

TOWN COUNCIL

## STAFF REPORT Engineering Department



<b>MEETING DATE:</b>	December 8, 2020
<b>PROJECT:</b>	Consideration of an Approval of the New Riverside Barn Park Conceptual Master Plan
<b>PROJECT MANAGER:</b>	Bryan McIlwee, Director of Engineering

### **RECOMMENDATION:**

Staff requests that Town Council review and approve the attached New Riverside Barn Park Conceptual Master Plan prepared by Hart Howerton, Inc (Attachment 1). This project has been submitted to the National Park Service for consideration of a +/- \$300,000 grant from the Land and Water Conservation Fund. The Grant Administrator has indicated that the Town application would be greatly enhanced by verification of Town Council approval of the Conceptual Master Plan. Even though Town Council has already included the New Riverside Barn Park project into the Capital Improvements Program per the adoption of the FY 2021-2022 Strategic Plan, a formal approval of the Conceptual Master Plan is now being requested to comply with the LWCF Grant Application requirements. With this approval, Town Staff will complete design for the initial phase of the park in FY 2021 and implement construction in FY 2022.

### **BACKGROUND/DISCUSSION:**

The 37-acre New Riverside Barn property was purchased in December 2018 from New Riverside, LLC for \$200,000. The site includes an existing iconic 2,700 SF barn, open pasture areas and woodlands. The property was purchased for the purpose of creating community open space for civic gatherings and a passive park use. The design team is led by Hart Howerton, Inc. in conjunction with local engineers and planners.

Public input was solicited and obtained at the Bluffton Arts and Seafood Festival and at a Public Stakeholder Open House held at the barn in the Fall of 2019. At these meetings, the public was invited to vote on their favorite park features to be included in the Master Plan. Over 300 surveys were obtained, and the top five most requested park features included:

- Barn Improvements/Restrooms
- Multipurpose Trail System
- Open Space / Flexible Lawn Areas
- Nature-blending Playground
- Picnic Shelters

The results of the opinion surveys were presented to Town Council at the January 2020 Quarterly Workshop and Staff immediately contracted with the design team to develop the attached Conceptual Master Plan. Within the FY 2021 Budget, Town Council approved funding to complete the Master Plan and detailed design of the initial phase of construction. The initial phase of construction will allow the property to be open and accessible for public use. The program elements for the initial phase of the park include; parking, sidewalks/trails, event lawn, utilities, barn renovation, restroom, fencing, gates, site

furnishings, lighting, signage and landscaping. Construction phase expenses of these items have been estimated to be approximately 1.4 million dollars (Attachment 2). Updated cost estimates will be provided with the FY 2022- 2023 Strategic Plan for Town Council review and approval in the next budget cycle. The entire master plan is anticipated to be implemented in multiple phases unless funding sources can be obtained to accommodate a single-phase construction contract.

**NEXT STEPS:**

1. Town Council Approval of Conceptual Master Plan (December 8, 2020)
2. Completed detailed Design and permitting of Phase 1 Site Development and Barn Renovation (June 2021)
3. FY 2022 Budget approval to fund construction (June 2021)
4. Complete Bidding and Construction Contract Approval (August 2021)
5. Start Construction of Phase 1 Site Development (September 2021)

A proposed project schedule is attached for Town Council review (Attachment 3)

**SUMMARY:**

The approval of this Master Plan is consistent with the Strategic Plan of the Town of Bluffton including the Economic Growth, Infrastructure and Community Quality of Life Strategic Focus Areas. Town Staff requests Town Council approval of the proposed Conceptual Master Plan for the New Riverside Barn Park. Any comments obtained from this agenda item will be incorporated into the detailed design and construction of the proposed park.

**ATTACHMENTS:**

1. Conceptual Master Plan
2. New Riverside Barn Park Presentation
3. Project Data Sheet

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
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

Site Plan

New Riverside Park, Bluffton SC October 28, 2020

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# New Riverside Barn Park

OCTOBER 28, 2020



# Objectives

- Maintain the Open Character
- Preserve Existing Trees
- Renovate the Barn for a Range of Community Uses
- Multiple Park Passive Amenities and Features
- Provide a Community Scale Gathering Area
- Easily Accessible
- A Welcoming “Front Door” to the Town
- A Place the Town will be Proud of



