

EXHIBIT C

CALHOUN STREETScape

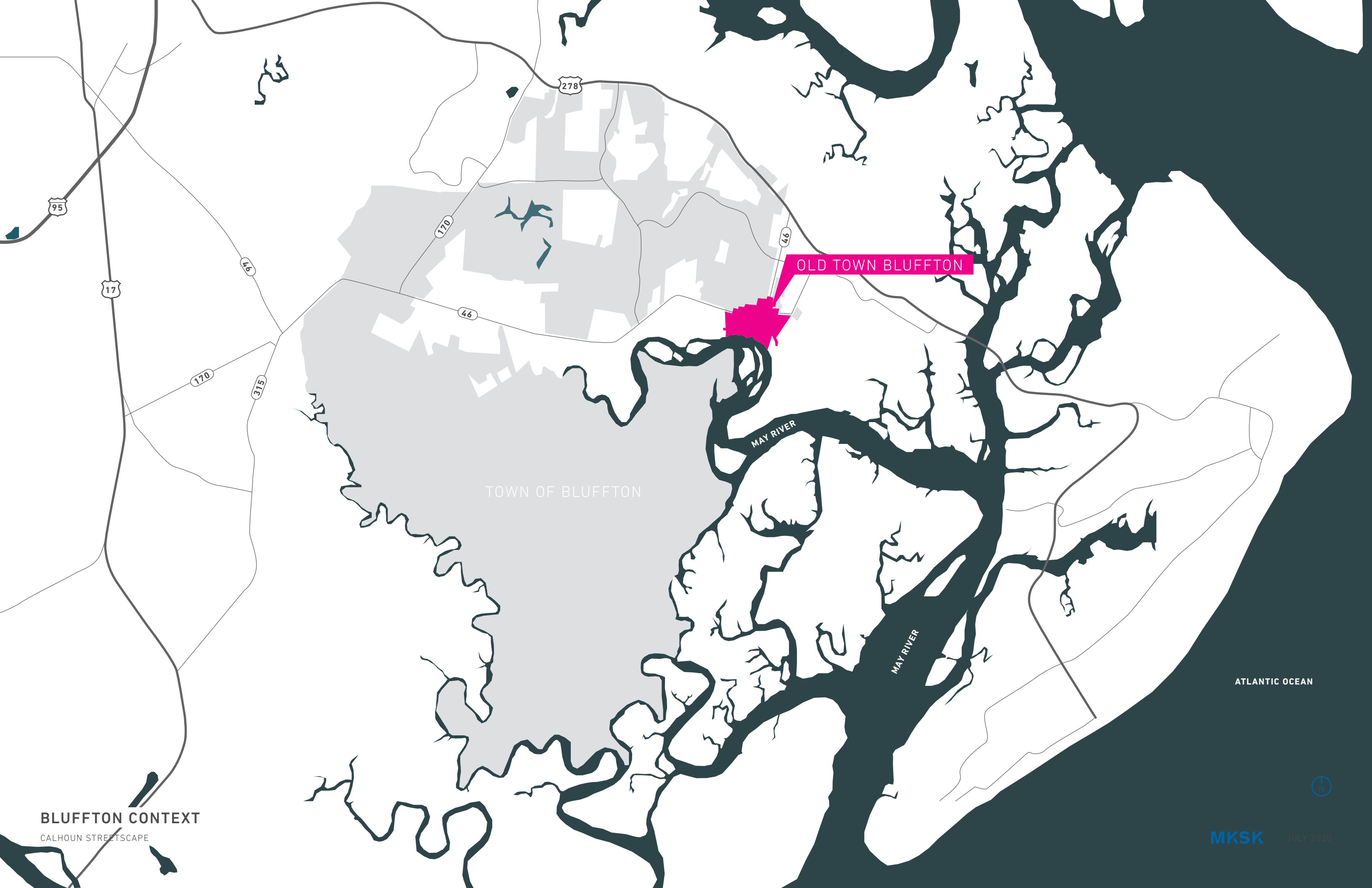
CONCEPTUAL MASTER PLAN

BLUFFTON, SOUTH CAROLINA

COUNCIL PRESENTATION - JULY 2020

MKSK

CALHOUN STREET ORIENTATION



OLD TOWN BLUFFTON

TOWN OF BLUFFTON

MAY RIVER

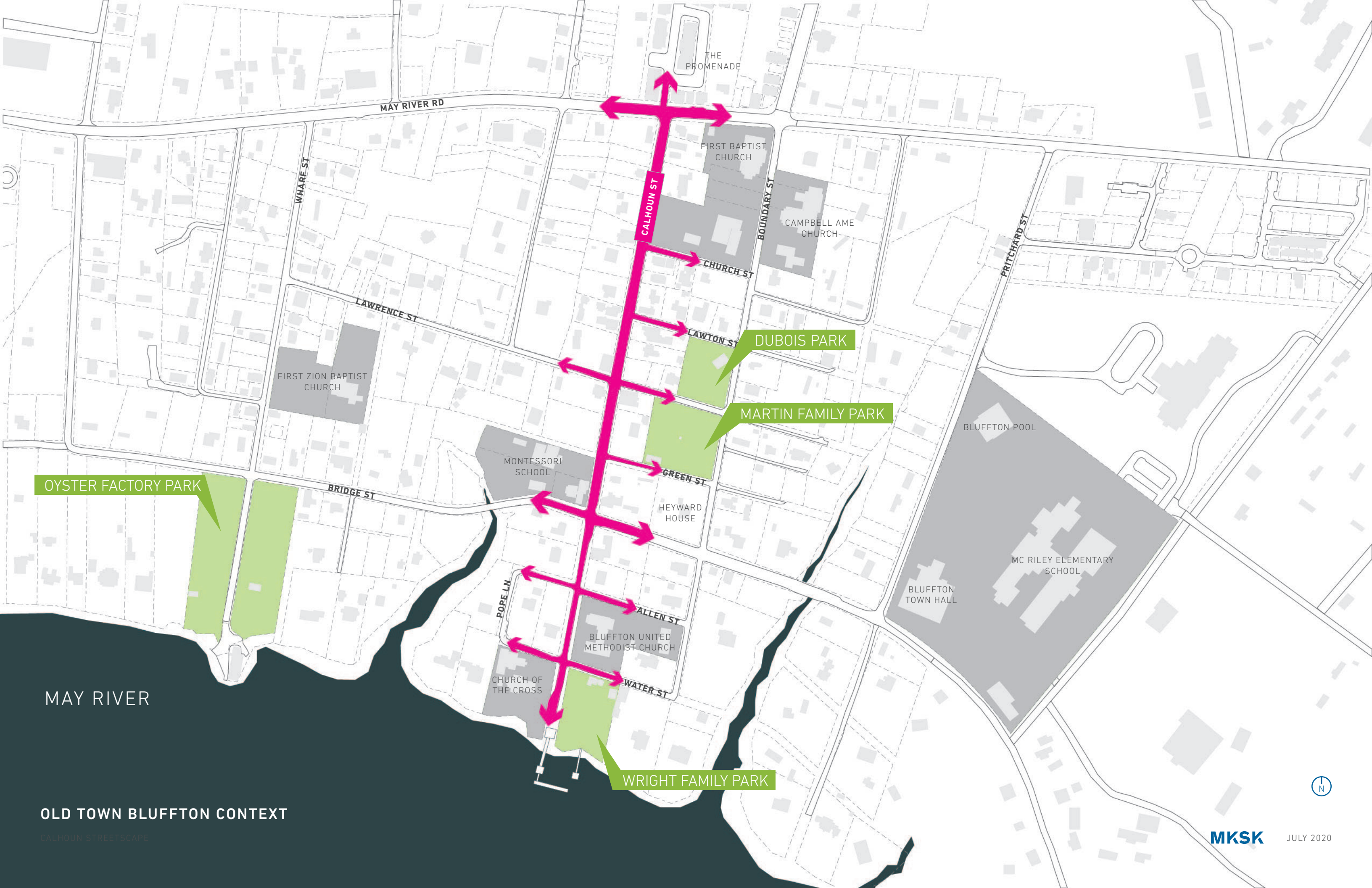
MAY RIVER

ATLANTIC OCEAN

BLUFFTON CONTEXT
CALHOUN STREETSCAPE

MKSK JULY 2020





OYSTER FACTORY PARK

DUBOIS PARK

MARTIN FAMILY PARK

WRIGHT FAMILY PARK

MAY RIVER

OLD TOWN BLUFFTON CONTEXT

CALHOUN STREETScape

MKSK

JULY 2020

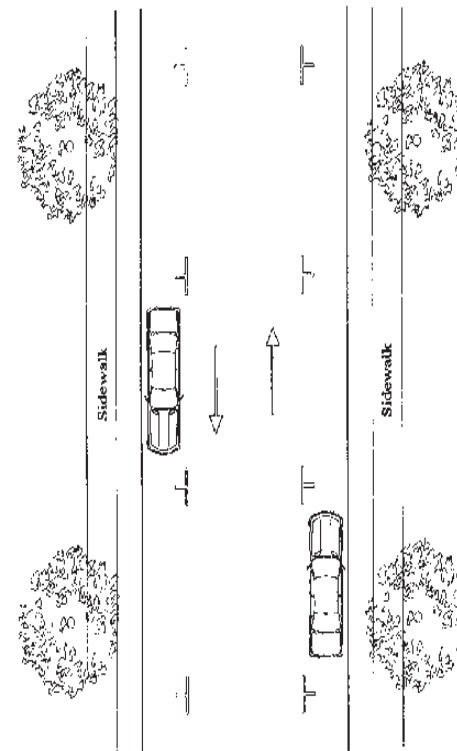
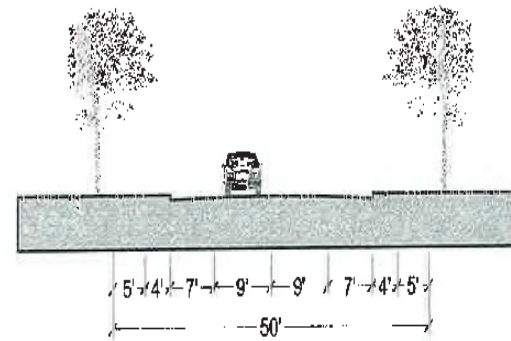


OLD TOWN MASTER PLAN

June 2006

KEY RECOMMENDATIONS

- Design better streets:
 - Design for pedestrians first
