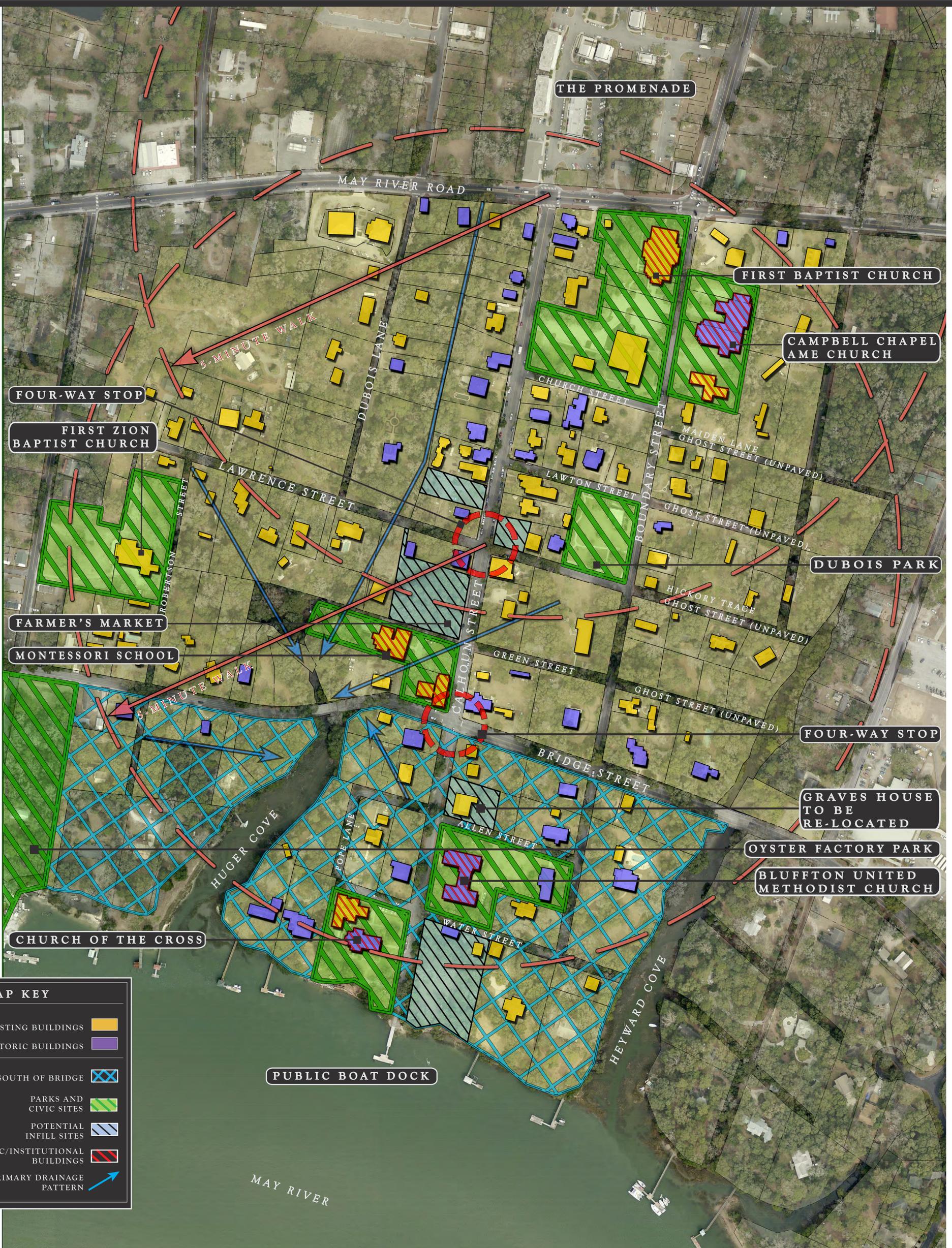


OPPORTUNITIES AND CONSTRAINTS



TH THOMAS & HUTTON

CALHOUN STREET STUDY – BLUFFTON, SOUTH CAROLINA

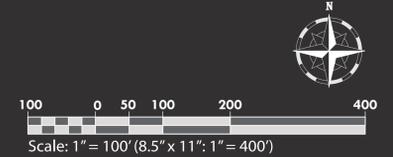


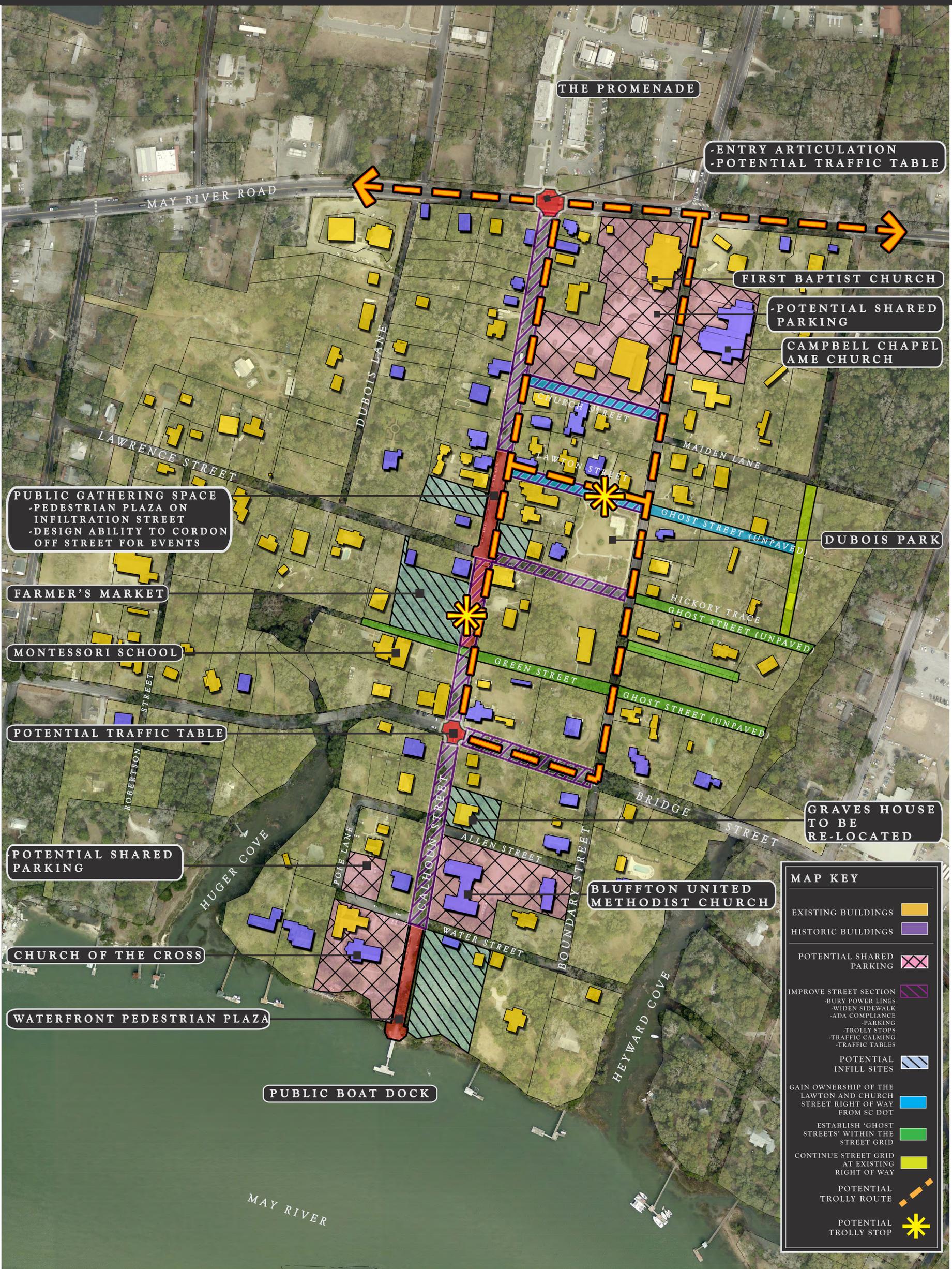
MAP KEY

EXISTING BUILDINGS	
HISTORIC BUILDINGS	
SOUTH OF BRIDGE	
PARKS AND CIVIC SITES	
POTENTIAL INFILL SITES	
CIVIC/INSTITUTIONAL BUILDINGS	
PRIMARY DRAINAGE PATTERN	



EXISTING CONDITIONS MAP
CALHOUN STREET STUDY
 Town of Bluffton, South Carolina
 JUNE 2, 2014





PUBLIC GATHERING SPACE
 -PEDESTRIAN PLAZA ON INFILTRATION STREET
 -DESIGN ABILITY TO CORDON OFF STREET FOR EVENTS

FARMER'S MARKET

MONTESSORI SCHOOL

POTENTIAL TRAFFIC TABLE

