

Innovative Approach to Create ‘Right-Sized’ Infrastructure: Core Value Chapter Synopsis

INTRODUCTION

- The Island’s infrastructure includes housing, transportation, and public amenities – and its resilience are major topics of concern.
- The consensus is the Island needs stronger and better infrastructure, but not necessarily more infrastructure.
- Population on the Island is likely to remain steady, but more visitors will congest roads.
- Priority should be given to safety for motorists, bicyclists, pedestrians, and all others.
- The Island’s available workforce housing must be increased, but visitor accommodations are sufficient, if not too numerous.
- The airport runway and services are now sufficient; the general desire is for no further expansion.
- The use of treated drinking water for irrigation is a threat to water resources. See Environment Strategy 3.2
- Stormwater management will be increasingly important as sea level rise and increasingly severe storms impact the Island.
- The Island needs to embrace new technology. The Town’s ordinances and infrastructure must adapt to accommodate emerging technology.

ISSUES/ EXISTING CONDITIONS/ CONSTRAINTS

- Projected future development on the mainland and increased popularity in the Island’s tourism sectors will continue to increase the amount of traffic on the Island.
- Tropical storms and hurricanes are affecting the Island more frequently. We need to ensure our infrastructure is resilient enough to withstand these storms and get the Island back to normal operations as quickly as possible.
- The Town and public service providers must ensure sensitive data and vital systems are secure from the threat of cyber-attacks.
- Into the future, autonomous vehicles (AV) will undoubtedly alter traffic and commuting patterns, road and technology infrastructure, parking needs and requirements, and public transportation services. They may also change housing patterns.
- The Island has a reputation for being slow to embrace technology, which has a negative impact on economic development.
- The increased popularity of bicycling and the increased number and type of micro transit options (e-scooters, hoverboards, and the like) requires an examination of how pedestrians, bicycles, and other devices can coexist on the Island’s streets and pathways.
- Since the runway expansion was completed, the airport is handling many more commercial flights. Some are concerned that the airport shouldn’t expand further, but the Town won’t make that decision because it doesn’t own or operate the airport.
- At this time, ferry service is not a feasible option for public or private mass transit due to physical and financial constraints. Currents, water depths, geography, and tides make marine travel time in this area longer than driving time, even with traffic congestion. Large scale public ferry services are federally subsidized, but federal subsidies aren’t available for ferries that don’t carry vehicles from one federal highway to another. If ferries don’t carry vehicles, a robust public transit network would be needed to transport passengers to and from ferry terminals. The infrastructure (parking lots, roadways, marinas) required to support high volume ferry service would cover large tracts of land near waterways with impervious surfaces.
- Treated drinking water is inexpensive and therefore it is used for residential and commercial irrigation. Infrastructure improvements must be made to capture and reuse rainwater, greywater, etc. At the same time, the Town must enforce existing irrigation ordinances.
- The Island needs a great number of workforce housing units. Building these will be a great challenge due to existing concerns about increasing residential density and NIMBYism.

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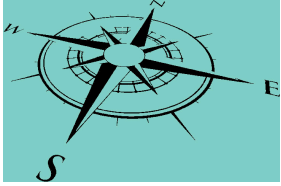
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DEMONSTRATION ONLY



Infrastructure Work Group (IWG)

Stakeholder(s):

Anne Cyran :
Submitter

Taylor Ladd :
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DEMONSTRATION ONLY

1. Transportation

Establish a dedicated, Island-specific transportation system (to include intermodal options) serving residents, workers, and visitors, linked with a regional transportation system.

Keyword: Transportation; Pathways; Safety. Elements: Transportation, Community Facilities, Priority Investments, Natural Resources... About this Goal:

- Projected future development on the mainland will continue to increase the amount of traffic on the Island.
- The Island’s entire ground transportation network must be improved to provide safe and efficient travel for all users while maintaining the character and aesthetics of the Island. • Expanding the multi-use pathway network, making roads and intersections safer, and improving public and private transit services should take precedence over widening or building new roads. See Regional Goal 3 for regional transportation strategies.

