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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 Town's intent was to create a public park for all ages.





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

DATE: MAY 25, 2021






PLAN LEGEND

- ① New Drop-Off
- ② Covered Porch
- ③ Event Courtyard
- ④ Fire Pit & Oyster Roast Area
- ⑤ Boardwalk



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Plan is conceptual and subject to change.



NEW RIVERSIDE BARN PARK - BARN SITE PLAN
JANUARY 25, 2021



Park Functions



- 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.



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



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?
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.



QUESTIONS & DISCUSSION