



Site Inventory + Analysis **Executive Summary**



Amelia Island Plantation

Community Association

*AIPCA Paths, Trails, Kayak Storage, Kayak Launch, &
Community Gathering Spaces*

November 26, 2014

Revised December 17, 2014



Marquis
Halback

The Marquis Halback Team



AIPCA Paths, Trails, Kayak Storage, Kayak Launch, & Community Gathering Spaces

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Site Inventory + Analysis Executive Summary

Introduction + Overview

Established, yet pristine, Amelia Island Plantation (AIP) is a hidden luxury island community south of Fernandina Beach, Florida. Positioned along A1A, the community boasts **both beachfront and marshside** views knit within coastal dunes and hammocks. Originally designed by well-known landscape architect Ian McHarg in 1971, the community was developed to emphasize harmony with nature. Through the preservation of marsh, tidal, and coastal lands, Amelia Island Plantation was one of the first sustainable resort communities of its kind.

Through assembling a Community Revitalization Task Force and partnering with Marquis Halback, Inc. (MHI), Amelia Island Plantation is **striving to re-establish itself within the realm of similar, modern resort communities**. With over 1,350 acres of oak canopied residential and commercial development and amenities nestled within the marshlands and along the Amelia River, Amelia Island Plantation has many opportunities for **connections to both the surrounding context** as well as the **network of natural destinations** within.

The Amelia Island Plantation Community Association (AIPCA) represents everyone who owns property on Amelia Island Plantation. Committed to the success of the community and its residents, the AIPCA is committed to propel AIP to the forefront of nature-based resort communities through the masterplanning of a trail network, kayak launch, and community gathering spaces.

PATHS + TRAILS



KAYAK STORAGE



KAYAK LAUNCH



COMMUNITY GATHERING





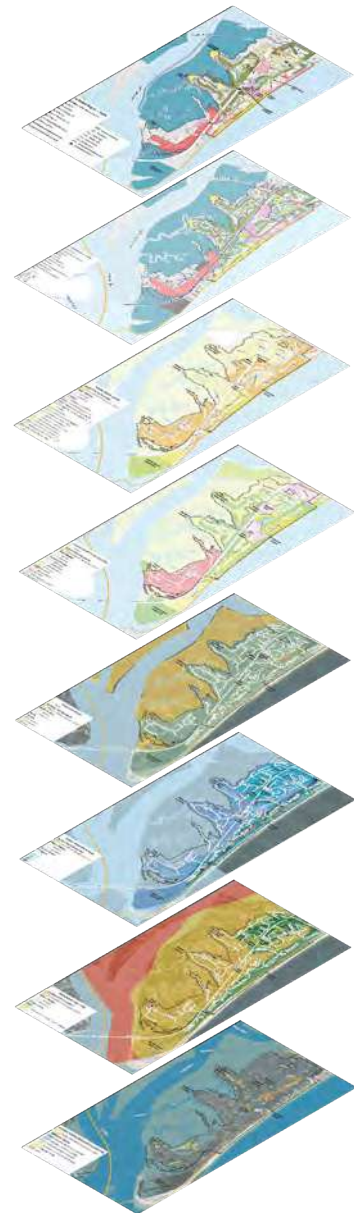
Site Inventory + Analysis Executive Summary

Basemap and Inventory

Similar to Ian McHarg’s layered planning effort, the MHI team used state of the art geographic information systems (GIS) software to develop an understanding of the site. Through coordinating with local, regional, and state agencies such as **Nassau County GIS** and **Florida Fisheries and Wildlife**, the MHI team was able to develop an extensive GIS layer database. In addition to digital information, the team traveled to AIP on two inventory visits to collect data and record their observations. For example, the team used a GIS mapping software to accurately map trail locations as they biked around the community.

GIS Layers:

- Roads (Nassau County)
- Parcels/Ownerships (Nassau County)
- Jurisdictional Boundary (Nassau County)
- 1ft Contours (Nassau County)
- 2014 Aerial Imagery (Nassau County)
- Hydrology (Florida Fish and Wildlife Service)
- Zoning (Nassau County)
- Future Land Use (Nassau County)
- Flood Zones (Nassau County)
- Storm Surge (Nassau County)
- Soils (Nassau County)
- Vegetation Zones (Florida Fish and Wildlife Service)
- Marine Mammal Habitats (Florida Fish and Wildlife Service)
- Wildlife Observation Points (Florida Fish and Wildlife Service)
- Sea Turtle Nesting (Florida Fish and Wildlife Service)
- Critical Areas for Wildlife (Florida Fish and Wildlife Service)
- Breeding Bird Atlas (Florida Fish and Wildlife Service)
- Boat Ramps (Florida Fish and Wildlife Service)
- Bike Trail Routes (TrailTracker GPS iphone App)



The GIS and field data was compiled into a series of base maps to further understand the site and context of Amelia Island Plantation. **Each map focuses on the intersection of development and the environment.**



Site Inventory + Analysis

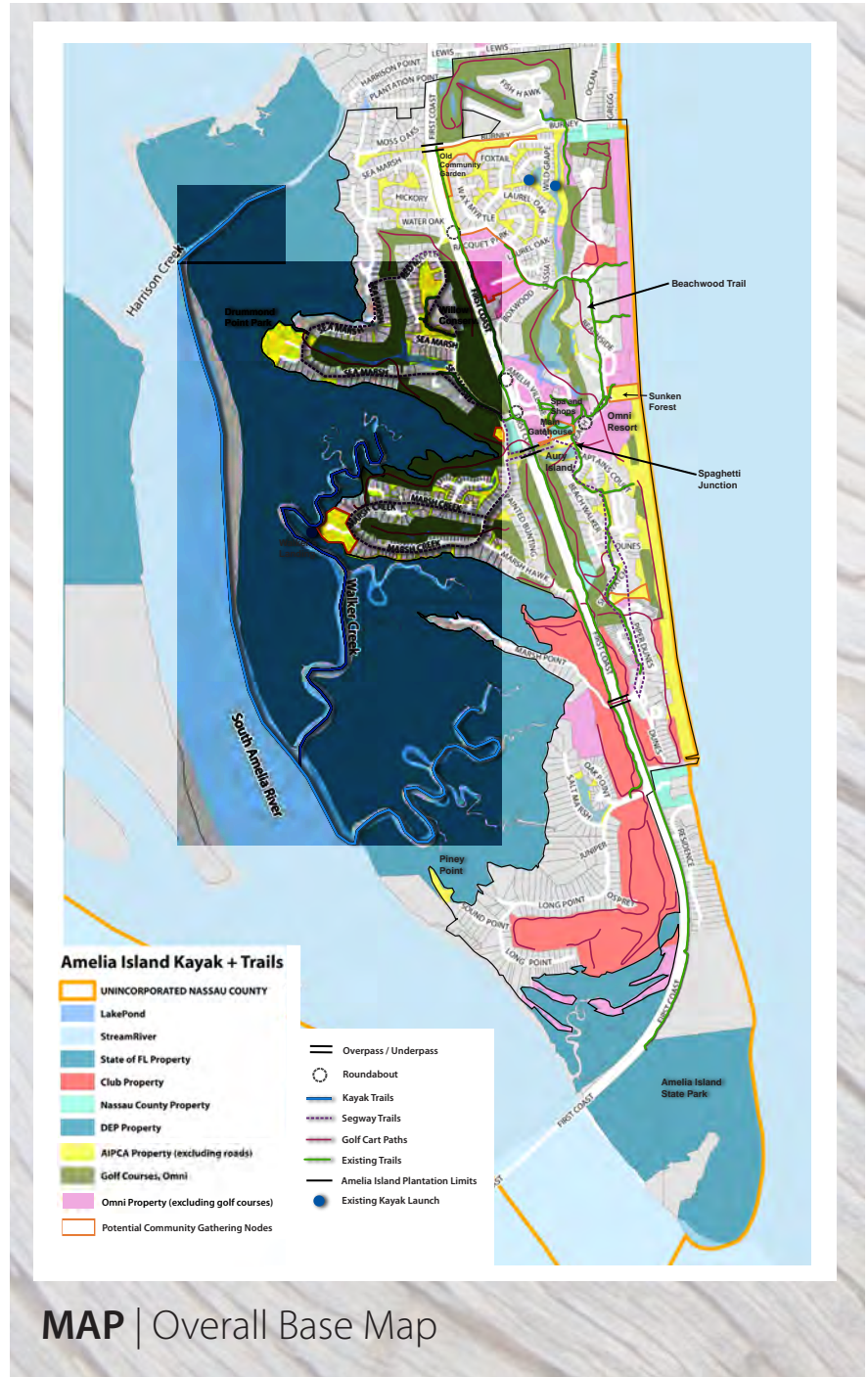
TAKEAWAYS | Overall Base Map

The overall basemap serves as the basis for the team’s planning efforts. Combining existing trail locations, kayak launches/routes, and parcel ownership data, the map begins to **show the present connections, but more importantly the lack of trail connections.**

The **First Coast Highway (A1A)** surfaces as a divider within the community boundaries. Providing connections across this highway is critical to providing an effective trail network.

The extents of the map also showcase **opportunities for connecting to adjacent lands such as Amelia Island State Park.**

Additionally, the map highlights the **areas of opportunity for the Community Association to expand and develop community gathering nodes.** The possible locations for community gathering nodes are outlined in orange, providing an overall view of their placement in the context of the community.





Flood Zones



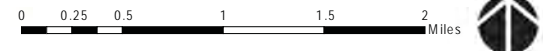
Storm Surge



Soils



MAP | Flood Zone + Storm Surge + Soils



TAKEAWAYS | Flood Zone + Storm Surge

Due to the beachfront setting of Amelia Island Plantation, the flood zone and storm surge maps represent a critical environmental factor influencing the landscape. As a result of the **large, preserved back dunes along the oceanfront side of the community, much of the property is protected from flooding and average category storm surge.** However, in the event of a large storm event, the oceanfront setting of Amelia Island proves to be detrimental. Therefore, in the placement of trails and community gathering nodes, it is important to focus on material choice and built impact in these vulnerable regions, especially along the western side of AIP.

TAKEAWAYS | Soils

Although not complex, the soil zone is an important factor to consider in trail design. Amelia Island is almost entirely **fine sand soil**, which is critical when determining trail material, structural components, and water holding capacity. The marshlands on the western edge of the island are **muck peat soil**, meaning they are very moist and hold a great deal of water. These soils affect the kayak routes and launches.



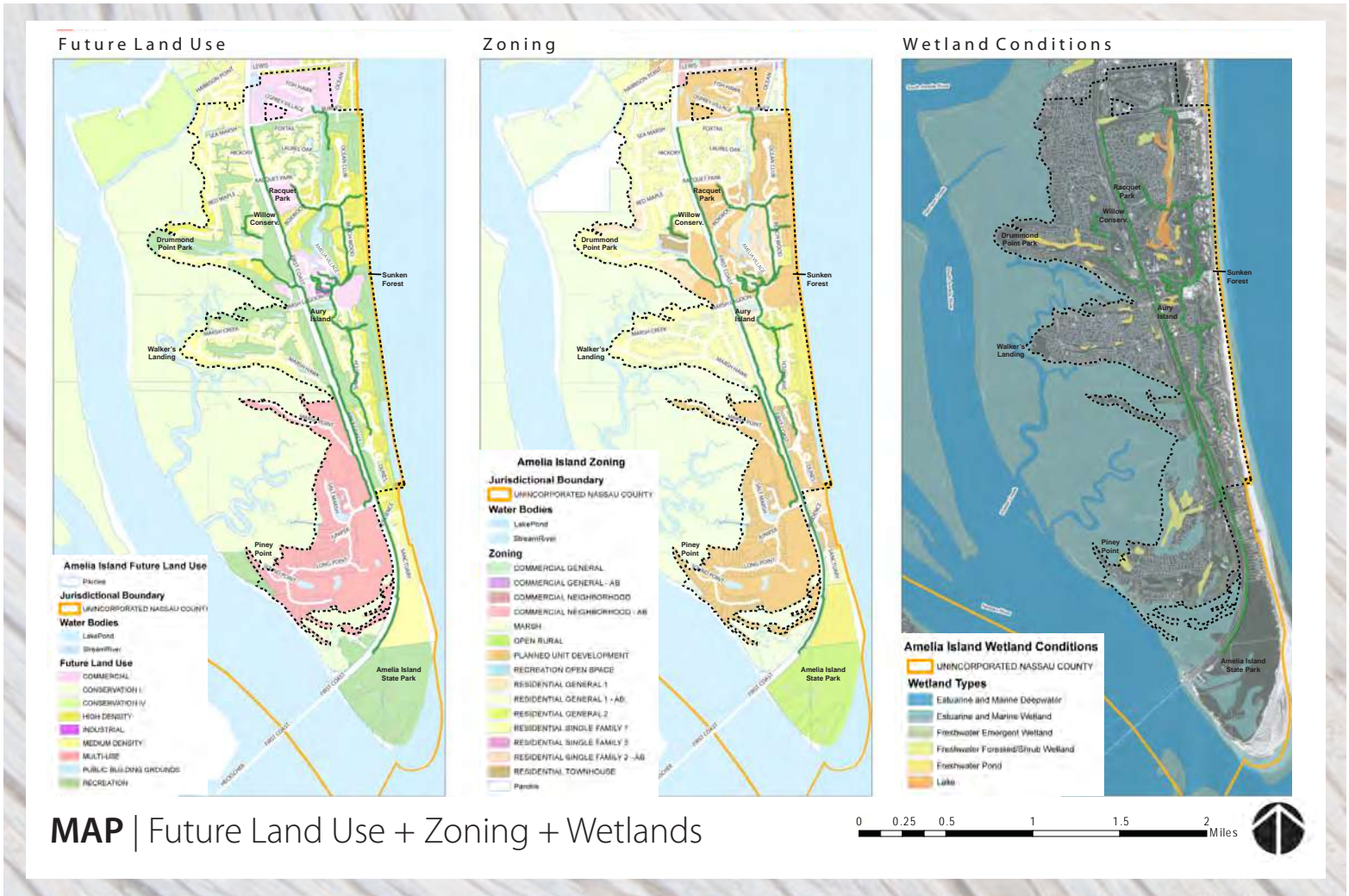
TAKEAWAYS | Future Land Use + Zoning

The MHI team developed land use and zoning maps to identify and compare the existing and future land use within Amelia Island Plantation. The maps represent the opportunities and constraints of development within the plantation. Generally, there were few surprises from this information.

TAKEAWAYS | Wetland Conditions

Wetlands are fragile, but critical areas within the coastal landscape. The wetland conditions basemap **highlights the areas which will be challenges for trail design or require alternative material choices such as a boardwalk.**

The basemap also showcases the surrounding marsh wetland as an opportunity for wetland education.



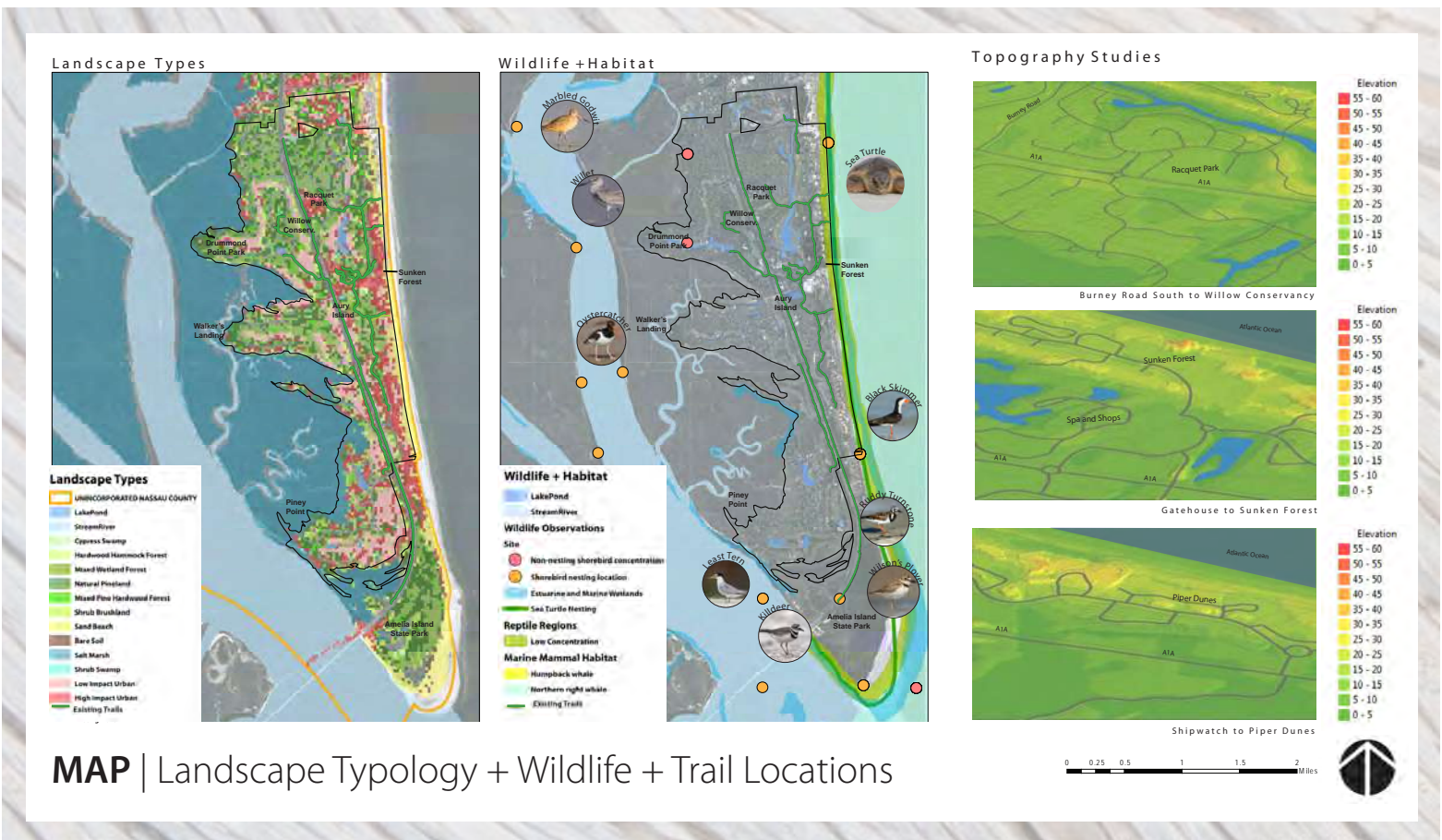


TAKEAWAYS | Landscape Typology + Wildlife Habitats

The basemaps of landscape typology showcase the diverse conditions throughout Amelia Island Plantation. The MHI team can use this data to analyze the types of tree canopies and vegetation along existing trails in order to create trails that **provide unique user experiences through the landscape**. The wildlife habitat map also provides a framework for the trails masterplan. By identifying the wildlife in the area and their habitat locations within the community, this information can inform the **placement of trail nodes for wildlife viewing and educational signage**.