1.1. Roads

Maintain and improve the road network to provide safe and convenient access and interconnections to all areas of the Island.

1.1.1. Transportation Plan

Develop and implement a transportation plan for Hilton Head Island including specific action items to address resident, worker and visitor transportation, transit, multi-modal and multi-use pathway related goals and strategies in the Comprehensive Plan.

Stakeholder(s):

Residents

Visitors

Worker

1.1.2. William Hilton Parkway

Coordinate with SCDOT and Beaufort County to maintain the current capacity of William Hilton Parkway and other arterial streets.

Stakeholder(s):

SCDOT

Beaufort County

1.1.3. Alternative Roads

Continue to consider plans for alternative road systems to remove some of the traffic burden from William Hilton Parkway.

1.1.4. Road Widening

Future road widening projects within the Town should be carefully planned to assure neighborhoods are not excessively adversely impacted.

Stakeholder(s):

Neighborhoods

1.1.5. Land

Secure adequate land for needed transportation improvements.

1.1.6. Purchases

Purchase parcels that have high traffic generating development potential.

1.1.7. Traffic Analysis

Maintain specific traffic analysis standards in the LMO to guide development in accordance with the existing and future needs of the Town.

1.2. Infrastructure

Promote the installation of infrastructure that promotes efficiency, improves safety and environmental quality, and promotes emerging alternatives to traditional automobile travel.

1.2.1. Mobility

Ensure policies effectively regulate and infrastructure reasonably accommodates emerging modes of transportation, such as Autonomous Vehicles (AVs), micro transit, and Mobility as a Service (MaaS).

MaaS is a concept describing a shift away from the ownership of personal vehicles for transportation to the use of public and private services offered through a unified structure to meet the specified needs of travelers.

1.2.2. Complete Streets

Consider implementation of concepts such as Complete Streets where appropriate that integrate multiple forms of transportation modes and promote connectivity.

1.3. Arterials

Ensure that aesthetic and vegetative character are maintained and improved within and along arterials without impeding safety.

1.3.1. Streetscapes

Evaluate and install streetscape methods to establish Island character for redevelopment areas, recreation or activity centers, pedestrian oriented areas, and gateways.

These methods should include safety standards for drivers, pedestrians and cyclists, as well use coordinated landscaping, lighting, street furniture, and other public amenities. See Connected Strategy 2.1

1.4. Safety & Access

Maintain all roads on Hilton Head Island to ensure safety and improve access for all users.

1.4.1. Road Materials

Research emerging materials that may be more effective for road construction.

1.4.2. Dirt Roads

Continue to encourage and facilitate the paving of dirt roads throughout the Island.

1.4.3. Maintenance

Continue to work with and encourage Beaufort County, SCDOT, and private road owners to protect investment in the transportation system through adequate maintenance of facilities, roadways and associated drainage facilities.

See Regional Tactic 3.1.1

Stakeholder(s):

Beaufort County

Private Road Owners

SCDOT

1.4.4. Cycling Routes

Consider supporting the infrastructure improvements required to establish a safe, designated active cycling route for road bikes.

1.4.5. Maintenance & Litter

Continue to offer maintenance services and support litter-control efforts on and off-Island.

1.5. Funding

Ensure the Town receives sufficient and equitable funding for transportation projects.

1.5.1. Safety Improvements

Continue to seek funding for safety improvements to Island roads by coordinating with SCDOT, the Beaufort County Transportation Committee (CTC), and other entities to secure funds.

See Regional Tactic 3.1.1

Stakeholder(s):

SCDOT

Beaufort County Transportation Committee

1.5.2. Impact Fees

Maintain and update the transportation impact fees program for both the Town and the County with new developments paying for new road modifications based on their impact to the transportation system.

Stakeholder(s):

Beaufort County

1.6. Traffic

Continue to collect and maintain data on traffic volume for the road network throughout the year to assess existing and potential deficiencies in the road network and to provide a basis for making future transportation and land use decisions.

