

# PARKING ANALYSIS



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**TH** THOMAS & HUTTON

**CALHOUN STREET STUDY – BLUFFTON, SOUTH CAROLINA**

# PARKING TYPOLOGIES



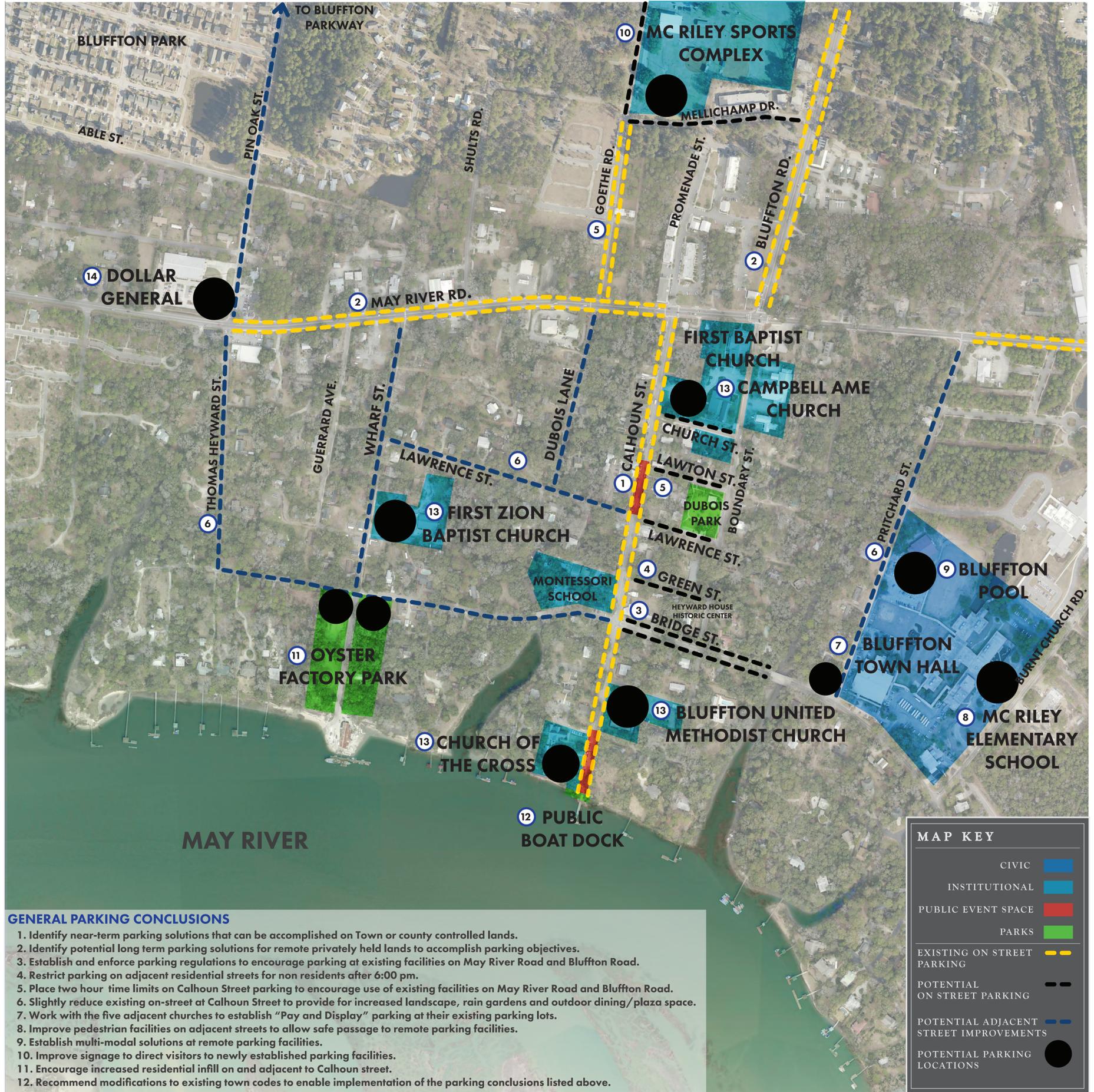
PARKING AT EXISTING TOWN AND COUNTY FACILITIES



EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING



MULTI-MODAL TRANSPORTATION SHARED PARKING



## GENERAL PARKING CONCLUSIONS

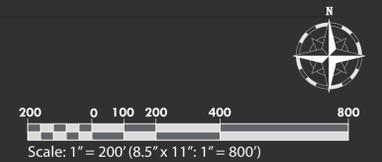
1. Identify near-term parking solutions that can be accomplished on Town or county controlled lands.
2. Identify potential long term parking solutions for remote privately held lands to accomplish parking objectives.
3. Establish and enforce parking regulations to encourage parking at existing facilities on May River Road and Bluffton Road.
4. Restrict parking on adjacent residential streets for non residents after 6:00 pm.
5. Place two hour time limits on Calhoun Street parking to encourage use of existing facilities on May River Road and Bluffton Road.
6. Slightly reduce existing on-street at Calhoun Street to provide for increased landscape, rain gardens and outdoor dining/plaza space.
7. Work with the five adjacent churches to establish "Pay and Display" parking at their existing parking lots.
8. Improve pedestrian facilities on adjacent streets to allow safe passage to remote parking facilities.
9. Establish multi-modal solutions at remote parking facilities.
10. Improve signage to direct visitors to newly established parking facilities.
11. Encourage increased residential infill on and adjacent to Calhoun street.
12. Recommend modifications to existing town codes to enable implementation of the parking conclusions listed above.