TAKEAWAYS | Topography Study

The topography studies feature **three areas within the community where the topography will impact development or trail planning efforts**. The **Burney Road** area shows the relatively flat landscape with low areas located in Willow Conservancy and along the intersection of Burney Road and A1A. The **Sunken Forest** area showcases the dramatic topographic change of the dunes as well as the ridge of topography behind Beachwood. The **Piper Dunes** Basemap shows the dune topography and low points across A1A. These low points and topographic changes are important to note as we move forward with the trail design and placement as well as the siting of the community/fitness center.





TAKEAWAYS |
Current Trail Locations

The trail + destination map focuses on the existing trail locations and destinations within Amelia Island Plantation.

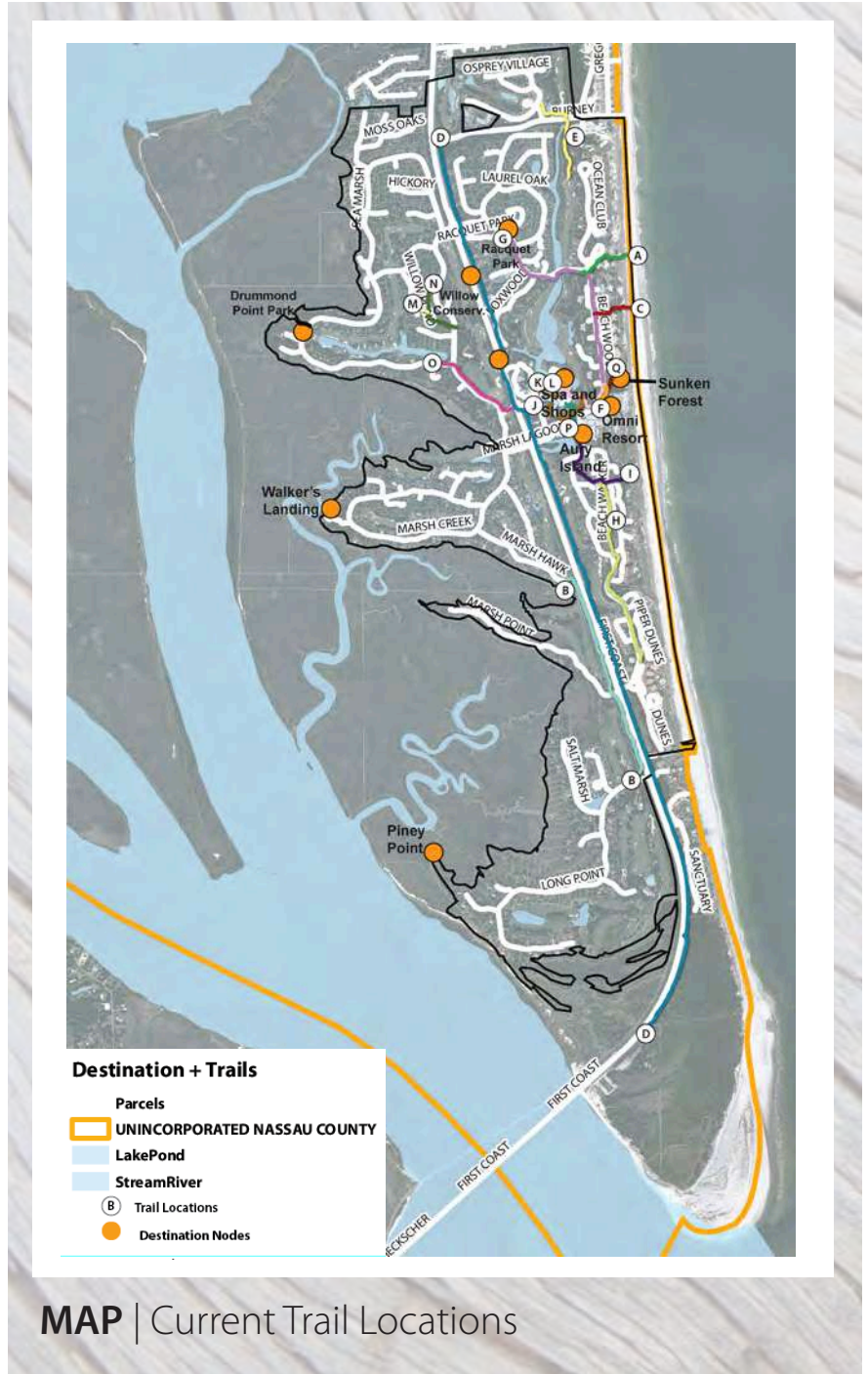
The map is valuable in showing the **trail routes and their connections...or lack of connections.**

This map exposed the lack of trails along the marsh and lack of trail connections to the kayak launch and Drummond Point Park west of A1A.

Overall, the map shows the need for (a) strong east-west trail access across A1A, (b) improved beach access, and (c) connectivity (without dead ends).

Existing Trail Map

- A — Club Villa Beach Access
- B — Marsh Hawk to Longpoint Gate
- C — Beachside Road Beach Access
- D — A1A Trail
- E — Burney Road to Osprey Village Connector
- F — Beachwood Trail to Omni Entrance
- G — Beachwood Intersection to Racquet Park
- H — Beachwalker Beach Access to Dunes Club
- I — Beachwalker Beach Access to Aury Island
- J — Amelia Wheels to Spaghetti Junction
- K — Amelia Wheels to Golf Course
- L — Amelia Wheels to Beachwood Intersection
- M — Willow Conservancy Access Trail
- N — Sea Marsh Road to Willow Conservancy
- O — Sea Marsh Entrance to Club Villas
- P — Putt Putt to Aury Island
- Q — Parking Lot to Omni Parking Garage North



MAP | Current Trail Locations

*See next page for breakdown of trail section mileages.



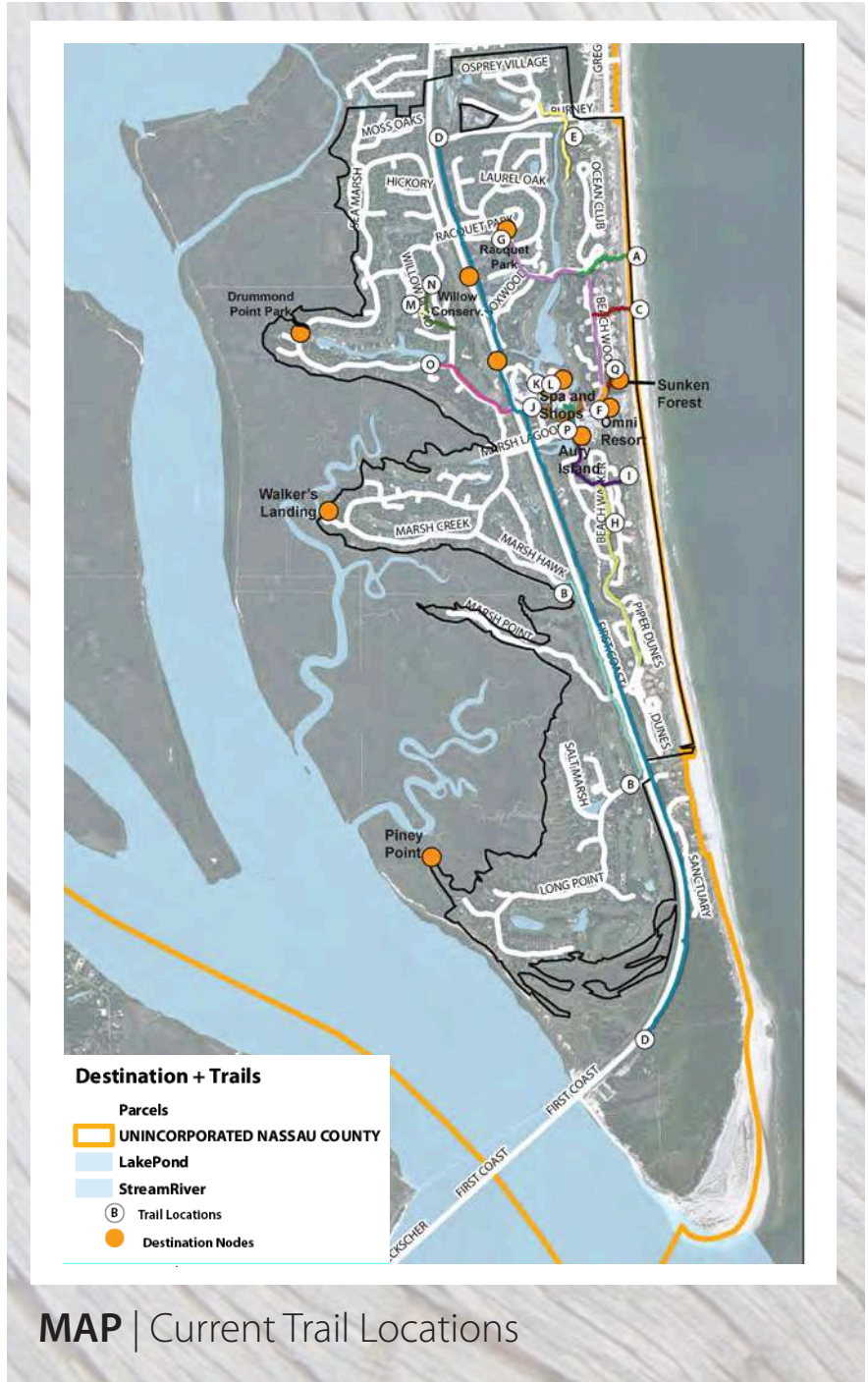
TAKEAWAYS | Current Trail Length

Amelia Island Trail Directory

Trail Name	Mile(s)
A Club Villa Beach Access	0.19
B Marsh Hawk Road to Long Point Gate	0.79
C Beachside Beach Access	0.13
D A1A/FDOT Greenway	3.27
E Burney Road to Osprey Village Connector	0.33
F Beachwood Trail to Omni Entrance	0.08
G Beachwood Intersection to Racquet Park	0.76
H Beachwalker Access to Dunes Club	0.69
I Beachwalker Beach Access Trail to Aury Island	0.35
J Amelia Wheels to Spaghetti Junction	0.11
K Amelia Wheels to Golf Course	0.29
L Amelia Wheels to Beachwood Intersection (at Sunken Forest)	0.28
M Willow Conservancy Access Trail	0.03
N Sea Marsh Road to Willow Conservancy	0.24
O Sea Marsh Entrance to Club Villas	0.35
P Putt Putt to Aury Island	0.15
Q Parking Lot to Omni Parking Garage	0.06
Total:	8.10

Existing Trail Map

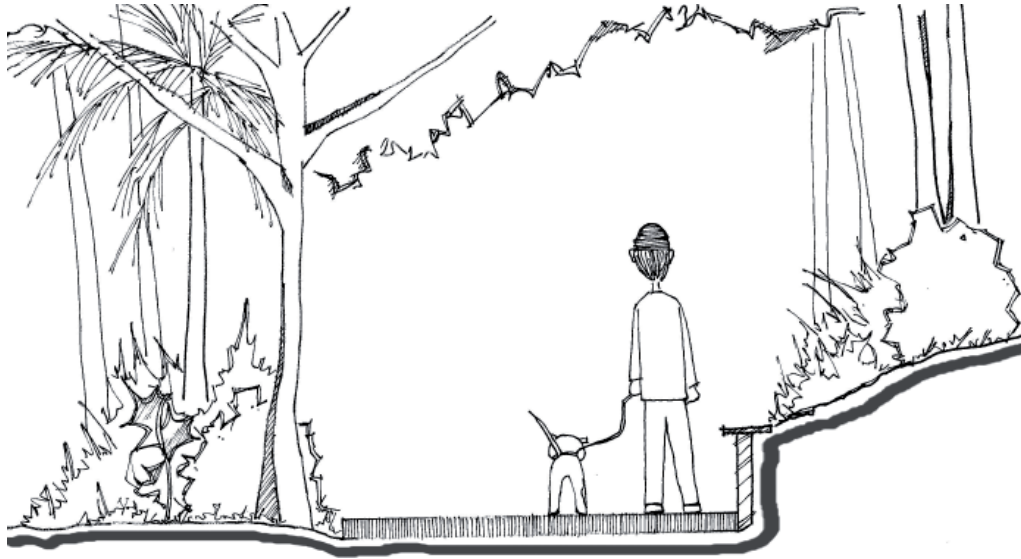
- A Club Villa Beach Access
- B Marsh Hawk to Longpoint Gate
- C Beachside Road Beach Access
- D A1A Trail
- E Burney Road to Osprey Village Connector
- F Beachwood Trail to Omni Entrance
- G Beachwood Intersection to Racquet Park
- H Beachwalker Beach Access to Dunes Club
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MAP | Current Trail Locations



Existing Trail/Road Conditions



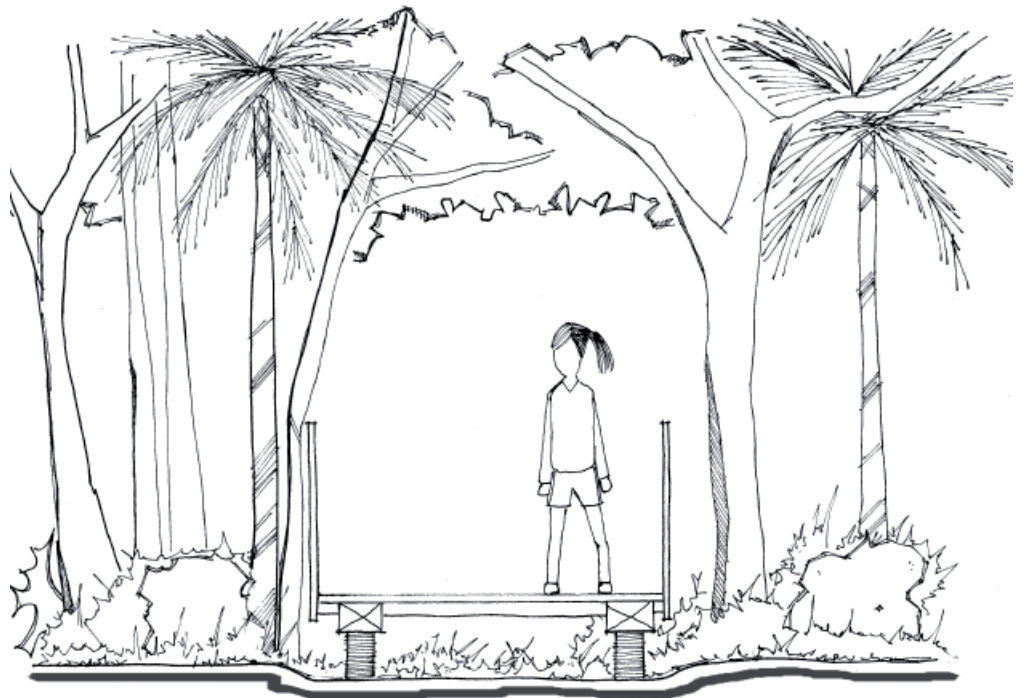
Beachwood Trail

separate trail through forest canopy
9' wide asphalt path
no clear shoulder
nestled among trees