1.6.1. Monitoring & Evaluation

Continue to prepare Traffic Monitoring and Evaluation Reports on an annual basis.

1.6.2. Modeling

Perform traffic modeling at least once every 10 years, or more often as needs and concerns dictate, to identify roadway improvements and capital improvement projects.

1.7. Education & Involvement

Continue to educate and involve the public regarding transportation safety issues.

1.7.1. Best Practices

Research best practices from other communities to ensure education and communication efforts are using emerging forms of technology and new trends in communication.

1.7.2. Enforcement

Coordinate with State and local law enforcement officials to enforce transportation-related laws and other regulations that improve safety.

Stakeholder(s):

State Law Enforcement Officials

Local Law Enforcement Officials

1.7.3. Evacuation Routes

Coordinate with appropriate agencies to plan for and implement safe and efficient evacuation routes off of the Island.

1.8. Public Transportation

Expand the public transportation system serving the Island in a fiscally responsible manner to provide transportation options to the greatest number of residents, workers, and visitors.

See Economy Strategy 1.2, Regional Strategy 3.1

1.8.1. Plan

Prepare a Public Transportation Plan to address public transportation issues on the Island with consideration of the “New Service Recommendations and Implementation Plan” in the Palmetto Breeze Small Urban Area Transit Development Plan.

Stakeholder(s):

Palmetto Breeze

1.8.2. Funding

Consider the local share recommendations in the Palmetto Breeze Small Urban Area Transit Development Plan to provide a dedicated and predictable source of funding for public transit services.

Stakeholder(s):

Palmetto Breeze

1.8.3. Service Alternatives

Research alternative ways to provide needed services, such as programs that subsidize ride share services for specific destinations, and explore ways to support last-mile transportation options.

1.8.4. Public Transportation

Promote public transportation by providing infrastructure, shelters, pull-off lanes, and multi-use pathway links.

1.8.5. Buses & Park-n-Ride Lots

Explore opportunities to support Park-n-Ride lots for commuters and/or public or private bus services for commuters.

1.8.6. Coordination

Support coordination between public transportation providers, major employers, large communities and special needs providers to increase the utility of public transportation and connect public and private transit systems.

Stakeholder(s):

Public Transportation Providers

Large Communities

Major Employers

Special Needs Providers

1.8.7. Public Transit Vehicles

Support the replacement of diesel or gasoline powered public transit vehicles with those that are less polluting and use sustainable fuels.

1.8.8. AVs

Plan for the needs of AVs used for public transportation.

1.8.9. Transit Infrastructure

Evaluate requiring transit infrastructure for suitable developments, such as parks and other public land uses and for private land uses such as large residential and commercial developments.

1.9. Pathways

Expand the multi-use pathway network to provide a comprehensive, Island-wide network that provides for recreational opportunities as well as an alternative means of transportation to/from and on the Island.

1.9.1. Improvement Projects

Continue to assess the viability of constructing multi-use pathways and supporting infrastructure in conjunction with each Town road improvement or drainage project.

1.9.2. Greenway

Investigate creating a signature, multi-use greenway connecting commercial, civic, historic, recreation and cultural sites.

1.9.3. Connections

Ensure the multi-use pathway network complements public transit services such as Palmetto Breeze by connecting transit stops with employment, commercial, and recreational destinations.

Stakeholder(s):

Palmetto Breeze

1.9.4. Developments, Sidewalks & Pathways

Examine requiring connections between developments and nearby sidewalks and multi-use pathways to improve safety and accessibility.

1.9.5. Pathways Connection

Coordinate with SCDOT and Beaufort County to establish a safe multi-use pathway connection between the Island and the mainland.

See Regional Tactic 3.1.2

Stakeholder(s):

SCDOT

Beaufort County

1.9.6. Safety

Continue to seek funding for safety improvements to Island multi-use pathways by coordinating with SCDOT, the Beaufort County Transportation Committee (CTC), and other entities.

Stakeholder(s):

SCDOT

Beaufort County Transportation Committee

1.10. Conflicts & Improvements

Continue to improve safety of the multi-use pathway system by identifying conflicts and improvement opportunities.

