



## PINCKNEY PARK UPDATE MEETING

Monday February 22, 2016 6:00 PM  
Town of James Island Town Hall  
1238-B Camp Road

**HUSSEY GAY BELL**

*Established 1958*







# **PRESENTATION OVERVIEW**

- I. Consultant Introductions
- II. Brief Project Overview
- III. Site Inventory and Analysis Findings
- IV. Question and Answer Session
- V. Public Response to the Site





## PRINCIPAL-IN-CHARGE

RICHARD V. BAILEY, RLA  
Hussey Gay Bell

## PROJECT MANAGER

CHRIS HAYNES, PLA  
Hussey Gay Bell

## PLANNING & ARCHITECTURE

J. Hammond  
Eve, RLA

Steve Coe, AIA,  
LEED AP BD+C

Josh Caplea,  
AIA, LEED AP

## HISTORIC RESOURCES

Doug Bostick

## ENGINEERING

Brad Taylor, PE

Mike Zaitz, PE

Tracey Turner,  
PE

Kyle Murrell,  
PE

## SURVEYING

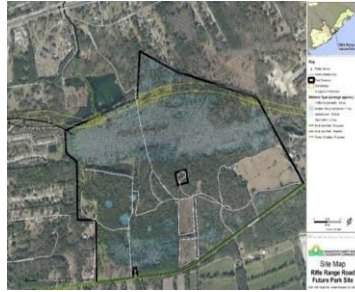
J. Bruce King,  
III, PLS







**Richard Bailey, RLA**  
**Principal-In-Charge**



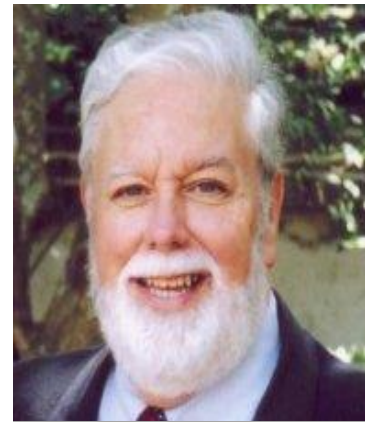
**Chris Haynes, PLA**  
**Project Manager**



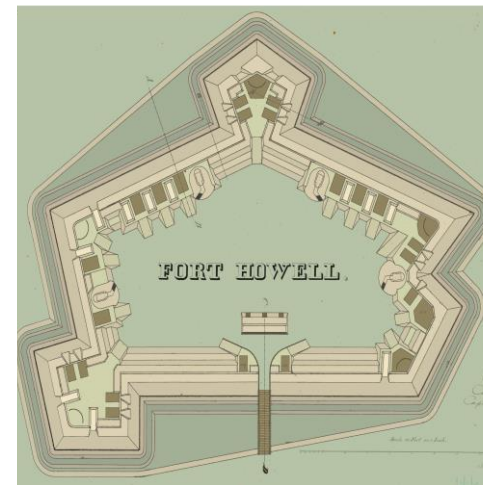




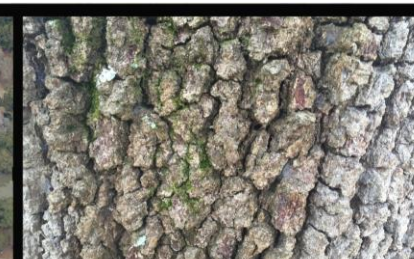
Steve Coe, AIA, LEED  
AP BD+C  
Lead Architect



Doug Bostick  
Lead Historian



Josh Caplea, AIA, LEED  
AP  
Project Architect



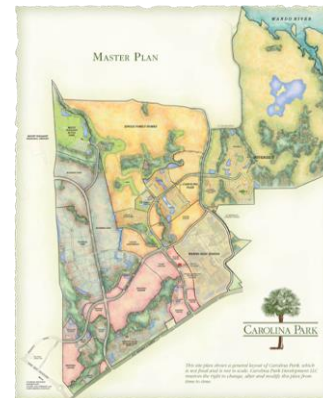




Tracey R. Turner, PE  
Lead Geotechnical  
Engineer



Kyle L. Murrell, PE  
Project Geotechnical  
Engineer





# PROJECT TIMELINE

- Purchased August 2015 utilizing Charleston County Greenbelt Funds
- Property Open House held on August 23, 2015
- Interactive Public Workshop held on August 27, 2015
- RFQ released September 2015
- Consultant Interviews October 2015
- Hussey Gay Bell hired as Primary Consultant December 2015
- Site Inventory & Analysis Public Meeting February 2016



