

Lisa Sulka
Mayor
Larry Toomer
Mayor Pro Tempore
Marc Orlando
Town Manager



Council Members
Fred Hamilton
Dan Wood
Harry Lutz
Sandra Lunceford
Town Clerk

January 29, 2016

Beaufort County Finance Department
Attn: Linda Maietta
106 Industrial Village Road, Building #2
Beaufort, South Carolina 29906

RE: Capital Project Sales Tax Request

Dear Ms. Maietta:

As requested in the November 23, 2015 letter from Gary Kubic, please find attached documentation for each of the Town of Bluffton proposed capital projects to be funded by a local sales tax increase. If you recall, on October 26, 2015 the Town of Bluffton proposed the following capital projects:

1. May River Watershed Action Plan Implementation
 - a. Water and Sanitary Sewer Infrastructure in the Buck Island-Simmonsville, Goethe-Shults and Bluffton Historic District neighborhoods.
 - b. Stormwater Pond Retrofits and Wetlands Restoration.
2. Bluffton Historic District Heritage Tourism Infrastructure
 - a. Oyster Factory Park Improvements and Garvin House Rehabilitation.
 - b. Calhoun Street Dock Improvements and Expansion.
 - c. Dr. Mellichamp Drive Streetscape Improvements.
3. Sidewalks and Pathways
 - a. Burnt Church Road from Bridge Street to Bluffton Parkway.
 - b. Bridge Street from Burnt Church to Calhoun Street.
 - c. Buck Island and Simmonsville Road between May River Road and US278.
 - d. Goethe and Shults Roads.
 - e. May River Road from Buck Island Road to Buckwalter Parkway.

Collectively this represents approximately \$23,725,000 in capital projects serving the needs of Beaufort County residents.

We look forward to discussing these projects with the Penny Tax Commission in near future. In the meantime, if you need any additional information please contact me at (843) 706-4523 or via email at smarshall@townofbluffton.com.

Sincerely,



Scott M. Marshall
Deputy Town Manager

cc: Mayor and Town Council
Marc Orlando, Town Manager
Shawn Leininger, Assistant Town Manager
Kim Jones, Director of Engineering and Public Works
Kendra Lelie, Director of Growth Management



MAY RIVER WATERSHED ACTION PLAN Pond Retrofits & Wetlands Restoration Projects

PROJECT SCOPE

In response to rising fecal coliform levels in the May River, the Town of Bluffton, Beaufort County staff, stakeholders, topic experts and consultants developed the May River Watershed Action Plan (MRWAP). The Action Plan includes both new water quality improvement projects, as well as improvements upon existing stormwater ponds and drainage ditches to aid in preventing pollution from reaching the May River. Projects include pond retrofits and wetlands restoration in the Stoney Creek and Rose Dhu watersheds.

REGIONAL GOAL

The goal of the MRWAP projects is to improve and protect water quality in the May River. High water quality measures ensure oyster, shellfish, and finfish harvesting for personal and commercial uses, as well as continued recreational enjoyment of the river by Beaufort County residents. These actions contribute to the quality of life enjoyed by Beaufort County residents and visitors. In this regard, the MRWAP:

- Provides a strategy to assess problems and implement solutions to restore shellfish harvesting in the May River.
- Provides a strategy to assess and implement preventative measures to protect the May River from future degradation.