 - Scale matters
 - Design the street as a unified whole
 - Include sidewalks wherever possible
 - Incorporate as much shade as possible
 - Plant street trees in an orderly manner
 - Use smart lighting
 - Resist parking lots in front of buildings
 - Demand on-street parking in suitable locations
- Cluster retail in the heart of Old Town - Calhoun Street is an entryway into the district, connectivity is critical here.
- Trees, trees, trees: invest in the canopy
 - Restore and maintain the existing tree canopy
 - Add more trees wherever possible
- Design for walkability first
 - Street improvements and modifications should focus on pedestrians.
 - Adopt a "Park once" mentality - encourage people to leave their cars and walk.
- Minimize pavement and keep the water clean
 - Use pervious materials wherever possible



PREVIOUS STUDIES

CALHOUN STREETSCAPE

CALHOUN STREET AND ADJACENT AREA STUDY

January 2016

KEY RECOMMENDATIONS & ALIGNMENT:

- Initiate a streetscape improvement plan incorporating:

- On-street parking
- Bike parking
- 5' min. ADA sidewalks and crossings
- Lighting
- Rain gardens, plantings, trees
- Improved crosswalks

- Articulate the Old Town Core entry through textured pavements, traffic tables, and curb bulb-outs

- Include Calhoun Street plaza with ability to completely cordon off traffic for events

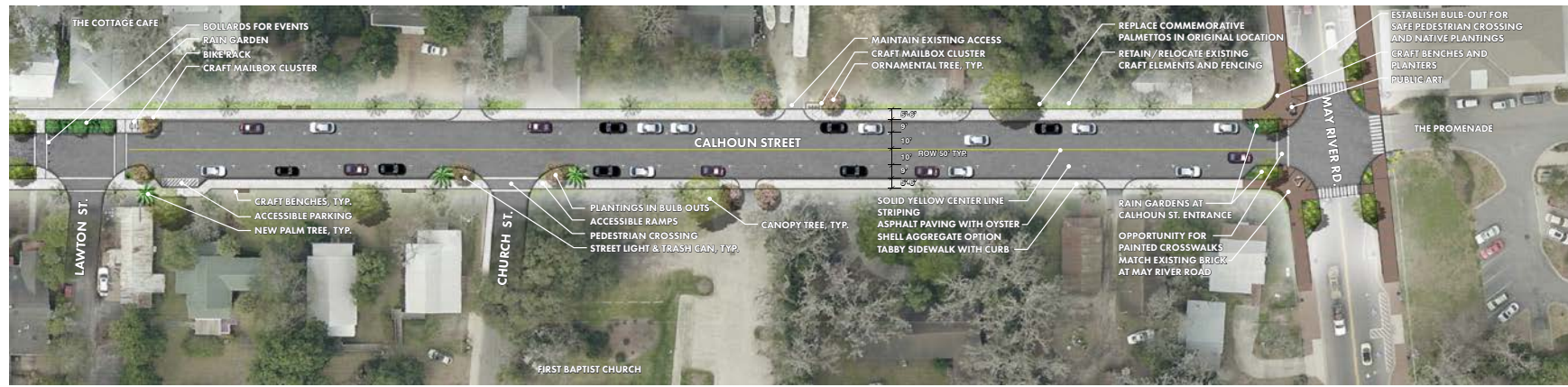
- Reduce impervious surfaces:

- Incorporate drainage and water quality solutions where appropriate
- Pervious drives and parking
- Bioswales and bioretention

- Narrow traffic lanes and increase sidewalk widths

- Include planting strips, tree wells wherever possible

- Incorporate flush curbs



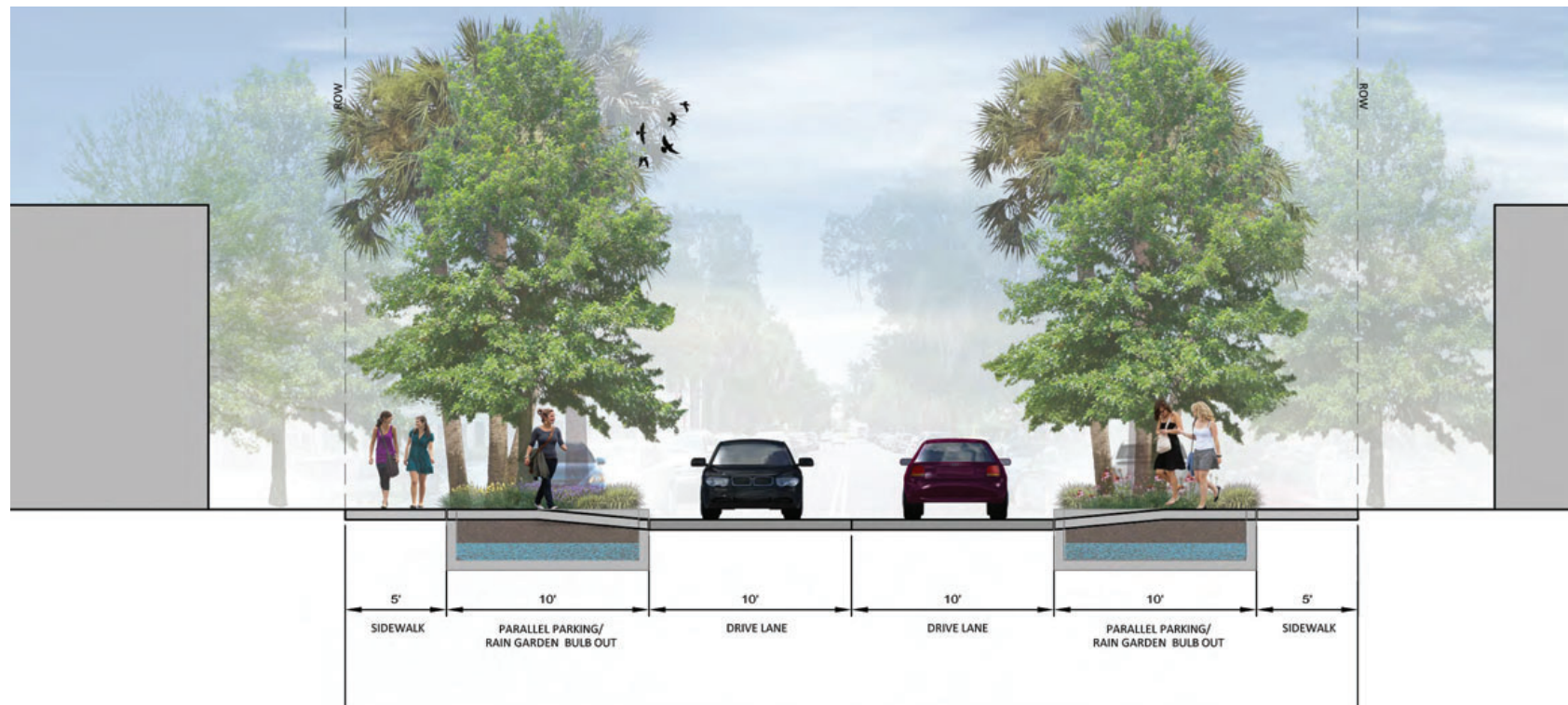
HALLWAY | LOW INTENSITY ZONE

