



Town of Hilton Head Island

Town Council Meeting

**Thursday, November 9, 2023, 1:00 PM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Workshop Discussion**
 - a. Patterson Park Master Plan
 - b. Taylor Park Master Plan
- 4. Appearance by Citizens:** Citizens who wish to speak on the matters being discussed during the meeting may do so by submitting the [Request to Speak form](#) no later than 4:30 PM the day prior to the meeting.
- 5. Adjournment**

FOIA Compliance: Public notification of this workshop has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



TOWN OF HILTON HEAD ISLAND

Town Council

TO: Mayor Perry & Town Council Members
FROM: Erik Ladd, PLA, *Project Manager - Parks & Public Space Division*
VIA: Shawn Colin, AICP, *Asst. Town Manager - Community Development*
VIA: Bryan McIlwee, PE, *Director of Public Projects & Facilities*
VIA: Ben Brown, *Senior Advisor to the Town Manager*
CC: Marc Orlando, ICMA-CM, *Town Manager*
DATE: November 7, 2023
SUBJECT: Patterson Family Park Master Plan

BACKGROUND:

The Patterson Family Tract was sold to the Town by the Patterson Family in 2001, with the intention of developing the waterfront portion into a future neighborhood park. The property was purchased through a bond referendum and real estate transfer fee, and it's zoning is restricted to Parks and Recreation Space.

In July 2022 Town Staff and the consultant team prepared a preliminary project scope for the planning and design of the Patterson Family Park, which will be located on the upland area of a 3.5-acre undeveloped parcel within the Historic Marshland Neighborhood. This will be the first public park on the Marshland Road side of Broad Creek. The park will serve as a passive use space with amenities for immediate neighborhood residents, while also providing a unique destination location for visitors. These neighborhoods include the Historic Marshland and Chaplin communities and the Habitat for Humanity community along Alex Patterson Road. The presence of wetlands on the site and spectacular views of Broad Creek will provide special opportunities for integration of nature and design.

Community engagement to solicit input and feedback to identify key stakeholders and further refine the scope of work also began in July 2022. This provided the project team with initial ideas to develop a preliminary concept plan for the space. During this phase of work, the team also identified some development challenges regarding vehicular access to the site, which is bisected by a large area of critical wetland. Staff reached out to adjacent landowners to discuss potential strategies and opportunities for access via land acquisition.

During the February 2023 Workshop meeting, the project team presented a preliminary master plan showcasing a small neighborhood park with amenities including bike and pedestrian circulation, passive recreational uses, vehicular parking, activity zones for adults and children, sheltered space and viewsheds to Broad Creek. The Master Plan for Patterson Family Park includes the following components:

- Safe pedestrian connectivity with crosswalks to the existing pathway network
- Vehicular access that accommodates park users, emergency vehicles and adjacent property owners
- Internal pathways with lighting and interpretation
- Passive open lawn space
- Interactive playground with STEAM (Science, Technology, Engineering, Arts & Math) features
- Adult activity zone with outdoor fitness stations
- Covered pavilion with restrooms, tables, and seating areas
- Overlook area with views of Broad Creek
- Integration of existing natural features such as specimen trees and wetland areas
- Oyster tables with roasting areas

In April 2023 Town Council approved the pursuit of land acquisition for an adjacent 1-acre undeveloped parcel owned by Mr. Herbert Ford, which will provide the necessary vehicular access to the park while also providing unrestricted access for adjacent property owners and emergency vehicles. Land acquisition is currently underway.

To further refine the park plans, the project team sought additional consultation from Jasmine White, an Island-based designer. Beginning in August 2023 Jasmine conducted a series of interviews with key Native Islander community members to include Dr. Louise Cohen and Mr. Thomas Barnwell. In her work she was able to uncover more cultural and historical aspects of the Patterson Family and property, which generated unique design ideas that could be integrated into the park and ultimately refined the proposed Conceptual Master Plan. This effort included the addition of the following key components:

- General history of the land and family
- Creation of a “Dominant Theme” for the park related to farming
- Identification of specific play features
- “Peace and Participate” features such as the pavilion, lawn, and observation platform

Beyond the Town Council Workshop to review the Conceptual Master Plan, the next steps include:

- Parks & Recreation Commission (PRC) Review – Nov 2023
- Refinements to plans - Based on Community, PRC and Town Council feedback
- Town Council Approval – Target is by end of CY 2023
- Begin Final Design – CY 2024

SUMMARY:

Based on Community input and recommendations approved through Our Plan and the 2020 Parks & Recreation Master Plan, Town Council approved funding in the FY22 and FY23 Capital Budget to develop a small neighborhood park at the property currently known as Patterson Family Tract. The funding sources for this project include ATAX Beach Fee, Hospitality Tax, TIF Revenue, and a Community Development Block Grant. The total FY24 budget is \$2,200,000.