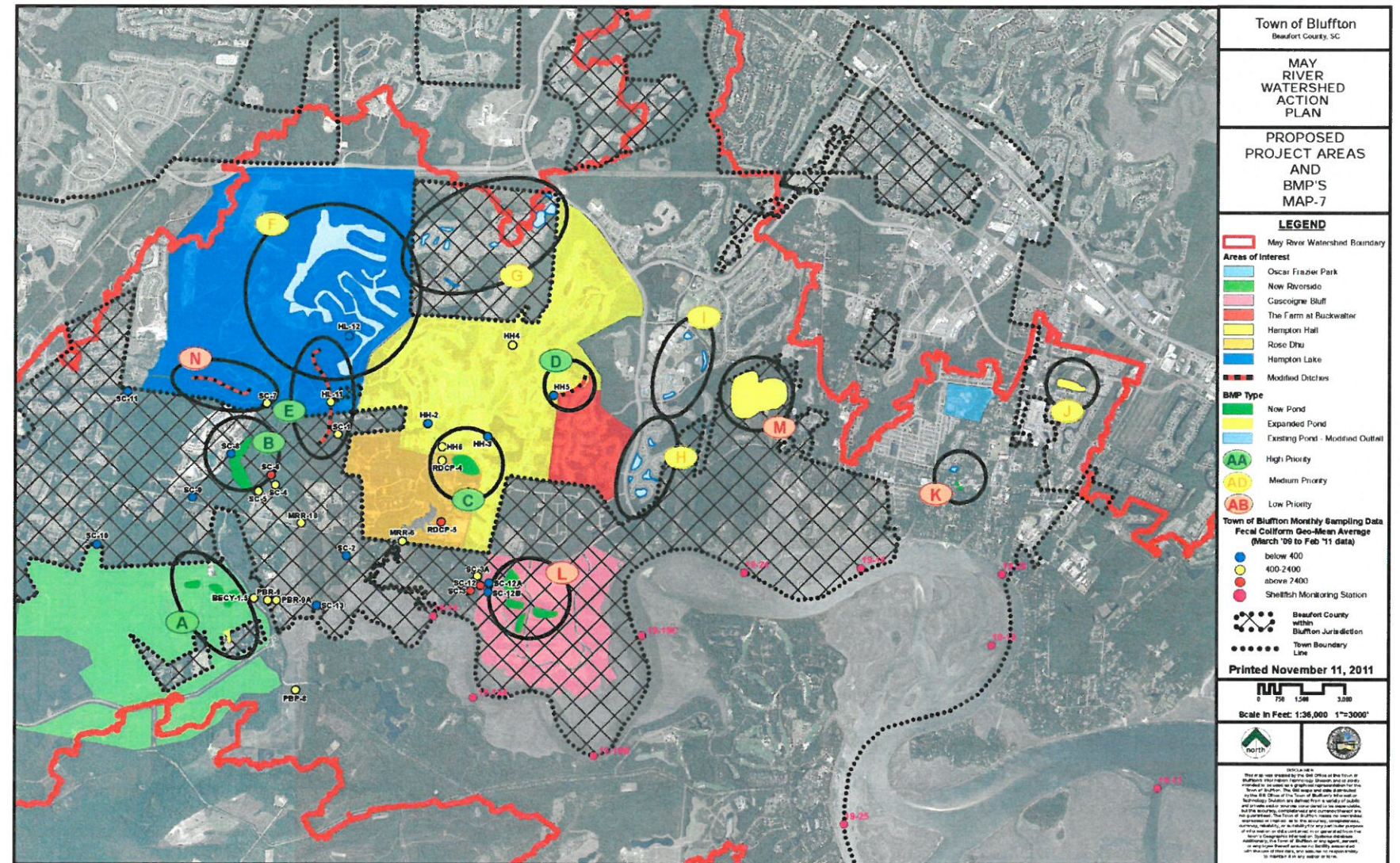
REGIONAL BENEFIT

The May River is regionally significant waterbody that has been designated as an Outstanding Resource Water by the South Carolina Department of Health and Environmental Control (SCDHEC, 2012). It is considered to be significant for a number of reasons including its:

- Historic and cultural uses;
- Aesthetics and views which add to the quality of life for its citizens;
- Numerous natural resource populations that are directly harvested and utilized by local and regional residents;
- Economic impacts, both direct and indirect, to the community; and
- High level of water quality.

PRELIMINARY SCHEDULE

	CY 17				CY 18		
	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 1	Quarter 2	Quarter 3
Concept Design	COMPLETE						
Final Design							
Construction							



MAY RIVER WATERSHED ACTION PLAN

ESTIMATED COSTS

Pond improvements in Rose Dhu Creek drainage basin	\$1.75 Million
Pond improvements in Stoney Creek drainage basin	\$1.75 Million
Wetlands Restoration throughout headwaters	\$ 2.5 Million

Operation & Maintenance following construction will be the responsibility of the Town of Bluffton. These responsibilities and costs can be incorporated into current services and budgeting.

