

City Of Beaufort, South Carolina

Henry C. Chambers Waterfront Park



Master Plan Report

for

Repair and Improvement

Prepared By:

Sasaki Associates, Inc.

Date: April 11, 2002

DRAFT

Table of Contents

- 1- Executive Summary
- 2- Introduction
- 3- Initial Site Investigation and Programming
- 4- Preliminary Recommendations and Concepts
 - Minimum Improvements Plan
 - Urban Design Plan
 - Preliminary Concepts Plan
- 5- Preliminary Master Plan
 - Preliminary Master Plan
 - Park Entry at Charles Street
 - Scott Street Improvements and Fountain
 - Amphitheater Lawn Reconstruction
 - Amphitheater Lawn and Community Pavilion Renovation
 - Promenade Walk and Fishing Pier
 - Existing East End of Park and Bridge
- 6- Final Master Plan
 - Master Plan
 - Proposed Entry at Charles Street – Final Master Plan
 - Implementation and Phasing Plan
 - Proposed Maintenance/Restrooms Building Plan
 - Preliminary Storm Water System Plan
 - Preliminary Signage and Lighting Plan
 - Master Plan Construction Budget Estimate

1 – Executive Summary

Development of a Master Plan for the Henry C. Chambers Waterfront Park in Beaufort began in March 2001 when Sasaki Associates, Inc. was commissioned to undertake a study of the Park's existing physical condition and its important relationship to the fabric of Beaufort's downtown to determine possible opportunities for improvements in addition to needed repairs. Sasaki's study has resulted in a plan for repair and remediation of some of the Park elements that have deteriorated since it was constructed, as well as the development of a long-range Master Plan for additional functional, recreational, and aesthetic improvements that will benefit the many residents and visitors who will continue to enjoy the Park for years to come.

Sasaki's initial site investigation and programming discussions with City staff resulted in the development of preliminary recommendations and concepts for repairs and improvements. The first community meetings were held in June 2001 to present initial findings and ideas to the public, and to elicit opinions and generate an open discussion regarding the Park's future. A Minimum Improvements Plan was presented, indicating repairs required to alleviate public safety concerns and functional problems, including recommendations for updating some elements of the Park and improvements to its appearance. An Urban Design Plan illustrated an analysis of the physical relationships between the Park and its surroundings, identifying opportunities for improvements. A Preliminary Concepts Plan indicated the relationships between improvement concepts in diagram form, not as specific design suggestions. Public comments were recorded and documented, serving as the basis for further discussion with the City and preparation of a Preliminary Master Plan.

The Preliminary Master Plan was presented to the Beaufort community at a second meeting in September 2001. Improvement concepts that were generally supported by the public included relocation of the existing playground, reconstruction of Scott Street as a more attractive and pedestrian friendly entrance to the Park, design and construction of an interactive fountain for additional visual and active recreational enjoyment, and creation of a functional and attractive main entry to the Park at Charles Street. Reaction to, and discussion of, the proposed plan was again documented for consideration by the Sasaki design team, City Council, and City staff in formulating a final Master Plan. A Technical Report addressing repair and remediation issues, including a cost estimate, was submitted to City Council with the Preliminary Master Plan.

Following review of Sasaki's recommendations by the Beaufort City Council, Sasaki completed the final Master Plan, incorporating an approved list of repairs and improvements. A Phasing Plan has been developed to prioritize items on the list according to most immediate needs and the availability of funding. The City's intention is to move ahead with the first phase as soon as possible. The timing for implementation of future phases will also depend on resolution of issues such as provisions for parking displaced by construction of some of the proposed improvements.

A Master Plan Construction Budget Estimate, included with this report, identifies estimated costs for the repair and improvement items according to the Master Plan list. Including provisions for contingencies, design fees, and permitting allowances, construction budget estimates are: Phase 1 - \$4 million; Phase 2 - \$1.9 million; Phase 3 - \$1 million, for a total of approximately \$7 million. It should be noted however, that these estimates are based on a Master Plan level of design detail and are intended to serve as the basis for determining funding requirements as the City moves forward with implementation of the plan.

2 - Introduction

Sasaki Associates, Inc. (Sasaki) was retained by the City of Beaufort (City) in March 2001 to analyze the condition of the Henry C. Chambers Waterfront Park (Park) and to make recommendations regarding remediation and repairs to correct the physical problems and restore the Park to a safe and attractive state. Sasaki was also asked to prepare a long range Master Plan for the Park, so that opportunities to improve and enhance this important open space in Beaufort may be realized as funding becomes available. A Technical Report for Repair and Remediation was prepared and submitted to the City in September 2001.

Sasaki reviewed base information provided by the City, in preparation for an initial site investigation and meeting with City staff in May 2001. Materials included master plans prepared by Robert Marvin & Associates, partial sets of construction and as-built drawings, construction photographs, and reports and technical data from the City's engineering consultants. Sasaki recommended that a complete topographic survey be prepared for the site, and supplied the City with a Request for Proposal, describing the scope and standards required. Accurate existing conditions is necessary for the final Master Plan, for cost

estimating and budgeting, and for preparation of design and bid documents to implement repairs and improvements.

3 – Initial Site Investigation and Programming

The Sasaki project team members, including sub-consultants from Soil Consultants, Inc., met at the Park site on May 2, 2001, to conduct a field investigation, document existing conditions in written and photographic format, and to discuss a soil borings program. A meeting was held on-site with the City Manager and Mr. Chambers, who described the history of the Park's master plan development by Robert Marvin as well as its subsequent construction.

The Sasaki team met with City staff members the following day to present initial findings and discuss the need for Park repairs and updating, use of the Park by City residents and tourists, conflicts and problems, and the desire for improvements. A memorandum documenting the meeting is included in this report as Exhibit 2-1.

4 – Preliminary Recommendations and Concepts

Two community meetings were held in Beaufort on June 27, 2001 to present Sasaki's findings and preliminary recommendations. Approximately 80 people attended each of the meetings. Photographs and graphic exhibits illustrated the need for repairs and updating, as well as suggested opportunities to improve the Park's use and image.

A base plan, titled Existing Park Elements (Exhibit 3-1), was created from as-built drawings supplied by the City, supplemented with additional information from the site investigation. Plans were then developed as diagrams to explain Sasaki's analysis of the Park's condition as well as initial programming and design ideas. Three drawings, a Minimum Improvements Plan, Urban Design Plan, and Preliminary Concepts Plan, were generated as a means of eliciting reaction and beginning a dialogue with community participants and City staff.

The analysis was organized by dividing the Park into zones distinguished by special features or common characteristics and a plan diagram including a list of suggested repairs, upgrades, and improvements (exclusive of new features) for each zone was prepared for the first

meeting with City staff. The diagram served as the basis for the Minimum Improvements Plan. The recommendations are described in further detail in the Technical Report for Repair and Remediation, dated September 5, 2001.

1. The Minimum Improvements Plan (Exhibit 3-2) documents recommendations for remedial action.
 - General Park Improvements – Common to All Zones: Structural repairs; Repair and upgrade the existing storm water drainage piping system; Put all electrical service underground; All power supply to be integrated in the Park structures; Replace all lighting with minimal number of fixture types consistent in design character and quality; Replace all site furnishings (benches, trash receptacles, etc.); Evaluate plant beds – supplement bare areas, selectively prune and clean up dense areas.
 - Zone 1 – Main Parking Lot: Provide designated pedestrian access from Bay Street to water's edge; Improve circulation to provide separation between cars, buses, boat trailers, and horse carriages; provide adequate designated spaces for boat trailer parking; Relocate trash storage to less visible area; Replace railing on wall along west edge of Park; Repair/reset curbing; Repair sidewalks damaged by tree roots; Repave parking lot and adjust drain structure inlets to provide positive drainage.
 - Zone 2 – Marina Edge/Farmer's Market: Picnic area – repair irrigation, lawn, paving; Relocate utility/storage enclosure; Update/improve appearance of Farmer's Market structure; Repair tabby concrete paving along marina edge; Improve ramp access to docks; Repair damaged fenders and cleats; Upgrade finish on bollards along edge.
 - Zone 3 – East Entry/Memorial Garden: Provide clear entry to Park, simplify layout of walls and steps; Memorials need to be better organized with planned expansion locations; Establish better connection to parking lot.
 - Zone 4 – Enclosed Lawn: Repair irrigation; Redo lawn; Provide seating; Repair drainage.
 - Zone 5 – Community Pavilion: Repair brick steps and pavers; Replace wood risers with masonry; Make structure lighter in appearance and

improve lighting under pavilion (remove lattice, provide skylights, add lighting, repaint with lighter color).

- **Zone 6 – Café Garden:** Update restrooms – new fixtures, finishes, improve appearance; Provide additional seating under trees; Repair brick paving.
- **Zone 7 – Raised Planters and Steps:** Replace all wood risers and edging with masonry; Replace all tabby concrete steps treads with masonry units; Repair planter walls and caps; Retain specimen shade trees, remove palmettos and other understory trees, selective thinning as necessary.
- **Zone 8 – Lawn/Amphitheatre:** Remove steps and paving separating lawn and amphitheatre area; Raise grade in amphitheatre area to match lawn and adjust drainage inlets; Repair irrigation; Redo lawn to achieve positive drainage; Reset paving in areas of settlement; Repair damaged site walls to remain; Provide better ADA accessibility.
- **Zone 9 – Promenade:** Increase paving in areas of settlement; Replace all wood edging with masonry; upgrade finish on bollards along edge and replace broken bollards; Repair damaged wood fenders and cleats; Repair/replace/abandon trench drain system; Repair/replace damaged swing support structures.
- **Zone 10 – Playground:** Provide better access from parking lot; Provide necessary maintenance.
- **Zone 11 – East Parking Lot:** Provide more screening around utility enclosures; Reset pavement and curbs in areas that have settled; Replace wood edging around planted areas with masonry; Stabilize and dress up embankment between playground and parking lot with additional planting; Adjust drain structure inlets in areas that have settled; Provide selective thinning for better visibility.

2. The Urban Design Plan (Exhibit 3-3) describes an analysis of physical relationships of the Park to its surroundings as well as opportunities for improvements.

- Major vectors through the Park (dashed lines w/arrows) should be strengthened to enhance views to the Park and Beaufort River along the Scott, West, and Charles Street corridors. It is especially important to strengthen the visual and pedestrian connections between Bay Street (the major commercial street in Beaufort) and the Park.

- Restaurants/Cafés (hatched areas) are vital to success of the Park, promoting animation, activity, and enjoyment of the public space by both residents and tourists. These activities also provide some security benefits. Anti-social behavior is less likely to occur with increased numbers of people in the Park at night and restaurant owners have an incentive to protect their greatest amenity.
- Opportunities for improvements (indicated by asterisks) are identified at various locations throughout the Park.
 1. The pedestrian promenade along the seawall at the easterly end of the Park should continue and connect to sidewalks along Carteret and Bay Streets, with possibly a walkway connection below the bridge to Cannon Park.
 2. There are safety concerns regarding people fishing and pedestrians on the promenade. Some means of separating these activities could be implemented.
 3. The playground in its current position appears visually to be at the end of the park and it is also a physical barrier to views of the water from existing and potential restaurants.
 4. The sunken amphitheatre space floods periodically due to its low elevation relative to high water. Raising the grade of the amphitheater would help solve this problem and would better integrate the major lawn areas in the Park.
 5. The Community Pavilion is a large structure that could be made more attractive and inviting. Its appearance is quite heavy and the space is dark. Improvements would include making it more open and lighter in appearance.
 6. A pedestrian pier near the marina could extend the Park onto the river, allowing people to get out on the water to enjoy views of the Park and Beaufort as well.
 7. The Farmer's Market structure is dated and has experienced some structural problems due to settlement. Removing it and constructing new shade structures in positions along the marina edge would allow for a better pedestrian entrance at the Charles Street/Bay Street intersection with open views to the water.

8. The Laundry/Showers and Ship's Store buildings are surrounded by parking and block views of the water and marina from Bay Street. Consolidation and improvement of these services in a new building could be an opportunity to create a waterfront landmark building adjacent to a new Park entry plaza. Removal of some parking would allow for more green space, better integrating this part of the site with the rest of the Park and providing more opportunities for recreation and Park events.
 - Possible major features are indicated with large yellow circles.
 1. Relocation of the playground to the east end of the Park.
 2. Location of a fountain on the axis of Scott Street, visible from Bay Street and further to the north, as well as from Woods Memorial Bridge. The fountain should be an active recreation amenity, not just a visual feature.
 3. A new building providing for upgraded marina services (replacing the Laundry/Showers and Ship's Store) could include administrative functions such as a Harbormaster's office and Park security, as well as tourist information and tour ticketing. The building should serve as a landmark for the Beaufort waterfront and marina.
 4. The westerly edge of the Park could become a marsh walk with an overlook deck, making better pedestrian use of this end of the park, connecting to Bay Street and along the marsh to the west, as envisioned in the Beaufort Greenways Plan.
3. The Preliminary Concepts Plan (Exhibit 3-4) illustrates diagrammatically the relationships between concepts.
 - Extending and better integrating the open space and lawn at the center of the Park
 - Creating a water feature as the terminus to Scott Street
 - Relocating the playground
 - Terminating the east end of the park with a shade structure
 - Addition of a fishing pier at the east end of the promenade
 - A pedestrian pier near the marina

- Possible location for a new marina building
- New shade structures along the marina edge
- Redesigned entry with a center island at Charles Street, allowing for bus and horse carriage pick-up and drop-off.
- Removal of the existing Farmer's Market structure and redesign of the garden space in this area creates a new Park entry plaza
- A marsh walk and overlook is indicated along the westerly edge

Following the presentation, comments and questions were elicited from the community members who attended. Comments were documented and note cards collected and compiled in a memorandum dated July 12, 2001 (Exhibit 3-5). There was strong support for repair of structural problems and updating/improving lighting and site furnishings, including replacement of the Farmer's Market. However, sentiment was clearly in favor of respecting and maintaining the original design character established by Robert Marvin. Some of the master plan ideas put forward by Mr. Marvin were not implemented and there was support for revisiting some of these ideas, including creation of a new primary entry to the Park at Charles and Bay Streets. Concept proposals that did not receive much support were the pedestrian pier (potential conflicts with marina and boating operations) and the fishing pier. Concern was voiced regarding location of a new marina building and possible obstruction of views of the water from Bay Street. The fountain suggestion was favorably received, although a few people thought it was not necessary. The community comments and discussions with City staff determined the direction for the next phase of the project, the Preliminary Master Plan.

5 – Preliminary Master Plan

A second community meeting was held in Beaufort on September 10, 2001, to present a proposed Master Plan for the Park, including repairs/renovations and preliminary design ideas for improvements that were generally supported by the community, as evidenced by their comments. Improvements illustrated on the Preliminary Master Plan (Exhibit 4-1) include:

1. Creation of a new playground area at the east end of the Park with relocated play equipment and donor's fencing. Three shade structures are located along the edge

of the playground and promenade, providing protection from the elements for parents watching their children and others who want to sit and enjoy the waterfront setting. Approximately 16 parking spaces will be removed in this area to accommodate the improvements.