1.10.1. Safety Areas

Inventory and maintain areas for safety on an annual basis for problems such as low-hanging vegetation, inadequate signage, lines of sight, and irregular asphalt.

1.10.2. Accident Data

Use accident data to determine and plan pedestrian and bicyclist needs at intersections, including crossings and warning alerts.

1.10.3. Safety Programs

Investigate opportunities to implement safety programs such as “Safe Routes to Schools” for the benefit of the community.

See Connected Tactic 2.2.

1.11. Bridge to the Beach

Continue to implement the recommendations of the Bridge to the Beach Plan and evaluate the need to update the plan.

2. Airport

'Right-Size' the airport's capabilities and operations.

Keyword: Airport. Elements: Transportation, Community Facilities, Land Use... About this Goal:

- Though the Town does not own or manage the airport, the Town should continue to be involved in planning for the future to ensure residents' concerns are in the forefront of those plans.

2.1. Services

Continue to collaborate with federal, state, and county authorities and general aviation interests to enhance visitor, business and resident accessibility to aviation services.

Stakeholder(s):

Federal Authorities

Beaufort County

State Authorities

General Aviation

2.2. Developments

Ensure that development surrounding the airport is designed and constructed to minimize the negative impacts of being located near the airport.

2.2.1. Overlay District

Continue to review development proposals within the Airport Overlay (A-O) District to ensure the site is designed with the maximum safety possible for the occupants of the site.

See LMO Section 16-3-106.E

2.3. Residents & Property

Encourage Beaufort County to evaluate the interests of nearby residents and property owners when considering changes to the airport facilities.

2.3.1. Modifications

Assist Beaufort County with pre-planning for airport modifications.

2.3.2. Plan

Participate in updates to the Hilton Head Island Airport Master Plan.

2.4. Disaster Recovery

Coordinate with Beaufort County to use the airport as a staging ground during disaster recovery.

Stakeholder(s):

Beaufort County

3. Resiliency

Ensure physical, social, and economic resilience from climate and environmental challenges.

Keyword: Resilience. Elements: Community Facilities, Priority Investment, Natural Resources... About this Goal:

- As a barrier island, Hilton Head Island is particularly sensitive to the effects of sea level rise, tropical storms, hurricanes, drought, and other environmental threats.
- The Town must ensure existing and future infrastructure is resilient and accommodates anticipated changes to the environment. See Environment Goal 6

3.1. Storms & Sea Levels

Establish an integrated program for resistance to and resilience from the effects of rising sea levels and tropical storms.

See Environment Tactic 6.1.1

3.1.1. Development Projects

The Town should assess environmental resistance and resilience when considering private and public development projects.

3.1.2. Zoning & Building Codes

Evaluate changes to zoning and building codes to minimize vulnerabilities.

3.1.3. Disaster Relief Funds

Continue to maintain and replenish Town disaster relief funds.

3.2. Investments

Identify and fund proactive investments in public actions which enhance resistance to and recovery from environmental challenges.

4. Utilities

Ensure the Island has safe, effective and resilient utility systems.

Keyword: Utilities. Elements: Natural Resources, Community Facilities, Priority Investments... About this Goal:

- The Town and service providers must work together to ensure the Island has an effective and efficient utility system that minimizes interruption in services and is resilient from environmental and security threats.
- Efficient use of our utilities will assist in the preservation of natural resources.

4.1. Infrastructure

Promote utility infrastructure policies and investments that promote efficiency, improve safety and environmental quality, and embrace emerging technologies.

4.1.1. Projects & Programs

Support collaborative projects and programs among the PSDs that benefit long-term water resource stewardship and protection.

Evaluate the use of Town-owned land for water source/supply projects.

Stakeholder(s):

PSDs

4.1.2. Salt Water Intrusion

Address the challenges that salt water intrusion presents for Island water sources.

4.1.3. Storms & Sea-Level

Address the challenges and impact storms and sea-level rise have on the Island's stormwater infrastructure.

