

# TOWN COUNCIL

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## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	January 13, 2015
<b>PROJECT:</b>	Calhoun Street and Adjacent Area Study - Workshop
<b>PROJECT MANAGER:</b>	Kendra Lelie, AICP Director, Growth Management Department

**REQUEST:** Town Council workshop review of the schematic streetscape design to be provided in the Final Calhoun Street and Adjacent Area Study.

**BACKGROUND:** Adopted in 2006 by the Town of Bluffton Town Council, the Old Town Master Plan presents a comprehensive set of guiding design principles and urban design directives. It further provides policy guidance for the Bluffton Historic District. In this regard, the Old Town Master Plan advises that the Town create walkable streets, enhance the tree canopy, and manage stormwater runoff by mimicking natural stormwater systems. It provides that the Town and community craft unique projects with the intent of preserving and enhancing the Bluffton character.

In early 2014, the Town of Bluffton entered into a contract with Thomas & Hutton Engineering Co. to establish a public infrastructure master plan and policy guidelines as part of the Calhoun Street and Adjacent Area Study. Elements addressed include street design, parking, streetscape amenities, sidewalks, crosswalks, stormwater management, tree canopy, lighting, signage and utilities.

Since the project kick-off meeting in February 2014, Town Staff has coordinated several public meetings to obtain community input on project area design alternatives and policy solutions. The public meetings held include:

1. June 2014: 2-day Open House and Workshop at the First Baptist Church;
2. December 2014: Presentation of findings at Town Council;
3. October 2015: Presentation of findings and request for feedback on the draft Calhoun Street and Adjacent Area Study at the Town Council Quarterly Workshop; and
4. November 2015: Presentation of various immediate action steps (T-striping, bike racks, signage, lighting and the facilitation of shared parking agreements) including restricted parking and no parking in the Calhoun Street Study area.

Below is a table indicating the specific immediate action items Staff is working on and the status of each item:

Immediate Action Items	Public	Other	Status
On-Street Time Restricted Parking	✓		In Progress <sup>1</sup>
Parking Delineation & Bike Racks	✓		Scheduled February 2016
Private Shared Parking Lot Agreements		✓	In Progress <sup>2</sup>
Private Parking/Shuttle		✓	In Progress
Public Information Parking Map	✓		Scheduled January 2016
Sign Implementation	✓		Scheduled February 2016
Additional Lighting	✓	✓	Scheduled February 2016

**Notes:**

- <sup>1</sup> Time restricted parking is contingent on the successful facilitation of shared parking agreements between the Calhoun Street businesses and available lots for overflow parking.
- <sup>2</sup> Staff has been in contact with representatives from Cornerstone Church and they have indicated a willingness to participate in shared parking agreements with the Calhoun Street businesses. Staff has contacted representatives of Carson Cottages and the Old Town Merchant’s Society to discuss the opportunity. Staff is waiting for a response.

At the conclusion of the November workshop Town Council directed Town Staff to provide Town Council with an opportunity to review the final draft of the Calhoun Street and Adjacent Area Study. This workshop is a result of that direction.

**INTRODUCTION:** Based on the feedback from the public input sessions and Town Council Workshops, the proposed schematic design for Calhoun Street and the adjacent areas includes the following design elements:

- A. Sense of Arrival (Calhoun Street and May River Road Intersection)
  - 1. Addition of bulb-outs that will:
    - i. Reduce the distance a pedestrian must travel to cross May River Road and Calhoun Street increasing safety;

- ii. Provide additional areas for tree plantings; and
  - iii. Mitigate stormwater impacts.
2. Addition of new street trees will provide vertical elements enhancing the feeling of the space as a pedestrian area;
  3. Enhance the crosswalks with new striping or as an art element (coordination with the art community will be warranted);
  4. Expansion of the brick sidewalk from the May River Road sidewalk to the point of intersection with the Calhoun Street sidewalk; and
  5. Introduction of streetscape elements including benches, bike racks, plantings and other amenities (public art) to call attention to the Calhoun Street entrance.

