# **STITH PARK MASTER PLAN**

SULLIVANS ISLAND, SC | NOVEMBER 19, 2024



#### STITH PARK MASTER PLAN OBJECTIVES





#### **REQUEST FOR PROPOSAL (RFP)**

Date: June 10, 2022

- To: Open Invitation to Professional Design and Engineering Consultants From: Town of Sullivan's Island
- RE: Professional Design Services Stith Park Universally Accessible (UA) Playground and Park

#### 2. PROJECT DESCRIPTION

The purpose of this project is to develop a universally accessible (UA) inclusive master plan for the playground, open spaces and Mound at Stith Park. The proposed playground will replace two existing and outdated play areas which were installed as early as 1994 in some instances. The new playground design will be "barrier free" and feature areas of play offering unique play features with a nod to the Island lifestyle that include nature-based and landscape experiences for both children and adults utilizing all UA principles. Considerations should include incorporation of the Mound into the park through increasing accessibility (e.g., stairs), and also through play equipment (e.g., slides). Recreation improvements to the park should also be considered through the form of pickle ball courts, a turf field (soccer, lacrosse), bicycle pump track, skate park, walking trails, running track and other similar items. In addition to play equipment and areas, design consideration shall be given space layout, land use and stormwater drainage.

The term "universally accessible (UA) playground" is often used to describe a playground that offers caregivers and their children full use of all areas, regardless of ability. A UA playground will represent and support the diversity of our community, providing a platform for people to engage socially, physically, creatively and playfully. Everyone deserves the right to access our public parks and playgrounds with equal opportunity and so the project must also follow the Americans with Disability Act Standards for Accessible Design. The construction of a UA playground will increase this access thereby making our community stronger.

- Create an inclusive playground for kids of all ages
- Utilize the existing mound as an opportunity for creative play within the park
- Create a park space that reflects the beach lifestyle and ambiance of Sullivan's Island
- Study opportunities for additional programming that may include: additional sports courts, trails, adult exercise areas, etc.
- Improve the existing drainage system within the park space
- Explore additional opportunities and programming that may be presented during the public input process

## **EXISTING CONDITIONS**

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#### INTRODUCTION

Stith Park is a public park, home to Sullivan's Island in South Carolina. There are a multitude of aspects to the park that make it an exceptional space for recreation, play, leisure, and entertainment. The entrance is situated along the town's main street and is walking distance to the beach, Sullivan's Island Elementy School, businesses, and restaurants. It backs up to the intercoastal waterway and is directly adjacent to Town Hall. Additionally, the town park is rich in history due to the old artillery mound located on the site that now serves as a slide for play and provides a sense of nostalgia to a generation of islanders.

Given the park's accessibility and usability, it is crucial that the space continues to serve its citizens effectively over time. The existing park includes amenities such as a playground, toddler park, covered picnic area, two tennis courts, tennis training wall, flex soccer field, and basketball court. In the park's green space, the town's iconic gazebo is placed among a grove of live oaks at the base of the mound. This master plan is centered on the creation of a community node along with the implementation of desired active and passive areas within the park. The following pages are intended to serve as a dynamic document, guiding future phases and development of Stith Park.





## METHODOLOGY & FINDINGS

#### **Three Public Input Meetings**

• This provided a collaborative platform for the community to share their ideas, visions, and feedback for the park.





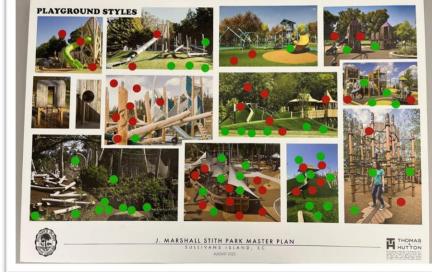
### METHODOLOGY & FINDINGS

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#### Meeting #1

Themes and additional programming elements were identified early in the public would guide the master planning process.







MULTI-USE SPORT COURTS

J. MARSHALL STITH PARK MASTER PLAN

OUTDOOR WORKOUT AREA

H THOMAS

## METHODOLOGY & FINDINGS



#### Meeting #2 & 3

In preparation for the second and third public meeting, the team used the feedback from the previous meetings as a guide to develop a master plan. Multiple concept scenarios for different spaces within the park were explored.



