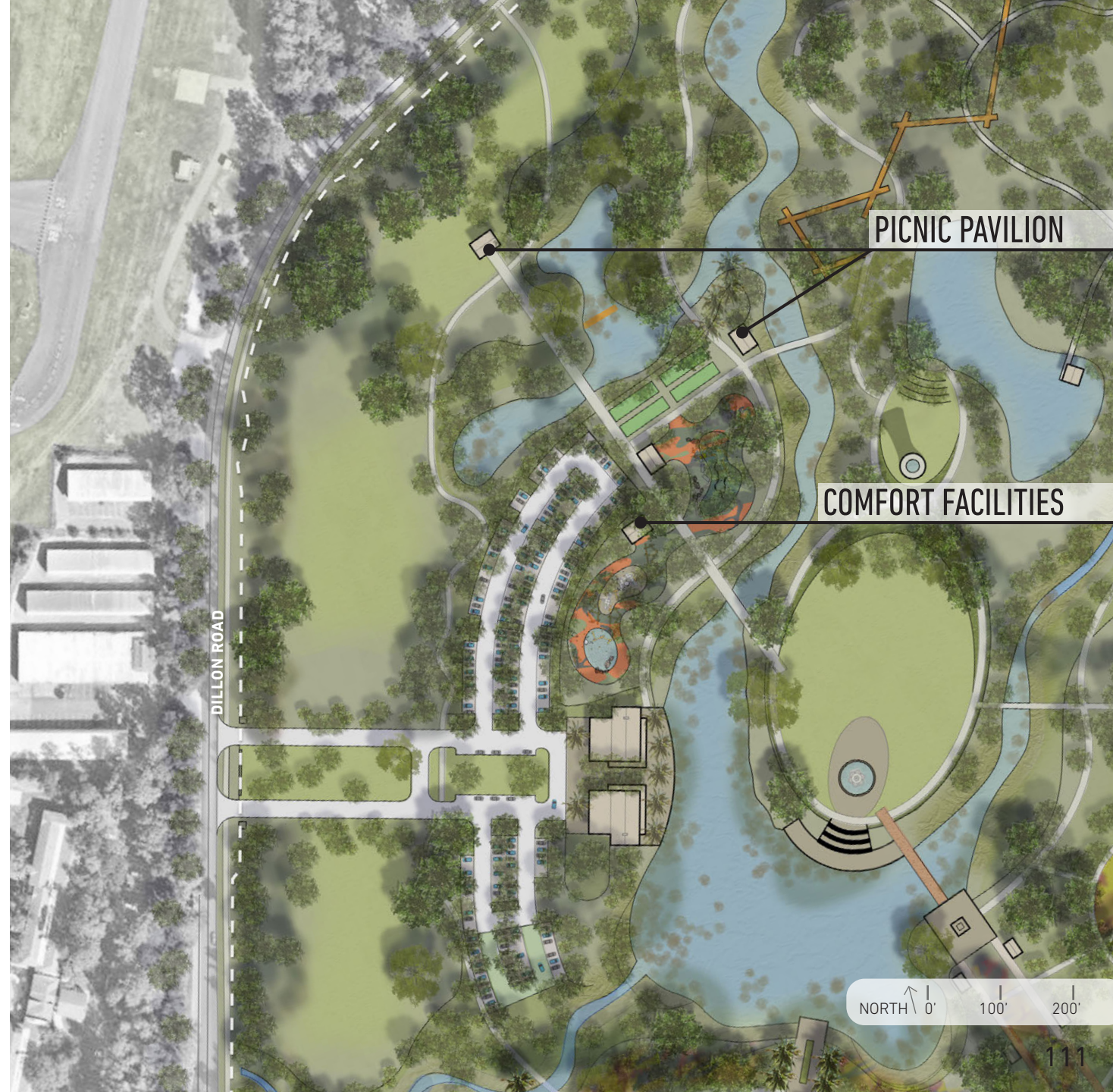
ACTIVE PLAY

PLAYGROUND + NATURAL PLAY



ACTIVE PLAY

COMFORT FACILITIES + PAVILIONS



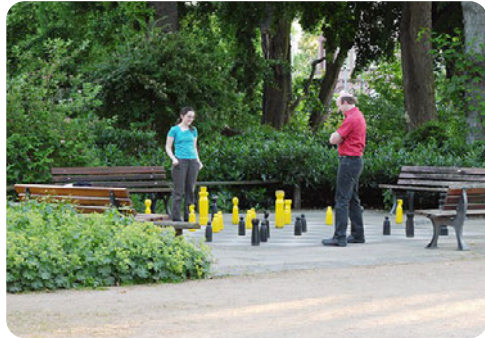
ACTIVE PLAY

THE YARD



ACTIVE PLAY

BOCCE + CHESS



ECO-PARK



AIRPORT

DILLON ROAD

UNION CEMETERY ROAD

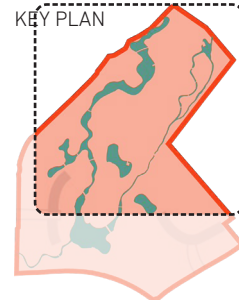
WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