ATTACHMENTS:

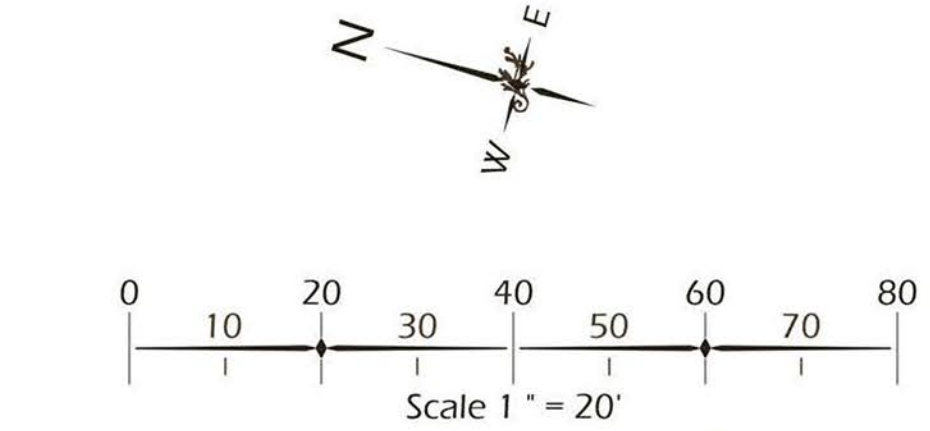
1. Patterson Family Park Master Plan
2. Cultural Design Abstract by Jasmine White

CONCEPTUAL PLAN



ENLAGREMENT LEGEND

- 1 - NEW ACCESS ROAD WITH ON-STREET PARKING (6 SPACES)
- 2 - ADJACENT PROPERTY DRIVEWAYS AND PARK TURNAROUND
- 3 - PARK ENTRY GATE
- 4 - PARKING LOT (+/-16 SPACES)
- 5 - PAVILION (+/- 2,500 SF)
- 6 - OPEN AREA / ACTIVITY LAWN
- 7 - SEAT WALL AND VIEWING PLATFORM
- 8 - SEATING AREA
- 9A - FARM INSPIRED PLAYGROUND
- 9B - LOCALIZED STEM PLAY; FARMER'S JOURNAL
- 9C - ACTIVE USE ZONE
- 10 - HISTORY PEDESTRIAN BRIDGE WALK
- 11 - BIKE RACK AND KIOSK
- 12 - CROSSWALK
- 13 - TRELLIS ENTRY
- 14 - GRILLING AREA WITH OYSTER TABLES
- 15 - EMERGENCY VEHICLE TURNAROUND (GRASS PAVER SURFACE)
- 16 - EXISTING RESIDENCE TO REMAIN
- 17 - TABBIE CONCRETE
- 18 - PERMEABLE PAVERS
- 19 - PRIVACY HEDGE
- 20 - RELOCATE CARPORT TENT
- 21 - WETLAND FILL
- 22 - SWINGS



ABSTRACT

Island parks and playgrounds reverently designed to celebrate the unique roots of our island, while cultivating a greater sense of connection to each other and to the land. Created to be an experiential immersion of the historical stories that distinguish our island from others. Designed with an holistic approach that invites residents and tourists across generations to experience uniquely crafted spaces rich with the opportunity to seamlessly merge our intellectual curiosities with our desire to be active in nature, as well as our need to experience a sense of community with our neighbors.

PATTERSON PARK

23 Marshland Road

3.65 Acres

HISTORY OF THE LAND

- Family
 - Alexander Patterson Sr. aka Mitt Patterson
 - Family patriarch
 - Additional Family members
 - John, Alex, Alexandria
 - Known for being farmers/landowners of multiple properties/”power brokers”. Had the ability to travel back and forth between the Island and Savannah to sell their own crops as well as act as middlemen bringing other Islanders crops to Savannah to sell and bringing goods back from Savannah to Native Islanders. They were highly successful in their business endeavors, which enabled their family to acquire more resources and educate their children.
 - Highly successful corn farmers
 - They owned the “Mitt Patterson Store”, a neighborhood concession store stocked with a variety of goods for community members.