## MASTER PLAN OVERVIEW

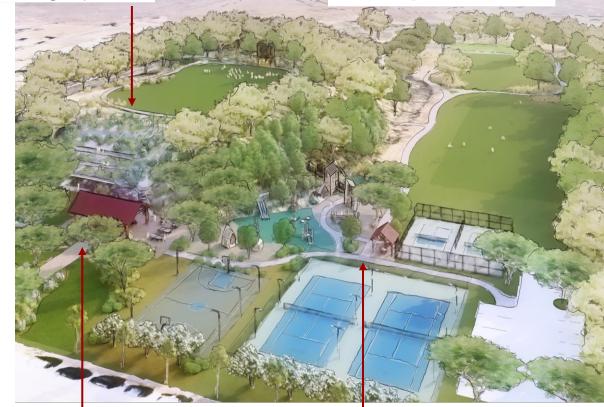
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#### UTILIZATION OF THE MOUND:

The existing mound presents a unique feature and an opportunity that should be better utilized in the park. Residents are open to integrating it into the new inclusive playground and using it for special events.

#### PRESERVATION OF NATURAL ELEMENTS AND EXISTING ISLAND CONTEXT:

The community has emphasized the importance of architectural design, play equipment, and materials that harmonize with nature, preserving the island's unique context.



**COMMUNITY GATHERING SPACE:** There is a collective desire among community members for well-defined spaces that facilitate community programming and connections with neighbors within the park.

#### ADDITIONAL ACTIVE & PASSIVE PROGRAMMING: There is an interest in adding new programming within the park, such as an inclusive playground, pickle ball courts, flexible lawn space and trails.



## MASTER PLAN - GROVE





**THE GROVE** AT STITH PARK WILL BE A FLEXIBLE SPACE FOR LOCAL EVENTS, ANNUAL CELEBRATIONS, AND EVERYDAY COMMUNITY GATHERINGS.