#### B. Calhoun Street Streetscape Design Features

1. Ten (10) foot travel lanes;
2. Nine (9) foot parallel parking spaces with delineation (T markings) for more efficient parking;
3. Street to be composed of Oyster Shell aggregate in asphalt in strategic portions of the street (special event space) or the entire road;
4. Sidewalks will be widened and range between four (4) and six (6) feet and will be composed of tabby and pervious pavers (tree save areas);
5. Existing amenities of residential/commercial lots that add to the charm of Calhoun Street will be maintained as much as possible;
6. Crosswalks will occur at the intersection of side streets (Church, Lawton, Lawrence and Green Street), will cross the side street and Calhoun Street and will be striped or created as an art element (work with art community for this element);
7. Bulb-outs will be added at the intersections of side streets (Church, Lawton, Lawrence and Green Street) to provide safer areas for pedestrian crossings, create space for plantings and rain gardens and streetscape amenities (bike racks, benches, refuse disposal, sculpture);
8. Curbs are 90 degrees providing a true distinction between the sidewalk and the parking area;
9. The street area and the curb between Lawton Street and Lawrence Street along Calhoun Street (community gathering space) will be one level to accommodate the staging of special events (tent setup and pedestrian flow) and help with stormwater management needs. In addition, the space can be used for temporary or semi-permanent street markings (partnership with the arts community would be needed);
10. Commemorative Palms will be saved (if possible), otherwise new commemorative palms are proposed for dedication;
11. Overhead utilities will be placed underground;
12. Mailboxes will be clustered in strategic locations along Calhoun Street and Lawrence Street consisting of a unique design;
13. Streetscape amenities will be added including bike racks, refuse disposal bins, benches and sculpture, which may be organized by the arts and culture community;
14. Street will be restriped with a single yellow line;
15. Provide additional accessible parking spaces;
16. Provide parking spaces for electric cars, golf carts and motorcycles;

17. Install sidewalks (Lawrence Street and possibly Lawton Street) to Dubois Park from Calhoun Street;
18. Provide additional canopy trees in areas void of existing overhead canopy;
19. Strategic placement of rain gardens for stormwater management purposes;
20. Implementation of head in parking at the south end of Calhoun Street near the churches;
21. Street design to maintain residential character south of Bridge Street:
  - i. No middle traffic line in street;
  - ii. Granite fines for parking spaces with tabby curb edging; and
  - iii. No curb.
22. Provision of a hammerhead street terminus at Calhoun Street dock for vehicular turn-around purposes.

C. Bridge Street Streetscape Design Features

1. Provision of on-street public parking opportunities.
2. Provision of sidewalks (minimum of 5') on both sides of the road providing pedestrian access from Town Hall to Calhoun Street; and
3. Implementation of accessible ramps and pedestrian crossings.

D. Dr. Mellichamp Street Streetscape Design Features

1. Provision of sidewalks (minimum of 5') on both sides of the road from Bluffton Road to Goethe Road;
2. Provision of approximately 77 additional parking spaces, including accessible spaces;
3. Addition of bulb-outs and crosswalks;
4. Implementation of accessible ramps;
5. Addition of street trees; and
6. Implementation of stormwater best management practice elements.

Following review by Town Council, Town Staff will finalize any needed changes and present the final Study to Town Council in February for acceptance by Resolution.

**NEXT STEPS:**

1. Town Council Consideration of a Resolution Accepting the Calhoun Street and Adjacent Area Study – February 2016.
2. Recommendation to Town Council of additional Capital Improvement Project consideration and subsequent FY2017 Capital Project Program budget requests at the FY2017 Town Council Strategic Planning and Budget workshops – First / Second Quarter 2016.

**ATTACHMENTS:**

1. Overall Streetscape Location Plan
2. Calhoun Streetscape Concept Plan
3. Dr. Mellichamp Drive Plan
4. Bridge Street Plan

