



STITH PARK MASTER PLAN

SULLIVANS ISLAND, SC | NOVEMBER 19, 2024



THOMAS
&
HUTTON

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 The proposed playground will replace two existing and outdated play areas which were installed as early as 1994 in some instances.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



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 Elementary 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



Meeting #1

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

NATURE MEETS PLAY

J. MARSHALL STITH PARK MASTER PLAN
SULLIVANS ISLAND, SC
AUGUST 2023

THOMAS HUTTON

PLAYGROUND STYLES

J. MARSHALL STITH PARK MASTER PLAN
SULLIVANS ISLAND, SC
AUGUST 2023

THOMAS HUTTON

MOUND

"THE MOUND WAS BATTERY CARSON, AN AMERICAN ARMY AMMUNITION, STORE AND MORTAR BATTERY CONSTRUCTED IN 1898 FOR \$175,000. THE EARTH AND REINFORCED CONCRETE STRUCTURE WAS PART OF THE ENDICOTT SYSTEM OF SEACOAST DEFENSE. IT WAS ACTIVE FROM THE OUTSET OF THE SPANISH-AMERICAN WAR THROUGH MUCH OF WORLD WAR II."

"NOW, KIDS USE CARDBOARD TO SLIDE DOWN ITS FACE. A LARGE GRASSY FIELD, THICK STANDS OF BAMBOO AND A FEW CRUMBLING BUILDINGS MARKED WITH GRAFFITI ARE AT THE TOP!"

EXISTING MOUND ACTION!