POTENTIAL SHARED PARKING

CHURCH OF THE CROSS

WATERFRONT PEDESTRIAN PLAZA

PUBLIC BOAT DOCK

THE PROMENADE

ENTRY ARTICULATION
POTENTIAL TRAFFIC TABLE

FIRST BAPTIST CHURCH

POTENTIAL SHARED PARKING

CAMPBELL CHAPEL AME CHURCH

DUBOIS PARK

GRAVES HOUSE TO BE RE-LOCATED

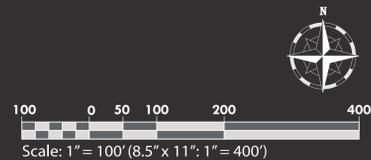
BLUFFTON UNITED METHODIST CHURCH

MAP KEY

EXISTING BUILDINGS	
HISTORIC BUILDINGS	
POTENTIAL SHARED PARKING	
IMPROVE STREET SECTION -BURY POWER LINES -WIDEN SIDEWALK -ADA COMPLIANCE -PARKING -TROLLEY STOPS -TRAFFIC CALMING -TRAFFIC TABLES	
POTENTIAL INFILL SITES	
GAIN OWNERSHIP OF THE LAWTON AND CHURCH STREET RIGHT OF WAY FROM SC DOT	
ESTABLISH 'GHOST STREETS' WITHIN THE STREET GRID	
CONTINUE STREET GRID AT EXISTING RIGHT OF WAY	
POTENTIAL TROLLEY ROUTE	
POTENTIAL TROLLEY STOP	



OPPORTUNITIES MAP
CALHOUN STREET STUDY
 Town of Bluffton, South Carolina
 JUNE 2, 2014



THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting

TOWN OF BLUFFTON, SOUTH CAROLINA CALHOUN STREET STUDY



OPPORTUNITIES AND CONSTRAINTS



PUBLIC OPEN HOUSE
JUNE 2, 2014

Sottile & Sottile

 **THOMAS & HUTTON**
Engineering | Surveying | Planning | GIS | Consulting

CALHOUN STREET STUDY

Agenda

- Design Process
- Public Preference Survey
- Constraints
- Opportunities
- Guiding Principles
- Stop/Yield/Go Public Participation Exercise