## PARKING OPPORTUNITIES MAP

# CALHOUN STREET STUDY

Town of Bluffton, South Carolina  
NOVEMBER 10, 2014



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

# PARKING OPPORTUNITIES - STREETSCAPES

## ① CALHOUN STREET

### INITIATIVES

- **Initiate a Streetscape Improvement Plan incorporating:**
  - A. On-street parking
  - B. Multi-modal options
    - Bicycle parking
    - Golf cart parking
    - Trolley stops
    - Motor coach drop-off/pick up
    - ADA sidewalks (5' minimum)
  - C. Site furnishings
  - D. Signage and wayfinding to direct people to remote and adjacent parking areas

### POLICIES

- **Establish and enforce parking regulations such as:**
  - A. 2 hour parking limit
  - B. Restrict employee parking to remote parking facilities
  - C. Establish "No Parking" zones to encourage use of existing parking facilities
  - D. No overnight parking at Calhoun Street dock
  - E. Establish "Commercial Loading Zone" parking areas; limit hours for commercial drop off

### PROGRAMS

- **Establish bicycle share program**
  - A. Create bicycle share program in high pedestrian traffic areas



On-street parking with landscaping buffer



Multi-modal parking



Parking signage



**118**  
potential parking spaces  
Calhoun Street

## ② MAY RIVER ROAD & BLUFFTON ROAD

### INITIATIVES

- **Establish a "park and shop" signage system to encourage use of existing parking**
- **Articulate the intersection of May River Road and Calhoun Street to emphasize proximity to existing parking on May River Road, slow traffic and provide safe pedestrian passage**
- **Articulate other primary intersections**

### POLICIES

- **Reduce speed limits on Calhoun Street and May River Road within the study area**



Incorporate additional signage to existing



Articulated intersection



Reduced speed limit



**153**  
existing parking spaces  
May River Road

## ③ BRIDGE STREET

### INITIATIVES

- **Initiate a Streetscape Improvement Plan incorporating:**
  - A. On-street parking
  - B. Pedestrian linkage to Calhoun street
  - C. Site furnishings
    - Street lighting
  - D. Low-Impact Development methods for stormwater quality
    - Rain gardens
    - Bio-retention
    - Permeable pavement
- **Initiate Wayfinding signage**

### POLICIES

- **Establish and enforce parking regulations such as:**
  - A. 2 hour parking limit

*\*Implement these improvements as an initial phase of work for parking improvements*



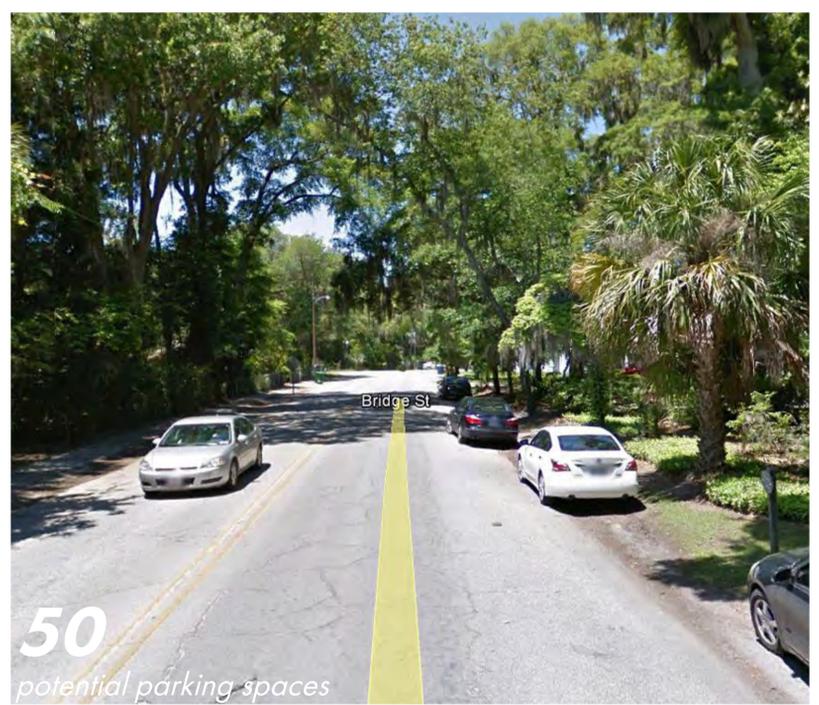
Improved pedestrian links to Calhoun St.



Pedestrian-scale lighting



Rain gardens/bio-retention



**50**  
potential parking spaces  
Bridge Street



# PARKING OPPORTUNITIES - STREETSCAPES

## 4 GREEN STREET

### INITIATIVES

- Incorporate street into Town and initiate a Streetscape Improvement Plan incorporating:

- One-way traffic directed toward the Montessori school
- Parallel parking
- Sidewalk on parallel parking side of street
- Low-Impact Development methods for stormwater quality
  - Rain gardens
  - Bio-retention
  - Permeable pavement
  - Permeable pavement

### POLICIES

- Establish and enforce parking regulations such as:
  - No parking during school drop-off and pick-up hours to allow for queuing

\*Implement these improvements as an initial phase of work for parking improvements



Incorporate sidewalks for better connectivity



Parallel parking with sidewalk



Rain gardens/bio-retention



Green Street

## 5 SIDE STREETS EAST AND NORTH OF CALHOUN CHURCH, LAWTON, LAWRENCE, GOETHE AND MELLICHAMP

### INITIATIVES

- Incorporate streets into Town and initiate a streetscape improvement plan incorporating:

- Two-way traffic with parallel parking where possible
- ADA compliant sidewalks on both sides of street
- Low-Impact Development methods for stormwater quality
  - Rain gardens
  - Bio-retention
  - Permeable pavement

### POLICIES

- Establish and enforce parking regulations such as:

- Establish "No Parking" zones on adjacent residential streets after 6:00 pm

\*Implement these improvements as an initial phase of work for parking improvements



Parallel parking designations



Rain gardens/bio-retention



Decorative "No Parking" signage except for residents



Church, Lawton, Lawrence, Goethe And Mellichamp

## 6 ADJACENT STREETS WEST OF CALHOUN DUBOIS, LAWRENCE, BRIDGE, WHARF AND PRITCHARD

### INITIATIVES

- Improve pedestrian circulation system to encourage pedestrian traffic from remote parking areas including:

- ADA compliant sidewalks
- Street lighting for public safety
- Wayfinding signage

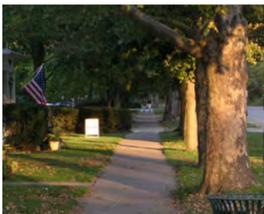
### POLICIES

- Establish and enforce parking regulations such as:

- Establish "No Parking" zones on adjacent residential streets after 6:00 pm



Pedestrian-scale lighting



ADA compliant sidewalks



"No Parking" signage except for residents



Dubois Lane



# PARKING OPPORTUNITIES CALHOUN STREET STUDY

Town of Bluffton, South Carolina  
NOVEMBER 10, 2014

# PARKING OPPORTUNITIES - EXISTING TOWN CONTROLLED PARKING & FACILITIES

## 7 BLUFFTON TOWN HALL

### INITIATIVES

- Establish signage to clearly direct guests to this remote parking
- Implement pedestrian way improvements to provide safe passage at night