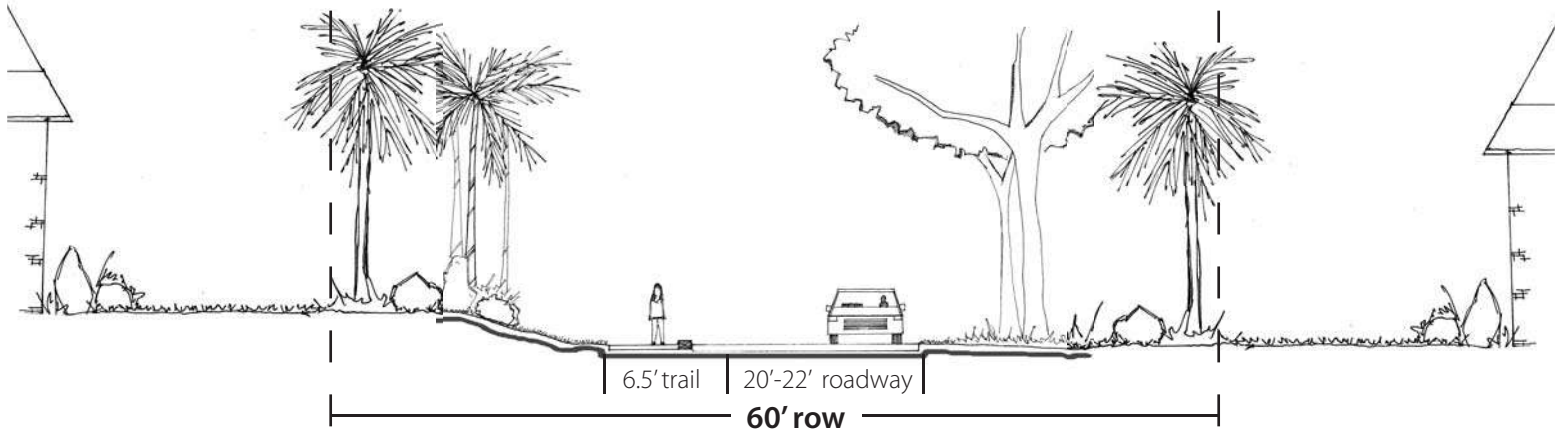
Beachwood Boardwalk

elevated boardwalk through forest canopy
9' wide pathway



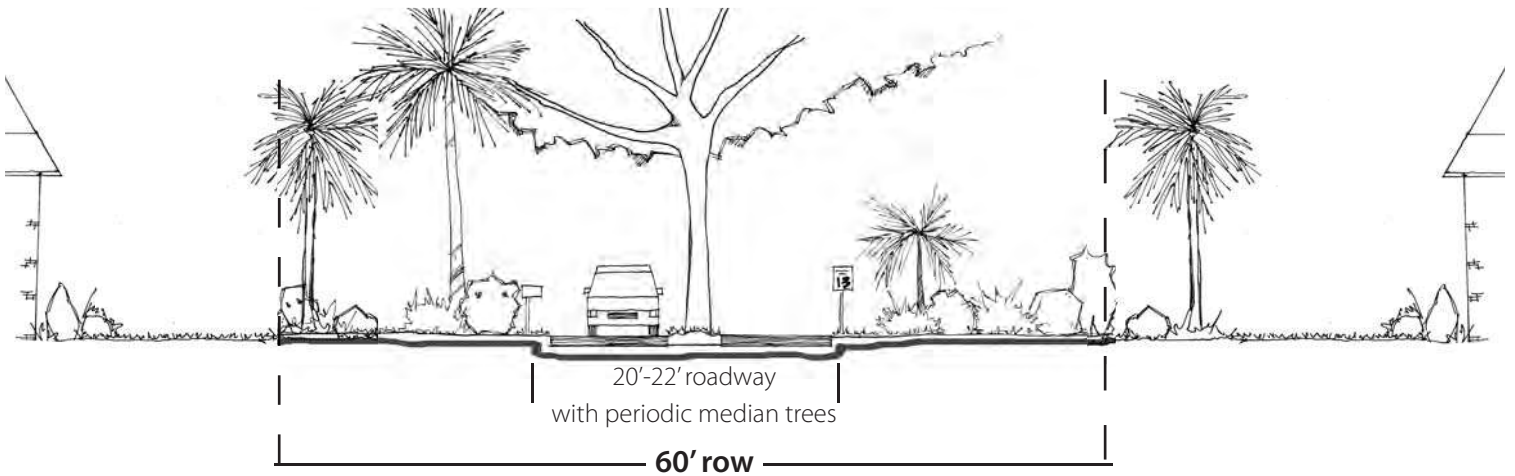


Existing Trail/Road Conditions



Sea Marsh Road

separate multi-use pathway adjacent to road
60' right-of-way
6.5' paved trail



Marsh Creek Road

no delineation of trail along roadway
asphalt road
60' right-of-way
common condition along residential roads within community



Existing Community Gathering Spaces

The current community gathering space, including (a) the Property Owners Clubhouse (POC), (b) Racquet Park fitness center and meeting rooms (owned by Omni), (c) the Walker’s Landing lodge, and (d) Drummond Point Park, do not measure up to the other communities analyzed by the Community Revitalization Task Force.

Property Owners Clubhouse (POC)

Built in 1985, The Clubhouse is a 4,234 sf facility used as a gathering place for casual luncheon dining, special catered meals, bridge and game clubs, and meetings of special interest groups. Located on approximately one acre, the POC is adjacent to the main golf facility with breathtaking views of the salt marsh. The building contains 1,500 sf of meeting space accommodating 79 people and a 500 sf dining room.

Pros:

- natural setting
- inviting outdoor space
- great views of marsh
- central location close to A1A

Cons:

- small facility overall for indoor gathering
- outdated



Racquet Park Fitness Center/Meeting Space

With approximately 2700 sf of fitness space and 3,200 sf of meeting rooms, Racquet Park is a popular central gathering space within the community. Ideal for groups around 100 people, the facility is a self-contained meeting space adjacent to AIP’s resort tennis complex. Although Omni-owned, Racquet Park houses the community fitness center and indoor heated lap pool in addition to the accessory shop and locker rooms.

Pros:

- beautiful oak canopy
- large site with central location

Cons:

- small facility overall
- outdated fitness center





Existing Community Gathering Spaces

Walker's Landing Lodge

Located on six acres overlooking the expansive marsh and Amelia River intracoastal waterway, Walker's Landing is the home to the community kayak launch in addition to a 5500 sf waterfront event lodge. A wide wrap-around deck and high ceilings create an ideal setting for weddings and other special events, accomodating 250 people. The facility includes 1800 sf of heated and cooled space as well as a full catering kitchen.

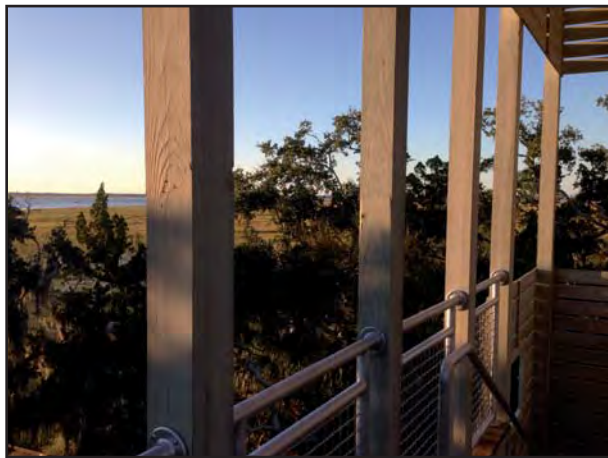


Pros:

- amazing views
- large space for entertainment

Cons:

- not centrally located
- hard to find



Drummond Point Park

Extending out into the western marshlands of Amelia Island Plantation, Drummond Point Park is a recently renovated community park. The six acre property includes a playground area and basketball court, small pond, several nature trails, and wildlife observatory platforms in addition to a community pavilion.

Pros:

- great marsh views
- connection to trails
- natural canopy
- multi-generational appeal

Cons:

- isolated from A1A



Case Studies, Level of Service, & Trends

Overview + Summary

As noted even in the name of the “Community Revitalization Task Force,” there is a sense that **Amelia Island Plantation has slipped in its preeminent, environmentally focused position among its peers.** Examining similar resorts and their amenities is an important part of the process. Analyzing other communities’ approaches to amenity development is critical. Looking both regionally and nationally, it is evident that other communities, both new and old, are facing the same challenge of keeping current and meeting homeowner expectations.

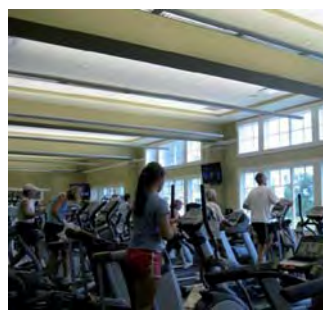
Case Study Analysis			
AIPCA CRTF Case Studies*	Lessons Learned	MHI Team Case Studies	Lessons Learned
Alys Beach, SC Highlands Ranch, CO Rosemary Beach, FL Hilton Head Plantation, SC Kiawah Island, SC Reynolds Plantation, GA Sandestin Resort, FL Sea Pines Plantation, SC Seabrook Island, SC Sunriver Community, OR WaterColor, FL Wild Dunes Resort, SC	+ AIP's natural setting is number one feature + Significant investment + AIP amenities = non competitive + Growing demand for active lifestyle + Fresh community look is key! + Multi-generational appeal + Golf is no longer main draw for some communities	St. James Plantation The Landings Daniel Island Nocatee Community Woodside Plantation <u>Comparable Facilities</u> Seabrook Fitness Center Reynolds Plantation Pavilion Alys Beach Spa/Dining Experience Sea Pines Updated Aesthetic WaterColor Amphitheater	+ AIP has unique character among other communities + Audobon Communities/Sustainability Program + Connection and access to community gathering spaces is key! + Younger generation expects modern amenities + Flexible spaces are critical + Fresh paint and landscape can add a lot!
*from CRTF Group 1 Community Reports Document			



Trails for Tails Dog Park
Nocatee Community



Pavilion
Reynolds Plantation



Cardio Center
Seabrook Island



Covered Kayak Storage
Kiawah Island



Community Art Studio
Seabrook Island



Amphitheater
Watercolor Community



Outdoor Pool Area
Reynolds Plantation



Indoor Pool
Seabrook Island



Community Gathering Site Study

After assessing the existing community gathering spaces within AIP and examining comparable facilities in other communities, the MHI Team and AIPCA determined there was an inherent need for an updated community gathering center. In their research, the MHI team specifically noted the current fitness center in Racquet Park and meeting rooms were lacking modern appeal and accommodation.

In partnership with architect Les Thomas, the MHI Team developed a set of six possible sites for the community gathering building. The sites range from undeveloped plots of land that are community owned to existing community gathering spaces that need updating. The sites are shown below:



Racquet Park (north)

Pros

- clean slate
- adjacency to Racquet Park facilities
- vehicular accessibility from A1A
- iconic natural setting

Cons

- remove oak grove
- close proximity to residential



Racquet Park (south)

Pros

- central location within community
- large, open level site

Cons

- nearby residential
- accessibility issues





Burney Road

Pros

connection/visibility along A1A
 potential northern "gateway" into community

Cons

wetland landscape
 need buffer from adjacent residential



Property Owners Clubhouse

Pros

central location
 marsh views
 connectivity
 iconic to AIP

Cons

sufficient parking/small site



Beach Lagoon

Pros

proximity to Omni/main gate
 knit into existing canopy
 connection to cart paths/trails

Cons

parking





Walker's Landing

Pros

- great marsh views
- existing lodge & deck
- private, secluded site

Cons

- sufficient parking
- nearby residential



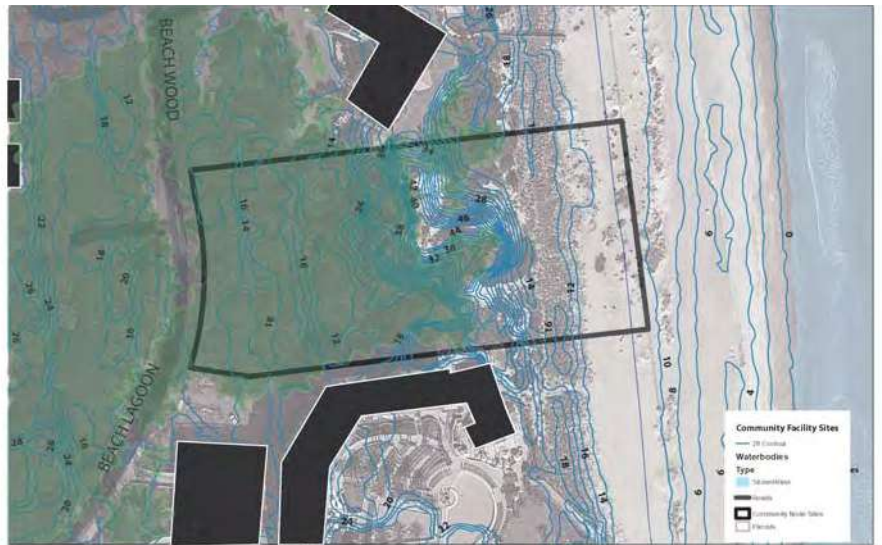
Sunken Forest

Pros

- close to Omni
- amazing views of beach

Cons

- small site
- loss of natural dunescape
- impact on coastline



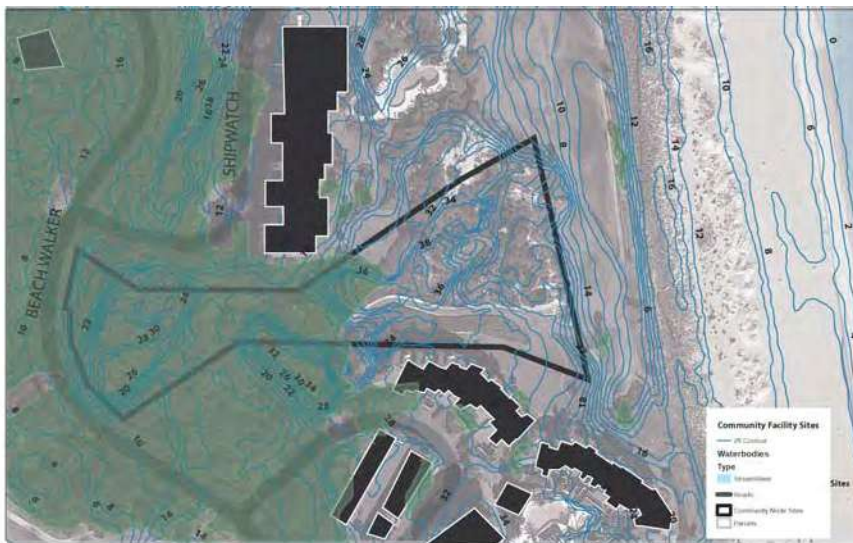
Shipwatch

Pros

- location on beach (breee, views, etc)
- community beach access

Cons

- lack of parking
- size
- proximity to residential





Level of Service Analysis: Purpose + Methodology

Research was collected on **16 resort communities across the country for the purpose of comparing the recreation offerings of Amelia Island Plantation with those of its "competitors."** Data was collected via resort community websites and through phone conversations with resort staff. Data was not available for all communities.

A Quotient Analysis method was used to compare recreation amenities among each resort while "holding" for population size or acreage. By adding the total size (i.e. trails miles, square feet) of a particular recreation amenity for ALL communities and then dividing this by the total population or acreage of ALL communities, a ratio is created showing the relationship between the amenity, population size, and total acreage. This same ratio is created for each individual community. When dividing the community ratio into the overall ratio, a quotient factor is created. Any community with a quotient factor greater than 1.0 means its more "specialized" in the recreation offering relative to the communities as a whole. Likewise, a quotient factor less than 1.0 means that community is less specialized.

A Quotient Analysis was conducted for the following:

- Trails (miles)/ Population**
- Trails (miles)/ Acreage**
- Community Space (sq. feet)/ Population**
- Indoor Fitness Center (sq. feet)/ Population**

Community	Population	Community Space (sq. ft)	Indoor Fitness/Recreation Centers (sq. ft)	Community/Population	Fitness/Population	Fitness Centers/Population Quotient
Sea Pines Resort	5,000	4,000	0 indoor fitness, conference center	38,366	0	1 fitness center
Seabrook Island	4,544	1,250	ballroom, board meeting room, 2 studios	38,300	1	1 fitness center
Summer Resort	3,300	1,700	31 meeting/event rooms	44,000	1	1 fitness center with 3 indoor
Norfolk/Dobbs Community	499					
Nivala Dunes Resort	7,600	4,133	Sweetgrass Pavilion with 12 balconies	63,620	2	2 fitness centers
St. James Plantation	5,292	3,165				3 fitness centers
The Landings	4,566	8,500	plantation ballroom, club library, 4 clubhouse, event lawn			1 fitness center
Danville Island	4,000	11,000				
Total	10,583	269,623		15	5	

Trail Name	Trail Mileage
A Club Villas Beach Access	0.17
B Marsh Hawk Road to Long Point Gate	0.79
C Beachside Beach Access	0.13
D ATA/FDOT Greenway	3.27
E Burney Road to Osprey Village Connector	0.33
F Beachwood Trail to Omni Entrance	0.08
G Beachwood Intersection to Racquet Park	0.76
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O Sea Marsh Entrance to Club Villas	0.35
P Putt Putt to Aury Island	0.15
Q Parking Lot to Omni Parking Garage	0.06
Total	8.10

trail mileages

spreadsheet of trail/community/fitness center data



Seabrook Island Fitness Center



Reynolds Plantation Pool



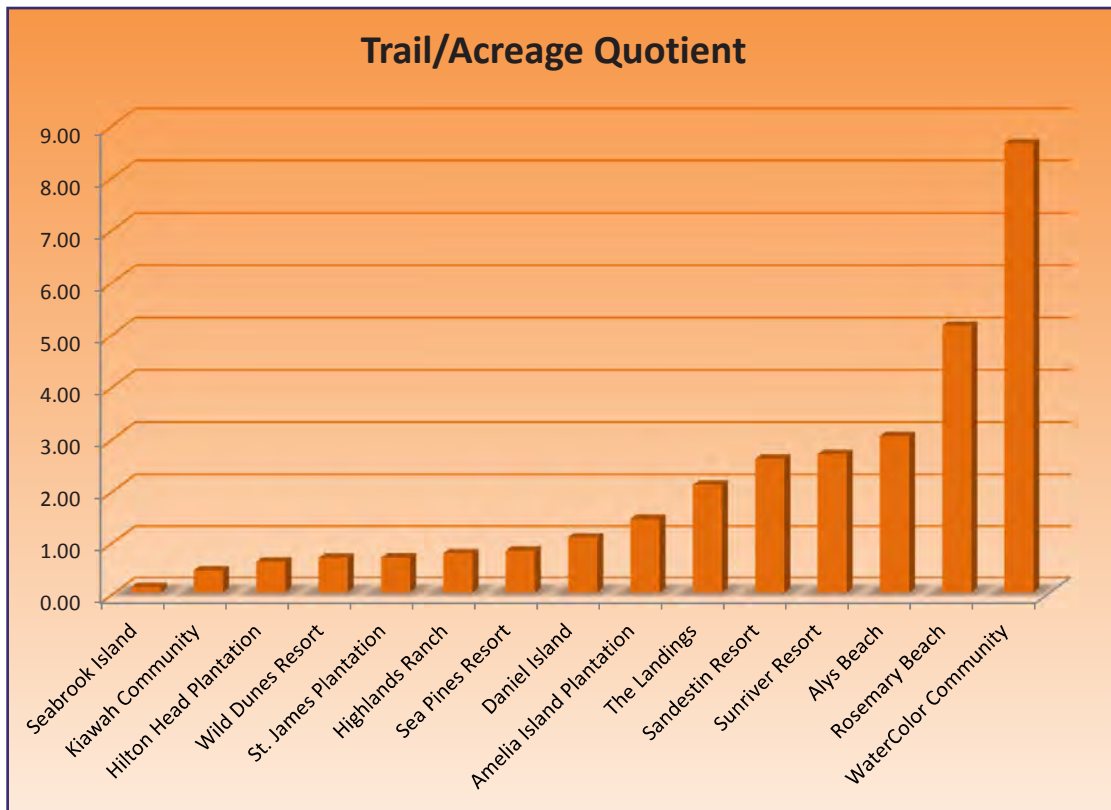
Level of Service Analysis: Trail Quotient (Acreage)

Out of the sixteen resort communities researched, ample population data was collected from 15 communities. Communities within the analysis have a total acreage of 68,836 and provide for a total 287.28 miles of trail. A ratio of 0.0042 is then divided into each community's individual ratio to determine the quotient factor.