ENTERTAINMENT & ADVENTURE

MOVIES ON THE MOUND

ENHANCED WALKING PATHS UP & DOWN THE MOUND

OBSERVATION TOWER TO CAPTURE VIEWS OF INTRACOASTAL

PLAY

50' HIGH VIEW

50' HIGH VIEW

J. MARSHALL STITH PARK MASTER PLAN
SULLIVANS ISLAND, SC
AUGUST 2023

THOMAS HUTTON

GROVE

MUSIC AT THE GROVE

MARKET IN THE GROVE

COMMUNITY GATHERINGS

PASSIVE

MULTI-USE SPORTS FIELD

DOG PARK

AREAS FOR REST AND REFUEL

ACTIVE

SAND VOLLEYBALL

MULTI-USE SPORT COURTS

OUTDOOR GAMES

OUTDOOR WORKOUT AREA

WALKING PATHS

J. MARSHALL STITH PARK MASTER PLAN
SULLIVANS ISLAND, SC
AUGUST 2023

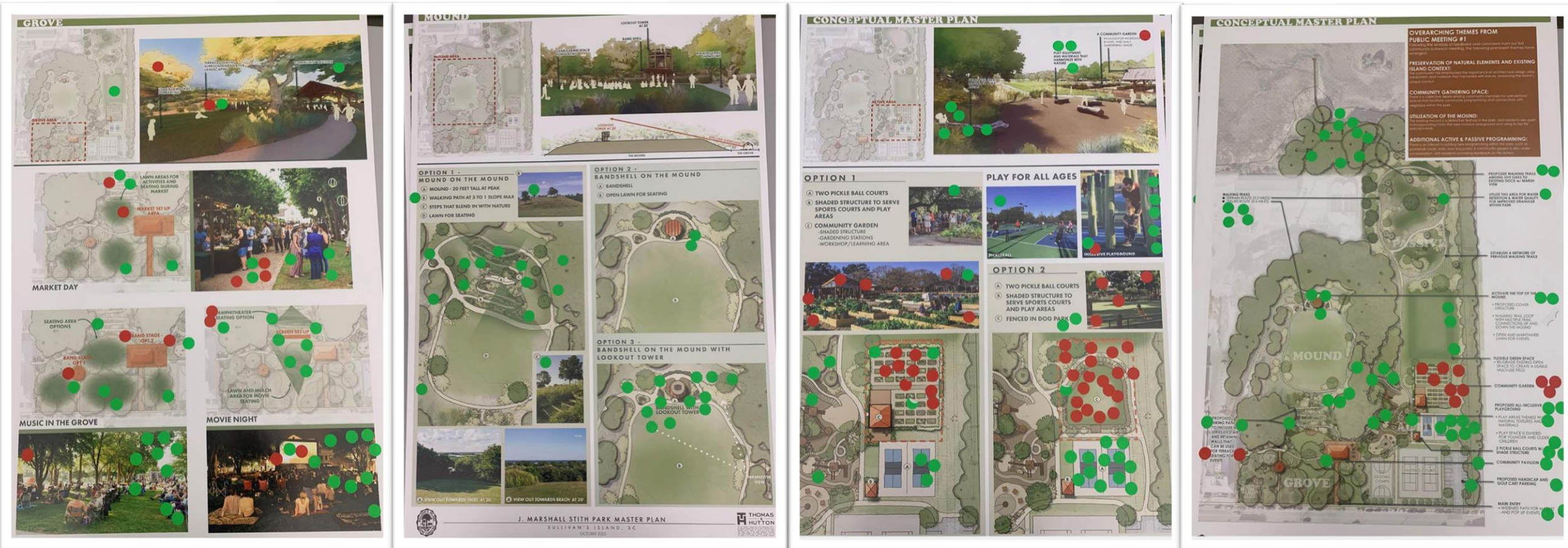
THOMAS HUTTON

METHODOLOGY & FINDINGS



Meeting #2 & 3

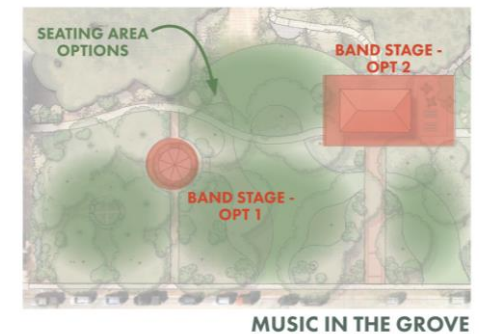
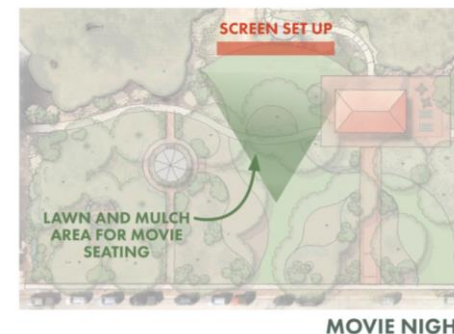
In preparation for the second and third public meeting, the team used the feedback from the previous meetings as a guide to develop a master plan. Multiple concept scenarios for different spaces within the park were explored.