### POLICIES

- Utilize existing parking for visitors and restaurant parking after 6:00 pm and on weekends



Additional directional parking signage



Lighting for safe passage



Additional parking signage during peak hours



95 potential parking spaces

Bluffton Town Hall

## 8 MC RILEY ELEMENTARY SCHOOL BUS AND VEHICULAR PARKING AREAS

### INITIATIVES

- Establish signage to clearly direct guests to this remote parking
- Implement pedestrian way improvements to provide safe passage at night

### POLICIES

- Utilize existing parking for visitors and restaurant parking after 6:00 pm and on weekends

### PROGRAMS

- Establish a "Park and Ride" area with multi-modal options such as a trolley stop and bicycle share



Pedestrian sidewalk improvements



Park and ride



Bicycle share



26 potential parking spaces

MC Riley Elementary School

## 9 MC RILEY SPORTS COMPLEX GOETHE ROAD

### INITIATIVES

- Establish signage to clearly direct guests to this remote parking
- Implement pedestrian way improvements to provide safe passage at night

### POLICIES

- Utilize existing parking for visitors and restaurant parking after 6:00 pm and on weekends



Additional directional parking signage



Pedestrian improvements



Additional parking signage during peak hours



91 potential parking spaces

MC Riley Sports Complex



## PARKING OPPORTUNITIES CALHOUN STREET STUDY

Town of Bluffton, South Carolina  
NOVEMBER 10, 2014

# PARKING OPPORTUNITIES - EXISTING TOWN CONTROLLED PARKING & FACILITIES

## 10 BLUFFTON POOL PARKING LOT PRITCHARD STREET

### INITIATIVES

- Establish signage to clearly direct guests to this remote parking
- Implement pedestrian way improvements to provide safe passage at night

### POLICIES

- Utilize existing parking for visitors and restaurant parking after 6:00 pm and on weekends



Additional directional parking signage



Pedestrian improvements



Additional parking signage during peak hours



52 potential parking spaces

Bluffton Pool Parking Lot

## 11 OYSTER FACTORY PARK

### INITIATIVES

- Establish signage to clearly direct guests to this remote parking
- Implement pedestrian way improvements to provide safe passage at night

### POLICIES

- Establish and enforce parking regulations such as:
  - Allow truck and trailer parking for Farmers Market vendors at the boat trailer lot
  - Allow vehicular parking in the boat trailer lot after 6:00 pm
  - Utilize existing parking for visitors and restaurant parking after 6:00 pm and on weekends
  - No overnight parking at Calhoun Street dock



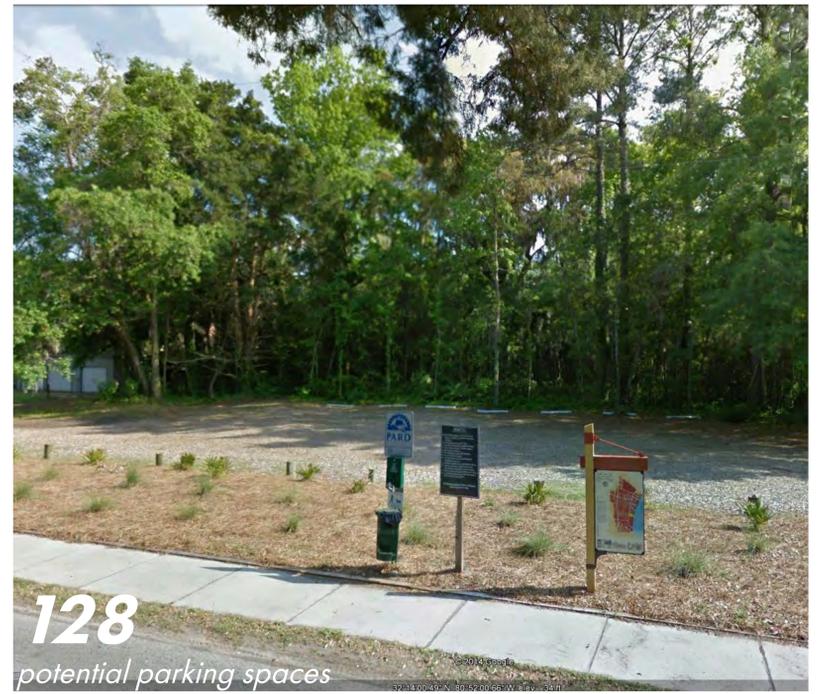
Farmer's Market parking signage



Pedestrian improvements



Additional parking signage during peak hours



128 potential parking spaces

Oyster Factory Park

## 12 PUBLIC BOAT DOCK

### INITIATIVES

- Develop a conceptual master plan to create a public plaza that incorporates parking for the public and the Church of the Cross
- Establish signage to clearly direct guests to this remote parking
- Implement pedestrian way improvements to provide safe passage at night

### POLICIES

- Allow visitor and restaurant parking after 6:00pm

### PROGRAMS

- Promote River trolley access from surrounding communities



Concept master plan for park plaza & dock



Additional directional parking signage



Potential river trolley access



Public boat dock



## PARKING OPPORTUNITIES CALHOUN STREET STUDY

Town of Bluffton, South Carolina  
NOVEMBER 10, 2014

# PARKING OPPORTUNITIES - SHARED PARKING

## 13 CHURCHES

- FIRST BAPTIST CHURCH
- CAMPBELL AME CHURCH
- BLUFFTON UNITED METHODIST CHURCH
- FIRST ZION BAPTIST CHURCH
- CHURCH OF THE CROSS

### INITIATIVES

- Establish signage to clearly direct guests to this remote parking
- Implement pedestrian way improvements to provide safe passage at night

### POLICIES

- Utilize existing parking for visitors and restaurant parking after 6:00 pm and on weekends



Additional directional parking signage



Pedestrian improvements



Parking pay stations generate additional revenue



**234**  
potential parking spaces

First Baptist Church, Campbell Ame Church, Bluffton United Methodist Church, First Zion Baptist Church, Church Of The Cross parking lots

## 14 DOLLAR GENERAL PARKING LOT

### INITIATIVES

- Reach agreement with property owner to allow for public parking
- Establish signage to clearly direct guests to this remote parking
- Implement pedestrian way improvements to provide safe passage at night

### POLICIES

- Utilize existing parking lot employees, visitors and restaurant parking after 6:00 pm and on weekends



Enhanced parking area with pedestrian connectivity



Pedestrian crossings to Calhoun St.



