

# INSIGHTS

APRIL 2013

KIAWAH  
PARTNERS



CREATING A  
SENSE OF PLACE:  
THE PROCESS

KIAWAH'S MOST  
IMPORTANT ASSET

COMMUNITY FORMS  
AT CHRISTOPHE HARBOUR

LINKS COURSE PRESERVES  
NATURAL HABITAT

# INSIGHTS

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Revamped *Insights* designed to showcase philosophy, talent of Kiawah Partners team.

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Aerial view of Ocean Park, formerly known as Cougar Island.

# Welcome to Kiawah Partners *Insights*

**K**iawah Partners *Insights* is a new publication designed to take readers behind the scenes of Kiawah Partners and share the development philosophy and collaborative spirit that has guided the company for nearly three decades. By communicating this process to you, our goal is to educate those who are not familiar with our brand, as well as remind those who are, what makes Kiawah Partners one of the most successful residential resort developers in the industry. From time to time, we'll shine the spotlight on subjects that are both timely and important for our current stakeholders as well as our future partners. But mostly we will share our vision and commitment to environmentally sensitive development which helps add value to the investment and also to the lifestyle we have created.

In this first issue, we take a close look at the community planning process of Kiawah's most recent major project, Ocean Park. Landscape architect Charlie Arrington, community planner Mark Permar, and engineer Ray Pantlik

take us on the journey of revealing what the landscape offered and how they "peeled back the onion" to discover a truly breathtaking setting. We'll look at the findings of Kiawah's annual beach report to see that Kiawah's greatest amenity is both healthy and growing. And finally, we'll see how a community is beginning to form at Christophe Harbour, St. Kitts; as well as the impact a microscopic snail had on the design and construction of the links golf course at The Lodge at Doonbeg.

We hope you'll enjoy taking a deeper dive into Kiawah Partners and learn what drives the team to remain true to the principles that have guided the development of these great projects. As Kiawah Partners *Insights* evolves, we welcome your thoughts and feedback, please write to us at [KiawahPartners@Kiawah.com](mailto:KiawahPartners@Kiawah.com)

# Kiawah's Growing Asset...

## 10 Miles of Beach

*The history of a naturally growing barrier island*

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Figure 1: Shoals begin to form.

For the past 38 years, Kiawah Island's development as a community has been acclaimed for its environmentally sensitive planning. But another factor contributing to Kiawah's status is its standing as one of very few barrier islands that have actually gained land in this century.

Dr. Tim Kana of Coastal Science and Engineering (CSE) has studied the Kiawah shoreline for many years. CSE estimates that since the mid-1990's, the Island has gained nearly six million cubic yards of sand by natural accretion. Three major sand bars (offshore shoals) in the Stono River inlet have been released from the delta and

pushed onshore by waves. The first two added enough sand to extend a new three-mile barrier beach that now wraps around the eastern end of Kiawah. The new beach caused the shoreline to move 1,000 to 1,500 feet seaward of the 1989 foredune, creating a tidal lagoon in between. The lagoon's eastern half formed in the late 1990's and is now filled with mature salt marsh vegetation. The western lagoon evolved over the past ten years and is likewise transforming rapidly from unvegetated sand flats to salt marsh. Thus, we gained 350 acres of lagoon habitat and a three-mile barrier beach that will serve to feed sand over the rest of the Island for decades.

Natural accretion was so rapid from 1989 to 2006 that it built up a significant sandbar at the eastern end which created problems along the Ocean Course and westward. This resulted in several hundred feet of dune recession which then led to the 2006 east end beach restoration project.

In order to mitigate encroachment on the Ocean Course and restore the natural sand flow down coast, 550,000 cubic yards of sand were scraped from the new outer beach sand bar and placed along the Ocean Course.

The project was also designed to preserve washover habitat for the piping plover and other birds. By reducing the east end sand bar, this project increased the chances of waves washing over the beach into a nearby lagoon. This washover process is key to maintaining the critical habitat preferred by the piping plover. It is also a way to reduce the prominence of east end sand and help the rate of sand flow downcoast to the rest of Kiawah.

Overall, many acres of dunes, washover habitat, salt marsh, and sheltered lagoon environments have formed in less than ten years. Often, during winter storms (such as Hurricane Sandy) there is temporary erosion along Kiawah's beach. By summer, however, the natural flow of sand restores this erosion. So, Kiawah remains one of the healthiest beaches in the world. Based on yearly monitoring results, the prognosis for the shoreline's future is very favorable.