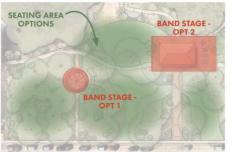








**MOVIE NIGHT** 



MUSIC IN THE GROVE

## MASTER PLAN – GROVE



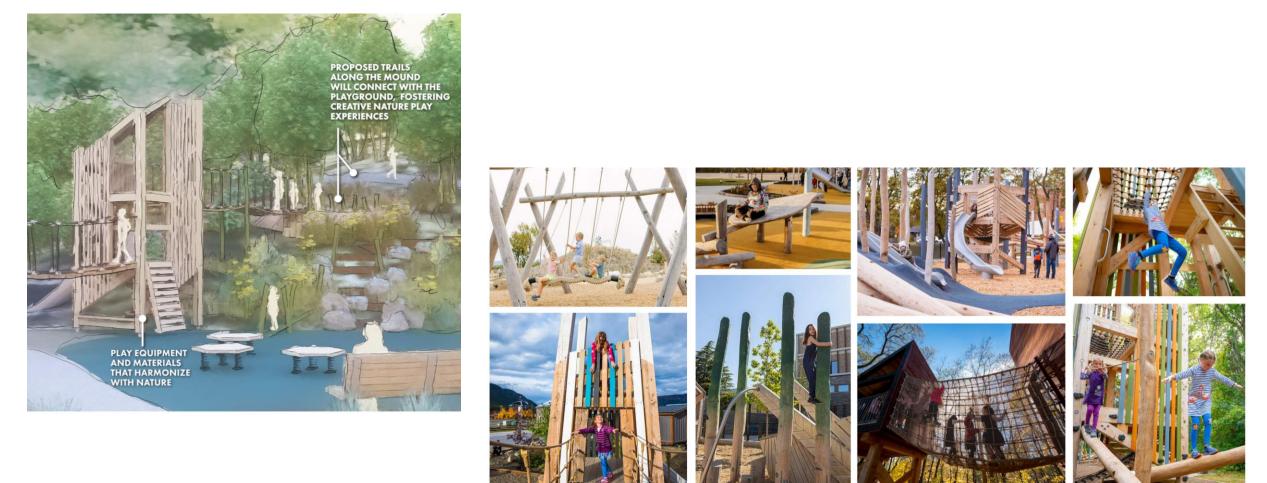


#### MASTER PLAN - ACTIVE



#### MASTER PLAN – ACTIVE – PLAYGROUND PRECEDENTS





#### MASTER PLAN - MOUND





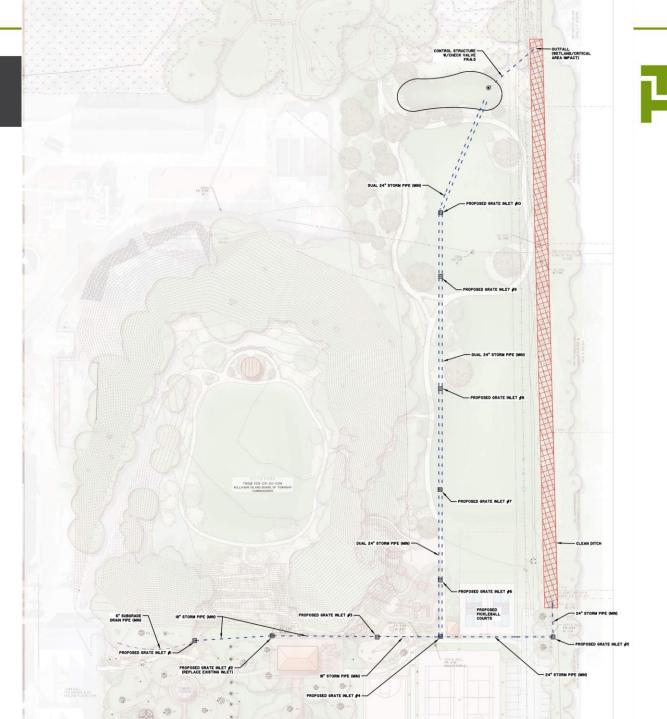
### MASTER PLAN - MOUND



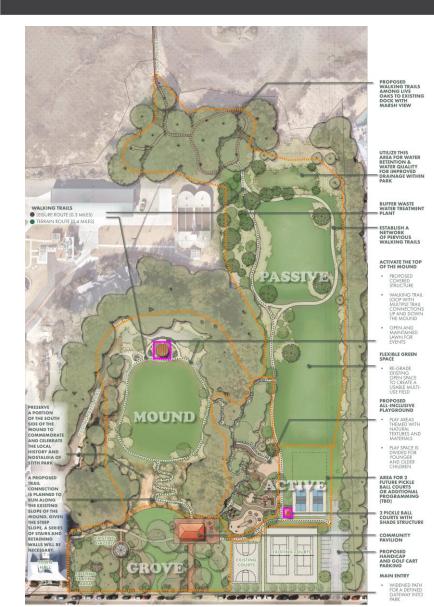


### **STITH PARK MASTER PLAN – DRAINAGE IMPROVEMTNS**

- Proposed stormwater drainage improvements serve the park area/south end and east side of the mound.
- South end improvements consist of new 18" pipes and 5 new inlets which will replace the existing pipes. This system connects to the existing ditch (east side)
- East side improvements consist of new dual 24" pipes, 5 new inlets, new control structure and new detention pond. This will add capacity to serve the proposed development.
- Existing ditch on east side of area to be cleaned



