

**Town of Hilton Head Island
Town Council Workshop
Thursday, November 7, 2013
Council Chambers
6:00 P.M.**

AGENDA

**As a Courtesy to Others Please Turn Off All Mobile Devices During
the Workshop**

- 1. Call to Order**
- 2. FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Recreation Organization, Management and Performance Audit**
- 4. Recreation Center Expansion: Direction on Future Phases**
- 5. Discussion of Aquatic Center/Splash Pad Direction**
- 6. Adjournment**



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, *Town Manager*
VIA: Scott Liggett, *Director of Public Projects & Facilities*
FROM: Nicole Dixon, CFM, *Senior Planner*
CC: Charles Cousins, AICP, *Director of Community Development*
DATE: October 24, 2013
SUBJECT: Island Recreation Center Expansion Master Plan

In spring of 2013, staff was directed to work with our consultants for the Island Recreation Center expansion project, Lee and Parker Architects and the FWA Group, to eliminate the additional pool and splash pad from the original master plan and revise the conceptual master plan layout accordingly. This was a result of Town Council's determination in November 2012 to locate the aquatic center and splash pad elsewhere.

As a result of the removal of the additional pool and splash pad, the following revisions were made to the conceptual master plan layout:

- The main entrance to the gym building is now on the left of the building so that it is in between the existing and new gym. It will be an entry way that extends through the two buildings and back to the pool area.
- The open field, basketball courts, parking and playground were reconfigured.
- Lighting will be added to the existing play field across Wilborn Road to provide additional opportunities for extended field use hours and to help offset the loss of the field time for the reduced sized field being relocated at the Rec Center.

As a result of the proposed changes to the conceptual master plan layout, the lease agreement with the school district will need to be amended to change the lease boundary as shown on the plan and an existing wetland will need to be filled and mitigated for the parking lot #3 expansion.

Background:

Town Council's Policy Agenda for 2013 has Recreation Center Expansion: Direction on Future Phases listed as a high priority. The topic has been on several of the past Town Council Policy Agenda's: 2012 had Aquatics Center: Direction, Location and Funding listed as a high priority, 2011 had Evaluating the Feasibility Study for the Recreation Center Expansion listed as a top priority, 2010 had Recreational Center & Aquatics Facilities Direction listed as a high priority and 2009 had Recreational Center & Aquatics Facilities Direction listed as a moderate priority.

The need for additional swimming pools and enhancing the existing recreation center has been a topic of discussion for years. A recreational needs survey was conducted in 2008 and a site plan was developed to address needs identified in the survey. At several meetings in 2008 and 2009, the Parks and Recreation Commission, the Public Facilities Committee and Town Council accepted the findings of the survey results and identified the following elements to be included as part of the enhancements to the recreation center:

- A second gym the same size as the current space
- Senior meeting/social and general multi-purpose space (total 4,500 sq. ft.)
- 10 lanes 25 yards swimming lap pool with warm water tank
- Splash pad for Children
- Support elements such as locker rooms and storage

At the November 17, 2009 Town Council meeting, the council voted to approve funding for a feasibility study. Staff hired a consultant team, Lee & Parker Architects, The FWA Group and The Mission Resources Group, to conduct the feasibility study and business plan detailing the financial implications involved with the identified elements listed above.

At the February 1, 2011 Town Council meeting, Council voted to approve the elements identified in the Feasibility Study. Town Council directed staff to proceed with Phase 2 of the proposed project, which was to work with our consultants to prepare the Master Plan.