2. Construction of a Park maintenance facility for the Parks Department, including additional restrooms for this end of the Park, adjacent to the Playground.
3. Reconstruction of Scott Street as the second major pedestrian entrance to the Park (like West Street) with new pedestrian scale paving, planting, and benches. This portion of Scott Street would still allow for a one-way exit function from the parking lot and access for emergency vehicles.
4. Construction of an interactive fountain on the Scott Street axis, adjacent to the relocated playground. The fountain will be visible along the Scott Street view corridor and from the Woods Memorial Bridge.
5. Raising the elevation of the amphitheater lawn and removal of some steps, walls, and the small stage area, integrating the space with the large lawn at the center of the Park and making it more accessible.
6. Improvements to the appearance and character of the Community Pavilion, with better lighting and quality of space within the structure.
7. Elimination of the existing restrooms adjacent to the Community Pavilion, enhancing the relationship between surrounding restaurants' outdoor dining and the Park.
8. Creation of a new pedestrian and vehicular entry at the Charles and Bay Street intersection with passenger drop-off and pick-up for buses and horse carriages at an entry plaza. An island created between the entry and exit drives provides a sheltered area for the horse carriages and separation from other traffic and the plaza. Rows of palmetto trees help to define the entry and a shade canopy structure provides shelter at the plaza. Unobstructed views are maintained to the water.
9. Redesign of the Memorial Garden area, separated from the Plaza by a low seat wall and planting. The design will allow for the addition of memorials in the future.
10. New shade structures/Farmer's Market along the marina edge, adjacent to parking. The structures provide a sheltered place to sit and watch the boats and marina activity, but can also be used as the setting for a Farmer's Market and other similar events. The location provides easy access to vendor's vehicles and services such as power and water can be integrated with the structures.

11. A new marina and Park services building related to the marina and park entry plaza. The building should be designed as a landmark for Beaufort's waterfront, carefully located so that views of the water from Bay Street are not blocked. The building will replace the existing laundry/showers building and the Ship's Store with first class marina facilities, and will include some waterfront and park related administrative functions (i.e. Harbormaster and Park security) as well as tourist information services provided by the Beaufort Chamber of Commerce.
12. A floating dock adjacent to the marina/park services building, for use by the Harbormaster, and a possible water taxi service from nearby islands.
13. Redesign of existing parking at the west end of the Park, creating a more efficient layout with the resulting benefit of additional park land along Bay Street. The parcel of land currently managed by the Open Land Trust is the only green space at the westerly end of the Park. Only two parking spaces will be lost through redesign.
14. Creation of a pedestrian walk along the existing wall at the westerly edge of the Park, connecting to a scenic walk along the marsh and Bay Street as envisioned in the Beaufort Greenways Plan. A marsh overlook deck structure provides another place to sit and enjoy views of the marsh and river.

Perspective sketches illustrate the proposed repairs and improvements, matched with "before" photos of existing conditions. The photos and sketches represent:

1. Park Entry at Charles Street (Exhibit 4-2)
2. Scott Street Improvements and Fountain (Exhibit 4-3)
3. Amphitheater Lawn Reconstruction (Exhibit 4-4)
4. Amphitheatre Lawn and Community Pavilion Renovation (Exhibit 4-5)
5. Promenade Walk and Fishing Pier (Exhibit 4-6)
6. Existing East End of Park and Bridge, and San Antonio, Texas Riverwalk Under Bridge (Exhibit 4-7)

A study model also illustrates the proposals for the new entry, marina/Park services building, and shade structures in the context of existing buildings (Exhibit 4-8).

Discussion with community participants followed the presentation and comments were recorded and note cards collected. A second memorandum, dated September 27, 2001, documents the comments (Exhibit 4-9). There was a great deal of discussion regarding the loss of parking. It was agreed that most likely a parking garage would need to be built to make up

for what would be lost, plus additional demand for spaces as Beaufort continues to grow. The Sasaki design team restated their opinion that park land on the waterfront enhances the setting of Beaufort's historic downtown and that it is a valuable resource that should be used for community purposes other than parking. The second major topic of discussion regarded the use of the Park for festivals and events - appropriate size of events (number of people) and activities, and conflicts between people who want the Park to be always open to everyone vs. the need for festivals to charge admission and therefore fence the event and control access. Large events also have an adverse physical impact on the Park. Shrubs tend to get trampled and lawn areas require additional maintenance and time to recover after use by crowds of people.

The Preliminary Master Plan and Technical Report, including a cost estimate for repair and remediation, was presented to the Beaufort City Council on September 11, 2001. Sasaki was directed to not move forward with the final Master Plan until the City had an opportunity to review the information and recommendations and approve a list of final Master Plan elements and implementation phasing.

6 - Final Master Plan

Beaufort City Council met in workshops with City staff and a public hearing was held on March 12, 2002, as the final step in soliciting community input regarding the proposed Master Plan. The Beaufort City Council approved the following list of renovations and improvements as a result of the workshops and hearing. Items are categorized by priority in three phases. Actual construction costs and funding availability will be critical factors in determining how quickly subsequent phases are implemented. The City intends to move forward with Phase 1 as soon as possible.

Phase 1

1. Remove and replace tabby paving along seawall and in other locations where it has become displaced due to settlement or heaving from tree roots.
2. Replace soil in cavities behind seawall.
3. Repair expansion joints on seawall & relieving platform.
4. Remove and replace trench drain.
5. Repair storm drain piping.

6. Repair broken bollards along seawall.
7. Remove and replace Farmer's Market shade structure.
8. Upgrade Community Pavilion.
9. Raise amphitheatre lawn area and modify north edge.
10. Replace all light fixtures with coordinated system of new fixtures.
11. Remove and replace and/or reset brick paving in damaged areas.
12. Replace and/or add planting as required.
13. Replace site furnishings (benches, trash receptacles).
14. Relocate playground equipment to east end of park.
15. Construct maintenance/restroom facility at east end of park.
16. Remodel and upgrade existing restroom building.
17. Design interactive fountain. Construction to proceed in Phase 2.
18. Create picnic area at former playground location.
19. Construct new shade structure adjacent to playground equipment.
20. Remove small shade structure adjacent to existing playground.
21. Make improvements to Scott Street entrance.
22. Replace irrigation system.
23. Loop 8" water main and install additional fire hydrants.

Phase 2

1. Construct interactive fountain.
2. New vehicle entry and pedestrian exit at Charles Street intersection.
3. Redesign Memorial Garden.
4. Remove most of parking at west end of park, leaving double bay of parking along marina edge. Create new park lawn/performance space to include an area for temporary staging.
5. Construct new horse carriage pick-up/drop-off on Bay Street.

Phase 3

1. Construct new marina and park services building.
2. Remove laundry and ship's store buildings and integrate sites as part of park space.

Master Plan exhibits included in this report are:

1. Master Plan (Exhibit 5-1), illustrating the long-term vision for the Park and incorporating all of the renovations and improvements for Phases 1 - 3, approved by the Beaufort City Council. The Master Plan has been prepared based on an existing conditions survey provided by Beaufort Survey, Inc.
2. Proposed entry at Charles Street – Final Master Plan (Exhibit 5-2), illustrating the character of a redesigned main entry to the Park, including a new Memorial Garden and entry plaza, Marina and Park Services building, and additional green space for picnicking and other recreational activities.
3. Implementation and Phasing Plan (Exhibit 5-3), indicating graphically areas of the Park to be repaired and improved according to the three phases described above.
4. Proposed Maintenance/Restrooms Building Plan (Exhibit 5-4), illustrating a preliminary floorplan for a new service facility to be located at the east end of the Park. The building will provide for storage of equipment and supplies for maintenance of the Park by the Beaufort Parks Department, and it will include restrooms and drinking fountains for Park users, adjacent to the relocated playground.
5. Preliminary Storm Water System Plan (Exhibit 5-5), illustrating diagrammatically the proposed organization of the Park's storm water drainage system to accommodate Master Plan repairs and improvements. Existing drainage structures and inlets will be retained if feasible, but it is assumed that the majority of structures, inlets, and all piping will be new. Actual design of the system will be part of the development of design and construction documents for each phase.
6. Preliminary Signage and Lighting Plan (Exhibit 5-6), indicating potential locations for new pedestrian scale pole-mounted and bollard light fixtures, site lighting integrated with Park buildings and other structures, and primary signage for the Park. This plan is intended as an organization diagram for primary lighting and signage elements that will be studied in greater detail and designed as integrated and coordinated systems in the first phase of implementation.
7. Master Plan Construction Budget Estimate (Exhibit 5-7), organized according to the list of improvements and recommendations, by Phase. The estimate for the final Master Plan incorporates some of the elements and supercedes the estimate in the Technical Report, submitted in September 2001. The Master Plan estimate has been prepared with a plan based on the survey recently completed by Beaufort

Survey, as described above. However, it should be noted that although quantities may be more accurate, the Master Plan degree of design detail necessitates a number of assumptions. The assumptions are based on Sasaki's experience with similar projects and an understanding of what will be required to fully restore the Park to a level of quality consistent with the great benefits it provides to the community of Beaufort.

Exhibits

memorandum

date May 15, 2001
to Stu Dawson, Varoujan Hagopian
from Dave Clough
project name Henry C. Chambers Waterfront Park
project no. 04572.00
subject Site Investigation/Initial Meetings in Beaufort

The following are my notes from our meeting with Beaufort City officials on Thursday, May 3rd:

S A S A K I

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts

02472 USA

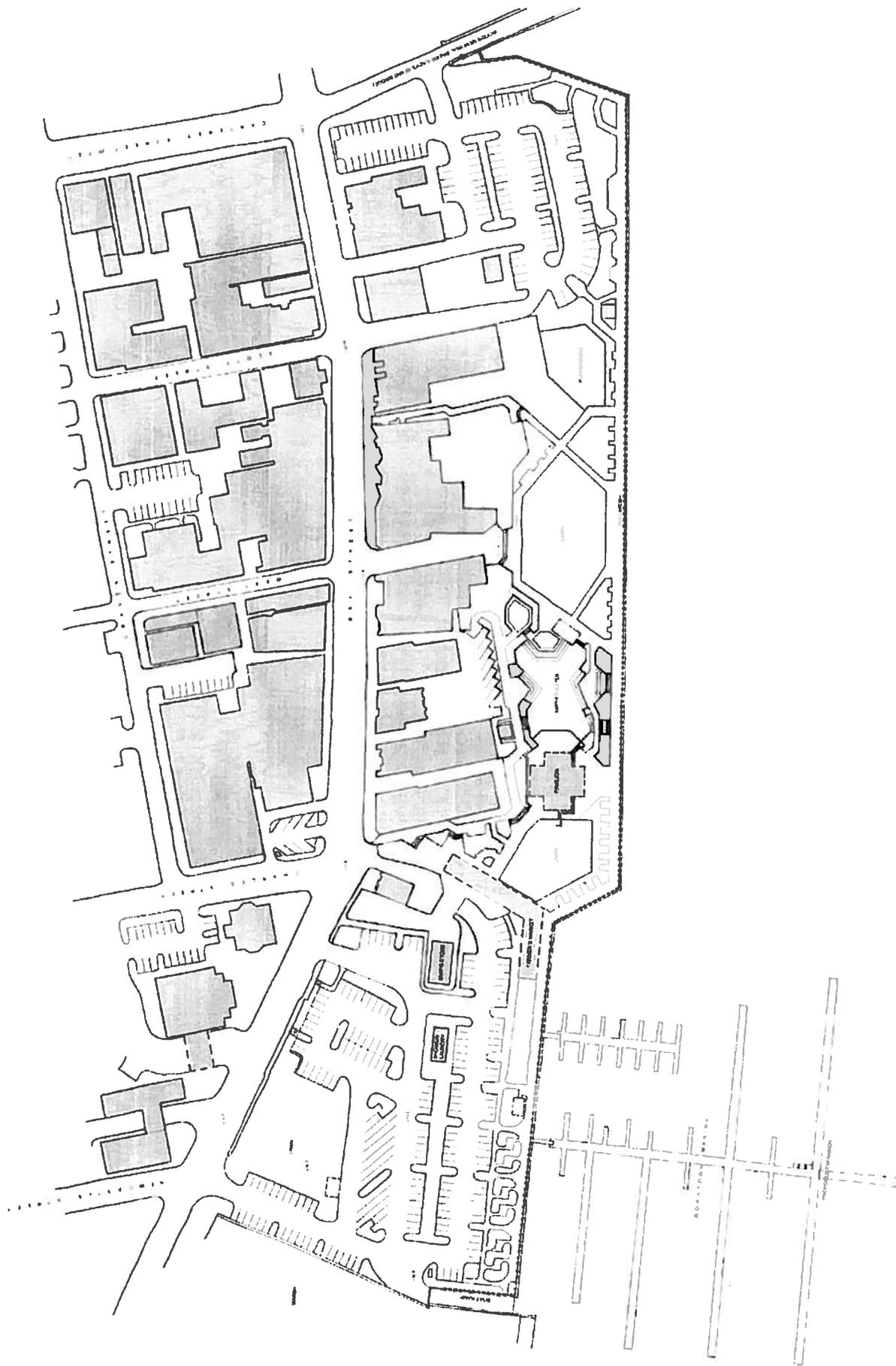
† 617 926 3300

‡ 617 924 2748

Attendees (City of Beaufort): John McDonough (City Manager), Ross Jones (Director of Finance), Laman Taylor (Operations Officer), Matt Clancy (Deputy Chief of Police), Wendell Wilburn (Fire Department), Isiah Smalls (Public Works Director), India Woodson (Parks Department), Libby Anderson (City Planning), Linda Roper (Tour Vehicle Coordinator).

1. The park was completed 23 years ago.
2. The parking lot at the west end of the park is full most of the day. Many of the spaces are used by people working in nearby businesses. Only about 10 spaces are required for people using the day dock facility. We need to provide 56 spaces for boaters at the marina. The Federal grant money for the Waterfront Park required parking, in perpetuity. We need to review this requirement in detail.
3. There are conflicts with pedestrians, horse drawn carriages, cars, buses, and boat trailers in the parking lot. Circulation and accommodation for these different activities along with bicycle parking needs to be studied.
4. People with boat trailers generally use the parking lot on weekends, but there is no provision for trailers - some are currently parked on the grass slope adjacent.
5. Tour buses arrive during the week. Buses should have an area for drop-off, but be parked at a remote lot, not at the park. They might be directed to come down Craven Street to Newcastle, then Bay Street, with a drop-off at the park on Bay Street. There is probably enough width on Bay Street to accommodate drop-off now without additional paving.
6. There are 2 horse carriage tour companies in Beaufort. Only 6 carriages are allowed to be in operation on the streets at one time. Ticketing happens in a parking lot about 2 blocks away, but people are not allowed to board there. Loading happens at the Waterfront Park. Carriage ticketing and loading should be organized together with a rest area and shelter for horses and people. Shade and breeze are important!
7. The wood fenced transformer enclosure adjacent to the marina is also used for boat pump-out and storage of other materials. It was agreed that this is location conflicts with park use.
8. The Park Department needs a maintenance/storage facility for park equipment.