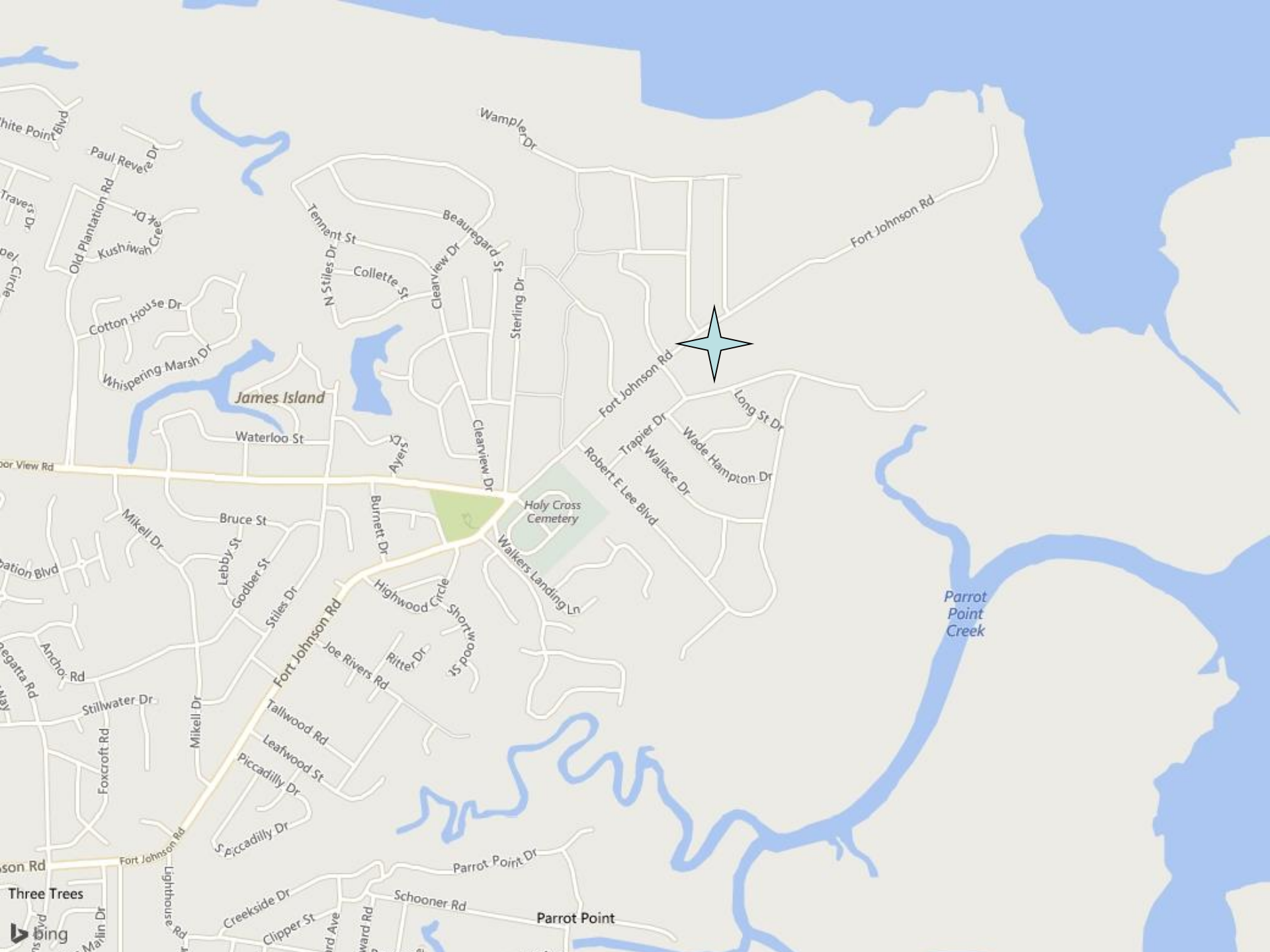


# PARK ORIENTATION

- Located at 461 Fort Johnson Road
- 7.37 Acres – 6.12 Acres of Highland
- Property on Tidal Creek
- 6 existing structures on site; 2 Houses and 4 accessory buildings
- Property currently consists of 2 Parcels

