CALHOUN STREET STUDY

DESIGN PROCESS

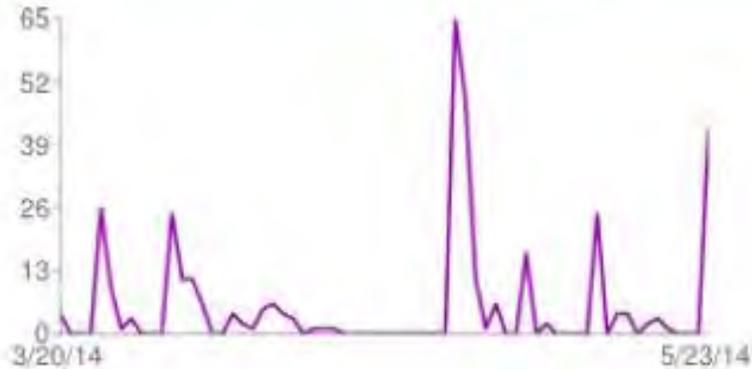
- A. Data Gathering and Base Map Preparation
- B. Public Preference Survey
- C. Traffic Study
- D. Opportunities and Constrains Report and Mapping
- E. Public Open House
- F. **Public Workshop - JUNE 14!!!**
- G. Conceptual Plan
 - Conceptual Plan Development
 - Client/Town Review
 - Conceptual Plan refinement
 - Construction Cost Opinion #1 and Phasing Options
 - Client/Town Review/ Plan Revision
- H. Public Meeting
- I. Final Plan
 - Plan and Civic Node design Refinement
 - Cost Opinion #2 and Phasing Option Refinement/Cost by Phase
 - Client/Town Review/Plan revision
 - Production of Final Planning Documents
- J. Public Presentation



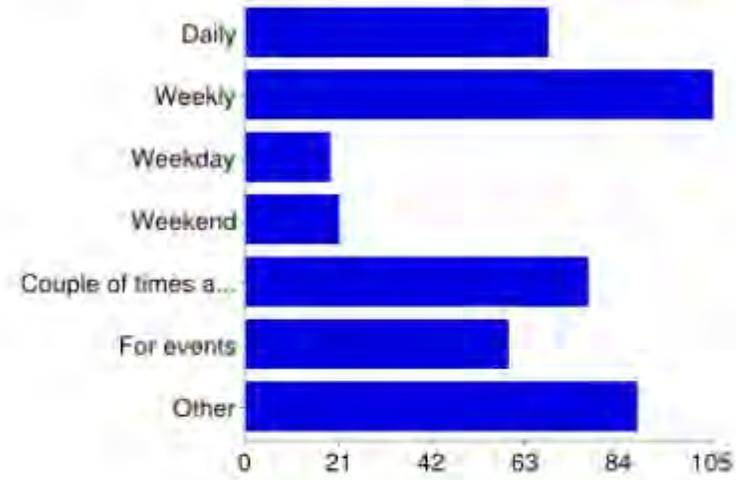
CALHOUN STREET STUDY

PUBLIC PREFERENCE SURVEY RESULTS

Number of daily responses



How often do you visit Calhoun Street and Old Town Bluffton? Please check all that apply.



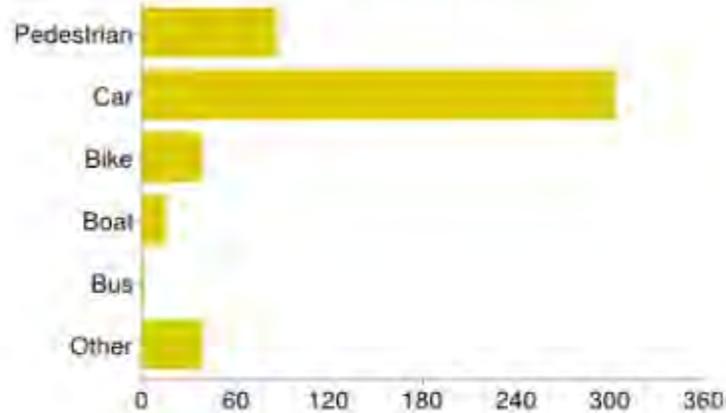
Daily	68	16%
Weekly	105	24%
Weekday	19	4%
Weekend	21	5%
Couple of times a month	77	18%
For events	59	14%
Other	88	20%



