



## Town Council Quarterly CIP Workshop

Tuesday, October 15, 2024 at 5:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,  
20 Bridge Street, Bluffton, SC

### AGENDA

1. **CALL TO ORDER**
2. **PUBLIC COMMENTS** - Pertaining only to agenda items
3. **WORKSHOP AGENDA ITEMS**
  1. Review and Discussion of Proposed Park Improvements at Buckwalter Place and New Riverside Barn Parks. Pat Rooney, Capital Improvement Program Manager
    - a. Buckwalter Place Park Update and Discussion
    - b. New Riverside Barn Park Discussion for Pavilion
  2. New Riverside Barn Park Facility Rental and Operating Policies and Procedures. Lyndee Simoneaux, Special Events and Welcome Center Manager
4. **ADJOURNMENT**

*"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."*

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

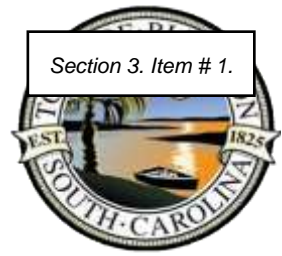
*Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.*

*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

*<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>*

*Public comment is limited to 3 minutes per speaker.*





# Review and Discussion of Park Improvements at Buckwalter Place Park and New Riverside Barn Park

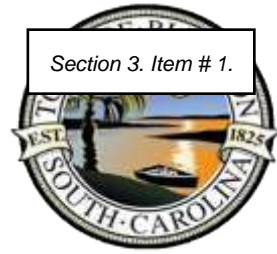
Presentation to Town Council

Patrick Rooney, Capital Improvement Program Manager

Department of Projects & Watershed Resilience

October 8, 2024

# Buckwalter Place Park Background (BPP)

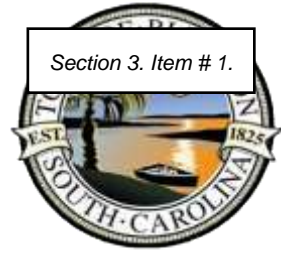


- Conceptual Master Plan approved at the January 16, 2024 Town Council meeting.
- Direction from Town Council included priority on improving safety and comfort to include enhanced lighting, raised crosswalk and more shade/cooling elements. Council also recommended advancing progress in small steps in lieu of one large project.
- Discussion will include the proposed updated plan to be used as a tool for the development of the park throughout fiscal years '25, '26 and '27.
- FY24 improvements included the planting of 23 trees to the site, construction of the park identification signs and generation of the construction documents for the phased hardscape improvements.



# BPP Conceptual Master Plan

Section 3. Item # 1.



## CONCEPTUAL MASTER PLAN - **OPTION 2**

### LEGEND

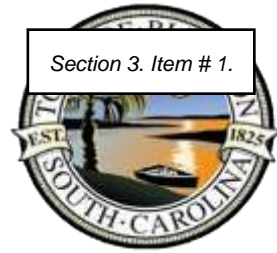
- A** Carecore Entry Plaza:  
Redesigned Paver Plaza to align with  
proposed sidewalk, Raised Planters  
& Entry Arbor
- B** Interactive Water Fountain
- C** Added Sidewalk Connection (5' Wide)
- D** Reduced Plant Bed Area & Expand Lawn
- E** Upgraded Plantings at Entrance
- F** Seating Node with Art Sculpture & **Shade Sails**
- G** Sunken Art Room:  
Retaining Wall with Built-in IPE Bench, (5) Stone  
Art Bases Surrounded by Gravel & **Shade Sails**
- H** Re-purposed Bluffton Community Sign
- I** Double-sided Pavilion Renovated For Events:  
Serves Great Lawn & Amphitheater, Upgraded  
Restrooms, Locate AED, Concealed Trash &  
Recycling, and Retractable Awnings for both  
sides
- J** Innovation Entry Plaza:  
**Expanded with (2) Flanking Pavilions [±25'x30']**  
**Each equipped to have fans, water misters, and  
lighting**
- K** Outdoor Fitness Circuit w/ Low-Impact Surface  
Refrigerated Water Fountain (ADA, Bottle, Dog)
- L** Trellis Swings (6)
- M** New Entry at Corner with Seating Area &  
Naturalized Plantings with Native Grasses, Pines,  
Accent Trees, Oaks, & **Shade Sails**
- N** Great Lawn: Defined with Existing Loropetalum  
hedge to be supplemented as needed, with  
tightly Spaced Palm Trees and Cordgrass
- O** Raised Crosswalk / Major Pedestrian  
Connection
- P** Overall - Simplify bed lines, expand lawn areas  
wherever possible and add Shade Trees where  
appropriate.