MASTER PLAN - GROVE



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

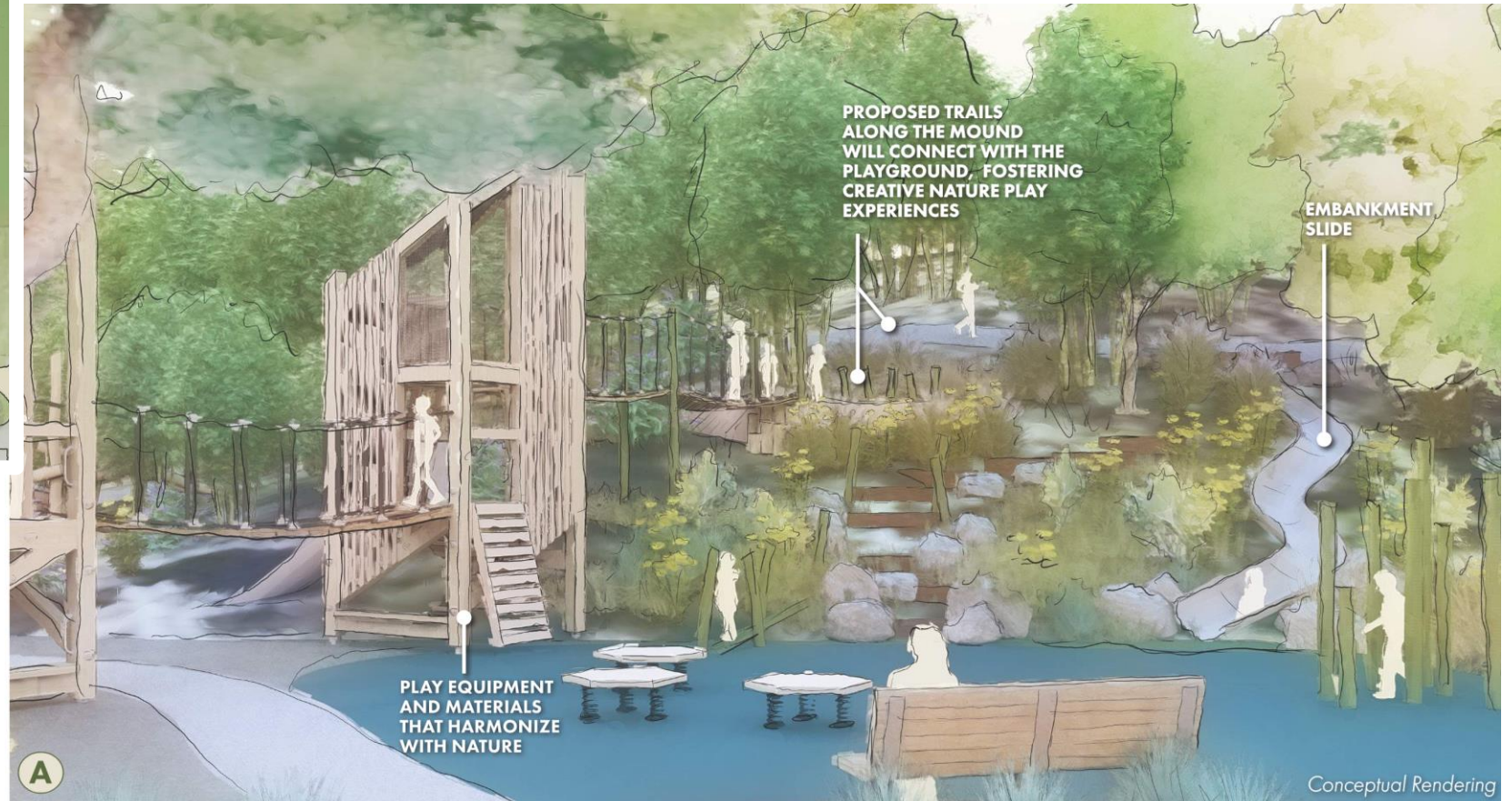


MASTER PLAN - GROVE



Conceptual Renderings