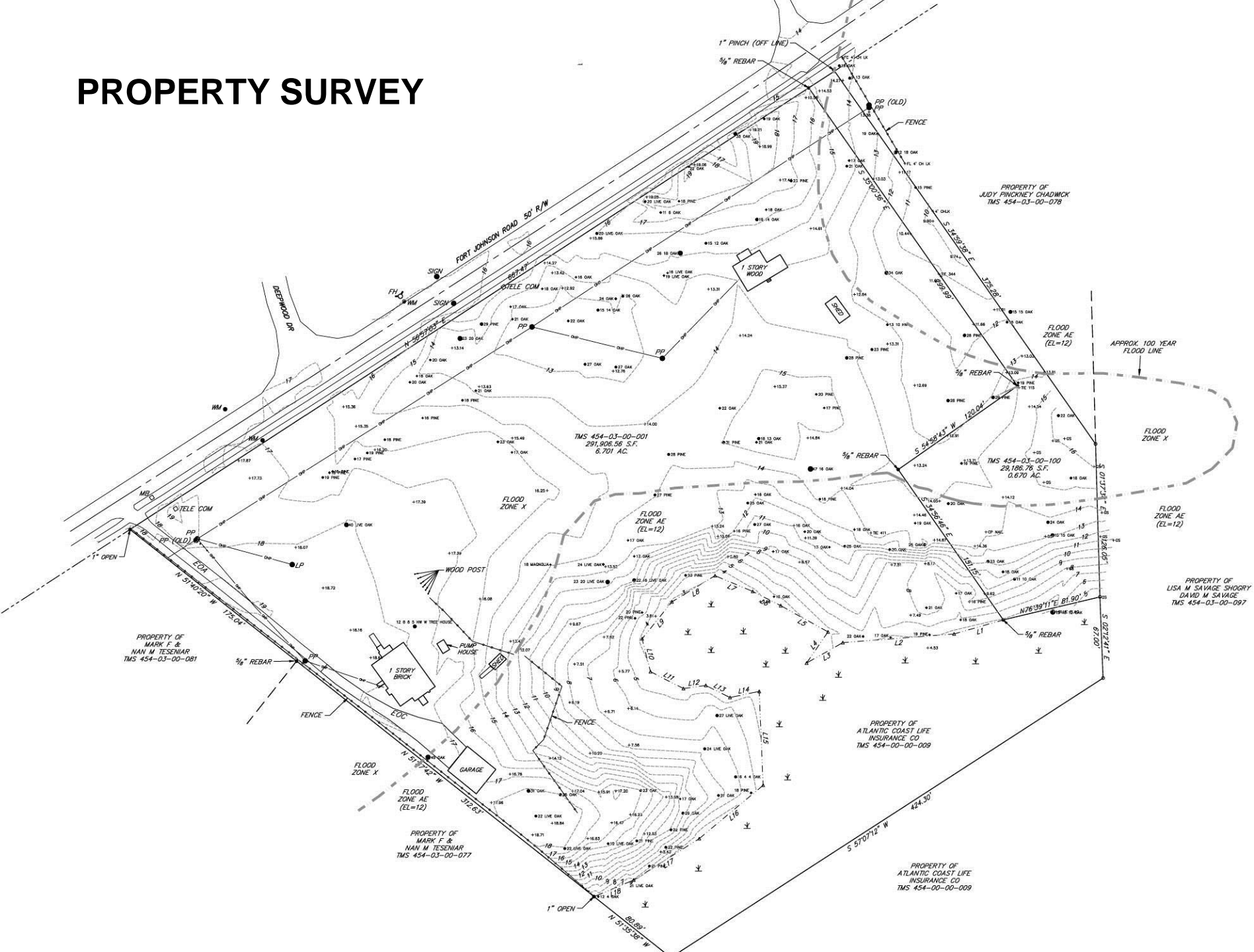
# SITE INVENTORY & ANALYSIS

- Investigate the site and all of the existing conditions
- Allows opportunities and constraints to be identified
- Findings will drive the Design Process
- Looks at a number of internal and external factors such as:
  - Topography
  - Natural Resources
  - Cultural Resources
  - Historical Resources
  - Existing Built Environment



