



# **Update and Discussion Regarding Current Streetscape Improvement Projects:**

Workshop Presentation to Town Council

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Capital Improvement Program Manager

July 16, 2024

## *Background:*



## **Current FY 25 Streetscape Projects:**

- **BRIDGE STREET STREETScape – PHASE 2:** (Calhoun Street to Wharf Street)
- **PRITCHARD STREET DRAINAGE AND STREETScape IMPROVEMENTS:** (Bruin Road to Bridge Street)
- **BOUNDARY STREET STREETScape:** (May River Road to Bridge Street)
- **CALHOUN STREET STREETScape:** (May River Road to Water Street)

# **Background:**



## **Streetscape Projects Origination/Milestones:**

### **Ø2006 Old Town Master Plan**

- Identified specific streets to receive priority investment.

### **Ø2016 Calhoun Street and Adjacent Area Study:**

- Provided recommendations for improvements to Calhoun, Bridge Dr. Mellichamp, May River Rd., and adjacent streets in the Historic District.

### **ØFY 2016 – 2017 Strategic Plan:**

- Town Council directed Staff to begin the acquisition of Ghost and SCDOT roads within the Historic District.

### **Ø2020 Calhoun Street Conceptual Master Plan:**

- Town Council adopted a Final Master Plan and approved materials & finishes.

### **ØFY 2021-2024 Strategic Plans and Consolidated Budgets:**

- Town Council funded final design of the current streetscape projects.

### **ØFY 2024: Completed Bridge Street Streetscape – Phase 1**

# *Background:*



## **Streetscape Goals and Objectives:**

### ➤ **Improve Pedestrian Safety and Existing Infrastructure**

- Expand/improve sidewalks, intersections, pedestrian connectivity, ADA accessibility and incorporate traffic calming measures
- Repair/improve roadway surfaces and drainage
- Improve lighting and signage
- Consider conversion to underground power

### ➤ **Increase Parking Where Possible**

- Expand on-street parking
- Explore shared parking opportunities
- Provide connections to existing remote parking areas

### ➤ **Eliminate pollutant discharge into the May River**

- Decrease impervious surfaces where possible
- Improve stormwater quality and reduce runoff
- Add more planting strips, rain gardens, shade trees, etc.

# *Bridge Street Streetscape - Background:*



## **Existing Conditions:**



No Pedestrian Pathway  
Across Huger Cove (ADA)



Hargray Property in ROW



Montessori Noncompliant  
Parking in ROW (SCDOT)

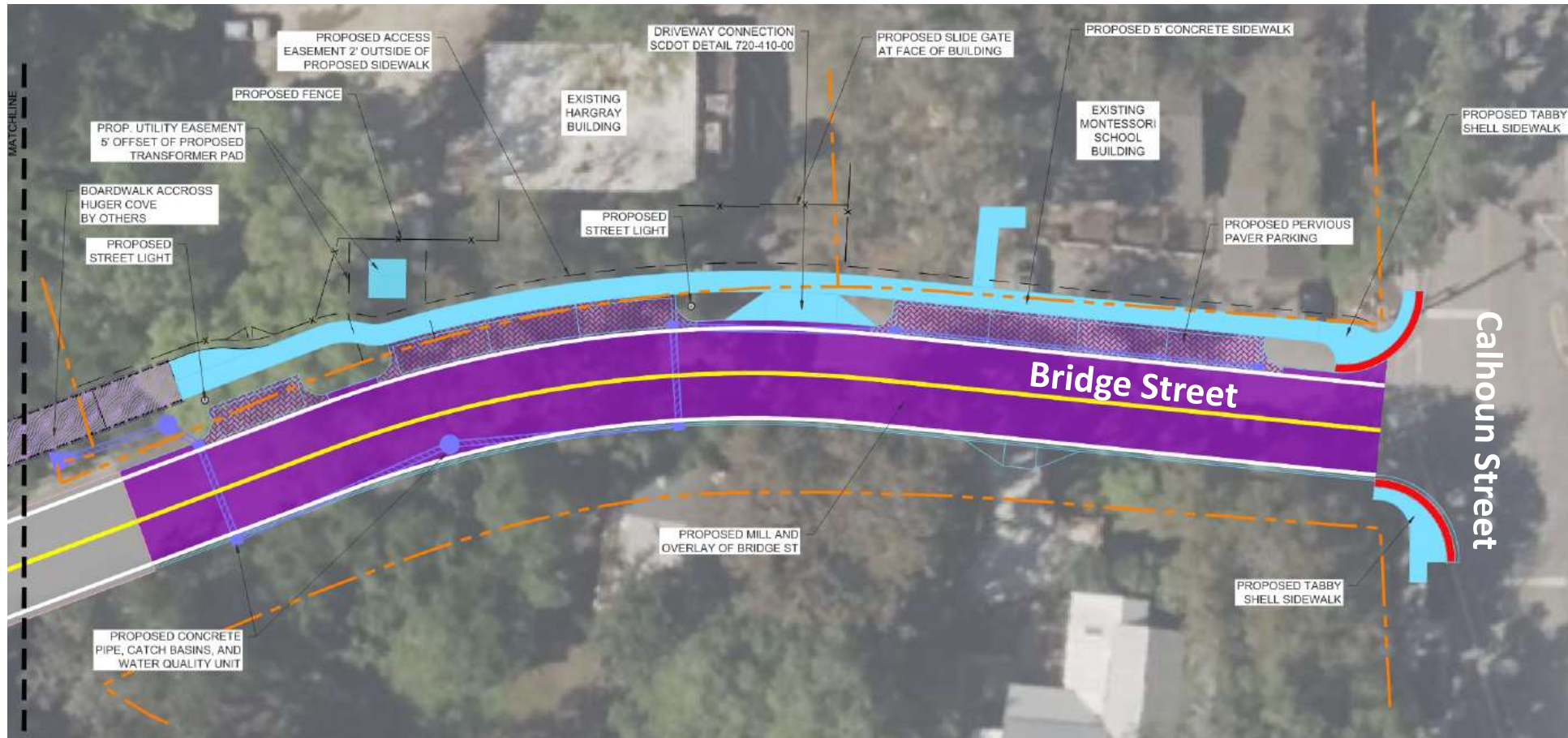
Incomplete Pathway  
Connection



Missing Crosswalk  
Markings (Bridge  
and Wharf Streets)



