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 The proposed playground will replace two existing and outdated play areas which were installed as early as 1994 in some instances.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.





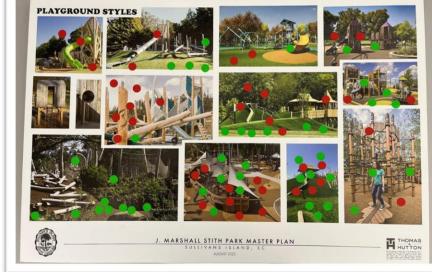
METHODOLOGY & FINDINGS

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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

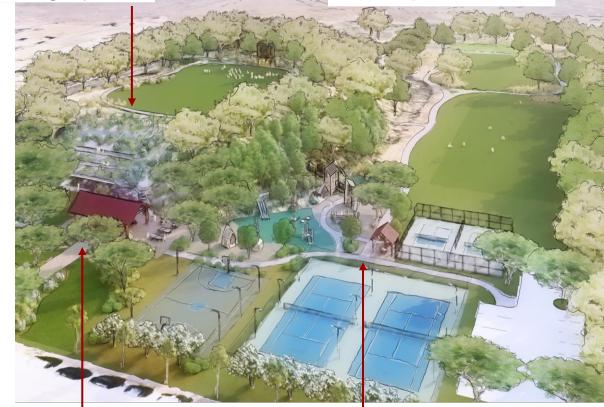
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UTILIZATION OF THE MOUND:

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.