CALHOUN STREET STUDY

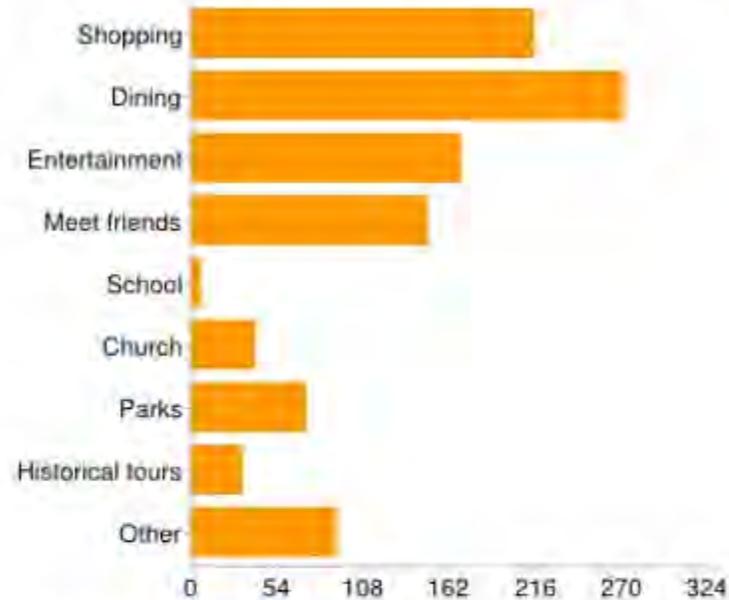
PUBLIC PREFERENCE SURVEY RESULTS

How do you travel to and from Calhoun Street and Old Town? Please check all that apply.



Pedestrian	86	18%
Car	302	63%
Bike	38	8%
Boat	15	3%
Bus	1	0%
Other	38	8%

When you visit Calhoun Street and Old Town Bluffton, what activities draw you there? Please check all that apply.



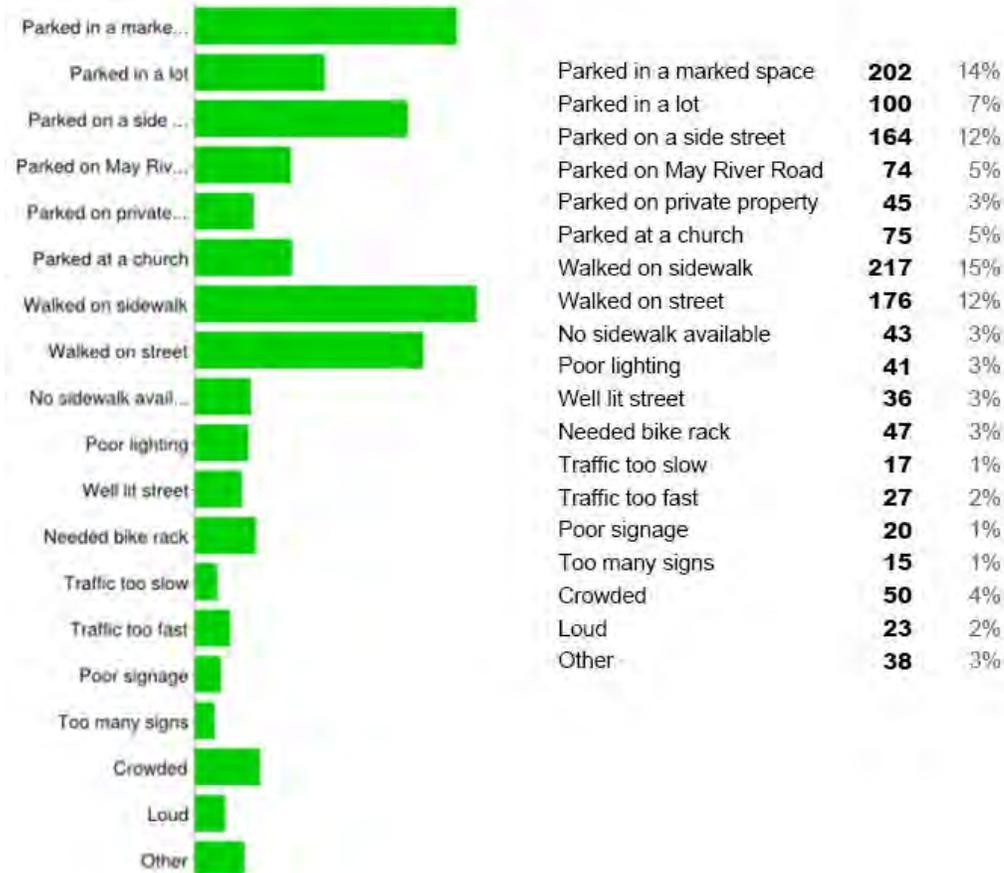
Shopping	215	21%
Dining	271	26%
Entertainment	169	16%
Meet friends	148	14%
School	6	1%
Church	40	4%
Parks	72	7%
Historical tours	32	3%
Other	91	9%