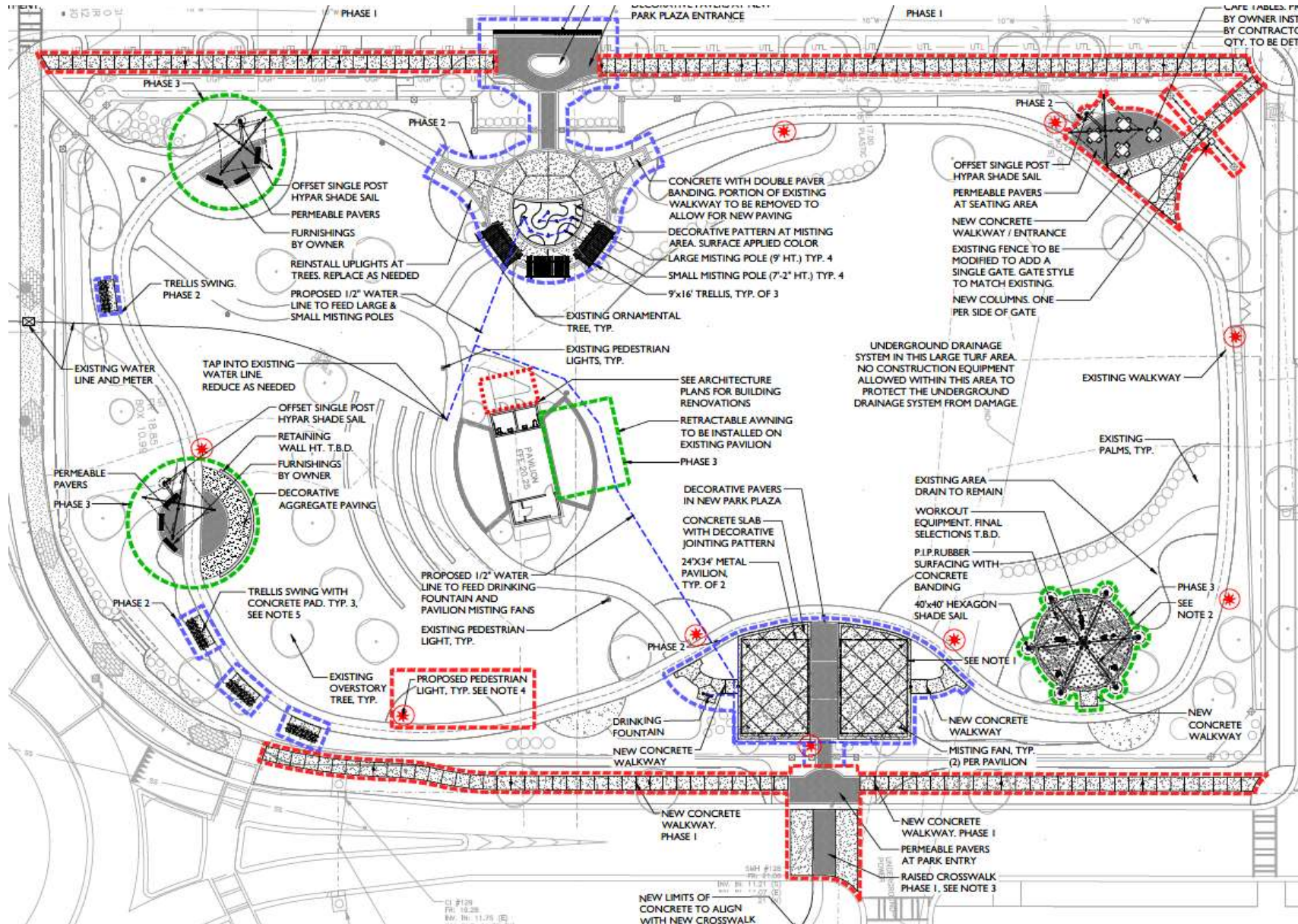
# BPP Phased Plan

Section 3. Item # 1.