POTENTIAL ADDITIONAL FUNDING SOURCES

- Stormwater Utility Fees
- Federal/State Grants



MAY RIVER WATERSHED ACTION PLAN IMPLEMENTATION

Water & Sanitary Sewer Infrastructure

PROJECT SCOPE

The scope of this project is to provide sanitary sewer and safe drinking water to the remaining un-served portions of the Town of Bluffton. This includes 26 residences in the Buck Island Road, Simmonsville Road and Goethe Road area, as well as 102 residences and 50 unoccupied lots in the Bluffton National Register Historic District. This project will be completed in partnership with Beaufort Jasper Water & Sewer Authority (BJWSA) via the May River Watershed Sewer Master Plan.

REGIONAL GOAL

To protect public health and the environment, the goal is to provide sanitary sewer within the May River Watershed.

Failing septic systems are a known threat to public health and safety. Additionally, the Beaufort County citizen Task Force for Clean Water's 1997 "A Blueprint for Clean Water" identified septic systems as a possible source of pollution to our sensitive coastal waterways. The 2012 Together for Beaufort – Strategic Goal #4: Health also identified septic systems as a potential source of water quality impairment requiring regulation.

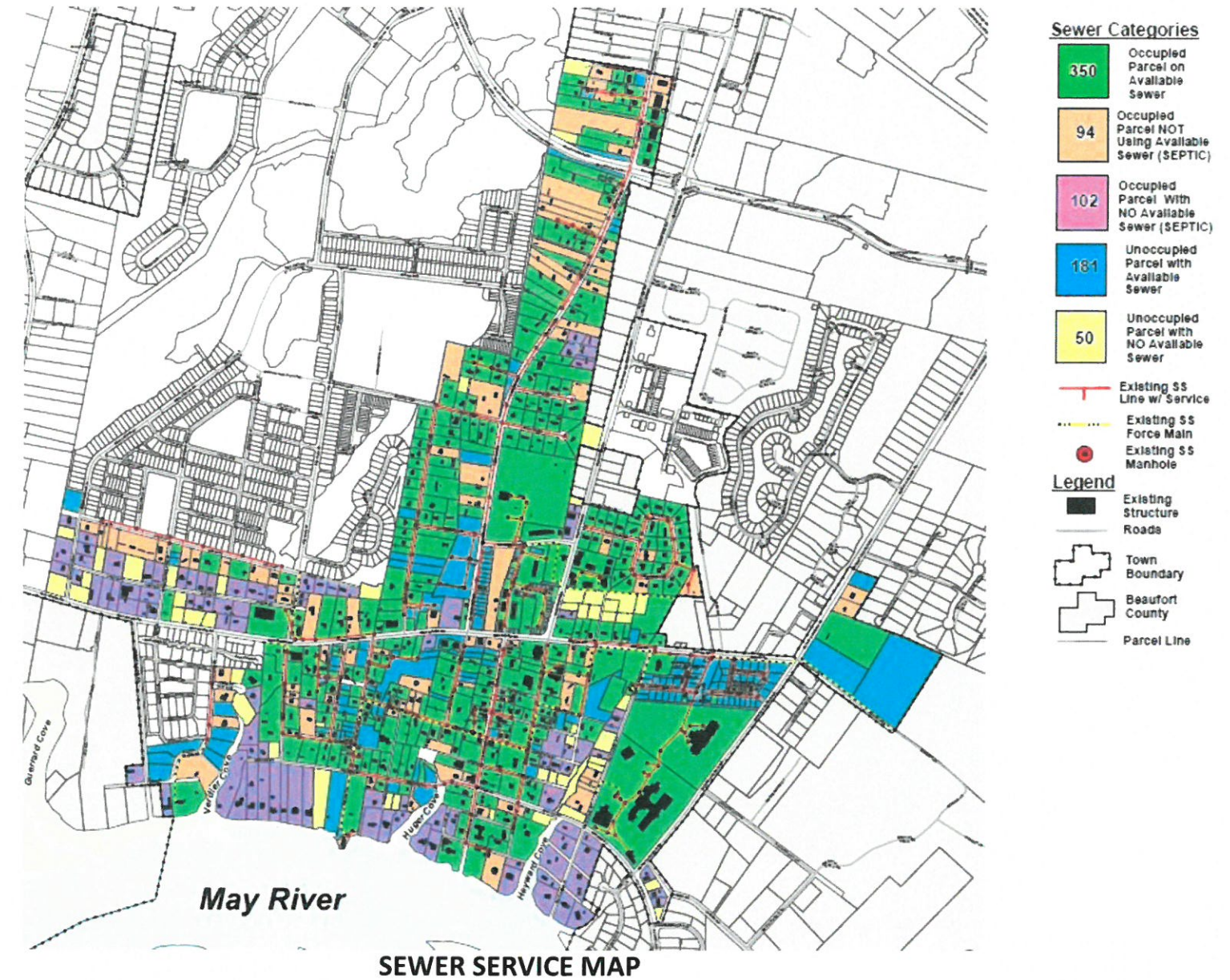
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	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 1	Quarter 2	Quarter 3
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Final Design							
Construction							