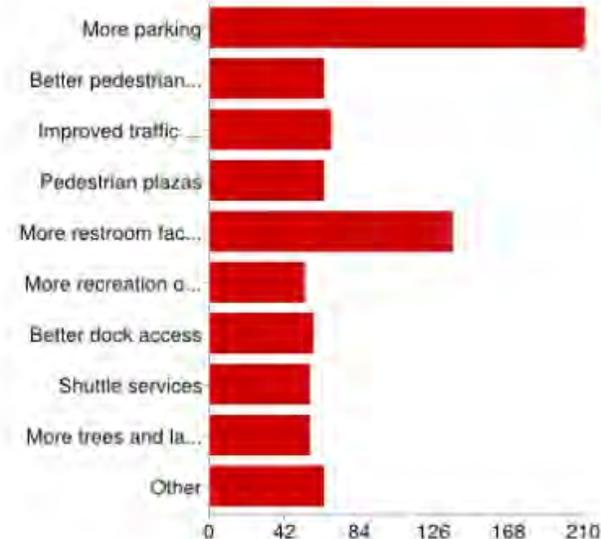
CALHOUN STREET STUDY

PUBLIC PREFERENCE SURVEY RESULTS

Based on your experience on your visits to Calhoun Street and Old Town, please check all that apply.



What improvements do you feel could enhance your experience in Old Town Bluffton? Please check all that apply.



More parking	210	25%
Better pedestrian access	64	8%
Improved traffic flow	68	8%
Pedestrian plazas	64	8%
More restroom facilities	136	16%
More recreation opportunities	53	6%
Better dock access	58	7%
Shuttle services	56	7%
More trees and landscaping	56	7%
Other	64	8%



CALHOUN STREET STUDY

CONSTRAINTS

1. Great Streets

- a. Encroachments into existing right-of-ways
- b. Working with SCDOT within State Right-of-ways
- c. Cooperation of adjacent property owners
- d. Location and condition of Commemorative Palmettos on Calhoun Street
- e. Limited width of Public Right-of/Ways
- f. Lack of truly interconnected street grid (dead ends, partial blocks, etc.)

2. Parking

- a. Encroachments into existing right-of-ways
- b. Working with SCDOT within State Right-of-ways
- c. Planning for parking to accommodate Easter Sunday (Over-design)
- d. Location and condition of Commemorative Palmettos on Calhoun Street
- e. Limited width of Public Right-of/Ways
- f. Public desire to not mark individual Calhoun Street parallel spaces

3. Public Spaces and Aesthetics

- a. Working with SCDOT within State Right-of-ways
- b. Location and condition of Commemorative Palmettos on Calhoun Street
- c. Aesthetics of parking signage and parking striping
- d. Negative impact of paved parking areas
- e. ADA compliance to existing pier

4. Engineering and Environmental Concerns

- a. Encroachments into existing right-of-ways
- b. Working with SCDOT within State Right-of-ways
- c. Location and condition of Commemorative Palmettos on Calhoun Street
- d. Limited width of Public Right-of/Ways
- e. Negative impact of paved parking areas
- f. Staging / Phasing of construction to keep Calhoun Street open / limit closures.