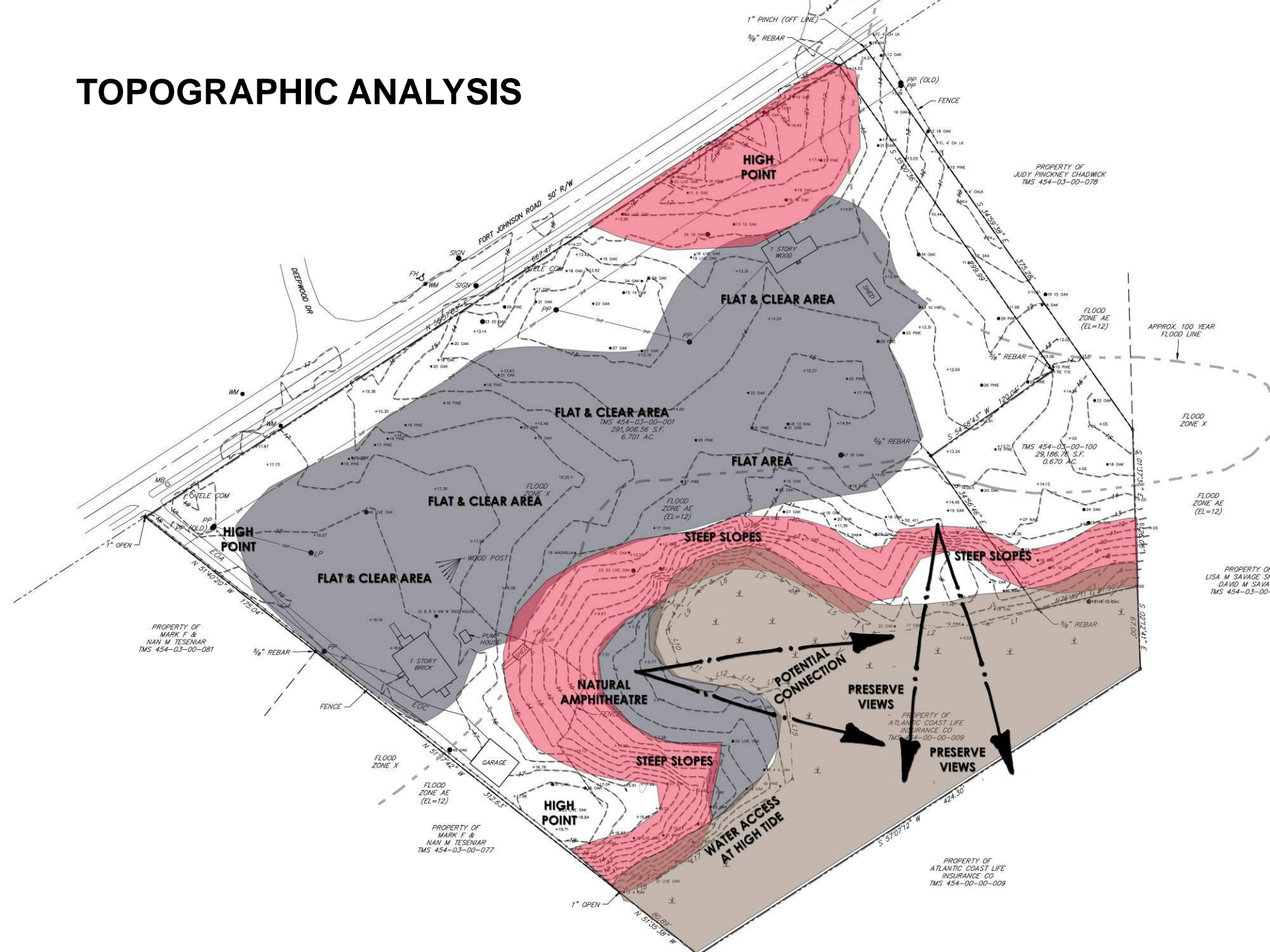


# PROPERTY SURVEY





## TOPOGRAPHIC ANALYSIS



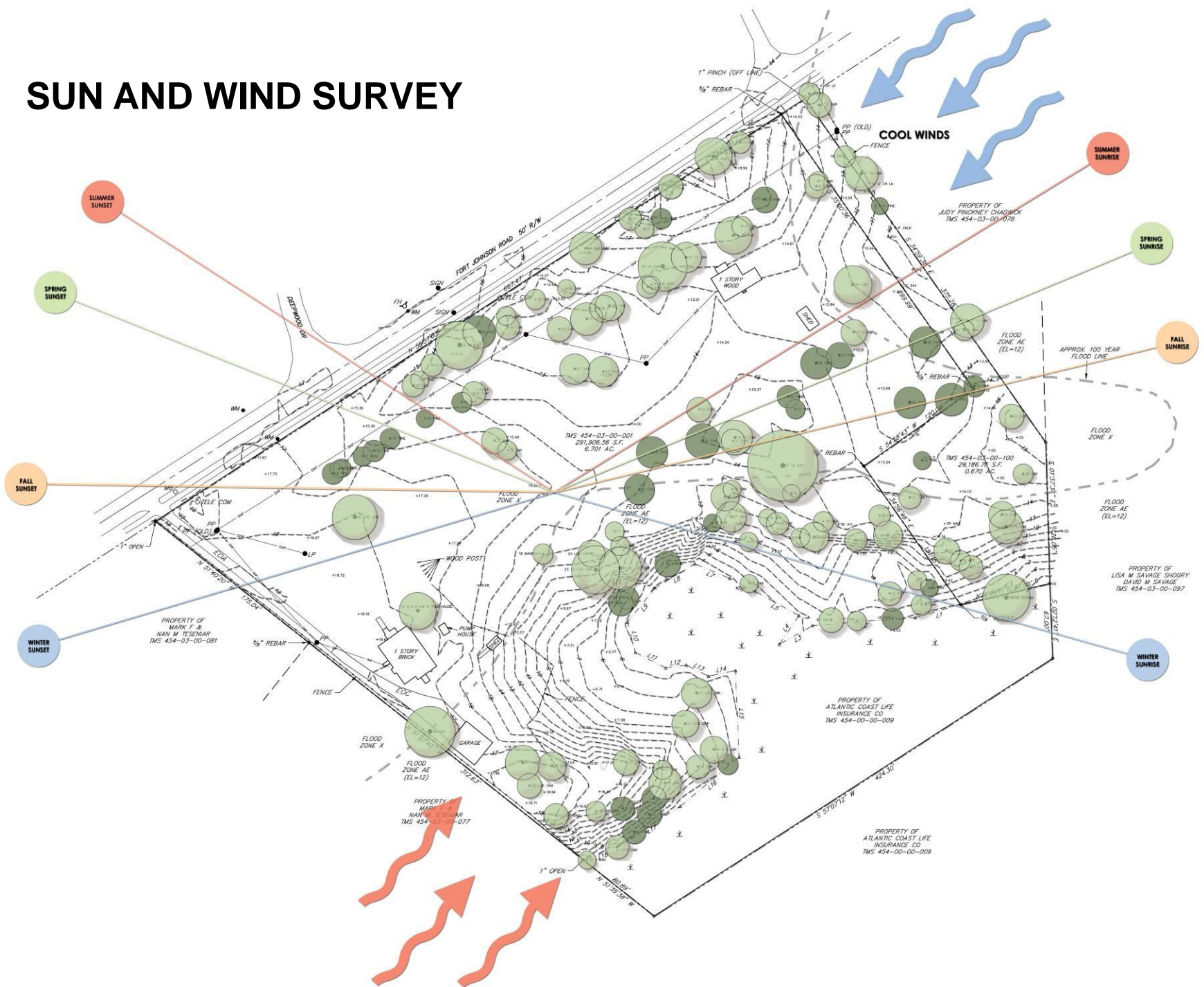


## EXISTING TREES





# SUN AND WIND SURVEY





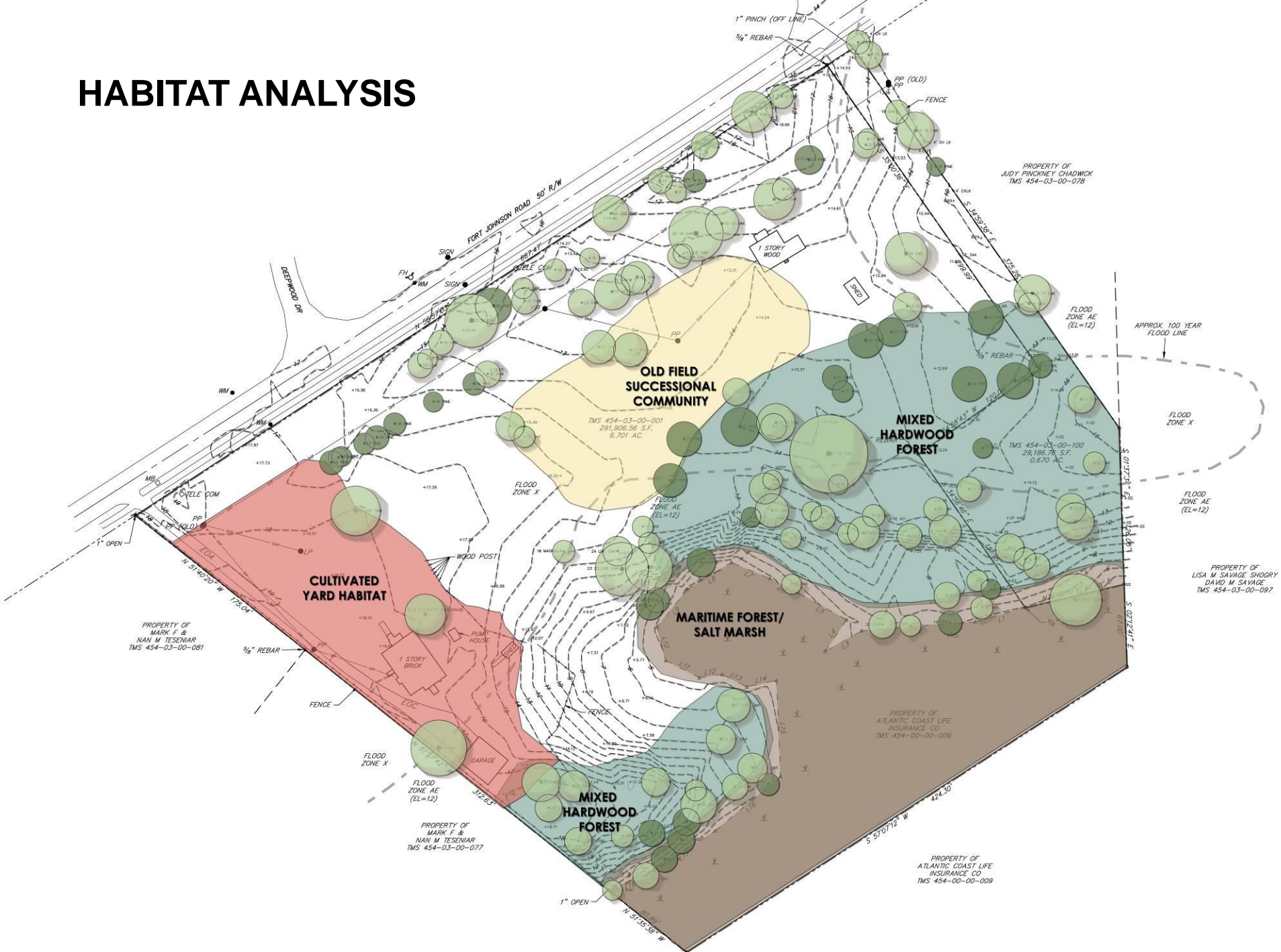
# PLANT & ANIMAL SURVEY

- Completed by local Botanical Ecologist Matt Horry
- Discovered a variety of habitats that allow for a great amount of biodiversity on the property.