Sunriver Community Greenway

Since Amelia Island Plantation's population is 1,350 with 8.1 miles of trails (4.83 on property + 3.27 on A1A), its ratio is .006, which results in a quotient factor of 1.43. **Six (6) other communities have higher quotient factors than Amelia Island Plantation.** Eight (8) communities including AIP maintain a quotient factor above 1.0 and would therefore be consider "specialized" compared to the 15 communities as a whole. The WaterColor Community, in Santa Rosa Beach, FL, is the most specialized with a trail quotient of 8.75. This resort maintains 499 acres and provides for 18 miles of trail for recreational use. Sandestin Resort, which is similar in its acreage to Amelia Island Plantation, maintains a quotient factor of 2.60; this resort has 2,400 acres and 26 miles of trails for recreational use.



trail acreage quotient graph for community comparison



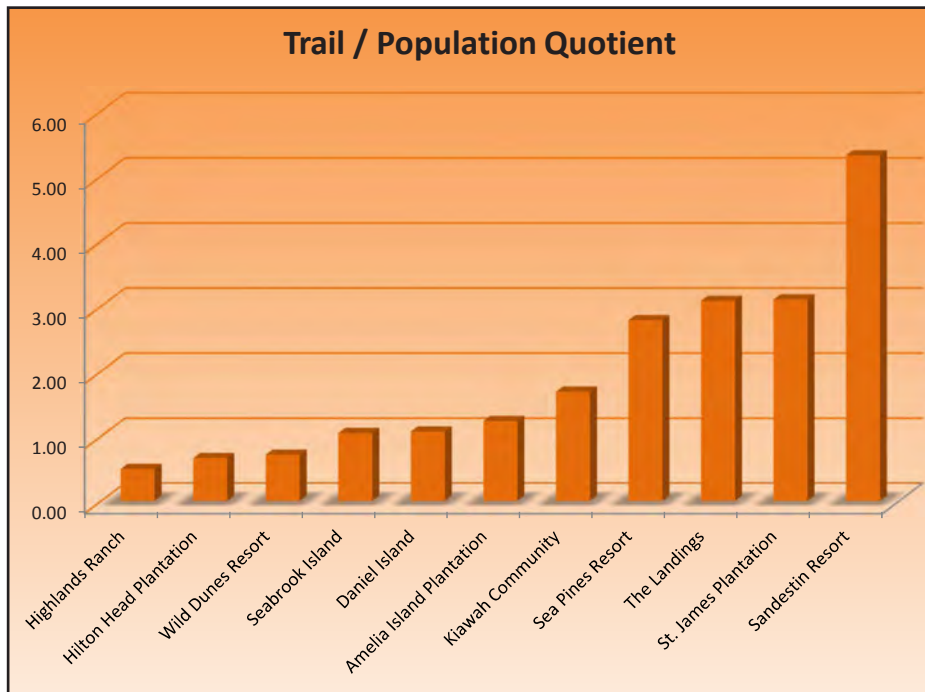
Burke-Gilman Trail adjacent to residences

Level of Service Analysis: Trail Quotient (Population)

Of the sixteen resort communities researched, ample population data was collected from eleven (11). The total population for all communities is 149,548 with 227.98 miles of trail. A ratio of 0.0015 is then divided into each community's individual ratio to determine the quotient factor.

Amelia Island Plantation (AIP) ranked in the middle of the range within this analysis with a quotient factor of 1.23. Sandestin Resort, in Miramar Beach, FL, was the most specialized with a 5.33 trail quotient. This resort has a population of 3,200 residents with access to 26 miles of trails for hiking and biking. Next, St. James Plantation and The Landings have similar quotients of 3.11 and 3.09 respectively. Wild Dunes Resort, in Isle of Palms, SC, which has a similar population to that of Amelia Island, provides for 4.5 miles of hiking and biking trails. When holding for population, AIP is significantly less specialized in trail amenities compared to other similar resorts.

**note: This analysis did not include Sunriver Resort. This community is an outlier in that it has only 1,700 people, but provides for 37 miles of trail. It is highly "specialized" in the provision of trails.*



trail population quotient graph for community comparison



Level of Service Analysis: Community Meeting Space Quotient

The MHI Team **analyzed both outdoor and indoor community amenity space.**

Regarding indoor “community meeting space,” this includes the lodge at Walker’s Landing, Drummond Point Pavilion, Property Owners Clubhouse, and Racquet Park meeting rooms. Ample data was collected for seven communities for this analysis, which measures the availability of community meeting space (sf) in relation to resort population size. The total population for communities in the comparison is 18,583 with 269,623 square feet of available meeting space. For this Quotient Analysis, the baseline ratio is 15.0 (15sf per resident).

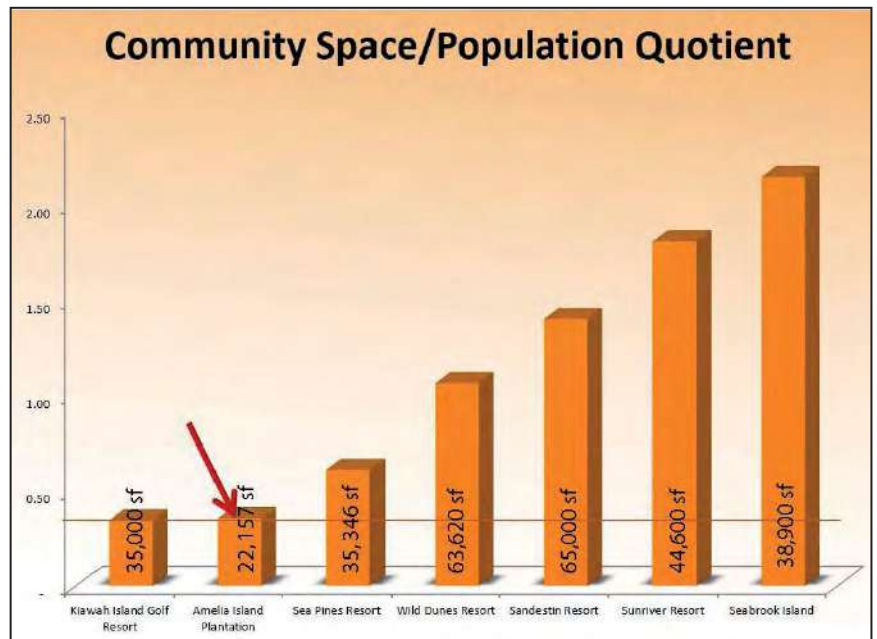


Sea Pines Resort Community Meeting Space

Seabrook Island, in Charleston County, SC, is the most specialized with a community meeting space quotient of 2.14, offering their 1,250 residents with 38,900 sf of meeting space. Wild Dunes Resort, in Isle of Palms, SC, which has a similar population to that of Amelia Island, has a community meeting space quotient of 1.06 providing its residents with 63,620 square feet of meeting space. **AIP only provides 22,157 square feet of meeting space and its 0.36 quotient clearly demonstrates a lack of meeting space when compared to the other resort communities.**

AIP Community Space

Walker’s Landing Lodge: 5500 sf
Property Owners Clubhouse: 4234 sf
Racquet Park /Fitness Center: 5900 sf
Drummond Point Pavilion: 6,523 sf
Total: 22,157 sf



community space population quotient graph for community comparison



Level of Service Analysis: Indoor Fitness Center Quotient

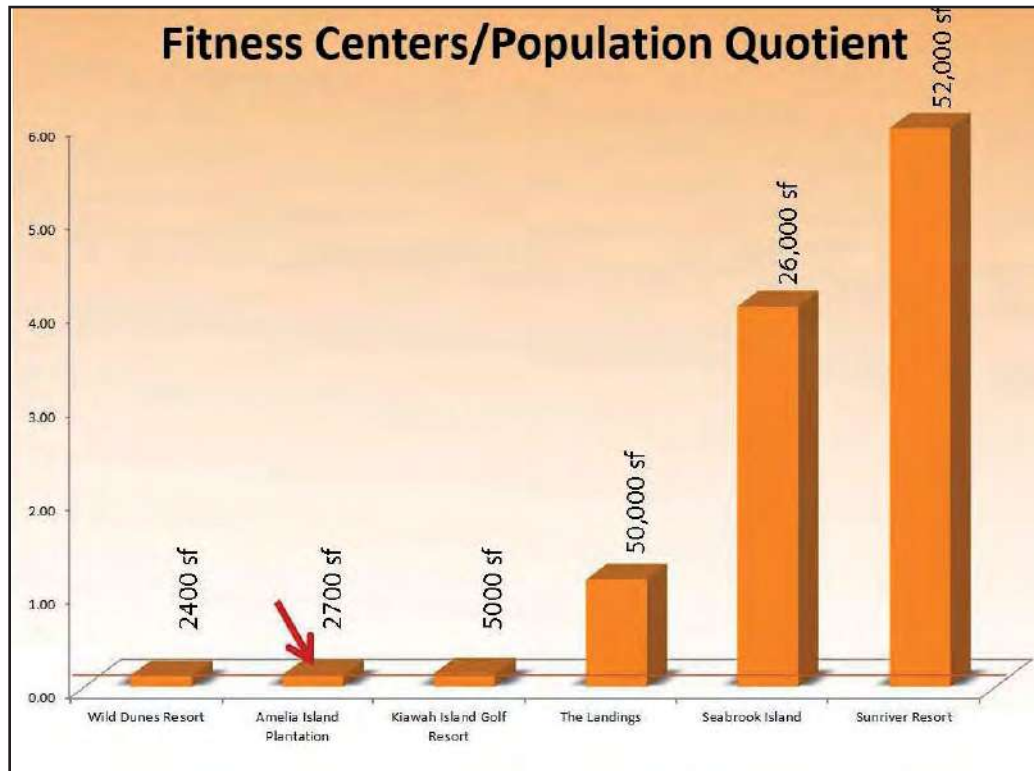
For this analysis, data was available for six communities. The Indoor Fitness Center Quotient gauges the availability of fitness centers (sf) in relation to population. The total population for communities in comparison is 26,883 with 138,100 square feet of indoor fitness center space offered. The baseline ratio is 5.0 (five sq.ft. per resident).



Seabrook Island Fitness Class

Sunriver Resort, in central Oregon, had the highest fitness center quotient of 5.95, offering 52,000 sf of recreation space for 1,700 residents. 50% of Sunriver Resort's fitness space accommodates their 3 indoor tennis courts. Also, their modern athletic facility offers strength training, an indoor lap pool, a movement studio, indoor tennis, and treadmills, elliptical trainers, and recumbent bikes.

With a quotient factor of 0.12, AIP is second to last in this comparison.



fitness center population quotient graph for community comparison



Trends in Parks and Recreation

Partnering with the project’s recreation planner, the MHI team developed a directory of relevant research of trends in parks and recreation. Through compiling news articles, conference presentations, and educational publications, the project team was able to gather a wealth of information to ground their design decisions. The trends, both national and regional, confirmed the AIPCA’s push for trail/amenity improvements. National trends within trail/amenities included:

- **Trails = higher property values**
- **Amenity preferences are generational**
- **Health and wellness**
- **Need for quick access to recreation**
- **Decline of golf course centered communities**
- **Job generation from outdoor recreation**



The importance of trails, parks, and outdoor recreation is being addressed in numerous articles, studies, and other publications. The MHI team is incorporating the following sources in our research:

WALL STREET JOURNAL | *The Fight to Ride Electric Mountain Bikes on the Trail: older adventurers tangle with preservationists over battery-aided bicycles*

This recent Wall Street Journal article exposes the struggle for older adults to stay active within the public trail system as well as **modern trends for high end recreation**. The article discusses opponents’ remain concerns about everything from trail damage to safety.

REPORT | *2014-2015 McGladrey Florida Trends in Private Clubs*

Recent publication provides valuable insight into the issues impacting private clubs regionally. It explains the positive **impacts that improved trails, kayak launch areas, and other community amenities have on both potential homeowners AND existing homeowners...we can help better engage the community with each other and their environment.**

“The time crunch that has squeezed all of our daily lives has had a tremendous impact on the popularity of golf. To respond, golf has had to find ways to **take less time or offer more value.**”

Source: 2014-2105 Private Clubs in FL Report

WALL STREET JOURNAL | *Developers Build Luxury, Bike-Friendly Buildings: Developers in cities like Minneapolis and Seattle are bulking up on bike-friendly amenities*

The recent Wall Street Journal article examines the **increasing trend of bike-friendly cities and suburbs**. Many home developers and architects are now including bike amenities as part of the design programming. The article explains how bikes can attract both ends of the demographic spectrum.



REPORT | McMahon Group Presentation to Hound Ears Country Club, NC

Slides present key points within the realm of private clubs and their decline. The presentation also addresses the change in demographics in America and the impacts of these changes... specifically, **why trails and a more wide-ranging, complete recreation offering is important for long term success (in Hound Ears, AIPCA, etc.).**

REPORT | John Burns Real Estate Consulting Consumer Insights Chart: Top Amenities by Generation

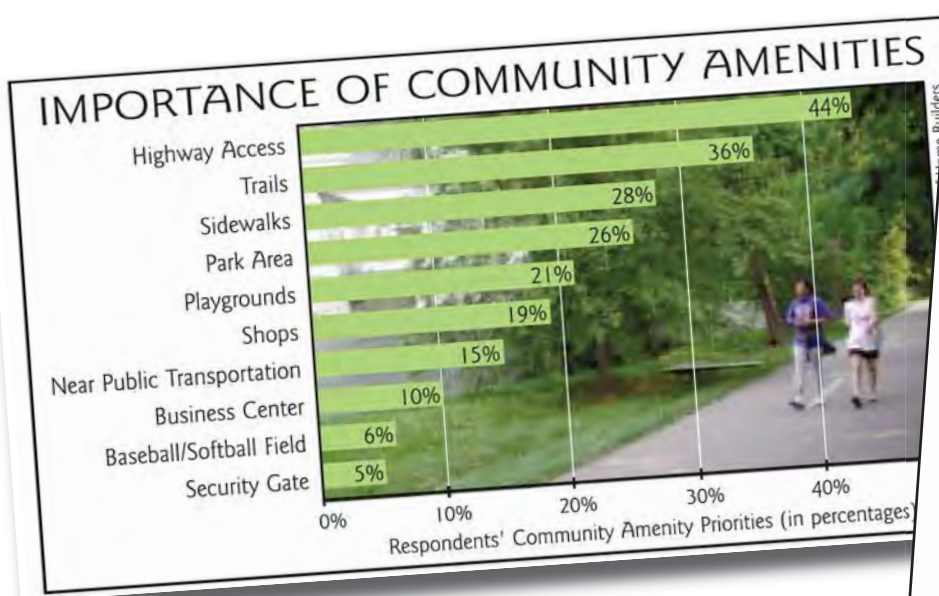
The chart represents what amenities 20,000 new home shoppers wanted in their next community by generation.

REPORT | National Association of Home Builders Amenity Graph

In 2002, the National Association of Homebuilders and National Association of Realtors conducted a comprehensive study analyzing the importance of a variety of community amenities. The number one ranking amenity was adequate access to a major transportation corridor. The subsequent four (4) highest ranking amenities included trails, sidewalks, park areas, and playgrounds, all which are related to healthy and active lifestyles. Trail availability outranked 16 other options including security, ball fields, golf courses, parks and access to shopping or business centers.



Top five community amenities across generations
 Source: John Burns Real Estate Consulting



Source: National Association of Home Builders, 2002



Source: National Association of Home Builders, 2012



Opportunities, Constraints, and Ideal Prototypes

An important component of the master planning process involves compiling the most relevant project data and observations and then interpreting the information. Through the process of site inventory and analysis, one can determine elements and conditions that will impact the ultimate use and design of the landscape.