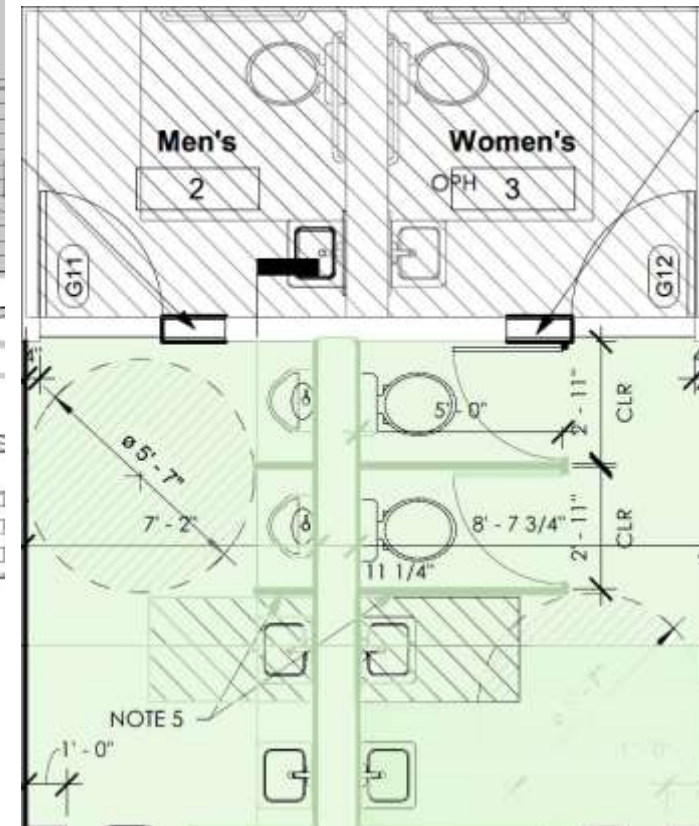
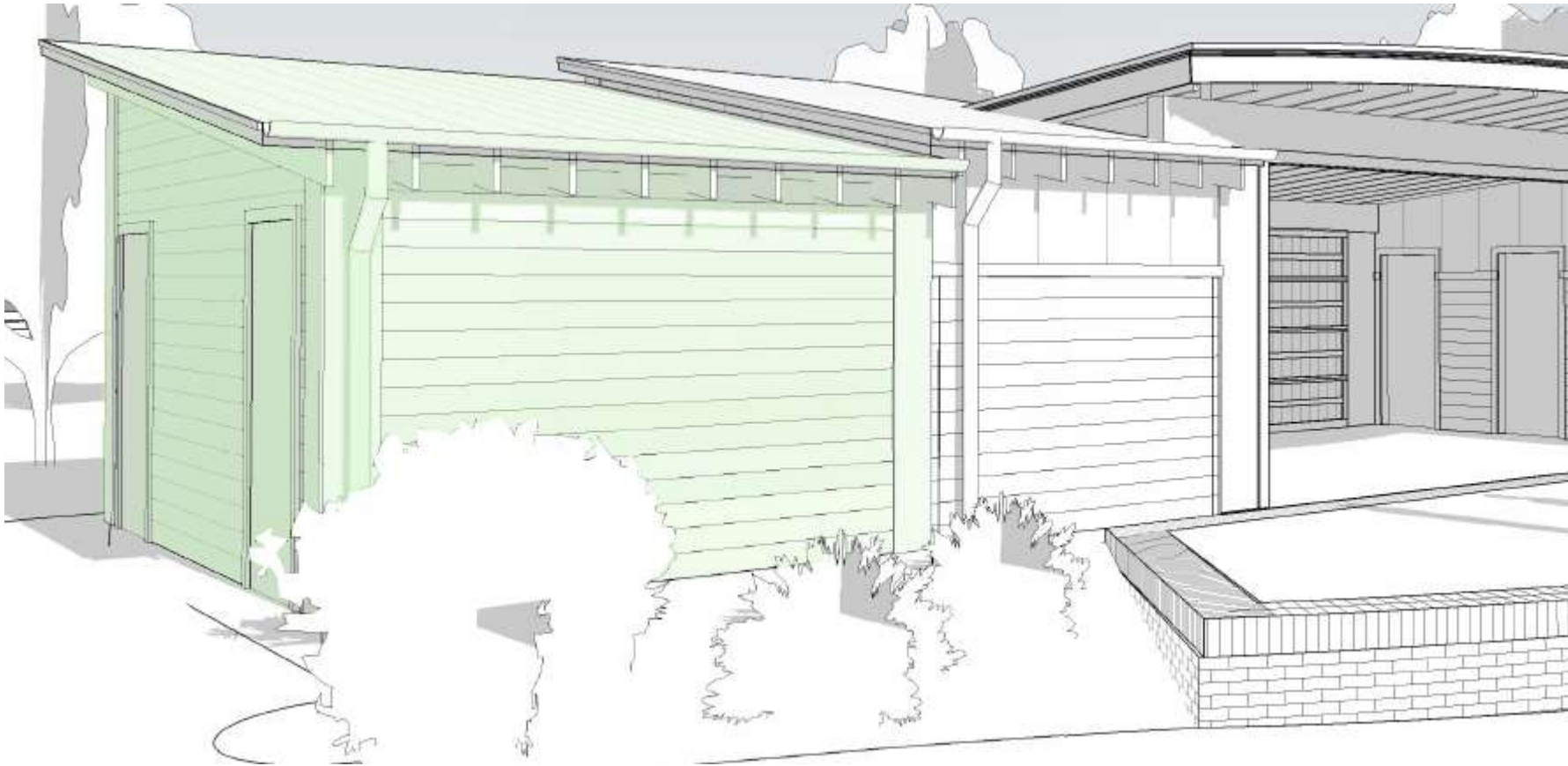
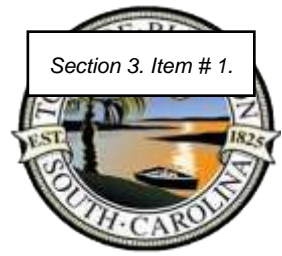
## PROJECT PHASING:

- PHASE 1 (FY25): Safety
- PHASE 2 (FY26): Comfort
- PHASE 3 (FY27): Comfort

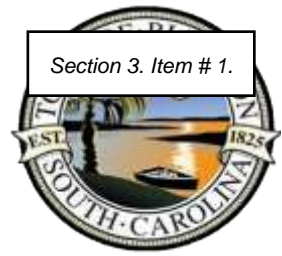




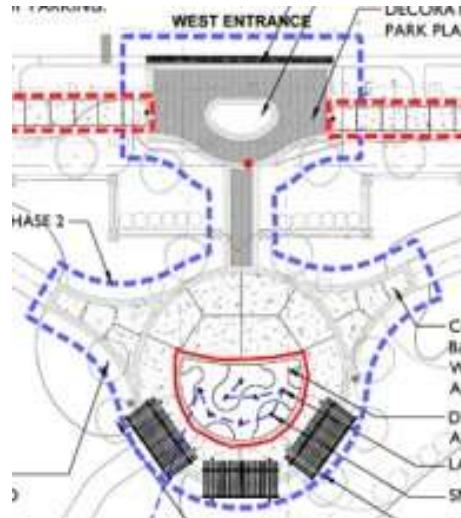
# BPP Restroom Expansion



# BPP Interactive Fountain Option A



**Misty Water Jets**



## Pro's

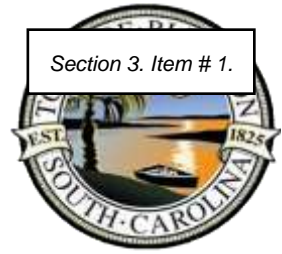
- No DHEC permitting
- Low water consumption (.3 GPM ea.)
- Interactive for all age groups
- No large equipment or pumps required.
- More artful aesthetic even when not in use.
- Ease of installation.
- +/- 50,000 Gal. used yearly. (8 Misters)  
Significantly less water use compared to a traditional spray jet by 10x.

## Con's

- Not as engaging for younger users compared to ground jets but play value is still a great addition to the park.



# BPP Interactive Fountain Option B



**Ground Water Jets**



## Pro's

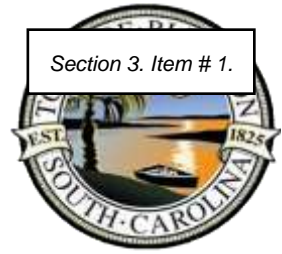
- More interactive with higher play value to younger users.

## Con's

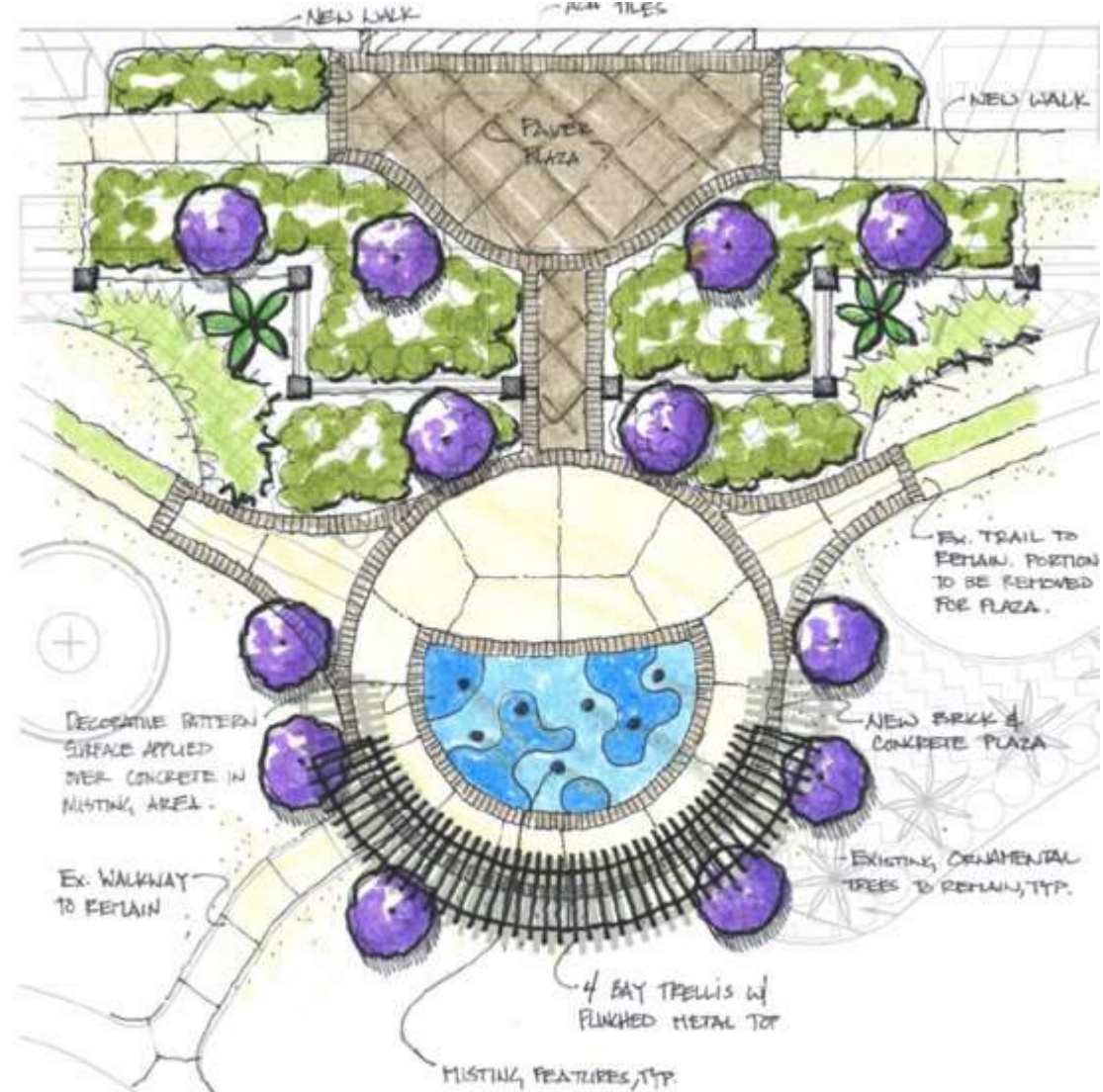
- Higher initial install cost
- Limited spray jet options based on fountain area.
- User group may be limited to children as adults are less likely to use a feature like this.
- Requires DHEC permitting
- Requires pool code fencing & gating
- Requires equipment and surge tanks to operate which must be located near the fountain area which can be large and bulky.
- Emergency shut off signage required.
- More surface drainage is required to move water as the fountain runs.
- Much higher water consumption.  
+/- 1,000,000 gallons annually (8 jets).