MASTER PLAN - ACTIVE



MASTER PLAN – ACTIVE – PLAYGROUND PRECEDENTS

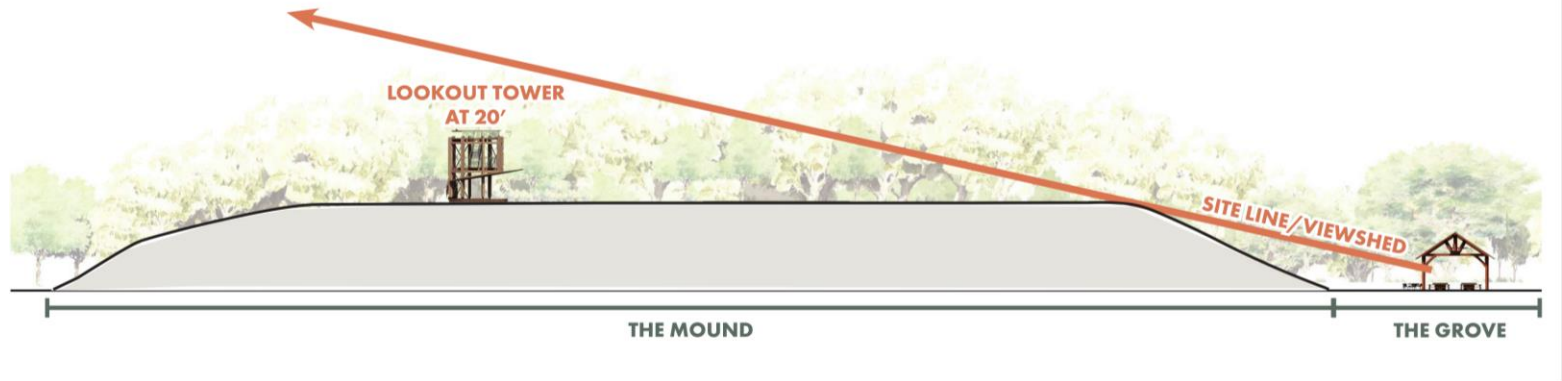
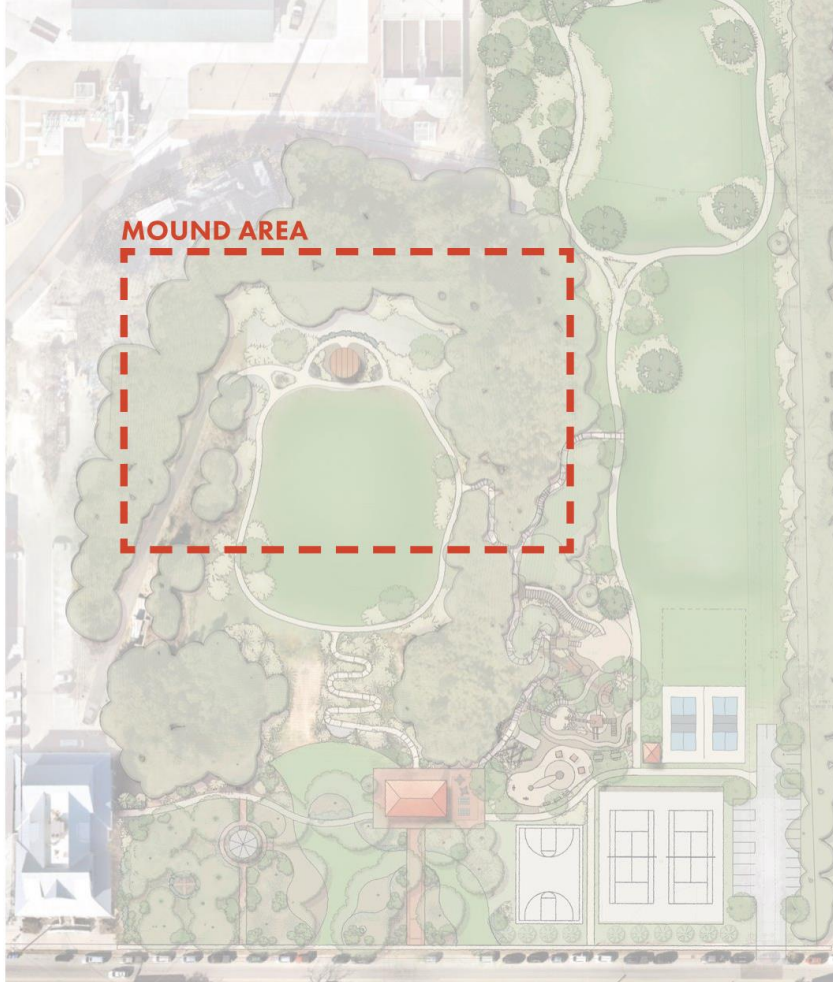