### STITH PARK MASTER PLAN – COST ESTIMATE / PHASING



|                                       | FY 2023-2024 | FY 2024-2025 | FY 2025-2026 | FY 2026-2027   | FY 2027 & Beyond  |
|---------------------------------------|--------------|--------------|--------------|----------------|---|
| Master Planning                       | \$60,095.00  |              |              | _              |   |
| Construction Documents (2-3 Months) / |              |              |              |                | Parking Area will be needed as a construction<br>entrance for Site Work (Drainage). Recommend |
| Permiting (+/-6 to 9 Months)          |              | \$150,000.00 |              |                | eaving as a gravel parking lot. Currently priced as   |
|                                       |              |              |              |                | isphalt.  |
| Construction - Site Work (Drainage)   |              |              | \$426,250.00 | × a            |   |
| Construction - Site Work (Parking)    |              |              | \$77,475.00  |                | Landscape / Hardscape can be Phased.  |
|                                       |              |              |              |                | Recommend starting with the "Grove Area"  |
| Construction - Landscape Hardscape    |              |              |              | \$1,027,788.00 |   |
| Construction - Playground             |              |              |              | \$870,000.00   | Recommend doing   |
|                                       |              |              |              |                | Community Pavilion with   |
| Construction - Amenity Structures     |              |              |              |                | Hardscape improvements  |
| Community Pavilion                    |              |              |              |                | \$275,000.00 located within the Grove   |
| Pickleball Pavilion                   |              |              |              |                | \$75,000.00   |
| Observation Tower                     |              |              |              |                | \$475,000.00 Amenity items can be   |
| Community Pool                        |              |              |              |                | \$ 2 MIL. + implemented in later p<br>with minimal impact p                                   |

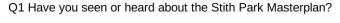
Amenity items can be implemented in later phases - with minimal impact previous completed landscape / hardscape

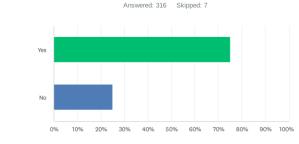
> Pool location TBD. Final location may impact Landscape / Hardscape Phasing

### SURVEY RESULTS - STITH PARK MASTER PLAN

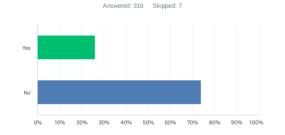


- Survey ran from October 4th to Nov 1st
- Posted on Town of Sullivans Island Website
- +/- 316 People Participated





#### Q2 Have you attended any public meetings that have involved the Stith Park Masterplan?



| ANSWER CHOICES | RESPONSES |     | ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|----------------|-----------|-----|
| Yes            | 75.00%    | 237 | Yes            | 25.95%    | 82  |
| No             | 25.00%    | 79  | No             | 74.05%    | 234 |
| TOTAL          |           | 316 | TOTAL          |           | 316 |

### **SURVEY RESULTS – STITH PARK MASTER PLAN**

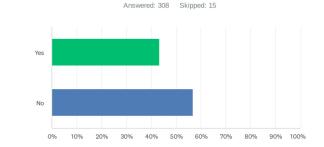


Morning Afternoon Evening 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Q4 What time of the day do you typically go to Stith Park?

| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| Morning        | 33.46%    |
| Afternoon      | 43.75%    |
| Evening        | 22.79%    |
| TOTAL          |           |

#### Q6 Do you have children that currently use the park?



 ANSWER CHOICES
 RESPONSES

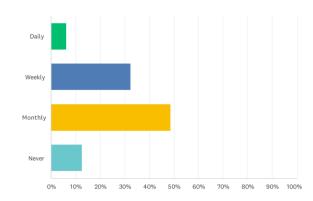
 Yes
 43.18%
 133

 No
 56.82%
 175

 TOTAL
 308
 308

#### Q5 How often do you go to Stith Park?

Answered: 308 Skipped: 15



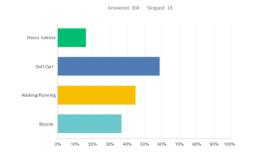
| ANSWER CHOICES | RESPONSES |     |
|----------------|-----------|-----|
| Daily          | 6.17%     | 19  |
| Weekly         | 32.47%    | 100 |
| Monthly        | 48.70%    | 150 |
| Never          | 12.66%    | 39  |
| TOTAL          |           | 308 |



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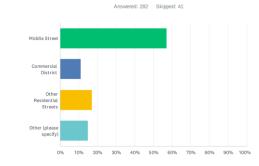
## **SURVEY RESULTS – STITH PARK MASTER PLAN**