ECO-PARK (50+ ACRES)

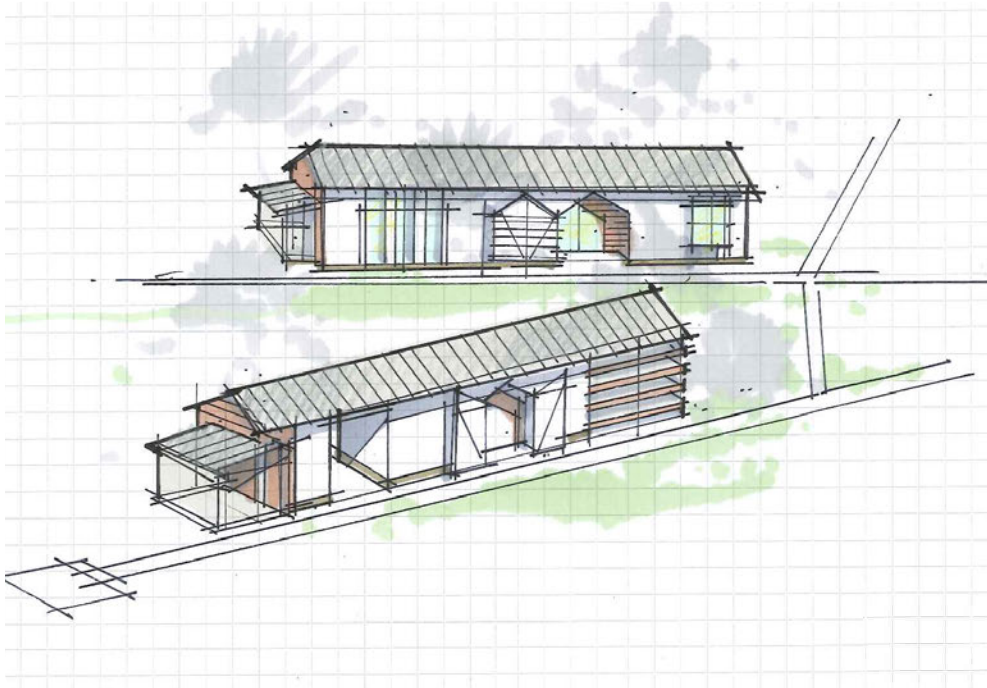
PROGRAM COMPONENTS

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



ECO-PARK

ECO-CENTER



ECO-PARK

NATURE PRESERVE / CONSERVATION AREA



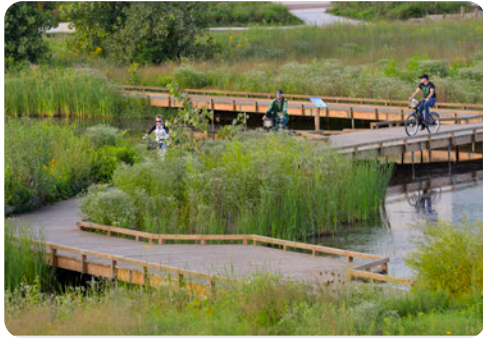
ECO-PARK

OBSERVATION DECKS + PAVILIONS



ECO-PARK

BOARDWALK



ECO-PARK

CANOPY WALK



ECO-PARK

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



ECO-PARK

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



CONCEPT PLAN

BIRD'S-EYE VIEW

AIRPORT

DILLON ROAD

ACTIVE PLAY

THE HEART OF THE TRACT

ECO-PARK

UNION CEMETERY ROAD

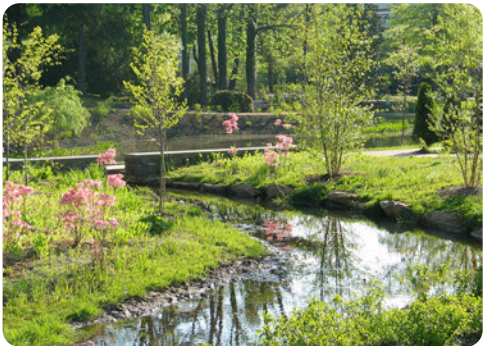
ISLAND HERITAGE

CULTIVATED LANDSCAPES

WILLIAM HILTON PARKWAY

UNION CEMETERY ROAD

SITE-WIDE ECOLOGICAL IMPROVEMENTS



SITE-WIDE ECOLOGY IMPROVEMENTS



+30% SURFACE WATER

11 AC. (11% of site)

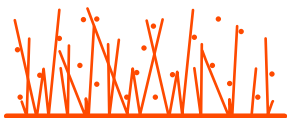
+285% RIPARIAN HABITAT

7 AC. (7% of site)



+55% CANOPY COVER

63 AC. (62% of site)



+46% NATIVE HABITAT

77 AC. (75% of site)



SITE-WIDE ART INTERVENTION OPPORTUNITIES



ISLAND PARAKEET SCULPTURE



ISLAND HERITAGE SCULPTURE



SITE-WIDE PATHWAY TYPOLOGIES

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



| SITE-WIDE OFF-STREET PARKING (595 SPACES)