- Highlighted by a large population of Blazing Star in the Old Field Successional Community habitat.
- Identified and Cataloged:
  - 71 species of plants
  - 23 species of animals
  - 7 species of fungus
- Follow-up to include seasonal annuals that would emerge in other seasons.





## HABITAT ANALYSIS





# HISTORIC/CULTURAL RESEARCH

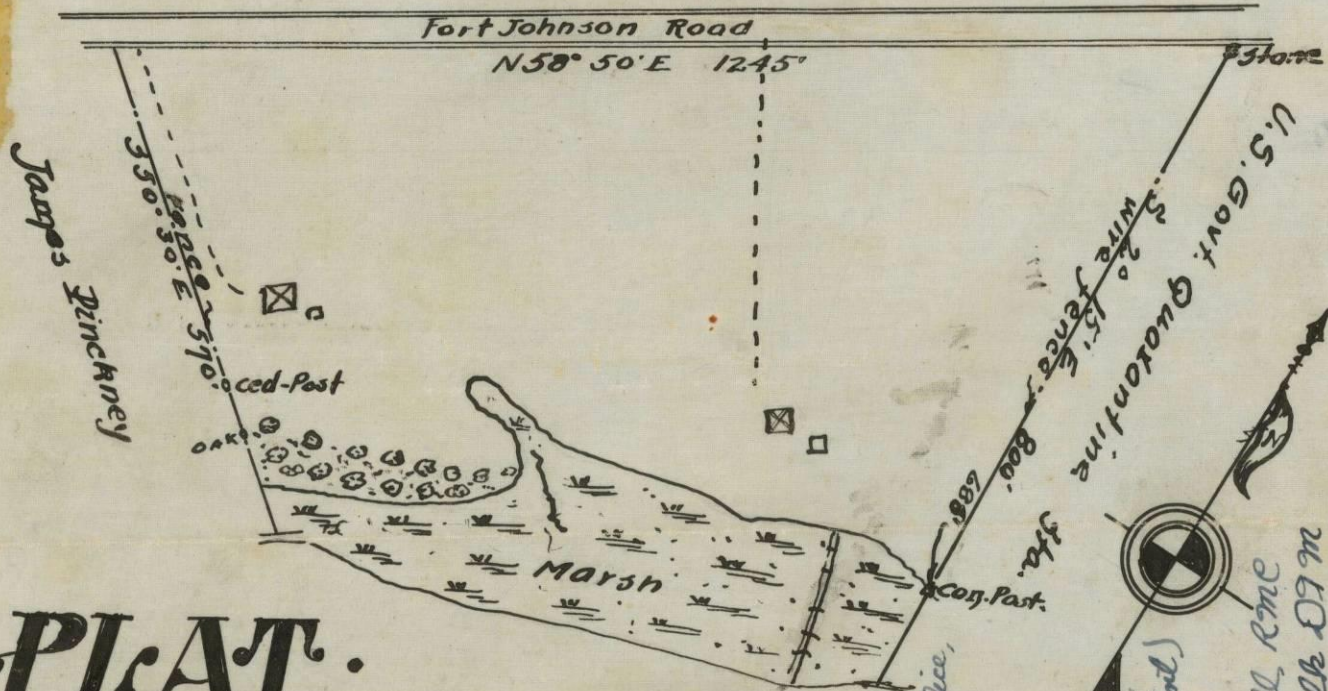
- Extensive historic document research
- Historic map research
- Aerial LiDAR survey reviews
- Site visits and surveys by archaeologists
- Metal detection survey of the entire property
  - Historic artifacts are removed, cleaned, identified, and prepared for conservation.
  - GPS record of all artifacts created with images
- Final report is presented to the State Historic Preservation Office for Permitting





FILE 4  
Drawer 2

FOLDER 15  
Drawing No 10



# PLAT.

Showing property surveyed for

Ellis Pinckney

Situate; On James Island, Charleston Co., S.C.