# Bridge Street Streetscape – Scope and Details:



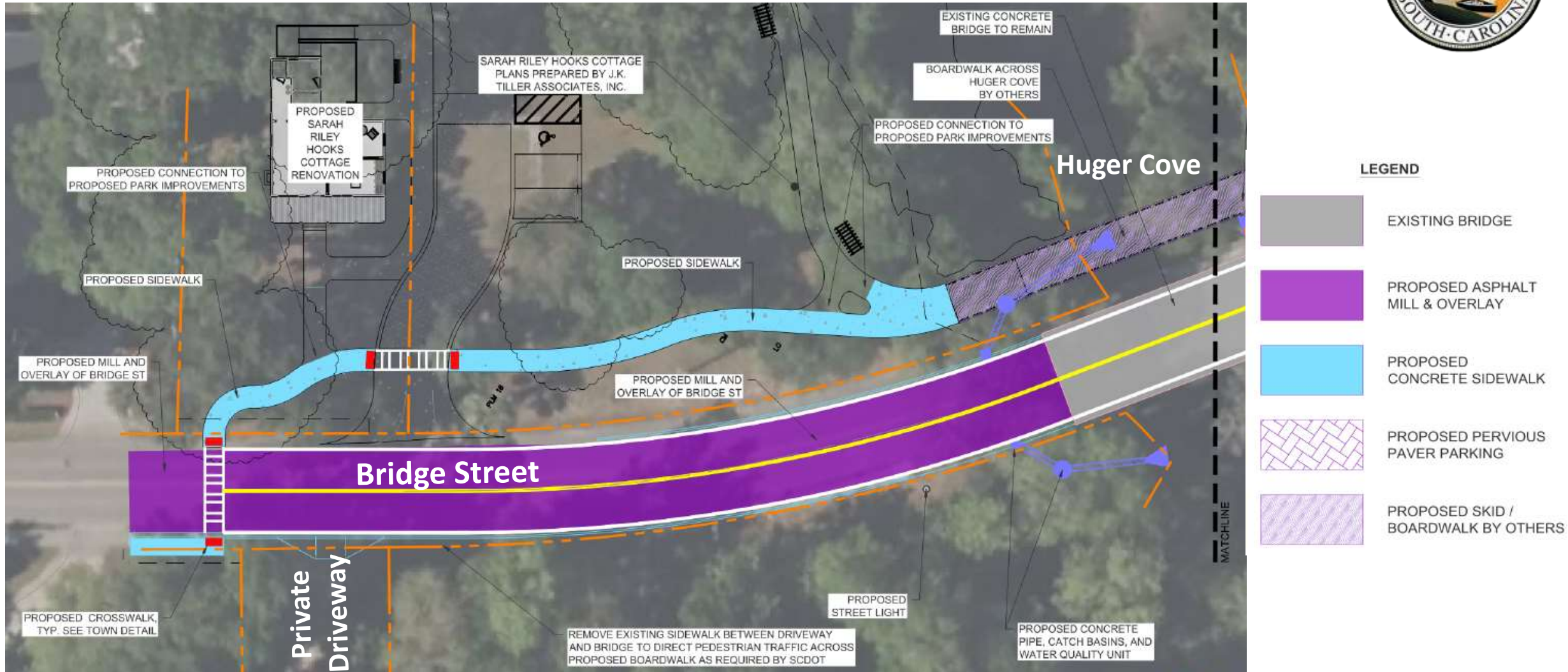
## LEGEND

	EXISTING BRIDGE
	PROPOSED ASPHALT MILL & OVERLAY
	PROPOSED CONCRETE SIDEWALK
	PROPOSED PERVIOUS PAVER PARKING
	PROPOSED SKID / BOARDWALK BY OTHERS

- Remove perpendicular parking and fencing encroachments within ROW
- Add parallel parking from Calhoun Street to the Cove to meet SCDOT standards
- Remove walk on the south side of Bridge Street and add new sidewalk and boardwalk to the north side
- Add drainage systems to improve water quality and reduce stormwater runoff
- Mill roadway and overlay with new asphalt and add street lighting



# Bridge Street Streetscape – Scope and Details:



- Continue sidewalk from the boardwalk to a crosswalk near Sarah Riley Hooks Cottage
- Continue to mill and overlay road from Huger Cove to Wharf Street and continue street lighting

# *Bridge Street Streetscape - Background:*



## **Project Challenges:**

- Easement acquisition from Montessori and Hargray for street parking, sidewalk, lighting and underground utilities.
- Minor sidewalk and street lighting encroachments on private property (west of Huger Cove).
- Public perception/communications regarding removal of existing sidewalk along the south side of Bridge Street between Calhoun and Huger Cove.
- Potential resistance from residents related to proposed new street lighting.