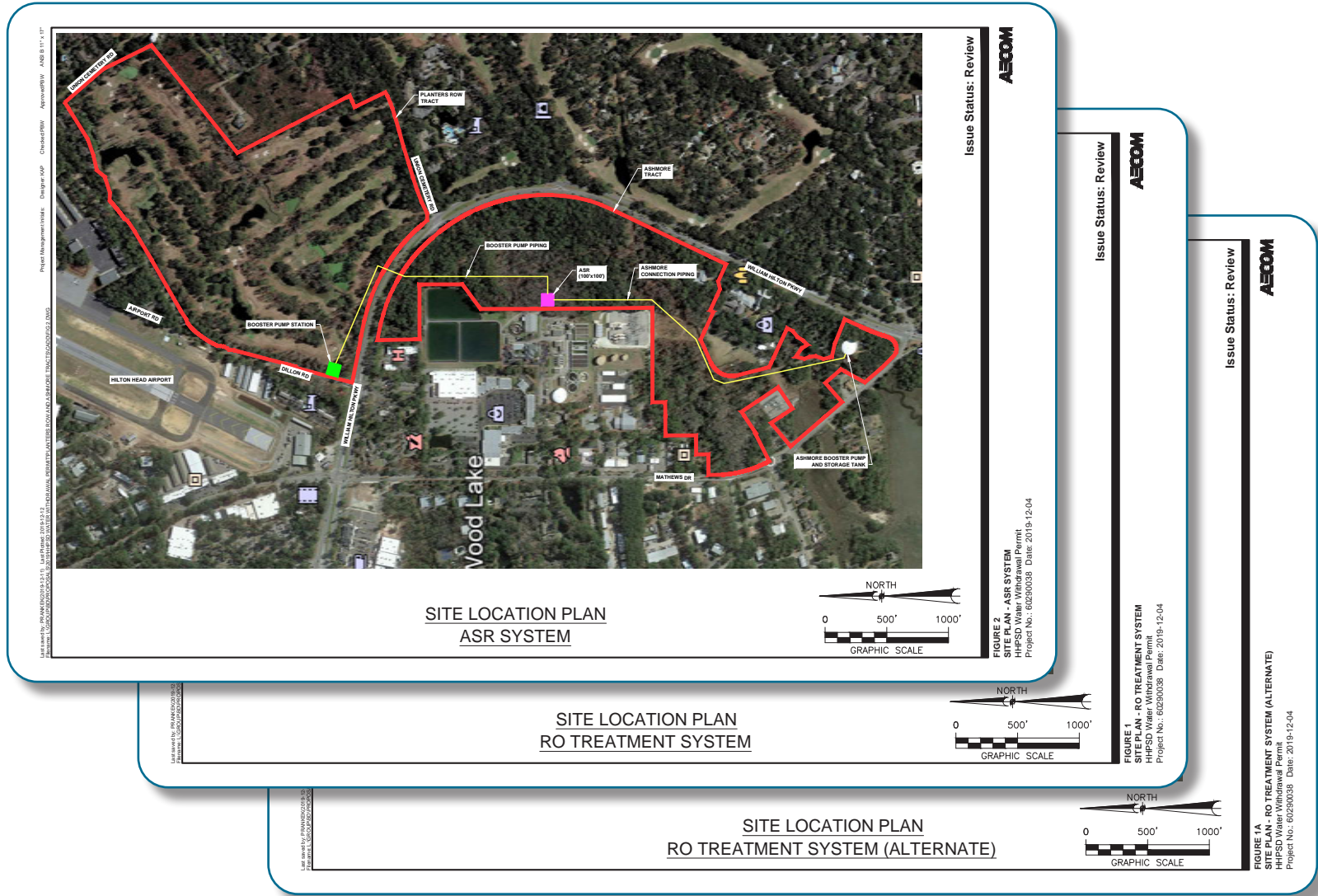
- DAILY USE AND OVERFLOW PARKING



A landscape photograph 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 "PARK IMPROVEMENT OPPORTUNITIES" in a bold, white, sans-serif font.

PARK IMPROVEMENT OPPORTUNITIES

PSD UTILITY IMPROVEMENTS



ROAD IMPROVEMENTS

DILLON ROAD & UNION CEMETERY ROAD



ROAD IMPROVEMENTS INTERSECTIONS

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



ASHMORE TRACT

PROGRAM COMPONENTS

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



ASHMORE TRACT

DISC GOLF + FOOT GOLF



