



# Oyster Factory Park

## Master Plan

Bluffton, South Carolina  
September 8, 2015



# Existing Conditions

## Identification Sign



### OBSERVATIONS:

- The sign character seems appropriate for this park but not consistent with other Town owned sites.
- Landscaping is minimal. Lighting?
- Roping is hanging from the piles.

### RECOMMENDATIONS:

- Add landscaping to the base of the sign.
- Consider adding irrigation if available.
- Consider attaching rope differently
- Evaluate consistency with other TOB signs



# Existing Conditions

## Boat Parking



### OBSERVATIONS:

- Parking area is very exposed and not screened from adjacent roadways.
- No parking signs are overused
- Travel lane surface is stable but worn and unattractive.
- Limited lighting in overflow parking area



### RECOMMENDATIONS:

- Provide landscape plantings to screen parking from the road.
- Consider reducing no parking signs.
- Consider permanent paving for travel lanes.
- Consider adding lighting of all parking areas.



# Existing Conditions

## Garvin House



### OBSERVATIONS:

- Garvin house is partially stabilized and planned to be preserved.
- There is no real structured walkways along the bluff and around the Garvin house.
- There is minimal interpretive signage telling the story of this historic structure.

### RECOMMENDATIONS:

- Close in the remaining structure to weather proof to deduce further deterioration.
- Obtain grants and matching funds to complete preservation work .
- The area to the north of the Garvin House should be used a flex space for lawn games, special events or second pavilion.
- Consider improving pedestrian walkways along the bluff and adding interpretive signage to tell the story of the river and historic features.



# Existing Conditions

## Western Bluff



### OBSERVATIONS:

- Views from the bluff south of the Garvin House are spectacular and should be enhanced and emphasized.

### RECOMMENDATIONS:

- Control underbrush along bluff to maintain views to the river.
- Limb up overhanging branches of existing trees along the bluff.
- Consider adding some trellis type swings and improve the pervious pathways along the bluff.



# Existing Conditions

## Factory and Boat Launch



### OBSERVATIONS:

- Views from the bluff on the west side of Wharf Street are relatively pristine and symbolic of Bluffton.
- Views from the bluff on the East Side of Wharf Street are cluttered with dumpsters, storage and back of house operations materials.

### RECOMMENDATIONS:

- See if the outside areas along the east side of the Oyster Factory can be better organized and partially screened from the bluff.



# Existing Conditions

## Cook Out Area



### OBSERVATIONS:

- Cook out area is loosely organized for special events and oyster roasts.
- Electrical panel box is unsecure. Lighting is provided from large area lights and is concentrated near the cook out area and oyster factory.
- Surface area is primarily dirt and shell mix.

### RECOMMENDATIONS:

- Consider adding structured walkways, stage area, court games, etc. Generally organize better.
- Construct a pedestal and electrical enclosure.
- Consider adding string or globe lights hanging in the trees to create a festive atmosphere.

# Existing Conditions

## Pavilion



### OBSERVATIONS:

- Basic Architecture, but functional.
- Very dark at light
- Limited site furniture and facilities

### RECOMENDATIONS:

- Consider adding a fire place at the far end of the Shelter.
- Improve lighting (string lights up in rafters)
- Add permanent trash receptacles, picnic tables, hose bib, etc.

# Existing Conditions

## Restroom Building



### OBSERVATION:

- Building is nicely detailed and fits the character of the site.
- Building slab is raised above existing grade creating a trip hazard
- Walkways leading to the building and lighting is limited.

### RECOMMENDATIONS:

- Eliminate trip hazard at walkway turn down
- Add extend walkways to the building and add lighting to improve overall visibility at night.



# Existing Conditions

## Nature Trail



### OBSERVATIONS:

- Nature trail is somewhat overgrown but a unique environment for the Old Town area.
- Mulch trails are generally adequate.
- Signage is limited.

### RECOMMENDATIONS:

- Consider adding plant identification signs along path.
- Consider adding benches and bird houses.
- Identify a garden club or group to assist with maintenance and improvements of the trail.
- Consider inexpensive LED lighting at trail heads and pathway.