CALHOUN STREET STUDY

OPPORTUNITIES

Great Streets

- a. Take ownership of DOT controlled streets, primarily Lawton and Church Streets
- b. Reestablish “Ghost Streets”, such as Green Street and eastern blocks of Lawton and Lawrence Streets to promote vehicular and pedestrian circulation connectivity
- c. Create streets that are interesting, comfortable, safe, great places, tree lined, connected and memorable
- d. Reclaim streets from auto dominance to Improve pedestrian safety and circulation through the use of wide sidewalks and continuous sidewalk connectivity
- e. Traffic Table options and curb bulb-out options at Intersections and crosswalks for traffic calming and pedestrian safety
- f. Narrow vehicular travel lanes and increase sidewalk widths
- g. Bury Power lines on Calhoun Street
- h. One-way street options for increased parking on side streets
- i. Appropriate street trees, landscape and pervious surface



CALHOUN STREET STUDY

OPPORTUNITIES

Parking

- a. Designate allowed parking spots through markings on Calhoun and side streets
- b. Designate and actively enforce “No Parking” areas on Calhoun and side streets
- c. Limit allowed parking time in Calhoun designated spaces
- d. Metered Parking at designated spaces in the Old Town Core to encourage remote parking (May River Road)
- e. Exploit existing parking at May River Road, Bluffton Road, Boundary Street, Calhoun street and future designated side street parallel parking through appropriate signage
- f. Establish shared parking agreements with adjacent churches.
- g. Assist churches in maximizing their existing parking areas
- h. Allow churches to charge a fee to park in their parking lots during events
- i. Study street sections to increase on-street parking via reverse angled parking or one-way street with parallel or reverse angle parking.
- j. Strive to create a “park once and walk” environment
- k. Identify and secure a remote parking area with multimodal options for transportation to the Old Town Core
- l. Establish a development impact fee on new Calhoun Street construction to help fund remote parking solutions
- m. Establish multimodal transportation options including:
 - Employee remote parking with shuttle service
 - Visitor remote parking with shuttle service
 - Boat/ferry access at pier (similar to what Palmetto Bluff is currently doing)
 - Motor coach drop-off and remote parking for tour groups
 - Rental bikes at remote parking area
 - Golf cart parking
- n. Establish an Old Town shuttle trolley service
- o. Move the Farmers Market to another location in Town



CALHOUN STREET STUDY

OPPORTUNITIES

Public Spaces and Aesthetics

- a. Strengthen the Old Town Core
- b. Preserve community character and uniqueness of the Old Town Core
- c. Increase parks and access to the May River
- d. Preservation of historic structures
- e. Encourage development at the Old Town core (Northern Calhoun and adjacent lands on May River Road) that includes Infill development that adds to the built environment and make Bluffton more complete
- f. Require Infill development to reflect the historic architecture of Bluffton through scale, materials, building massing, color, streetscape, rhythm and personality
- g. Articulate the Old Town Core entry through textured pavements, traffic tables, curb bulb-outs.
- h. Create public/civic space to compliment the Old town Core
- i. May River Road and Calhoun intersection (Front door)
- j. Calhoun Street plaza with ability to cordon off traffic for events(living room)
- k. May River Pier (Back porch)
- l. Incorporate public restrooms



CALHOUN STREET STUDY

OPPORTUNITIES

Engineering and Environmental Concerns

- a. Reduce impervious surface
 - Incorporate water quality solutions where appropriate
 - Infiltration Street
 - Reduce impervious pavement
 - Rain Gardens
 - Pervious drives and parking
 - Bio-swales and bio-retention
 - Cisterns
 - Wet wells
 - Underground storm water storage
- b. Re-engineer Calhoun street to a lower elevation allowing vertical curb and gutter with adjacent uses higher and draining to the street
- c. Design Calhoun street as an infiltration street
- d. Intersection improvements such as traffic tables and/or build-outs to slow traffic, articulate entry and pedestrian crossings and increase public safety
- e. Establish ADA compliant parking and sidewalks
- f. Narrow traffic lanes and increase sidewalk widths include planting strips/tree wells where possible
- g. Reduce curb radius at intersections or simulate reduced radius through textured pavements
- h. Incorporate textured pavements to emphasize the pedestrian nature of the Old Town Core