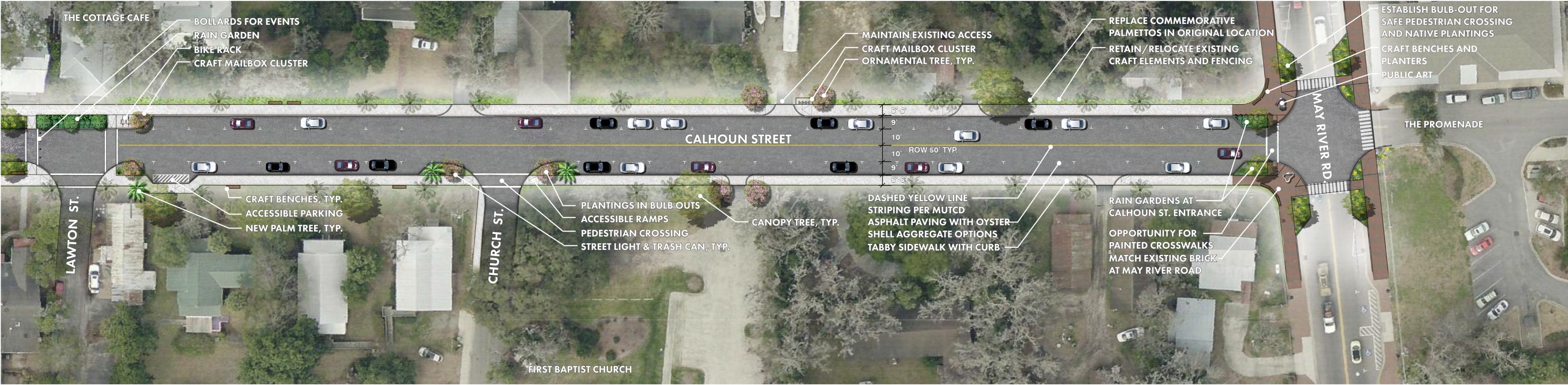
SHEET INDEX		#
FRONT DOOR / HALLWAY	1	1
LIVING ROOM / HALLWAY	2	2
BACK PORCH	3	3
BRIDGE STREET	4	4
DR MELLICHAMP	5	5

# ATTACHMENT 1



MAP KEY	
CIVIC SPACE	
INSTITUTIONAL	
PARKS	
POTENTIAL SHARED PARKING	
EXISTING ON STREET PARKING	
IMPROVED STREETScape (PARKING, SIDEWALKS, SIGNAGE, PLANTING, RAIN GARDENS)	
IMPROVED PEDESTRIAN ACCESS (LIGHTING, SIGNAGE, SIDEWALKS)	
IMPROVED TRAFFIC CALMING AND INTERSECTION ARTICULATION	
IMPROVED PEDESTRIAN CROSSINGS	
IMPROVED DRAINAGE	