MASTER PLAN - MOUND



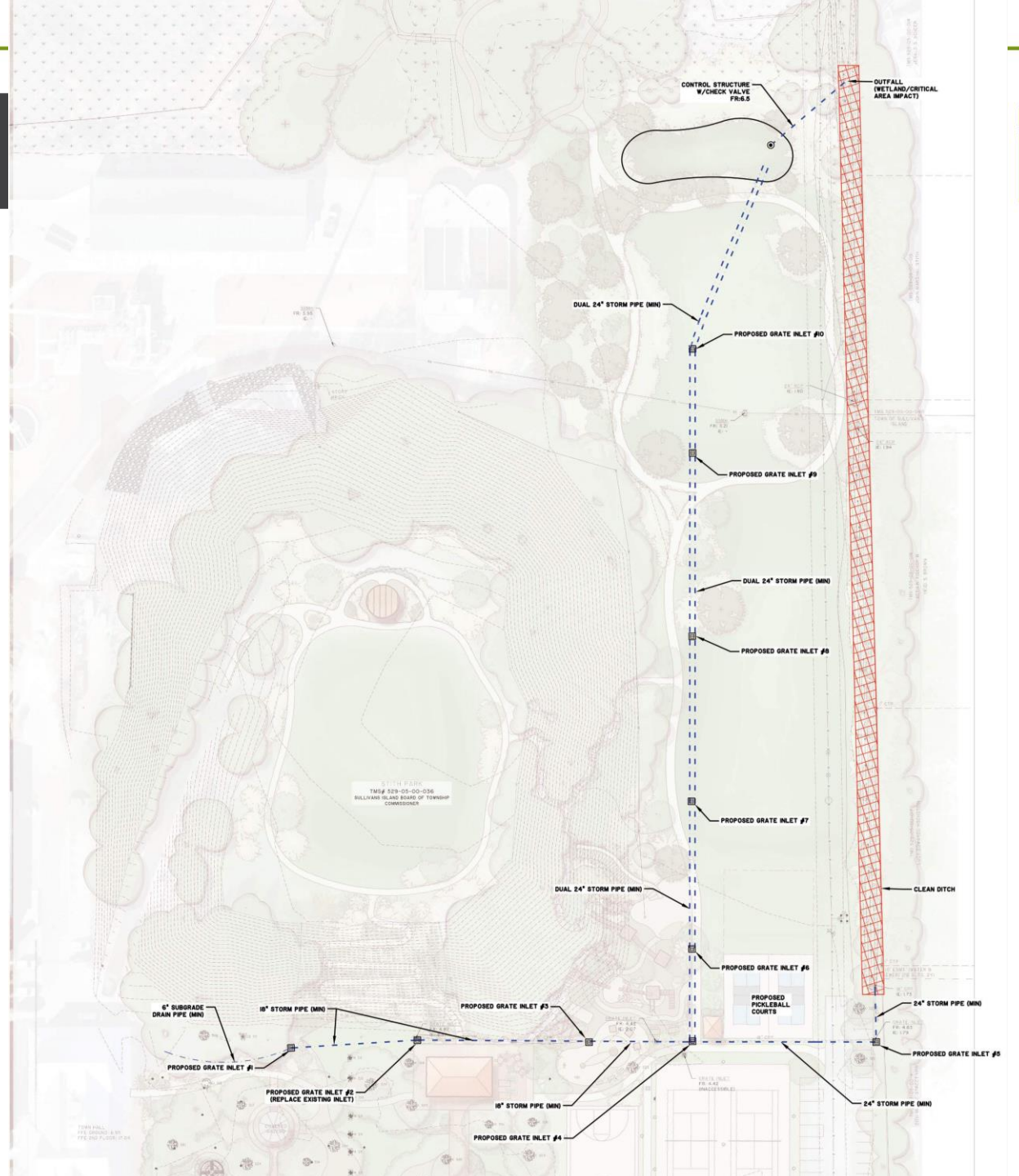
Conceptual Rendering

MASTER PLAN - MOUND

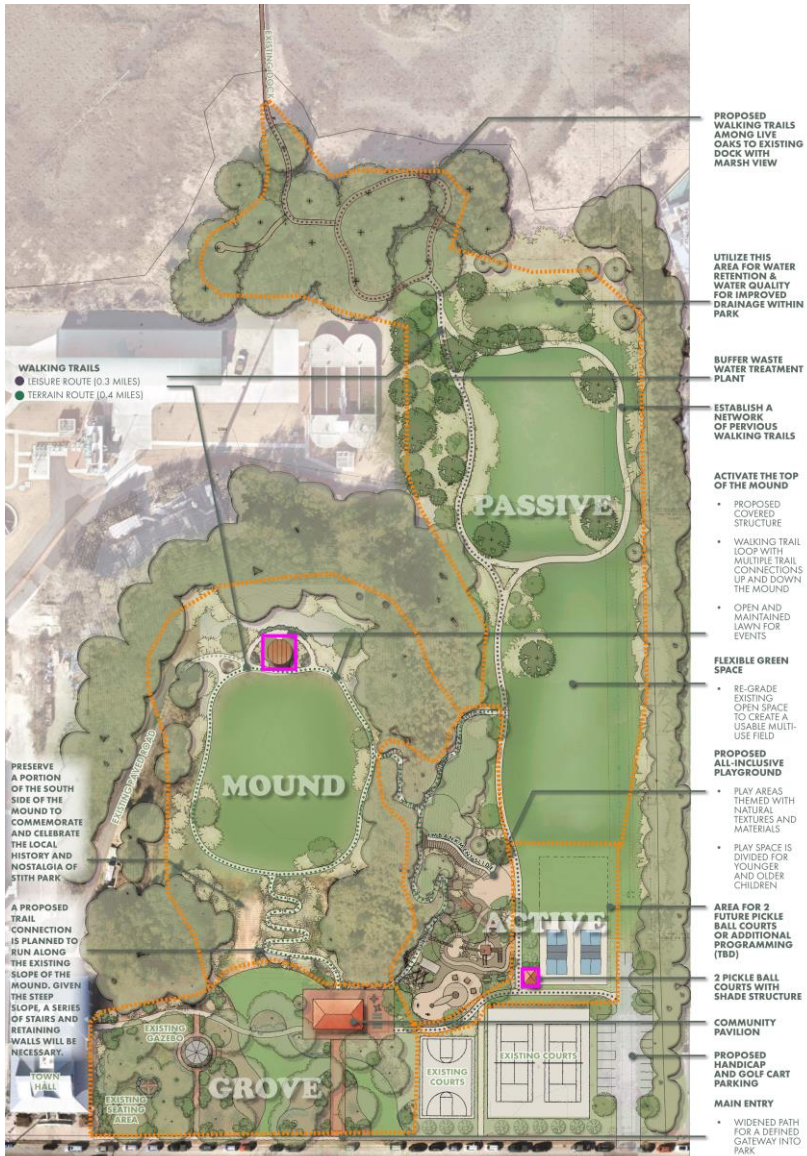


STITH PARK MASTER PLAN – DRAINAGE IMPROVEMENTS

- 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) / Permitting (+/-6 to 9 Months)		\$150,000.00			
Construction - Site Work (Drainage)			\$426,250.00		
Construction - Site Work (Parking)			\$77,475.00		
Construction - Landscape Hardscape				\$1,027,788.00	
Construction - Playground				\$870,000.00	
Construction - Amenity Structures					
Community Pavilion					\$275,000.00
Pickleball Pavilion					\$75,000.00
Observation Tower					\$475,000.00
Community Pool					\$ 2 MIL. +

Parking Area will be needed as a construction entrance for Site Work (Drainage). Recommend leaving as a gravel parking lot. Currently priced as asphalt.