CALHOUN STREET STUDY

GUIDING PRINCIPLES

- Maintain the uniqueness of Old Town
- Protect the May River
- Foster Connectivity of streets and sidewalks
- Improve the current parking predicament
- Maintain Tranquility south of Bridge Street
- Increase Public/Park Space and access to the River
- Cluster retail activities on Northern Calhoun Street and adjacent areas of May River Road (Old Town Core)
- Articulate the crossroads at the intersection of May River Road and Calhoun Street
- Promote multimodal transportation options
- Create memorable streets
- Increase walkability
- Slow traffic down
- Promote pedestrian safety
- Resist parking in front of buildings
- Establish parallel parking in suitable side streets
- Resist parking lots and parking structures on valuable infill frontage on Calhoun Street and the Old Town Core
- Reserve special places for civic purposes
- Continue stewardship of historic structures
- Respect the architectural traditions of Calhoun Street
- Promote infill development with buildings that reflect Calhoun Streets design elements, scale, materials, building massing, colors, streetscape, rhythm and personality



CALHOUN STREET STUDY

CLOSING EXERCISE

STOP/YIELD/GO

The goal of the exercise is to further gauge public preference. The results of the STOP/YIELD/GO exercise will then be compared to the Public Survey to test concurrence.

Red- I do not agree with the statement

Yellow- I am neutral or have no opinion on the statement

Green- I agree with the statement



CALHOUN STREET STUDY

CLOSING EXERCISE

1. Install metered parking at designated spaces in the Old Town Core to encourage remote parking (May River Road)
2. Identify and secure a remote parking area with multimodal options for transportation to the Old Town Core
3. Establish a development impact fee on new Calhoun Street construction to help fund remote parking solutions
4. Cluster retail activities on northern Calhoun Street and adjacent areas of May River Road (Old Town Core)
5. Establish parallel parking in suitable side streets
6. Construct parking lots and/or parking structures on infill lands at Calhoun Street and the Old Town Core
7. Reestablish Ghost Streets, Green Street and eastern blocks of Lawton and Lawrence to promote vehicular and pedestrian circulation connectivity
8. Establish multimodal transportation options including:
 - Employee remote parking with shuttle service
 - Visitor remote parking with shuttle service
 - Boat/ferry access at pier
 - Motor coach drop-off and remote parking for tour groups
 - Rental bikes at remote parking area
 - Golf cart parking
9. Encourage development at the Old Town core (northern Calhoun Street and adjacent lands on May River Road) that includes Infill development that adds to the built environment and make Bluffton more complete
10. Create public/civic space to compliment the Old town Core
 - May River Road and Calhoun intersection (Front door)
 - Calhoun Street plaza with ability to cordon off traffic for events(living room)
 - May River Pier (Back porch)
11. Incorporate water quality solutions where appropriate
12. Move the Farmers Market to another location in Town
13. Calhoun Street should be lowered to accommodate curbs and permit stormwater management infrastructure
14. Calhoun Street should be narrowed to permit wider sidewalks
15. Calhoun Street should be reconstructed to permit angled parking rather than parallel parking
16. Overflow parking should be permitted in church parking lots
17. Crosswalks should be better articulated with a different paving material or road tables
18. One-way streets should be incorporated in Old Town to reduce congestion and permit additional parking opportunities
19. Planting strips should be incorporated in any street upgrade

PLEASE PROVIDE US WITH
YOUR QUESTIONS AND INPUT