FRONT DOOR | HIGH INTENSITY ZONE



HALLWAY

LIVING ROOM | HIGH INTENSITY ZONE



PREVIOUS STUDIES

CALHOUN STREETScape

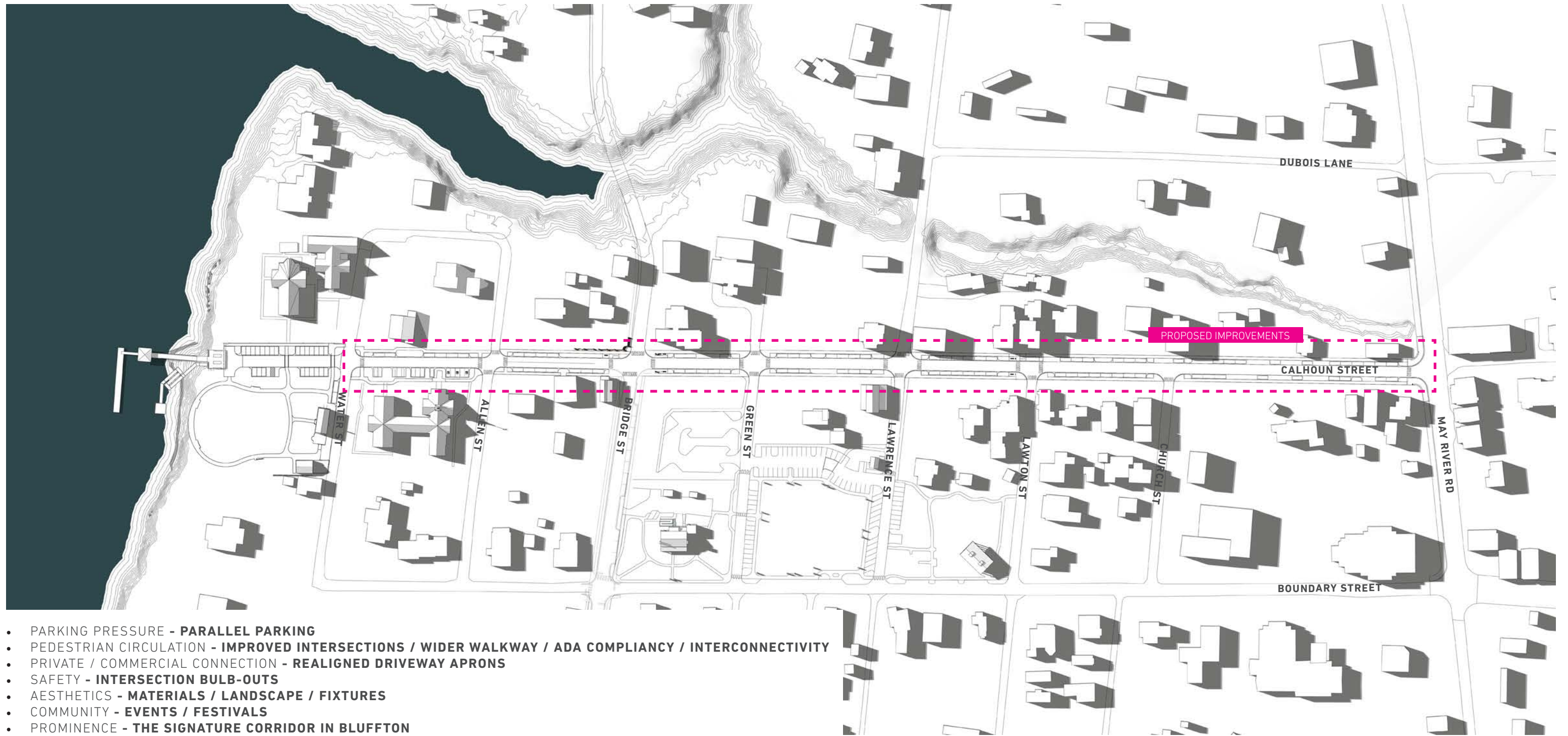
CALHOUN STREETScape
MASTER PLAN



- PARKING PRESSURE
- PEDESTRIAN CIRCULATION
- PRIVATE / COMMERCIAL CONNECTION
- SAFETY
- AESTHETICS
- COMMUNITY
- THE SIGNATURE CORRIDOR IN BLUFFTON