To help protect the beach, Kiawah's development plan calls for deep setbacks from the ocean, prohibits structures on unstable land, encourages state-of-the-art building practices for hurricane protection, protects dunes by building walkovers, and carefully monitors the natural sand supply—Kiawah's greatest asset.

In our 2012 survey, 87% of property owners said Kiawah's natural environment/beauty and the beach were primary factors in their decision to purchase on the Island.



Figure 2: Initial shoal begins to attach to Kiawah.



Figure 3: Further progress as a second shoal attaches to Kiawah and sand begins to move down Island.

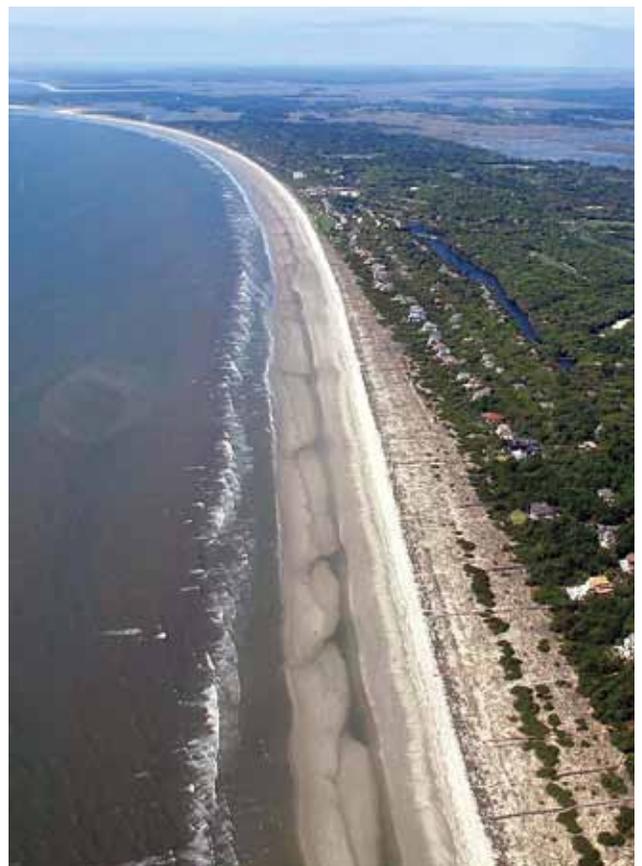


Figure 4: New sand is distributed all along Kiawah's beach.

# Creating a Sense of Place: The Process

*Development team plans neighborhood among park setting*



Early rendering of community master plan shows initial design of homesites, park spaces, and lagoon system.

**R**hett's Bluff, The Settlement, The Preserve. Three distinctly different neighborhoods, all established on one island. Ever wonder how this happens? Let's take a look at Ocean Park, Kiawah's newest community, for a better understanding of how variants in a landscape can shape the uniqueness of a neighborhood.

Charlie Arrington, Mark Permar, and Ray Pantlik, members of the Kiawah Partners development team for more than 20 years, worked independently and collaboratively to create a neighborhood concept for this land at the Island's eastern tip.

They began, of course, with the overarching goal of development on Kiawah. As stated in the original 1975 environmental inventory and Master Land Use Plan, "Man, it was felt, should intrude quietly and with respect."

It was with this sense of responsibility that Mark and Charlie began their work, over three years ago, on the land previously known as Cougar Island.

The initial objective was to reveal the place that exists. This required getting intimate with the land and overall natural systems. By walking the land at all times of day, in different months, they began to get a sound understanding of the place. Little by little, this was revealed.

Like they have done in many parts of Kiawah before, it was important to locate all grand trees (ones with 24" caliper or more). There are 800 in Ocean Park. They studied how the sun hits the property in all seasons, prevailing winds, native vegetation, and all types of wildlife. Cougar Island has very nice edges overlooking the Kiawah River on one side and the Atlantic Ocean and Ocean Course

on the other; and in reality, Ocean Park should be viewed as everything from the beach to the marsh and river, including the Ocean Course and Little Bear Island.

Throughout this process to reveal the place, both Mark and Charlie say they delay putting anything on paper so as to not restrict their thinking. They do, however, take many photographs to create a memory of their activities. Nearing the end of this initial study of the land, Mark and Charlie begin to work with the rest of the Kiawah Partners development team. It is then time to develop a plan which will evolve over time, as the team will never stop learning.