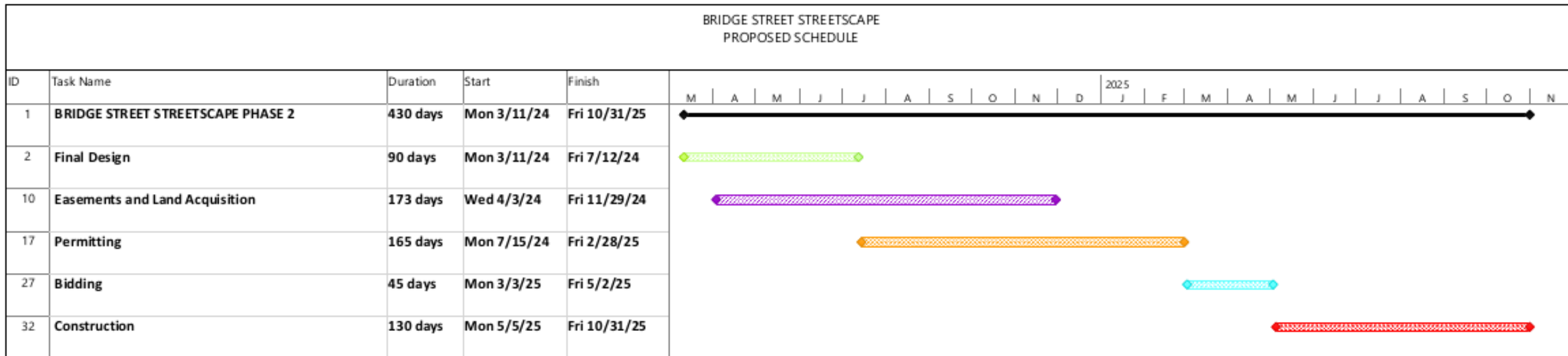


# Bridge Street Streetscape – Next Steps:



## Project Status and Schedule (Phase 2)

- Ø Currently in the Design Phase with Barrier Island Engineering, Dominion Energy and Hargray and Montessori Stakeholders.
- Ø Summer 2024: Began Easement Acquisition Stakeholder Meetings.
- Ø Spring 2025: Bid Phase 2 subject to Acquisition of Easements.
- Ø May 2025: Begin Construction.