## Objectives

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## Existing Conditions

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## Existing Conditions

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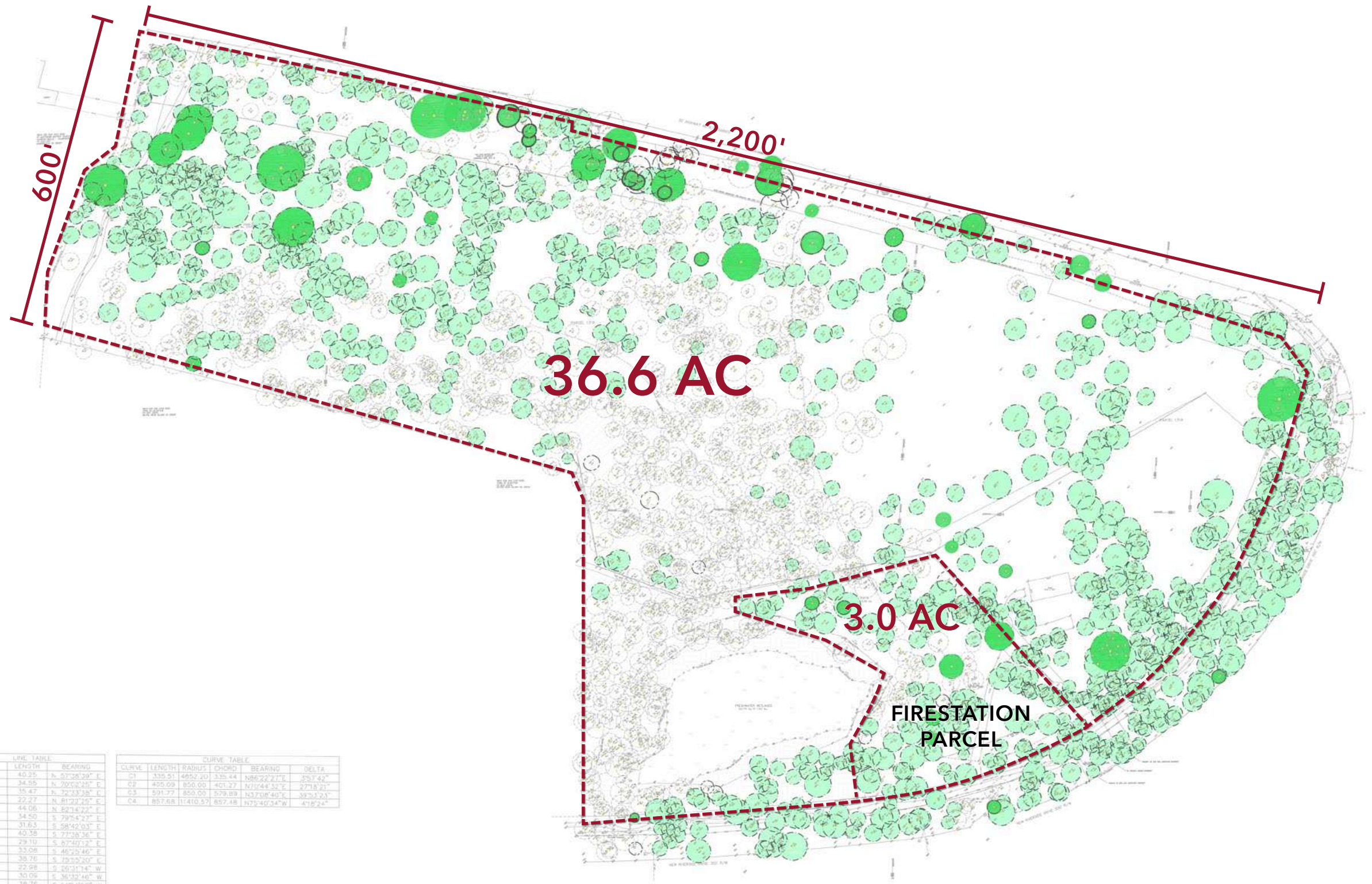
**Character Imagery** | Pippin Hill Farm Vineyard

New Riverside Park, Bluffton SC October 28, 2020

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	Large Oak Tree (30"+ DBH)
	Oak Tree



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 VEY, LLC. A HARD COPY AVAILABLE FROM  
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 NAD 83.

IT BENEFIT OF A COMPLETE  
 NTS AND RESTRICTIONS OF RECORD,  
 ) DEVELOPMENT, AN ARBORIST  
 TREE IDENTIFICATION.

RELOCATION OF  
 ON OF NEW RIVERSIDE, LLC  
 IROLINA,

FORMERLY PARCEL 4A-2,  
 ARBORIST.

LINE	LENGTH	BEARING
L1	40.25	N 57°36'39" E
L2	34.56	N 70°02'25" E
L3	15.47	N 72°53'38" E
L4	22.27	N 81°22'25" E
L5	44.06	N 82°14'22" E
L6	34.50	S 79°54'22" E
L7	31.63	S 98°42'03" E
L8	40.38	S 77°38'36" E
L9	29.10	S 67°40'12" E
L10	33.08	S 48°20'46" E
L11	36.76	S 29°50'20" E
L12	22.98	S 20°31'14" W
L13	30.05	S 38°32'46" W
L14	38.76	S 14°54'50" W
L15	43.89	S 86°22'56" W
L16	38.83	S 88°32'54" W
L17	21.30	N 84°16'38" W
L18	38.70	S 79°09'37" W
L19	33.85	S 77°41'26" W
L20	28.04	S 58°27'42" W
L21	34.46	S 48°27'59" W
L22	36.43	S 38°57'08" W
L23	50.17	S 40°08'54" W
L24	19.34	S 31°34'43" W
L25	23.30	S 27°48'59" W
L26	28.34	S 37°01'01" W
L27	29.92	S 28°43'12" W
L28	27.25	S 27°07'52" E
L29	21.70	N 57°21'24" E
L30	37.58	N 43°48'54" E

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	330.51	4852.00	330.84	N88°22'21"E	3°57'42"
C2	455.09	850.00	401.27	N39°44'32"E	27°18'21"
C3	591.77	850.00	579.89	N37°08'40"E	32°53'23"
C4	857.68	11410.57	857.48	N75°40'34"W	4°18'24"

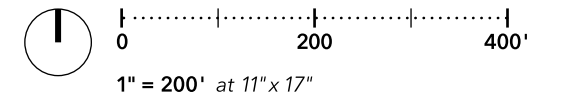
SHEET 1 OF 7

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION,  
 AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE  
 WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE

ASBLUIT, TREE AND TOPOGRAPHIC SURVEY OF:  
 NEW RIVER BARN SITE,  
 TOWN OF BLUFFTON,  
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:  
 TOWN OF BLUFFTON  
 DATE: 10/04/19

SCALE: 1" = 30'