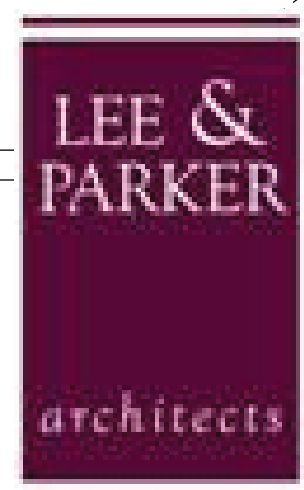
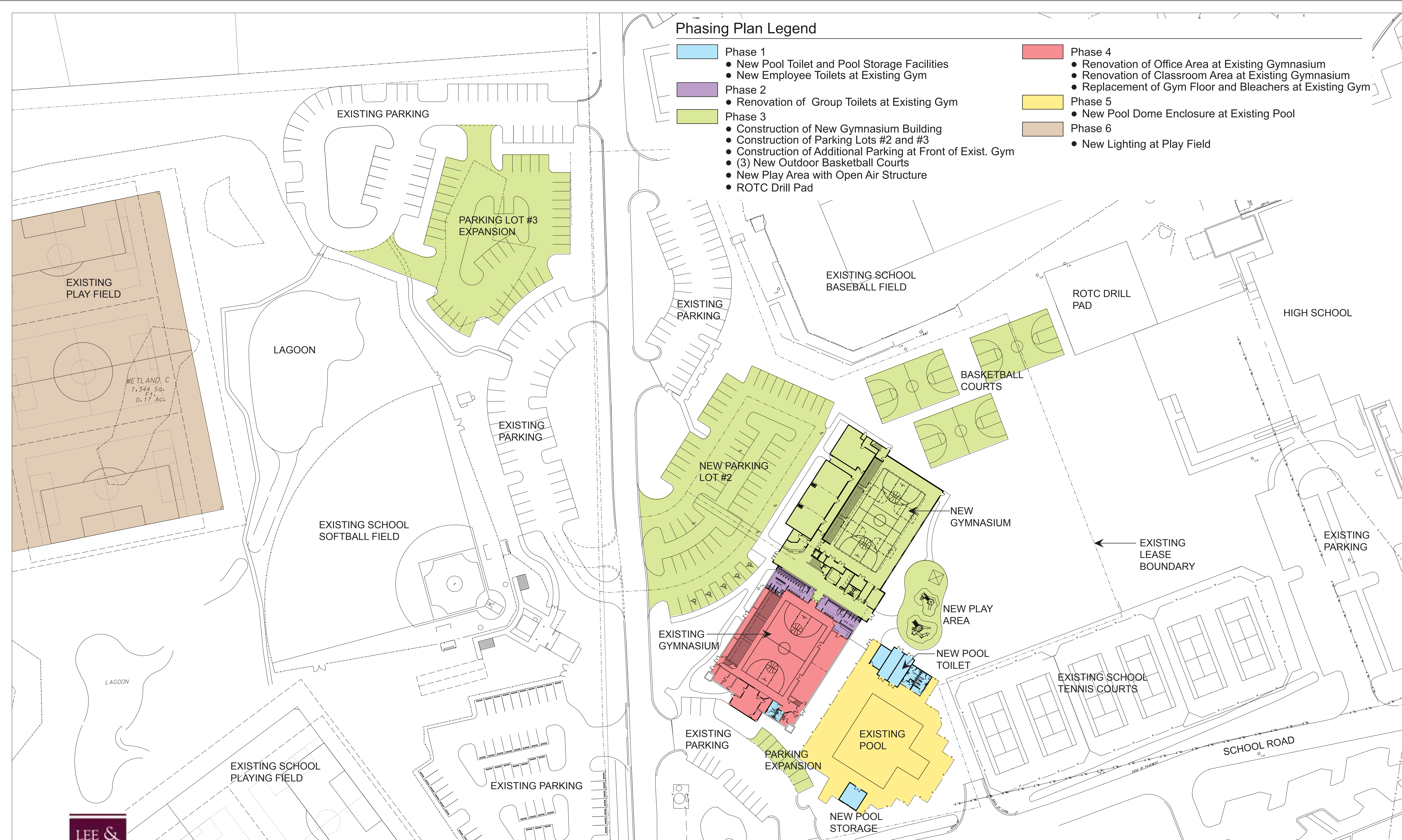
At the November 11, 2011 Town Council meeting, Council voted to endorse in concept the Master Plan and findings prepared by Lee & Parker Architects regarding the Island Recreation Center proposed expansion project. There was discussion on whether or not the new Aquatics Facility should be a standalone facility elsewhere on the Island and not as a component of the existing Recreation Center site and that the plan would be discussed further at their workshop.

After the project was discussed at Town Council's workshop in December 2011, staff was directed to proceed with the additional study for this proposed project: to gather further information on the potential costs and benefits of creating a more civic investment by constructing a standalone Aquatics Facility.

At the November 7, 2012 Town Council meeting, Council voted to accept the findings and recommendations provided in the Alternative Analysis prepared by Lee & Parker Architects and The FWA Group, regarding the location of the proposed standalone Aquatics Facility, and would use the recommendations when discussing the project for potential inclusion in the Capital Improvements Program budget.

Phasing Plan Legend

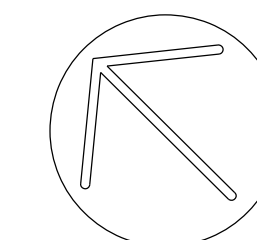
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| <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 20px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></div> <div> <p>Phase 1</p> <ul style="list-style-type: none"> • New Pool Toilet and Pool Storage Facilities • New Employee Toilets at Existing Gym </div> </div> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 20px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></div> <div> <p>Phase 2</p> <ul style="list-style-type: none"> • Renovation of Group Toilets at Existing Gym </div> </div> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 20px; height: 10px; background-color: #9ACD32; border: 1px solid black; margin-right: 5px;"></div> <div> <p>Phase 3</p> <ul style="list-style-type: none"> • Construction of New Gymnasium Building • Construction of Parking Lots #2 and #3 • Construction of Additional Parking at Front of Exist. Gym • (3) New Outdoor Basketball Courts • New Play Area with Open Air Structure • ROTC Drill Pad </div> </div> | <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 20px; height: 10px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></div> <div> <p>Phase 4</p> <ul style="list-style-type: none"> • Renovation of Office Area at Existing Gymnasium • Renovation of Classroom Area at Existing Gymnasium • Replacement of Gym Floor and Bleachers at Existing Gym </div> </div> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 20px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></div> <div> <p>Phase 5</p> <ul style="list-style-type: none"> • New Pool Dome Enclosure at Existing Pool </div> </div> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="width: 20px; height: 10px; background-color: #D2B48C; border: 1px solid black; margin-right: 5px;"></div> <div> <p>Phase 6</p> <ul style="list-style-type: none"> • New Lighting at Play Field </div> </div> |
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Island Recreation Center

Proposed Expansion - Site / Phasing Plan — October 18, 2013

NORTH ARROW



0' 20' 40' 80' 120' 160'



GRAPHIC SCALE