Much of that learning comes in the form of civil engineering. Ray, with his team at Thomas & Hutton Engineering Company and SW+A Surveying, will work concurrently to start building a base of information in order to better understand the physicality of the land. This work is done through extensive land surveying which identifies demarcation and critical setback lines, fresh water jurisdictions, creek limit widths and depths. And at times, during the archeology review process, historical findings are made. In this case, it was discovered that a signal tower used by Union soldiers in the Civil War was located at the entrance of Ocean Park. All of this work results in the conceptual neighborhood design becoming a real-life construction plan establishing parameters for this 360-acre neighborhood and identifying where roads, water, and sewer infrastructure will be placed.

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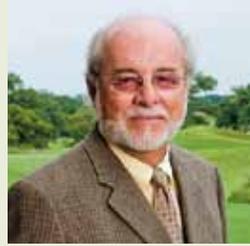
**“Man, it was felt, should intrude quietly and with respect.”**

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In the current vision, the park will consist of native grasses, lakes, and many grand trees. Unlike the Preserve park, which has nature trails coursing through untouched maritime forest, Ocean Park will be more settled with open space for active use. Conscientious planning will emphasize preserving the wildlife habitat in and around trees and lower vegetation. Plans call for leisure trails winding through the entire length of the park.

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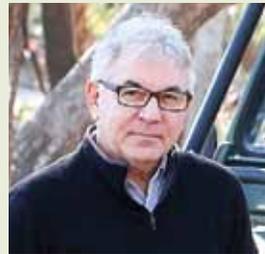
## Meet the Planners



**Charlie Arrington**

*Director of Design and Planning*

A veteran of the Kiawah Partners team since 1992, Charlie Arrington oversees land planning for Kiawah's new neighborhoods and amenities. He is also Kiawah Partners' in-house golf architect, working alongside Tom Fazio on the River Course, Tom Watson at Cassique, and Greg Norman at The Lodge at Doonbeg.



**Mark Permar**

*Chief Consulting Planner*

Mark Permar is a registered architect and land planner, and principal in the market research and planning firm of Permar, Inc. He was Vice President of Planning and Design under Kiawah's original developer, and continues to consult with Kiawah Partners on long-range planning, programming, and feasibility analyses for capital improvements on Kiawah. A veteran of the Kiawah Partners team since 1988, he also serves on Kiawah's Architectural Review Board.