# BPP Color Concrete Design Option

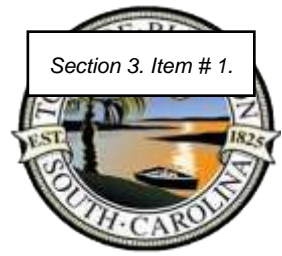


Topical coating would be applied to the concrete. The colors can be laid out in a decorative pattern to add visual interest to interactive fountain area.





# BPP Pavilion Options



Option B - Chelsea Design

24' x 34'

\$150,000



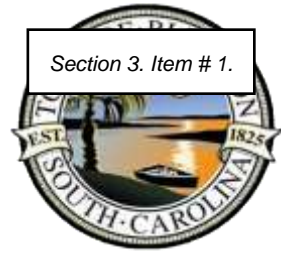
Option A - Marquee Design

24' x 34'

\$130,000 Each



# BWPP Shade System Options



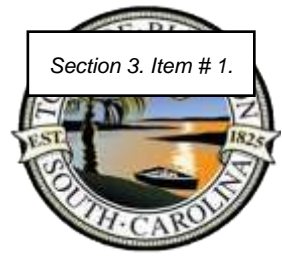
Option A – Hypar Design  
Offset Single Post 20' x 20'  
\$35,000 Each

To be Located at Three  
Perimeter Walkway Seating Areas

Option B – Cantilever Design  
Arc 25' x 30'  
\$48,000 Each

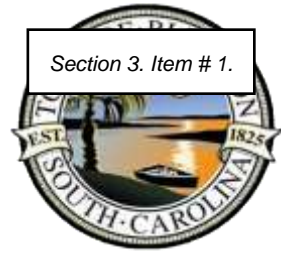






# ***QUESTIONS & DISCUSSION***

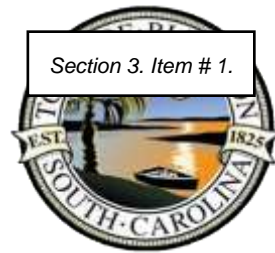
# New Riverside Barn Park Background (NRBP)



- Conceptual Master Plan approved by Town Council in October 2020.
- Phase 1 contract executed in November 2021 with JS Construction to construct the initial infrastructure (Roads, parking, drainage, utilities, pathways, etc.). Phase 1 was substantially complete in 2023.
- Phase 2 contract executed with Nix Construction in October 2023 to construct the barn, playground, restrooms, fencing, landscaping, lighting, etc.
- Playground, restrooms, parking and pathways to be complete and open to the public by the end of 2024.
- Barn to be complete and open to the public by the end of 2025.



# NRBP Conceptual Master Plan



Section 3. Item # 1.