After gathering the information, maps, and data from the basemap development, kickoff meeting, and case studies, the MHI team began to evaluate the opportunities and constraints that Amelia Island Plantation presents:

Opportunities

- **Marsh/ Beachfront Access**
- **Connections to existing trails/ paths**
 - Provide connections to existing community facilities
- **Connections to regional natural landmarks** (Amelia Island State Park, Talbot Islands, First Coast Greenway, etc)
- East/West connections **across A1A**
- Natural Setting (mature oaks, expansive marsh, etc)
- Incorporate **multiple modes of pedestrian movement**

Constraints

- **Lack of buildable land**
- Varied Right-of-way widths
- **Dead end streets**
- **Isolated Community Spaces**
- **Residential Adjacencies** to community spaces

Framework Plan

Another component of our synthesis of collected data involved composing



MAP | Framework Plan

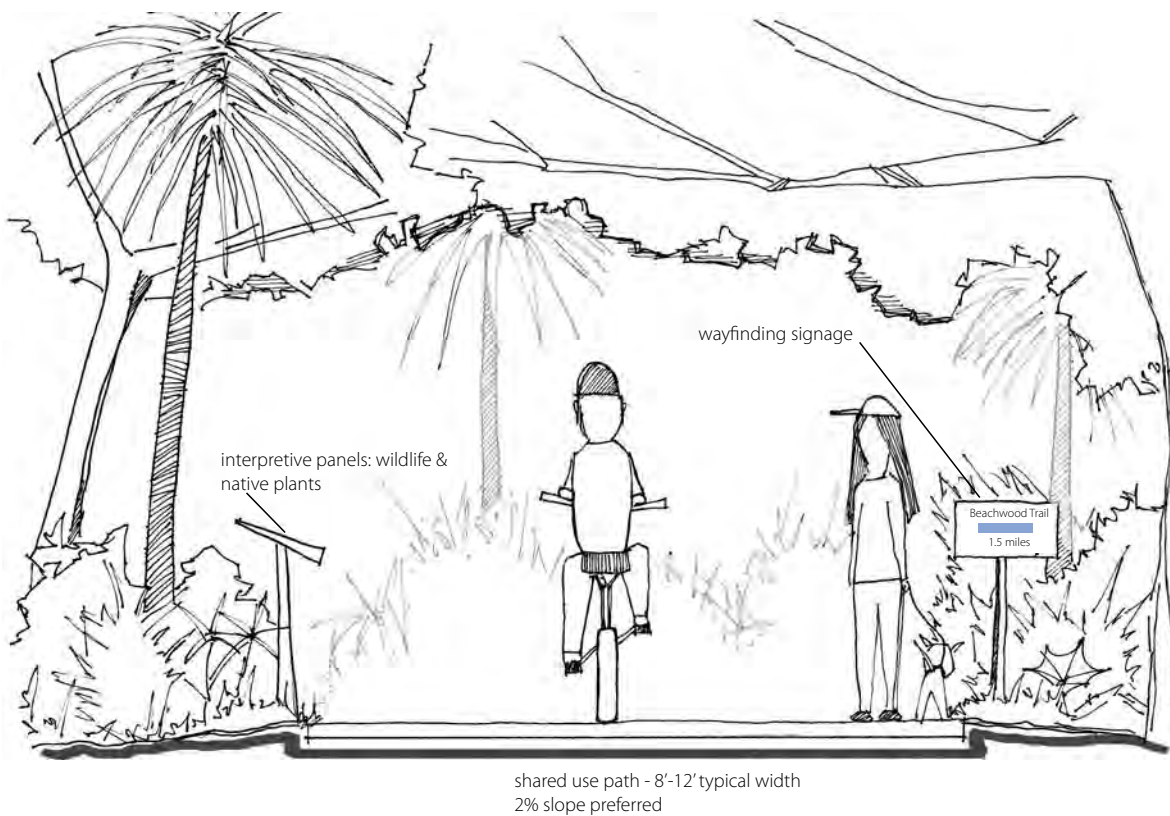


a framework plan. The framework plan highlights the areas of opportunities for trail and built development. Therefore, the map shows the varying widths of right-of-ways, vacant properties, parcel ownership data within the Amelia Island Plantation limits.

Ideal Trail Prototype

An important area of research is identifying ideal trail and kayak launch prototypes. The project team researched current trail projects and improvement plans to gather pictures, sketches, and guidelines. Focusing on materials, safety, and durability, the team created a resource of path, boardwalk, trail, and kayak launch images to utilize throughout the project.

After their research, the project team determined the **ideal trail is an 8'-12' wide, hard surface, shared use path**. The width allows for multiple users to occupy the path and pass each other comfortably. The hard surface creates a suitable path for bikes, foot traffic, as well as Segways.





Ideal Kayak Prototype

The current kayak launch area, located at Walker’s Landing, is designed for boats: concrete, hard angle, and located at the end of a road. The current muck-filled transition to the creek makes for challenging ingress and egress.

Steve Swann, environmental engineer with Applied Technology and Management (part of the MHI Team), provided great insight from a recent survey of kayakers conducted in the greater Jacksonville area by the Florida Fish and Wildlife Commission.

REPORT | *Highlights from Kayak Launch Preference Survey – 2010*

The following summarizes relevant likes and dislikes with respect to kayak launching and available amenities. This information is specific to kayak fishermen in the Jacksonville area and was collected by the Jax Kayak Fishing Club but has wide applicability to recreational kayakers as well.



Dislikes

- **Concrete ramps – tears up boats and slippery at low tides**
- **Floating docks – usually are too high and create unstable environment for kayak entry/exit**
- Ramps with turns/corners to negotiate while carrying a kayak
- **Mud at launch point**
- Tight ramps that slow down launching and back people up
- Sharing a launch point with motor boats or jet skis
- Launch areas that are not protected from waves or strong currents

It is important to note how many of the “dislikes” describe the current launch facility at Walker’s Landing, as shown in the picture above.

Likes

- **Sandy beach type launches**
- Small pea gravel lined launch areas – kayaks slide in and out easily



- Short portages
- Water hose to wash down equipment
- Fish cleaning area
- Adequate lighting to see after dark
- Bathroom near launch point
- Secure parking
- Being able to back a car up to the launch area to unload
- **At least a foot or two of water at low tide**
- **Gradual slope on ramp**
- Wide enough launch area to allow multiple launching
- If floating dock is used, have an area that is very low to the water to make it easier to get in and out

In general, Amelia Island Plantation's boat ramp does not meet the needs of current kayakers, canoers, and paddleboarders. A beach-like, gradual slope is preferred for users to carry/drag their boat partially into the water for loading and launch. ATM, the MHI Team environmental engineers, advocates a wide launch area where 3 or 4 people can put their kayaks in at once and land at the same time.



Images from Steve Swann, ATM.



Ideal Community Building Programming

As a preliminary planning exercise, the MHI Team and architect Les Thomas developed basic programming guidelines for the community building/fitness center. The building footprint diagrams offer flexible building configurations to best fit the needs of Amelia Island Plantation.



*note: see appendix for original building footprint sketches



Ideal Community Building Square Footage

Partnering with Les Thomas, team architect, the design team calculated ideal square footages for a community building that would include the amenities needed for Amelia Island Plantation. These numbers were developed from Les' previous project experience as well as comparable community facilities that the team researched.

AIPCA Community Center Programming			
Building Use	Square Footage	Special Considerations	Notes
Administrative Offices	700	Director; Staff ; Conference	
Library/Computer Room	1200		
Experiential Kitchen	920	Counters; Microwave; Coffee	
Wellness/Weight Room	7500	Power for Equip.; Activity floor; Mirrored walls	
Multi-Purpose Courts	5000	Full court basketball; Volley ball; Active games; Special lighting; High ceilings	
Art Studio	550	Utility signs; A.V Equip.; Natural Light; Room finish materials	
Community Meeting Rooms	4000	Multi-purpose; Dividable into smaller; One Large; 30 people to 300 people; A.V. and Tech equipped; Moveable storage	Can be (2)
Yoga/Pilates/Zumba Studio	600	Special flooring; Sound	
Spinning Room	600	Power	
"Community Living Room"	5000	Inviting; Up to date, Welcoming	
Meeting Room Storage	600	200 chairs; 30 tables; A.V. Equip; Stage	
Restrooms(Workout room)	2400	Fixture; Lockers; Changing; Shower; Accessible	
Restrooms (Community)	400	Fixture; Accessible	
Utility Closet	600	Mats; Balls; Etc. (3)	
Circulation	2100	Corridors, Etc.	
	Total:		
	32170		



Preference Survey | Preliminary Results

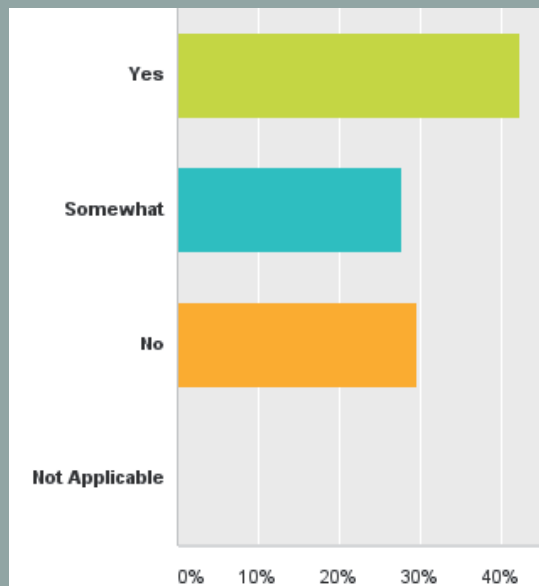
As part of our ongoing efforts to gather information to inform the masterplan, the project team developed a preference survey for the community members. The purpose of the survey is to gain feedback from the members concerning the existing community and trail infrastructure as well as improvements. The survey results influenced the direction of the interactive workshops and design charettes on October 30 and 31 along with November 3, 4, and 5. The questions included in the survey discuss topics such as:

- Member Demographics
- Amelia Island Plantation Users and Property
- Amenity Use
- Trails/Kayak Launch Preferences
- Beach Access
- Improvements

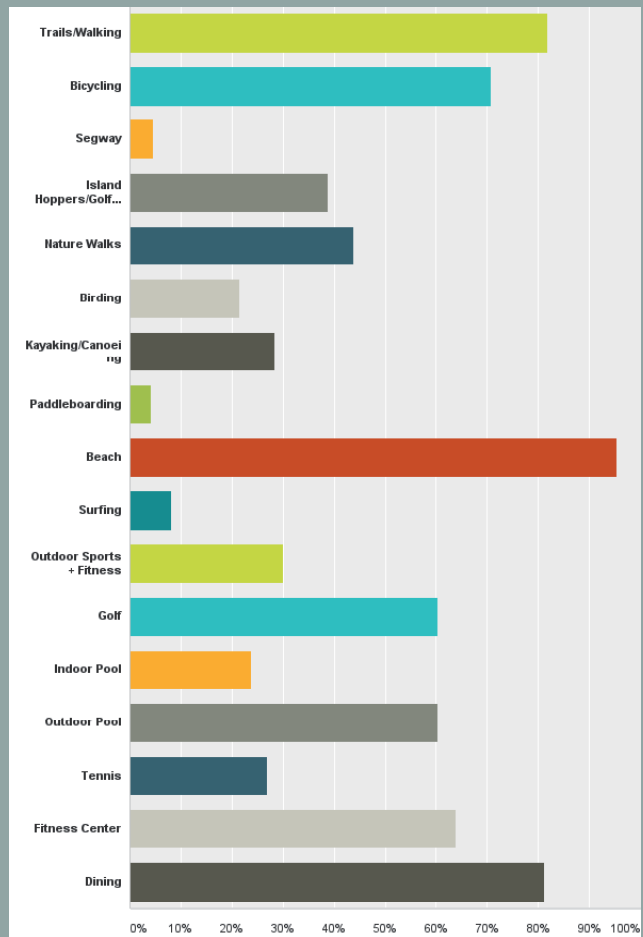
Survey Stats

254 responses
40 questions
Opened on October 23, 2014
*See appendix for survey questions

Q: When you were searching for your home, did the trails/paths positively influence your decision to purchase in Amelia Island Plantation?



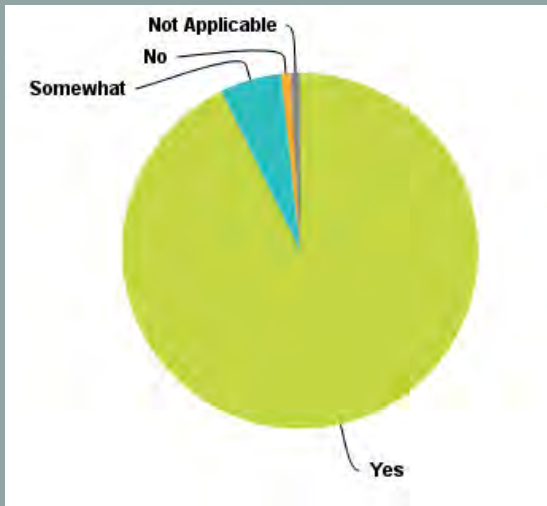
Q: What recreational and community amenities do you use at Amelia Island Plantation?



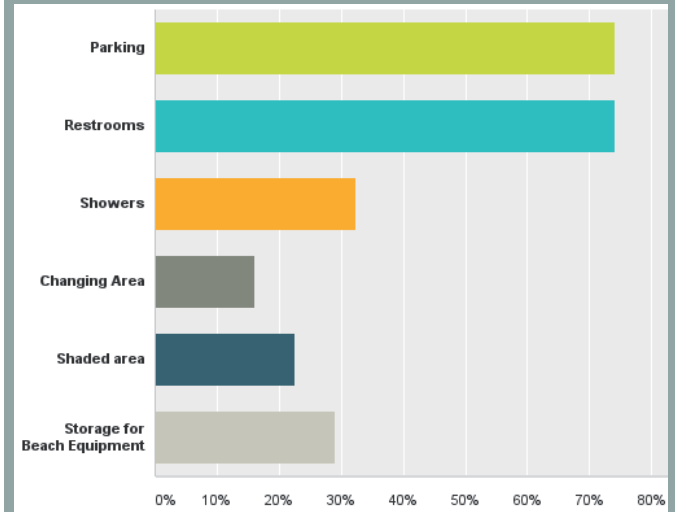


Preference Survey | Preliminary Results

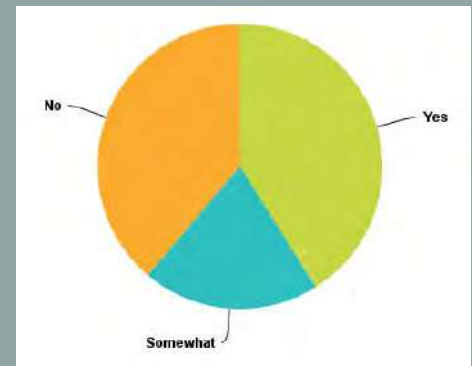
Q: When you were searching for your home, did the beach positively influence your decision to purchase in Amelia Island Plantation?



Q: Describe what you would like to include as part of beach access.

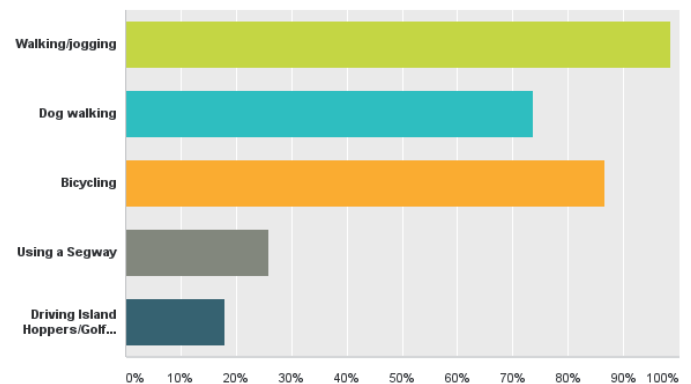


Q: Do you use the trails/paths for beach access?



Q: For what activities should the trail/path system be used?

Select all that apply.





Conclusions & Next Steps

There are a number of conclusions that can be drawn from the Site Inventory + Analysis portion, some of which are included below:

1. Amelia Island Plantation provides residents and visitors a unique combination of access to the beach, Intracoastal Waterway, and canopied coastal hammock. A **focus on the natural elements of the community, which are core to AIP's identity**, should be integral to the design of additional trails, improved kayak launches, and community gathering spaces.
2. Although trails have been an integral part of Amelia Island Plantation from its inception, the existing trail system does not provide needed connections, result in a number of dead-ends, and have a confusing mix of materials and signage.
3. Newly retired couples and families are looking for **quick, easy access to recreational opportunities**. Trails can provide this quick access to recreation, literally at the front doorstep of homeowners. Kayak launches and community gathering spaces should be designed to maximize recreation and minimize hassle.
4. Peer communities **continue to invest in their shared infrastructure, ranging from trails to community centers**. AIP ranks in the middle of the pack for trails, barely surpassing the 1.00 average. The community has an opportunity to use trails as a key piece of the Amelia Island Plantation experience, which can improve access to the natural elements core to the place.
5. **Community gathering space and fitness facilities are substantially lower in both quantity and quality as compared to other peer communities**. These are two important 'signals of value' to potential buyers, and they serve as places the community can come together.

Next Steps . . .

The Site Inventory + Analysis Executive Summary is designed to serve as **the foundation for the planning exercise**. These findings were presented to the AIPCA Community Revitalization Task Force (Group 2), AIPCA Board Members, and members of the community through design **charettes and workshops** on October 30, 31, and November 3, 4, and 5, 2014.



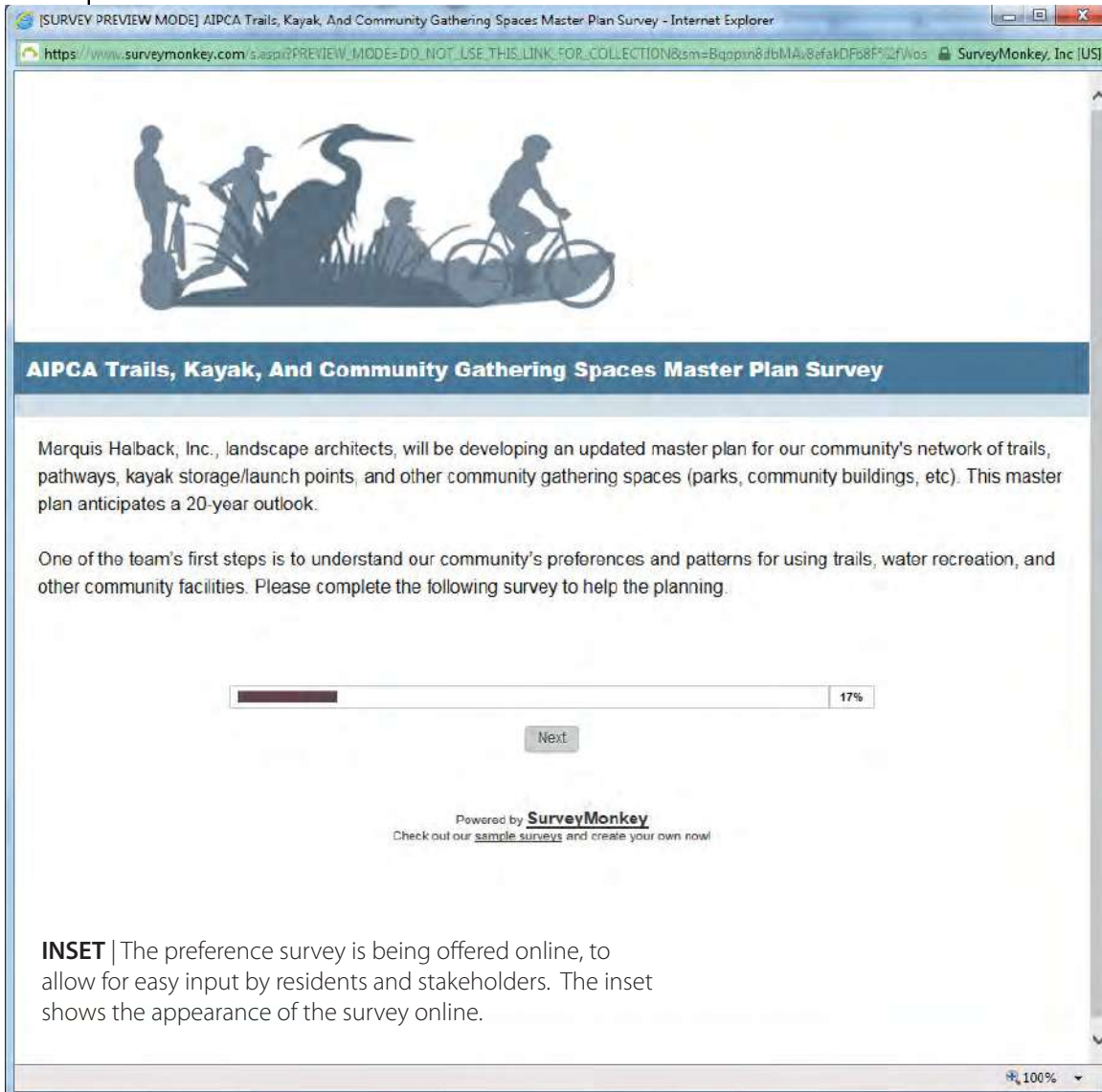


Appendix | Preference Survey

AIPCA

Marquis Halback, Inc., landscape architects, will be developing an updated master plan for our community's network of trails, pathways, kayak storage/launch points, and other community gathering spaces (parks, community buildings, etc). This master plan anticipates a 20-year outlook.