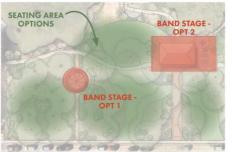








MOVIE NIGHT



MUSIC IN THE GROVE

MASTER PLAN – GROVE



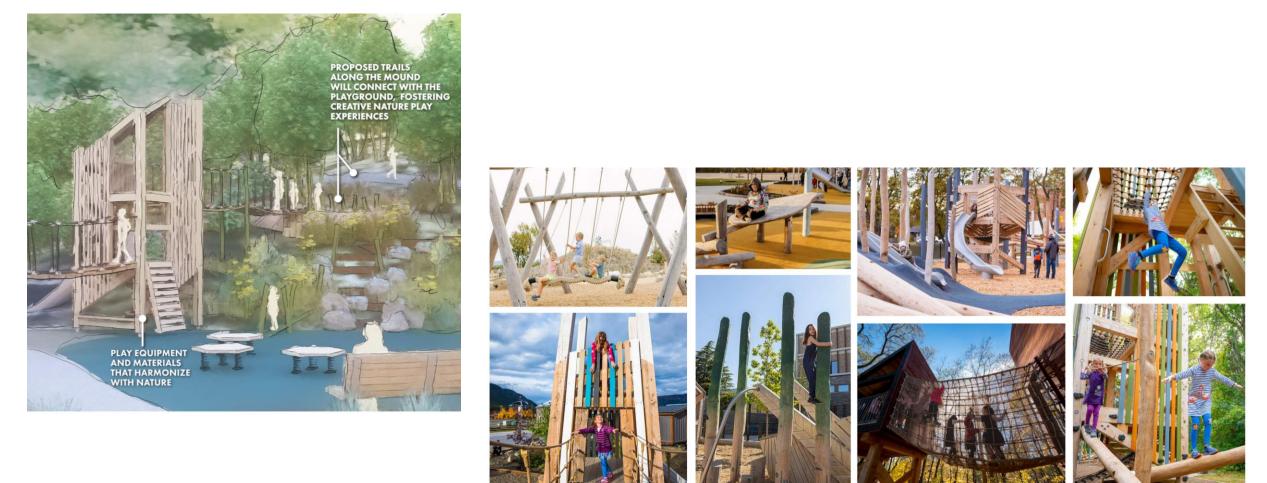


MASTER PLAN - ACTIVE



MASTER PLAN – ACTIVE – PLAYGROUND PRECEDENTS





MASTER PLAN - MOUND





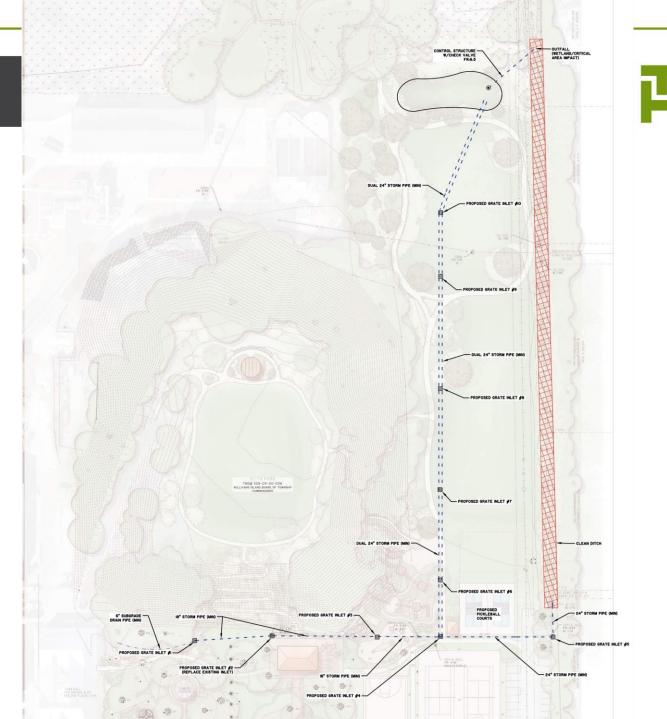
MASTER PLAN - MOUND



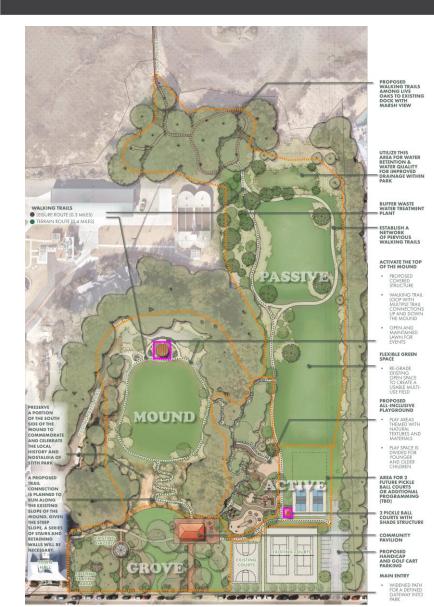


STITH PARK MASTER PLAN – DRAINAGE IMPROVEMTNS

- 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 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 with minimal impact p

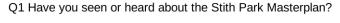
Amenity items can be implemented in later phases - with minimal impact previous completed landscape / hardscape

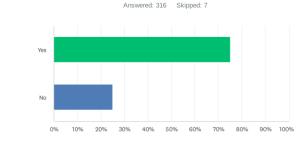
> Pool location TBD. Final location may impact Landscape / Hardscape Phasing

SURVEY RESULTS - STITH PARK MASTER PLAN

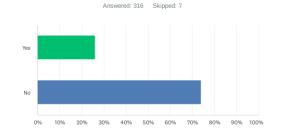


- Survey ran from October 4th to Nov 1st
- Posted on Town of Sullivans Island Website
- +/- 316 People Participated



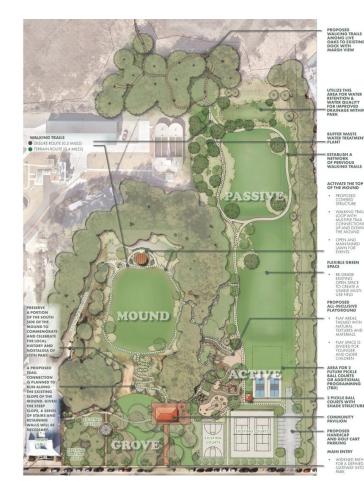


Q2 Have you attended any public meetings that have involved the Stith Park Masterplan?



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

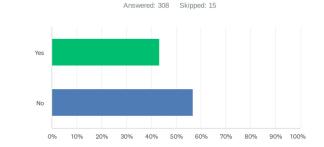


Morning Afternoon Evening 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

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

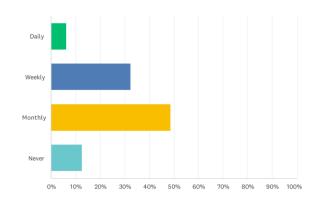
 Yes
 43.18%
 133

 No
 56.82%
 175

 TOTAL
 308
 308

Q5 How often do you go to Stith Park?

Answered: 308 Skipped: 15



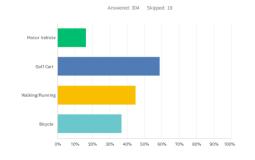
ANSWER CHOICES	RESPONSES	
Daily	6.17%	19
Weekly	32.47%	100
Monthly	48.70%	150
Never	12.66%	39
TOTAL		308



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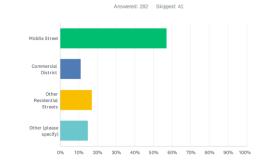
SURVEY RESULTS – STITH PARK MASTER PLAN