# Existing Tree Survey

New Riverside Park, Bluffton SC October 28, 2020



## Scale Comparisons | Forsyth Park. Savannah

New Riverside Park, Bluffton SC October 28, 2020

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## Scale Comparisons | Shelter Cove Park. Hilton Head Island

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## Scale Comparisons | Henry Chambers Waterfront Park, Beaufort

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**Scale Comparisons** | Joe Wiley Waterfront Park, Charleston

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**Site Plan** | Context

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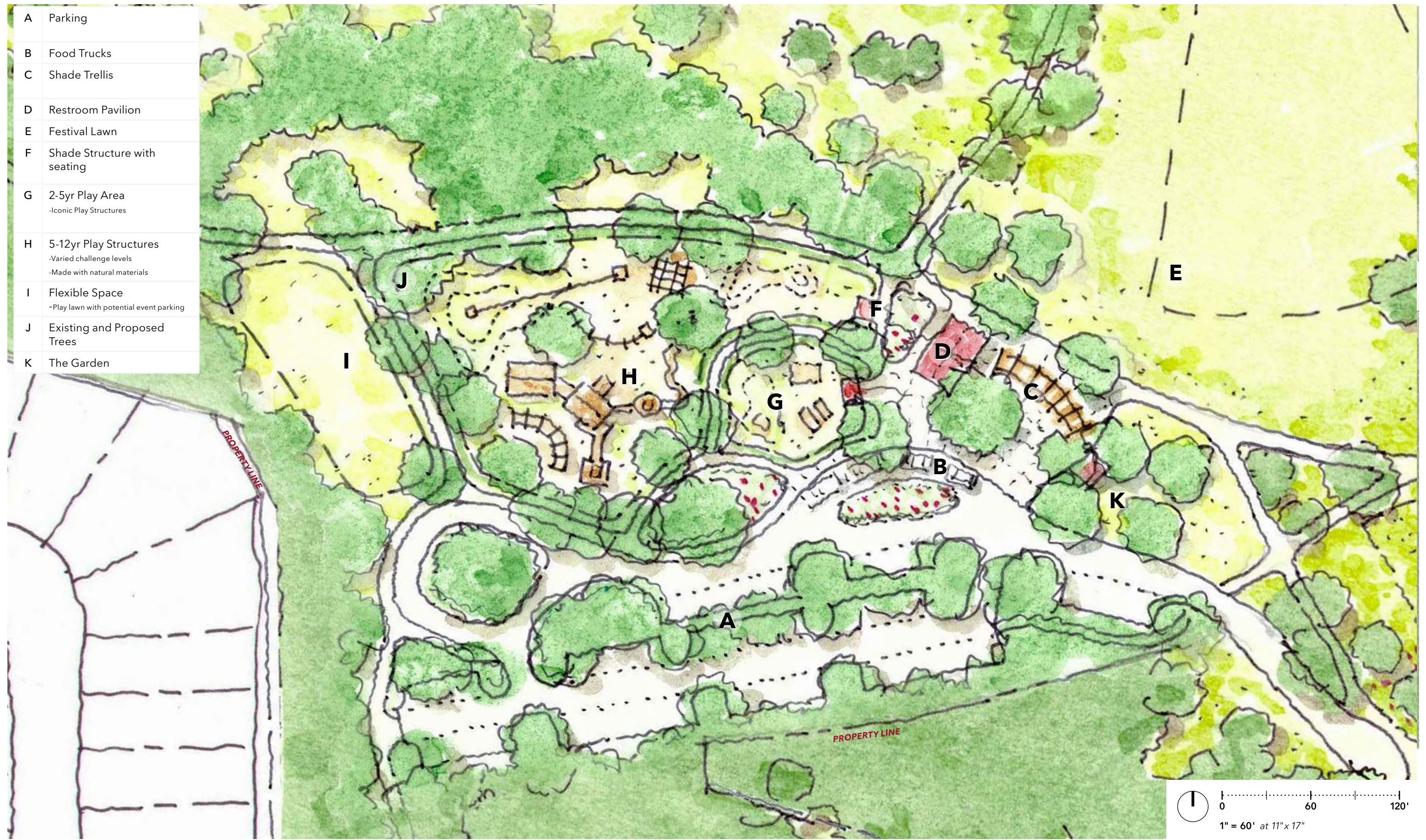
## Site Plan

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A	Parking
B	Food Trucks
C	Shade Trellis
D	Restroom Pavilion
E	Festival Lawn
F	Shade Structure with seating
G	2-5yr Play Area -Iconic Play Structures
H	5-12yr Play Structures -Varied challenge levels -Made with natural materials
I	Flexible Space -Play lawn with potential event parking
J	Existing and Proposed Trees
K	The Garden