# Existing Conditions

## Overflow Parking Area



### OBSERVATIONS:

- Overflow parking is compacted earth that is not really graded properly to drain.
- Landscape screening of parking area is limited but adequate.
- No bumper blocks to identify spaces and limited lighting .

### RECOMMENDATIONS:

- Re-grade parking area and improve base material.
- Add wheel stops
- Consider street lighting at entrances to parking area.

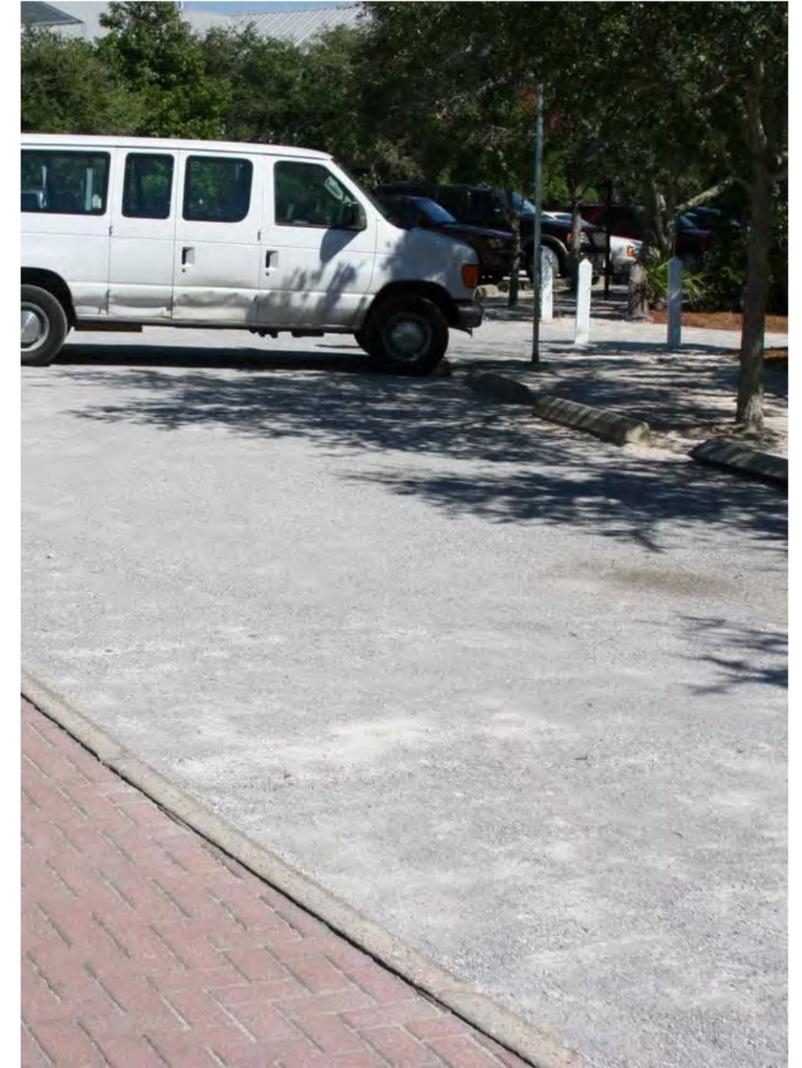