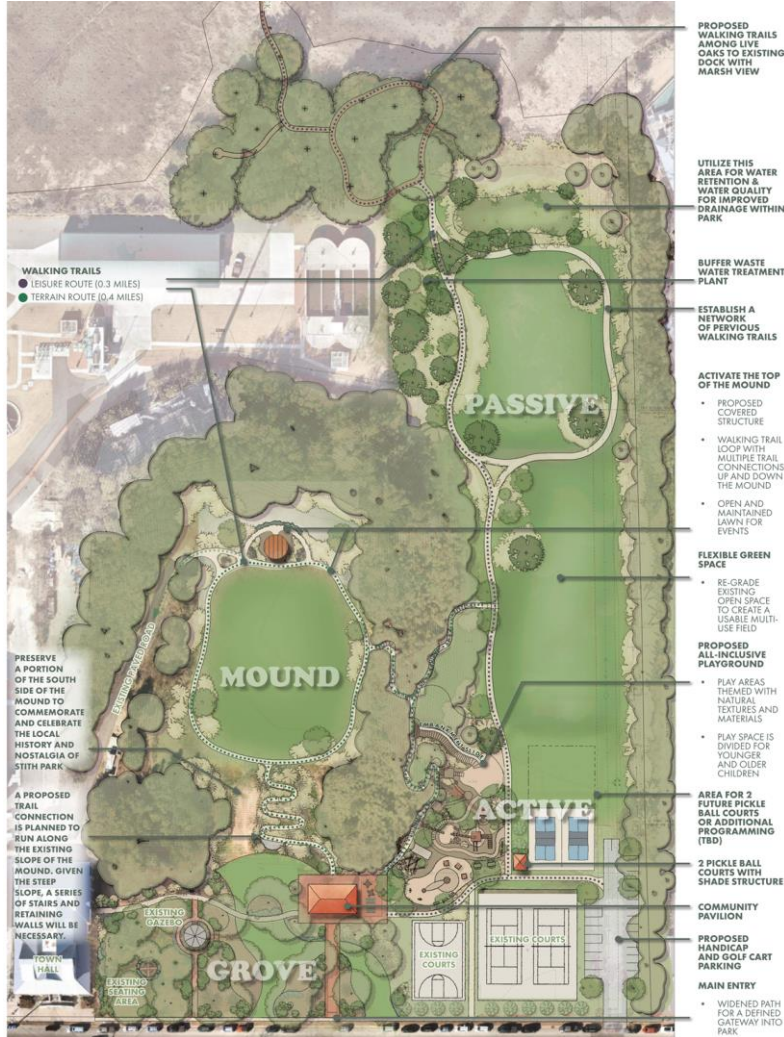
Landscape / Hardscape can be Phased. Recommend starting with the "Grove Area"

Recommend doing Community Pavilion with Hardscape improvements located within the Grove

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

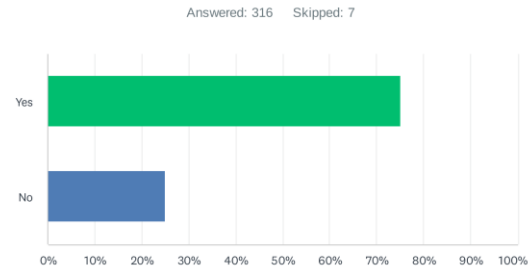
Pool location TBD. Final location may impact Landscape / Hardscape Phasing

SURVEY RESULTS - STITH PARK MASTER PLAN



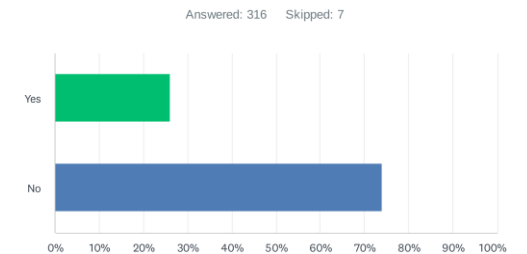
- Survey ran from October 4th to Nov 1st
- Posted on Town of Sullivan's Island Website
- +/- 316 People Participated

Q1 Have you seen or heard about the Stith Park Masterplan?