Private lot meters can generate additional revenue for businesses



**77**  
existing parking spaces

Dollar General parking lot



## PARKING OPPORTUNITIES CALHOUN STREET STUDY

Town of Bluffton, South Carolina  
NOVEMBER 10, 2014

# TOWN OF BLUFFTON, SOUTH CAROLINA CALHOUN STREET STUDY



Town Council Meeting  
December 9, 2014

# AGENDA

1. Scope of Project
2. Parking Analysis
3. Issues
4. Master Plan  
Recommendations



# SCOPE OF THE PROJECT

## CALHOUN STREET STUDY

- A. Data Gathering and Base Map Preparation
- B. Public Preference Survey
- C. Traffic Study
- D. Opportunities and Constraints Report and Mapping
- E. Public Open House
- F. Public Workshop – June 14th
- G. Conceptual Plan
  - A. Conceptual Plan Development (Parking)
  - B. Client/Town Review (Parking)
  - C. Conceptual Plan refinement (Parking)
  - D. Client/Town Review/ Plan Revision (Parking)
- H. Public Meeting/Town Council Meeting (Parking)
- I. Final Plan
  - A. Plan and Civic Node design
  - B. Cost Opinion and Phasing Option Refinement/Cost by Phase
  - C. Client/Town Review/Plan revision
  - D. Production of Final Planning Documents
- J. Public Presentation



# PARKING ANALYSIS

## EXECUTIVE SUMMARY

### Scenario 1A- Current Existing Town and Promenade Parking

(Including On Street Parking- May River Rd., Calhoun St., Bluffton Rd., Goethe Rd., and Bruin Rd., Oyster Factory Park future lot, Promenade, and First Baptist Church)

Parking provided	642 Spaces
Parking required	341 Spaces
Surplus at current requirement	301 Surplus Spaces
Compared to 1/400 SF	271 Surplus Spaces
Compared to 1/250 SF	25 Surplus Spaces

### Scenario 1B- Estimated Build-Out with Existing Town and Promenade Parking

(Including On Street Parking- May River Rd., Calhoun St., Bluffton Rd., Goethe Rd., and Bruin Rd., Oyster Factory Park future lot, Promenade, and First Baptist Church)

Parking provided	642 Spaces
Parking required	573 Spaces
Surplus at current requirement	70 Surplus Spaces
Compared to 1/400 SF	16 Deficit Spaces
Compared to 1/250 SF	478 Deficit Spaces

### PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES



EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING



MULTI-MODAL TRANSPORTATION SHARED PARKING



# PARKING ANALYSIS

## EXECUTIVE SUMMARY

### Scenario 2- Estimated Build-Out Total Town and Promenade Parking

(Including On Street Parking- May River Rd., Calhoun St., Bluffton Rd., Goethe Rd., and Bruin Rd., Oyster Factory Park future lot, Promenade, First Baptist Church, Town Hall, Elementary School, Bluffton Pool, MC Riley Sports Complex, and MC Riley Elementary School)

Parking provided	774 Spaces
Parking required	573 Spaces
Surplus at current requirement	202 Surplus Spaces
Compared to 1/400 SF	117 Surplus Spaces
Compared to 1/250 SF	346 Deficit Spaces

### Scenario 3- Estimated Build-Out Total Town, Promenade, and Private Parking

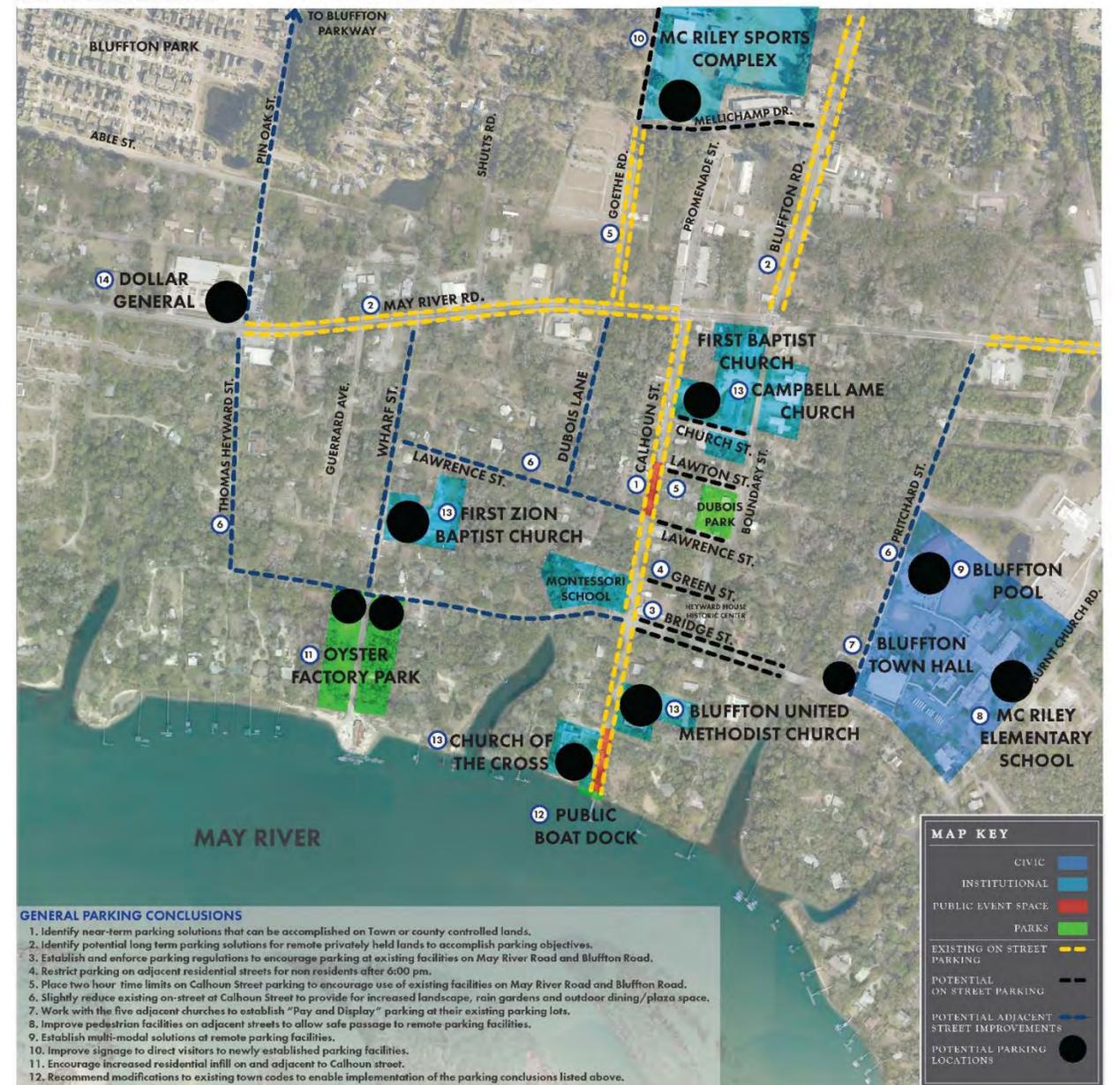
(Including On Street Parking- May River Rd., Calhoun St., Bluffton Rd., Goethe Rd., and Bruin Rd., Oyster Factory Park future lot, Promenade, First Baptist Church, Town Hall, Elementary School, Bluffton Pool, MC Riley Sports Complex, MC Riley Elementary School, United Methodist Church, Church of the Cross, Campbell Ame, and Dollar General)