# Inspiration Experiences



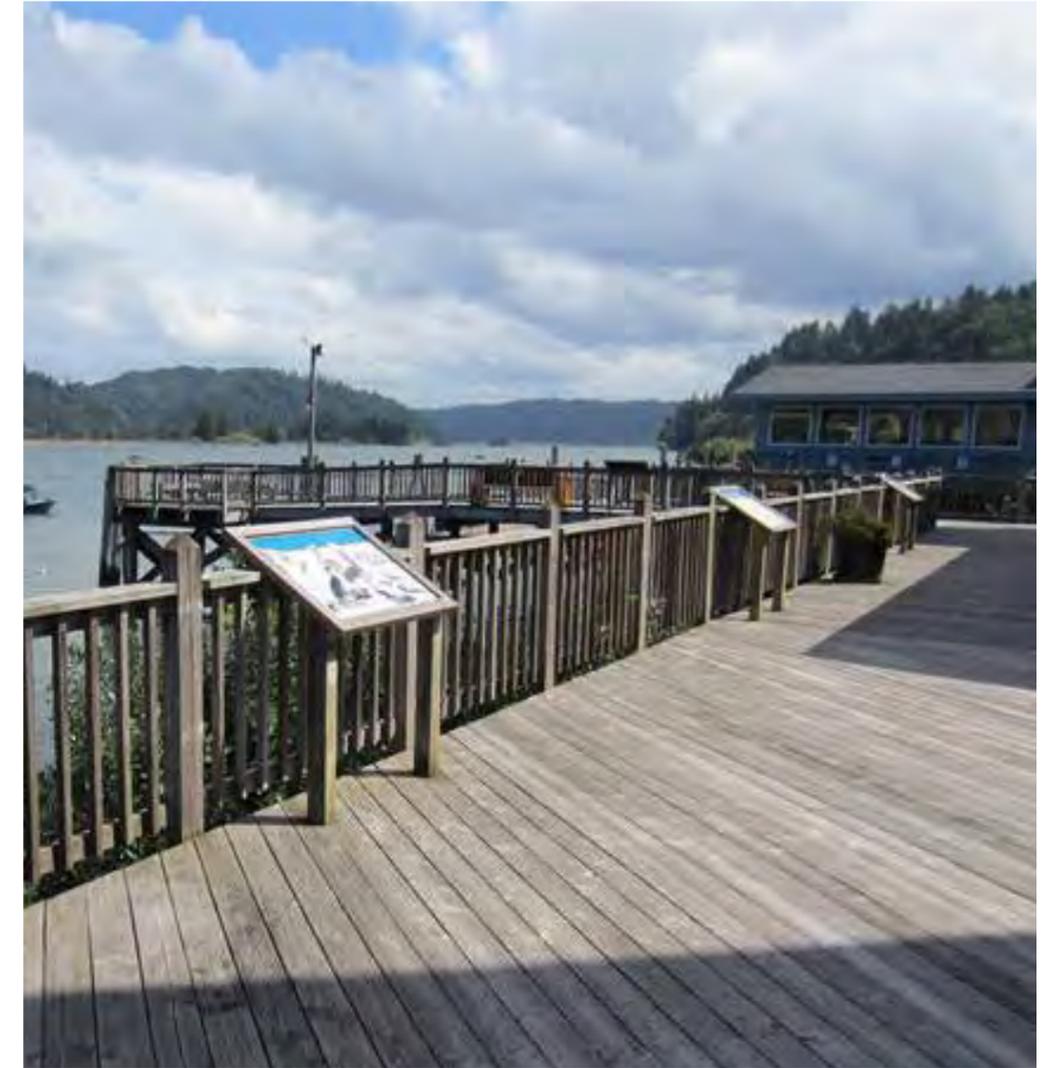
# Inspiration Pathways



# Inspiration Streetscape



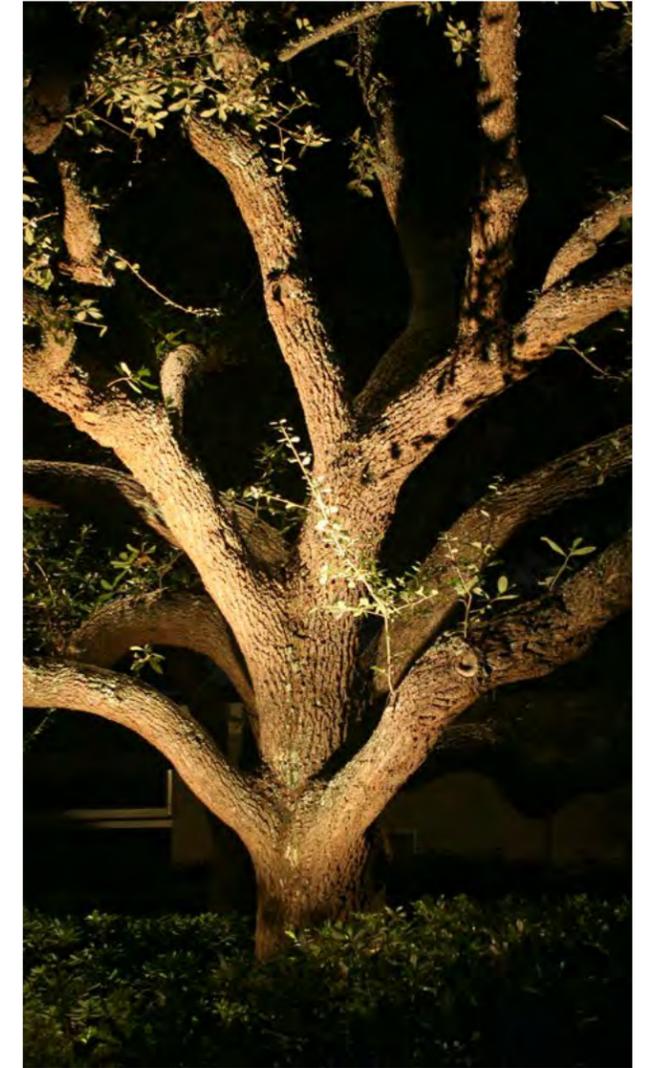
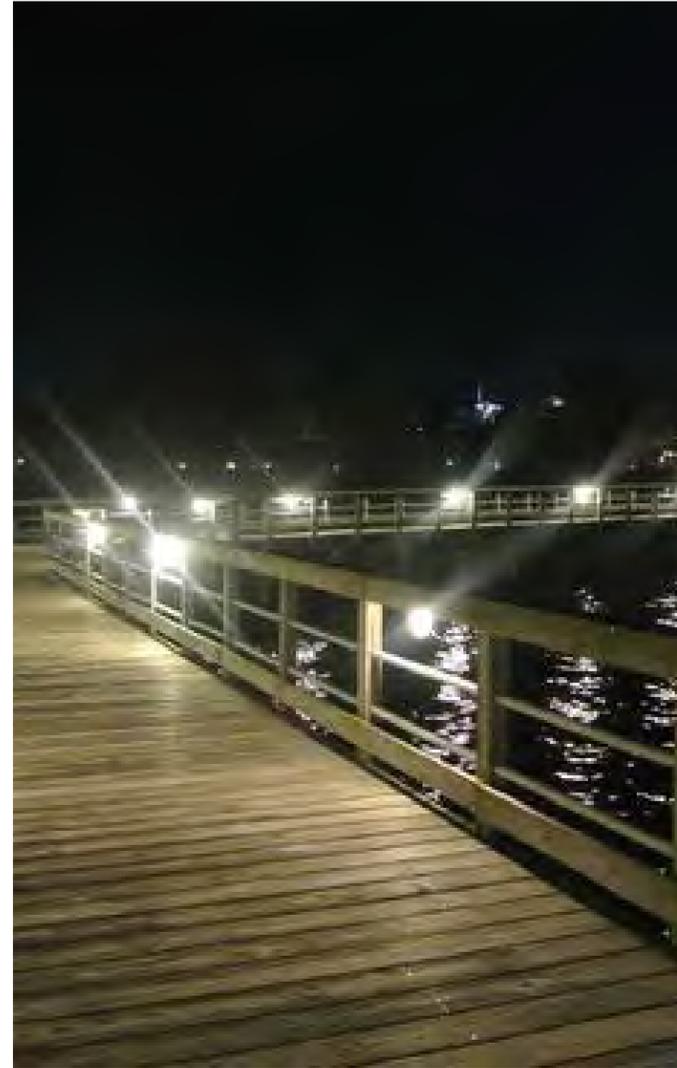
# Inspiration Signage