ESTIMATED COSTS

Water & Sewer Installation and Connection: \$4 Million

Operation & Maintenance following construction will be the responsibility of the BJWSA. These responsibilities and costs can be incorporated into current services and budgeting.

POTENTIAL ADDITIONAL FUNDING SOURCES

- Stormwater Utility Fees
- Federal/State Grants
- BJWSA Assistance



BLUFFTON HISTORIC DISTRICT HERITAGE TOURISM INFRASTRUCTURE

PROJECT SCOPE

The project involves public infrastructure improvements to Oyster Factory Park, Calhoun Street Dock and Dr. Mellichamp Drive within the Bluffton National Register Historic District in support of Heritage Tourism.

The Oyster Factory Park Master Plan is a partnership between the Town of Bluffton and Beaufort County and provides the only boat ramp access to the May River within the Town's jurisdiction. Improvements at the park include a crabbing dock, bulkhead around the historically significant Bluffton Oyster Company, restoration of the Garvin House (a Freedman's cottage), a playground, a tree house, and parking improvements.

Improvements to the Calhoun Street dock will include on-street parking, lighting and dock expansion and reconfiguration to improve boat docking.

Streetscape improvements planned for Dr. Mellichamp Drive include new sidewalks, additional on-street parking opportunities, street trees, lighting and stormwater management upgrades.

REGIONAL GOAL

Improving the Bluffton Historic District Heritage Tourism infrastructure furthers the mission of the Mayors' Heritage Tourism Coalition. Established in May 2015, the Coalition's mission is "to celebrate the unique culture and history of the South Carolina Lowcountry by educating, informing and entertaining our local, state, national and global citizens with authentic experiences, access to significant heritage sites and a connection to the culture that makes this place special." These projects promote Cultural & Heritage Tourism and EcoTourism activities, support economic development, and provide alternative transportation and connectivity throughout Beaufort County and beyond.

REGIONAL BENEFIT

These projects enhance Beaufort County's contribution to the National Gullah Geechee Cultural Heritage Corridor, which was established by Congress in 2006. The Garvin House site, Oyster Factory Park and the Town of Bluffton are all listed as contributing resources on the Corridor. The Bluffton Oyster Company, a family-run operation since 1899 and the last hand-shucking operation in the State of South Carolina, allows tourists and locals alike to witness a vocation that was a longtime occupation of the Gullah people.

Improving the Calhoun Street dock supports an alternative regional transportation connection among Beaufort-Port Royal-Bluffton-Hilton Head Island to Savannah, supports economic development for EcoTourism, and contributes to the quality of life for Beaufort County residents. Improvements to the dock will allow Palmetto Bluff to provide ferry service between the Palmetto Bluff docks and Old Town Bluffton.

The improvement of Dr. Mellichamp Drive will provide approximately 77 additional parking spaces, sidewalks, lighting and street trees in an area of the Old Town Historic District which is experiencing tremendous growth. These improvements will provide visitors with additional options for parking and an inviting entrance into the Old Town Historic District.