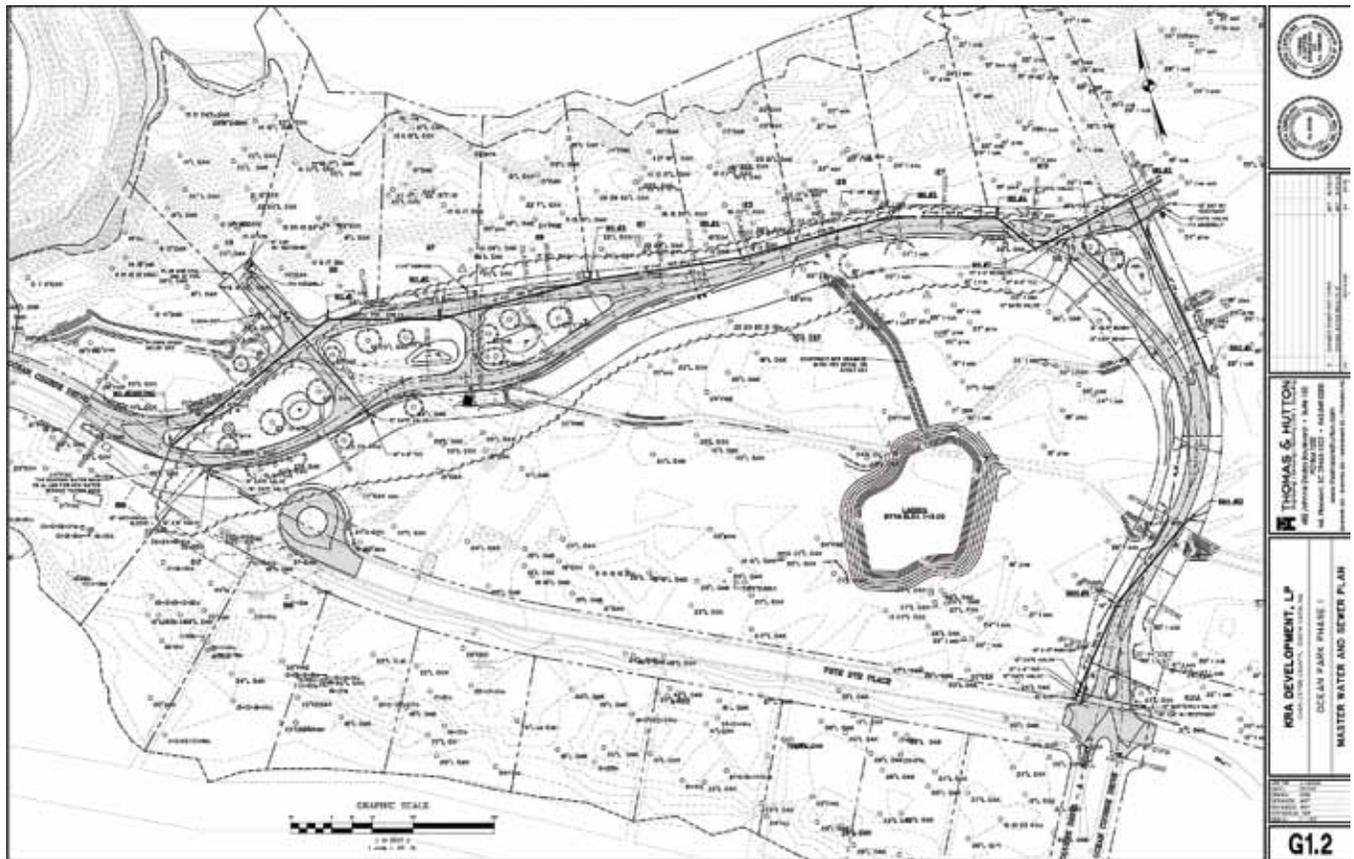


**Ray Pantlik**

*Director of Development*

Ray Pantlik is a registered professional engineer who has overseen the process of obtaining the governmental approvals for more than 1,000 single-family homesites, the River Course and Cassique golf courses, and numerous other amenities at Kiawah. He joined the company in 1989 and has served as project manager for the construction of the River Course clubhouse and The Beach Club during the 1990's and has overseen construction management of The Lodge at Doonbeg.

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Infrastructure plan for water and utility needs as the entry road is rerouted through Ocean Park.

Having established boundaries for the park, it was time to plan for homesites. The trick was to avoid grand trees and create excellent views and adequate building envelopes. Done correctly, this should create maximum value for both future homeowners as well as the Kiawah community.

In order to enhance the approach to the Ocean Course, the entry road has been rerouted as part of the entrance to Ocean Park. This new route incorporates park views and many grand trees as it makes its way through the beginning of the neighborhood and on to the Ocean Course Clubhouse.

Older Kiawah neighborhoods like Osprey and Turtle Point tend toward homesite uniformity throughout. At Ocean Park, both the park and homesites will be broken down into segments. Connecting each site to either the park, the Kiawah River, the marsh, the Ocean Course, the Atlantic Ocean, or Little Bear Island will be a structuring priority. It

is important to visualize how the land and homes will relate to adjoining land and neighbors. Leading by example, and incorporating man with nature, is a fundamental charge for the team which then encourages homeowners to develop their own property as sensitively.

Residential design will be guided by the Architectural Review Board against a set of standards established with Kiawah Partners. Wood surfaces and lush landscaping will be important factors. Plans which are still being developed suggest a density lower than what is allowed by zoning, which will create value for everyone. As the neighborhood begins to be occupied, a probable amenity will be a small canoe or kayak facility.

All in all, 20 years of working together has allowed the Kiawah Partners development team to create yet another unique and special neighborhood.



Christophe Harbour residents gather for a rum tasting during a community social event.

# Fostering Community an Early Goal for Christophe Harbour

*Resort's identity takes shape as island neighbors begin to interact*

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Taking a 2,500-acre canvas and just simply developing it would be a mistake. However, taking that same 2,500-acre canvas of unspoiled beaches with lush hillsides flanked by the Caribbean Sea and Atlantic Ocean, and creating a community is an endeavor worth attempting. As they did at Kiawah Island and in Doonbeg, Ireland, the Kiawah Partners development team has set a course to create a community within a residential resort setting where friends and families gather, memories are made, and lives are enriched. This endeavor is based upon the notion that while a residential resort with world class amenities differentiates itself as a destination; the establishment of a community is what

truly sets it apart. At Christophe Harbour, the next great Caribbean community is beginning to take shape.