9. The Chamber of Commerce/Visitor Center is currently at the end of Carteret Street. It might be good to provide a Visitor Center office or kiosk in the downtown adjacent to the park. Perhaps it could be combined with carriage ticketing and tour bus drop-off functions. Earlier Waterfront Park master plan proposals included acquisition of the Dentist's office on Bay Street, with a primary entrance to the park at this point. The property might be a good location for a park structure that could provide an appropriate park image, identification of the main park entrance and include information, ticketing drop-off and public rest room functions.
10. It was agreed that the Community Pavilion structure is heavy in appearance and the space inside it is too dark. There was also some question about the need for a covered structure that large. Space under the Pavilion is rarely used – only in case of rain, or occasionally for craft fairs, the Farmer's Market, and as a set-up area for concerts. The main stage is used for about 15 events per year and the smaller stage for 10. The City would like to relocate large, 5,000-plus person events. Marsh Gardens will have facilities to host up to 4,000 people.
11. Events with paid admission are controlled with fencing. A system of permanent sleeves, with tamper-proof covers, would allow for fencing to be set up and taken down more easily. There are perhaps 6 to 8 paid events per year.
12. There is a need for more bicycle racks in the park, perhaps at the edges.
13. Vandals have removed benches from the park and thrown them into the water. They need to be anchored with a tamper-proof system.
14. It was agreed that the position of the playground in the park is not ideal. There has been some question about whether it is appropriate given the historic character of surrounding buildings. Also, even though the park extends beyond it to the east, the playground appears to be at the end. It also conflicts with a restaurant that is being developed adjacent to it. It is physically possible to move the structures since they are modular, but we have to be aware of the sensitivity of this issue. We suggested studying a move to the east, incorporated with a new interactive fountain at that end of the park. The east end of the park lacks a clear terminus. Fence picket recycle will be a must!
15. The Parks Department has proposed a maintenance access road between the playground and the new restaurant. We need a copy of the drawing for review.
16. Tabby concrete paving and block material should be maintained in the park. The material is historically significant in Beaufort. Replacement materials, however, could be specified with a finer oyster shell aggregate. Large exposed pieces of shell can be dangerous for people who might fall. We will investigate alternatives.
17. The Board of Architectural Review meets on the 2nd and 4th Wednesday each month.
18. Sasaki will return to Beaufort the week of June 25th to present our findings and preliminary master plan concepts. We will meet with City officials on Tuesday afternoon, the 26th, and on Wednesday afternoon and evening, the 27th, for presentations to the community. About 1 1/2 hours will be allowed for the community meetings. The City will confirm location(s).
19. Sasaki will continue the site investigation process over the next few weeks. Soils Consultants (Sasaki team members) will take some soil boring samples in locations throughout the park.



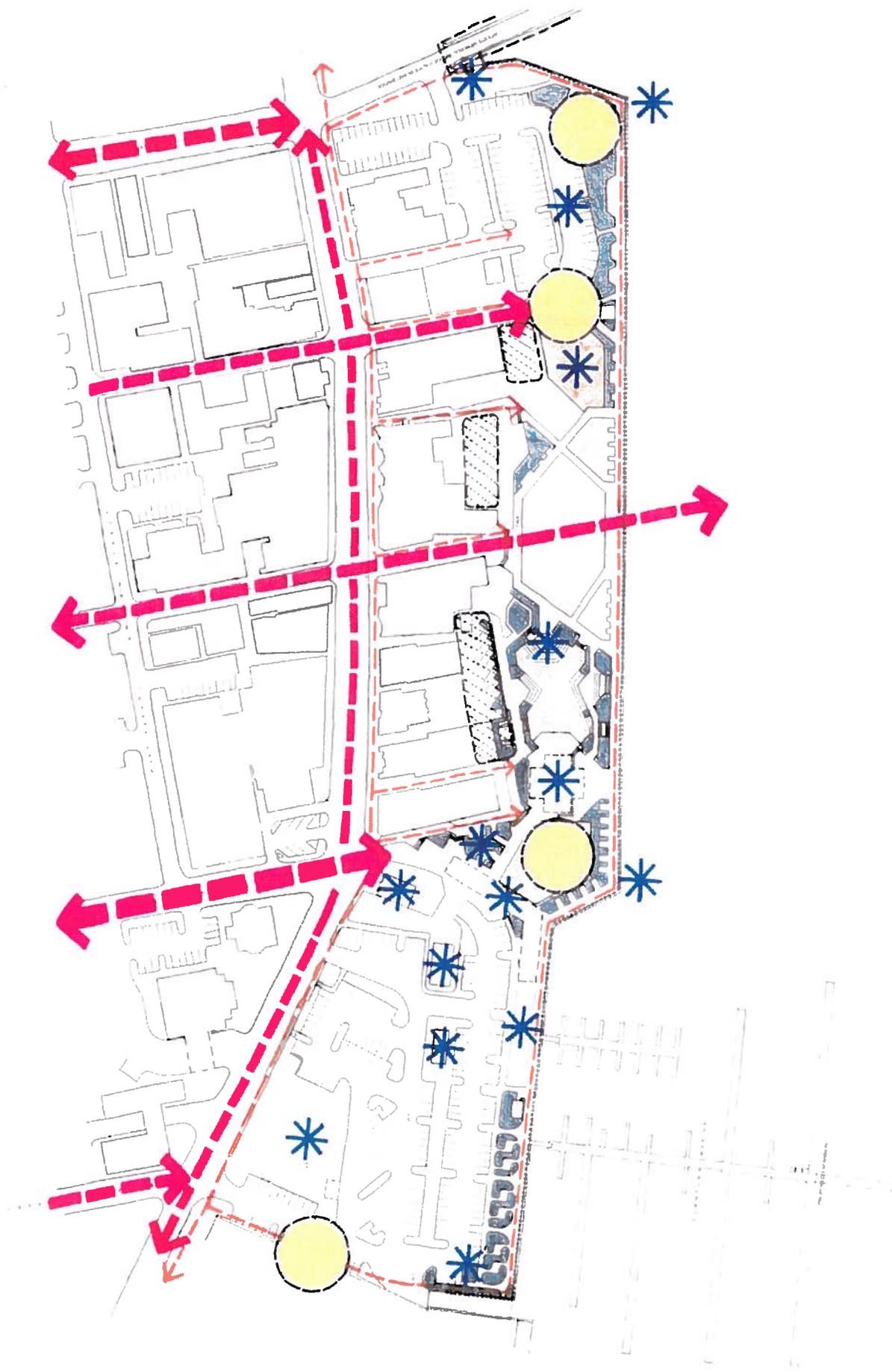
EXISTING PARK ELEMENTS

HENRY C. CHAMBERS WATERFRONT PARK
 BEAUFORT, SOUTH CAROLINA



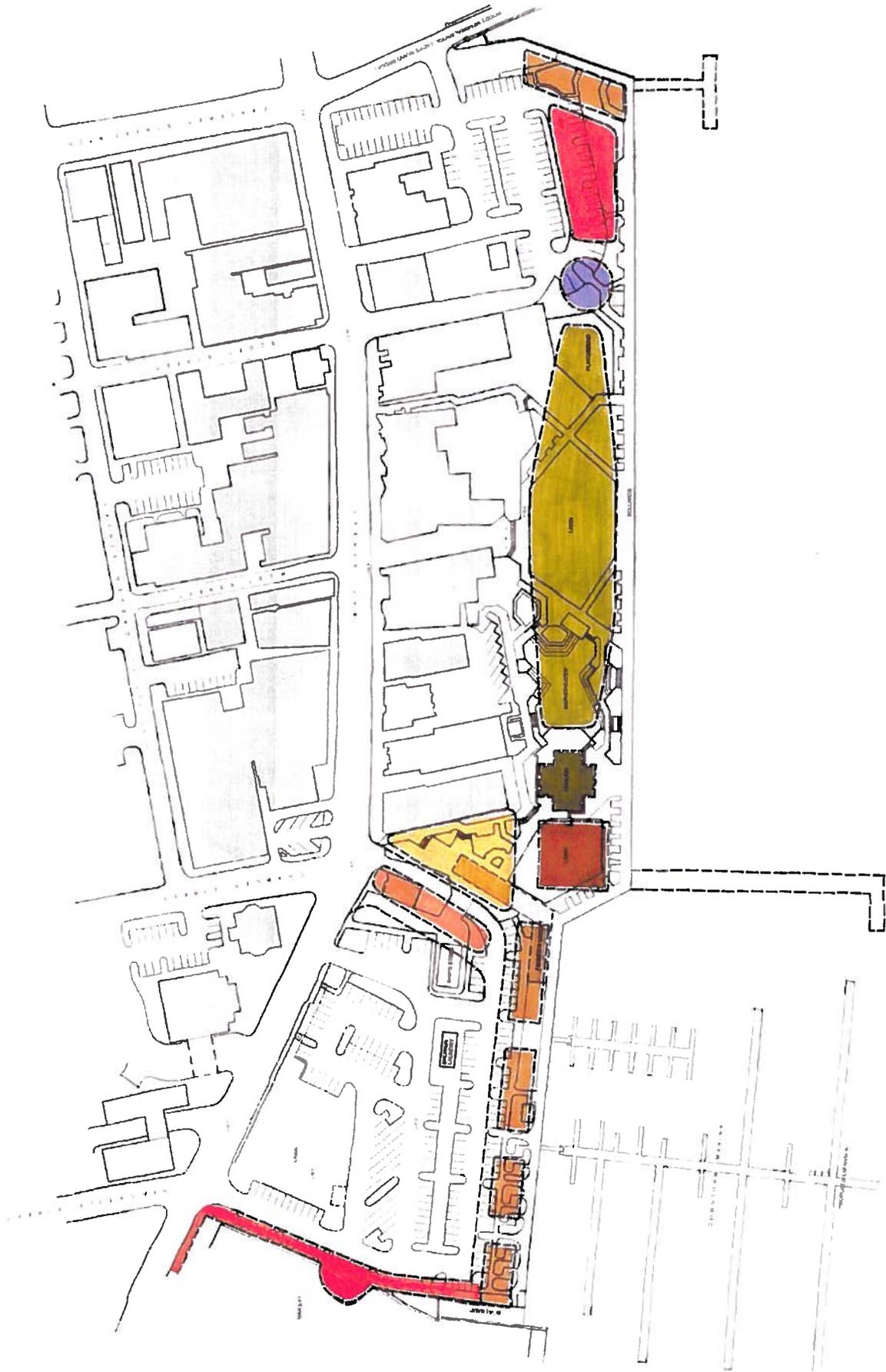


MINIMUM IMPROVEMENTS PLAN
 HENRY C. CHAMBERS WATERFRONT PARK
 BEAUFORT, SOUTH CAROLINA



URBAN DESIGN PLAN

HENRY C. CHAMBERS WATERFRONT PARK
 BEAUFORT, SOUTH CAROLINA



PRELIMINARY CONCEPTS DIAGRAM
 HENRY C. CHAMBERS WATERFRONT PARK
 BEAUFORT, SOUTH CAROLINA



memorandum

date July 12, 2001

to Stu Dawson, Varoujan Hagopian, John McDonough, Jim Duffy

from David Clough

project name Beaufort Waterfront

project no. 04572.00

subject Henry C. Chambers Waterfront Park - Initial Community Meetings

S A S A K I

Sasaki Associates Inc.
 64 Pleasant Street
 Watertown Massachusetts
 02472 USA
 t 617 926 3300
 f 617 924 2748

The following are transcribed comments received from Beaufort residents at two community meetings held on June 27, 2001. The purpose of the meetings was to present Sasaki's evaluation of the waterfront park and preliminary recommendations for remediation and potential master plan improvements.

1st SESSION

I believe a city and community like Beaufort that celebrates its history, traditions, culture and economic base so collectively and engagingly must have a well-planned, desirable, accessible venue to do so. What brings us together in such an atmosphere is our beautiful waterfront and that is an asset which is unlikely to be accessible or replicated anywhere else in the community, unless it was the Port Royal Sands area.

If large group events/functions were moved away from our waterfront, this community would heavily risk losing the strong tie that binds us together.

To the City:

Ongoing maintenance and operations must be factored into the cost of this project to be fiscally sound and prudent with use of city and taxpayer monies. Before moving ahead with this or any similar project, we request your sharing your 5-10-20 year operations and maintenance plans.

Questions:

1. Will taking out the buses provide enough parking for what is taken out on the east side?
2. I am concerned about the idea that a building with food vendors at the west end will contribute to littering (and loitering for that matter).

As a Beaufort citizen, I would like to see the park used passively – Shakespeare in the park is great, but large gatherings beyond your recommendations for maintenance should not be provided for with fencing, etc. If provisions are made, the events will ultimately occur.

Gail Fontenot
2410 Barnwell Street
Beaufort 843/524-4260

1. The waterfront park is a focal point of Beaufort. I have lived here in the city since 1980 (out of city since 1970). My family and friends have enjoyed it for years.
2. Parking is a real problem. For many spaces are used for paid parking areas.
3. I agree there are too many large crowd events. They need to be relocated – permanently.
4. The park is for the people to go and relax and enjoy the scenery. A “civic center” needs to be established for future large events.
5. Lighting for safety is a must. Currently, it is not safe to go there after dark.
6. City Council needs to “bite the bullet” and learn to say no to functions. Right now, it’s a free for all use. There is no “free lunch” anymore. I support the renovation of the park, but not for the benefit of events.
7. I oppose anymore restaurants being built on the park grounds. They have a way of becoming noisy and for tourist use only. The park is already used too much for tourists. This is our city. We pay for its upkeep and renovation.

Donna Flores
615 Linton Lane
Beaufort

Renovations and fencing were redone for the playground. Will these fences, etc., be reused into the playground area? On the walking pier, how about seats?

Leave the “water” part out of your design! Do not put in piers/walkways/structures in water! Not only is the river current and tides dangerous, but off limits (federal control). Intercoastal waterways!

Add landscaping! Walkways and seating. As a passive park we (I) don’t want active ball fields! Open lawn areas, etc. More trees and shrubs and seats.

Cruise ships dock at the “bulkhead” at the edge of the park. You would prevent them from tying up here in the future!

Jeff Mansell
Historic Beaufort Foundation

NO TO:

1. Pedestrian fishing piers
How will ships dock at promenade?
2. Proposed new building (BIG NO) next to present pavilion.
Need to keep present pavilion – and keep lawn area. Memorial Garden – don't replace this screen area with an unsightly bathroom/concession area – we don't need or want concessions. Put service buildings away from river – closer to Bay Street.
3. Fountain? Why? Because Charleston has one? Proposed to be next to the playground, but you also said you wanted to move the playground.
4. Building at base of Wood Memorial Bridge – Who wants to look at this building coming across the bridge from Lady's Island?

Question:

How can you expand the promenade 3' and not lose any of the trees?

Fix it.

Maintain it.

Preserve it.

Don't change it.

1. I love the idea of a bike path on the western edge of the park. I would really look into making it a modified buffer (vegetated & impervious) for water quality protection.
2. Beaufort is famous for its nature. The more environmentally friendly the park is the better (e.g., better designs on parking areas, catch basins or ponds into design, etc.) Some kind of nature explanation would also help. (look at _____ for example).
3. I like the idea of redoing the Farmers Market and amphitheater. Please talk to produce sellers and get their input on design.
4. You cannot move some venues without ruining them. Leave the festivals.
5. Please don't manicure our park. The more natural and wild looking the better. Fountains are fine, but I would prefer to see a classy Chinese garden (or Savannah) and fountain rather than a Charleston fountain.
6. Don't like the pier (especially near the marina).
7. Please don't widen the promenade – I think it serves absolutely no purpose.

How do you get out of the parking lot at the east end?