## Central Area Site Plan

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FOOD TRUCKS



MULTI-USE PATHWAY



BARN PORCH



FESTIVAL ON THE LAWN

## Character Imagery

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POTENTIAL NEW GABLE ENDS ON LONG ELEVATIONS OF BARN



POTENTIAL INTERIOR IMPROVEMENTS: LIGHT COLOR WALLS, UPPER LEVEL WINDOWS, BARN DOORS FOR INDOOR-OUTDOOR ACCESS



FLEXIBLE USE OF BARN SPACE



PLAY AREAS USING NATURAL MATERIALS



## Character Imagery

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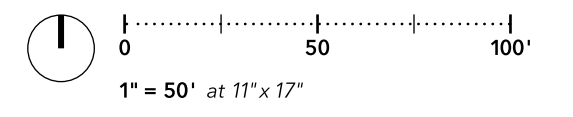
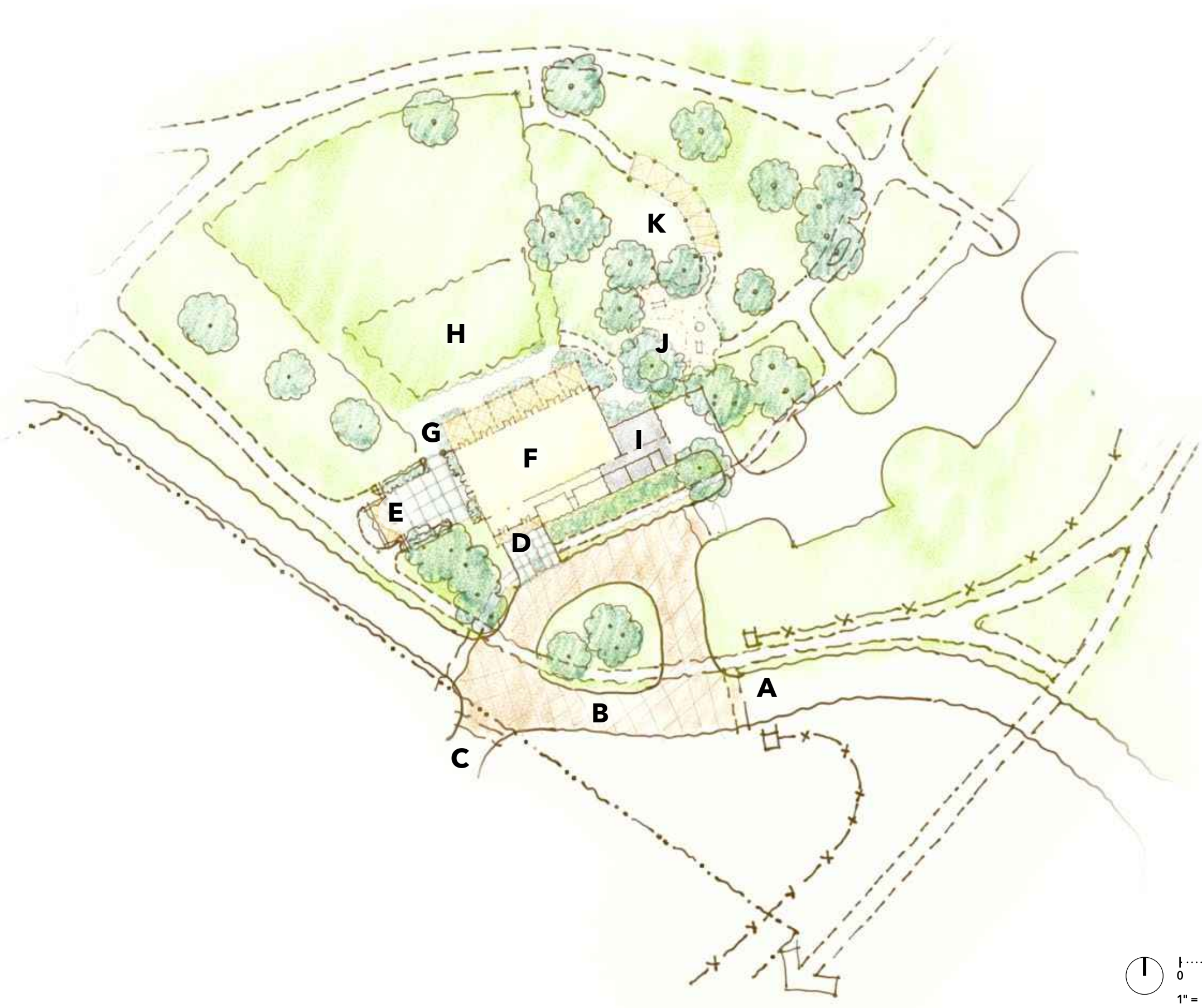
## Playground Character