Q7 When you and/or your household visit Stith Park which mode of transportation do you typically use? (Select all that apply)



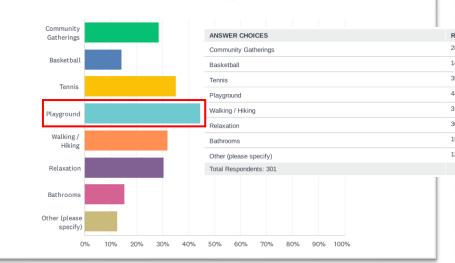
| ANSWER CHOICES         | RESPONSES |     |
|------------------------|-----------|-----|
| Motor Vehicle          | 16.45%    | 50  |
| Golf Cart              | 58.88%    | 179 |
| Walking/Running        | 45.07%    | 137 |
| Bicycle                | 36.84%    | 112 |
| Total Respondents: 304 |           |     |

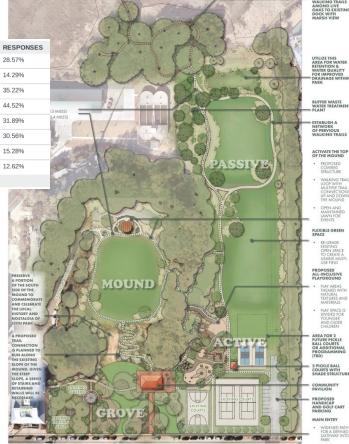
Q8 Where do you usually park when taking a motor vehicle or golf cart?



| ANSWER CHOICES            | RESPONSES |     |
|---------------------------|-----------|-----|
| Middle Street             | 57.09%    | 161 |
| Commercial District       | 10.99%    | 31  |
| Other Residential Streets | 17.02%    | 48  |
| Other (please specify)    | 14.89%    | 42  |
| TOTAL                     |           | 282 |

#### Q9 What are the primary reasons for which you typically use to Stith Park? (Select all that apply)





### SURVEY RESULTS - STITH PARK MASTER PLAN

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WALKING TRAILS AMONG LIVE OAKS TO EXISTING DOCK WITH MARSH VIEW

BUFFER WASTE WATER TREATA

ESTABLISH A NETWORK OF PERVIOUS WALKING TRAI

ACTIVATE THE TOP OF THE MOUND

> PROPOSED COVERED STRUCTURE

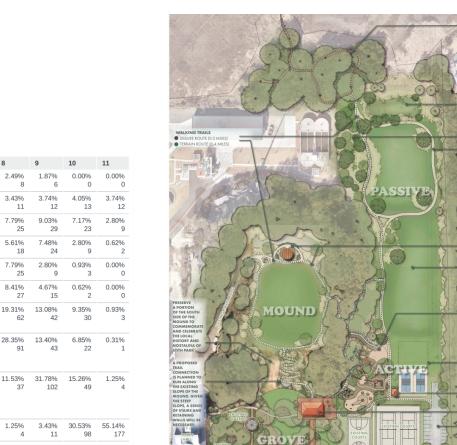
OPEN AND MAINTAINE LAWN FOR EVENTS

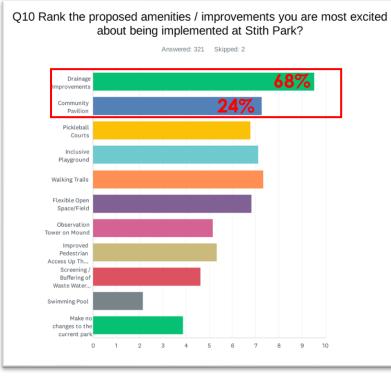
FLEXIBLE GREEN

ROPOSED

PLAY SPACE I DIVIDED FOR YOUNGER AND OLDER

HANDICAP AND GOLF CAR PARKING





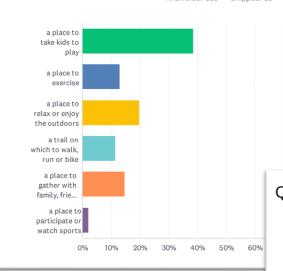
Percentage Of People Ranked These Improvements In Their **Top 2** 