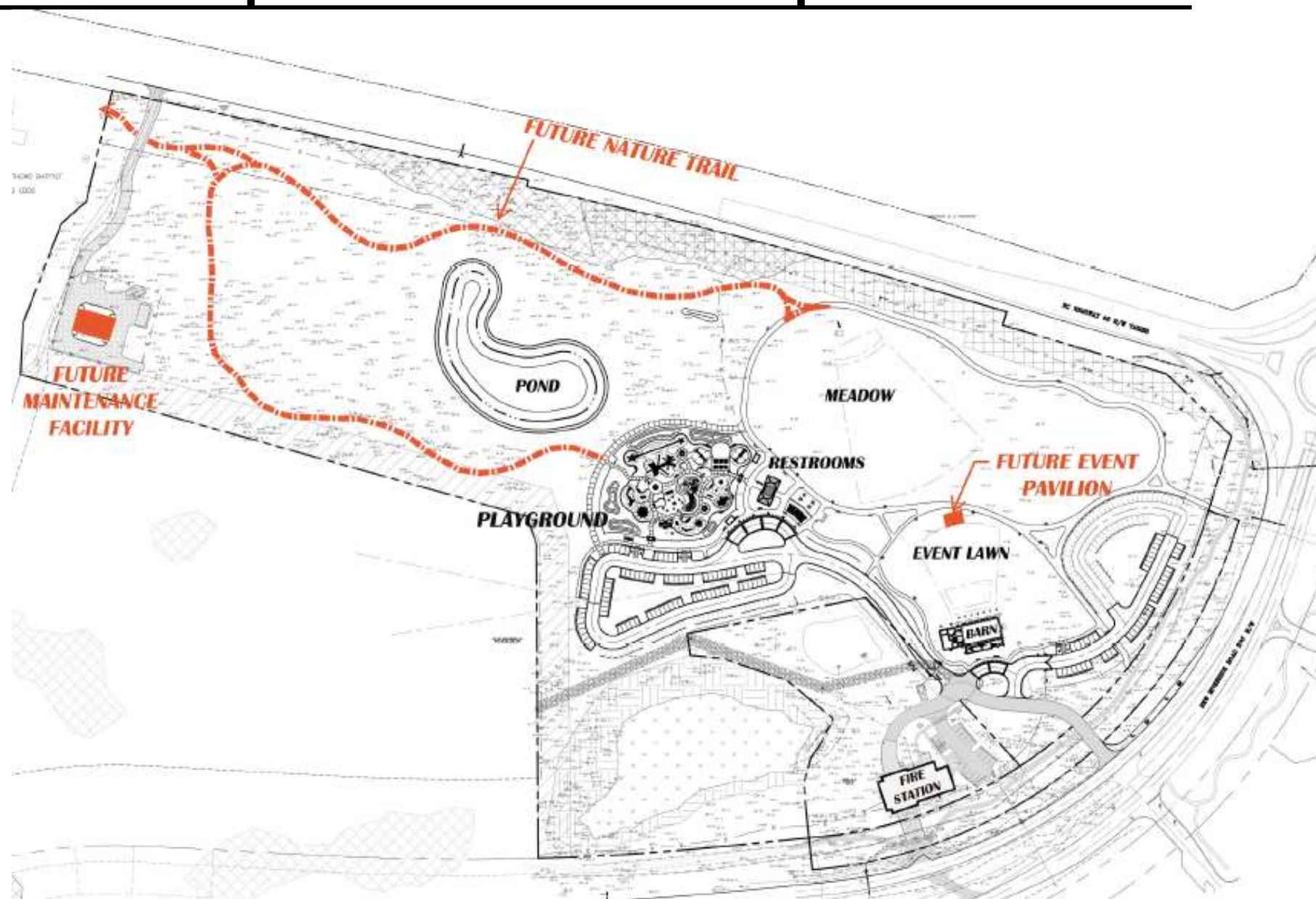
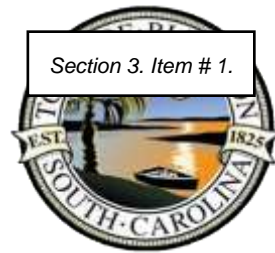
- A Realigned Entrance with New Curb Cut
- B Existing Trail Connection
- C Proposed Trail Connection to Nearby Neighborhoods
- D Park Gate
- E Drop Off Zone
- F Renovated Barn
  - New porch and terrace on north facade for events/gatherings dual use as event stage
  - Formalized garden entrance on west facade
  - Outdoor gathering area on east facade
  - Restrooms, warming kitchen and storage added to south facade
  - Low impact service area for deliveries
- G Low Impact Parking
  - Significant trees dictate parking stalls (+/- 65 spaces)
- H Low Impact Parking
  - Significant trees dictate parking stalls (+/- 80 spaces)
- I Event Lawn
- J Wood Trellis for Events and Gatherings
- K Park and Community Maps
- L 2-5yr Play Area
  - Iconic play structures
  - Small shade structure
- M 5-12yr Play Area
  - Iconic play structures
  - Barn and farm theme
  - Small shade structure
- N Food Trucks
  - Covered seating area



- M 5-12yr Play Area
  - Iconic play structures
  - Barn and farm theme
  - Small shade structure
- N Food Trucks
  - Covered seating area
- O Festival Lawn with Removable Event Pavilion
- P Potential Overflow/Event Parking (+/- 40 spaces)
- Q Continuous Park Loop (+/- 0.5 miles)
- R Lowland Boardwalk
  - Wetland-like experience
  - Potential for interpretation and experiential learning
- S Flexible Space
  - Potential event parking (+/- 75 spaces)
- T Natural Area
  - Land bank for possible future uses
- U Significant Trees to Remain
- V Relocated Internal Buffer
- W Wetland
- X Proposed Firehouse by Others
- Y Potential Trail Connection and Wetland Overlook
- Z Existing Fence
- AA Restroom Pavilion

