

TOWN COUNCIL



STAFF REPORT

Department of Growth Management

MEETING DATE:	July 21, 2015
PROJECT:	Oyster Factory Park Master Plan Update - Workshop
PROJECT MANAGER:	Shawn Leininger, AICP, Director of Growth Management

REQUEST: Town Staff requests Town Council direction on the Oyster Factory Park Master Plan update.

BACKGROUND: As a result of direction provided by Town Council during the discussion of FY16 capital improvement projects in Oyster Factory Park, Town Staff drafted an updated Master Plan for the Park. The current Master Plan was prepared in 2008 and does not reflect the planned program for the park and its many components, such as the dock location, boat ramp widening, and overall park programming.

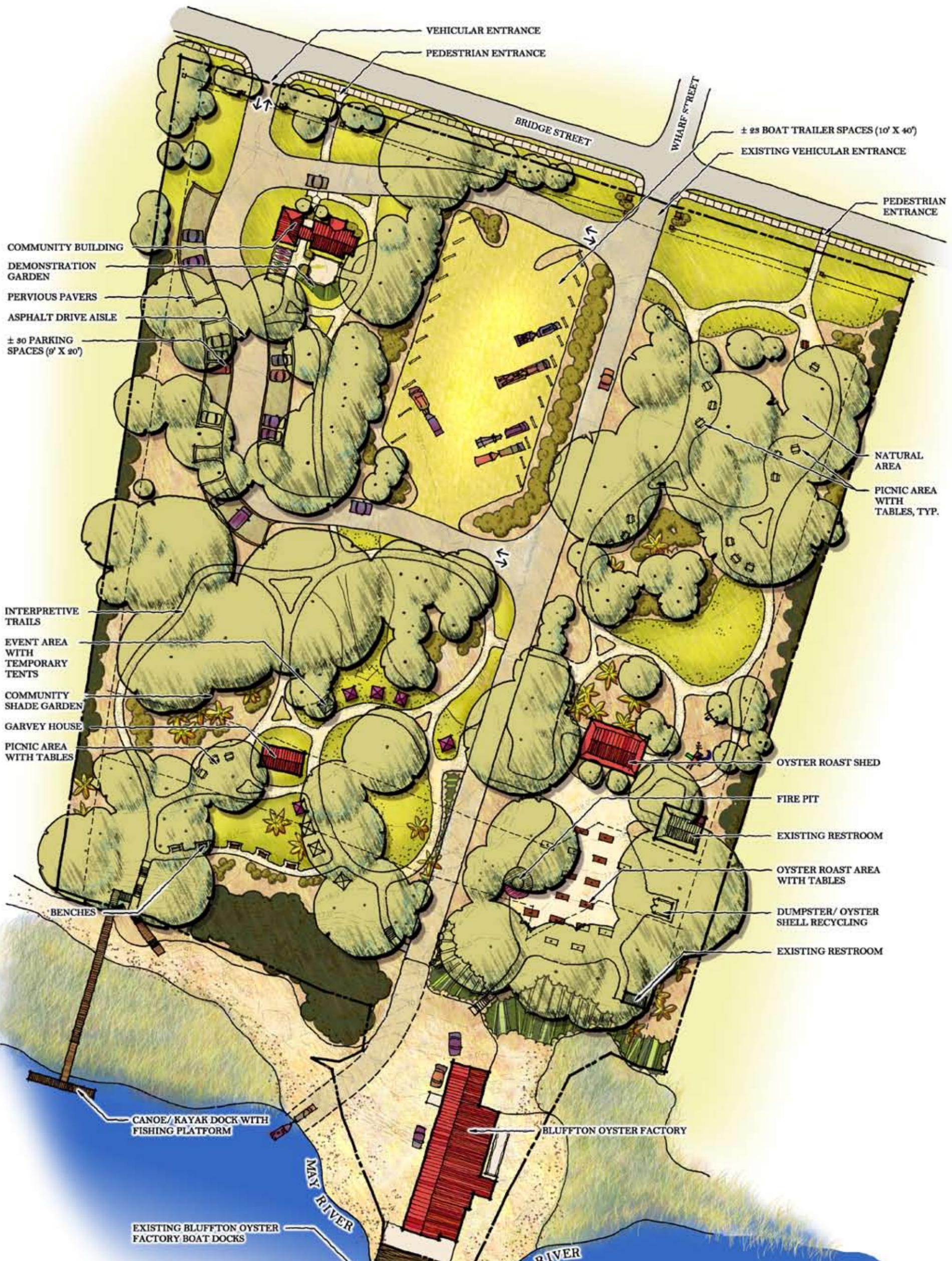
ANALYSIS: Endorsement of the updated Oyster Factory Park Master Plan will allow Town Staff to move forward with the FY16 improvements to the park. These include:

1. Widening of the boat ramp by 8 feet (total width will be 28 feet) to accommodate two lanes of boat launch and retrieval;
2. Installation of a courtesy dock alongside the widened boat ramp;
3. Accessible sidewalk connection leading from the courtesy dock to the main parking area;
4. Expansion of the existing parking lot on the west side of the park to accommodate additional vehicle and boat trailer parking; and,
5. Repair of the Garvin House roof and structural stabilization of the building.

NEXT STEPS: Upon review by Town Council, Town Staff will incorporate the direction provided and present the final updated Master Plan for Town Council consideration at the August 11, 2015 meeting. As ownership of the Park is shared with Beaufort County, County approval is also required and will be coordinated with County officials concurrently with Town Council approval.

ATTACHMENTS:

1. Approved 2008 Oyster Factory Park Master Plan
2. Proposed Oyster Factory Park Master Plan Update



COMMUNITY BUILDING
 DEMONSTRATION GARDEN
 PERVIOUS PAVERS
 ASPHALT DRIVE AISLE
 ± 30 PARKING SPACES (9' X 20')

± 23 BOAT TRAILER SPACES (10' X 40')
 EXISTING VEHICULAR ENTRANCE

NATURAL AREA
 PICNIC AREA WITH TABLES, TYP.

INTERPRETIVE TRAILS
 EVENT AREA WITH TEMPORARY TENTS
 COMMUNITY SHADE GARDEN
 GARVEY HOUSE
 PICNIC AREA WITH TABLES

OYSTER ROAST SHED
 FIRE PIT
 EXISTING RESTROOM
 OYSTER ROAST AREA WITH TABLES
 DUMPSTER/ OYSTER SHELL RECYCLING
 EXISTING RESTROOM

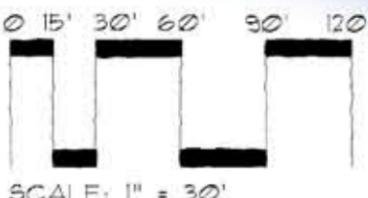
BENCHES

CANOE/KAYAK DOCK WITH FISHING PLATFORM

BLUFFTON OYSTER FACTORY

EXISTING BLUFFTON OYSTER FACTORY BOAT DOCKS

CONCEPTUAL MASTER PLAN
 FOR
OYSTER FACTORY PARK
 TOWN OF BLUFFTON
 JUNE 20, 2008



PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SURVEY TAKEN FROM DIGITAL DATA PROVIDED BY T-SQUARE AND DATED DEC. 14, 2006





ENTRY:
 -SIGNAGE
 -LANDSCAPE
 -LIGHTING

PARKING AREA:
 -52 CAR SPACES
 -6/12 FLEX SPACES
 -26 BOAT TRAILER SPACES
 -BIKE & CART PARKING
 -MAXIMIZE PERVIOUS SURFACES
 -CONNECT TO ALL PATHWAYS
 -ACCESS FROM BRIDGE & WHARF
 -PRESERVE TREE CANOPY
 -NATURAL LANDSCAPE BUFFER MAINTAINED FOR SECURITY
 -AREA SECURITY LIGHTING
 -WAYFINDING/ INFO SIGNAGE