|   | 1            | 2           | 3           | 4            | 5           | 6            | 7            | 8            | 9             | 10           | 11            |
|---|--------------|-------------|-------------|--------------|-------------|--------------|--------------|--------------|---------------|--------------|---------------|
| Drainage  | 45.17%       | 22.74%      | 10.28%      | 7.17%        | 4.67%       | 2.18%        | 3.43%        | 2.49%        | 1.87%         | 0.00%        | 0.00%         |
| Improvements  | 145          | 73          | 33          | 23           | 15          | 7            | 11           | 8            | 6             | 0            | 0             |
| Community   | 5.61%        | 19.00%      | 14.64%      | 14.64%       | 12.77%      | 8.72%        | 9.66%        | 3.43%        | 3.74%         | 4.05%        | 3.74%         |
| Pavilion  | 18           | 61          | 47          | 47           | 41          | 28           | 31           | 11           | 12            | 13           | 12            |
| Pickleball  | 10.28%       | 10.90%      | 15.58%      | 10.28%       | 9.35%       | 7.17%        | 9.66%        | 7.79%        | 9.03%         | 7.17%        | 2.80%         |
| Courts  | 33           | 35          | 50          | 33           | 30          | 23           | 31           | 25           | 29            | 23           | 9             |
| Inclusive   | 8.10%        | 8.41%       | 15.26%      | 18.38%       | 13.08%      | 11.21%       | 9.03%        | 5.61%        | 7.48%         | 2.80%        | 0.62%         |
| Playground  | 26           | 27          | 49          | 59           | 42          | 36           | 29           | 18           | 24            | 9            | 2             |
| Walking Trails  | 6.54%        | 12.77%      | 12.77%      | 13.40%       | 20.87%      | 13.71%       | 8.41%        | 7.79%        | 2.80%         | 0.93%        | 0.00%         |
|   | 21           | 41          | 41          | 43           | 67          | 44           | 27           | 25           | 9             | 3            | 0             |
| Flexible Open   | 2.80%        | 10.28%      | 12.15%      | 10.90%       | 15.58%      | 22.43%       | 12.15%       | 8.41%        | 4.67%         | 0.62%        | 0.00%         |
| Space/Field   | 9            | 33          | 39          | 35           | 50          | 72           | 39           | 27           | 15            | 2            | 0             |
| Observation<br>Tower on<br>Mound                                    | 1.56%<br>5   | 4.67%<br>15 | 4.67%<br>15 | 5.30%<br>17  | 7.79%<br>25 | 9.97%<br>32  | 23.36%<br>75 | 19.31%<br>62 | 13.08%<br>42  | 9.35%<br>30  | 0.93%<br>3    |
| Improved<br>Pedestrian<br>Access Up<br>The Mound                    | 2.18%<br>7   | 3.43%<br>11 | 5.61%<br>18 | 10.28%<br>33 | 7.17%<br>23 | 11.53%<br>37 | 10.90%<br>35 | 28.35%<br>91 | 13.40%<br>43  | 6.85%<br>22  | 0.31%<br>1    |
| Screening /<br>Buffering of<br>Waste Water<br>Treatment<br>Facility | 2.18%<br>7   | 3.43%<br>11 | 5.61%<br>18 | 5.30%<br>17  | 4.98%<br>16 | 9.35%<br>30  | 9.35%<br>30  | 11.53%<br>37 | 31.78%<br>102 | 15.26%<br>49 | 1.25%<br>4    |
| Swimming  | 2.80%        | 2.18%       | 1.25%       | 0.62%        | 0.62%       | 0.62%        | 1.56%        | 1.25%        | 3.43%         | 30.53%       | 55.14%        |
| Pool  | 9            | 7           | 4           | 2            | 2           | 2            | 5            | 4            | 11            | 98           | 177           |
| Make no<br>changes to<br>the current<br>park                        | 12.77%<br>41 | 2.18%<br>7  | 2.18%<br>7  | 3.74%<br>12  | 3.12%<br>10 | 3.12%<br>10  | 2.49%<br>8   | 4.05%<br>13  | 8.72%<br>28   | 22.43%<br>72 | 35.20%<br>113 |