ASHMORE TRACT

PAVILION / COMFORT FACILITY





BENCHMARK PARKS

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

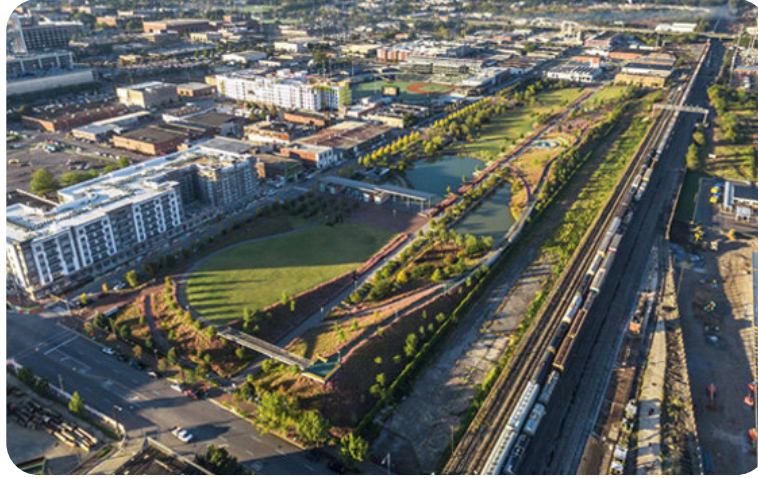
Program Components

- 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

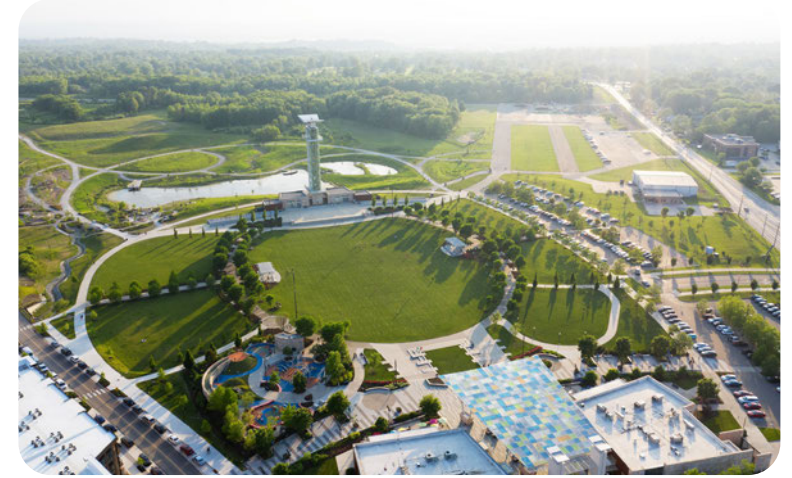
BENCHMARK PARKS | NATIONAL COMPARISON PARK COSTS



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
- Observation Tower
- Multi-use Community Spaces
- Open Air Market
- Community Cultural Gardens
- Cultivated Gardens
- Habitat Restoration
- Event Grove

