



Jekyll Island Environmental Assessment Procedure (EAP):

Report summarizing the findings of the EAP Committee considering the design, construction, and operation of the Home2 Suites limited-service hotel to be built in the Jekyll Island Beach Village

Date of EAP Committee meeting: 11/09/2017

EAP Committee members present:

Ben Carswell, Director of Conservation, JIA
Cliff Gawron, Director of Landscape and Planning, JIA
John Marr, General Manager, JIA/Georgia Sea Turtle Center
Yank Moore, Land Conservation Manager, JIA
Charles McMillan, Georgia Conservancy
Dave Buisson, Jekyll Island Resident

Invited but not able to attend:

Jan McKinnon, Georgia DNR Coastal Resources Division

Project under consideration

Buckhead America, having been selected by the JIA through an RFP process to develop a limited service hotel in the last remaining hotel parcel in the Jekyll Island Beach village, plans to build a 107-room, 3-story, Home2 Suites on the site. Some matters already discussed with the development team through the JIA design-review process are touched-upon again here simply for emphasis and documentation through the EAP.

Assessment

The EAP Committee finds this that this project poses no inherent conflicts with the Jekyll Island Conservation Plan and, rather, presents some good opportunities to enhance the sustainability portfolio of the Jekyll Island Beach Village, in alignment with the Conservation Plan. Conditions of the committee's favorable review of this project follow. *Requirements* are essential to the committee's support. *Recommendations* are also provided that the Committee believes would be beneficial investments in the property. Most points pertain to design and construction, but some points pertain to hotel operations. Note that this review does not absolve or supersede any other regulatory, permitting, or mitigation requirements imposed by the JIA, Glynn County or the State of Georgia. JIA staff stand ready to consult with the project team regarding implementation of any points presented in this report.



Requirements

1. Site Coverage and

- The design does not currently meet our Design Guidelines standard of 70% maximum coverage of impervious materials. This bar must be met or exceeded.

2. Stormwater Management

Stormwater contamination to receiving wetlands is particularly a concern on this site because of the proximity of the outfall to wetlands already stressed by stormwater inputs. Therefore the following requirements are essential to the support of the EAP Committee.

- The most significant source of contaminated stormwater runoff from the site would be the parking aprons. To mitigate this source of pollution, the Committee requires the use of pervious paving material in the parking lot area. At a minimum, pervious paving should be planned for the parking aprons in those areas of the parking lot not serviced by bioswales. The area of permeable paving shall be applicable to the requirement described in #1, above.
- The roughly triangular shaped lawn at the southwest corner of the parking lot should be converted to another bioswale feature to regain some of the functionality alluded to in developer's original concept design which featured extensive on-site stormwater retention. This location is ideally position to help capture runoff from the roof of the building. Roof drainage design should take advantage of this to the extent possible.

3. Lighting

- Lighting plans, including for the pool area, **must** comply with the [Jekyll Island Beach Lighting Ordinance](#) (in effect May 1 – October 31 each year) and **must** be reviewed and approved by the Georgia Department of Natural Resources, non-game conservation section, prior to installation. DNR Wildlife Biologist [Mark Dodd](#), is the point of contact for this review, and the JIA should be copied on all communications. We advise addressing this requirement as soon as possible. This can be a challenging process that necessitates significant cross organization/company communication.
- Any construction-related lighting must also comply with this ordinance.
- The LED-accent lighting called for along the roofline, or any other elevated exterior light sources, may present challenges with compliance that would best be avoided by eliminating such features.



4. Sustainability certification

- The Jekyll Island Conservation Plan requires that all eligible redevelopment projects achieve a sustainability certification through LEED, Green Globe, Earthcraft, Georgia Peach, or an equivalent third-party certification program. The development group should inform the JIA of the certification program (and certification level if applicable) that they choose to pursue and an explanation of why this program is the best fit for the project. The Georgia Peach program is focused on State properties, but because this project is on leased state land, it would be eligible. Note that other developers, who proposed for this site, did propose LEED certification. Thus, we are confident that certification of some kind is an achievable and reasonable expectation for this property.
- A compelling justification must be provided to the JIA Design Review group if no sustainability certification is proposed.

5. Waste management

- Trash and recycling containment must be provided with compactors rather than dumpsters. Separate trash and recycling compactors are required.
- Wildlife-proof outdoor trash and recycling bins are an essential measure that has been proven to reduce operational costs on Jekyll Island. Any outdoor trash and recycling bins must prevent access by raccoons, feral cats, or other animals. This measure will keep the property cleaner and safer for guests and staff, and eliminate wasted time/money spent cleaning up trash scattered by animals.
- Ample opportunity to recycle must be made available to guests and staff.

6. Construction-site cleanliness and cleanup

- The [JIA Ordinance Concerning the use of EIFS](#) construction methods must be complied with throughout construction. Fines will be issued for violations.
- During construction, any debris that escapes the boundaries of the site (carried by the wind or in stormwater runoff) should be routinely cleaned up and must not remain beyond the completion of construction.
- Any stormwater conveyances leading off site must be left free of any debris or sediment following construction. All conveyances must comply with post-construction runoff standards.
- Stormwater management and erosion control BMPs must be in place in accordance with all county and state regulatory requirements throughout the project.



Recommendations

1. Landscaping

- The planting selections include more tropical and exotic ornamentals than we would prefer. Substitution of these for native species is preferred wherever possible.
- Please source plants from Georgia-grown nurseries to the greatest extent possible to avoid the introduction of invasive plants and animals hitchhiking on landscaping material, particular from the State of Florida.

2. Stormwater management and irrigation

- Please have your civil engineer calculate pre and post development runoff rates, infiltration and pollutant removal calculations using the methodology outlined in the [Coastal Stormwater Supplement](#).
- Rainwater cisterns should be considered to supply irrigation needs in supplement or instead of well water.
- Irrigation systems should be equipped with rain gauges to conserve water when precipitation is sufficient to meet plant demand.
- Voluntary compliance with the Georgia Water Stewardship Act of 2010, which restricts outdoor watering to hours between 4 p.m. and 10 a.m., is strongly encouraged.

3. Bicycle Parking

- Bicycle parking should be planned for meeting the [design standard of the Association of Pedestrian and Bicycle Professionals](#) (APBP). This will help Jekyll Island continue to advance our status as a Bicycle Friendly Community recognized by the League of American Bicyclists. This will provide a competitive advantage to the hotel by catering to the significant amount of cycling-oriented guests, groups, and events that Jekyll Island increasingly attracts.

4. Electric vehicle parking

- Mainstream market analysis predicts a rapid expansion in the electric vehicle market within the coming decade. Georgia, particularly the Atlanta market, already is among the leaders in the nation in electric car ownership. The development team should therefore plan to include electric car charging infrastructure on site.

5. Renewable energy

- The committee recommends that a consultant specializing in renewable energy be contracted to conduct an energy analysis, prepare recommendations, and identify incentives, such as tax rebates, that may provide financial returns.