Turning left on to Calvert from this parking lot is impossible now. Surely this will continue to be more difficult as traffic counts in Beaufort increase.

Is there a better way to hide dumpsters? The dumpsters at the east end often present first-time visitors with a very unpleasant odor.

Maxine Lutz – 843/986-0330

1. Keep crowds under 1,000 – and have those no more than twice a year.
2. No barricades.
3. No fencing.
4. Small functions only.
5. We don't need a fountain just because Charleston does.
6. Remove as much parking as possible – especially behind businesses.
7. Like the idea of opening access via Scott, Chas, New Castle.
8. Don't like marina store at water's edge.
9. Keep fishing accessible.
10. Needs to be a cap.
11. Please reconsider playground design.
12. Please redesign the playground – the design is not sympathetic to the landscape – it's tacky.
13. Use native plant material.

The issue is limiting the number of people who are in the park at one time to hundreds not thousands.

Jamey Porter

I am a pre-school teacher and the mother of 3-year old twins. We frequently use the park for picnics and down time.

I love the idea of moving the playground (with bathrooms close by) to the east end of the park. The fountain idea is great. We spend a lot of time in Orlando and the interactive fountains are always a hit with children of all ages.

The money raising idea – Sell bricks with names etched to repave the current bricked walkways.

Have a nice picnic area near the playground with more than two tables.

Good luck dealing with all the personalities of this area. Your plan looks good – as a citizen and mother I like your preliminary plan.

Greg Huddy, Intern architect (age 27)
Active member of City BOAR/PUAC

- I live and work downtown and take part in many activities in the park. I, and many people I know, wish to keep the park active. If the park could be designed to withstand activities, we could accommodate more uses, enhancing many aspects of downtown Beaufort.
- Although I agree with many of your solutions, I have a problem with a structure being built at the waterfront. I think this will distract views and vistas (both buildings).
- Love the added greens pace in front of the marina.
- Love expanding the east end. I agree that it seems to end with the playground (west end is a must also).
- The active nature of this park helps Beaufort (limits could be set).
- Diverting bust parking is a great idea.
- Preserve active nature of park accordingly.

Joe Seipel-Parks (843-982-0537)

I admire your desire to maintain the "good" qualities of the original master plan. I agree that is critical to increase and link the green spaces. I challenge you to look at the following items with respect to Beaufort's growing population and 21st century design:

- Although the park is at the edge of the historic, it is not a historic park, it is a waterfront park. Be bold and creative!
- Study the city's plan/usage of the park and look at a feasible and appropriate means of gating if necessary (for events).
- Although it may be the only realistic parking within the park, the west parking area would double or triple the usable space of the park. Perhaps a plan similar to Forsyth Park in Savannah, GA would be most usable. A passive park separated by a playground to an active and flexible field type park. Investigate parking solutions beyond the waterfront.
- Consider the age group of the people you are hearing concerns from. They won't be around in 20 years.
- You have a very challenging task before you. I know, and am confident, you will succeed.

Jay K. Weidner, Landscape Designer (6-year chair, City Park & Tree Comm.)
1307 Calhoun Street
Beaufort (843/522-2114)

Growing Tourism:

- Where can buses park?
- Expansion to east and west is great.
- Daydock brings public on water.
- 70s look of the buildings is dated now, but will be charming and fascinating in 50 years. Remember when Victorian and Deco were anathema?
- Unrelenting summer sun here.
- Beware of losing parking – only convenient and free spaces available..

Primary Value of this Park:

- Expansive and open feel to the waterfront.
- Charles and Bay intersection bad, poor traffic pattern to exit west end parking. You must know already where to go.
- Connection from east to Cannon Park to New Street.
- Design of diagonal walks and raised and sunken beds create a signature feel to the entire park.
- Large sheep meadow negates it.

Dorie Eckard, Horticultural/Arboricultural Consultant
P.O. Box 706
Beaufort (843/521-1550)

- A more passive park becomes more important to a community as it grows.
- This park is more beautiful in the winter time when the willow oaks are naked. They are beautiful.
- Please stay true to Robert Marvin's design.
- Are you going to utilize any of the "new" CU soil structure material?

Winter Festival:

- Concert should be held elsewhere. Other activities are fine.

PS I spoke to Robert Marvin about the park recently. He had some wonderful comments about the future of our park.

Waterfront Park:

Please keep the human scale in every aspect – those qualities are what make Waterfront Park a priceless treasure for renewal and passive recreation.

Please do not build piers (as shown) from the park. We have been down this route before and the public does not want anything to block views along Waterfront Park.

Please do not widen the promenade. We do not need emergency vehicles driving in that small park. The City can buy an electric vehicle if they are bent on emergency preparedness.

The swings are the perfect distance from the water's edge. Keep it simple. We love Waterfront Park the way it is.

Thank you for having this meeting – Please keep the public informed.

Warren and Hazel Rose, Beaufort

1. The piers are a great idea – needed for both uses.
2. In the long term, it is agreed that the relocation of "large use" events would allow the park to be family utilized.
3. The small business area does not, as a whole, benefit from a large crowd affair (some close).

Jon Sojkowski

Allison Ramsey Architects (843/986-0059)

1. Biggest issue: Keep as an active park!!
2. You have good connectors – 3 linear connectors.
3. Can "transportation area" include both horses and buses?
4. The two buildings in the marina cannot just go away – they must be relocated.
5. In your redoing of the pavilion, would a small aquarium work?

C. O. Peyton

- Must be passive.
- Get rid of some buildings.
- Limit crowd size.

Cindy Beyden
Executive Director
Beaufort County Open Land Trust

The open space in the parking lot on the west side was purchased by the Open Land Trust – a derelict gas station which was on the site was removed. This was a community project funded by local citizens for the purpose of opening the view of the river. The Open Land Trust has a memorandum of understanding with the City of Beaufort that this area (which does have a Christmas tree on it) will remain open space and will not ever be used for parking.

Downtown redevelopment and park development need to be integrated.

- The western end of the park should be designed to accommodate additional activities and become more of a focal point of the park. Reduce the number of parking spaces.
- Can the bus drop-off area be designed as a signature entrance for the park? Currently there is no formal entry to the park.
- The buildings along Bay Street to the west of "the Bank" should better define the street.
- Reconsider the location of restrooms. Restrooms should be located in high activity areas for safety.
- The pier is a good idea.

Dorothy B. McDaniel
1005 Craven
Beaufort

My input is:

Repair and maintain the park as to foundation, drainage, making sensible changes for safety. But do not touch the original design of the park. (I feel that no one will listen to the above).

Anne Woolfson, 843/521-0313
Resident of Beaufort

- Remove/find other venue(s) for large events (none over 1,000) ideally – but definitely not over 2,000. Cap number and size and frequency of events.
- Keep free short-term parking by the marina.
- Water fountain a good idea as is “playground corner” with amenities.
- Use closed-off Scott & West (and Bay) Streets for larger participatory public events.
- Also for large events, use “bus loop” and off-site parking.

Robbie Koontz
Resident of Beaufort
Member of Parks Utilization Advisory Commission (PUAC)
Chairperson of City of Beaufort Landscaping & Tree Preservation Advisory Comm. (LATPAC)

1. Move large events and festivals out of the park.
2. Have small passive events – arts in the park – for a few hundred people not thousands.
3. Want free events – no commercializing of the park.
4. NO fencing out of park.
5. Allow small events for rental “Friends of Library book sale”, but do not allow anything to engulf the park.
6. Fix all problems as per your recommendations.
7. No new buildings and businesses – like an aquarium.

I like your ideas for the park. Keep some of Robert Marvin’s design but improve based on what we know now. We need you to keep advocating; 1. passive events only, 2. City must maintain the park not neglect it, and 3. keep maintenance cost eff. for city (materials). Many advocate that “large events do not harm the park – all you need is better materials”. It sounds like you do not agree with that. Very important for you to tell City officials that the large events will harm the park.

1. Like ideas about fishing piers, removing parking and adding more green spaces, access into the park, moving restrooms.

Also:

1. History has shown us that events of 2,000 – 3,000 really harm the park. Fencing off won’t work. People trample landscaping on a regular basis.
2. Do not want to fence off any areas of the park.
3. I really like your ideas. Just keep events over 1,000 people out of the park! You need to lower the number!

Don’t like new building in lawn area!

Large festivals are detrimental in more ways that reach beyond the park. In surveys, established merchants contend that they do not benefit from large events. The public mess that is made all over town is costly and time consuming to clean up and the noise often extends 8 – 10 blocks away – late into the night. Plus the parking is off limits to anyone who is not purchasing admission to the park.

Thank you.

David Clough Notes (1st session)

- Concern about large amount of green space shown. Don't want large crowds of people.
- Provision for on-going maintenance of park – City needs to provide for it.
- Loss of parking – study larger transportation issues?
- Relation of updates to park to City restoration initiatives. Water festival.
- Park Utilization Advisory Commission. Booths set up in lawn area destroy it. Smaller events.
- Director of Open Land Trust – 600 members – removed gas station. Open memorandum that it will never be used for anything other than open space.
- Bob Bender – operates aquarium. If there is a 1' rise in sea level over the next 100 years, how should the park be engineered to accommodate it?
- Greg Huddy on Board of Architectural Review. Keep activity in town, what should number of people be?
- Proposed buildings block views to water. Why put restrooms/maintenance facilities near bridge? Too visible.
- How will improvements be funded? Need to study how to phase repairs and improvements.
- Don't put playground too close to bridge.
- Impact of park redesign on City. Has been economic driver for city.
- Setting caps not solution. Need to design to control the number of people.
- Have to realize that everyone has right to enjoy the park. Need to enforce rules.

2nd SESSION

Pat DeYoung, gardener, boater
Landscape & Tree Committee member and married to an actor/TV director

1. I love the idea of bathrooms by the playground. Children can't wait!
2. The boat ramp is used daily, 10 mos./yr. Use is very heavy on weekends May through October. Please preserve access for boaters.
3. Pier at west end may severely curtail the boaters ability to dock. Please evaluate.
4. Current parking lot thinking seems to be "islands" of trees and planting rather than asphalt expanses. How about here?
5. Light pollution – a growing problem in Beaufort. How will park lighting avoid this problem?
6. The park is used for many small theatrical events. The pavilion needs theater-quality lighting down spots, gels, etc. Who will advise you on the technical requirements for these groups? Also, don't forget amphitheater acoustics! Actors are not "wired" for sound.
7. The entrance from Charles Street is visually "muddy". Go for it!

PS "Marsh walk" is a great idea!

The proposed building at the west/left side would destroy an important green spot.

The left/west proposed step and half circle extension would be great.

- The green space connecting Charles Street with the parking lot – a drop off for buses/people – excellent idea.
- Entrance path from Newcastle Street into park along western edge of western parking lot...excellent idea – should be one of the first phases of the work.
- Relocation of marina facilities – a must – excellent suggestion! But, not building on corner of walkway!!
- To reconfigure both west and east parking areas – making it more green space and less macadam!
- Do not put restrooms at east end of park by the water! Move back towards parking lot.
- Fixed public pier...I feel would impact views from bridge as well as from eastern end of park; also, docking of boats would just extend the marina and encourage more boat traffic and noise levels from the boats.

I commend your presentation. Your organization has a keen sense of our area and is sensitive to the size of the city...not New York, Boston, etc.

Thank you for your caring.

1. Your plan considers everyone, but people who have lived here for years.
2. What types of monuments are being considered for the park? I would like to see a monument to one of Beaufort's past Gullah People.
3. The building where the harbor master, chamber, etc., is proposed to go is unsightly.
4. The Charles Street entrance as proposed looks awkward and unreasonable.
5. Piers do not look good for the park.

Good preliminary ideas!

- Agree that it would be best to set marina store complex and fishing building a little further back so that the waterfront view is green not buildings.
- Incorporate some type of removable canopy to cover the stage during inclement weather.
- Am concerned that the proposed entrance to the park from Charles Street will be too tight for buses to turn around. I'm sure you can make adjustments to make it work for cars and buses. I would have the horses enter/progress a different route – possibly from Newcastle.
- I like the idea of extending the park beyond the bridge.
- To alleviate people's fears regarding lost parking, we should address applying for federal/private funding to begin building a parking garage now – but, possibly 3 – 4 blocks away, not Port Republic Street.
- To alleviate the concerns the large festivals have of being "pushed out," we should work now to identify one or more alternative sites for such festivals.
- I would like to see the park not used for large events.

Betty Betz, 843/525-6798

The pavilion serves a real service as a roofed shelter because music events set up there when weather threatens. Also art works need protection from water and sun.

With regard to looking back at the park, do you know that a cantilevered walkway is planned for the swing bridge? People will be able to walk on that walkway and look back at the park.

Ellen Long, 843/838-3205
Fripp Island
Beaufort Art Association Gallery

I am very concerned that the proposed pedestrian pier at the marina end of the park will visually obstruct your view of the boats and docks – both as you walk along the waterfront and from the Woods Bridge. This is a major part of the beauty of the waterfront. Also, the proposed building to house showers and services at the corner by the pavilion and the marina needs to be set back so as not to obstruct the pedestrian view.

I am very opposed to any events in the park that prohibit access with fencing. All large capacity events need a different venue. They are detrimental to the health of the park and to businesses on Bay Street. This includes all large capacity events!

Please continue the "Arts in the Park" programs and symphony programs and other smaller family-oriented events.

Lana Hefnor, Partner
Bay Street Gallery

One fourth, roughly, of all downtown businesses are now art related. I have personally spoken with 90% of these businesses and without exception they agree that "event" (festivals) in the park are counter to the success of their businesses. These happenings need to be relocated. The park should be passive.

Parking, bus loading, buggy ride centers should be located much further away from the waterfront.

Hide the garbage!

Advise the city on garbage handling that is aesthetically pleasing!

Relocation of dumpsters on east end of park.

1. Buses should travel north and south on Bladen Street then enter park at Newcastle Street. Charles Street and Bay Street intersection is already too congested with auto and people travel.
2. Do not ever allow fenced-off events that charge admission.
3. Continue to encourage smaller, open-to-the-public events.
4. Need better garbage disposal for shops, trash and cigarette containers and bike racks. Stores need to be able to recycle cardboard boxes, etc.

Eric Lowman, City Executive
BB&T
843/522-4323

Please do not alter traffic flow pattern along Scotts Street into the parking area behind BB&T. Changing Scotts to one-way and modifying traffic flow at the east side entrance at the bridge will be a major detriment to our clients.

Please call me if you want to discuss further.

1. Parking areas study now, now in 10-20 years. The west parking areas seems large enough to support large venues.
 2. Concept location of marina facility seems to conflict with the building on Bay Street maybe at west end.
-
1. On the east end of the park a greenway is planned to extend from Carteret across the bridge to Meridian Road.
 2. Eliminate the piers: The view from the pier to the shore would be nothing but the first row of trees.

Dennis Dowds

1. What are the steps in the process and what are timeframes from design through implementation?
 2. How early in the process is it necessary to determine park utilization? How active or passive? Number of events? Numbers of participants?
 3. Well thought out preliminary concept. Unfortunately, some of the participants do not understand that you can manage change or have change manage you!!
- Many excellent ideas; love the extension of Scott, etc., to create corridor.
 - Push marina store and restroom facilities back off waterfront. Don't like the elevated marina store at all. Move off waterfront. Though yes, consolidate buildings.
 - Like the active children's fountain.
 - Agree need to strengthen connections from east to west and to strengthen "sense or arrival".