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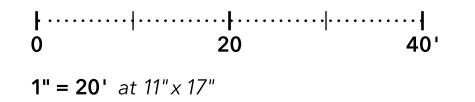
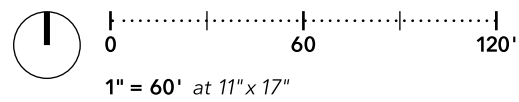
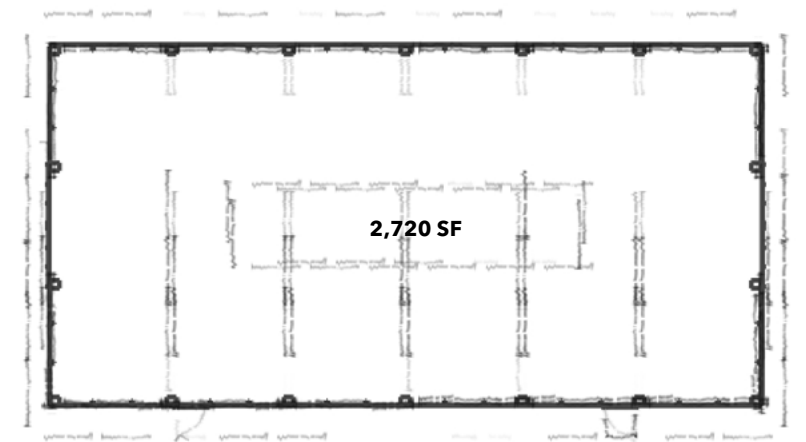
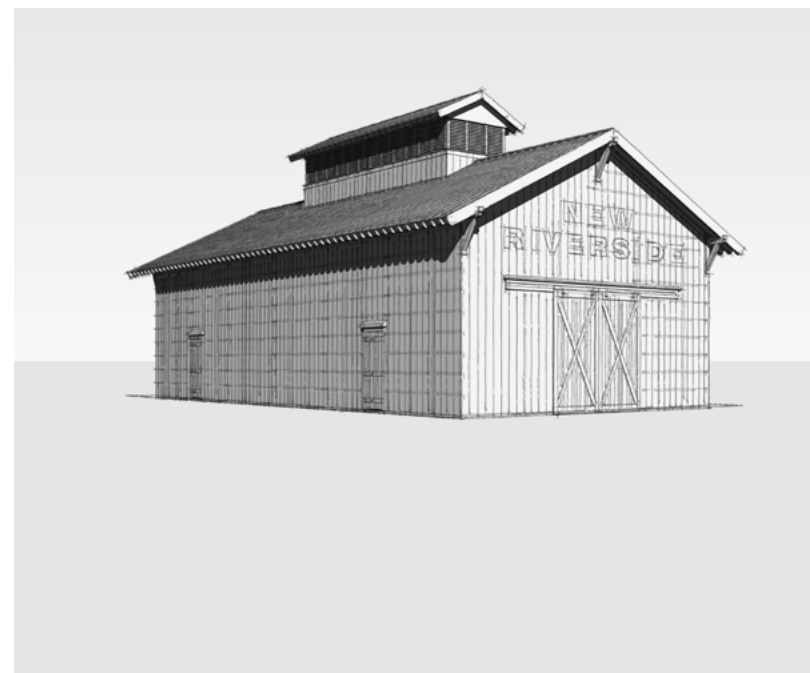
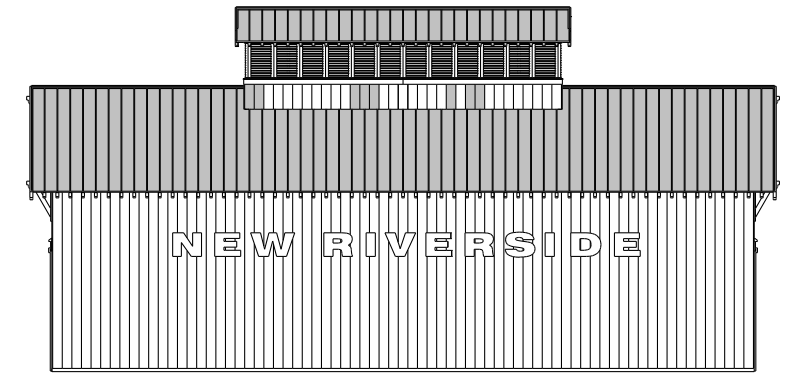
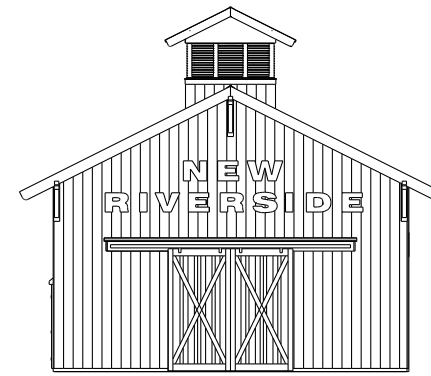
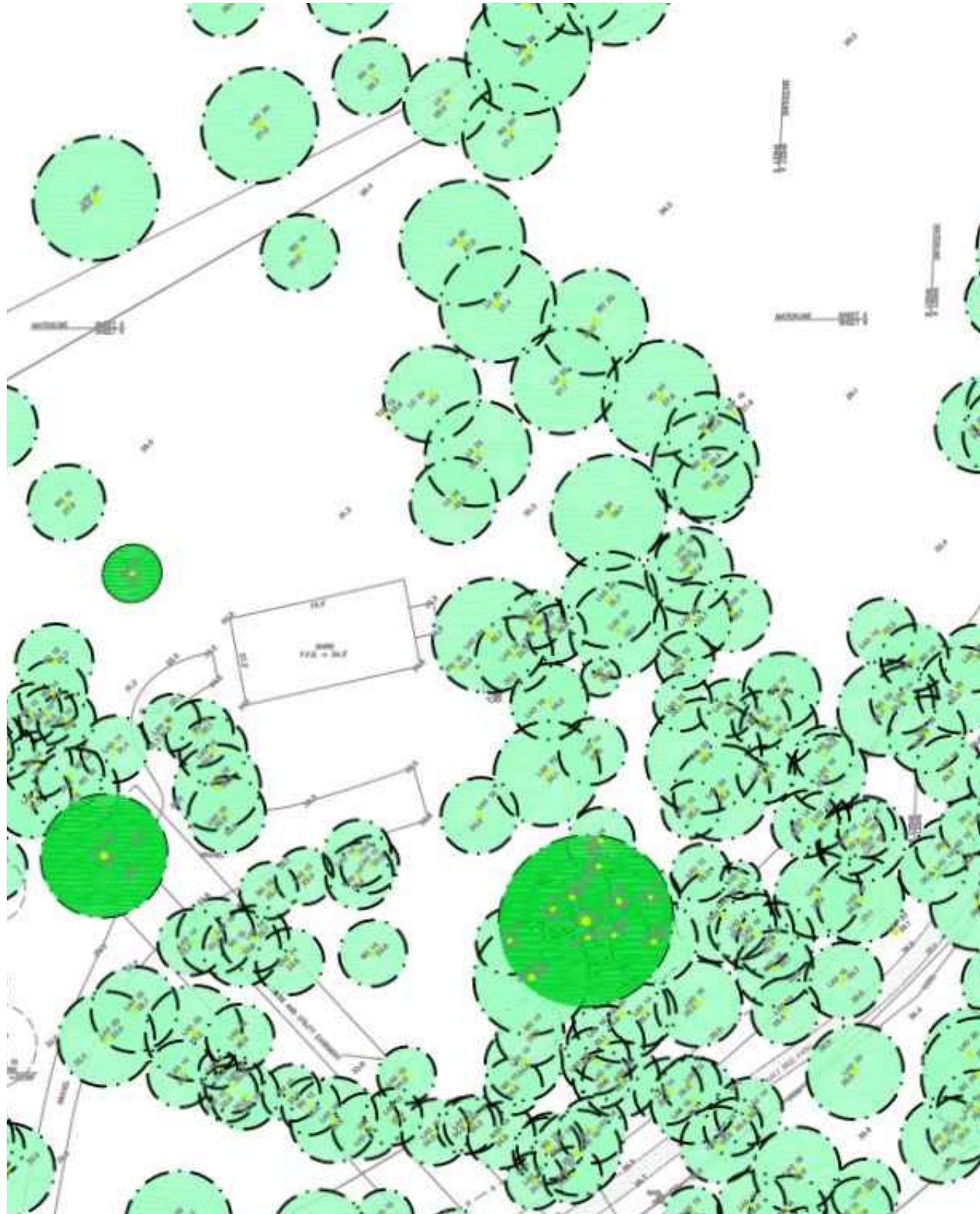
A	Park Entry
B	Enhanced Pavement
C	Fire Station Connection
D	Entry
E	Garden
F	Barn
G	Porch
H	Event Lawn
I	Service
J	Oyster Roast/BBQ Area
K	Shade Trellis



