

Draft Redevelopment Concepts

On Friday, February 23 and Saturday, February 24, 2018, a Community Visioning Workshop was held at the Navassa Community Center to help shape the future of the Kerr-McGee Chemical Corp -- Navassa Superfund Site (the Site). Approximately 50 people attended the first session on Friday evening, with more than 45 participating on Saturday the 24th. At the workshop, participants had the opportunity to learn about market research and the opportunities and constraints for the future development of the Site. In addition, members of the Redevelopment Working Group presented four preliminary redevelopment scenarios for the Site to kick off the Visioning Workshop on Friday. On Friday and Saturday, workshop attendees worked with planning team and Redevelopment Working Group members to create eleven additional development scenarios for the Site.

All of the 15 redevelopment scenarios were reviewed by the planning team and summarized into 4 potential redevelopment concepts that are displayed on the following pages. The planning team worked with the 15 scenarios to group similar ideas and themes in generating the potential concepts. The ideas and themes were communicated on the 15 scenario maps by meeting participants through a combination of the following:

- Arranging color-coded circular shapes on a map of the Site that represented the acreage and type of development/use;
- Writing notes on a map of the Site describing a scenario in greater detail;
- Placing images from example development types on a map of the Site, and
- Presenting their group's scenarios at the meetings.

February 2018 Community Visioning Workshop



Development Ideas and Examples

The ideas generated during the workshops are summarized through a series of development types and images on the pages that follow. The ideas were categorized by the following themes:

- Cultural / Civic
- Light Industrial
- Commercial
- Park / Recreation
- Water Activities

The main ideas and themes from the workshops helped guide the consolidation of these scenarios into 4 redevelopment concepts (Concept A, B, C and D). The redevelopment concepts that emerged from this consolidation will help guide the creation of more refined concepts for establishing the overall vision. Each of the redevelopment concepts are displayed on the pages following the development ideas and examples.

February 2018 Community Visioning Workshop



CULTURAL/ CIVIC:

- Gullah Geechee Center
- Rice fields
- Regional gateway
- Amphitheater
- Community College Partnership
- Town Hall
- Gym
- Medical Clinic
- Pharmacy
- Historical Demonstration Site
- Equestrian facility
- Library
- Museum
- Conference Center
- Banquet Hall



LIGHT INDUSTRIAL:

- Logistics park
- Solar farm
- Green industry
- Boat manufacturing/ repair
- Solar manufacturing
- Incubator space
- Culinary industry
- Flex space
- Rice wine distillery
- Movie studio
- Research center
- Office park



COMMERCIAL:

- Restaurants
- Offices
- Fast food
- Retail
- Gas station
- Convenience store
- Community grocery
- Supermarket
- Co-Op
- Mixed-Use
- Affordable Residential



PARK/ RECREATION:

- Picnic area
- Walking trail
- Biking trail
- Golf course
- Ball fields
- Workout path
- Ecotourism
- Frisbee golf