Deborah Johnson
P.O. Box 1638
Beaufort 843/522-1147
Home: 502 Port Republic

1. Recommend not putting pier on west end. The marina is now and you can now look over it to open water. I like one small pier for fishing only (and even have concern about this...perhaps no piers is better. Most like walking along with fisher people). While this west end pier defines the marina, I do not like the defining line that closes in the center of the park. The "curve" corner with swings and small green space is so lovely, we'd hate to lose it.
2. The walkway along the west end connecting to Bay Street is a good idea!
3. I support consolidating buildings, but strongly encourage looking for a different location than suggested.

The facility planned on the west end of the park to house restrooms, showers, laundry, etc., would be a real asset for visiting boaters stopping on their way on the ICW – as it is now, Beaufort is a preferred stop but presently has the worst facilities for visiting boat people. Could this building be put at the end of the parking lot near where the marina store is now? Improve space for boat launching and space for boat trailer parking.

Sally Hendricks

Please don't put structures on the water edge in front. Infill with those structures. I thought the idea was views of the water looking down Newcastle, Charles, West Street – as Scott Street is presently.

The pavilion needs to be opaque as it is used in bad weather. Keep the views and feeling of strolling and laid-back atmosphere.

You need to pay attention to water flow in the river. Big tour boats would have to be very clever.

1. There are two large festivals that currently use the park. If you are suggesting that only smaller activities (no more than 1,000 participants – on-goers), how would that be controlled? Who would monitor it? Where do you propose large festivals be held?
 2. Are you proposing a parking garage? If so, where? How would that impact on the inns, downtown stores, etc.?
-
1. Limit functions to groups of 2,000 or less.
 2. Charges for park functions should be paid in full by all groups without discounts.
 3. Horse and buggies, large buses, 4-wheel trailers should be eliminated from the park.
 4. Boardwalk along western side of park if covenants will permit.
 5. Commercial buildings (chandlery) should be away from waterfront.

1. Maintain dockage space for tour ships.
2. Future thought of a new, larger bridge. Crossing to Lady's Island.
3. Public bathrooms need daily cleaning. Is the City committed to this task?
4. Building away from river.
5. Congestion at Bay and Charles Streets.
6. Water festival is too large!

Dave Radford

1. Connectivity/pedestrian ways do need to be improved.
2. Vehicular entrance at Charles Street would be great.
3. Fishing pier would decrease the interaction of people that would decrease the flavor of the park.
4. Maintain/continue the current plan. NO new buildings, NO piers. Don't eliminate or relocate major elements of the park.
5. Upgrade infrastructure through materials not design.
6. Keep festivals in park. Require maintenance/repair bonds. They are again part of the atmosphere of the downtown and park.

Henry Chambers

1. Any piers limit to east end.
2. Dredge south face of wall to MLW 12.
3. Consider connecting east end by walkway under the bridge to the Cannon Park.
4. I applaud the extension of Charles as was originally proposed this as the main entrance.
5. I applaud the fountain!

Good ideas, go for it!

Dick Andrejczyk, Chair
Parking Task Force

Parking paucity

The suggested design eliminates approximately 50 spaces. On the east end with increased intensity of usage and reduced parking, do you want kids crossing Bay Street? Same problem with west end.

No piers.

Any new design should consider and replace all parking spaces eliminated.

Move marina building to west end near ramp day dock.

Or leave the park as it is.

1. Making the Farmer's Market vendor/user friendly (loading and unloading).
2. Making the Farmer's Market more connected to the downtown community.
3. Time schedule of construction in phases to allow the Farmer's Market to function in April through August.

Neil Lipsitz
Lipsitz Shoes, 843/524-2330

Your plan eliminates too many parking spaces. Parking is already at a premium.

The pier near the marina is too close to the marina. It makes it hard for boaters to use the marina. It also creates "clutter" on the water.

Joni Kost

Director/Arts in the Park, 843/521-0611, kost@islc.net

- Currently presenting 25 free events (arts, cultural, entertainment) at Waterfront Park. Please call if you would like any input or have questions.
- As a presenter, the many platforms surrounding the "amphitheater" are wonderful for different performances. The main stage is awful – too harsh, too imposing.
- The pavilion works for (our) program as a rainout policy – we hold concerts, performances, etc. under the pavilion so the covered area, though not very attractive, is a good size. The pavilion lighting is awful. Can we increase seating platform under there?
- Love the idea of a pedestrian pier. I've often had to "sneak" out onto the marina docks for the wonderful sounds and sights and the feeling of being on the water. Could the pier be a floating dock so that it doesn't block the marina view and that you are actually right on the water?
- Can the proposed fishing pier be for pedestrians as well?
- Please keep tabby or shell walkways.
- I love the bricks and the look of them, but I have seen more people trip in this park than in any place I've ever been or worked (including amusement parks). Also dangerous are the steps by the flagpoles.
- More, more, more things blooming – landscape architecture. I miss the wisteria over the swings.
- Far end by the bridge feels unsafe at night. Would the proposed structure suffer from vandals or would it increase traffic and lighting so that it suddenly feels safer?
- Please keep ramps and loading possibilities in mind. Even very small performances have heavy equipment that must be lugged all over the park. Cut-throughs and ramps are needed.
- Could the lights have a more romantic feel? Can it help open the park up a bit and make it feel safer? And also, will any lights be included that could be a simple lighting system for performances?

David Clough Notes (2nd session)

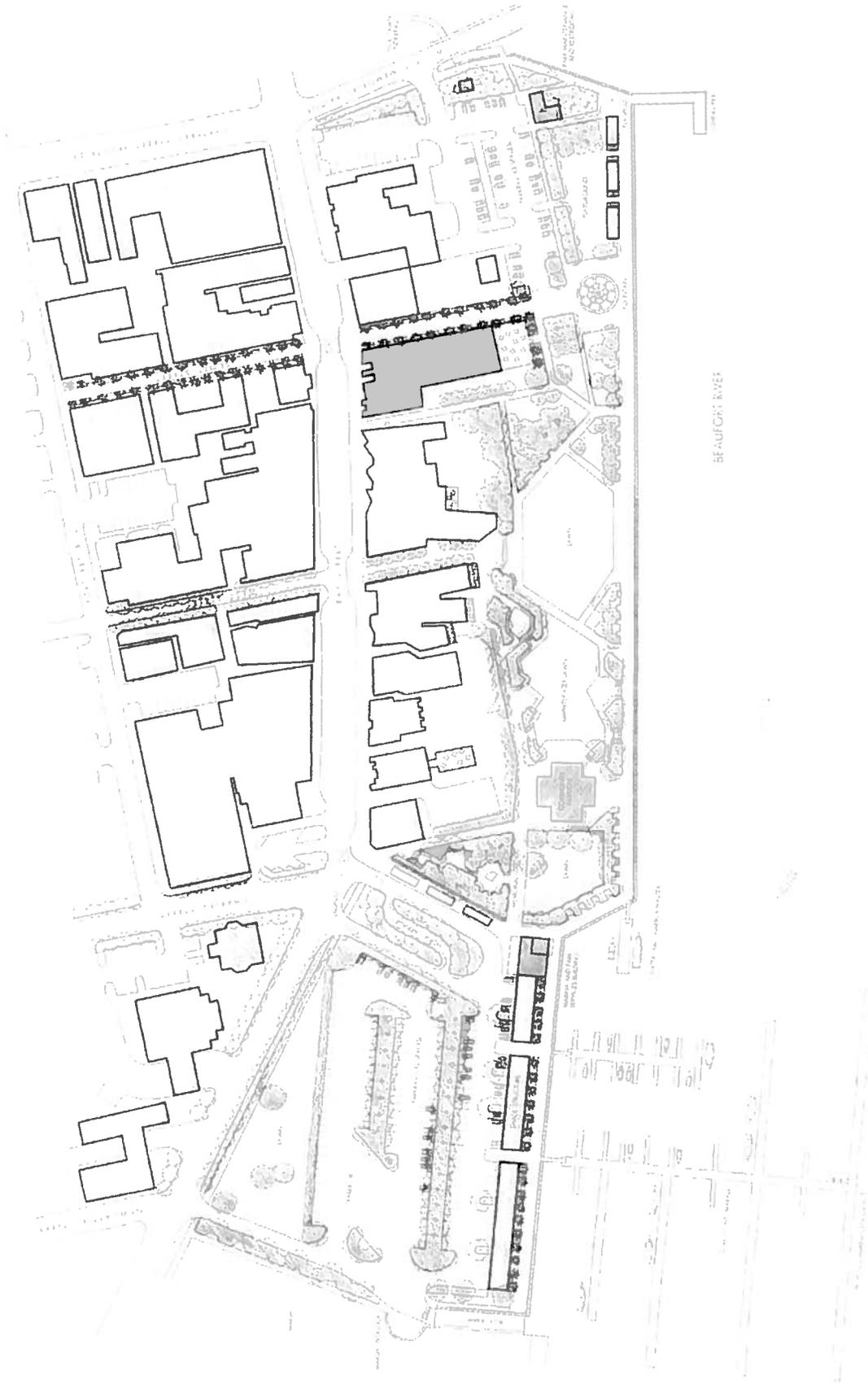
- Drop off for buses and horses – how will it work?
- Facilities for boaters are not sufficient. Beaufort has the worst marina facilities. Have to upgrade. Provide enough room for boaters with trailers to maneuver.
- Pier could block views to downtown marina. Pier also needs to provide enough room for getting in and out of marina.
- Charles Street/Bay Street is already congested. Make entrance at Newcastle. Maybe some drop off on Bay Street instead of at Charles. Buses – have to study where they should enter park, turning movements.
- Like small areas of green. Preserve swings. Move buildings back. Keep waterfront open. Maybe cross under bridge. Intersection too dangerous to cross. Central building should not block views down Charles Street.
- Original flavor of the park is set. Don't separate fishermen. Would change flavor of park.
- Covered pavilion – music is in center. Pavilion used a lot.
- Dumpsters at east side need to be relocated.
- Pier blocks flow of pedestrians along promenade. Find other location.
- Don't use pier for boat docking.
- Solution to buses is to have no buses. Where else can they be located? Have smaller vehicles bring people into park. Maybe remote parking for larger vehicles.
- Beaufort should continue to be hospitable. Don't make people go outside for parking. Be able to provide for Black community. Concern for safety of teenagers and vandalism.
- Federal money was given with parking link. Free parking should be provided for spaces lot.
- Timetable for repairs?
- Park should meet needs of community. No buildings, don't take out parking.

Utilization Committee:

- No more than 2 events of 2,000 people.
- No more than 6 events of more than 2 days.

- Damage is from vandalism and tree roots. How can it be proved that groups/events damage the grass?
- Street access is important.
- What can be done to make sure park won't need major improvements again? Lessen cost of maintenance.
- Events that fence off park are unfair.