## **SURVEY RESULTS – STITH PARK MASTER PLAN**

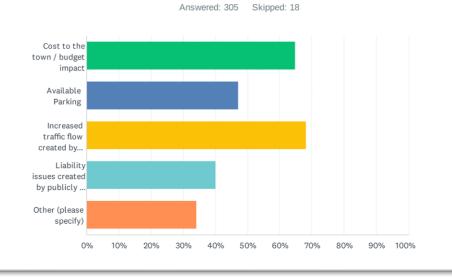
#### Q14 What is the most important opportunity to have close to home? (Select one) \*

Answered: 313 Skipped: 10



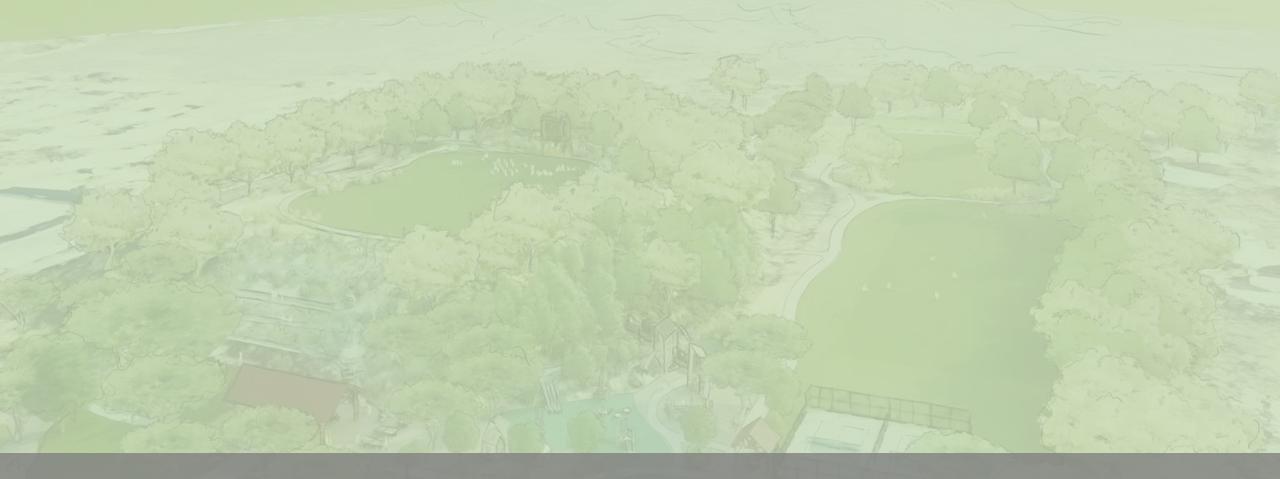
| RESPONSES |  |
|-----------|--|
| 38.66%    | 1  |
| 13.10%    |  |
| 19.81%    |  |
| 11.50%    |  |
| 14.70%    |  |
| 2.24%     |  |
|           | 3  |
|           | 38.66%<br>13.10%<br>19.81%<br>11.50%<br>14.70% |

# Q16 What are your greatest concerns regarding the proposed Stith Park renovations? (Select all that apply)





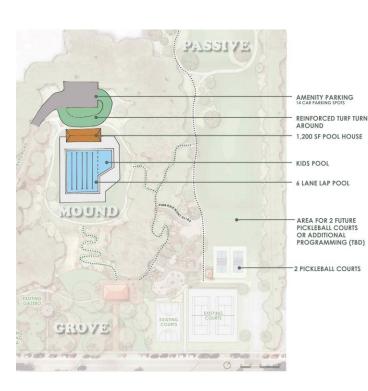
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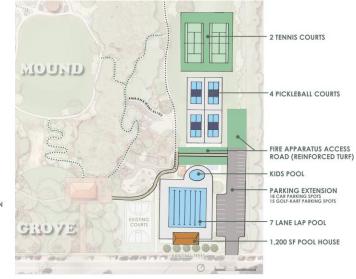