4.2. Water Usage

Establish and enforce community standards for discretionary water use.

See Environment Strategy 3.2

4.2.1. Irrigation

Support programs and education to help reduce the use of potable water for residential irrigation.

(Currently 40-60% of potable water use).

4.2.2. Irrigation Code

Explore methods to increase compliance with the existing residential irrigation code.

4.2.3. Reclamation

Use reclaimed water when maintaining Town projects where financially feasible.

4.2.4. Conservation & Reuse

Develop a program to educate the public on water conservation and water reuse.

4.3. Alternative Sources

Investigate development and operation of alternative energy and water sources.

4.3.1. Aquifer

Investigate the creation of aquifer recharge zones using stormwater projects near potable well capture zones.

4.3.2. Potable Water

Support PSD investigations into alternative sources of potable water.

4.4. Sewage

Continue partnership with Hilton Head Island PSD to implement the Hilton Head Public Service District Master Sewer Plan to ensure sewer service is available for properties not currently connected to sewer.

Stakeholder(s):

Hilton Head Island PSD

4.5. Fire Hydrants

Examine ways to ensure fire hydrants are installed in needed locations to minimize the risk of fire hazards.

4.6. Stormwater

Ensure the Town's Stormwater Utility is adequately funded, supported and staffed to meet existing and anticipated needs of the Island's stormwater policies, programs and infrastructure.

4.6.1. Infrastructure

Continue to ensure stormwater infrastructure is well-maintained, resilient and effective.

4.6.2. Plan

Continue to work with Beaufort County in coordination of updating and implementing the Beaufort County Stormwater Master Plan as applicable.

Stakeholder(s):

Beaufort County

4.6.3. Utility

Evaluate the need for the Town's Stormwater Utility to develop, adopt and implement a "Town of Hilton Head Island Stormwater Master Plan and Policy Guide" to be reviewed and updated every five years.

This could address any outdated aspects of the 1995 Island Wide Drainage Study.

4.6.4. Drainage

Consider updating the 1995 Island Wide Drainage Study to address current conditions and needs, or incorporate into a new plan per Strategy 4.6.3 above.

4.6.5. Stormwater

Ensure the NPDES Stormwater Management Plan is annually updated and implemented for compliance with the 1972 Clean Water Act and the Town's state NPDES permit.

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5. Public Services

Promote efficient and secure public services to meet current and future needs.

Keyword: Public Services. Elements: Community Facilities, Land Use, Priority Investment... About this Goal:

- Public services are defined as safety, emergency, planning and administration.
- Changes to the economy and technology, pressure from the increasing population on the mainland, and the impacts of climate change will create new, complex challenges for public service providers.
- Despite these challenges, the Town must continue to provide best in class service by continually assessing, adapting and tailoring its operations to meet the needs of residents and visitors.

5.1. Structure

Ensure the Town government and staff are structured to meet the challenges of increased population, regulatory complexity, technical development, and public expectations.

5.1.1. Scope

Review the scope of Town government to determine if any changes should be made.

5.1.2. Staffing

Develop a long range plan to evaluate and address staffing levels of existing and potential new departments, and to consider the facility needs of the Town staff for the next twenty years.

See Excellence Strategy 2.7

5.1.3. Facilities

Evaluate existing Town facilities and identify opportunities for redevelopment or new construction to provide best in class facilities across the Town government.

See Excellence Strategy 2.7

5.2. Services & Facilities

Ensure the Town continues to provide best in class services and facilities that exceed the expectations of its residents and visitors.

See Excellence Strategy 2.7

5.2.1. Funding

Continue to research the availability of new funding sources that will help to diversify the Town's revenue sources and assist in funding any new services that may be provided by the Town.

5.3. Safety

Ensure the safety of Town residents and visitors through excellent law enforcement, Fire Rescue, Emergency Management and disaster recovery Services.

See Excellence Strategy 2.6

5.3.1. Public Services

Continue to assess all public services regularly and adjust services as necessary.

5.3.2. Fire Rescue

Implement the recommendations of the Fire Rescue Strategic Plan.