CREATIVE INTERPRETATION

- Dominate Theme
 - Farming was an essential way of life on Hilton Head. Many families were known for the dominant crop that they harvested. In honor of the Patterson family’s successful farming of corn, Patterson Park will display a playful contemporary take on elements relevant to farming corn.
 - This park will invite visitors to enjoy the opportunity to gather and engage in play based learning.
- Play Features
 - Tall bronze corn stalks for climbing
 - Faux corn maze
 - 2 Side by side play structures in the shape of corn silos, connected by a bridge
 - Rock climbing
 - Slides

- Sitting areas
 - Tower platforms
 - Silo sides operating as ladders
 - STEAM feature
 - An interactive and educational experience that teaches the process of farming corn with the use of alternative objects
 - Instructions that walk the user through the steps of the process and guide them to various stations around the park to participate in each phase e.g. watering, planting, exposure to sunlight, explanation of harvesting and reaping, etc.
 - By operating like a sort of scavenger hunt, this feature will also encourage movement, reduce congestion in one area, create an opportunity for teamwork, and provide intellectual stimulation
 - Child sized replica of the “Mitt Patterson Store”
 - Users can pretend to buy and sell goods
 - Sign displaying some of the most popular goods and their prices
 - Historical plaque with information about the store
 - Climbable tractor-like structure with interactive features
 - Attached tools to turn the wheels as though they’re being repaired
 - Moveable gears, pedals, steering wheel
 - Include adaptive features designed for differently abled users
 - Rubberized surface that appears to look like wood chips
- Peace and Participate Features
 - Pavillion
 - A place of sheltered connection for gathering, dining, celebrating, relaxing
 - Modern structure that feels like an open air greenhouse with skylight-like transparency features on the roof to enhance the feeling of being seamlessly connected to the environment
 - Lawn
 - Observation Deck Overlooking Broad Creek
 - “Reflection Deck”
 - Storytelling plaques embedded along wood and cable fencing in the shape of a semicircle
 - Paved Walking Paths
 - Gullah symbols, words, stories, stamped into concrete along the way
 - Pedestrian Bridge
 - Engraved Gullah poetry written across the bridge
 - Add interest to the cross walks and parking spaces with painted murals by local artists
 - A signature symbol in honor of the Indigo farming on the Island

TAYLOR PARK

Wild Horse Road

4.9 Acres

HISTORY OF THE LAND

- Land donated by the Taylor Family
- Land most notably occupied by the family of Genie and Isaiah McKnight
 - Relatively small family
 - Known for being farmers and fishermen

CREATIVE INTERPRETATION

- Dominate Theme
 - Farming was an essential way of life on Hilton Head. Many families were known for the dominant crop that they harvested. In honor of the McKnight family's history of small family farming and fishing, Taylor Park will display a contemporary take on the peace that existed in their lives as Islanders in a communal relationship with the land.
 - This park will invite visitors to experience the peaceful play and inspiring serenity our island has to offer, while reflecting on the richness of the cultural history.
- Play Features
 - Swings
 - Stylistically oversized
 - Distinctly varying in size
 - Singular, 2 person, and 3 person swings
 - Designed from oak and nautical rope made to mimic the look of moss to allow the swings to feel like they're growing organically from the trees
 - Engraved with Gullah names, words, sayings or phrases
 - Include an adaptive swing
 - Nautical rope, climbable rope swings
 - Fisherman's Knot Board
 - Interactive board with several strands/bundles of attached nautical rope that have instructions detailing how to tie various fisherman's knots and explaining when, why, and how they might be used
 - Tree House
 - A treehouse that fits in so naturally, it looks like it's grown out as an extension of the tree, yet modern in design
 - Multiple points of access including a nautical rope ladder to climb
 - Fishing Boat/s
 - A small fishing boat play structure with wooden attachments that mimic fishing poles that are engraved with the types of fish that would have been caught and quotes in Gullah related to fishing
 - Boat covered in a mural designed with Gullah art in the style of Jonathan Green