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



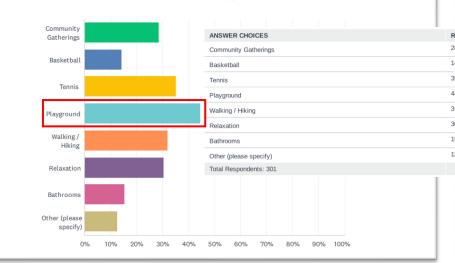
ANSWER CHOICES	RESPONSES	
Motor Vehicle	16.45%	50
Golf Cart	58.88%	179
Walking/Running	45.07%	137
Bicycle	36.84%	112
Total Respondents: 304		

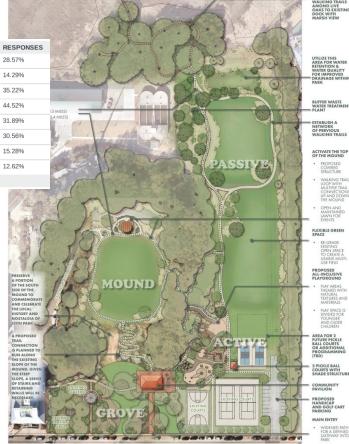
Q8 Where do you usually park when taking a motor vehicle or golf cart?



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

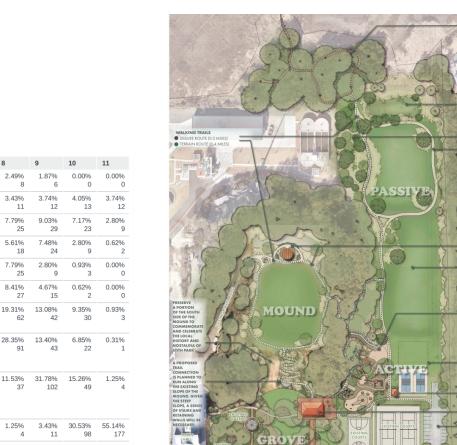
OPEN AND MAINTAINE LAWN FOR EVENTS

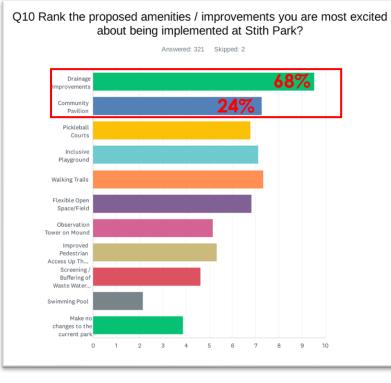
FLEXIBLE GREEN

ROPOSED

PLAY SPACE I DIVIDED FOR YOUNGER AND OLDER

HANDICAP AND GOLF CAR PARKING





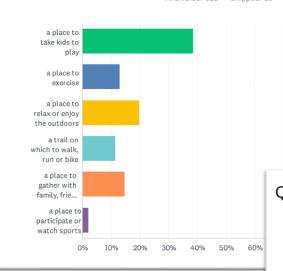
Percentage Of People Ranked These Improvements In Their **Top 2**

	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 Tower on Mound	1.56% 5	4.67% 15	4.67% 15	5.30% 17	7.79% 25	9.97% 32	23.36% 75	19.31% 62	13.08% 42	9.35% 30	0.93% 3
Improved Pedestrian Access Up The Mound	2.18% 7	3.43% 11	5.61% 18	10.28% 33	7.17% 23	11.53% 37	10.90% 35	28.35% 91	13.40% 43	6.85% 22	0.31% 1
Screening / Buffering of Waste Water Treatment Facility	2.18% 7	3.43% 11	5.61% 18	5.30% 17	4.98% 16	9.35% 30	9.35% 30	11.53% 37	31.78% 102	15.26% 49	1.25% 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 changes to the current park	12.77% 41	2.18% 7	2.18% 7	3.74% 12	3.12% 10	3.12% 10	2.49% 8	4.05% 13	8.72% 28	22.43% 72	35.20% 113

SURVEY RESULTS – STITH PARK MASTER PLAN

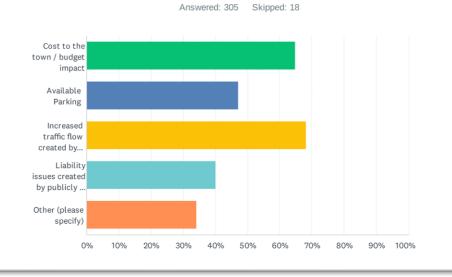
Q14 What is the most important opportunity to have close to home? (Select one) *