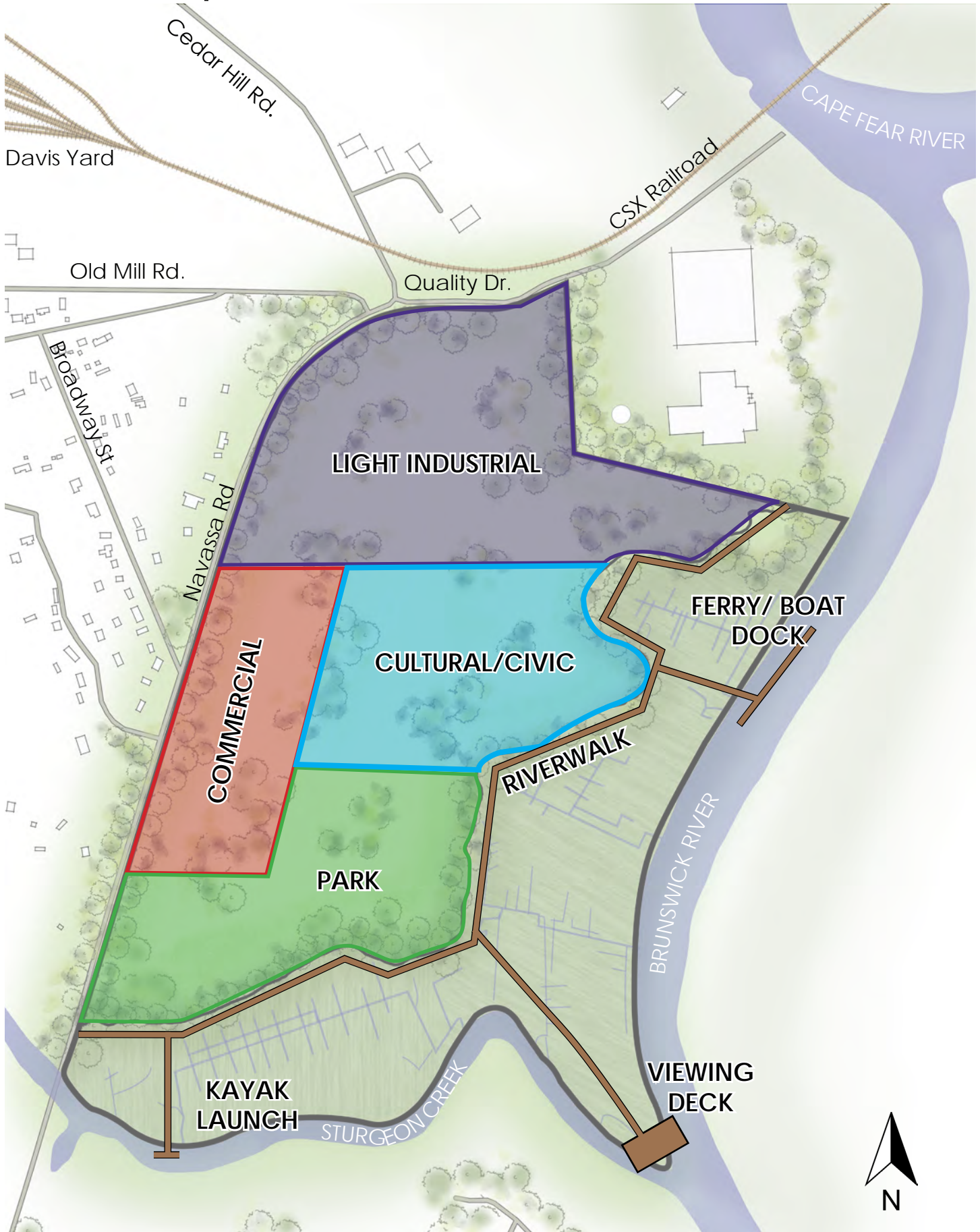


WATER ACTIVITIES:

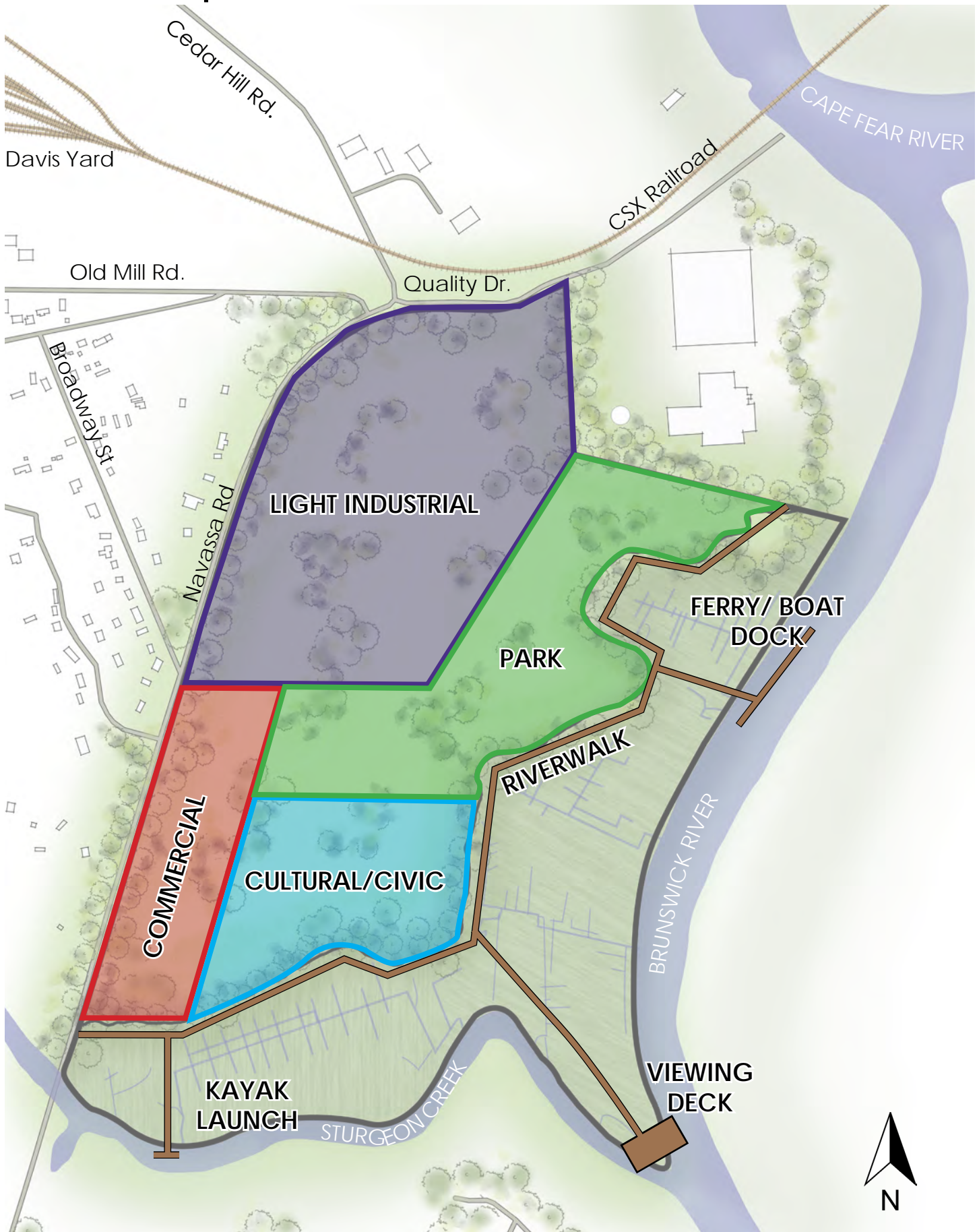
- Ferry boat
- Riverwalk / Boardwalk
- Public Boat Launch
- Kayak/ Canoe Launch
- Marina
- Water Taxi/ Commuter ferry
- Kayak Rental
- Observation Deck



Concept A



Concept B



Concept C



Concept D