Parking provided	1,000 Spaces
Parking required	573 Spaces
Surplus at current requirement	428 Surplus Spaces
Compared to 1/400 SF	343 Surplus Spaces
Compared to 1/250 SF	120 Deficit Spaces

### PARKING TYPOLOGIES



PARKING AT EXISTING TOWN AND COUNTY FACILITIES    EXISTING STREET PARKING AND POTENTIAL ON STREET PARKING    MULTI-MODAL TRANSPORTATION    SHARED PARKING



# PARKING ANALYSIS

## PARKING REQUIREMENTS

- **Current Parking Requirements**
  - 1 /1,000 square feet (sf) of saleable/leasable area
  - 2 spaces/residential dwelling unit
- **Suburban Parking Requirement Standard (Typical)**
  - 1 space /250 square feet (sf) of saleable/leasable area
- **What is needed to make this work?**
  - Promote full use of existing parking on May River Rd. and Bluffton Rd.
  - Require turnover of parking spaces and limit employee parking
  - Provide supplemental parking for employees, special events and after 6 pm restaurant and bar traffic
  - Promote alternative modes of transportation (bicycle, pedestrian, transit)
  - Improve signage and wayfinding
  - Improved walkability and safety on side streets
  - Implement and enforce parking regulations
- **Why is 1 /1,000 a good parking ratio?**
  - Promotes walkability/Reduces dependency on the car
  - Reduces sprawl and excess impervious surface
  - Supports the existing charm and character of Old Town



There is a lack of commercial delivery truck parking.



Parking demand increases during peak hours of lunchtime and dinnertime.



# ISSUES

## PARKING ISSUES

- Restaurants and bars create high demand for parking after 6 pm and on the weekends (peak hours)
- Existing parking on May River Rd. and Bluffton Rd. are underutilized during peak hours
- Peak hour parking occurs on adjacent residential streets
- Employees park in prime parking limiting user spaces and parking turnover
- Semi-remote parking areas such as the Oyster Factory Park, Town Hall and Bluffton Pool need walkability improvements such as lighting, signage, improved sidewalks and ADA compliance
- Special events generally work but could be more efficient with improved walkability, signage, utilization of remote parking areas and designated parking for truck/trailer parking



Existing public lots could be utilized for parking



Events such as the Farmer's Market increase parking demand



# MASTER PLAN

## RECOMMENDATIONS

- Implement streetscape improvements on Calhoun St. and adjacent streets including increased on street parking, ADA accessible sidewalks and crossings, signage, lighting, rain gardens, plantings, trees, and bicycle parking
  - Calhoun, Bridge (East of Calhoun), Green, Church, Lawton, Lawrence, Mellichamp
- Implement pedestrian circulation improvements on adjacent street including ADA accessible sidewalks and crossings, signage, and lighting
  - Bridge (West of Calhoun), Lawrence, Goethe, Dubois, Wharf, Pritchard
- Establish new policies for parking
  - Implement 2 hour time restrictions on Calhoun
  - Implement bicycle share program
  - Initiate reduced speed limits on May River Road and create vision for future improvements to maximize parking and walkability
  - Limit guest parking in residential areas after 6 pm