# Site Plan | The Barn

New Riverside Park, Bluffton SC October 28, 2020

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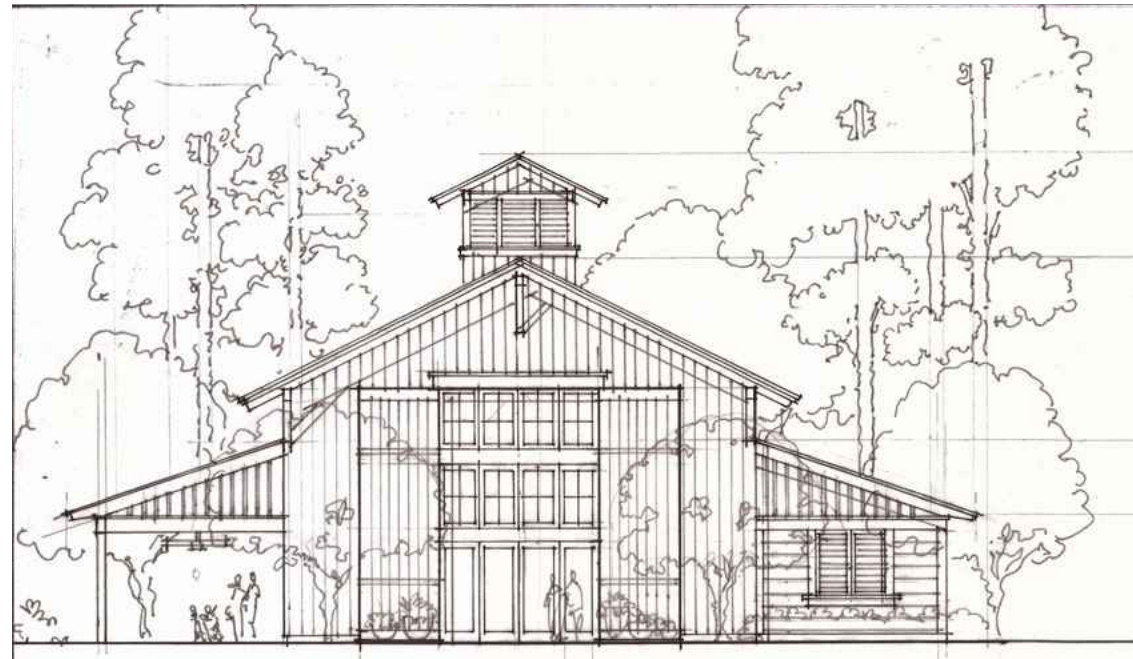