- A "Fisherman's Journal" written in Gullah as if someone is offering a simple yet informative explanation in a storytelling format.
 - Posted on a freestanding pole with a sign that can be manually spun in order to read more about the process and patterns of a Gullah fisherman at that time.
 - Hopscotch through history that tells a story as you move forward
- Peaceful Participation Features
 - Pavillion
 - A place of sheltered connection for gathering, dining, celebrating, relaxing
 - Modern structure that feels like an design-forward farmhouse patio
 - Lawn
 - Paved Walking Paths
 - Designed to allow for contemplative weaving around the perimeter of the park and in between the trees
 - Designed to gracefully lead visitors to meander from path, to swing, to grass, to learning and resting
 - A sort of labyrinth style meditative design paved with symbols, words, and stories stamped into concrete along the way
 - The shape and flow of the path would be designed in a way that it feels like the weaving of a Gullah Basket
 - Wind Chimes
 - Locally designed wooden windchimes that add to the serenity of the space
 - Garden
 - Vibrant, colorful native plantings with descriptive markers naming the plants and sharing stories of how various agricultural elements; flowers, plants, seeds, leaves, etc. were utilized for a variety of purposes
 - Bike Racks
 - Designed with engraved silhouettes of people fishing
 - Add interest to the cross walks and parking spaces with painted murals by local artists
 - A signature symbol in honor of the Indigo farming on the Island



TOWN OF HILTON HEAD ISLAND

Town Council

TO: Mayor Perry & Town Council Members
FROM: Erik Ladd, PLA, *Project Manager - Parks & Public Space Division*
VIA: Shawn Colin, AICP, *Asst. Town Manager - Community Development*
VIA: Bryan McIlwee, PE, *Director of Public Projects & Facilities*
VIA: Ben Brown, *Senior Advisor to the Town Manager*
CC: Marc Orlando, ICMA-CM, *Town Manager*
DATE: November 7, 2023
SUBJECT: Taylor Family Park Master Plan

BACKGROUND:

The Taylor Family Tract was donated to the Town by the Taylor Family in 1991, with the intention of it being developed into a future neighborhood park. The property zoning is restricted to Parks and Recreation Space.

In July 2023 Town Staff and the consultant team prepared a preliminary project scope for the planning and design of the Taylor Family Park, which will be located on the 4.9-acre undeveloped parcel within the Historic Squire Pope Neighborhood. The property contains approximately 1-acre of wetland area, and the upland portion of the park will serve as a passive use space with amenities for immediate neighborhood residents such as the Historic Squire Pope community as well as others along Wild Horse Road, Gumtree Road, and Squire Pope Road. In addition, the park will provide a unique destination location for visitors. The presence of several large live oaks, young maritime woodland vegetation and a freshwater wetland on the site provides an opportunity for integration of nature and design.

Community engagement to solicit input and feedback to identify key stakeholders and further refine the scope of work also began in July 2023. This provided the project team with initial ideas to develop a preliminary concept plan for the space. During this phase of work, the team also sought additional consultation from Jasmine White, an Island-based designer.

Beginning in August 2023 Jasmine White conducted a series of interviews with key Native Islander community members to include Dr. Louise Cohen and Mr. Thomas Barnwell. In her work she was able to learn more about the Taylor Family and discovered an even deeper historical connection with the McKnight Family, who owned the property for a long period of time between post-Civil war and the 1950's. This effort helped generate unique ideas that will be integrated into various design components for the park.

The project team presented a Preliminary Master Plan to the community in October 2023 showcasing a small neighborhood park with amenities including bike and pedestrian circulation, passive recreational uses, vehicular parking, activity zones for adults and children, and sheltered space. The Master Plan for Taylor Family Park includes the following components:

- Safe pedestrian connectivity with a crosswalk to the existing pathway network
- Vehicular access that accommodates park users and emergency vehicles
- Internal pathways with lighting and interpretation
- Passive open lawn space
- Interactive playground with STEAM (Science, Technology, Engineering, Arts & Math) features
- Adult activity zone with outdoor fitness stations
- Covered pavilion with restrooms, tables, grills, and seating areas
- Integration of existing natural features such as specimen trees and wetland areas
- General history of the land and family
- Creation of a “Dominant Theme” for the park
- Identification of specific play features such as STEM
- “Peace and Participate” features such as History Path, Cultural Garden, and inclusion of a 55” Pecan tree that served as a meeting place for Gullah Elders throughout the last century
- Integration of new pecan tree plantings within the proposed landscape