Surveyed Feb. 21<sup>st</sup> 1923 - by Richard C. Rhett,

Scale 1" = 200'

Surveyor.

Contents

Highland 12<sup>00</sup> Acres - Marsh 2<sup>3</sup>/<sub>4</sub> Acres -

Register Meane Conveyance Office,  
Charleston County, S.C.

Recorded by filing  
in Book 2-46, pg. 615 at

10:30 o'clock, October 26,

1946. This tracing furnished

by and original (a blue print)

delivered to John Commers.

Julius E. Cogswell, RMC

per clk DFM



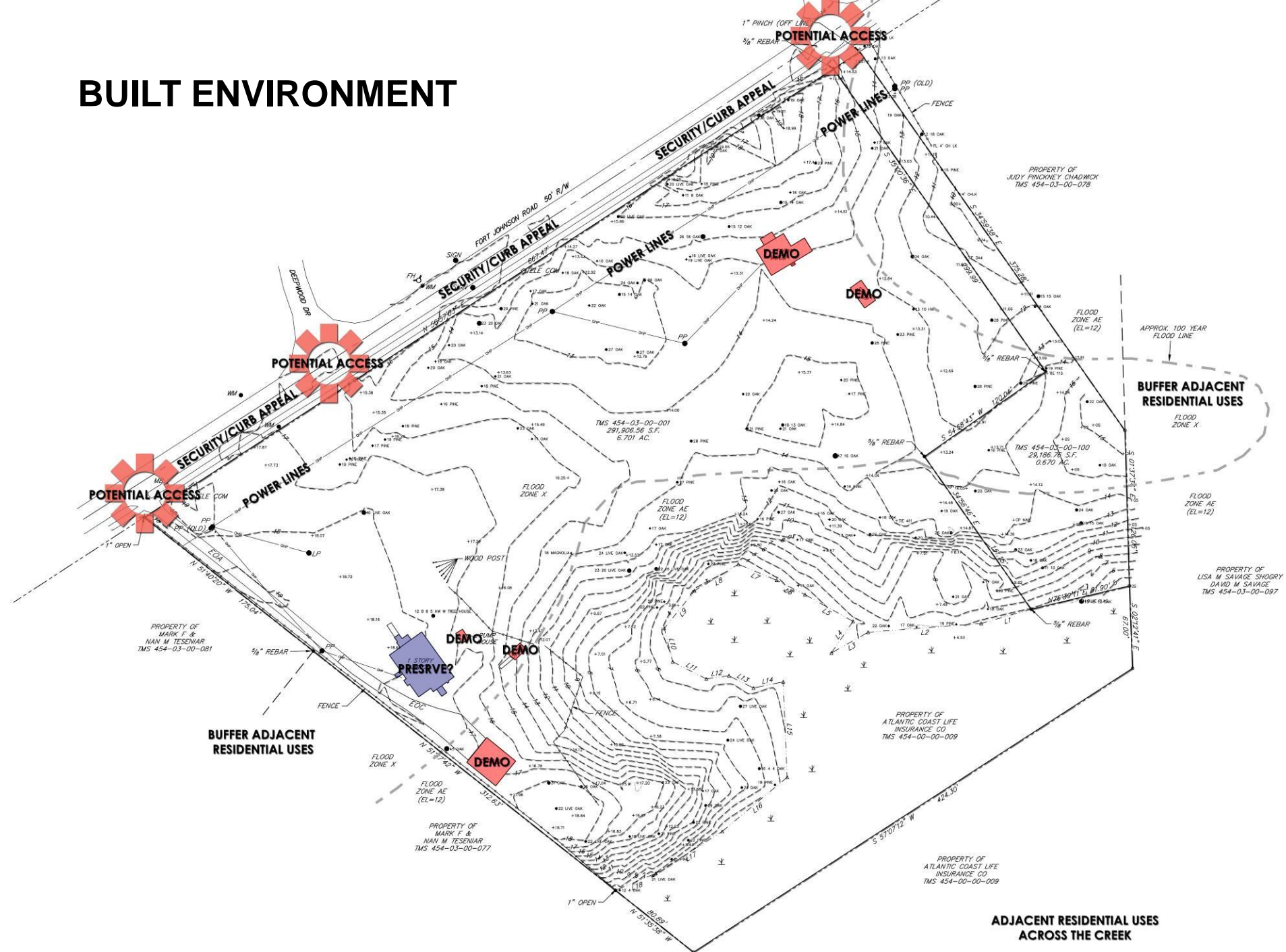
# **BUILT ENVIRONMENT**

- Phase I Environmental Site Assessment Completed
- Evaluations of existing structures ongoing
- Feasibility of repurposing structures
- Access Discussions with SCDOT
- Locations of existing utilities