# *Pritchard Street Streetscape - Background:*

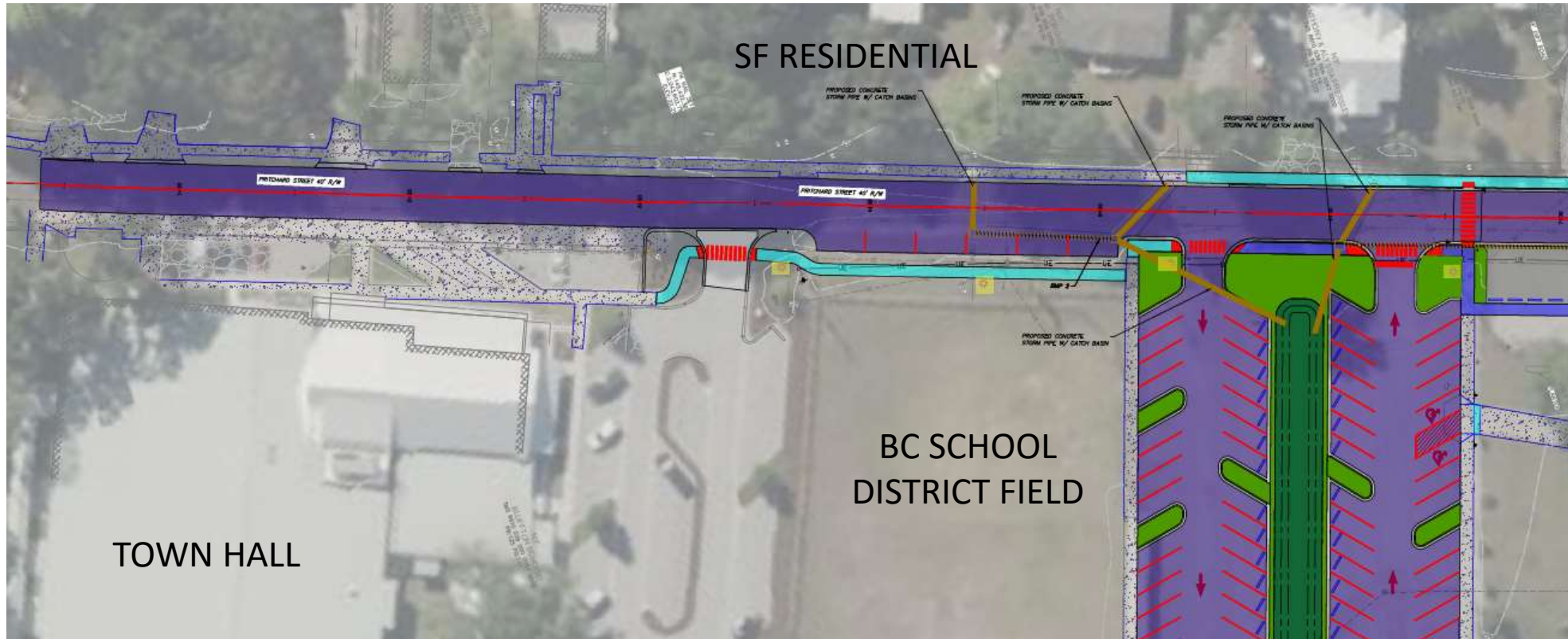


## **Existing Conditions:**



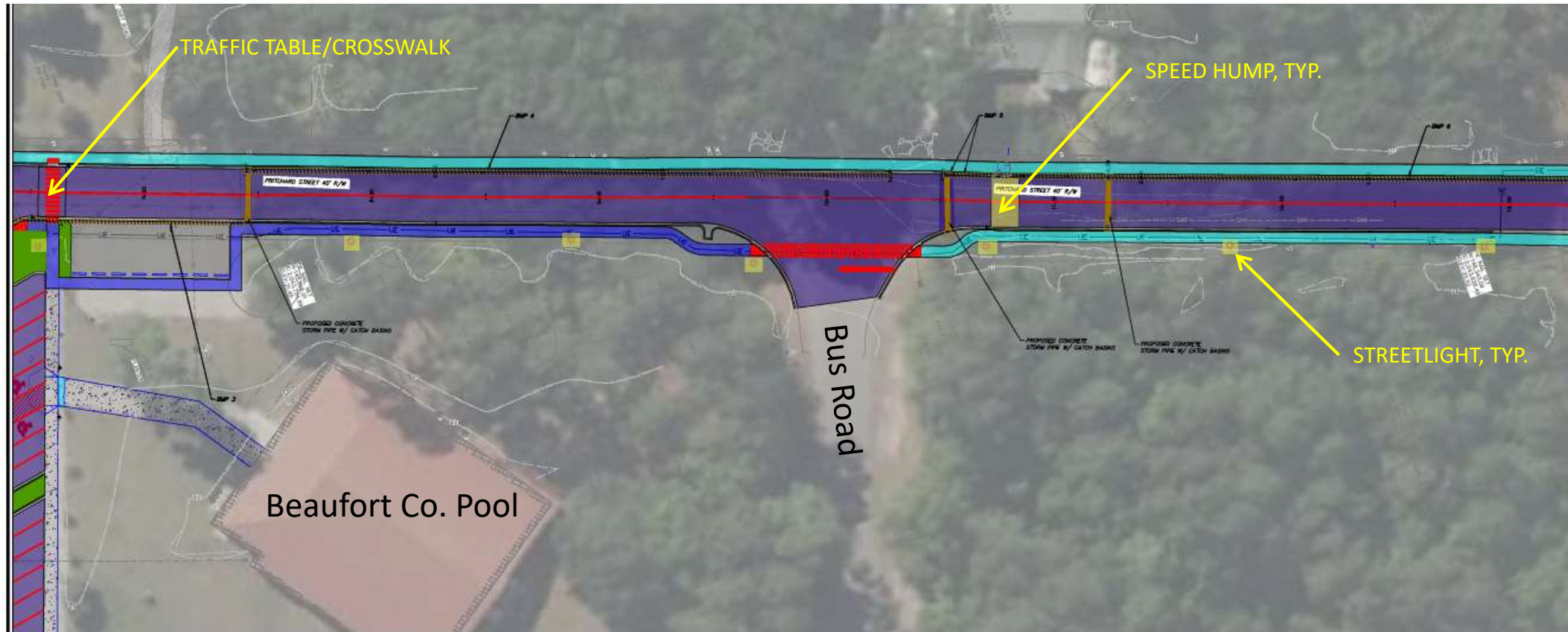


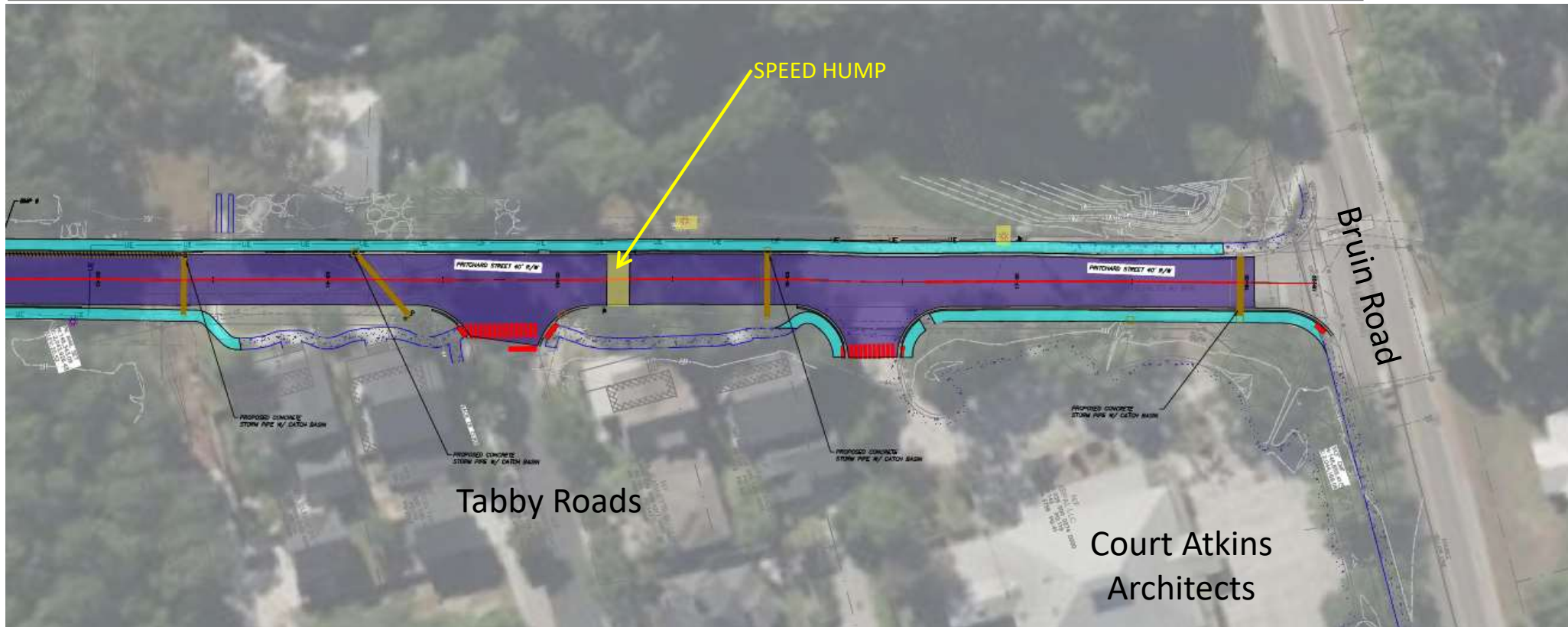
# Pritchard Street - Scope and Details:



- Install new drainage system using Best Management Practices (319 Grant supported).
- Install curb and gutter on Pritchard St. from school parking lot northward & mill and overlay road.
- Reconfigure school parking lot and install bio-retention area (School District to reimburse cost to repave).
- Extend sidewalks and add streetlights along the east side from Town Hall to Bruin Road.
- Install 1 traffic table and 2 speed humps.