EXISTING CONDITIONS

CALHOUN STREETScape



- PARKING PRESSURE - **PARALLEL PARKING**
- PEDESTRIAN CIRCULATION - **IMPROVED INTERSECTIONS / WIDER WALKWAY / ADA COMPLIANCY / INTERCONNECTIVITY**
- PRIVATE / COMMERCIAL CONNECTION - **REALIGNED DRIVEWAY APRONS**
- SAFETY - **INTERSECTION BULB-OUTS**
- AESTHETICS - **MATERIALS / LANDSCAPE / FIXTURES**
- COMMUNITY - **EVENTS / FESTIVALS**
- PROMINENCE - **THE SIGNATURE CORRIDOR IN BLUFFTON**

DESIGN CONSIDERATIONS

CALHOUN STREETScape



HABERSHAM BEAUFORT SC



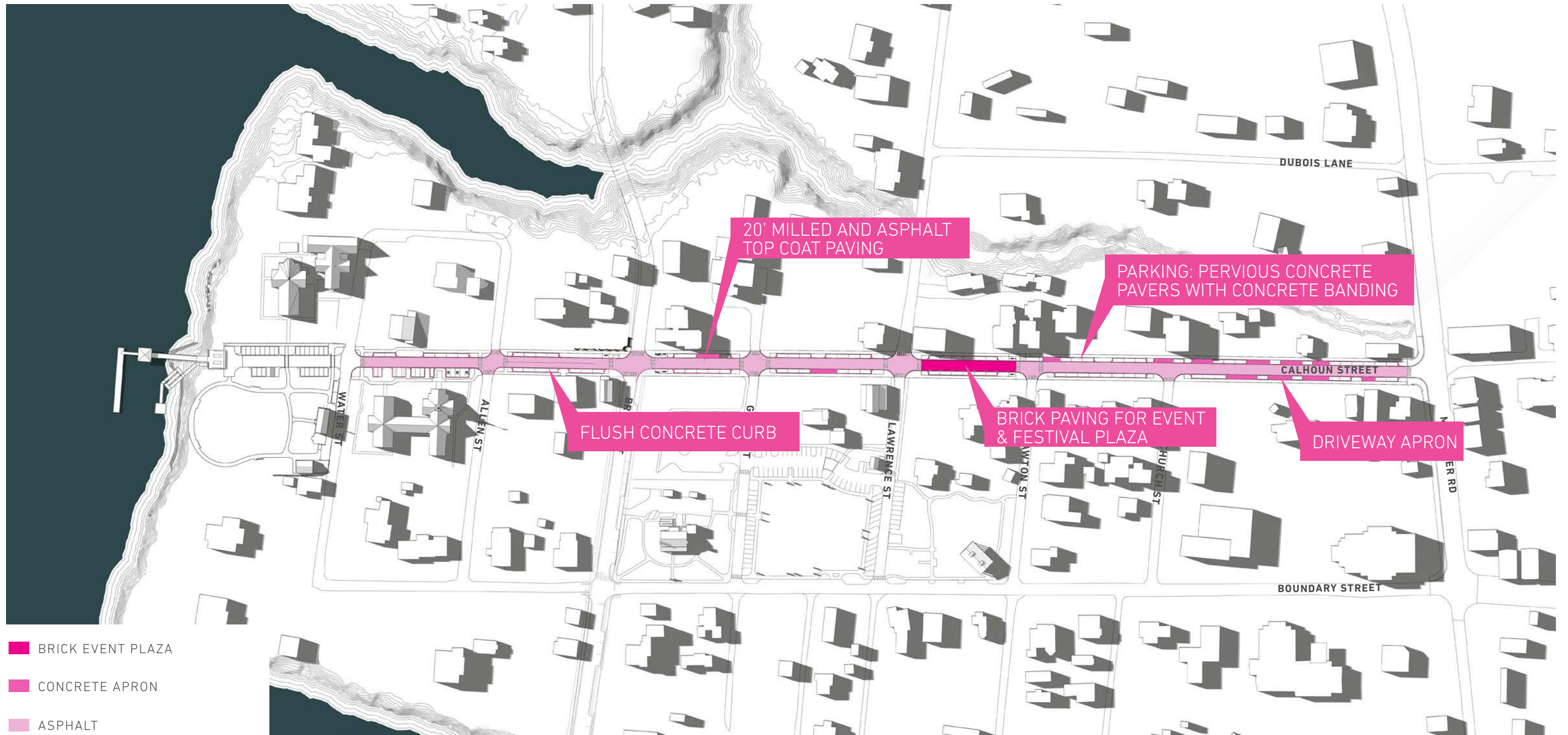
HABERSHAM, BEAUFORT, SC



PALMETTO BLUFF, SC

DESIGN INSPIRATION

CALHOUN STREETScape



VEHICULAR CONNECTIVITY

CALHOUN STREETScape

- EXISTING DELINEATED PARKING: **87 SPACES**
- PROPOSED DELINEATED PARKING (NORTH OF WATER STREET): **87 SPACES**
- PROPOSED ADDITIONAL PARKING AT WRIGHT FAMILY PARK: **18 SPACES**
- ADDITIONAL AVAILABLE NEARBY PARKING
- DUBOIS PARK: **28 SPACES**
- MARTIN FAMILY PARK: **72 SPACES**
- FUTURE BRIDGE STREET PARKING: **18 SPACES**
- CORNERSTONE CHURCH: **69 SPACES**
- TOTAL AVAILABLE SPACES: **285 SPACES**