## Barn Studies | Existing

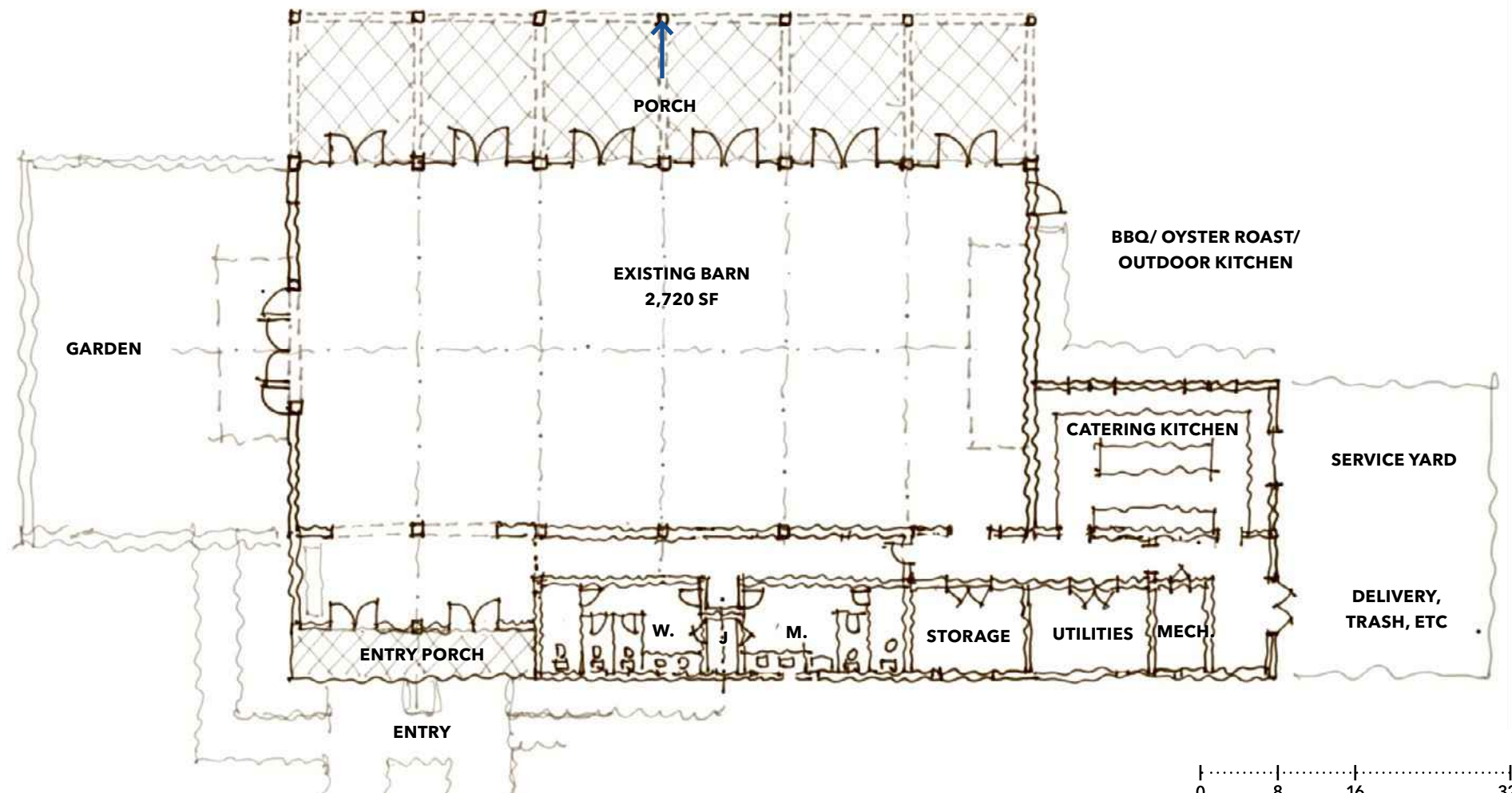
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VIEW TO EVENT LAWN/ PARK



0 30 60  
1" = 30' at 11" x 17"

0 8 16 32'  
1/16" = 1'-0" at 11" x 17"

**Barn Studies** | Preferred Alternative

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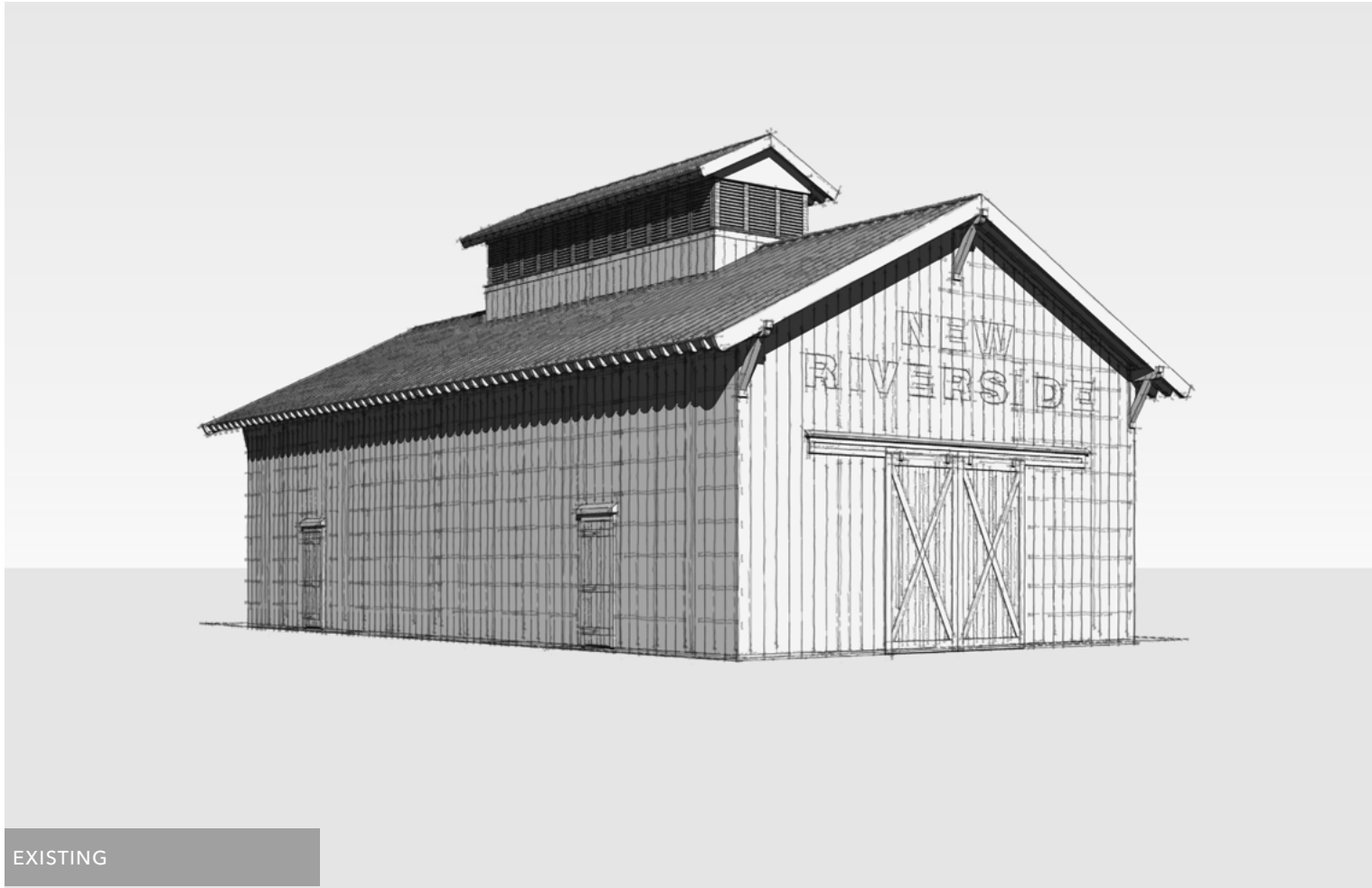