# CALHOUN STREET

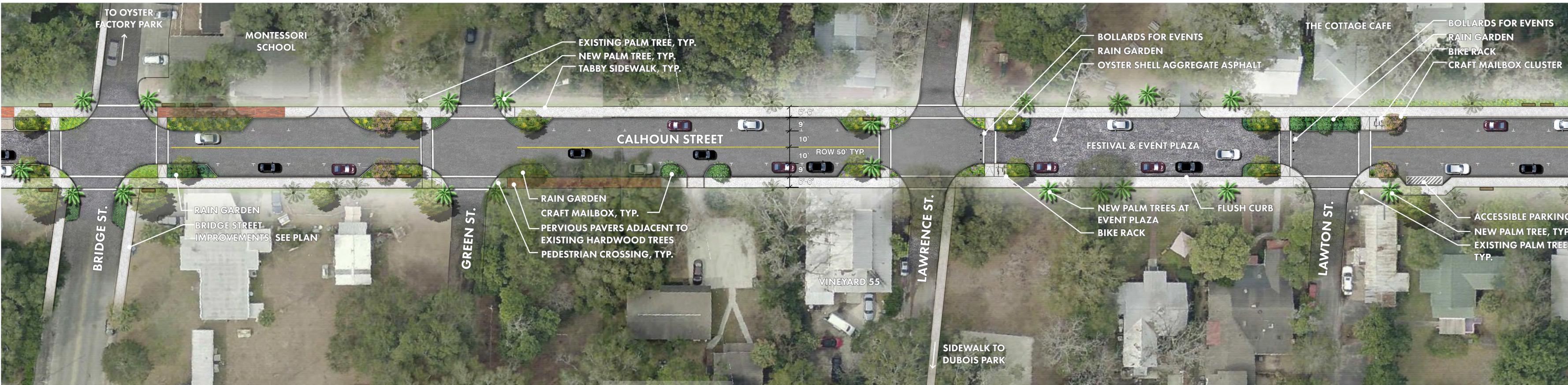


**HALLWAY | LOW INTENSITY ZONE**

**FRONT DOOR | HIGH INTENSITY ZONE**



# CALHOUN STREET



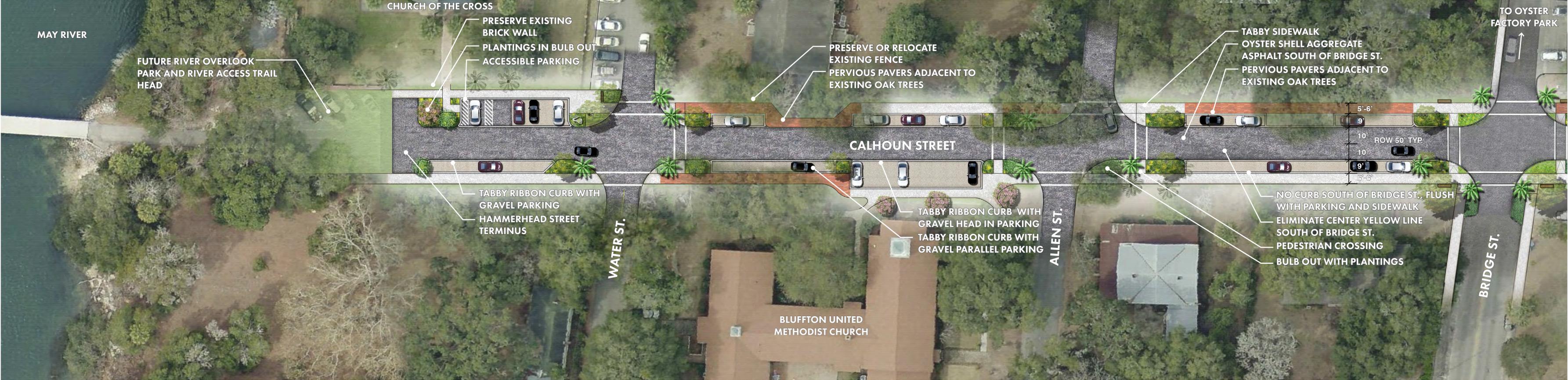
HALLWAY

LIVING ROOM | HIGH INTENSITY ZONE