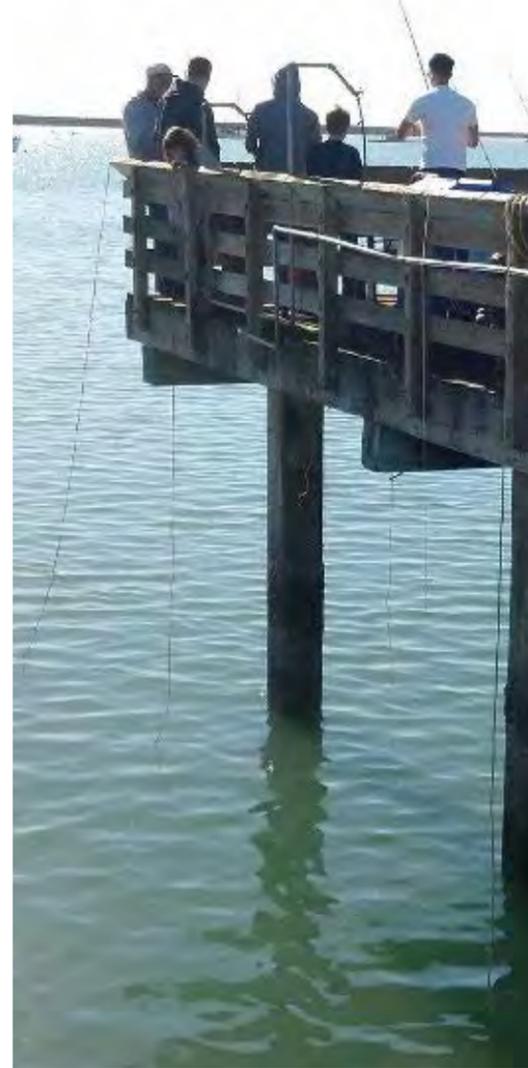
# Inspiration Play



# Inspiration Lighting



# Inspiration Waterfront



# Existing Conditions Plan



Oyster Factory Park - Bluffton, SC

# Master Plan

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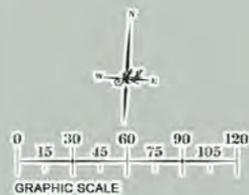