PERIMETER PATHWAYS:
 -ENTRANCE FROM BRIDGE STREET
 -WAYFINDING SIGNAGE
 -BOLLARD PATH LIGHTING
 -PERIMETER BUFFER PLANTINGS
 -ACCESS TO BIKE/ CART PARKING
 -DEFINES PARK AREAS
 -ACCESS TO ALL AREAS
 -RIVER VIEW/ ACCESS TO RIVER
 +/-1/2 MILE LOOP

BREEZE PATHWAY:
 -CONNECT PARKING TO WATERFRONT
 -SEPARATE AUTO TRAFFIC
 -BOLLARD PATH LIGHTING
 -ACCESS TO BIKE/ CART PARKING
 -CONTROL GATEWAY TO EVENT SPACES
 -VIEWS OF SPECIMEN TREES

GARVIN BLUFF:
 -HISTORIC GARVIN HOUSE
 -INTERPRETIVE GARVIN HOUSE SIGNAGE
 -MULTIPURPOSE LAWN SPACE
 -HISTORIC HOME LANDSCAPE
 -RIVER OVERLOOK
 -AESTHETIC LIGHTING
 -BENCHES AND TRELLIS SWINGS

NATURAL BLUFF:
 -INTERPRETIVE ENVIRONMENTAL SIGNAGE
 -RENATURALIZE SLOPE
 -RESTORE/ REPLACE STAIR TO "BEACH"
 -MAINTAIN VIEW CORRIDORS TO RIVER
 -DEFINE BLUFF WITH LOW NATIVE PLANTINGS
 -POTENTIAL TREEHOUSE LOCATION

THE LANDING:
 -DOUBLE BOAT LAUNCH
 -KAYAK LAUNCH
 -"BEACH" ACCESS
 -FLOATING CONVENIENCE DOCK

WHARF WALK:
 -BULKHEAD & BOARDWALK WITH RAILINGS & LIGHTING
 -ACCESSIBLE RIVER EXPERIENCE
 -SCREEN FACTORY OPERATIONS
 -PARKING FOR FACTORY CUSTOMERS/ OPERATIONS

WHARF STREET:
 -LANDSCAPE SEPARATING PEDESTRIAN AND VEHICULAR TRAFFIC
 -CALM TRAFFIC AT PEDESTRIAN CROSSINGS AND ADD SIGNAGE TO THRESHOLDS INTO PARK AREAS
 -ACCESSIBLE PATH TO THE LANDING
 -STREET TREES
 -STREET LIGHTS
 -ENHANCE STORMWATER SWALE
 -ENHANCE MAIN ENTRANCE & WAYFINDING SIGNAGE
 -CONNECT TO PARKING AREAS AND ALL PATHWAYS

ENTRY:
 -SIGNAGE
 -LANDSCAPE
 -LIGHTING

COLCOCK / TEEL PROPERTY:
 -HISTORIC LANDSCAPE
 -BHPS HEADQUARTERS
 -SHARED EVENT SPACE/ PARKING

URBAN FOREST/POTENTIAL PARKING EXPANSION:
 -MARITIME FOREST RESTORATION
 -ERADICATE INVASIVE PLANTS
 -MULCH PATHWAYS
 -PATHWAY LIGHTING
 -INTERPRETIVE EDUCATIONAL SIGNAGE
 -PEDESTRIAN CONNECTION TO HISTORIC TEEL PROPERTY

KIDS PLAY AREA:
 -INFORMAL
 -SWINGS
 -POTENTIAL TREEHOUSE LOCATION
 -LOCATED NORTH OF PAVILION

FACTORY BLUFF:
 -RESTROOMS
 -PAVILION/ SHELTER
 -INFORMAL PLAY
 -PERMANENT STAGE
 -OYSTER TABLES
 -VEHICULAR SERVICE ACCESS
 -FIRE PIT
 -AESTHETIC LIGHTING IN TREES

CRABBING & FISHING DOCK
 SHELL "BEACH" ACCESS

BLUFFTON OYSTER FACTORY & BOAT DOCKS

MAY RIVER

DRAFT