### DRAFT MASTER PLAN



PEDESTRIAN IMPROVEMENTS



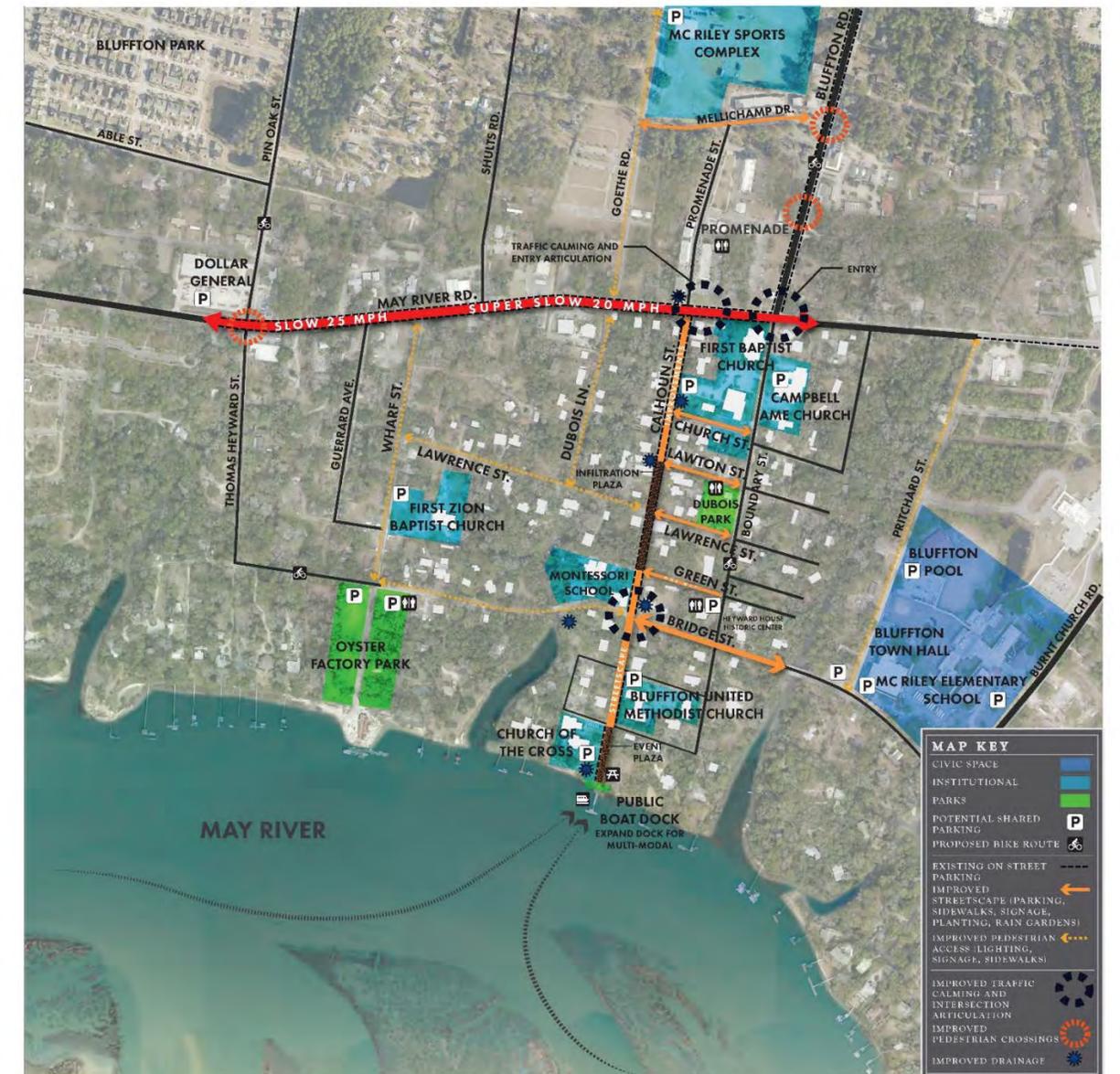
TRAFFIC CALMING



DRAINAGE IMPROVEMENTS



SHARED PARKING



# MASTER PLAN

## RECOMMENDATIONS

- Promote shared parking agreements with private lots for employee parking or public parking during peak hours
  - Churches
  - Dollar General
- Provide trolley/shuttle service and signage and wayfinding to remote, existing publicly owned lots
  - Bluffton Town Hall, MC Riley Elementary School, MC Riley Sports Complex, Bluffton Pool Parking Lot, Oyster Factory Parking, Calhoun Street Dock Parking
- Consider restricting required parking for development to not allow adjacent on-street parking to be counted to fulfill requirement
- Consider amending the current parking requirement for high intensity uses such as restaurants