One of the team's first steps is to understand our community's preferences and patterns for using trails, water recreation, and other community facilities. Please complete the following survey to help the planning.



INSET | The preference survey is being offered online, to allow for easy input by residents and stakeholders. The inset shows the appearance of the survey online.



AIPCA

"Tell us about yourself"

1. Please indicate your age. Choose one.

- Younger than 55
- 55-64 years old
- 65-74 years old
- 75-79 years old
- 80+ years old

2. How long have you owned your Amelia Island Plantation home? Choose one.

- Less than 5 years
- 6-10 years
- 11-20 years
- 20 + years

3. How long are you typically at Amelia Island Plantation each year? Are you a seasonal (1-5 month) or year round (6+ months) resident of Amelia Island Plantation?

- (1-5 months)
- (6+ months)

4. Please state the neighborhood or street where you reside at Amelia Island Plantation.



AIPCA

Amelia Island Plantation Users

5. When you were searching for your home, did the trails/paths positively influence your decision to purchase in Amelia Island Plantation?

- Yes
- Somewhat
- No
- Not Applicable

Comments

6. When you were searching for your home, did the kayak/canoe/paddleboard storage and launch positively influence your decision to purchase in Amelia Island Plantation?

- Yes
- Somewhat
- No
- Not Applicable

Comments

7. When you were searching for your home, did other social/recreational facilities or amenities (i.e. Walker's Landing, Racquet Park, fitness center, Property Owners Clubhouse, Club amenities, etc.) positively influence your decision to purchase in Amelia Island Plantation?

- Yes
- Somewhat
- No
- Not Applicable

Comments



AIPCA

8. When you were searching for your home, did the beach positively influence your decision to purchase in Amelia Island Plantation?

- Yes
- Somewhat
- No
- Not Applicable

Comments

9. During your home search, were Amelia Island Plantation's community gathering spaces (buildings and/or parks) comparable to those in other communities that interested you?

- Yes
- Somewhat
- No
- Not Applicable

Comments

10. During your home search, were the trails/paths and access to water comparable to those in other communities that interested you?

- Yes
- Somewhat
- No
- Not Applicable

Comments

11. In response to the previous question:
During your home search, what were your top three communities?

Community 1:

Community 2:

Community 3:



AIPCA

12. In response to the previous question:
How did the trails/paths, amenities, and access to water in communities listed above compare to Amelia Island Plantation?

	Trails	Beach Access	Water Access (kayak, canoe, etc)	Community Buildings	Community Parks
Community 1 (as identified above):	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Community 2 (as identified above):	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Community 3 (as identified above):	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Comments



AIPCA

13. As Amelia Island Plantation looks to the next generation, what recreation and community amenities do you see younger generations enjoying? Select all that apply.

- Trails/Walking
- Dog Parks
- Bicycling
- Segway
- Island Hoppers/Golf Carts
- Nature Walks
- Birding
- Kayaking/Canoeing
- Paddleboarding
- Beach
- Surfing
- Outdoor Sports + Fitness
- Golf
- Indoor Pool
- Outdoor Pool
- Yoga/Zumba Room
- Spinning Rooms
- Outdoor Exercise Rooms
- Tennis
- Fitness Center
- Indoor Multi-purpose Courts
- Dining

Comments



AIPCA

14. What recreational and community amenities do you use at Amelia Island Plantation?
Select all that apply.

- Trails/Walking
- Bicycling
- Segway
- Island Hoppers/Golf Carts
- Nature Walks
- Birding
- Kayaking/Canoeing
- Paddleboarding
- Beach
- Surfing
- Outdoor Sports + Fitness
- Golf
- Indoor Pool
- Outdoor Pool
- Tennis
- Fitness Center
- Dining

Comments



AIPCA

15. What AIPCA, Club, or Omni-owned amenity buildings do you currently use?

Select all that apply.

- Drummond Point Park
- Long Point Clubhouse
- Ocean Clubhouse
- Omni Resort Facilities
- Property Owners Clubhouse
- Racquet Park - fitness center
- Racquet Park - meeting rooms
- Racquet Park - pool
- Racquet Park - tennis
- Walker's Landing

16. What activities do you enjoy in these amenity buildings? (ex: fitness, social events, book clubs, etc.)

17. What activities do your friends and family enjoy when they visit you at Amelia Island Plantation?

18. What programs, facilities or activities do your friends and family tell you that they wish Amelia Island Plantation offered?



AIPCA

Amelia Island Plantation Trails, Kayak Launches and Amenities

19. Regarding the trails and paths of Amelia Island Plantation, please rate the following:

	Excellent	Good	Needs Improvement	Poor
Connections to destinations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Views along the trails	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wildlife viewing opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Signage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Appealing to younger generation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Appealing to older generation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintenance of trail and park system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (and please indicate rating)

20. What type of trail surface do you prefer for walking/biking? Check all that apply.

	Walking	Biking
Asphalt	<input type="checkbox"/>	<input type="checkbox"/>
Compacted Gravel/Shell	<input type="checkbox"/>	<input type="checkbox"/>
Compacted Dirt	<input type="checkbox"/>	<input type="checkbox"/>
Mulch	<input type="checkbox"/>	<input type="checkbox"/>

Other (and please indicate walking/biking)

21. Are the trails/paths a sufficient width for multiple and varied uses (i.e. walking, jogging, bicycling, using a Segway)?

- Yes
- Somewhat
- No

Comments



AIPCA

22. For what activities should the trail/path system be used? Select all that apply.

- Walking/jogging
- Dog walking
- Bicycling
- Using a Segway
- Driving Island Hoppers/Golf Carts

Comments

23. On the trails/paths, do you experience or observe conflicts among different users (i.e. walkers, joggers, bicycles, Segways)? Please comment on conflicts below.

- Yes
- Somewhat
- No

Observations

24. Are there any places where you feel too hidden along the trails or parks? Please identify locations.

- Yes
- Somewhat
- No

Comments/Locations

25. Would you feel safe using the trails/paths at night? Please explain.

- Yes
- Somewhat
- No

Comments/Explanations



AIPCA

26. How many days a week do you use the trails/paths or parks?

- 0 times a week 1-2 days a week 3-4 days a week 5-6 days a week 7 days a week

Comments

27. How many days a week do you use the other community gathering spaces (i.e. Walker's Landing, Racquet Park, fitness center, Property Owners Clubhouse, Club amenities, etc.)?

- 0 times a week 1-2 days a week 3-4 days a week 5-6 days a week 7 days a week

Comments

28. If you use the trails/paths to navigate Amelia Island Plantation, where do you go? Please indicate the beginning and end destinations.

29. Do you use the trails/paths for beach access?

- Yes
 Somewhat
 No

Comments



AIPCA

Beach Access

30. How many days a week do you use and access the beach?

How often

Swimming	<input type="text"/>
Walking/jogging	<input type="text"/>
Boating	<input type="text"/>
Sunbathing	<input type="text"/>
Shelling	<input type="text"/>
Surfing	<input type="text"/>
Fishing	<input type="text"/>
Dog walking	<input type="text"/>

Comments

31. As a Club member or beachfront condo/home owner, do you have beach access?

- Yes
 No
 Not Applicable

Comments

32. If answer was "No", describe what you would like to include as part of beach access.

- Parking
 Restrooms
 Showers
 Changing Area
 Shaded area
 Storage for Beach Equipment

Other/Comments

33. Where do you most frequently access the beach?



AIPCA

34. How often would you use community beach access if it included adequate parking and restrooms?

- Daily
- Weekly
- Monthly
- Seasonally



AIPCA

Improvements

35. What improvements could make the trail/path systems better? Select all that apply.

- Signage
- Lighting
- Trail connections to community facilities/amenities
- Wildlife viewing opportunities
- Pathway Width
- Connections across A1A/First Coast Highway
- Connections to Amelia Island Trail along A1A/other trail systems

Other/Comments

36. What improvements could be made for kayaks, canoes, and paddleboards? Select all that apply.

- Dedicated kayak launch (rather than shared "boat" ramp)
- Accessible handrails
- Soft surface launch (won't damage bottom of kayaks)
- Rocks or other natural materials to anchor boats near launch
- Equipment wash area
- Raised covered storage

Other/Comments



AIPCA

37. What social/recreational facilities would you like to be improved?

Select all that apply.

- Drummond Point Park
- Fitness Center
- Indoor Pool
- Property Owners Clubhouse
- Racquet Park
- Walker's Landing
- Other

38. In response to the previous question, how would you improve these spaces?

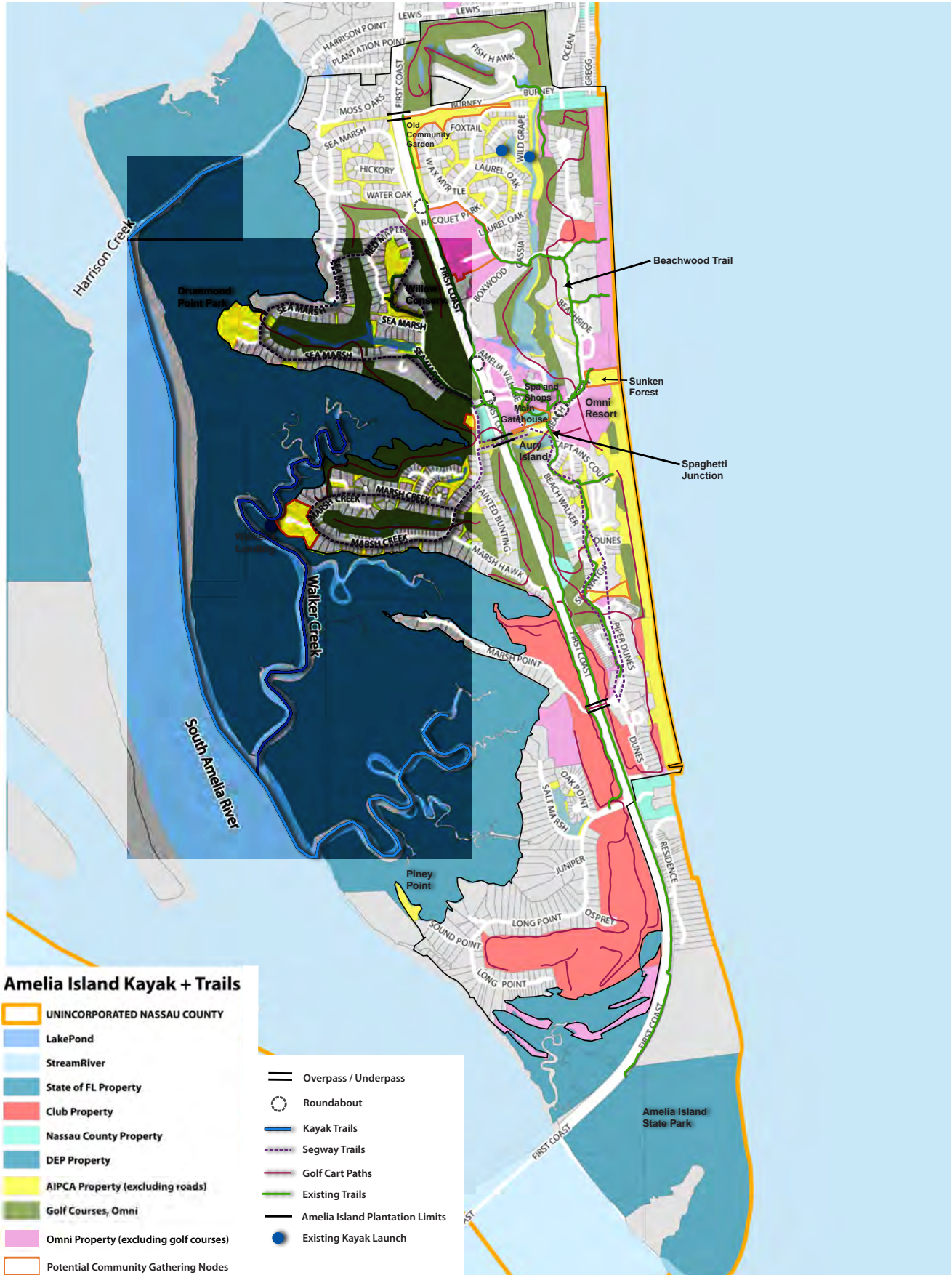
39. Please list any other social/recreational amenities or buildings that you would like to see added at Amelia Island Plantation.

40. Any Additional Comments for Planning Team?



Appendix | Maps

Main Basemap





Regional Context Map



- Amelia Island Plantation Boundary
- Major Roads
- - - Ferries
- East Coast Greenway
- Walking Trails (Florida State Parks + Parks and Rec)
- Biking Trails (Amelia Island Tourist Council)
- Amelia Island Plantation Trails
- Kayak/Canoe/Paddle Board Trails (Florida Sea Island Paddling Trails)
- Boat Launches (United States Fish and Wildlife)
- Kayak Launches (Florida Sea Island Paddling Trails)
- State Parks (Florida State Parks)
- Wildlife Points of Interest (U.S. Fish and Wildlife)
- Eagle Nests (U.S. Fish and Wildlife)
- Manatee Nesting (U.S. Fish and Wildlife)



