

RENEW 50

A MULTI-PHASE SIPOA FACILITIES PROJECT TO SUPPORT ACCELERATING GROWTH

An Update from SIPOA's Facilities Planning Subcommittee

As 2022 draws to a close, it's the perfect time to reflect on accomplishments and explore what's possible for a vibrant future.

During the past several months, we've shared updates in Currents about the expanding use of the Lake House's exercise classes and social gatherings, as well as the growth in meetings and special uses for the Oyster Catcher Community Center. We've also sought feedback from property owners through the recent Property Owners' survey and in response to concepts that our Facilities Planning Subcommittee continues to explore to meet growing current and future demand.

As we enter the New Year, we want to share where we are in what we are now referring to as "Renew 50" and the multiple phases of this project looking ahead. The naming is simpler than "Lake House and Oyster Catcher Facilities Upgrade project," and captures the opportunity to enhance our SIPOA community as we continue to evolve to meet property owners' needs both near and longer term. Renew 50 also recognizes the upcoming golden anniversary of the Seabrook Island Property Owners Association to be celebrated in 2024 – the year we hope to break ground on the new offerings on the Oyster Catcher parcel.

RENEW 50 PROJECT TIMELINE

*Focus Areas:
Planning, Engagement,
& Construction*

PHASE 1:
Project Launch
2020 - 2022

PHASE 2:
Concepts, Planning
& Outreach
2022

PHASE 3:
Engagement,
Referendum
2023

PHASE 4:
TOSI & CHS Co.
Proposal Application
2023 - 2024

PHASE 5:
Oyster Catcher New
Facility Build
2024 - 2025

PHASE 6:
Lake House
Refurbishment
2025 - 2026

There are three over-arching areas of focus that encompass the work that's been underway and what is planned as we move ahead. The three focus areas are: Planning, Engagement, and Construction.

Within each focus area, there are various phases and action items to complete. In 2022, **PLANNING** was where we focused our efforts. That's not to say that planning has stopped. Rather, it is to signal that we have taken the steps to gather facts, develop plans with the expertise of architects and construction professionals, gather initial feedback, finetune and prepare to engage our Seabrook Island Property Owners in the New Year .

As January begins, we will focus more on **ENGAGEMENT**. For example, we plan to host special sessions on the afternoon of Saturday, February 18th – providing forums to highlight the concepts, answer property owners' questions and engage directly. We'll also host other listening sessions both for in-person small group gatherings as well as a few virtually for those Property Owners who are not on Seabrook Island full-time.

Currently, it is expected that by June 2023, we will be at a point when we can advance a referendum for the vote of Property Owners in hopes of moving forward with the Renew 50 plans to upgrade the Lake House and Oyster Catcher.

If owner approval is received, the focus on **ENGAGEMENT** moves to a new phase as detailed plans are developed towards the goal of their approval by the Town of Seabrook Island and Charleston County. We expect that process could take up to a year, perhaps until June 2024.

Once all approvals are received, we would enter the phase of the third area of focus, **CONSTRUCTION**. Groundbreaking and initial work at the Oyster Catcher parcel is currently expected to begin thereafter in 2024. Depending on the final plans and approvals, we anticipate the completion of construction at some point in 2025. After that, the refurbishment of the Lake House would begin in 2025 and be completed in 2026.

We share this to help all current Seabrook Island Property Owners have a better understanding of the process and timeline for the steps ahead in the Renew 50 Project.

Our commitment, as always, is to be thorough, engaging, and strategic in support of the current and evolving needs of Seabrook Island Property Owners. We look forward to sharing more in the months ahead. As always, if questions or comments, please reach out to us at publiccomments@sipoa.org.

Our best wishes for the new year and many, many to come for our Seabrook Island neighbors and community.