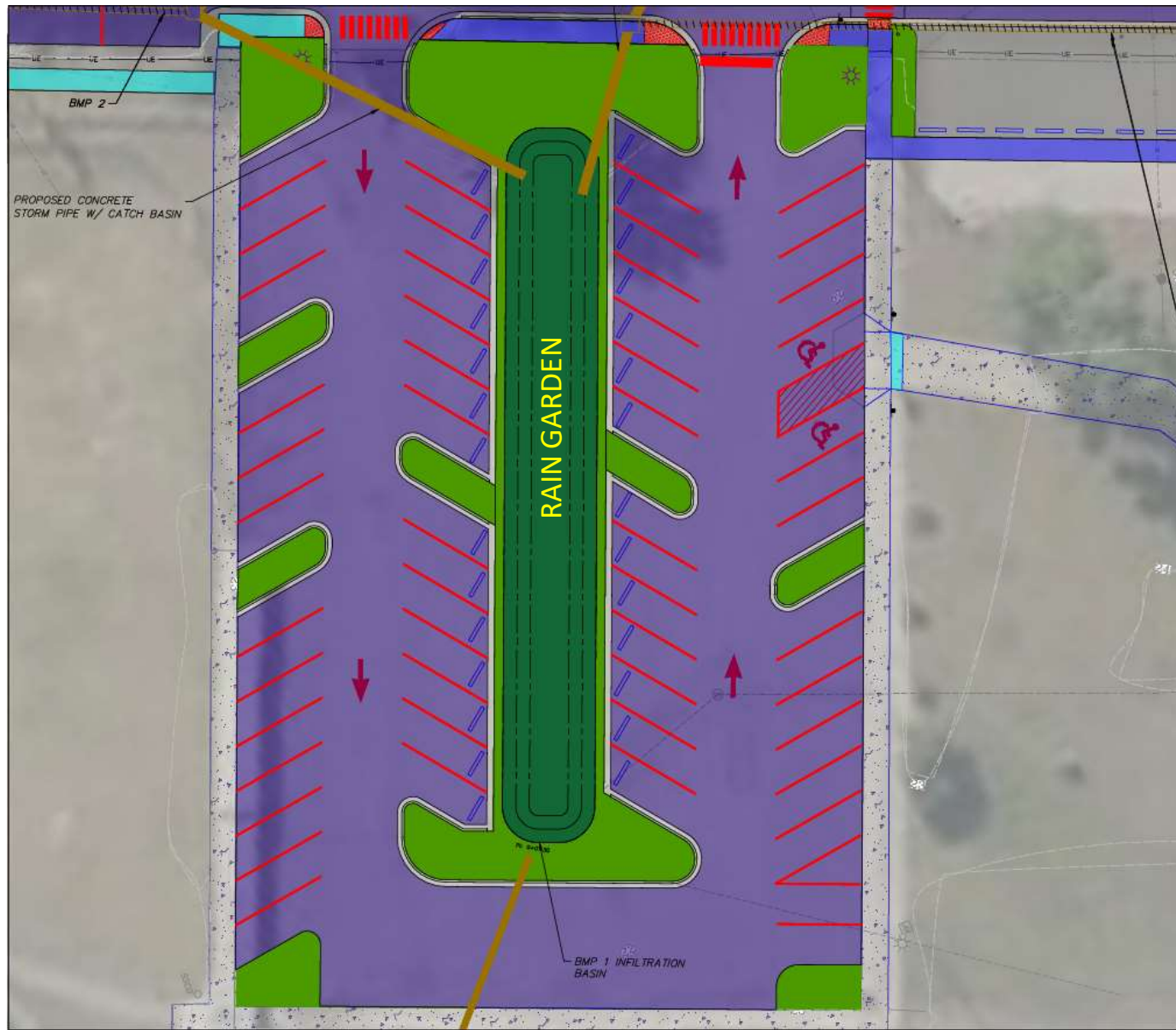








# Pritchard Street - Scope and Details:



- Reconfigure Existing Parking Lot.
- Add Rain Garden for stormwater infiltration (impervious surface reduction).
- Add landscape islands with street trees.
- Beaufort County School District to reimburse for cost to repave parking lot.



- ØCurrently in the Design Phase - Engineering 95% complete and plans submitted to regulatory agencies.
- ØStaff coordinated proposed design with Beaufort County and received verbal approval from the School Board to proceed.
- ØFall/Winter 2024: Easement acquisition and finalize lighting agreements.
- ØWinter 2025: Bidding and contract negotiation.
- ØSpring 2025: Contract award – coordinate construction with school calendar.

PRITCHARD STREET STREETScape AND DRAINAGE IMPROVEMENTS PROPOSED SCHEDULE																								
ID	Task Name	Duration	Start	Finish	1st Quarter Jan	2nd Quarter Apr	3rd Quarter Jul	4th Quarter Oct	1st Quarter Jan	2nd Quarter Apr	3rd Quarter Jul	4th Quarter Oct	1st Quarter Jan	2nd Quarter Apr	3rd Quarter Jul	4th Quarter Oct	1st Quarter Jan	2nd Quarter Apr	3rd Quarter Jul	4th Quarter Oct	1st Quarter Jan	2nd Quarter Apr	3rd Quarter Jul	4th Quarter Oct
1	PRITCHARD STREET DRAINAGE IMPROVEMENTS	940 days	Fri 7/1/22	Thu 2/5/26																				
2	Pritchard Street Design and Construction Documents	676 days	Fri 7/1/22	Fri 1/31/25																				
4	Pritchard Street Bidding and Contracts	85 days	Mon 2/3/25	Fri 5/30/25																				
10	Pritchard Street Construction	180 days	Fri 5/30/25	Thu 2/5/26																				

# *Pritchard Street Streetscape – Next Steps:*



## **Project Challenges:**

- Ø Easements with School District and residents.
- Ø Formalize MOU with School District for parking lot paving reimbursement.
- Ø Develop plan for postal delivery (individual mailboxes, mail kiosk, etc.).
- Ø Verify outfall condition on school district property to determine capacity for stormwater conveyance as currently designed.
- Ø Coordinate construction timing with school calendar.
- Ø Narrow ROW may require shutting down one lane of traffic during construction.