Beyond the Town Council Workshop to review the Conceptual Master Plan, the next steps include:

- Parks & Recreation Commission (PRC) Review – Nov 2023
- Refinements to plans - Based on Community, PRC and Town Council feedback,
- Town Council Approval – Target is by end of CY 2023, and
- Begin Final Design – CY 2024

SUMMARY:

Based on Community input and recommendations approved through Our Plan and the 2020 Parks & Recreation Master Plan, Town Council approved funding in the FY22 and FY23 Capital Budget to develop a small neighborhood park at the property currently known as Taylor Family Tract. The funding sources for this project include Real Estate Transfer Fee, Sale of Land, and a Community Development Block Grant. The total FY24 budget is \$1,000,000.

ATTACHMENTS:

1. Taylor Family Park Master Plan
2. Cultural Design Abstract by Jasmine White



- LEGEND**
- 1: TABBY CONCRETE DRIVE
 - 2: PARKING (+/- 16 SPACES)
 - 3: GATE
 - 4: EDGE ARTICULATION
 - LOW FENCE
 - 5: PAVILION +/-2500 SF
 - 6: BOAT PLAY FEATURE
 - 7: "LOCAL WATERS" PLAY FEATURES
 - 8: LOCALIZED STEM PLAY; FISHERMAN'S KNOT BOARD
 - 9: RUBBERIZED SURFACE; LOCAL WATERS INSPIRED
 - 10: OUTDOOR FITNESS ZONE
 - 11: BIKE PARKING
 - 12: UPLIGHT SIGNIFICANT TREES
 - 13: MANICURED UNDERSTORY
 - 14: ACTIVITY LAWN
 - 15: EMERGENCY VEHICLE TURNAROUND
 - 16: THE HISTORY PATH
 - 17: WETLAND
 - 18: SWINGS
 - 19: CULTURAL GARDEN
 - 20: 50" PECAN TREE
 - 21: CROSSWALK
 - 22: FOOD TRUCK ZONE; GRASS PAVER SUBSURFACE
 - 23: POTENTIAL GARDEN EXPANSION

ABSTRACT

Island parks and playgrounds reverently designed to celebrate the unique roots of our island, while cultivating a greater sense of connection to each other and to the land. Created to be an experiential immersion of the historical stories that distinguish our island from others. Designed with an holistic approach that invites residents and tourists across generations to experience uniquely crafted spaces rich with the opportunity to seamlessly merge our intellectual curiosities with our desire to be active in nature, as well as our need to experience a sense of community with our neighbors.

PATTERSON PARK

23 Marshland Road

3.65 Acres

HISTORY OF THE LAND

- Family
 - Alexander Patterson Sr. aka Mitt Patterson
 - Family patriarch
 - Additional Family members
 - John, Alex, Alexandria
 - Known for being farmers/landowners of multiple properties/”power brokers”. Had the ability to travel back and forth between the Island and Savannah to sell their own crops as well as act as middlemen bringing other Islanders crops to Savannah to sell and bringing goods back from Savannah to Native Islanders. They were highly successful in their business endeavors, which enabled their family to acquire more resources and educate their children.
 - Highly successful corn farmers
 - They owned the “Mitt Patterson Store”, a neighborhood concession store stocked with a variety of goods for community members.

CREATIVE INTERPRETATION

- Dominate Theme
 - Farming was an essential way of life on Hilton Head. Many families were known for the dominant crop that they harvested. In honor of the Patterson family’s successful farming of corn, Patterson Park will display a playful contemporary take on elements relevant to farming corn.
 - This park will invite visitors to enjoy the opportunity to gather and engage in play based learning.
- Play Features
 - Tall bronze corn stalks for climbing
 - Faux corn maze
 - 2 Side by side play structures in the shape of corn silos, connected by a bridge
 - Rock climbing
 - Slides

