



Jekyll Island Environmental Assessment Procedure (EAP):

Report summarizing the findings of the EAP Committee considering the design, construction, and operation of the dual branded Courtyard by Marriot/Residence Inn on Jekyll Island

Date of EAP Committee meeting: 12/19/2018

EAP Committee members present:

Ben Carswell, Director of Conservation, JIA
Cliff Gawron, Director of Landscape and Planning, JIA
Yank Moore, Land Conservation Manager, JIA
David Steen, Research Ecologist, JIA
Tracy Perkins, Jekyll Island Resident
Jessica Brown, UGA Marine Extension and Georgia Sea Grant
Josh Noble, GADNR CRD
Jordan Dodson, GADNR CRD

Project under consideration

LNW Hospitality is a proposal through the JIA Design Review Process for a dual branded Marriot hotel slated to include 209 rooms – 89 on the Residence Inn side of Building and 120 on the Courtyard-by-Marriot side. This property was most recently occupied by the Georgia Coast Inn and has been vacant since that hotel closed and was demolished circa 2006-2007. Some matters already discussed with the development team through the JIA design-review process are touched-upon again here simply for emphasis and documentation within the context 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 sustainability along the beachfront corridor, in alignment with the Conservation Plan. Conditions of the committee's favorable assessment of this project follow. *Requirements* are essential to the committee's support. *Recommendations* are also provided that the Committee believes would be broadly 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.



Commendations

The Committee is impressed and appreciative that the design currently meets and exceeds our Design Guidelines standard of 70% maximum coverage of impervious materials.

We understand that the development team is pursuing certification through the Georgia Peach program targeting the two-peach level. The committee applauds this effort and further encourages openness to any opportunities that could raise the bar to the three-peach level. One such potential opportunity is identified later in this report under *Recommendations – Recyclable Building Materials*.

Requirements

1. Stormwater Management

- Mosquito issues are an important concern because of how natural swales on the south end of Jekyll Island can hold water for weeks at a time. We therefore require that the swales intended for stormwater catchment to be tested to ensure soil percolation will be sufficient to avoid prolonged periods of standing water.
- Please evaluate the feasibility of a system to route downspout water to a cistern system and report findings back to the design review group. Have your landscape architect estimate irrigation demand. Ideally the committee would like to see a cistern system that could meet at least 50% of irrigation demand. However, if you can manage to meet 100% of demand with cistern water, then you could avoid the substantial costs of well installation and maintenance. Be advised that a deep well to the Floridan Aquifer will not be permitted by the JIA, and it has recently come to our attention that the challenges of shallower Miocene-aquifer well construction could put you at risk of expending capital on an unproductive or problematic Miocene well. Consider routing the downspout system to a single outfall point to the southeast, eliminating the northwest downspout outfall and reducing the total cost by routing all downspout water through a single cistern system. Cistern retention will also help alleviate mosquito concerns and questions about reduction of capacity of the northern swales that may be later called upon to provide catchment for future development on the leased property to the north.
- To further increase the amount of water that stays on site and reduce the load on the offsite swales, you should use pervious concrete or pervious pavers at the bottom of the sunken firebox area. This can be disregarded if this feature is no longer proposed to be below grade as shown in the October submission package.



2. Lighting

- As usual, 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 be reviewed and approved by the Georgia Department of Natural Resources, wildlife conservation section, prior to installation. DNR Wildlife Biologist [Mark Dodd](#), is the point of contact for this review, and the JIA requests to be copied on all communications. We advise addressing this requirement early in the project timeline. Expect to meet ordinance compliance standards on at least the east, north, and south facing elevations of the structure and associated landscape elements.
- Any construction-related lighting must also comply with this ordinance.
- The committee advises that the elevated indoor/outdoor bar will present substantial lighting-ordinance approval/compliance challenges. Note that interior spaces, if open to the exterior and not fully shielded by tinted glass, are subject to the same strict lighting requirements as exterior lighting.

3. 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.

4. 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.



5. Noise

- Throughout construction and subsequent hotel operations, the project and facility must comply with all applicable local noise ordinances. This is particularly important in light of the new residential neighborhood on the neighboring property to the south and potential for future residential development to the north.

Recommendations

1. Landscape elements

- The Committee would prefer a single entry-point for guests at the beach. We do like the configuration on the hotel side, with two paths leading towards beach access, but we ask that the project team consider converging these paths into a single access point, designed to allow integration with the proposed future JIA beachfront path, before crossing over to the beach. This recommendation could present a cost-savings opportunity as well.
- We suggest the use of aesthetic vegetative barriers to keep guests out of the sensitive dune system and passively force them to use the approved beach access. The sharp-pointed Yucca plant has worked for us in other parts of Jekyll. It can be mixed in with the planned landscaping along the eastern boundary of the property.

2. Stormwater management and irrigation

- Please have your civil engineer calculate pre and post re-development runoff rates, infiltration and pollutant removal calculations using the methodology outlined in the [Coastal Stormwater Supplement](#) and submit to JIA through the design review group. We find this information can help us and you tell a positive story about how modern improvements in site design help reduce environmental impacts.
- We strongly advise that any 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. Lighting

- Please be mindful with all lighting design, regardless of required of the aforementioned lighting ordinance considerations, to minimize the impact of any elements that may be visible from adjacent residential property, including lighting in parking areas, service areas, and accent lighting on the street-facing side of the building.



4. Bicycle Parking

- Bicycle parking should be planned-for that meets 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 and will provide a competitive advantage to the hotel by catering to cycling-oriented guests, groups, and events that Jekyll Island increasingly attracts.

5. 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.

6. Recyclable building materials

- When selecting building materials, please strive for any elements that are likely to be replaced within the lifetime of the structure, such as interior design features, to be recyclable. Opportunities in this regard are readily available in the region. For example, the Georgia commercial carpet-tile company Interface is a global leader in corporate sustainability and manufactures carpet-tile with 70+ percent recycled material. This product relies on the “re-entry” of used product after its lifecycle is complete. https://www.interface.com/US/en-US/about/modular-carpet-tile/ReEntry-en_US. As a Georgia company, use of Interface products could be helpful in meeting Georgia Peach certification goals.

7. Renewable energy

- The committee recommends exploring possibilities with prospective renewable energy consultants, contractors, or partners, to evaluate the potential value proposition of including a renewable energy component in the project, such as solar-energy generation or geothermal heating/cooling. Renewable options are far more attractive than they were as recently as 5 to 10 years ago. The committee believes that this site could be an ideal candidate for behind the meter (BTM) solar energy potentially providing near and long-term reductions in operational costs. Please give this serious consideration.