## Barn Studies | Preferred Alternative Elevations

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EXISTING



PREFERRED ALTERNATIVE

# Barn Studies

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**MEN'S ROOM**

**BREEZEWAY WITH  
GARDEN TRELLIS**

**WOMEN'S ROOM**



MCCANN 20

## Perspective


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# Attachment 3 Project Data Sheet

Capital Improvements Program Fund Project Data Sheet										
<b>Project Name</b>	New Riverside Park / Barn Site					<b>Project #</b>	00085			
<b>Project Manager</b>	Pat Rooney / Brian Osborne					<b>Start to End</b>	FY 2020 - FY 2024			
Project Scope					Project Photo or Map					
<p>This project consists of master planning, design and construction of a public park and gathering place at the 37-acre New Riverside barn site. The site is located at the southwestern quadrant of the New Riverside traffic circle at the intersection of SC Highway 170 and 46. Future improvements may include the renovation of the existing barn for a gathering and event space, parking, perimeter trails, open fields to allow for larger community events, site furnishings, playground, picnic shelter, lighting, landscaping and safety cameras. Project stakeholders include the citizens of the Town of Bluffton, especially the expanding population at the New Riverside, Palmetto Bluff, Jones Estate and Buckwalter PUD's.</p>										
Project Budget										
	Prior Years' Expended	FY2020 Amended Budget	FY2020 Estimate	FY2021 Proposed Budget	FY2022 Forecast	FY2023 Forecast	FY2024 Forecast	FY2025 Forecast	Total Project Forecast	
Planning	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	
Design	-	75,000	75,000	225,000	TBD	TBD	-	-	300,000	
Construction	-	-	-	-	TBD	TBD	TBD	-	-	
Other	-	-	-	-	-	-	-	-	-	
<b>Total</b>	\$ -	\$ 100,000	\$ 100,000	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000	
Project Funding Sources										
	Prior Years' Expended	FY2020 Amended Budget	FY2020 Estimate	FY2021 Proposed Budget	FY2022 Forecast	FY2023 Forecast	FY2024 Forecast	FY2025 Forecast	Total Project Forecast	
Hospitality Tax	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	
TIF Debt Service	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	45,000	
Potential Grant	-	-	-	180,000	-	-	-	-	180,000	
<b>Total</b>	\$ -	\$ 100,000	\$ 100,000	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 325,000	
Strategic Focus Area & Guiding Principle					Project Status					
<p><i>Community Quality of Life</i> Guiding Principle #4 Support initiatives and evaluate community policies, programs, gathering places, and events that promote healthy and quality lifestyles for our diverse citizenry. Guiding Principle #5 Foster place-based initiatives and Town codes that support a clean, well-maintained, sustainable community while protecting our natural resources including the May River.</p>					<p>Surveying is complete. Conceptual master planning and architectural design is underway. In FY 21, final design is planned for the Phase 1 Development including architectural, structural and MEP design services for the barn expansion/renovation. The FY 21 scope will also include civil engineering and landscape architecture design of Phase 1 site development, and a Stormwater Master Plan for the entire site. An application of intent for grant funding has been submitted to LWCF. Phase 1 construction is planned to being in FY22.</p>					
Project Origination					Project Performance Measures					
<p>1) 2014 Comprehensive Plan, Public Recreation Facility needs, and 2) FY 2019-2020 Strategic Plan.</p>					<p>Adoption of a Park Master Plan and budget. Implementation of park construction and visitor use of completed project.</p>					
General Fund Operations & Maintenance (O&M) Costs										
	Description	FY2021 Forecast	FY2022 Forecast	FY2023 Forecast	FY2024 Forecast	FY2025 Forecast	Total Forecast			
Operations		\$ -	\$ 2,000	\$ 2,000	\$ 2,500	\$ 2,500	\$ 9,000			
Maintenance	TBD	5,000	5,000	5,000	10,000	10,000	35,000			
<b>Total</b>		\$ 5,000	\$ 7,000	\$ 7,000	\$ 12,500	\$ 12,500	\$ 44,000			
<p><b>Method for Estimating Costs:</b> Survey estimate provided by Sea Island Land Survey. Master Planning estimate provided by MKSK/Architect.</p>										