Christophe Harbour reflects the lessons learned and knowledge gained from two decades of taking untouched, naturally beautiful landscapes and creating award-winning communities that reflect a lifestyle as valuable as the setting. As the master planner, Kiawah Partners, in these early stages, is charged with setting the tone and identity for the community which will ultimately be adopted, expanded and improved upon by its members. That charge begins by introducing programs that highlight the on-island lifestyle and experiences;

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15th tee at The Lodge at Doonbeg.

# Links Course Preserves Natural Habitat

*Greg Norman design philosophy saves endangered species*

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**D**esigning with nature has been a core tenant of the Kiawah Partners development philosophy since the company began working with the natural habitat of Kiawah Island. After years of success building golf courses, neighborhoods, parks, and docks with award-winning environmental care, it was only fitting the team's expertise would be challenged during its second major project, the construction of the links golf course at The Lodge at Doonbeg.

During extensive study of the dunes and beach that make up Doonbeg's seaside links, it was discovered that a rare, endangered species of Whorl back snail (*Vertigo angustior*) lived among the grasses in the dunes and had to be protected. The snail is mostly invisible to the naked eye, measuring a centimeter in length and two centimeters in height, and lives primarily at the top of the grasses

throughout the dunes. In order to allow the natural habitat to foster a healthy environment for the snails, a large portion of the dunes would have to be protected. Additionally, golfers would be prohibited from walking through the grasses and further endangering the snails. It was this type of environmental sensitivity and attention to detail that proved to local residents, as well as Ireland's environmental agencies, that Kiawah Partners is serious about protecting natural habitats.

While protecting the snail was a definite challenge, it coincided nicely with course architect Greg Norman's "least disturbance" design philosophy. During the design of Doonbeg's links course, very little earth moving was required and many holes were created by simply mowing parts of the areas around 14 greens and 12 fairways. It was this philosophy that allowed the course to evolve

naturally. Course superintendent Jim McKenna notes the minor dune reconstruction that took place was then left untouched for up to a year to allow for the wind and sand to shape the holes. In doing so, the company remains true to its commitment of designing with nature.

As the links course celebrated its 10-year anniversary in 2012, the steps taken to protect the natural environment, along with allowing nature to dictate the course conditions, has paid off handsomely. Continually lauded for its natural beauty, the course is ranked among the top 100 in the world; and the Whorl back snail, of which only two million existed when Kiawah Partners began operation at Doonbeg, has been removed from the endangered species list and grown to a population of 28 million strong. This success is a further testament that nature can not only coexist with man, but thrive.



Whorl back snail (*Vertigo angustior*)

## Fostering Community an Early Goal for Christophe Harbour

*(continued from page 9)*

many of which contribute to the environment.

For instance, Kiawah and St. Kitts share a commonality in that both places have a mature sea turtle population. At Kiawah it is mandated that beachfront homes cannot shine exterior lights toward the beach so as to not confuse sea turtles who use the light of the moon to return to the sea after nesting. At Christophe Harbour, a program was established to work with Dr. Kimberly Stewart of St. Kitts Turtle Monitoring Network to teach residents how to identify and protect sea turtle nests. From there, other projects have started such as installing osprey poles for nesting as well as deer feeders to support the growing white-tail deer population. Additionally, the Christophe Harbour Foundation, in which both the developer and residents dedicate time and money, has taken on a number of initiatives that support the social, cultural, and environmental projects which enhance life on St. Kitts.

The programming that helps spawn community growth is further heightened by the establishment of the Christophe Harbour Club and a physical space that serves as an outlet for residents to gather at their leisure. That space exists today as The Pavilion beach club which is the cornerstone of Christophe Harbour's first residential neighborhood, Sandy Bank Bay. The club and Pavilion exist largely to give property owners a link to each other and a shared sense of belonging in their new community, but also to foster relationships to grow naturally through events and club functions. As was seen at Kiawah and Doonbeg, the camaraderie enjoyed during these times can form long-lasting relationships that span generations.

The ability of Kiawah Partners to establish the framework for communities to exist is the true success of the development team. While the best-in-class amenities such as championship golf courses and superyacht marinas will be calling cards for resorts like Christophe Harbour, the true legacy will be the community in which it revolves.

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