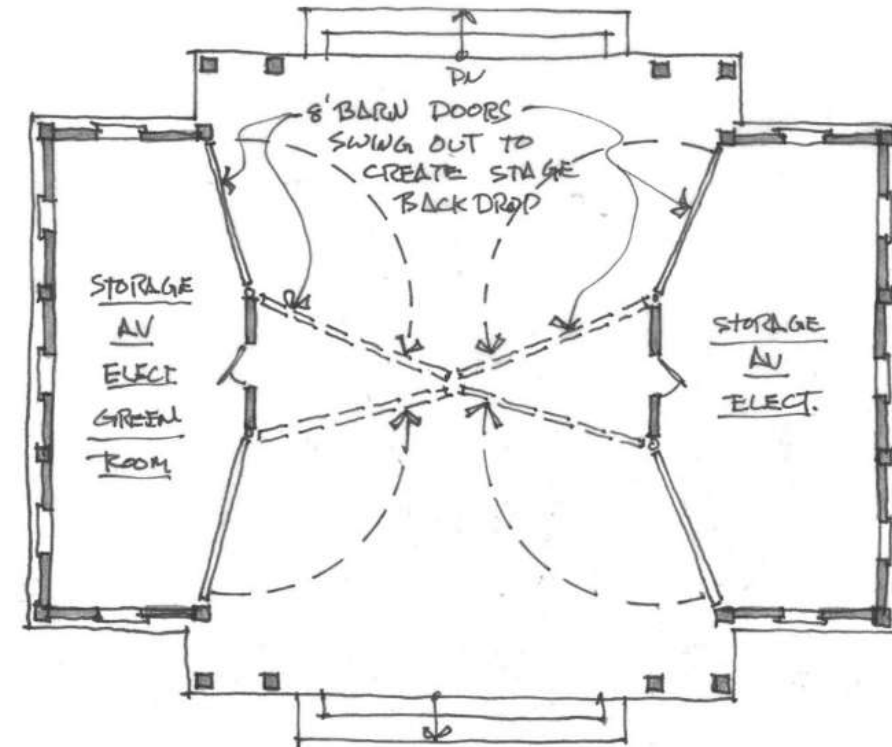


# NRBP Proposed Future Improvements



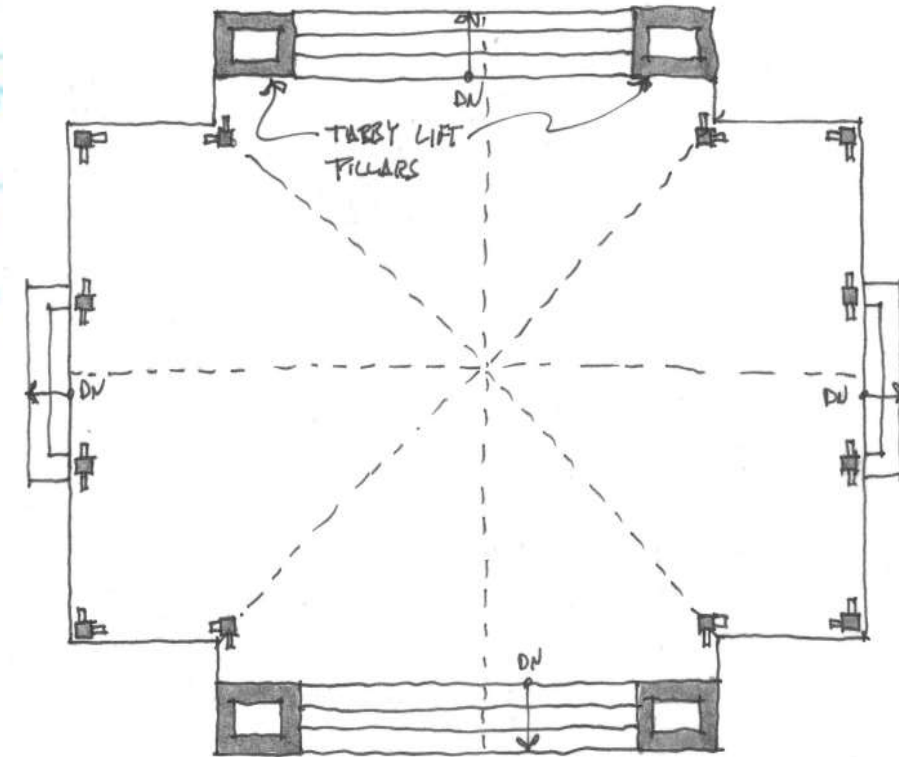
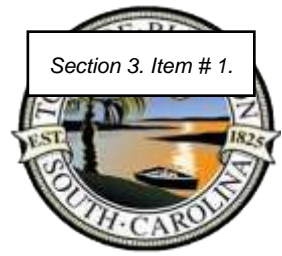


# NRBP Pavilion – Option 1

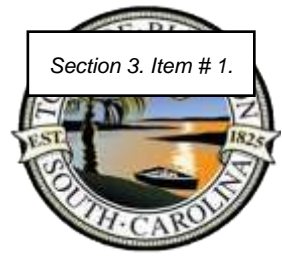




# NRBP Pavilion – Option 2







# ***QUESTIONS & DISCUSSION***

TOWN COUNCIL

STAFF REPORT  
Communications and Community Outreach  
Department



MEETING DATE:	October 15, 2024
PROJECT:	Direction on the Management of the New Riverside Barn Park as it Relates to the Reservation of Town Facilities and Scheduling for Special Events
PROJECT MANAGER:	Lyndee Simoneaux Special Events and Welcome Center Manager

**REQUEST:** To provide direction moving forward with the operations of the New Riverside Barn Park facilities (event lawn, the barn and pavilion areas) including rental availability and fees.

**INTRODUCTION & BACKGROUND:** The Town of Bluffton purchased The New Riverside Barn Park in December of 2018. This 37-acre parcel includes the 2,700 square-foot iconic barn structure which is visible from Highway 46. The Town felt it was important to create a community space in one of the fastest-growing sections of Bluffton. The Towns’ intent was to create a public park for all ages.