# ADDITIONAL STUDIES AND COMMUNITY INPUT

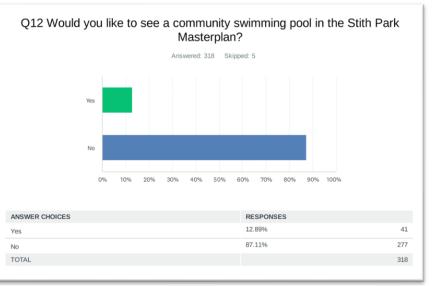


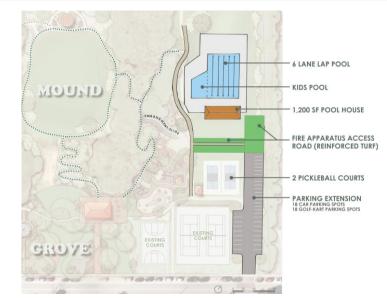
### STITH PARK – POOL STUDY





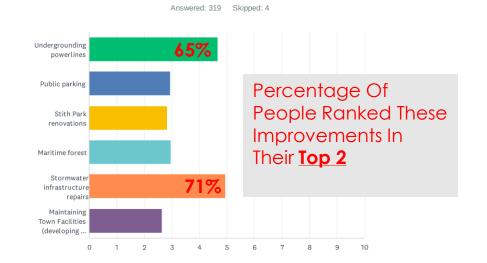






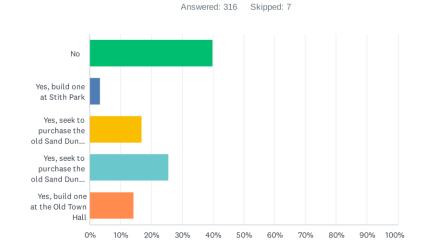
### SURVEY RESULTS – ADDITIONAL COMMUNITY RELATED QUESTIONS

#### Q15 Rank the following Town issues from most to least important



|   | 1             | 2            | 3            | 4            | 5            | 6            | TOTAL | SCORE |
|---|---------------|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Undergrounding powerlines   | 36.36%<br>116 | 29.15%<br>93 | 15.05%<br>48 | 8.78%<br>28  | 5.96%<br>19  | 4.70%<br>15  | 319   | 4.67  |
| Public parking  | 2.51%<br>8    | 18.18%<br>58 | 14.42%<br>46 | 24.14%<br>77 | 18.50%<br>59 | 22.26%<br>71 | 319   | 2.95  |
| Stith Park renovations  | 3.76%<br>12   | 8.78%<br>28  | 21.94%<br>70 | 21.32%<br>68 | 20.38%<br>65 | 23.82%<br>76 | 319   | 2.83  |
| Maritime forest   | 8.78%<br>28   | 11.60%<br>37 | 16.93%<br>54 | 17.24%<br>55 | 21.63%<br>69 | 23.82%<br>76 | 319   | 2.97  |
| Stormwater infrastructure repairs   | 46.39%<br>148 | 25.39%<br>81 | 13.17%<br>42 | 7.21%<br>23  | 6.27%<br>20  | 1.57%<br>5   | 319   | 4.94  |
| Maintaining Town Facilities (developing old town hall, Battery Logan, etc.) | 2.19%<br>7    | 6.90%<br>22  | 18.50%<br>59 | 21.32%<br>68 | 27.27%<br>87 | 23.82%<br>76 | 319   | 2.64  |

#### Q13 Do you think the Town should have a public community center?



| ANSWER CHOICES   | RESPONSES |     |
|--|-----------|-----|
| No   | 39.87%    | 126 |
| Yes, build one at Stith Park   | 3.48%     | 11  |
| Yes, seek to purchase the old Sand Dunes Club instead of renovating Stith Park | 16.77%    | 53  |
| Yes, seek to purchase the old Sand Dunes Club, and renovate Stith Park         | 25.63%    | 81  |
| Yes, build one at the Old Town Hall  | 14.24%    | 45  |
| TOTAL  |           | 316 |