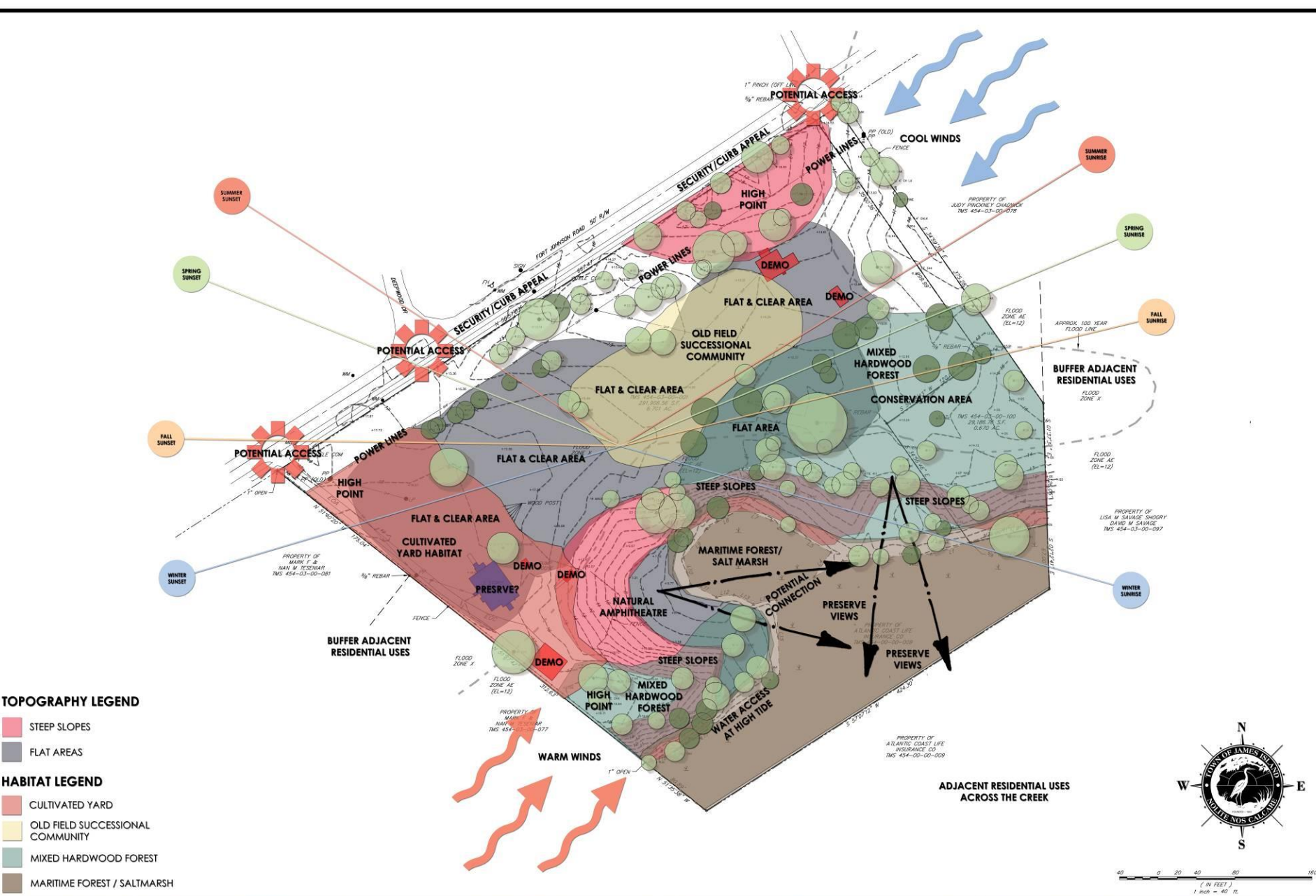




1" PINCH (OFF LINE)  
5/8" REBAR  
**POTENTIAL ACCESS**







**TOPOGRAPHY LEGEND**

- STEEP SLOPES
- FLAT AREAS

**HABITAT LEGEND**

- CULTIVATED YARD
- OLD FIELD SUCCESSIONAL COMMUNITY
- MIXED HARDWOOD FOREST
- MARITIME FOREST / SALT MARSH



# DESIGN IDEAS

- Utilizing all of the information presented tonight, take 1 Index card and write down the top item/activity that you would like to see incorporated into the design of Pinckney Park.
- Keep in mind that the park has to maintain a “Passive” Design due to Charleston County Greenbelt funding
  - *i.e. no ball fields*
- Use any additional space to provide feedback to the Town and the Design Team.

***Thank you so much for your time and attention tonight!!!***