### DRAFT MASTER PLAN



PEDESTRIAN IMPROVEMENTS



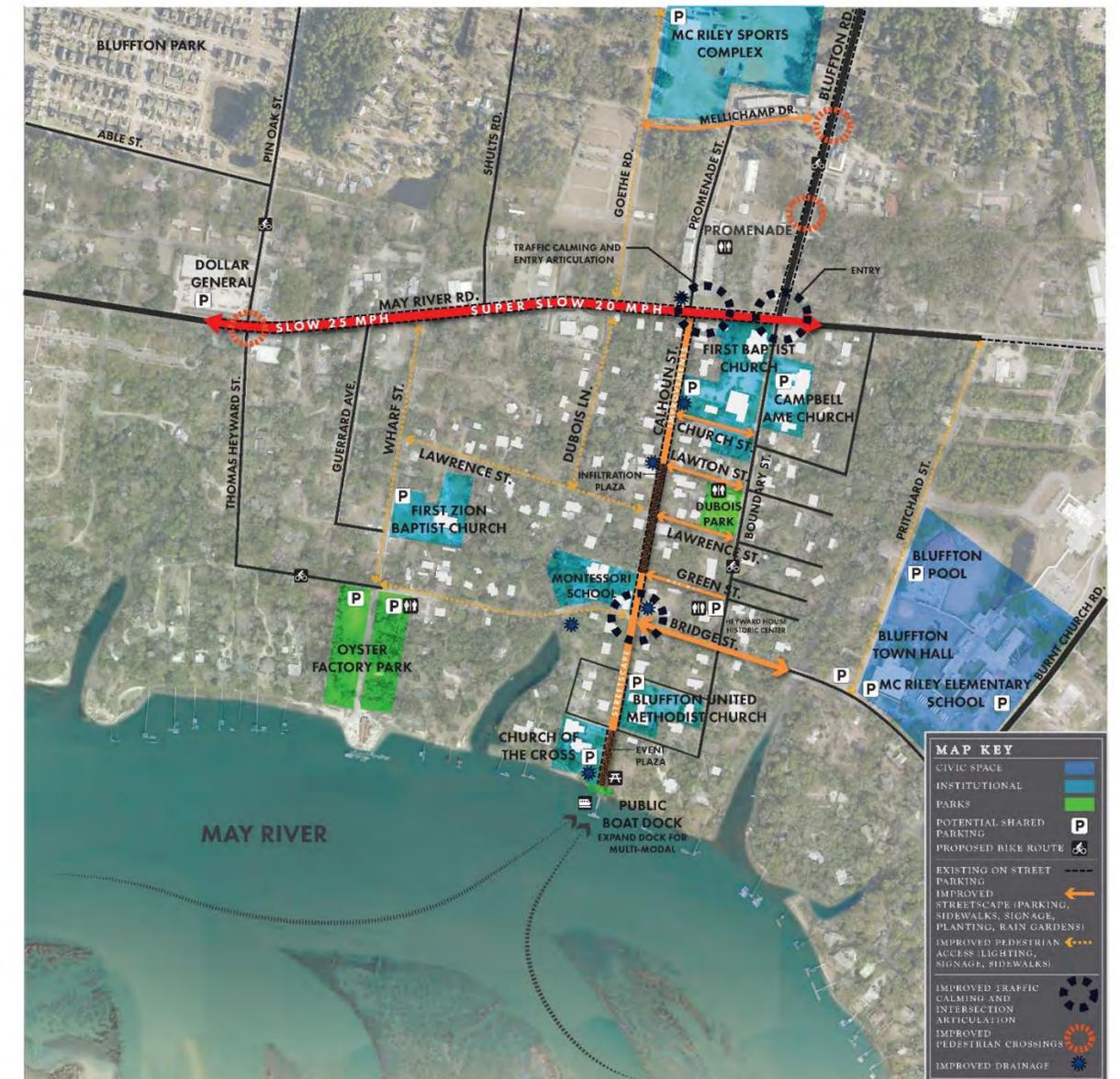
TRAFFIC CALMING



DRAINAGE IMPROVEMENTS



SHARED PARKING



# MASTER PLAN

## INTENSITY MAP

- Intense Use Areas
  - Promenade
  - Carson Cottages
  - Oyster Factory
  - Calhoun St. Public Dock

### INTENSITY MAP



HIGH INTENSITY



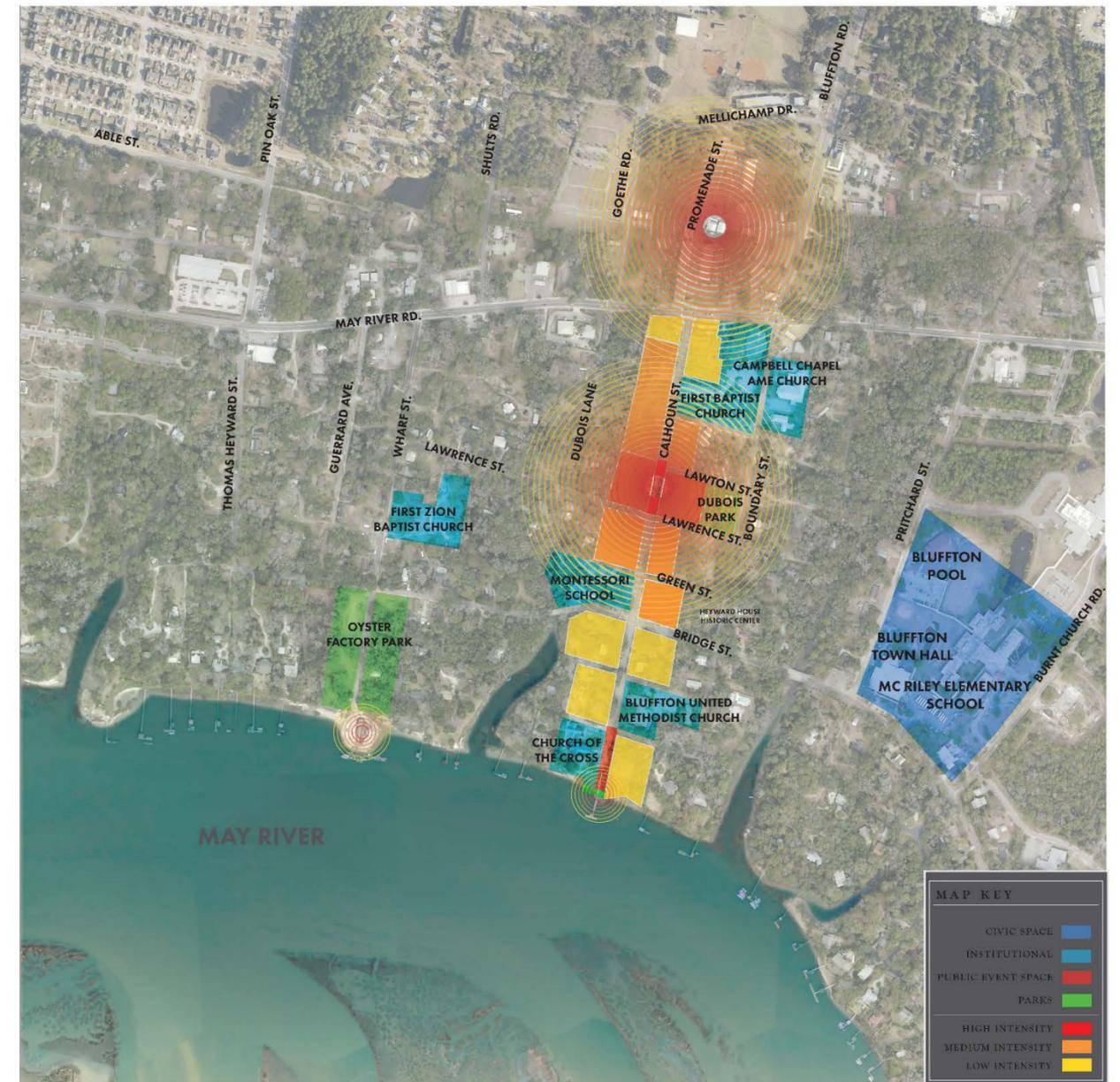
MEDIUM INTENSITY



LOW INTENSITY



CIVIC SPACE



# MASTER PLAN

## STREETScape IMPROVEMENTS – CALHOUN ST. OPTIONS

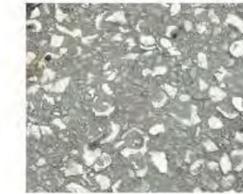
### CALHOUN STREET - ANGLED CURB



Angled Curb Option  
Brick or Tabby



Angled Curb Option  
Granite and Brick



Tabby Sidewalk



Pervious Parking  
Pavers

- Two 10' travel lanes with parallel parking on both sides
- Maintains historical character in some areas
- Planting buffer between 5' sidewalk and parking
- Preserve and restore existing palmettos
- Utilize pervious paver sidewalks at existing live oaks
- Remove center striping

### CALHOUN STREET - VERTICAL CURB/RAIN GARDENS



Signature Sidewalk  
Pavers



Concrete Sidewalk



Bio Retention/Rain  
Garden



Tabby Sidewalk

- Two 10' travel lanes with parallel parking/bulb outs and rain gardens on both sides
- Allows for additional pedestrian spaces
- Increases safety by reducing cross walk distances
- Allows for increased planting space
- Engineered rain garden serves as pilot project in signature locations/intersections
- Significantly increases water quality and reduces stormwater runoff
- Remove center striping