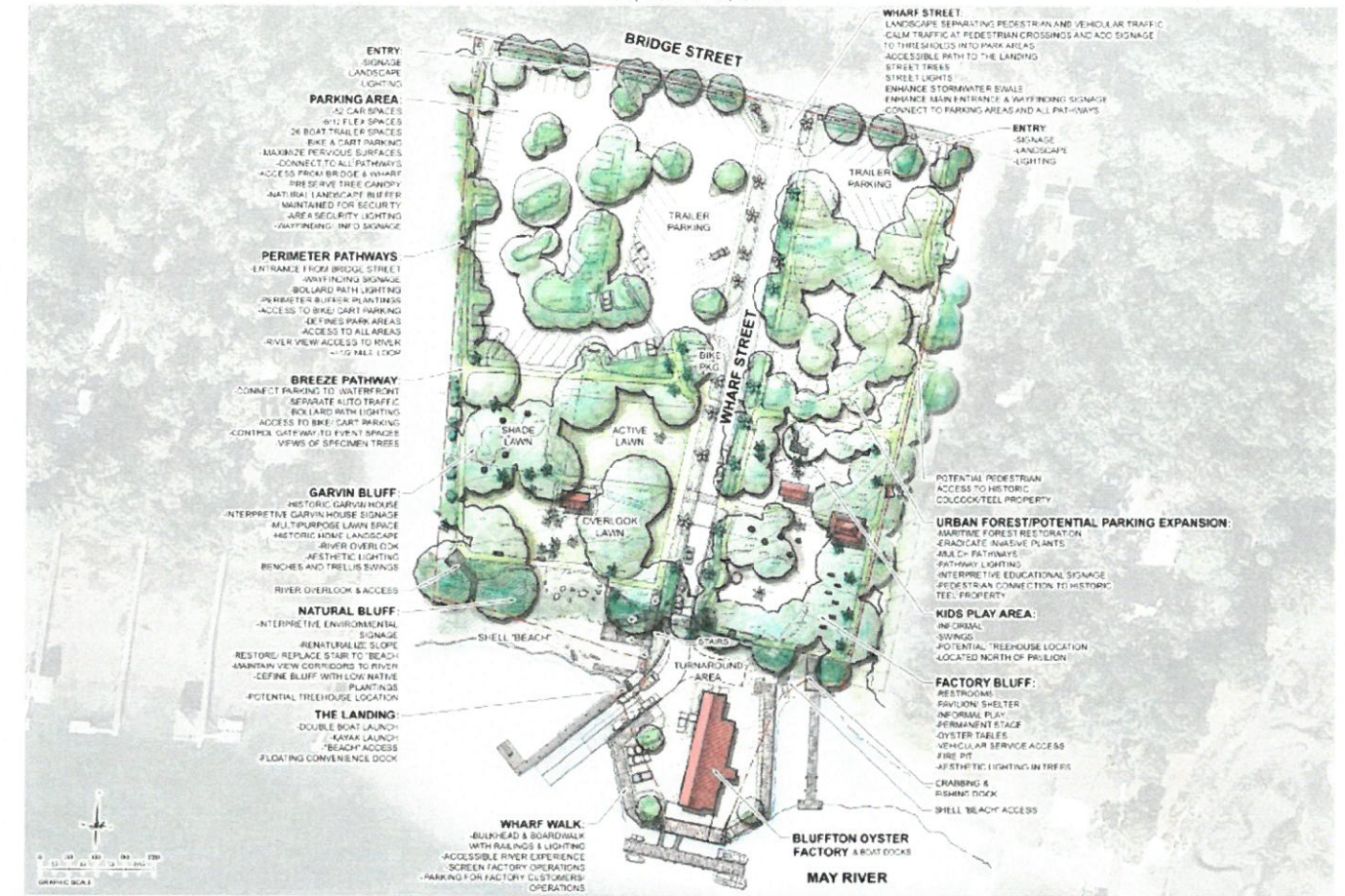
PRELIMINARY SCHEDULE

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GARVIN HOUSE

Master Plan
September 8, 2015



Oyster Factory Park - Bluffton, SC



BLUFFTON OYSTER CO. OYSTER FACTORY PARK BOAT RAMP



CALHOUN ST DOCK

	ESTIMATED COSTS
Oyster Factory Park	\$3.7 Million
Calhoun Street Dock	\$750,000
Dr. Mellichamp Streetscape	\$ 1.0 Million