14130
AIPCA Trails + Kayak Masterplan

Regional Context

0 1 mile 2 mile 3 mile 4 mile

107,14



Creating Compelling Environments to Live, Work, and Play



Study Diagrams

Flood Zones



Storm Surge



Soils



Future Land Use



Zoning



Wetland Conditions





Wildlife + Landscape Study Maps

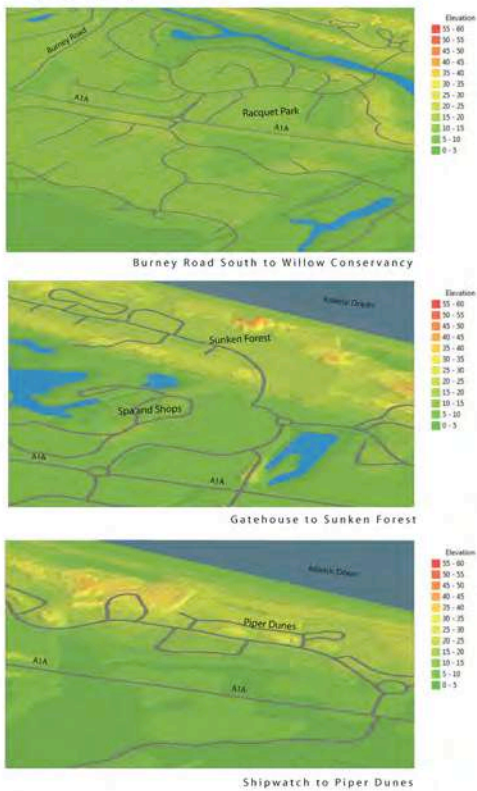
Landscape Types



Wildlife + Habitat



Topography Studies

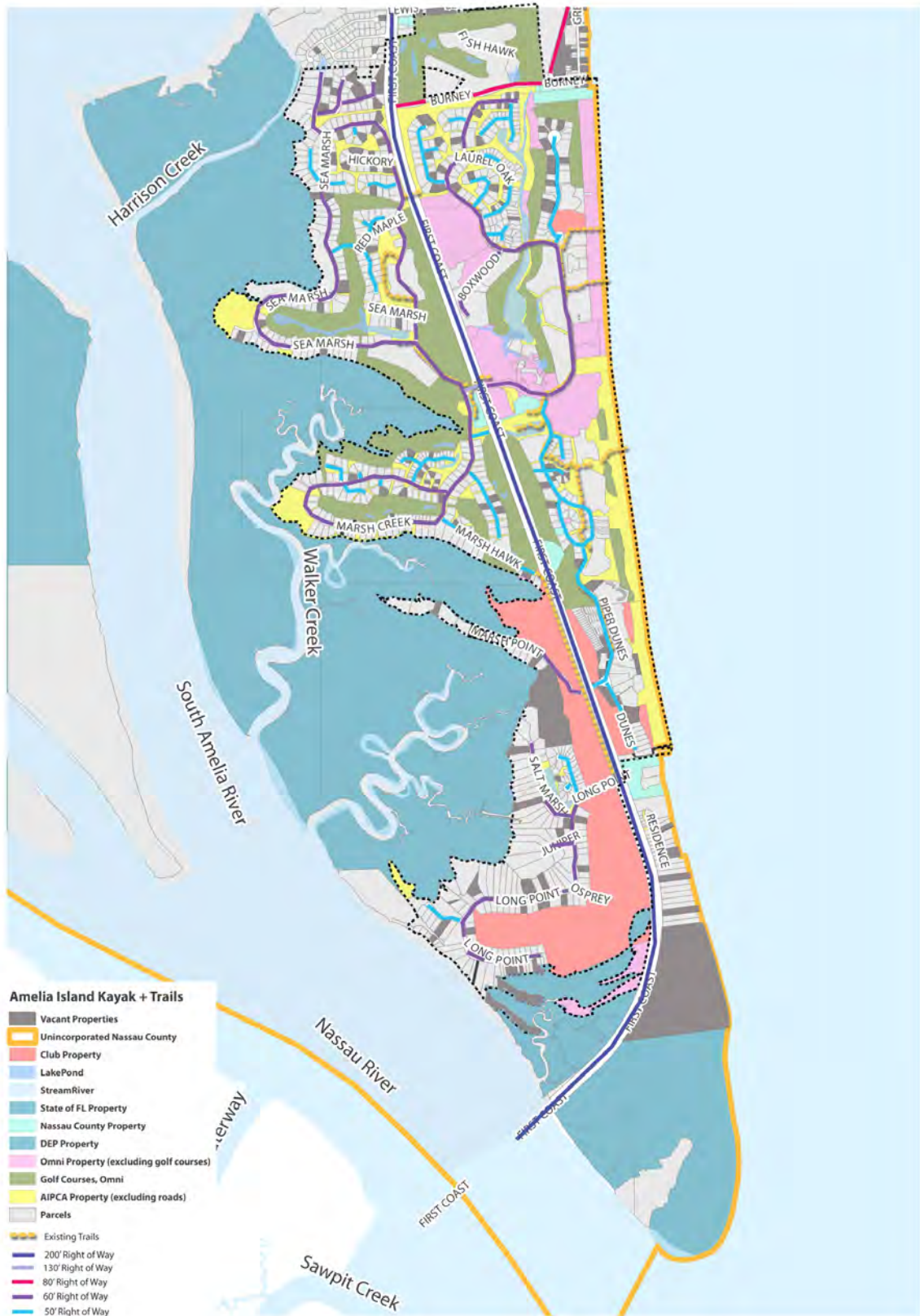


Destination + Trails





Framework Plan





Appendix | Level of Service Analysis

Trail Comparison Data Spreadsheet

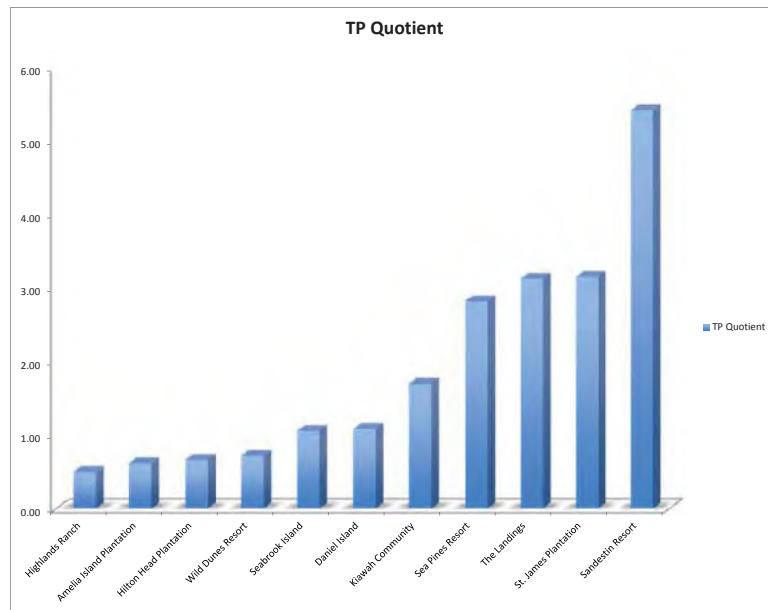
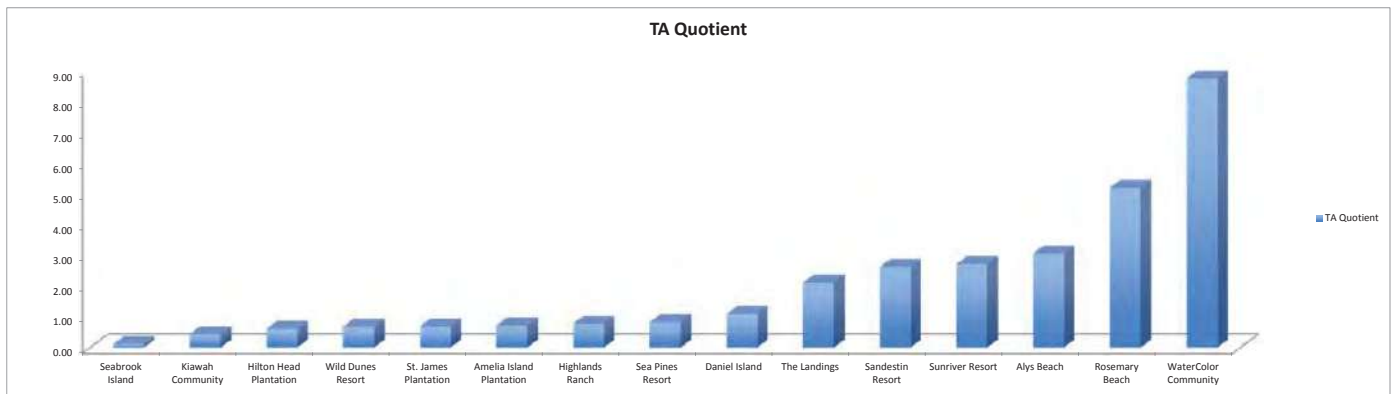
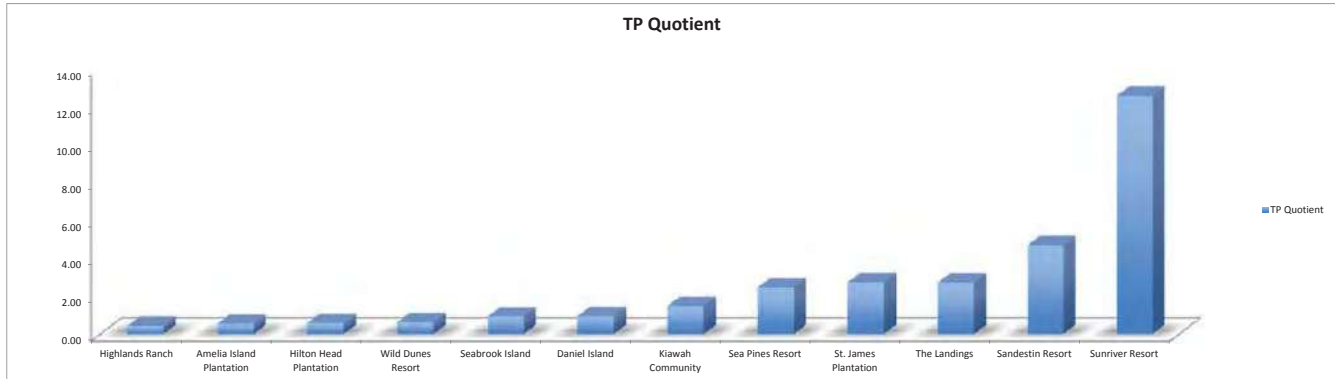
contact info		Total Acres	Total Pop	Parks	Open Spaces (acres)	Trails/ walking paths (miles)	trail miles/ population	Kayak launch	Quantity
NRPAs Standards:Communities w/ Pop. @2,000			2,000	1- 7 to 15 ac park	12.5 to 21 acres	1/region			1
Amelia Island Plantation		1,350	4,300	6 total, 20.2 ac		#VALUE!	4.02	0.0009	3
Alys Beach		866.732.1760	158	5		0	2		1
Highlands Ranch		303.791.0430	22,000	93,000	25: 5 community, 20 neighborhood	2200	0.1	70	0.0008
Hilton Head Plantation		843.681.8090	4,000	10,000	150	0.0375	10	0.0010	4
Kiawah Island Golf Resort		800.576.1570	10,000	7,000	300	0.03	18	0.0026	2
Reynolds Plantation		706.467.3151	107	1	3 event lawns, large open field	21			1
Rosemary Beach		866.348.8952	107	5 parks, various pocket parks	4 beach side common areas	#VALUE!	2.3		2
Sandestin Resort		800.622.1038	2,400	3,200		0	26	0.0081	1
Sea Pines Resort		866.561.8802	5,000	4,000		0	17	0.0043	1
Seabrook Island			4,544	1,250	45	0.009903169	2	0.0016	1
Sunriver Resort			3,300	1,700	2		37	0.0218	2
WaterColor Community			499	13	2000		18		1
Wild Dunes Resort		888.778.1876	1,600	4,133			4.5	0.0011	1
St. James Plantation		800.245.3871	5,312	3,165			15	0.0047	1
The Landings			4,566	8,500	2		40	0.0047	3
Daniel Island			4,000	11,000	400 acres; 8 main parks		18	0.0016	2
						304.82	0.0532		
*NRPAs suggest that a park system, at a minimum, be comprised of a "core" system of parklands with a total of 6.25 to 10.5 acres of developed open space per 1,000 population									
**State Parks									

Trail Quotient Data Spreadsheet

name	Pop	Trail	Trail/ Population	TP Quotient
Highlands Ranch	93,000	70	0.0008	0.44
Amelia Island Plantation	4,300	4.02	0.0009	0.54
Hilton Head Plantation	10,000	10	0.0010	0.58
Wild Dunes Resort	4,133	4.5	0.0011	0.63
Seabrook Island	1,250	2	0.0016	0.93
Daniel Island	11,000	18	0.0016	0.95
Kiawah Community	7,000	18	0.0026	1.49
Sea Pines Resort	4,000	17	0.0043	2.46
St. James Plantation	3,165	15	0.0047	2.74
The Landings	8,500	40	0.0047	2.72
Sandestin Resort	3,200	26	0.0081	4.70
Sunriver Resort	1,700	37	0.0218	12.59
	151,248	261.52	0.0017	1.00
				0.083333333
name	Acres	Trails	Trail/ Acres	TA Quotient
Seabrook Island	4,544	2	0.0004	0.11
Kiawah Community	10,000	18	0.0018	0.44
Hilton Head Plantation	4,000	10	0.0025	0.61
Wild Dunes Resort	1,600	4.5	0.0028	0.68
St. James Plantation	5,312	15	0.0028	0.68
Amelia Island Plantation	1,350	4.02	0.0030	0.72
Highlands Ranch	22,000	70	0.0032	0.77
Sea Pines Resort	5,000	17	0.0034	0.82
Daniel Island	4,000	18	0.0045	1.09
The Landings	4,566	40	0.0088	2.12
Sandestin Resort	2,400	26	0.0108	2.63
Sunriver Resort	3,300	37	0.0112	2.72
Alys Beach	158	2	0.0127	3.07
Rosemary Beach	107	2.3	0.0215	5.21
WaterColor Community	499	18	0.0361	8.75
	68,836	283.82	0.0041	28.60
				1.90658935
		0.0030		
		without outlier		



Trail Quotient Comparison Graphs





Community/Fitness Center Comparison Data Spreadsheet

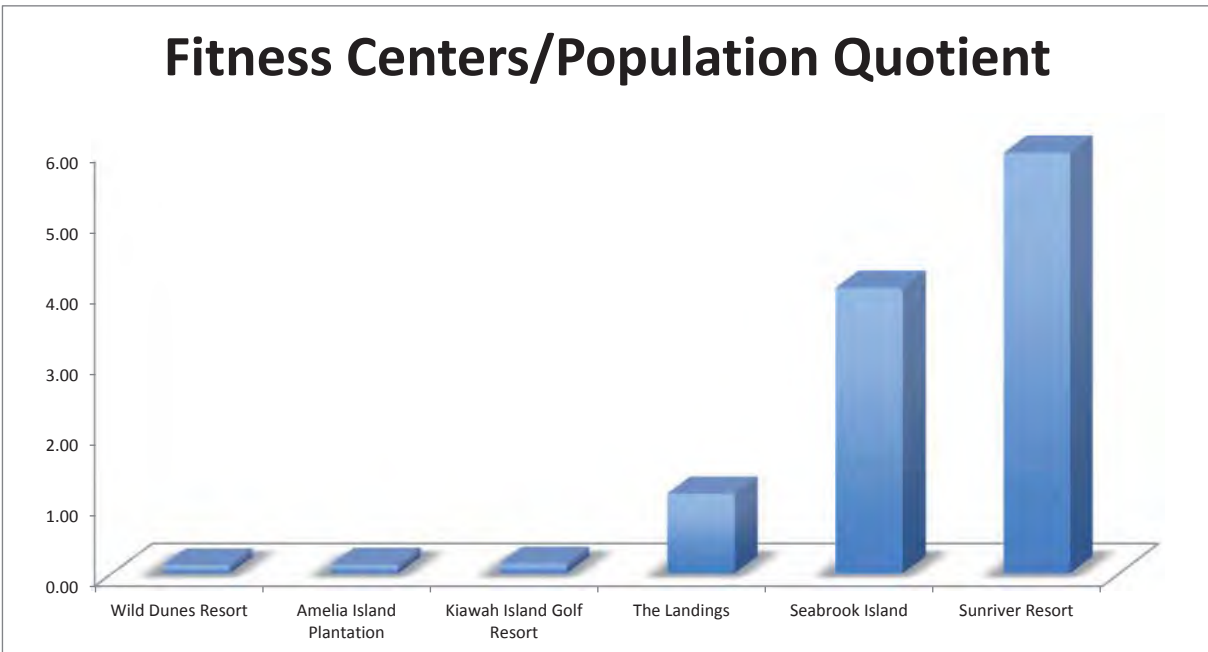
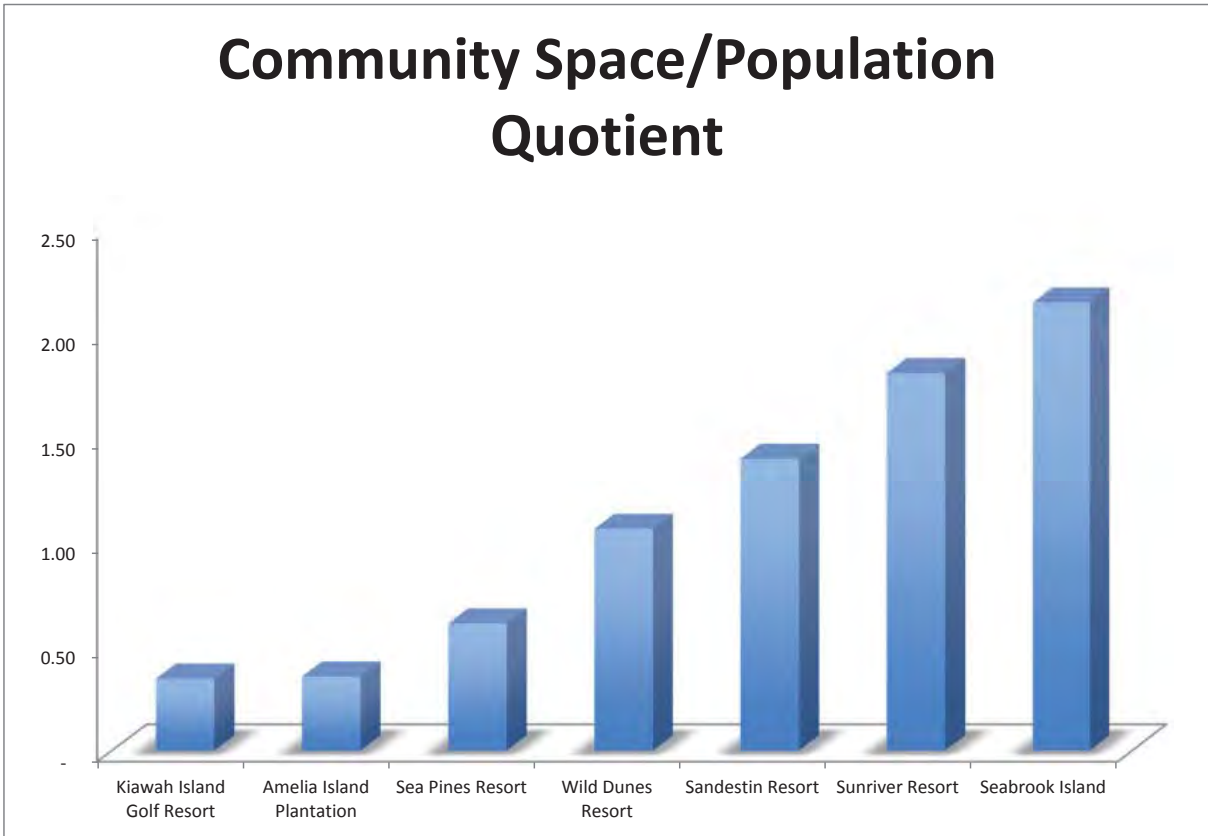
	Total Acres	Total Pop	# of Community/Meeting Space	Community space / meeting areas (sq. ft)	Fitness Areas Info	Indoor Fitness/Recreation Centers (sq ft)	
PA Standards:Communities Pop. @2,000		2,000					
Amelia Island Plantation	1,350	4,300	5:	ocean club, Walkers Landing Lodge, POC,	22,157	1 fitness center	2,700
Seabrook Beach	158				1-1800 sq ft		1,800
Wild Dunes Ranch	22,000	93,000					
Sea Pines Head Plantation	4,000	10,000	3:	plantation house, pavilion, rec building			
Kiawah Island Golf Resort	10,000	7,000	6	buildings with rooms to accomodate group	35,000	2 fitness centers	5,000
Wild Dunes Plantation			18	meeting rooms, 8775 sq ft pavilion	8,775	38,000 sq ft	38,000
Wild Dunes Beach	107					1620 sq ft exercise room	1,620
Wild Dunes Resort	2,400	3,200	2	conference centers, exhibition hall, 6 outd	65,000	1 fitness center	
Sea Pines Resort	5,000	4,000	6+	outdoor venues, conference center, 2 clu	35,346	1 fitness center	
Seabrook Island	4,544	1,250		ballroom, board meeting room, carolina roo	38,900	1 fitness center	26,000
Sunriver Resort	3,300	1,700	31	meeting/event rooms	44,600	1 fitness center with 3 indoor tennis courts	52,000
Wild Dunes Color Community	499						
Wild Dunes Resort	1,600	4,133		Sweetgrass Pavilion with 12 ballrooms,pavili	63,620	2 fitness centers	2,400
James Plantation	5,312	3,165				3 fitness centers	
The Landings	4,566	8,500		plantation ballroom, club library, 4 clubhouses, event lawns		1 fitness center	50,000
Seabrook Island	4,000	11,000					