BENCHMARK PARKS

COMPARISON PARK COSTS



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

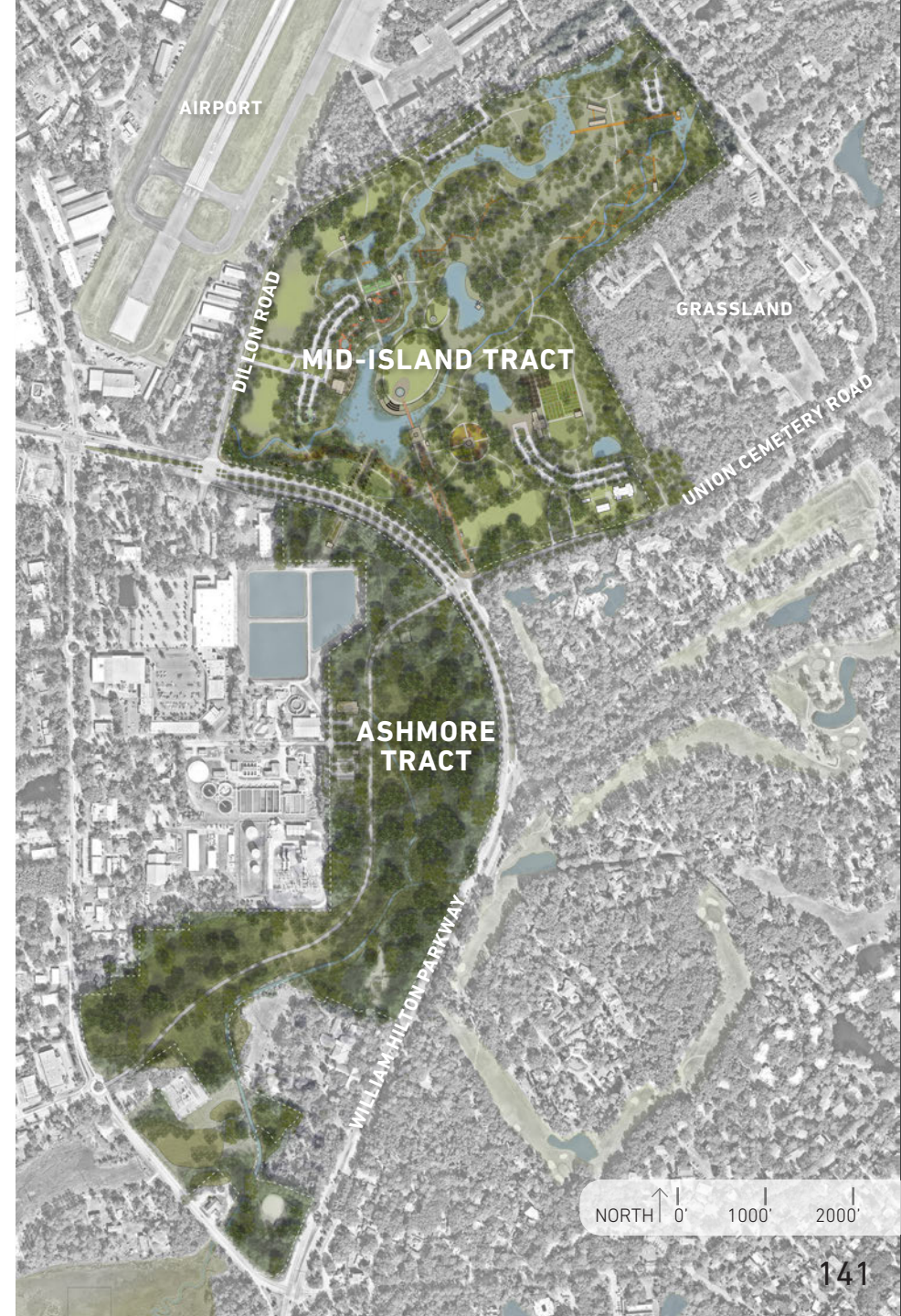


UNITY PARK
GREENVILLE SC - 40 ACRES
COST: \$38,500,000
COST/AC: \$962,500 / AC



MID-ISLAND TRACT
HILTON HEAD SC - 97 ACRES
COST: TBD
COST/AC: TBD

CREATING A BEST-IN-CLASS PARK



| NEXT STEPS

- **Town Council Meeting**
- **Town Council consideration of approval of Master Plan for Mid-Island Tract: Summer of 2022**
- **Determine initial phase of Mid-Island Tract Site Development**
- **Establish Budget / Schedule**
- **Final Design / Construction Documentation**
- **Bidding / Contractor Agreement**
- **Groundbreaking**
- **Start Construction**

VISION FOR MID-ISLAND TRACT