



## **Community Work Shop #1 January 20, 2011**

RoadMap 2020 kicked off with a Community Work Shop for property owners on Thursday, January 20 at the Sea Pines CSA Community Center. More than 200 property owners crowded into the room eager to know more of the plans for developing a strategic plan for Sea Pines as it moves into its next 50 years.

Cary Kelley, Executive Vice President of CSA, welcomed the property owners and introduced Scott Parker, partner in DesignWorks, the land planning company based in Charleston, SC, that has been selected to work with CSA to develop RoadMap 2020.

DesignWorks has assembled a team of professionals in eight disciplines to work collaboratively on the formulation of the strategic plan to manage and improve the 1200 acres under CSA management. Their report to the Sea Pines property owners attending the Work Shop follows.

Video of the Work Shop presentation is available on CSA's website, [www.seapinesliving.com](http://www.seapinesliving.com). Individual video segments follow the outline below.

Property Owners are encouraged to comment on any of the topics in any of the disciplines. The RoadMap 2020 team welcomes your comments and encourages your input. Please visit the website, email [roadmap@csaseapines.com](mailto:roadmap@csaseapines.com) or visit the CSA office.

### **Guiding Principles: Scott Parker, Design Works, Landscape Architecture**

*DesignWorks and Sea Pines are guided by several principles as they address the needs of the community and its residents in the decades to come:*

- Sea Pines' Core Values, based on the vision of founder Charles Fraser and re-enforced by the Vision Update Task Force in 2009
- Environmental Stewardship
- Land Use Covenants
- Appealing Architecture

- A Welcoming Community that includes a vibrant Residential Community and Superior Resort and Commercial Amenities
- High Standards of Security, Maintenance and Community Services
- Responsible Governance and Sound Financial Structure

### ***The Hannover Principles***

The Hannover Principles is a set of statements about designing buildings and objects with forethought about their environmental impact, their effect on the sustainability of growth, and their overall impact on society. They were first formulated by William McDonough and Michael Braungart and are presented in a copyrighted 1992 document. These Principles may be of value to the members of the Sea Pines community as they look to the next 50 years.

The Hannover Principles may be summarized as:

1. Insist on human rights and sustainability
2. Recognize the interaction of design with the environment
3. Consider the social and spiritual aspects of buildings and designed objects
4. Be responsible for the effect of design decision
5. Ensure that objects have long-term value
6. Eliminate waste and consider the entire life-cycle of designed objects
7. Make use of “natural energy flows” such as solar power and its derivatives
8. Be humble, and use nature as a model for design
9. Share knowledge, strive for continuous improvement, and encourage open communication among stakeholders

### ***Sea Pines Community Zones***

Community zones have been roughly established that may impact the landscape and architecture used in defining these neighborhoods. These Community Zones are:

- South Beach
- Baynard Park
- Harbour Town
- Oceanside
- Plantation
- Club Course
- Forest Preserve

## **RoadMap Team of Consultants**

RoadMap 2020 is the collaborative work of a team of seasoned consultants expert in their individual disciplines. Leading up to the Community Workshop, the consultants worked together to establish some preliminary guiding principles intended to help frame comments and suggestions from the Sea Pines community. Following are the guiding principles by discipline:

### **Mobility: Wade Walker, Fuss and O'Neill**

- Establish Sea Pines as a “park-once” environment
- Promote biking as a primary way of moving about
- Create world-class pedestrian destinations
- Create attractive and balanced roadways

### **Public Realm Parks: Scott Parker, DesignWorks**

- Determine the role each park and open space plays in daily life
- Name the most important parks
- Have neighborhoods identify with their parks
- Accommodate desired activities
- Emphasize unique ecosystems of each park
- Consider needs of residents now as well as future residents

### **Forest Preserve: Scott Parker, DesignWorks**

- Expand the role that the Forest Preserve plays in Sea Pines
- Enhance the Forest Preserve’s edges, definition, and reading from the surrounding community
- Enhance the Forest Preserve’s entries and provide multiple entries
- Improve infrastructure and facilities within the Forest Preserve

### **Cultural Resources: Carol Poplin, The History Workshop**

- Use cultural resources to create a sense of place and add value to Sea Pines
- Provide opportunities to learn about the cultural resources
- Create a Stoney-Baynard Ruins management/stewardship program
- Establish a “Friends” organization
- Study and establish resource-sensitive travel spaces
- Update signage
- Create an indoor museum experience
- Create educational programming (could be income generating)

### **Storm Water Management: Ray Pittman, Thomas and Hutton, Civil Engineers**

- Establish lagoon-edge treatment programs for Sea Pines’ 300 acres of lagoons
- Create a program to prevent flooding
- Encourage the recreational use of the lagoons and lakes
- Improve the aesthetics of lagoons throughout the community
- Improve water quality

**Signage: Gil Schuler, Graphic Design**

- Create unified signage in four areas:
  - Wayfinding (directional)
  - Identification
  - Orientation
  - Regulation
- Lower maintenance through materials selection

**Illumination: Mike Rollins, Moonlighting Landscape Lighting**

- Utilize lighting for recreational, functional and aesthetic use and safety
- Unify lighting through types of fixtures, source of light, and intensity of light
- Enhance the “Dark Sky” principle through glare control, intensity, and other techniques

**Irrigation & Environment Stewardship: Michael Clark, Clark Irrigation Design**

- Create a program that defines what, how much, and when to irrigate
- Design an irrigation system that uses water conservative components and is managed by a “smart” control system that will maintain the health and beauty of the landscape while being conservative of the water supply

**Horticultural: Kari Whitley, Scout Horticulture Consultation**

- Enhance the sense of place that is the Sea Pines landscape
- Update the plant selections with natives of the maritime forest
- Enhance the natural landscape
- Continue encouragement of the wildlife habitat
- Steward the maritime environment by removing invasive plants
- Offer planting alternatives in areas where turf no longer thrives
- Select plants that enhance this ecosystem

**Arborculture: Chris Hughes, Brookwood Tree Consulting**

- Encourage a long-term vibrant tree canopy
- Highlight the unique aspects of the native maritime forest ecology
- Identify landmark trees to provide with exceptional care
- Develop a regular program of new tree plantings to maintain the canopy