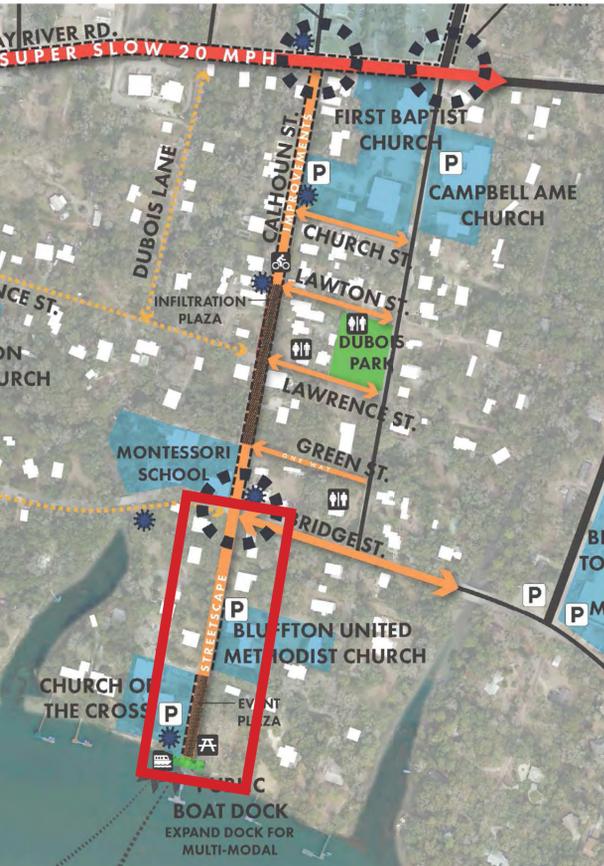


MAP KEY

# CALHOUN STREET



**BACK PORCH | LOW INTENSITY**

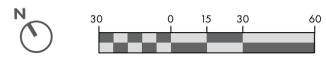


**MAP KEY**

## CONCEPT STREETSCAPE PLAN

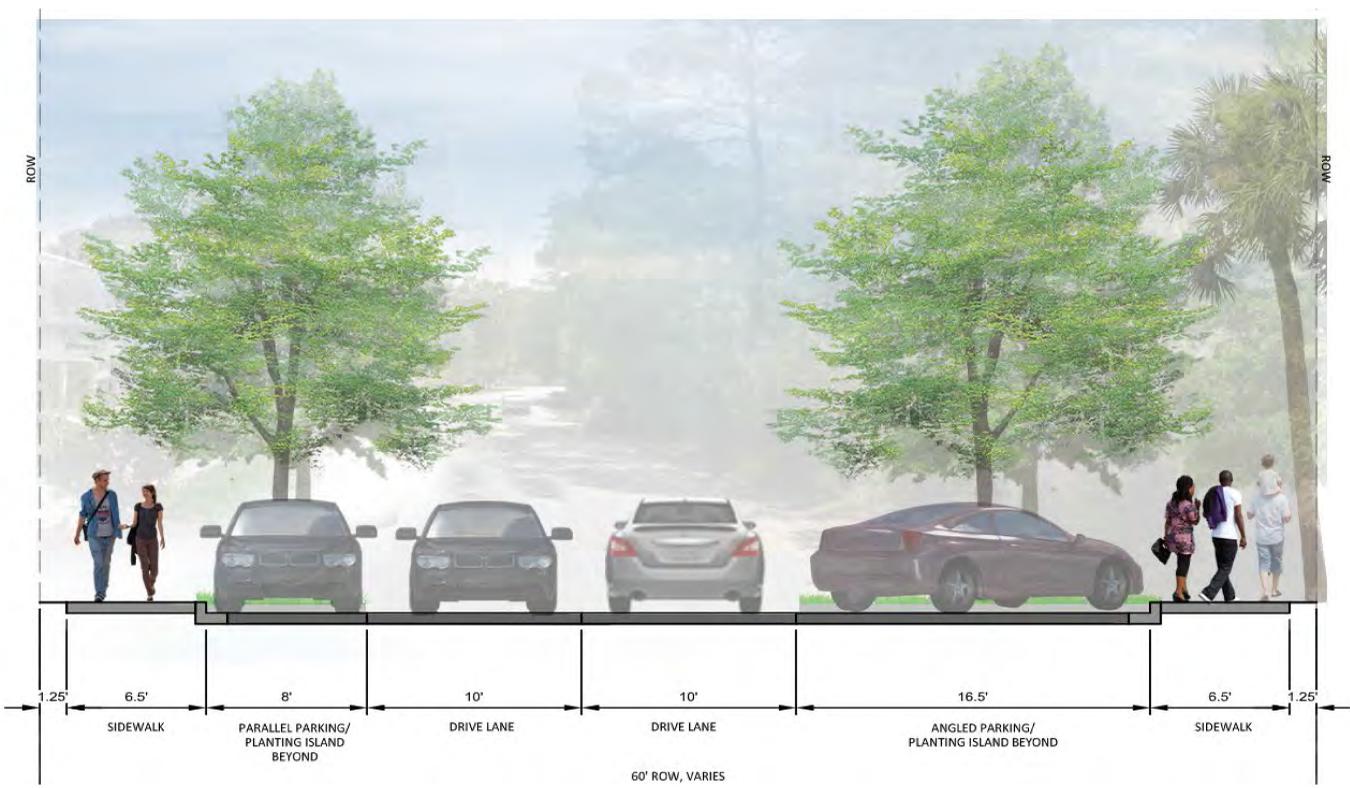
### CALHOUN STREET - BRIDGE STREET TO THE MAY RIVER