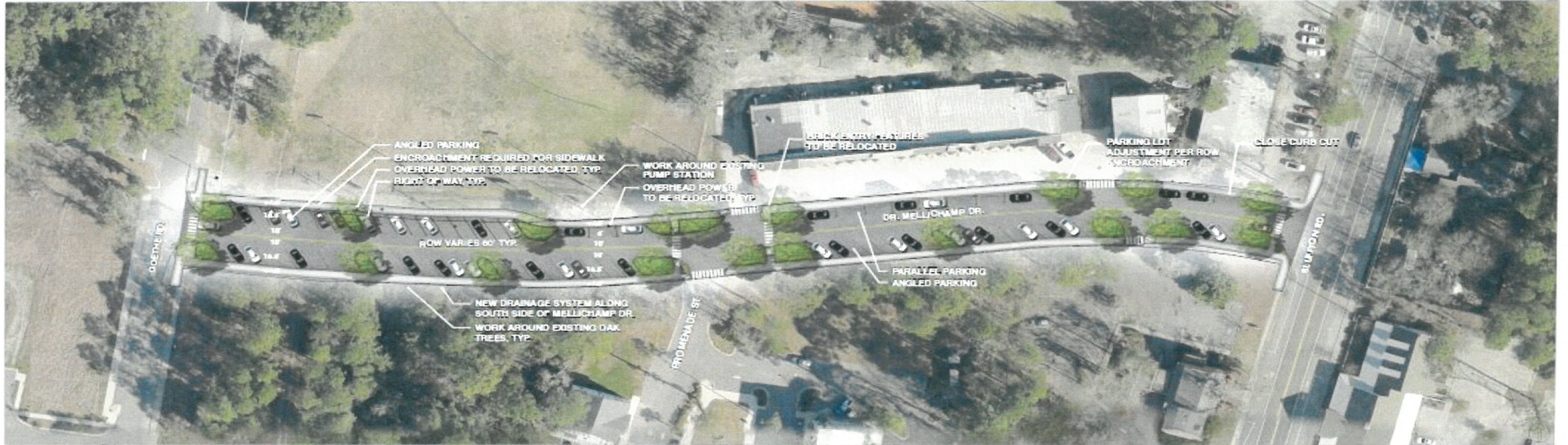
Operation & Maintenance following construction will be the responsibility of the Town of Bluffton. These re-

- ### POTENTIAL ADDITIONAL FUNDING SOURCES
- Hospitality Tax Revenue
 - Accommodations Tax Revenue
 - Stormwater Utility Fees
 - Federal/State Grants
 - Private Donations