- Sitting areas
 - Tower platforms
 - Silo sides operating as ladders
 - STEAM feature
 - An interactive and educational experience that teaches the process of farming corn with the use of alternative objects
 - Instructions that walk the user through the steps of the process and guide them to various stations around the park to participate in each phase e.g. watering, planting, exposure to sunlight, explanation of harvesting and reaping, etc.
 - By operating like a sort of scavenger hunt, this feature will also encourage movement, reduce congestion in one area, create an opportunity for teamwork, and provide intellectual stimulation
 - Child sized replica of the “Mitt Patterson Store”
 - Users can pretend to buy and sell goods
 - Sign displaying some of the most popular goods and their prices
 - Historical plaque with information about the store
 - Climbable tractor-like structure with interactive features
 - Attached tools to turn the wheels as though they’re being repaired
 - Moveable gears, pedals, steering wheel
 - Include adaptive features designed for differently abled users
 - Rubberized surface that appears to look like wood chips
- Peace and Participate Features
 - Pavillion
 - A place of sheltered connection for gathering, dining, celebrating, relaxing
 - Modern structure that feels like an open air greenhouse with skylight-like transparency features on the roof to enhance the feeling of being seamlessly connected to the environment
 - Lawn
 - Observation Deck Overlooking Broad Creek
 - “Reflection Deck”
 - Storytelling plaques embedded along wood and cable fencing in the shape of a semicircle
 - Paved Walking Paths
 - Gullah symbols, words, stories, stamped into concrete along the way
 - Pedestrian Bridge
 - Engraved Gullah poetry written across the bridge
 - Add interest to the cross walks and parking spaces with painted murals by local artists
 - A signature symbol in honor of the Indigo farming on the Island

TAYLOR PARK

Wild Horse Road

4.9 Acres

HISTORY OF THE LAND

- Land donated by the Taylor Family
- Land most notably occupied by the family of Genie and Isaiah McKnight
 - Relatively small family
 - Known for being farmers and fishermen

CREATIVE INTERPRETATION

- Dominate Theme
 - Farming was an essential way of life on Hilton Head. Many families were known for the dominant crop that they harvested. In honor of the McKnight family's history of small family farming and fishing, Taylor Park will display a contemporary take on the peace that existed in their lives as Islanders in a communal relationship with the land.
 - This park will invite visitors to experience the peaceful play and inspiring serenity our island has to offer, while reflecting on the richness of the cultural history.
- Play Features
 - Swings
 - Stylistically oversized
 - Distinctly varying in size
 - Singular, 2 person, and 3 person swings
 - Designed from oak and nautical rope made to mimic the look of moss to allow the swings to feel like they're growing organically from the trees
 - Engraved with Gullah names, words, sayings or phrases
 - Include an adaptive swing
 - Nautical rope, climbable rope swings
 - Fisherman's Knot Board
 - Interactive board with several strands/bundles of attached nautical rope that have instructions detailing how to tie various fisherman's knots and explaining when, why, and how they might be used
 - Tree House
 - A treehouse that fits in so naturally, it looks like it's grown out as an extension of the tree, yet modern in design
 - Multiple points of access including a nautical rope ladder to climb
 - Fishing Boat/s
 - A small fishing boat play structure with wooden attachments that mimic fishing poles that are engraved with the types of fish that would have been caught and quotes in Gullah related to fishing
 - Boat covered in a mural designed with Gullah art in the style of Jonathan Green

- A "Fisherman's Journal" written in Gullah as if someone is offering a simple yet informative explanation in a storytelling format.
 - Posted on a freestanding pole with a sign that can be manually spun in order to read more about the process and patterns of a Gullah fisherman at that time.
 - Hopscotch through history that tells a story as you move forward
- Peaceful Participation Features
 - Pavillion
 - A place of sheltered connection for gathering, dining, celebrating, relaxing
 - Modern structure that feels like an design-forward farmhouse patio
 - Lawn
 - Paved Walking Paths
 - Designed to allow for contemplative weaving around the perimeter of the park and in between the trees
 - Designed to gracefully lead visitors to meander from path, to swing, to grass, to learning and resting
 - A sort of labyrinth style meditative design paved with symbols, words, and stories stamped into concrete along the way
 - The shape and flow of the path would be designed in a way that it feels like the weaving of a Gullah Basket
 - Wind Chimes
 - Locally designed wooden windchimes that add to the serenity of the space
 - Garden
 - Vibrant, colorful native plantings with descriptive markers naming the plants and sharing stories of how various agricultural elements; flowers, plants, seeds, leaves, etc. were utilized for a variety of purposes
 - Bike Racks
 - Designed with engraved silhouettes of people fishing
 - Add interest to the cross walks and parking spaces with painted murals by local artists
 - A signature symbol in honor of the Indigo farming on the Island