# Boundary Street Streetscape - Background:



## Existing Conditions:



Narrow Sidewalk Adjacent  
to Travel Lane



Poor Pavement Condition –  
Potholes and Rutting



No Curb / Poor Drainage –  
Limited Driveway Aprons

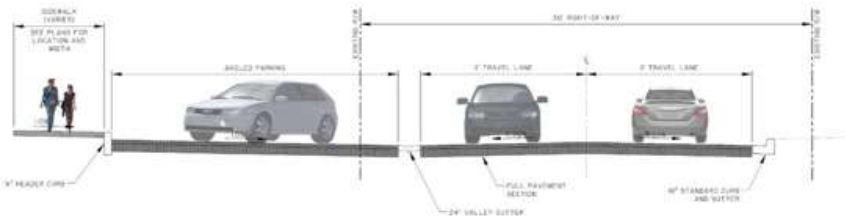
Incomplete  
Pathway  
Connection



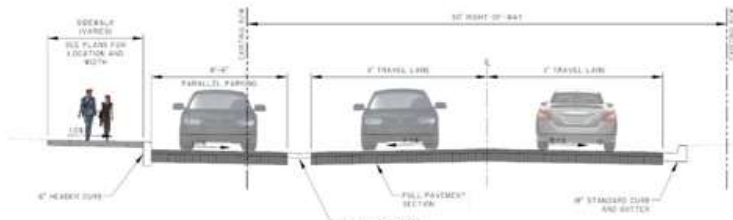
Missing Crosswalk  
Markings  
(Boundary and  
Church)



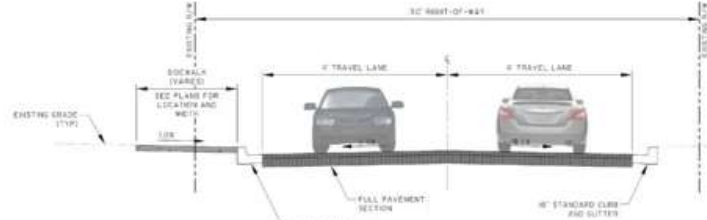
# Boundary Street Streetscape - Background:



SECTION C



SECTION B



SECTION A

# Boundary Street Streetscape - Background:



## Project Scope and Details:

### ➤ Materials:

- Asphalt travel lanes
- Concrete paver parking spaces (pervious)
- Thermoplastic crosswalks and markings
- Concrete curb and gutter as well as valley gutter
- Sidewalks adjacent to curb and separated
- Extensive drainage and utility work
- Underground power infrastructure



Parallel Paver Parking  
with Raised Curbs and  
Valley Gutter

Angled Paver Parking  
with Raised Curb and  
Sidewalk





- Currently in the Design Phase with Thomas & Hutton and Dominion Energy.
- Spring 2025: Complete Easement Acquisition and Permitting.
- Summer 2025: Bidding subject to Easements and Utility Coordination.
- Summer/Fall 2025: Begin Construction on Boundary Street.

BOUNDARY STREET STREETScape																								
PROPOSED SCHEDULE																								
ID	Task Name	Duration	Start	Finish	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
1	BOUNDARY STREET STREETScape	1002 days	Thu 12/22/22	Fri 10/23/26																				
2	Final Planning and Construction Documents	587 days	Thu 12/22/22	Fri 3/21/25																				
8	Permitting Phase	432 days	Thu 8/31/23	Fri 4/25/25																				
13	Easements and Land Acquisition	367 days	Thu 1/4/24	Fri 5/30/25																				
22	Construction Phase	365 days	Mon 6/2/25	Fri 10/23/26																				



# **Boundary Street Streetscape - Background:**



## **Project Challenges:**

### ➤ Easement Acquisition:

- Small and large easements required across lot frontage for underground power and other improvements.
- Potential for +/- 15' x 15' easements required for 3 phase transformers and switch gears.
- Potential for +/- 10' x 10' easements required for single phase transformers.
- Access/Encroachment agreements from all property for lateral power connections and internal house conversions and connections.

### ➤ Disruption to Businesses, Institutions and Residents during construction:

- Extremely narrow ROW (30') with numerous utility conflicts when adding stormwater infrastructure.
- Coordinate construction with businesses and interests in the area.
- Limited opportunity to maintain through traffic during construction. Will likely need to construct block by block and in phases.

# Calhoun Street Streetscape - Background:

## Existing Conditions:



POOR DRAINAGE  
IN PARKING ZONES



ASPHALT IN POOR CONDITION



NARROW SIDEWALKS AND  
PARKING ENCROACHMENTS



UNDEFINED EDGE



IMPORTANT STREET FOR FESTIVALS



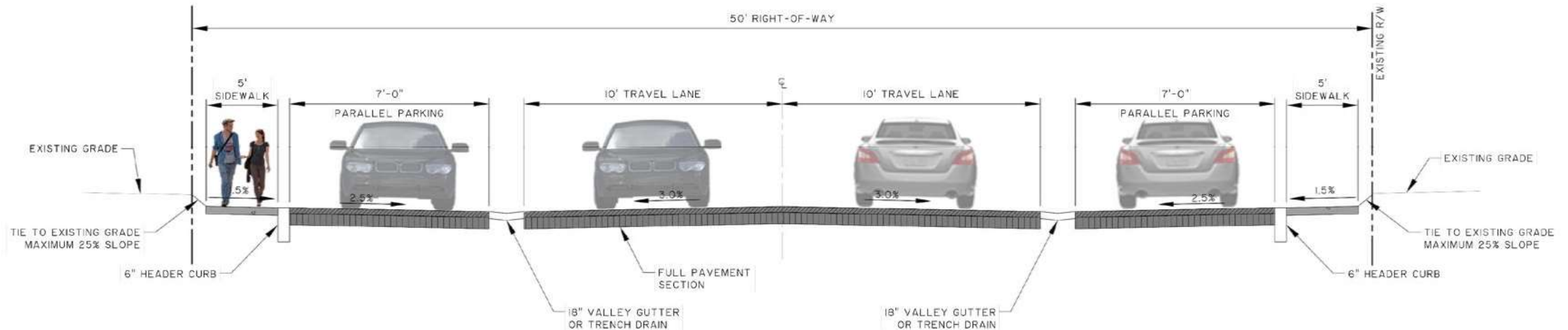
# Calhoun Street Streetscape - Background:



## Project Scope and Details:

### ➤ Street Section includes:

- 10' drive aisles
- 8.5' parallel parking spaces
- 5' to 6' walks on each side
- Flush curbs



**TYPICAL CALHOUN STREET SECTION  
(WITH PARALLEL PARKING)**

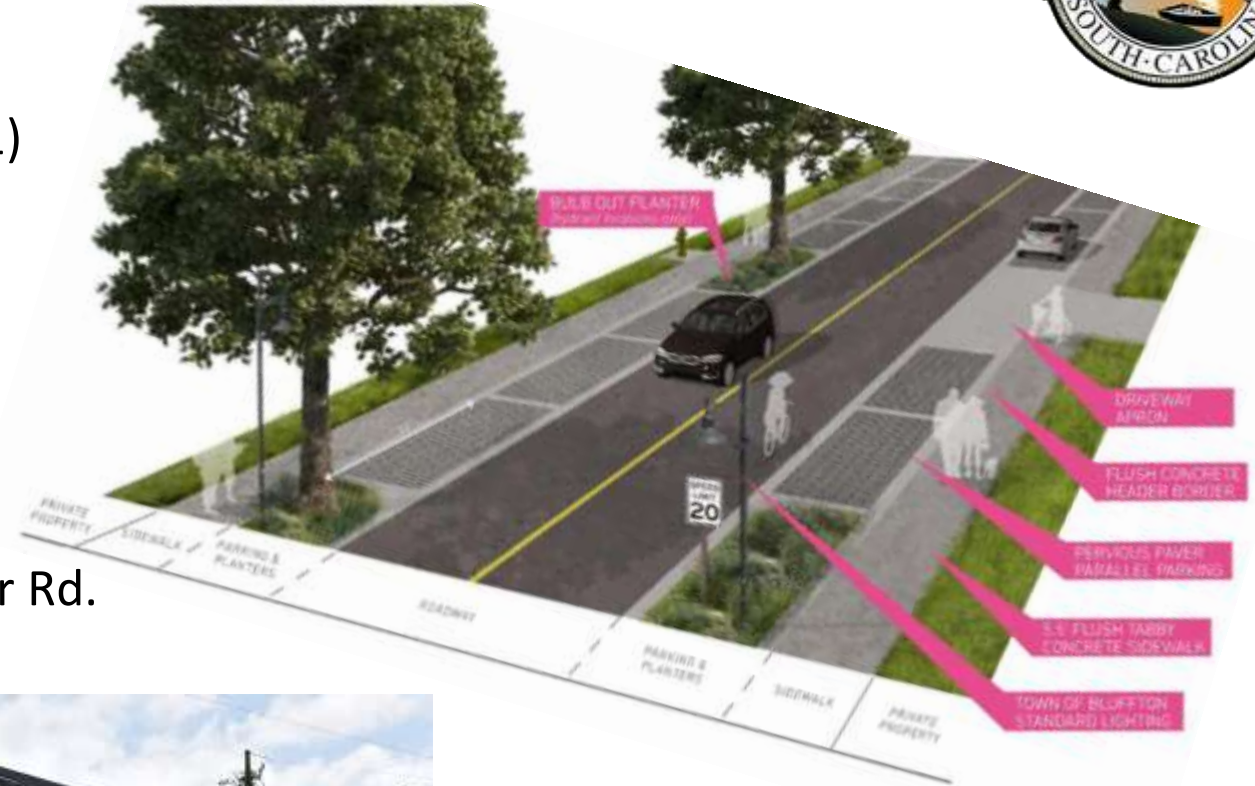


# Calhoun Street Streetscape - Background:



## Project Scope and Details:

- Materials: (continuation of Bridge St. - Phase 1)
  - Asphalt travel lanes
  - Concrete paver parking spaces (pervious)
  - Concrete paver or painted crosswalks
  - Flush concrete or granite curbing
  - Tabby sidewalks
  - Canopy trees, palm trees and plant beds
  - Specialty paving at Lawrence St. & May River Rd.
  - Standard TOB site furnishings





# Calhoun Street Streetscape - Background:



## Project Scope and Details:



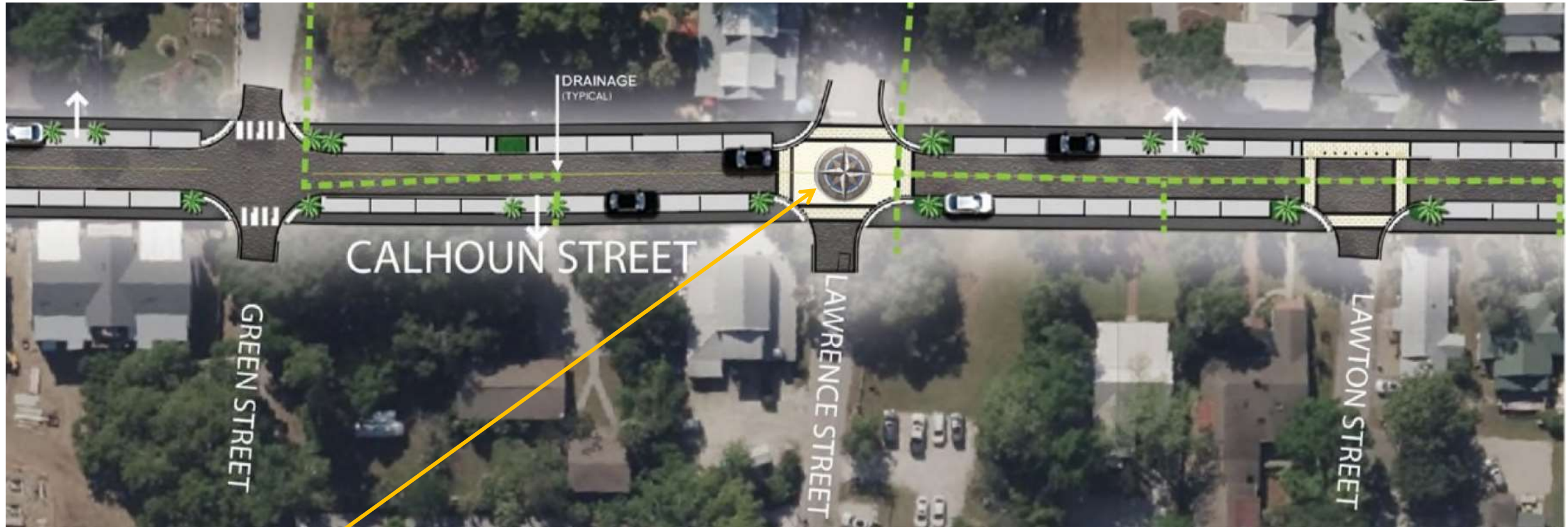
Discussion Item: Urban Planner (MKSK) suggests extending concrete pavers or other specialty paving at the May River Rd. entry and some crosswalks. Is this something Staff should pursue?