BLUFFTON HISTORIC DISTRICT HERITAGE TOURISM INFRASTRUCTURE

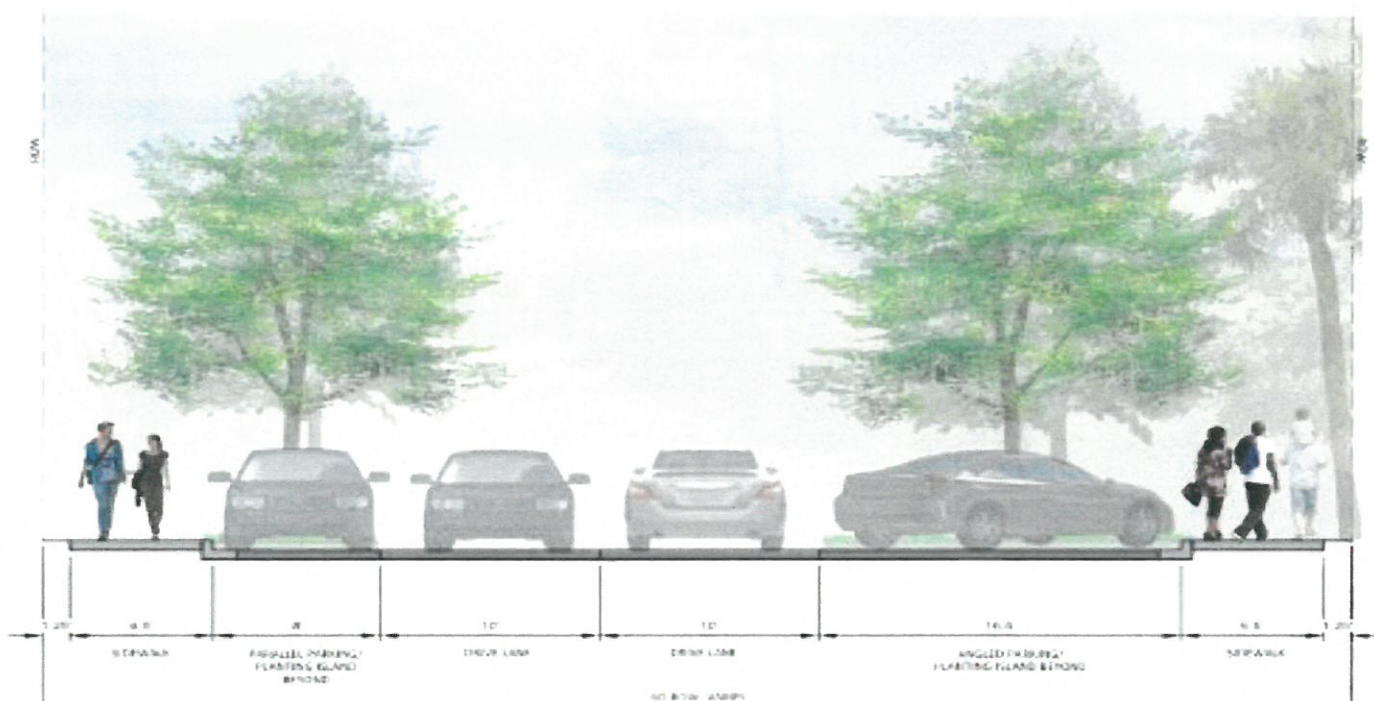
DR. MELLICHAMP DRIVE



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
- * Street Lighting





SIDEWALKS & PATHWAYS

PROJECT SCOPE

Construction of non-motorized pathways will ensure children, local citizens and visitors travel safely through alternate modes of transportation to schools, work, services and community facilities. These improvements include:

1. Burnt Church Road from Bridge Street to Bluffton Parkway.
Pathway will provide a much needed connection from adjacent residential communities to personal services, grocery stores, MC Riley School and Palmetto Breeze transit services.
2. Bridge Street from Burnt Church Road to Calhoun Street.
Sidewalks will provide a safe connection from a high intensity commercial district to public parking and Bluffton Town Hall increasing parking options for visitors and completing a connection to Bluffton Road.
3. Buck Island & Simmonsville Road completion between May River Road and US Route 278.
Completion of the neighborhood sidewalks will permit important connections between residential dwellings and commercial and community services.
4. Goethe/Shults Road.
Sidewalks will provide a safe connection from the Bluffton Parkway pathway to the Old Town Historic District and permit much needed connections between residential dwellings and commercial and community services.
5. May River Road from Buck Island Road to Buckwalter Parkway.
This pathway will permit a safe connection to the Buckwalter Parkway pathway system that services thousands of residential dwellings along Buckwalter Parkway to May River Streetscape Final Phase sidewalk system.