Park Functions

- The New Riverside Barn Park includes the following amenities: playground, event lawn, walking trails, restrooms, pavilions, food truck row, barn structure with a catering kitchen, outdoor courtyard and covered porch.
- Playground, pavilions, trails, event lawns, food truck row, restrooms, and parking are anticipated to be open by the end of December 2024.
- There are two main formal parking areas with approximately 120-spaces near the playground and restrooms and an approximately 100-space parking lot near the barn. There is potential for additional overflow parking on the grass near the large event lawn.
- The New Riverside Park project is designed to allow continuous public use throughout the grounds, while a private event is happening at the barn.

Barn Functions

- The Barn is anticipated to be complete and open by the end of December 2025. This area will be restricted from the public until completion.
- It is a 2,700 SF facility to be used for weddings, banquets or other meetings and can hold approximately 170 people.
- The Barn will have a catering kitchen, covered porch, outdoor courtyard, oyster cooking area, and bathrooms.
- The Barn will have tongue and groove whitewashed vaulted ceilings, exposed wooden beams, chandeliers, shiplap interior walls, and luxury vinyl plank flooring.



**REQUEST:** Town Staff is requesting that Town Council provide direction on the following:

1. Should the New Riverside Barn Park facility rentals, reservations, and management be overseen by Town staff or an outside party?
  - a. If managed by Town Staff, it's anticipated that there will need to be an additional full-time position and possibly one or two part-time positions that will need to be created.
  - b. If managed by an outside party there would be limited oversight by Town staff and the vendor would be responsible for all operations of the facilities.
2. Do you want to allow the public to reserve, with a fee, the New Riverside Barn Park?
  - a. If yes, which of the following do you want to be reservable?
    - i. The Barn
    - ii. Event Lawn
    - iii. Festival Lawn
    - iv. Pavilions - first come first serve (no fee), reservable (no fee) or rentable?
    - v. Food Truck Row
3. Do you want the event lawn and festival lawn to be available to be rented prior to the Barn opening?
4. Should there be reduced fees for non-profit organizations?
5. Do you want the Town to provide equipment such as tables, chairs, sound system, a/v equipment, and a podium for event rentals?
6. Do you want to have any rules specific to this park that may not apply to other Town facilities?

**NEXT STEPS:** Develop and implement an operations plan as directed by Town Council for the facility management of the New Riverside Barn Park.

**ATTACHMENTS:**

1. Presentation
2. Site Plan



# NEW RIVERSIDE BARN PARK - BARN SITE PLAN

JANUARY 25, 2023





- PLAN LEGEND:
- A BARN EXPANSION (FUTURE)
  - B BARN PARKING
  - C BARN OVERFLOW / EVENT PARKING
  - D ENTRY DRIVE
  - E DROP OFF / FOOD TRUCK COURT
  - F EVENT LAWN
  - G RESTROOMS
  - H PLAZA W/ SHADE STRUCTURE
  - I FUTURE PLAYGROUND
  - J PLAYGROUND PARKING
  - K FUTURE PARKING
  - L TRAIL
  - M WETLAND
  - N FUTURE (TRAILS, SHELTERS, ETC.)
  - O EXISTING FIRE STATION



This plan is not to scale.  
Plan is conceptual and subject to change.



## NEW RIVERSIDE BARN PARK - OVERALL SITE PLAN

JANUARY 25, 2023







# NEW RIVERSIDE BARN PARK

## TOWN COUNCIL WORKSHOP

OCTOBER 15, 2024



# REQUEST

To provide direction moving forward with the operations of the New Riverside Barn Park facilities (event lawn, the barn and pavilion areas) including rental availability and fees.

# New Riverside Barn Park Introduction & Background

The Town of Bluffton purchased the New Riverside Barn Park in December of 2018. This 37-acre parcel includes the 2,700 square-foot iconic barn structure which is visible from Highway 46. The Town felt it was important to create a community space in one of the fastest-growing sections of Bluffton. The Towns' intent was to create a public park for all ages.





- PLAN LEGEND:**
- A** BARN EXPANSION (FUTURE)
  - B** BARN PARKING
  - C** BARN OVERFLOW / EVENT PARKING
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  - O** EXISTING FIRE STATION



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# NEW RIVERSIDE BARN PARK - OVERALL SITE PLAN JUNE 14TH 25, 2021

**COURT ATKINS GROUP** **WOOD+PARTNERS** **THOMAS & HUTTON**

LANDSCAPE ARCHITECTURE LAND PLANNING





# NEW RIVERSIDE BARN PARK - BARN SITE PLAN

JAN-MAY 23, 2021



COURT ATKINS  
GROUP



WOOD+PARTNERS  
LANDSCAPE ARCHITECTURE  
LAND PLANNING



THOMAS  
& HUTTON



# Park Functions



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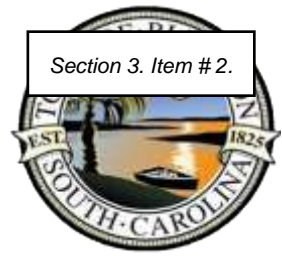
Town Staff is requesting that Town Council provide direction on the following *(Cont)*:

3. Do you want the event lawn and festival lawn to be available to be rented prior to the Barn opening?
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# Next Steps

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# ***QUESTIONS & DISCUSSION***