# Calhoun Street Streetscape - Background:



## Project Scope and Details:



### Discussion item:

Urban Planner suggests concrete pavers or other specialty paving infill at the Lawrence Street intersection to recognize the significance of the original surveyed "Center of Bluffton's One Square Mile." Is this something Staff should pursue?





# Calhoun Street Streetscape - Background:



## Project Scope and Details:



### Discussion Item:

Conceptual Master Plan included the option for “Art Crosswalks” at the Bridge Street intersection. Should Staff pursue this option as a public art opportunity?



# *Calhoun Street Streetscape - Background:*



## **Project Challenges:**

### ➤ Extensive Easement Acquisition:

- 2' to 6' wide easements across most lots for underground power and other improvements.
- +/- 15' x 15' easements required for 3 phase transformers and switch gears.
- +/-10' x 10' easements required for single phase transformers.
- Encroachment/Access agreements from all property for lateral power connections and internal house conversions and connections.

### ➤ Disruption to Businesses, Institutions and Residents during construction:

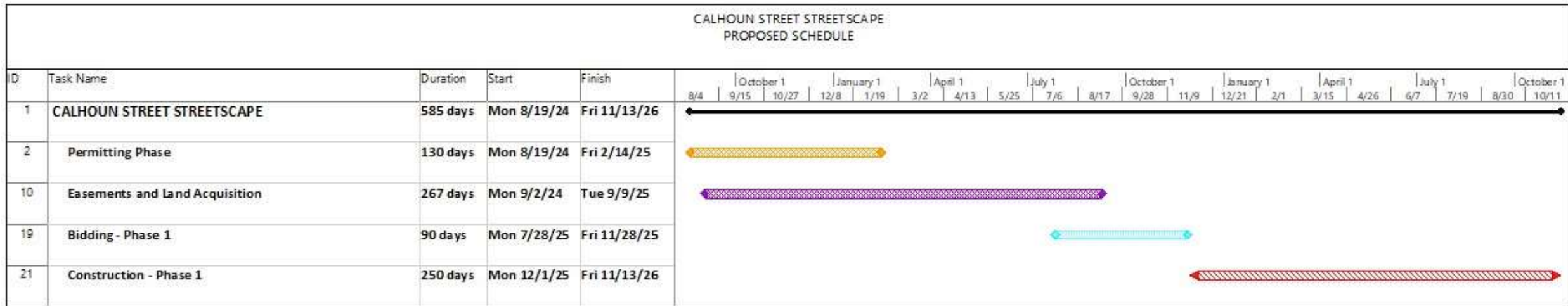
- Coordinate construction with other streetscape and sewer projects in the area.
- Limited opportunity to maintain through traffic during construction. Will likely need to construct block by block and in phases.

# Calhoun Street Streetscape – Next Steps:



## Project Status and Schedule:

- Currently in the Design Phase with Thomas & Hutton and Dominion Energy.
- Fall 2024: Begin Easement Acquisition for Phase 1 Development.
- Summer/Fall: Bidding of Phase 1 subject to acquisition of Easements.
- 2026 Begin Construction of Phase 1.

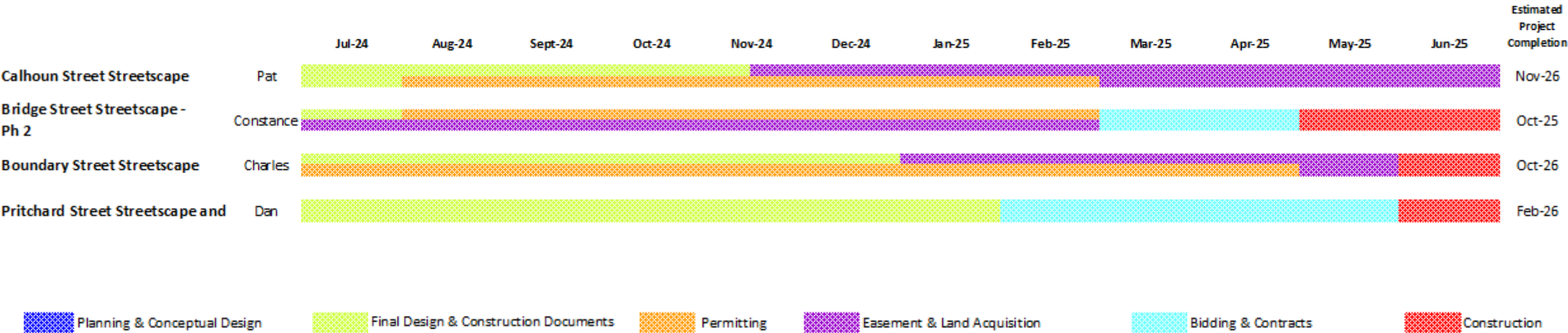




# Streetscape Master Construction Schedule:



## FY25 CIP Master Project Schedule



\*SUBJECT TO CHANGE\*



# **QUESTIONS &** **DISCUSSION**