# MASTER PLAN

## STREETSCAPE IMPROVEMENTS – CALHOUN ST. OPTIONS

### CALHOUN STREET @ PUBLIC DOCK- FLEXIBLE USE SPACE



Plaza Pavers Option- Flexible Event Space



Plaza Pavers Option- Flexible Event Space



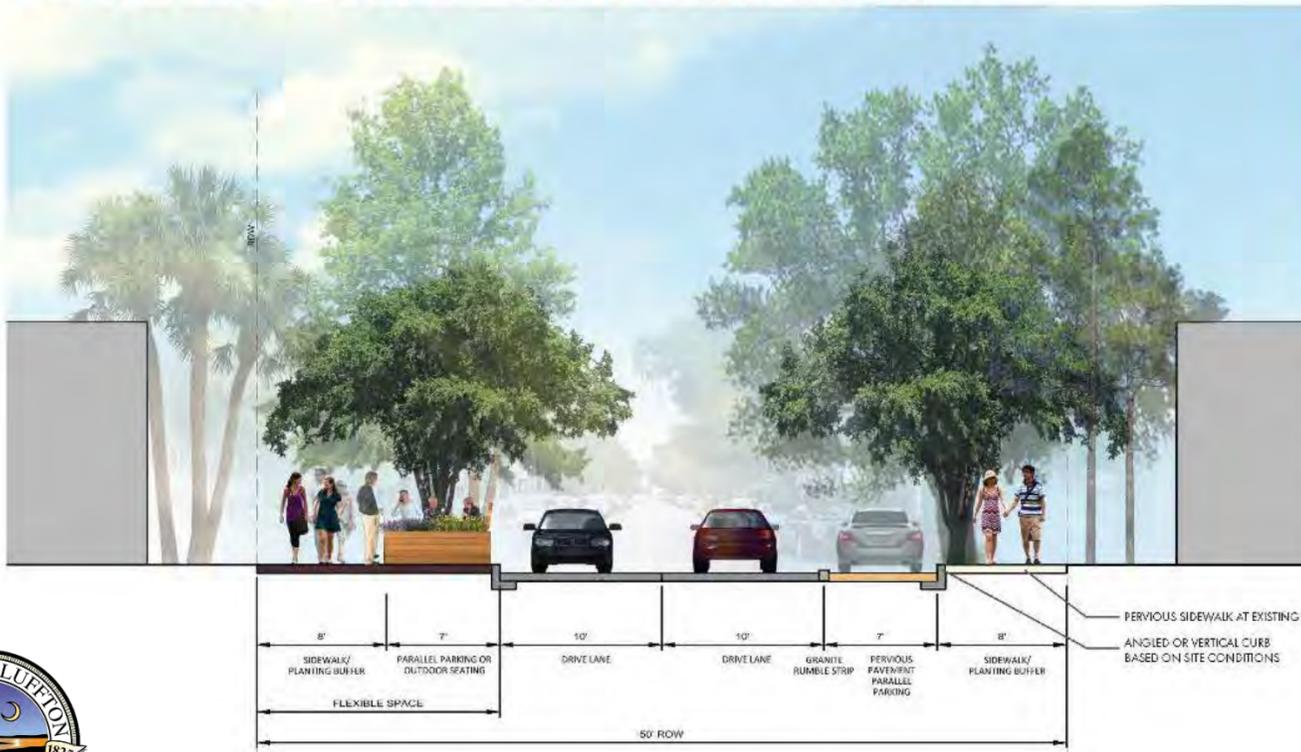
Brick Edge with Granite Fines Paving



Granite Edge

- Two 10' travel lanes with angled parking on one side and parallel parking on the other
- Works in conjunction with existing church/public parking
- No curb allows flexible open space for events near Public Dock
- Remove center striping
- Maintain flexibility to cordon off for public and church events
- Restrict public parking during church worship hours

### CALHOUN STREET - OUTDOOR DINING



Pervious Parking Pavers



Concrete Sidewalk



Brick Pavers



Flexible Parking Area for Outdoor Dining

- Two 10' travel lanes with parallel parking on both sides
- Outdoor dining opportunities in some parking spaces allow for additional pedestrian space and planting
- Built in seating buffers against traffic and provides space for dining
- Include bicycle parking near parklets to cluster uses
- Remove center striping



# MASTER PLAN

## INTERSECTION ALTERNATIVES- MAY RIVER ROAD EXAMPLE

### ALTERNATIVE 1- BULB OUTS



**28%**  
more space for  
pedestrians, planting  
areas, and rain gardens



Bulb outs with plantings

**41%**  
reduced crossing distance  
from existing intersection

bulb outs extend into  
Calhoun Street, providing a  
pedestrian-oriented street

May River Road @ Calhoun Street | Bulb Outs With Additional Planting



# MASTER PLAN

## INTERSECTION ALTERNATIVES- MAY RIVER ROAD EXAMPLE

### ALTERNATIVE 2- TRAFFIC TABLE



Traffic table

*traffic table slows automobiles*

*highlights entry to Calhoun St. and Promenade St.*

*allows for potential creative paving design unique to Bluffton*

May River Road @ Calhoun Street | Traffic Table



# MASTER PLAN

## INTERSECTION ALTERNATIVES- MAY RIVER ROAD EXAMPLE

### ALTERNATIVE 3- ENHANCED PEDESTRIAN CROSSWALK



*opportunity for creative paving on crosswalk*



*Enhanced crosswalks*

*maintains similar characteristics of existing roadway*

*May River Road @ Calhoun Street | Enhanced Pedestrian Crosswalk*



# CONCLUSION

## RECOMMENDATIONS

- There is ample parking available throughout Old Town at the 1 space per 1,000 SF parking ratio
- There is a perceived lack of parking, however, existing parking is being underutilized due to lack of signage and awareness that additional parking exists
- It is recommended to create new policies, programs and projects to support the parking needs of Old Town
- As new policies, programs and projects are implemented, additional existing parking spaces can be made available to fill the perceived lack of parking



Streetscape improvements could include water quality measures such as rain gardens.



Adjacent streets could include additional pedestrian amenities to allow for safe passage within Old Town.