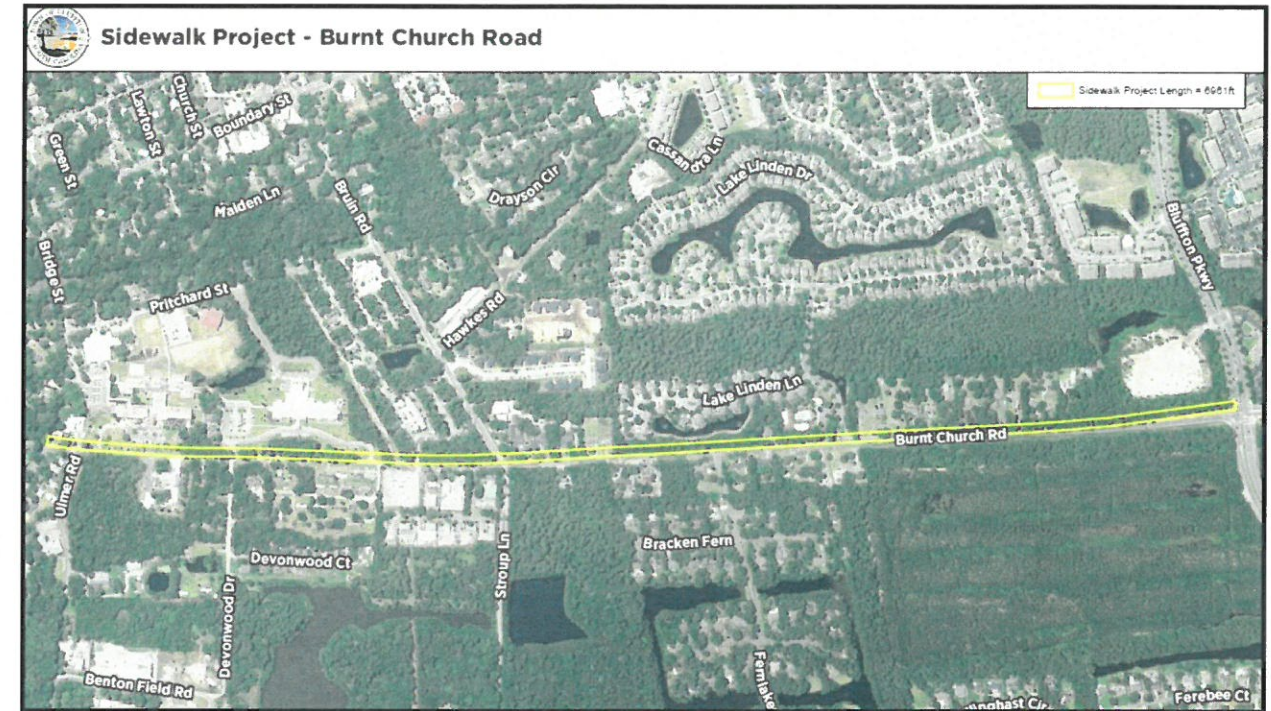
REGIONAL GOAL

The goal of the proposed sidewalk/pathway improvements is to make the community a safer place to participate in alternate modes of transportation, increase the health of the region's citizens, create needed connections to parking and access to community resources. Pedestrian and bicycle connections to school, community parks, services and work realize important health and safety community goals as stated in the Town and County Comprehensive Plans.

REGIONAL BENEFIT

Sidewalks and pathways create linkages resulting in a safe and efficient network for pedestrians and bicycle use within Beaufort County. The sidewalk/pathway improvements will:

- Ensure access to water, wilderness, historic trails and open space;
- Encourage neighborhood connections through non-motorized access;
- Provide significant health benefits;
- Ensure a safe alternative for pedestrians and bicycle users who need to use alternate modes of transportation to get to work, school and services.



PRELIMINARY SCHEDULE

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	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Quarter 1	Quarter 2	Quarter 3
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Construction							

ESTIMATED COSTS

Burnt Church Rd from Bridge St to Bluffton Parkway:	\$1.0 Million
Bridge St. from Burnt Church Rd to Calhoun St.	\$275,000
Buck Island/Simmonsville Rd Btwn May River Rd & US Hwy 278:	\$750,000
Goethe/Shultz Road Neighborhood:	\$750,000
May River Rd from Buck Island Rd to Buckwalter Parkway:	\$1.5 Million

Operation & Maintenance following construction will be the responsibility of the Town of Bluffton. These responsibilities and costs can be incorporated into current services and budgeting.

POTENTIAL ADDITIONAL FUNDING SOURCES

- Hospitality Tax Revenues
- Federal/State Grants



SIDEWALKS & PATHWAYS