ANSWER CHOICES	RESPONSES
Yes	75.00% 237
No	25.00% 79
TOTAL	316

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



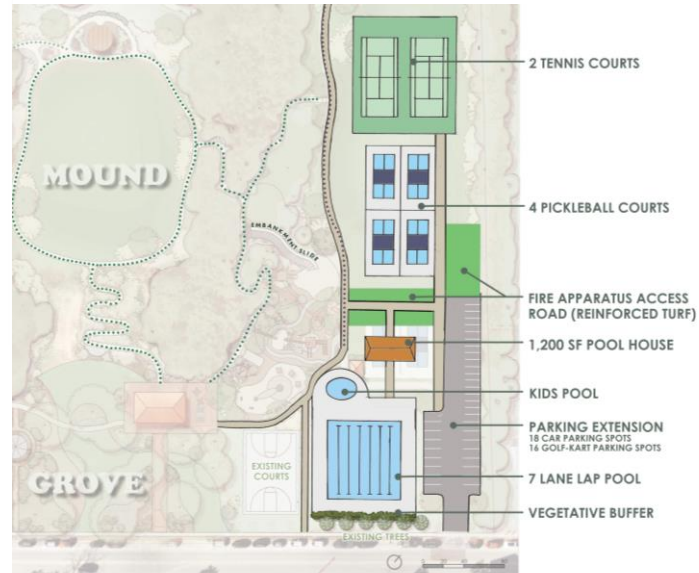
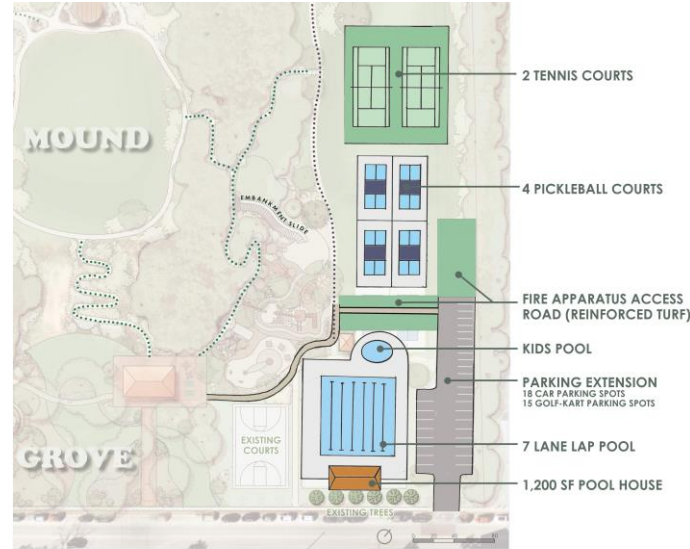
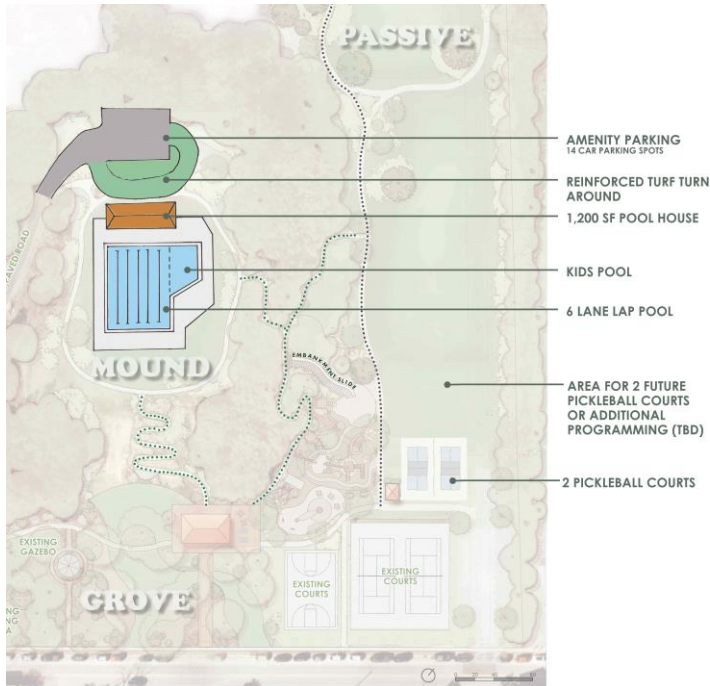
ANSWER CHOICES	RESPONSES
Yes	25.95% 82
No	74.05% 234
TOTAL	316