DCC/va/04582.00/memos/m-communitynotes

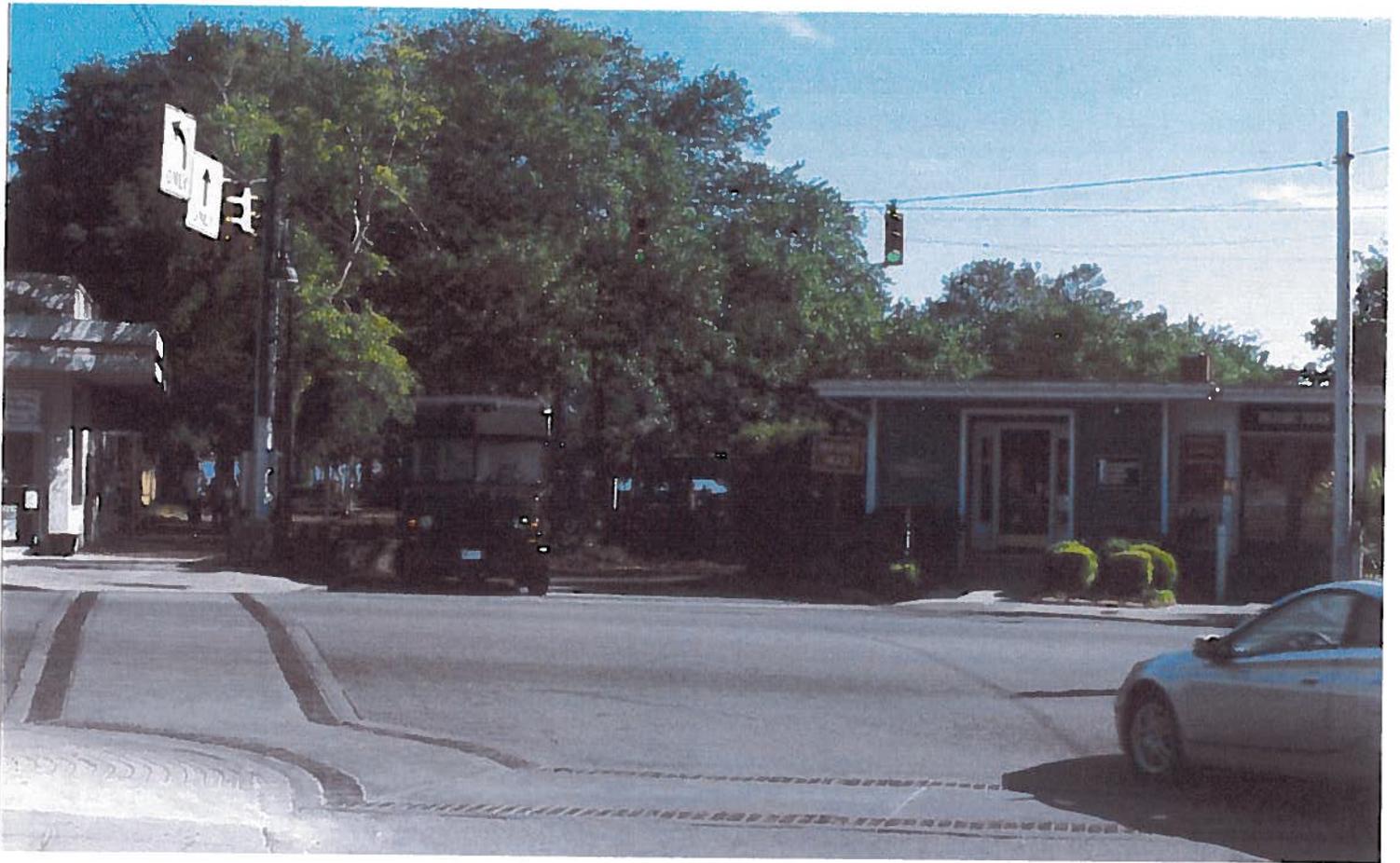


PRELIMINARY MASTER PLAN

HENRY C. CHAMBERS WATERFRONT PARK
 BEAUFORT, NORTH CAROLINA



3 1 5 - 0 1

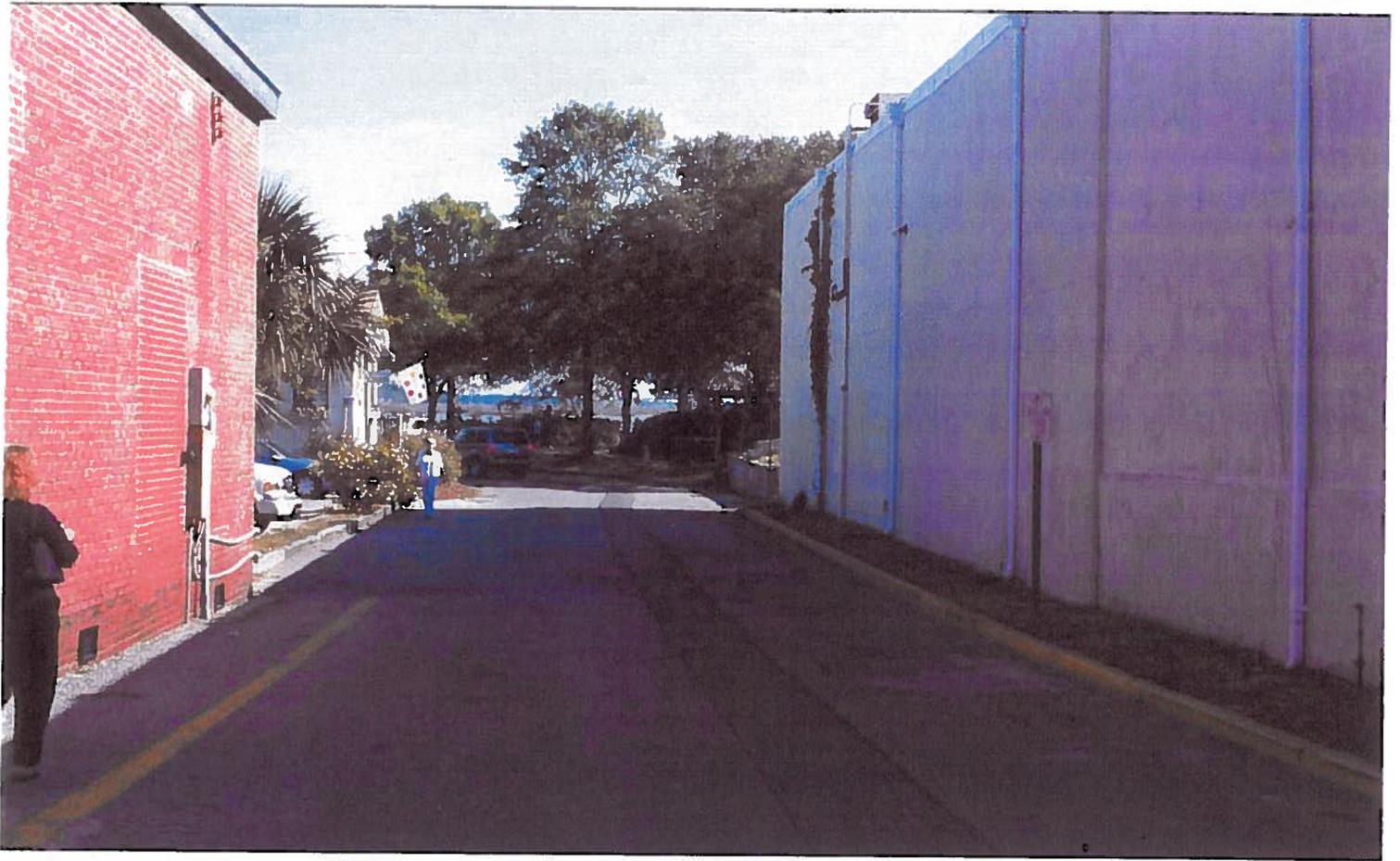


Park Entry at Charles Street - Existing Condition

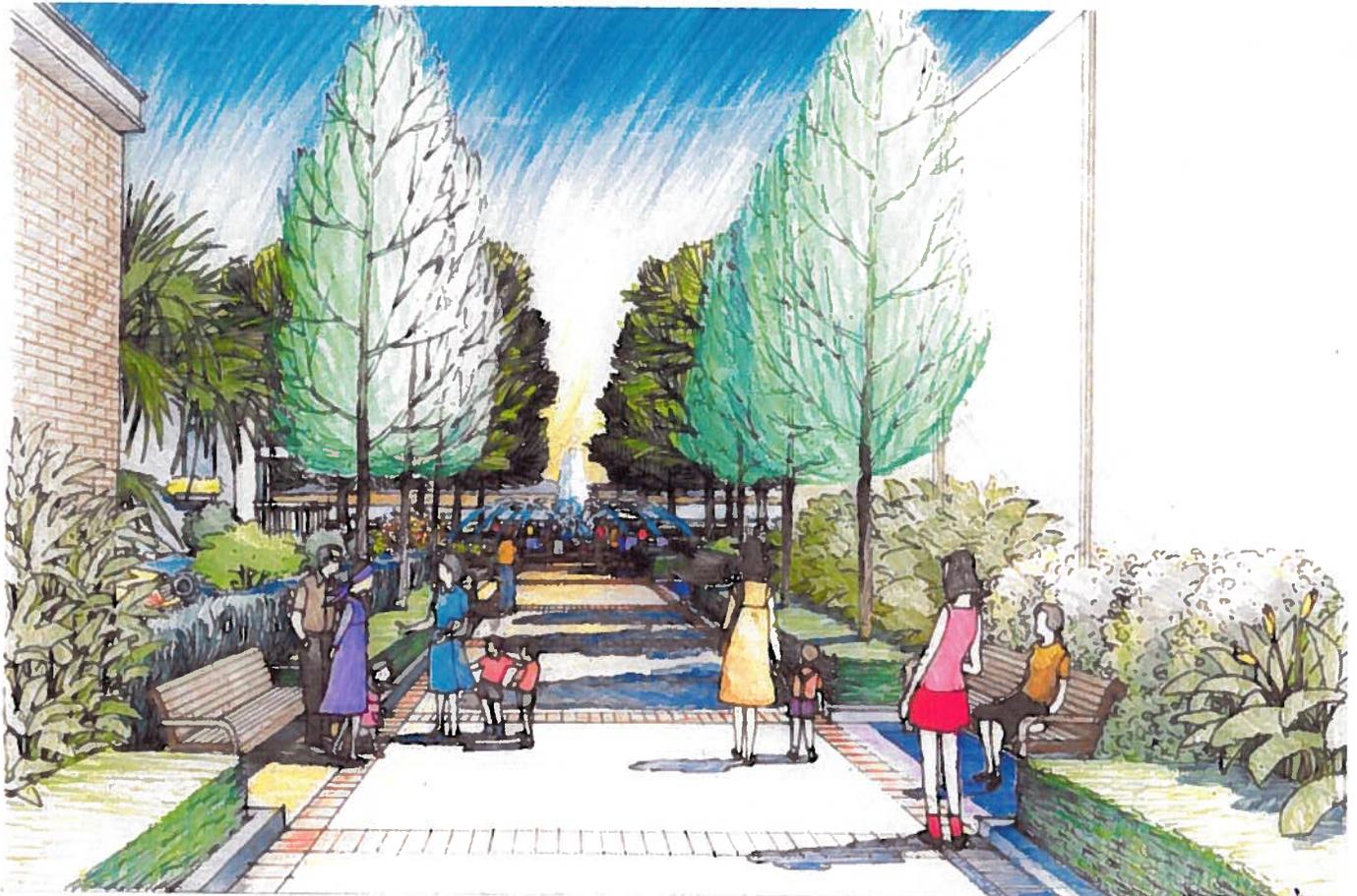


Proposed

Exhibit 4-2



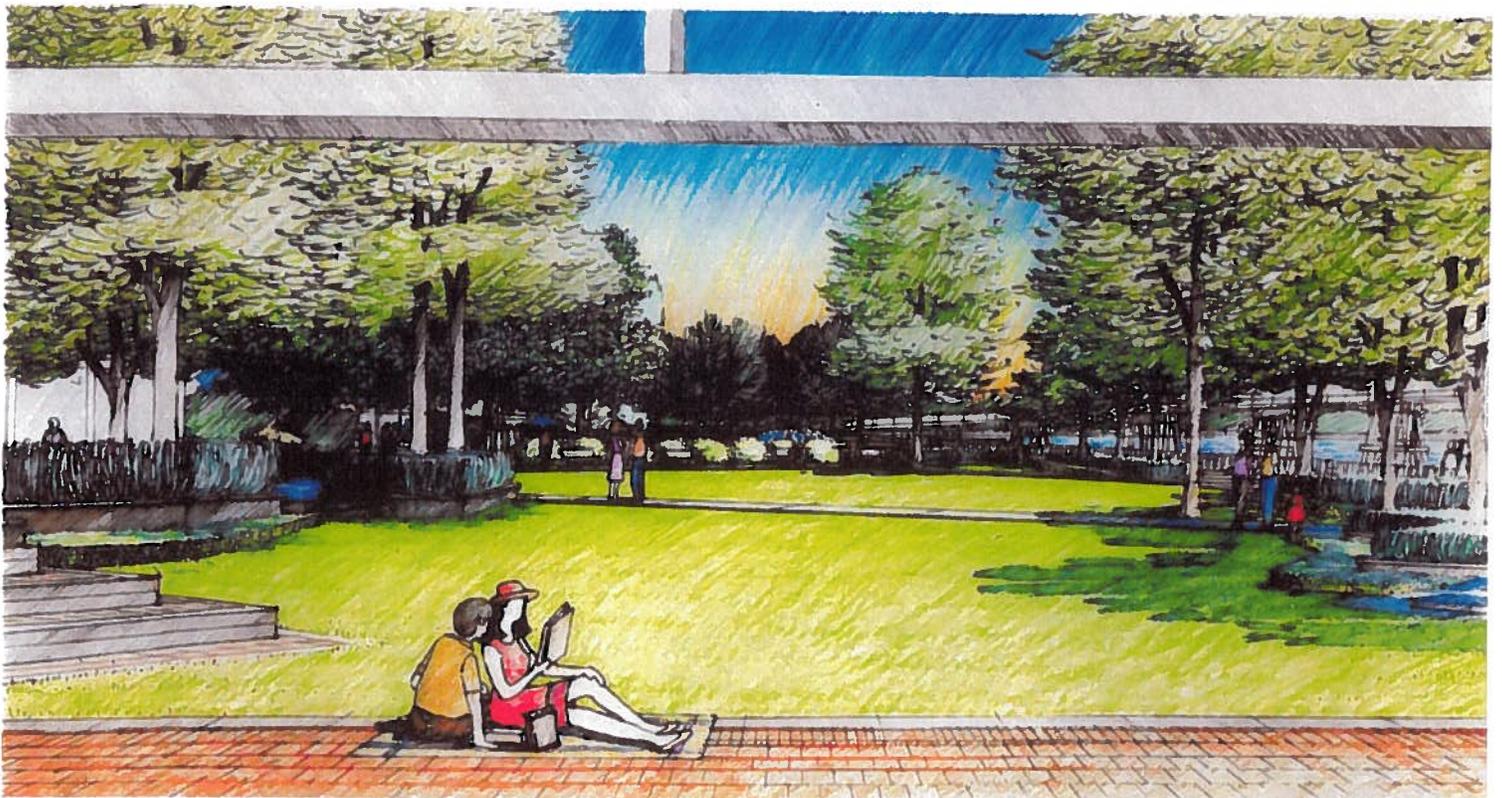
Scott Street - Existing Condition



Proposed



Amphitheatre Lawn - Existing Condition



Proposed

Exhibit 4-4



Amphitheatre Lawn & Community Pavilion - Existing Condition



Proposed



Promenade Walk/Fishing - Existing Condition



Proposed

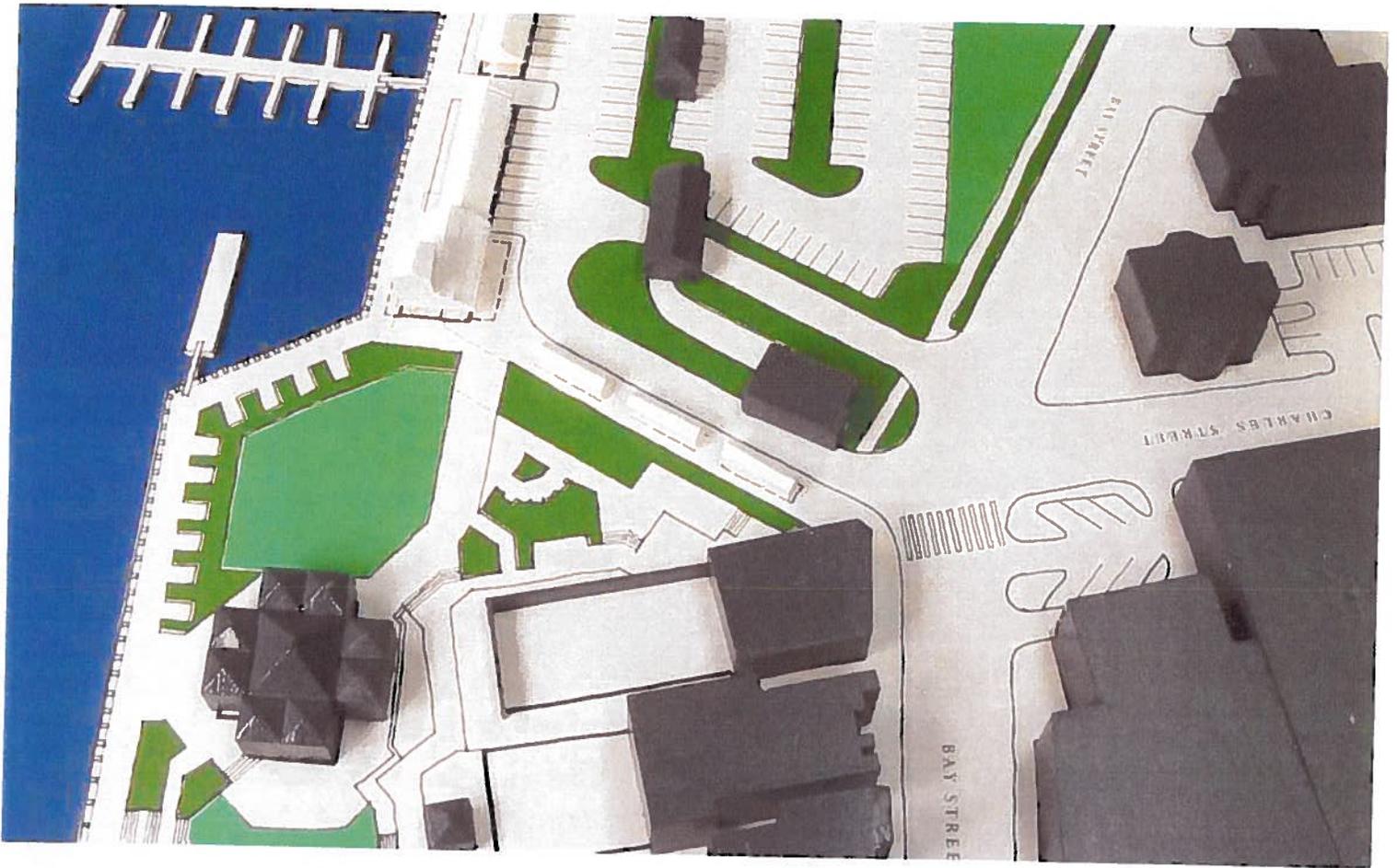
Exhibit 4-6



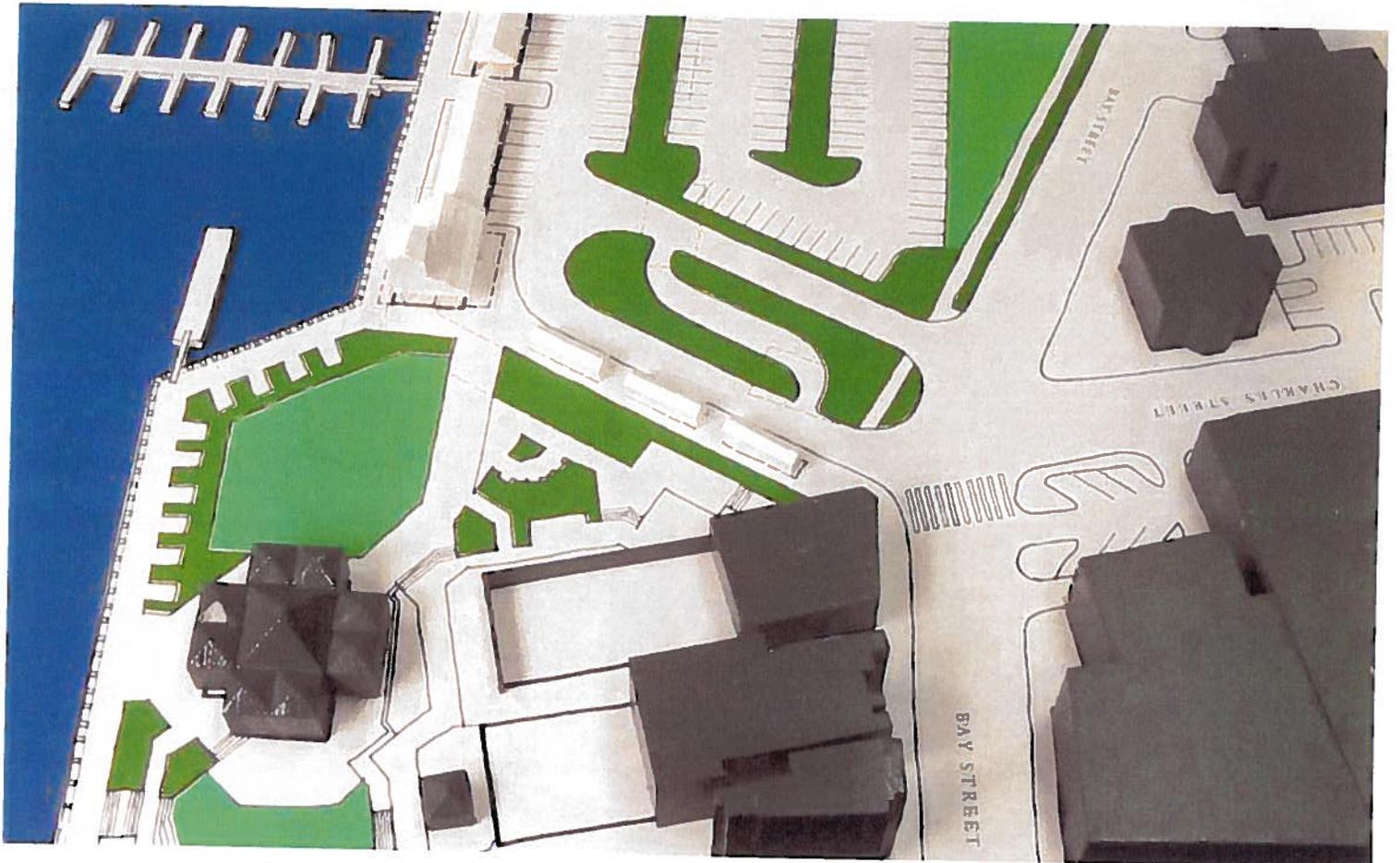
East End of Park and Bridge - Existing Condition



San Antonio, Texas - Riverwalk Under Bridge



Proposed Entry Area Improvements with Existing Buildings



Proposed Entry Area Improvements - Existing Buildings Removed



memorandum

date September 27, 2001
to John McDonough, Stu Dawson, Varoujan Hagopian
from David Clough
project name Henry C. Chambers Waterfront Park
project no. 04572.00
subject Preliminary Master Plan Community Meeting

S A S A K I

Sasaki Associates Inc.
64 Pleasant Street
Watertown Massachusetts
02472 USA

† 617 926 3300
f 617 924 2748

The following are my notes from verbal comments and transcribed written comments from Beaufort residents received at the second community meeting held on September 10, 2001. The purpose of the meeting was to describe Sasaki's understanding of the general consensus regarding the park master plan, based on the initial public meetings in June, and to present the Preliminary Master Plan for reaction and discussion.

David Clough Notes (each number represents one speaker)

1. City Council should be advocates for people in downtown, not try to drive them out. It will be costly to buy him out, plus court costs. Things have changed since park was designed in 1975. Have to work with what exists now. His patients need parking. Have to accommodate him and put him in better position than he is now. Need to negotiate. (Dr. Kresch)
2. Great job – responded to our comments from earlier meetings.
3. Concerned that marina/park services building will destroy view to Beaufort River from Bay Street.
 - a. Parking – have to provide for parking. Need overall study.
 - b. Need to establish park maintenance fund.
4. Charm of Bay Street is being lost. Too much activity. This is not what people intended when they moved to Beaufort.
 - a. Against aquarium – bad location. Will create more traffic in already congested area.
5. Events
 - a. Have we decided on size of event acceptable? Fencing?
6. In favor of anything that revitalizes the area. Merchants would support it.
 - a. Would like to see more floating day docks. Would help to bring people in on a more regular basis.
 - b. Provide band shell or something to add activity at Fina site.
7. Boats at floating docks would block view of river.

8. Keep human scale and quality of shops in Beaufort. Larger number of people results in lower park quality.
9. Event organizers are already paying for maintenance, but are targeted by City as bad guys. Others also have impact on park maintenance.
10. Businesses need to be supported – provide parking and access.
11. Will Scott Street be one way? Exit out of east parking lot onto Carteret is very difficult.
12. Maximize cars on west side of park. Earlier study added 60 cars.
13. Concern about height of proposed marina/park services building. Concern about closing Scott Street.
14. Park is best location for small, educational facility with focus on local marine life. Would prefer to put it at east end of park. Doesn't have to be large aquarium. Buses could park on west side of park; people could walk through the park to get there. (Beaufort Community Aquarium representative)
15. Not a good idea to connect to Cannon Park. It is a residential neighborhood. Not appropriate to bring more people here.

Transcribed Comments from Note Cards (each number represents one person's comments)

1. I am in favor of moving the horse carriages away from the boat landing as they are often in the way. However, the marsh overlook is too close to people backing up boats and trailers into the water. Perhaps it could be moved closer to Bay Street. (Howard Dukes)
2. Excellent presentation! You were extremely sensitive and considerate to the needs, comments and considerations of the folks of Beaufort. Your delivery was very well thought out and I am very impressed at how hard you tried to keep people open and not on the defensive. It is obvious that we are on the same team and not working as opponents. I like all of your suggestions. Under the shade structures – what will the seating be? Can there be more swings? Yes to the fountain! Yes to the fishing pier! Yes to Scott Street being more pedestrian friendly, however if cars are allowed is traffic one or two-way? In terms of beautification will there be more beds or blooming plants (please!)? Yes, Yes, Yes on lighting – this can absolutely define the atmosphere and character of the park in the evening. Your thoughts on parking are fine and well thought out. Yes to the building on stilts. A slide presentation of other waterfront parks to show folks how incredible this park could be (these people need a picture painted for them – they're not particularly visionary). No paid (fenced) events! Thank you very much for all of your efforts and good design.

3. Why are we raising the amphitheater lawn to one level? Why was it originally designed multi-level? I find that when presentations are currently offered the multi-level space for the audience helps to make the stage visible for a larger number of people. How will the single-level lawn impact visibility?
4. Please call me about discussing plans for reconfiguring the Fina property with the Open Land Trust Board of Trustees before any decisions are made. The Board would like to have a presentation on the plan for that property. (Cindy Baysden, Executive Director, Open Land Trust 843/521-2175)