December 30, 2015



## DESIGN ELEMENTS

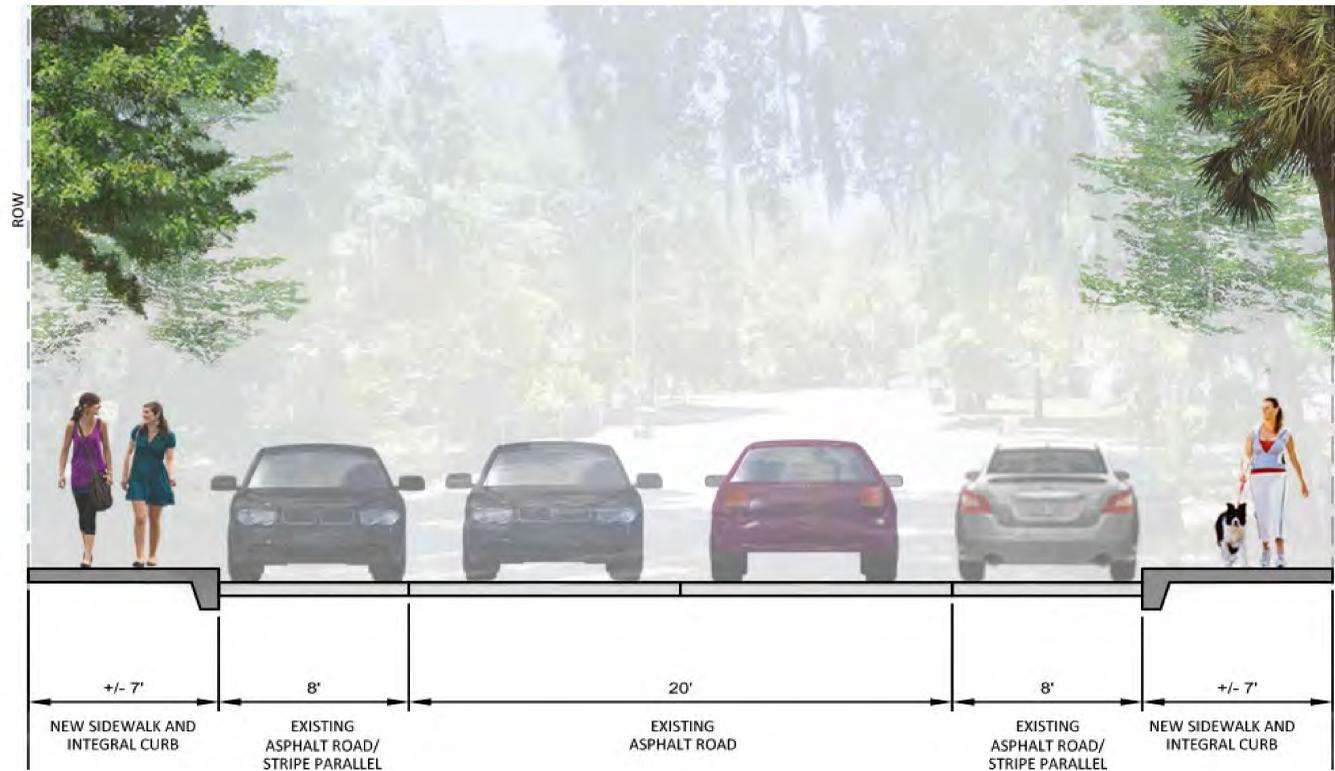
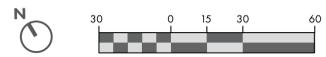
- Complete street including parking, sidewalks, street trees, and bulb-outs
- ADA accessible ramps and pedestrian crossings
- Slow traffic and reduced cross walk distance
- New grading and drainage
- Street trees and grass
- Parallel and/or angled parking on both sides of street
- Relocate overhead power on N. side of Mellichamp Dr. for parking
- (2) 10' Drive lanes
- +/- 6' Concrete sidewalk
- +/- 77 Parking spaces



## DR. MELLICHAMP DRIVE CONCEPT PLAN

### BLUFFTON, SOUTH CAROLINA

December 11, 2015



## DESIGN ELEMENTS

- Existing two-way asphalt road
- ADA accessible ramps and pedestrian crossings
- Native plantings and natural character of Bridge St.
- Sidewalk connection to existing sidewalk on Calhoun St. and across the bridge
- Parallel parking on both sides of street
- +/- 6' Concrete sidewalk and integral curb
- +/- 38 Parking spaces