Oyster Factory Park - Bluffton, SC



# Master Plan

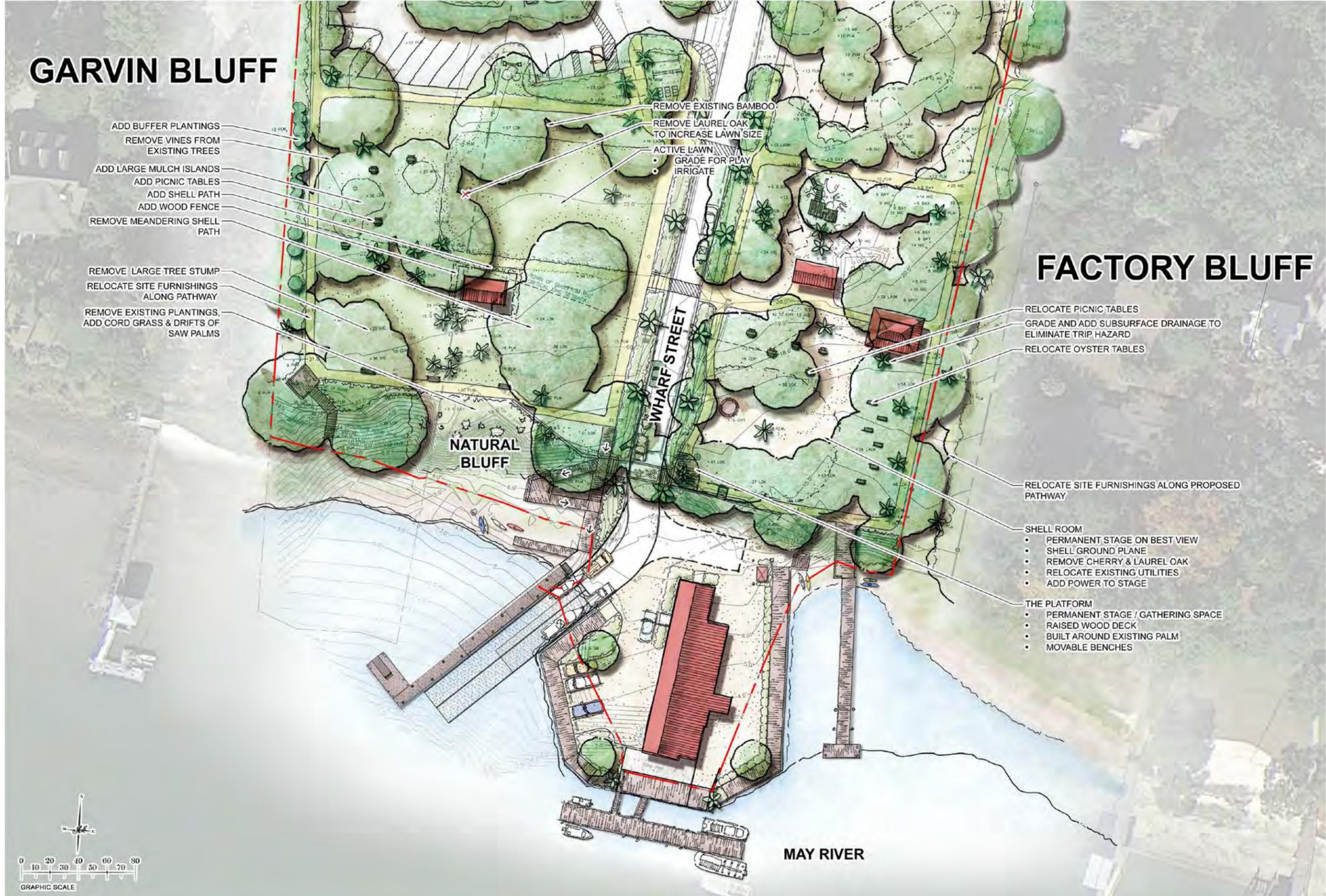
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## Oyster Factory Park - Bluffton, SC

# Master Plan Enlargement

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## GARVIN BLUFF

- ADD BUFFER PLANTINGS
- REMOVE VINES FROM EXISTING TREES
- ADD LARGE MULCH ISLANDS
- ADD PICNIC TABLES
- ADD SHELL PATH
- ADD WOOD FENCE
- REMOVE MEANDERING SHELL PATH
- REMOVE LARGE TREE STUMP
- RELOCATE SITE FURNISHINGS ALONG PATHWAY
- REMOVE EXISTING PLANTINGS, ADD CORD GRASS & DRIFTS OF SAW PALMS

- REMOVE EXISTING BAMBOO
- REMOVE LAUREL OAK TO INCREASE LAWN SIZE
- ACTIVE LAWN
- GRADE FOR PLAY
- IRRIGATE

## FACTORY BLUFF

- RELOCATE PICNIC TABLES
- GRADE AND ADD SUBSURFACE DRAINAGE TO ELIMINATE TRIP HAZARD
- RELOCATE OYSTER TABLES

- RELOCATE SITE FURNISHINGS ALONG PROPOSED PATHWAY

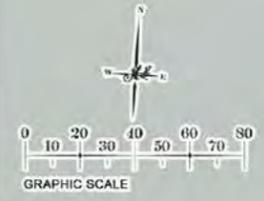
- SHELL ROOM
  - PERMANENT STAGE ON BEST VIEW
  - SHELL GROUND PLANE
  - REMOVE CHERRY & LAUREL OAK
  - RELOCATE EXISTING UTILITIES
  - ADD POWER TO STAGE

- THE PLATFORM
  - PERMANENT STAGE / GATHERING SPACE
  - RAISED WOOD DECK
  - BUILT AROUND EXISTING PALM
  - MOVABLE BENCHES

## NATURAL BLUFF

WHARF STREET

MAY RIVER



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## Next Steps

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- Framework Plan
  - Guiding principles
  - Recommend materials and furnishings
- Phasing Plan
- Phase One
  - Design Development
  - Construction Documents
  - Construction