5. I liked hearing the designer talk about "a connection with the river". I believe in this as well. I feel that a connection with the water and its life would be even better. A community riverside park is an appropriate place for an interactive educational small facility – a community aquarium. The design company has done a great job of upgrading and enhancing the park in their master plan. With their ingenuity, I'm sure they could include this element. After all, the river and its life have been here longer than us. To build an appreciation of this environment and its life with an educational space should not be considered a "new idea". Instead it is the "right idea".
6. Has any consideration been given to pathways and benches in the lawn area? Could the Beaufort Community Aquarium be incorporated into the east end of the park bathroom/pier complex?
7. Needs to be a building that provides touch tanks with coastal animals and educational material near playground. Maybe expand rest room/maintenance building so that there is a wing for education. Need to have more than the Chamber of Commerce for educating tourists about the coastal environment. Or what about combining Coast Guard/DNR (Department of Natural Resources) with an education center? Concerned about losing big trees to open up Charles Street near the water. Need to keep large shade trees.
8. Parking Suggestions: I know there has been some discussion of building a parking garage on Port Republic Street (between Scott and West Streets). There is a great deal of sentiment that such a structure would be located too much in the heart of prime downtown retail space – and would detract from the historical nature of the area. I would suggest another close location, but one that is two blocks further from Bay Street and which I believe would raise little to no objections. There is currently an abandoned building on the site that I am suggesting. The owner does not wish to perform any improvements on the site and very probably would be interested in selling. The site I refer to is on Charles Street at the corner of North Street – site of a former furniture store, Hendricks Furniture. (Brenda Hood, 524-2685)

9. The boat day dock located on the western end of the park accomplishes the same purpose as the dock proposed near the pavilion. There is inadequate space for this dock. Boat maneuvers would be restricted. The parking area on the west end of the park should have a secondary purpose of accommodating large concerts or similar events. Planning should include this purpose. Fencing is a critical issue. The park will be used for paid events. Proposal regarding fence location is very important.
10. More Parking – Less Green Space. Don't give up parking on west end of parking lot. You lose no views but gain a minimum of 20 spaces, just by leaving parking along entrance. Like the idea of floating docks across portion of sea wall.
11. Bathrooms – more, and maintained. First impression of Beaufort. Fountain – Wonderful addition. They are for all ages and Beaufort is all about water. Shade trees – Badly needed to cool park and soften buildings and concrete. Parking – Beaufort is not a parking-friendly town now. Beaufort is not Charleston; however, it has the same problem of limited space. Parking garages are the answer. Cheaper to build them now. Community pavilion would be much more useful if it had a permanent covering. Concerts and public events are important to Beaufort residents, as well as visitors, as both recreation and cultural affairs. (Jim Westcott, Director, Low Country Tourism Commission 843/717-3090)
12. Do not close or narrow existing streets. Port Republic Street is an example of design "gone bad". Pork chops etc., make it difficult for patrons to visit Beaufort to shop and eat! Do not put tall buildings on the waterfront. Another vista, besides ground level, is through the trees. Tall buildings block this. (Charles Aiman - Native!)
13. Overall - excellent. Possible problems: Is space for negotiating the trailers in the parking lot wide enough? (It looks tight). Is there any concern for horse smells right where the entrance is, or will it be a very short loading time? Others: Could the sea wall be bumped out right by the fountain to give it emphasis? Could the pier come out at an angle besides 90°? I'm not in favor of raising the lawn. I understand the drainage problem but I love the terracing. You should really consider an aquarium – could it possibly work? (Jon Sojkowski)
14. I wish I owned a piece of property downtown that the city wanted for a park! Relocate the dentist! Make Scott Street one-way and pedestrian friendly. Keep crowds small – insist city fathers move large venues elsewhere.
15. How will the usage of the park be affected when the structural upgrades are implemented? Comments: Overall a very good design. The park needs more green space. The parking spaces should not be reserved for workers in the city in the waterfront park.

16. I will be the first to admit that I thought we would see the same plan as before – WOW! I was wrong! I'm still not a "fountain fan", but I think it is a great improvement. I'm only disappointed that the price tag may prohibit the city from proceeding past Phase 1. Good job! But don't count on the parking garage. How do you feel about a multi-storied deck in the back yard of a historic home? (Jeff Mansell, Historic Beaufort Foundation)
17. It would seem beneficial to include members of the Water Festival Committee in your discussions regarding maximum capacity for events being held in the park. This group has numerous years of experience regarding the park and could offer insight into many areas of your concern. Also, Gullah Festival should be included in the discussions as well. (Scott Seelhoff, 522-2400, Erin Dean, 524-1116)
18. Concerns: View blocked by structures. Parking. Park maintenance fund. Recognition of events now performing and being held and construct the park accordingly. (Ken Hoffman, 2101 Simms Street 524-3942)
19. Please save the swings. Does the Fina area need to be so big? Couldn't it be better used to make parking spaces? They are really needed. That space is not used to the maximum.



S A S A K I
April, 2002
Exhibit 5-1

MASTER PLAN

Henry C. Chambers Waterfront Park
Beaufort, South Carolina



Proposed Entry at Charles Street - Final Master Plan



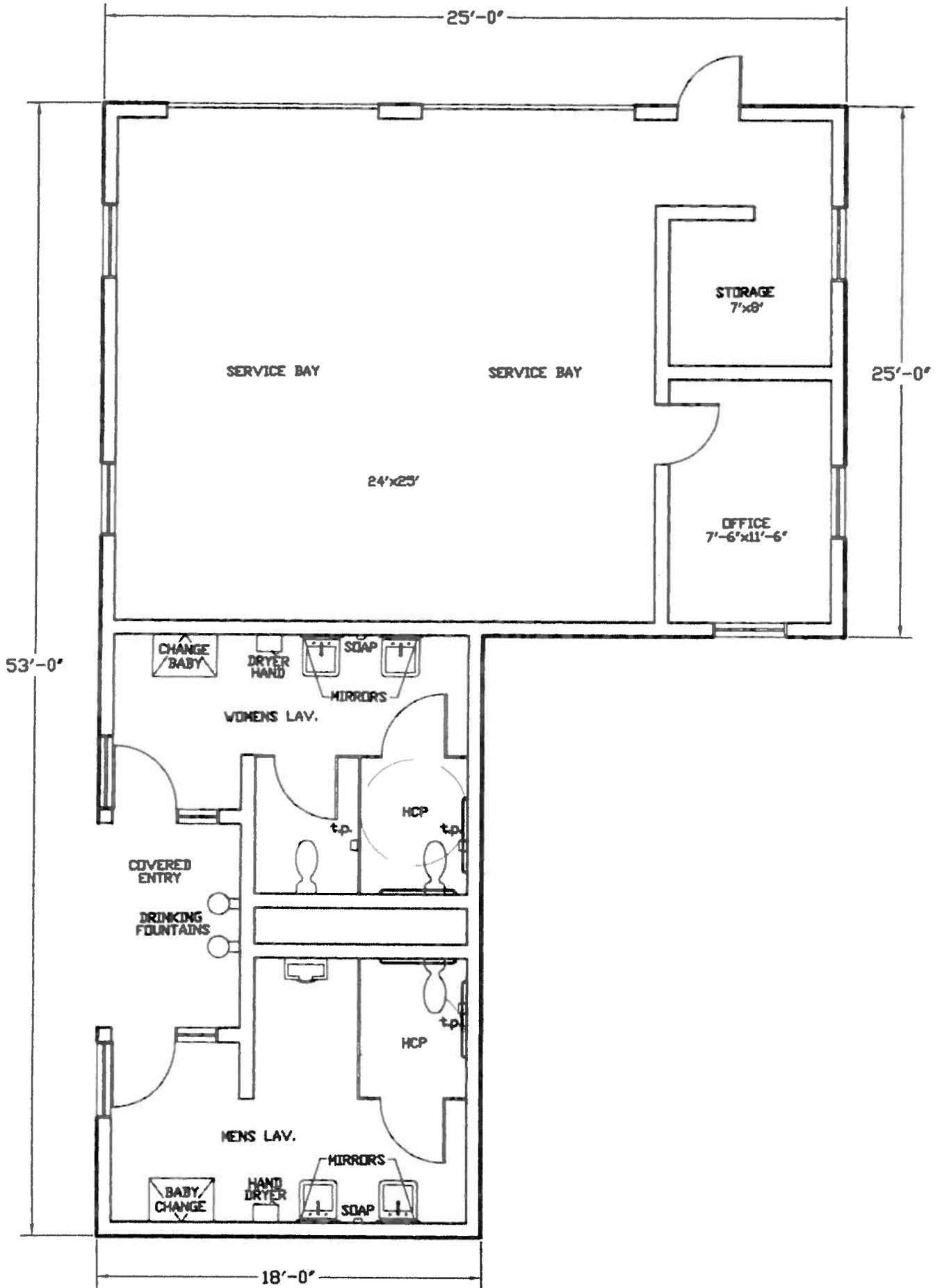
- Phase 1 Construction
- Phase 2 Construction
- Phase 3 Construction