ADDITIONAL STUDIES AND COMMUNITY INPUT

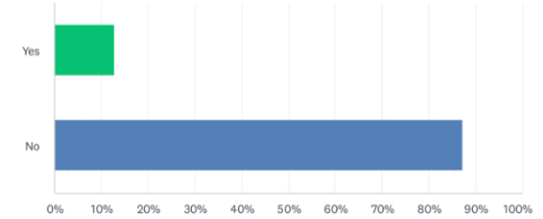


STITH PARK – POOL STUDY

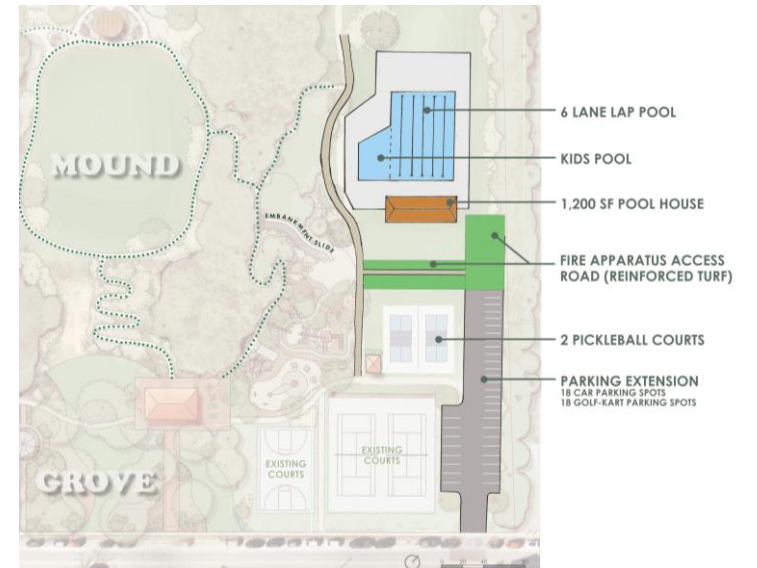


Q12 Would you like to see a community swimming pool in the Stith Park Masterplan?

Answered: 318 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	12.89%	41
No	87.11%	277
TOTAL		318

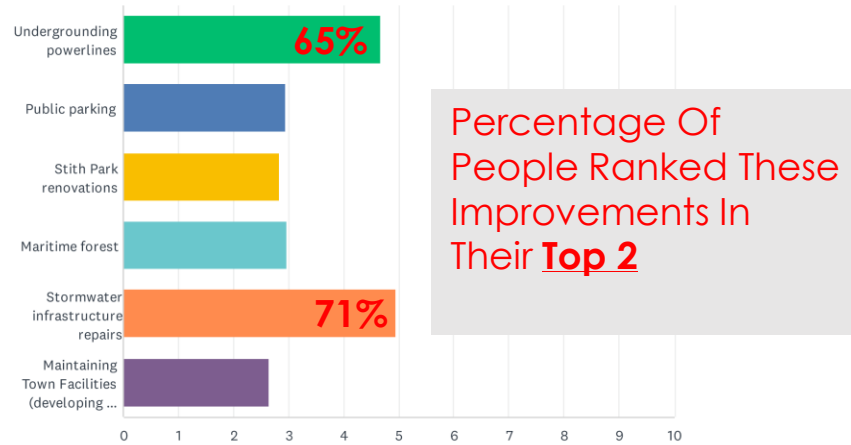


SURVEY RESULTS – ADDITIONAL COMMUNITY RELATED QUESTIONS



Q15 Rank the following Town issues from most to least important

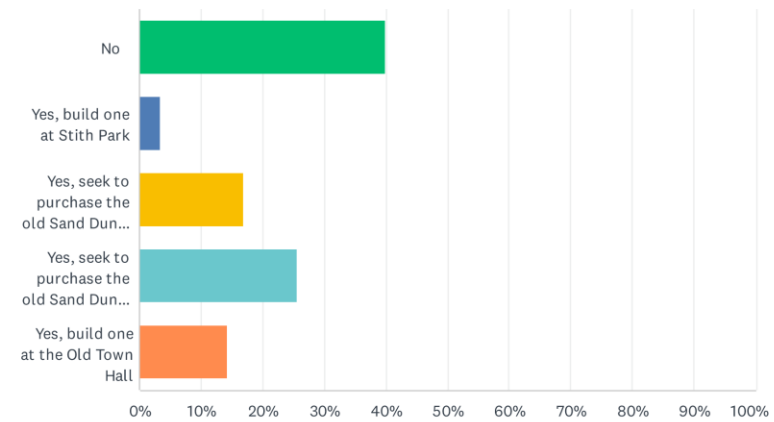
Answered: 319 Skipped: 4



	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?

Answered: 316 Skipped: 7



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