5.4. Land Acquisition

Continue to fund the Town's Land Acquisition Program.

5.4.1. Island Character

Continue to preserve and protect the Island's character through land acquisition.

5.4.2. Town-Owned Land

Evaluate the use of Town-owned land for public facilities, including parks and recreation.

5.4.3. Land Acquisition

Evaluate the policies of the Land Acquisition Program to determine if any changes are required to better address the needs of the community.

5.5. Service Continuity

Encourage public service providers to ensure continuity of essential services for all Island residents and businesses.

Stakeholder(s):

Public Service Providers

5.6. Hazard Mitigation

Continue the Mitigation Actions in the Beaufort County Hazard Mitigation Plan and participate in future updates.

Stakeholder(s):

Beaufort County

5.7. Disaster Recovery

Continue the implementation of the Disaster Recovery Plan.

5.8. Capital Improvements

Continue the implementation of the Town's Ten-year Capital Improvements Program (CIP).

5.8.1. Coordination

Coordinate the CIP with any and all agencies that provide public facilities to the Town, including PSDs, Beaufort County, etc.

Stakeholder(s):

PSDs

Beaufort County

5.8.2. Funding

Prepare and update a 10-year CIP on an annual basis that includes funding options.

5.8.3. Facilities

Evaluate public facility demands for new or redevelopment on a project-by-project basis to assure current and anticipated needs are being met.

5.9. Transportation

Plan and coordinate future transportation investments.

5.9.1. State Laws

Continue to update and maintain a ten-year CIP in accordance with all state laws.

This program should consider road and multi-use pathway improvements, park and town facilities, and drainage projects, at a minimum.

Stakeholder(s):

State of South Carolina

5.9.2. Improvements

Coordinate improvements to the Town's Island Wide Drainage Study and other Capital Improvement Projects in conjunction with transportation improvements.

5.9.3. Coordination

Coordinate transportation improvements with the Town's Island Wide Drainage Study and any other drainage, water or sewer improvement project.

6. Housing

Promote housing options to meet the needs of all current and future populations on the Island.

Keyword: Housing. Elements: Housing, Community Facilities, Land Use... About this Goal:

- Though the need for workforce housing is currently the Island’s most pressing housing related issue, the need for all types of housing remains.
- A continual assessment of development standards and building codes is needed to ensure the Town doesn’t prevent the creation of needed housing.
- New and redeveloped housing should maintain the character of the Island.

6.1. Work Force Housing

Adopt policies to support the recommendations per the Work Force Housing Strategic Plan.

See Connected Strategy 4.3, Economy Strategy 6.1, Inclusive Strategy 3.3, Regional Goal 2

6.2. Standards & Codes

Continually assess development standards and building codes to ensure they encourage the development of needed housing.

6.2.1. Interconnections

Consider regulations to require interconnection between developments, which promotes the establishment of neighborhoods and to provide safe and convenient access to neighborhood level public facilities, particularly schools and parks.

See Connected Tactic 2.2.3

Stakeholder(s):

Developments

Neighborhoods

6.3. Residential Density

Evaluate proposed changes to residential density to ensure they are appropriate for the character of the area and the neighboring properties.

7. Technology

Anticipate policy implications and resource investments needed to embrace emerging technologies.

Keyword: Technology. Elements: Community Facilities... About this Goal:

- Though the Island was slow to accommodate cell towers, recent investments in fiber optic service have pushed the Island far ahead of many other communities in the country.
- The Town should look for opportunities to embrace emerging technology to ensure it remains attractive to new residents, businesses, and visitors.

7.1. Emerging Technologies

Adopt policies to accommodate emerging technologies while continuing to adapt for future needs or trends, ie-fiber optic service for the entire Island, 5G, information management, cellular satellite.

7.2. Technology Action Plan

Continue to implement the “Action Plan items” in the Hilton Head Island Technology Action Plan.

7.2.1. Updating

Update the Hilton Head Island Technology Action Plan regularly to ensure it addresses changes in existing technology and emerging technology.