Community/Fitness Center Quotient Data Spreadsheet

name	Pop	Community space / meeting areas (sq. ft)	Community/Population	Community Space/Population Quotient
Kiawah Island Golf Resort	7,000	35,000	5.00	0.34
Amelia Island Plantation	4,300	22,157	5.15	0.36
Sea Pines Resort	4,000	35,346	8.84	0.61
Wild Dunes Resort	4,133	63,620	15.39	1.06
Sandestin Resort	3,200	65,000	20.31	1.40
Sunriver Resort	1,700	44,600	26.24	1.81
Seabrook Island	1,250	38,900	31.12	2.14
	18,583	269,623	15	1.00
name	Pop	Indoor Fitness/Recreation Centers (sq ft)	Fitness/Population	Fitness Centers/Population Quotient
Wild Dunes Resort	4,133	2,400	0.58	0.11
Amelia Island Plantation	4,300	2,700	0.63	0.12
Kiawah Island Golf Resort	7,000	5,000	0.71	0.14
The Landings	8,500	50,000	5.88	1.15
Seabrook Island	1,250	26,000	20.80	4.05
Sunriver Resort	1,700	52,000	30.59	5.95
	26,883	138,100	5	1.00



Community/Fitness Center Quotient Comparison Graphs





Community Center Site Studies

Community Site A-Burney North



Community Site B-North Racquet Park



Community Site C-South Racquet Park



Community Site D-Property Owners Clubhouse



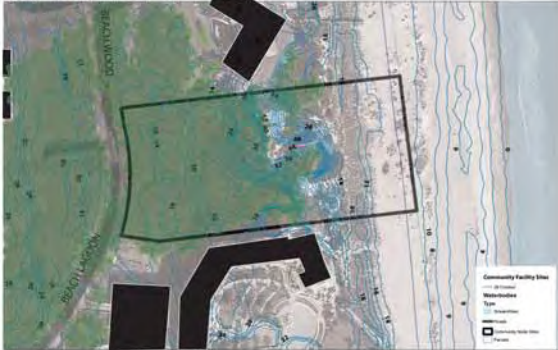
Community Site E-Beach Lagoon



Community Site F-Walkers Landing



Community Site G-Sunken Forest



Community Site H-Shipwatch





Community Center Site Photos

Community Site A-Burney North



Community Site B-North Racquet Park



Community Site C-South Racquet Park



Community Site D-Property Owners Clubhouse



Community Site E- Beach Lagoon



Community Site F-Walkers Landing



Community Site G- Sunken Forest



Community Site H-Shipwatch





Appendix | Community Gathering / Community Center Programming Spaces

AIPCA COMMUNITY CENTER PROGRAMMING

BUILDING USE S.F. SPECIAL CONSIDERATION

FOYER

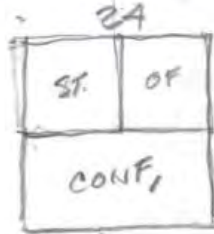
20x20
400 S.F.

INITIALS -
UP TO DATE -



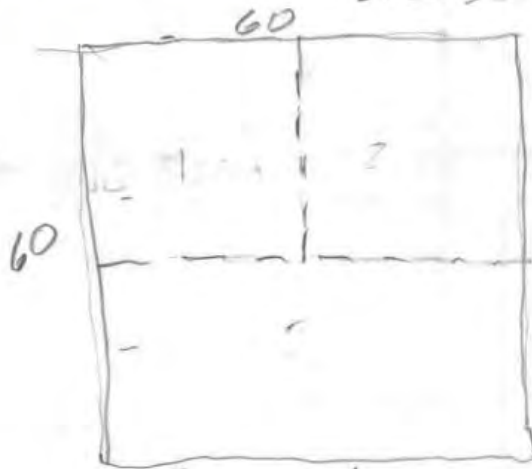
ADMINISTRATIVE OFFICES - 24 x 30
720 S.F.

DIRECTOR -
STAFF -
CONFERENCE;



COMMUNITY MEETING ROOMS 2- 30x60
3600 S.F.

MULTI-PURPOSE,
DIVIDEABLE INTO
SMALLER
ONE LARGE
- 30 PEOPLE TO
200 PEOPLE
- A.V. AND TECH.
EQUIPPED
- MOVABLE STAGE





BUILDING USE	S.F.	SPECIAL CONSIDERATIONS
MEETING ROOM STORAGE	600 S.F. 20x30	200 CHAIRS - 225 30 TABLES - 200 A.U. EQUIP. - STAGE -
ART STUDIO -	500 S.F.	UTILITY SINK A.U. EQUIP. NATURAL LIGHT ROOM FINISH MATERIALS
RECREATION ACTIVITY - SPACE	2500 S.F. 50x50	1/2 COURT BASKETBALL VOLLEYBALL ACTIVE GAMES - SPECIAL LIGHTING HIGH CEILINGS



③

BUILDING USE

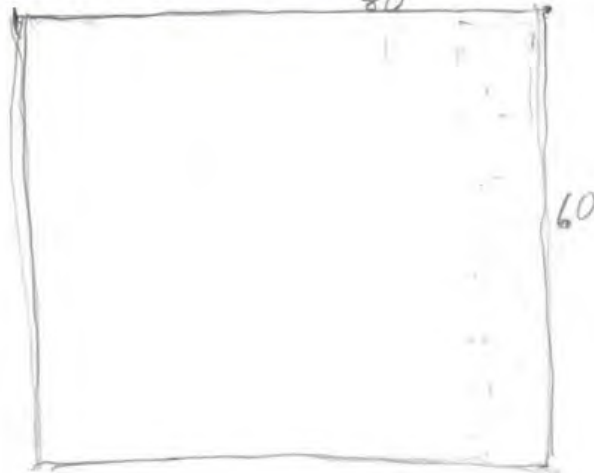
SIF.

SPECIAL CONSIDERATIONS

WELLNESS/
WORKOUT AREA

60x80
4000 SIF

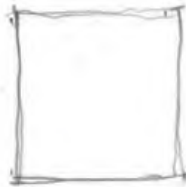
Power for Equipment
MIRRORED WALL,
Activity Floor



SPINNING STUDIO

20x20
400 SIF

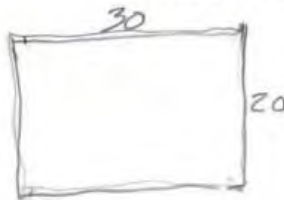
Power



YOGA/PILATES

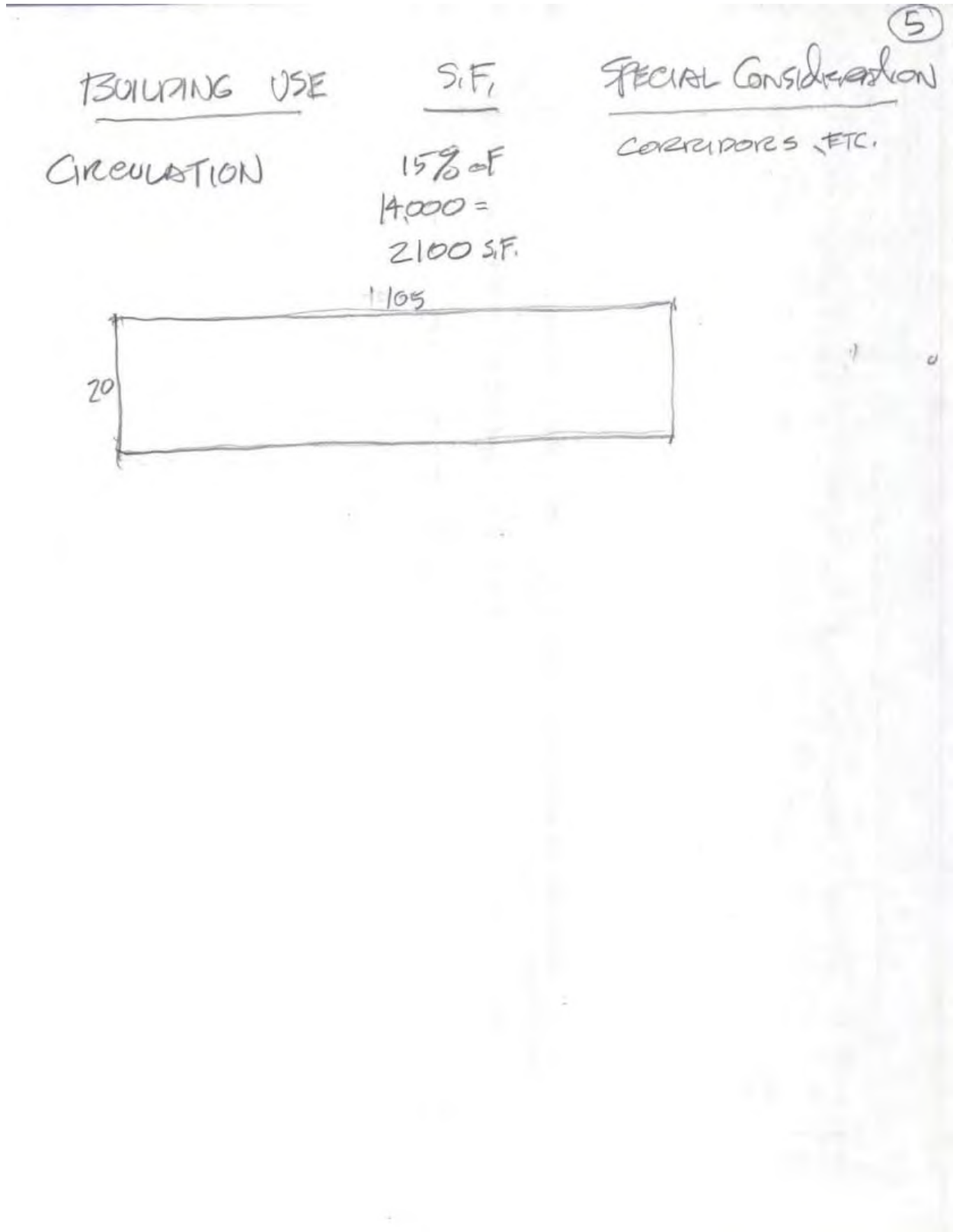
20x30
600 SIF

SPECIAL FLOORING
SOUND





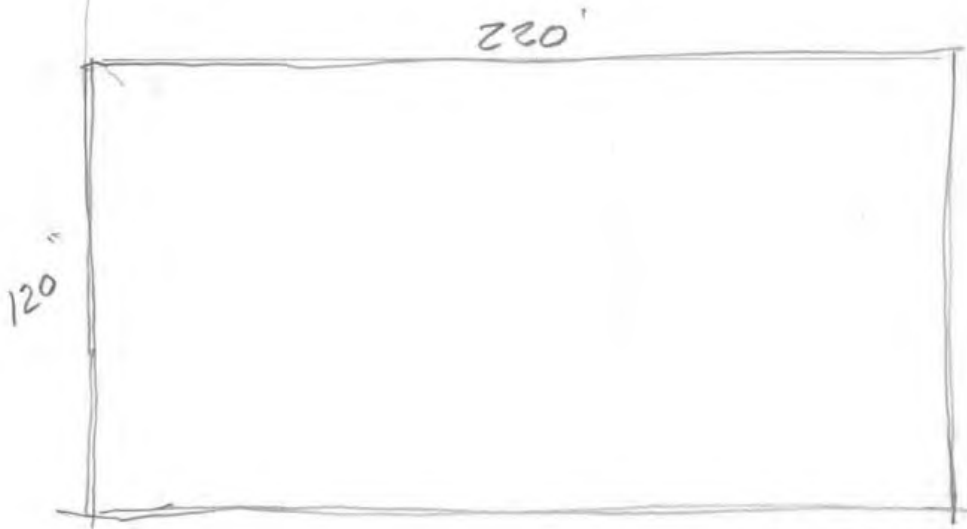
<u>BUILDING USE</u>	<u>S.F.</u>	<u>SPECIAL CONSIDERATIONS</u> ⁽⁴⁾
EQUIPMENT STORAGE	10x20 200 SIF	MATS, BML, ETC
PREP KITCHEN	16x20 320 SIF.	COUNTERS, MICROWAVE, COFFEE
RESTROOMS WORKOUT AREA	30x20 600 SIF.	Fixture Ratio 1-125 (8000 ÷ 50 = 160 ÷ 2 = 80 men 80 women)
		LOCKERS CHANGING SHOWER H.C. ACCESSIBLE
RESTROOMS COMMUNITY AREA	20x20 400 SIF.	Fixture Ratio - 6300 ÷ 50 = 126 ÷ 20 men 63 women
		H.C. ACCESSIBLE



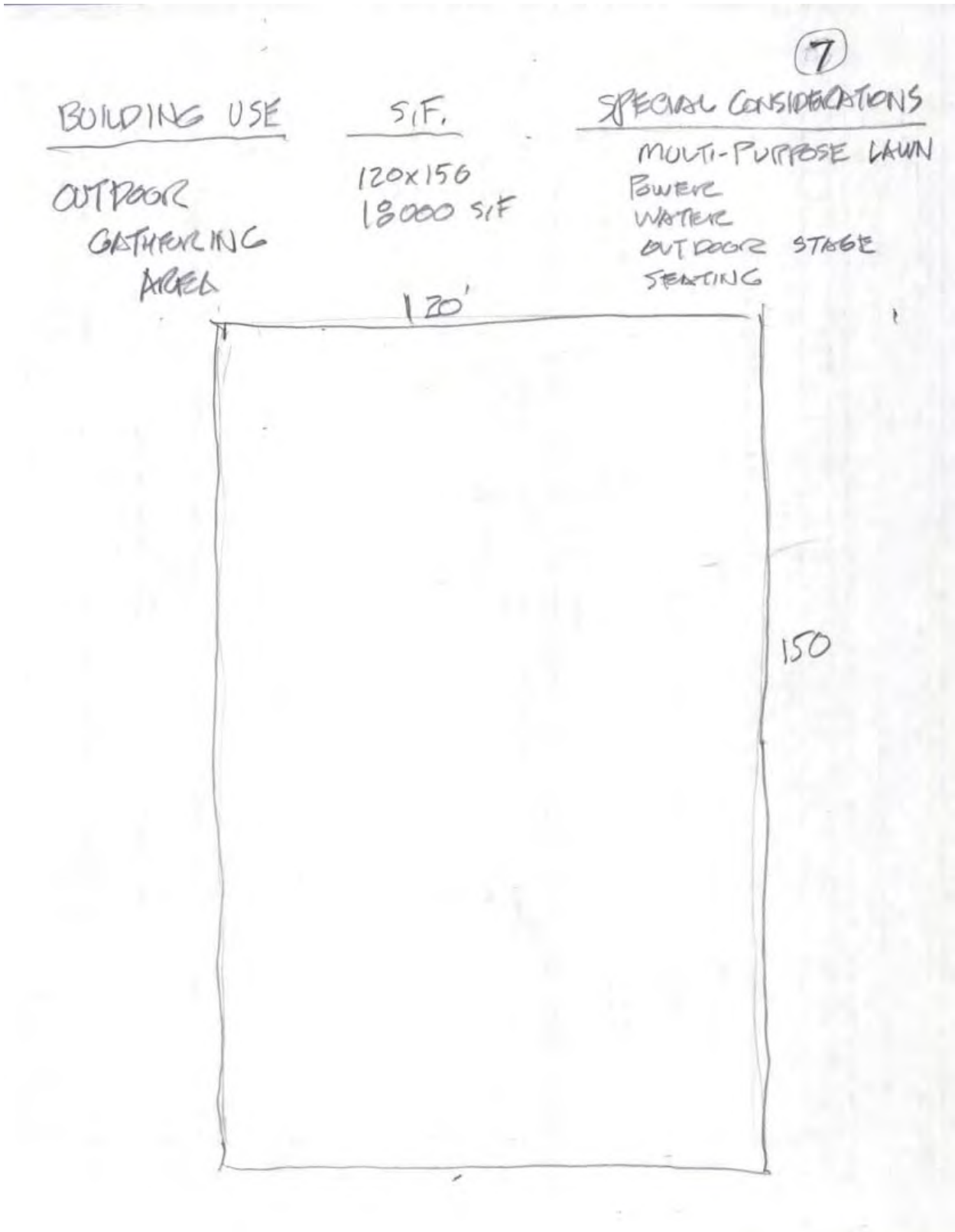


6

<u>BUILDING USE</u>	<u>S.F.</u>	<u>SPECIAL CONSIDERATION</u>
PARKING BTR CENTER	120 x 220 26,400 SIF	CARS BIKES GOLF CARTS
16,000 SIF, + 50 S.F./PERSON 320 PEOPLE		
$320 \div 4 = 80$ CARS $10 \times 32 = 320$ S.F. $\times 80$ 25,600 SIF		



1:40 SCALE





8

COMMUNITY CENTER LAYOUT

COMMUNITY CENTER — 21,000 SF.

PARKING — 26,400 SF.

OUTDOOR GATHERING — 18,000 SF.

TOTAL ————— 86,400 SF. — (2 AC.)

240'