S A S A K I
 April, 2002
 Exhibit 5-3

**IMPLEMENTATION
 PHASING PLAN**

Henry C. Chambers Waterfront Park
 Beaufort, South Carolina



Proposed Maintenance/Restrooms Building Plan

Exhibit 5-4



LEGEND

TRENCH DRAIN TO 12"

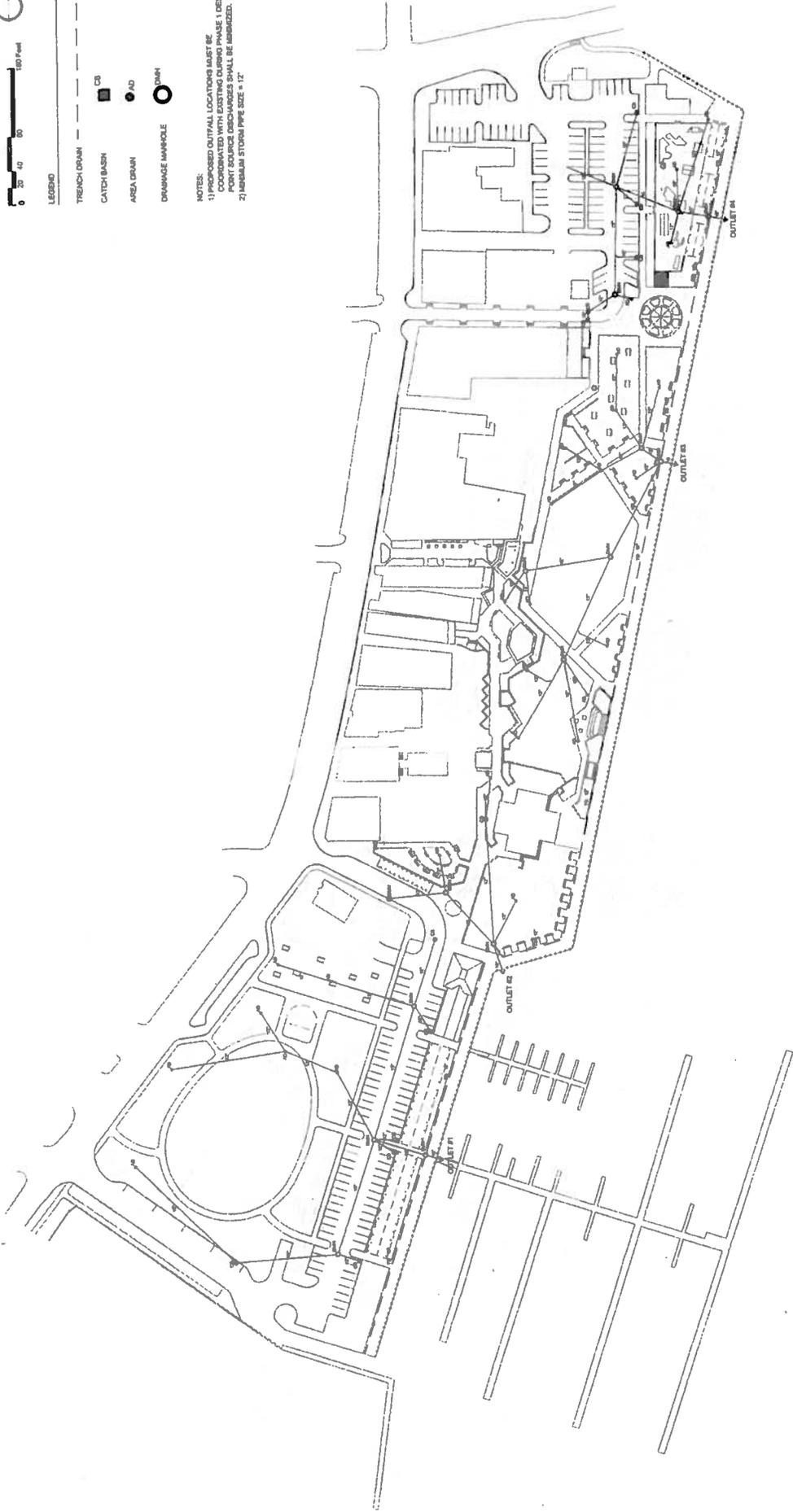
CATCH BASIN

AREA DRAIN

DRAINAGE MANHOLE

NOTES:

- 1) PROPOSED OUTFALL LOCATIONS MUST BE COORDINATED WITH EXISTING DURING PHASE 1 DESIGN. POINT SOURCE DISCHARGES SHALL BE AMBAGED.
- 2) MINIMUM STORM PIPE SIZE = 12"



Henry C. Chambers Waterfront Park
Beaufort, South Carolina

**PRELIMINARY STORM
WATER SYSTEM**

S A S A K I
April, 2002 Exhibit 5-5

MASTER PLAN CONSTRUCTION BUDGET ESTIMATE

Henry C. Chambers Waterfront Park
Beaufort, South Carolina

Phase 1

ITEM NO.	UNIT	QUANTITY	UNIT COST (\$)	TOTAL (\$)	COMMENTS
1. Remove and replace tabby paving along seawall and other locations.					
	SF	30,000	\$2.00	\$60,000	Removed
	SF	30,000	\$8.00	\$240,000	Replaced
	SF	8,000	\$8.00	\$64,000	Additional
	LF	2,000	\$12.00	\$24,000	Curbs
	LS			<u>\$20,000</u>	Wall Repairs
			Total =	\$408,000	
2. Replace soil in cavities behind sea wall.					
	CY	1,700	\$32.00	\$54,400	
3. Repair expansion joints on sea wall and relieving platform.					
	EA	32	\$125.00	\$4,000	Excavation of Joints
	EA	32	\$1,200.00	<u>\$38,400</u>	Joint Repairs
			Total =	\$42,400	
4. Remove and replace trench drain.					
	LF	1,500	\$6.00	\$9,000	Removed
	LF	1,500	\$45.00	<u>\$67,500</u>	Replaced
			Total =	\$76,500	
5. Repair storm drain piping.					
	LF	3,500	\$28.00	\$98,000	Pipe
	EA	12	\$2,200.00	\$26,400	Catch Basins
	EA	28	\$1,500.00	\$42,000	Area Drains
	EA	16	\$2,500.00	<u>\$40,000</u>	Manholes
			Total =	\$206,400	
6. Repair broken bollards along sea wall.					
	EA	10	\$950.00	\$9,500	Replaced (New)
	EA	5	\$450.00	<u>\$2,250</u>	Repaired
			Total =	\$11,750	

ITEM NO.	UNIT	QUANTITY	UNIT COST (\$)	TOTAL (\$)	COMMENTS
7. Remove and replace Farmer's Market shade structure.					
	SF	3,950	\$2.00	\$7,900	Remove Existing
	SF	6,250	\$95.00	<u>\$593,750</u>	New (2)
			Total =	\$601,650	
8. Upgrade Community Pavillion					
	LS			\$100,000	
9. Raise amphitheater lawn area and modify north edge.					
	SF	4,400	\$2.00	\$8,800	Demolition
	SF	11,200	\$3.00	<u>\$33,600</u>	Fill and Lawn
			Total =	\$42,400	
10. Replace all light fixtures with new system.					
	EA	53	\$2,800.00	\$148,400	Pole Fixtures
	EA	79	\$950.00	\$75,050	Bollard Fixtures
	EA	3	\$500.00	\$1,500	Wall Lights
	LS			\$15,000	Shade Structures
	LS			<u>\$20,000</u>	Tree Lighting
			Total =	\$259,950	
11. Remove and replace and/or reset brick paving.					
	SF	3,500	\$7.00	\$24,500	
12. Replace and/or add planting as required.					
	LS			\$100,000	
13. Replace site furnishings.					
	EA	45	\$1,200.00	\$54,000	Benches
	EA	15	\$500.00	\$7,500	Trash Receptacles
	EA	25	\$750.00	<u>\$18,750</u>	Picnic Tables
			Total =	\$80,250	
14. Relocate playground equipment to east end of park.					
	SF	9,000	\$8.00	\$72,000	Site Preparation
	LF	600	\$12.00	\$7,200	Curb
				<u>\$75,000</u>	Allowance - Reset Equipmt.
			Total =	\$154,200	

ITEM NO.	UNIT	QUANTITY	UNIT COST (\$)	TOTAL (\$)	COMMENTS
15. Construct maintenance/restroom facility at east end of park.	SF	1,380	\$125.00	\$172,500	
16. Remodel and upgrade existing restroom building.	SF	325	\$90.00	\$29,250	
17. Design interactive fountain.	LS			\$75,000	
18. Create picnic area at former playground location.	SF	7,400	\$5.00	\$37,000	
19. Construct new shade structures adjacent to playground.	SF	2,160	\$95.00	\$205,200	
20. Remove small shade structure adjacent to playground.	SF	325	\$5.00	\$1,625	
21. Make improvements to Scott Street entrance.	SF	23,000	\$2.00	\$46,000	Demolition
	SF	4,000	\$20.00	\$80,000	Scott Street Paving
	LF	700	\$15.00	\$10,500	Scott Street Curbing
	SF	13,000	\$3.00	\$39,000	Asphalt Paving
	LF	500	\$12.00	\$6,000	Concrete Curb
	SF	2,000	\$10.00	<u>\$20,000</u>	Planting
			Total =	\$201,500	
22. Replace irrigation system.	SF	80,000	\$1.75	\$140,000	
23. Loop 8" water main and install additional hydrants.	LF	2,100	\$40.00	\$84,000	8" Main Line
	EA	7	\$1,500.00	<u>\$10,500</u>	Fire Hydrants
			Total =	\$94,500	
Phase I Subtotal =				<u>\$2,943,975</u>	
10% Design Contingency				\$311,898	
10% Construction Contingency				\$311,898	
9% Design Fees/Expenses				\$208,708	
Permitting Allowance				<u>\$35,000</u>	
			Total Phase I =	\$3,811,479	

ITEM NO.	UNIT	QUANTITY	UNIT COST (\$)	TOTAL (\$)	COMMENTS
Phase 2					
1. Construct interactive fountain.					
	LS			\$400,000	Fountain Materials
	LS			<u>\$110,000</u>	Support Equipment
			Total =	\$510,000	
2. New entry at Charles Street intersection.					
	SF	11,400	\$2.00	\$22,800	Demolition
	SF	4,300	\$3.00	\$12,900	Asphalt Paving
	LF	370	\$12.00	\$4,440	Concrete Curb
	SF	700	\$65.00	\$45,500	Shade Structure
	SF	7,000	\$12.00	\$84,000	Brick Paving
	LF	115	\$100.00	<u>\$11,500</u>	Seatwall
			Total =	\$181,140	
3. Re-Design Memorial Garden.					
	SF	4,500	\$2.00	\$9,000	Demolition
	LF	200	\$100.00	\$20,000	Seatwall
	SF	1,800	\$12.00	\$21,600	Brick Paving
	SF	2,000	\$7.50	<u>\$15,000</u>	Planting
			Total =	\$65,600	
4. Remove parking, create performance lawn, west side.					
	SF	75,000	\$2.00	\$150,000	Demolition
	LS			\$35,000	Utility Relocation
	SF	38,500	\$3.00	\$115,500	Asphalt Paving
	LF	2,300	\$12.00	\$27,600	Concrete Curb
	SF	28,000	\$5.00	\$140,000	Concrete Paving
	SF	70,000	\$1.00	\$70,000	Lawn
	SF	70,000	\$1.50	\$105,000	Irrigation
			Total =	<u>\$75,000</u>	Allowance - Planting
				\$718,100	

ITEM NO.	UNIT	QUANTITY	UNIT COST (\$)	TOTAL (\$)	COMMENTS
5. Construct horse carriage pick-up/drop-off on Bay Street.					
	SF	2,500	\$3.00	\$7,500	Asphalt Paving
	LF	500	\$12.00	\$6,000	Concrete Curb
	SF	1,300	\$1.00	\$1,300	Lawn
	LS			<u>\$1,500</u>	Planting Allowance
			Total =	\$16,300	
Phase 2 Subtotal =				<u>\$1,491,140</u>	
10% Design Contingency				\$149,154	
10% Construction Contingency				\$149,154	
9% Design Fees/Expenses				\$134,239	
Permitting Allowance				<u>\$15,000</u>	
Total Phase 2 =				\$1,938,687	
Phase 3					
1. Remove laundry and ship's store buildings, restore to park.					
	SF	1,750	\$8.00	\$14,000	Laundry Demolition
	SF	1,650	\$8.00	\$13,200	Ship's Store Demolition
	SF	3,400	\$2.50	<u>\$8,500</u>	Lawn & Irrigation
			Total =	\$35,700	
2. Construct new marina and park services building.					
	SF	4,000	\$185.00	\$740,000	
Phase 3 Subtotal =				<u>\$775,700</u>	
10% Design Contingency				\$77,570	
10% Construction Contingency				\$77,570	
9% Design Fees/Expenses				\$69,813	
Permitting Allowance				<u>\$25,000</u>	
Total Phase 3 =				\$1,025,653	
Total All Phases				\$6,775,819	



Legend

- Bellwood Type Light Fixture
- Post-Mounted Protection Light Fixtures
- Wall Mounted Light Fixtures
- Lighting Integrates With Structures/Furniture
- Sign
- Information Sign



Henry C. Chambers Waterfront Park
Beaufort, South Carolina

**PRELIMINARY SIGNAGE
& LIGHTING PLAN**

S A S A K I
April, 2002
Exhibit 5-6