Answered: 313 Skipped: 10



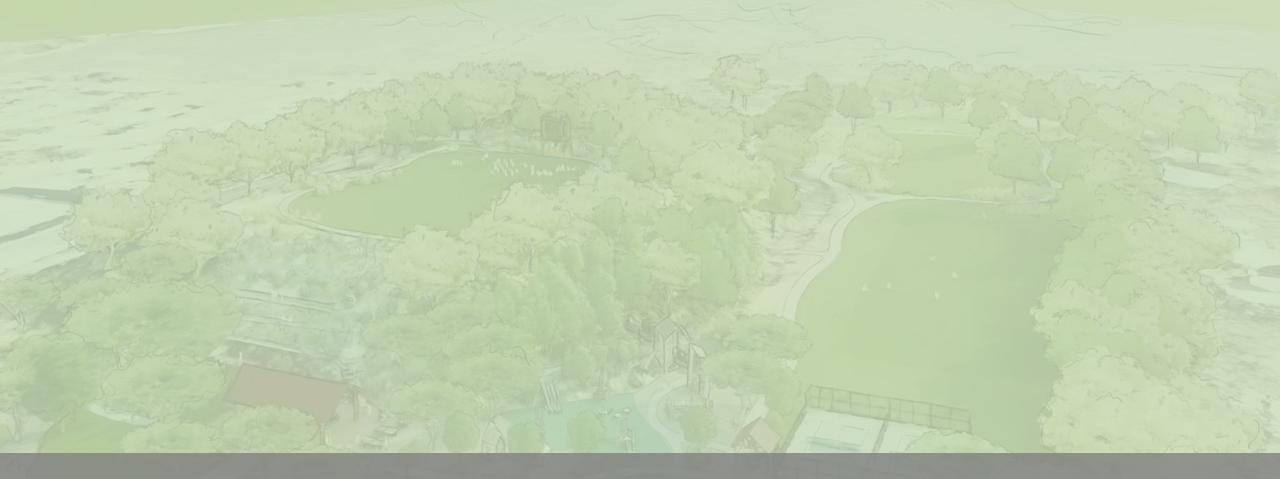
RESPONSES	
38.66%	1
13.10%	
19.81%	
11.50%	
14.70%	
2.24%	
	3
	38.66% 13.10% 19.81% 11.50% 14.70%

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





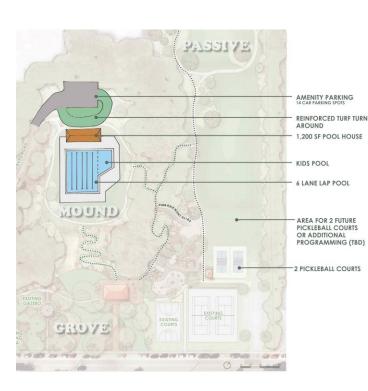
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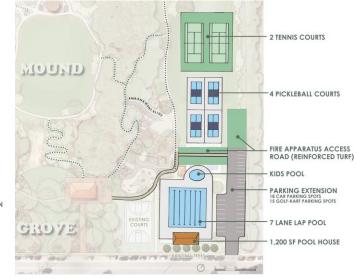


ADDITIONAL STUDIES AND COMMUNITY INPUT

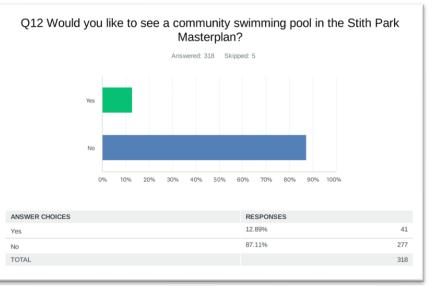


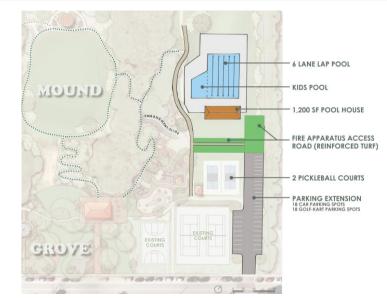
STITH PARK – POOL STUDY





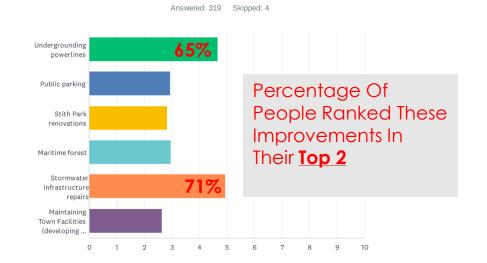






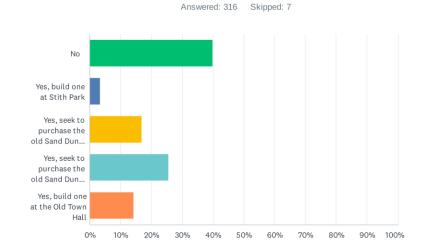
SURVEY RESULTS – ADDITIONAL COMMUNITY RELATED QUESTIONS

Q15 Rank the following Town issues from most to least important



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