PROPOSED PARKING

CALHOUN STREETScape



PUBLIC ART CROSSWALK
Spartanburg, SC



BRICK EVENT PLAZA
SEASIDE, FL



- REMOVABLE BOLLARD
- PUBLIC ART CROSSWALK
- ▤ STRIPED CROSSWALK
- TABBY CONCRETE SIDEWALK
- EXISTING AND PLANNED SIDEWALKS
- ✉ SHARED MAILBOX CLUSTER

PEDESTRIAN CONNECTIVITY

CALHOUN STREETSCAPE



SWITCHGEAR
108"L x 102"W



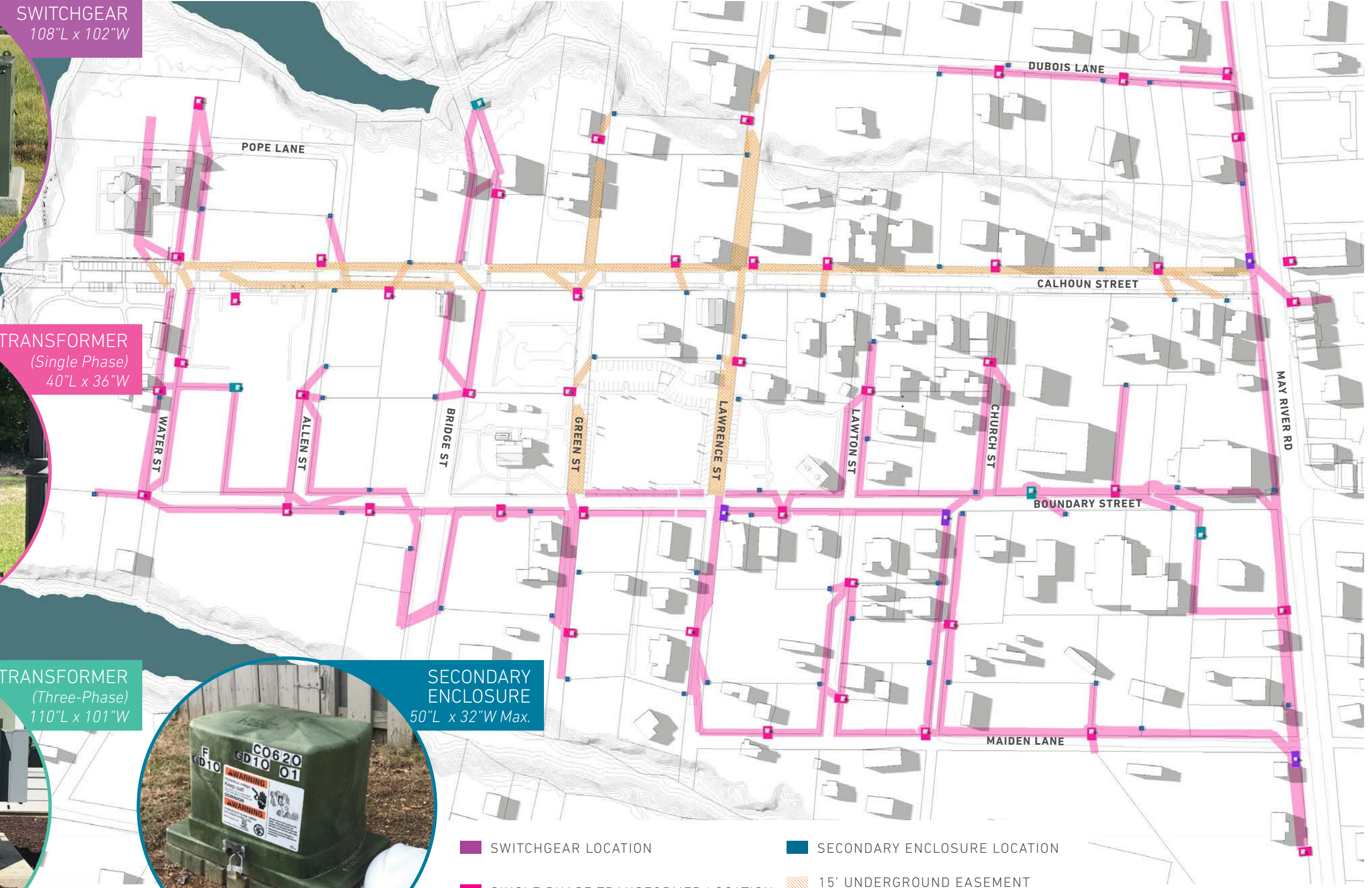
TRANSFORMER
(Single Phase)
40"L x 36"W



TRANSFORMER
(Three-Phase)
110"L x 101"W

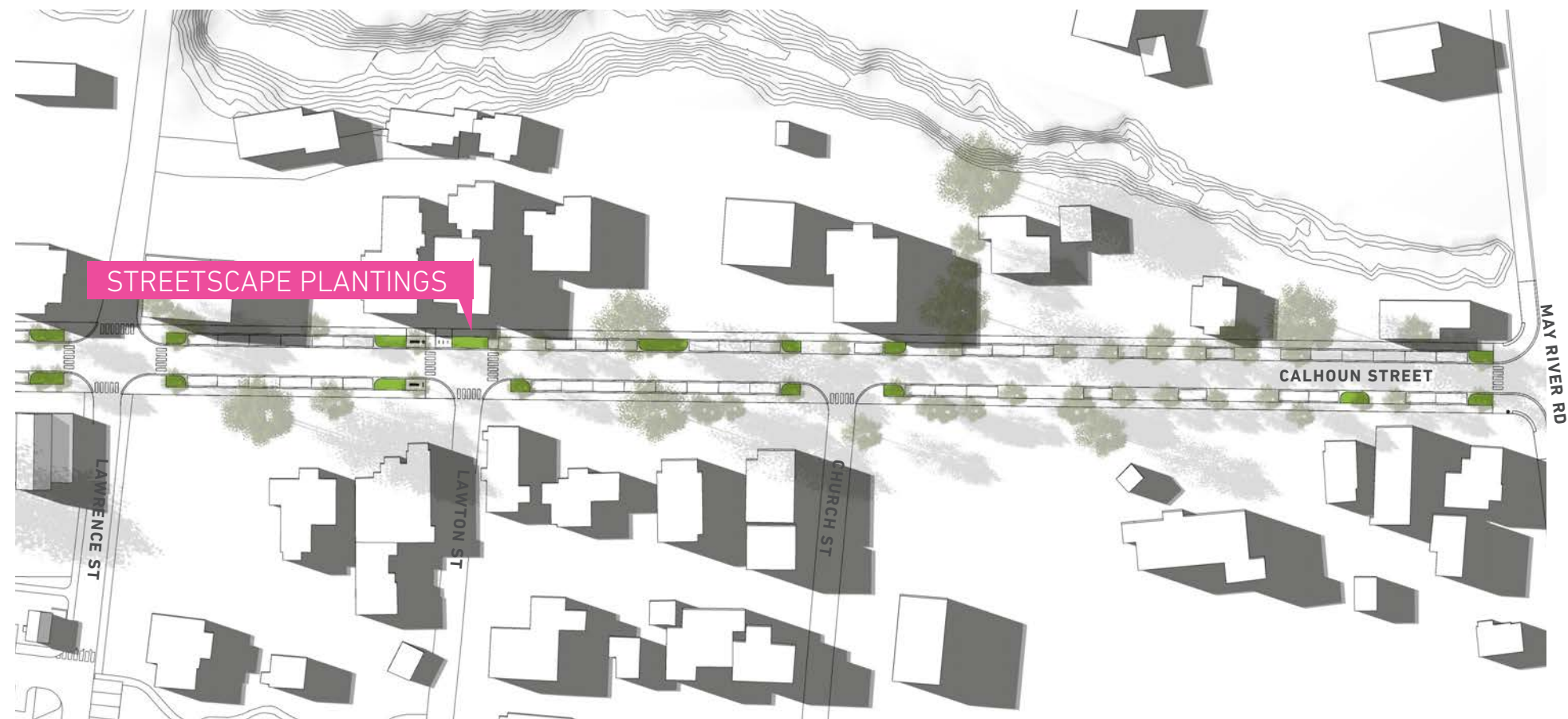
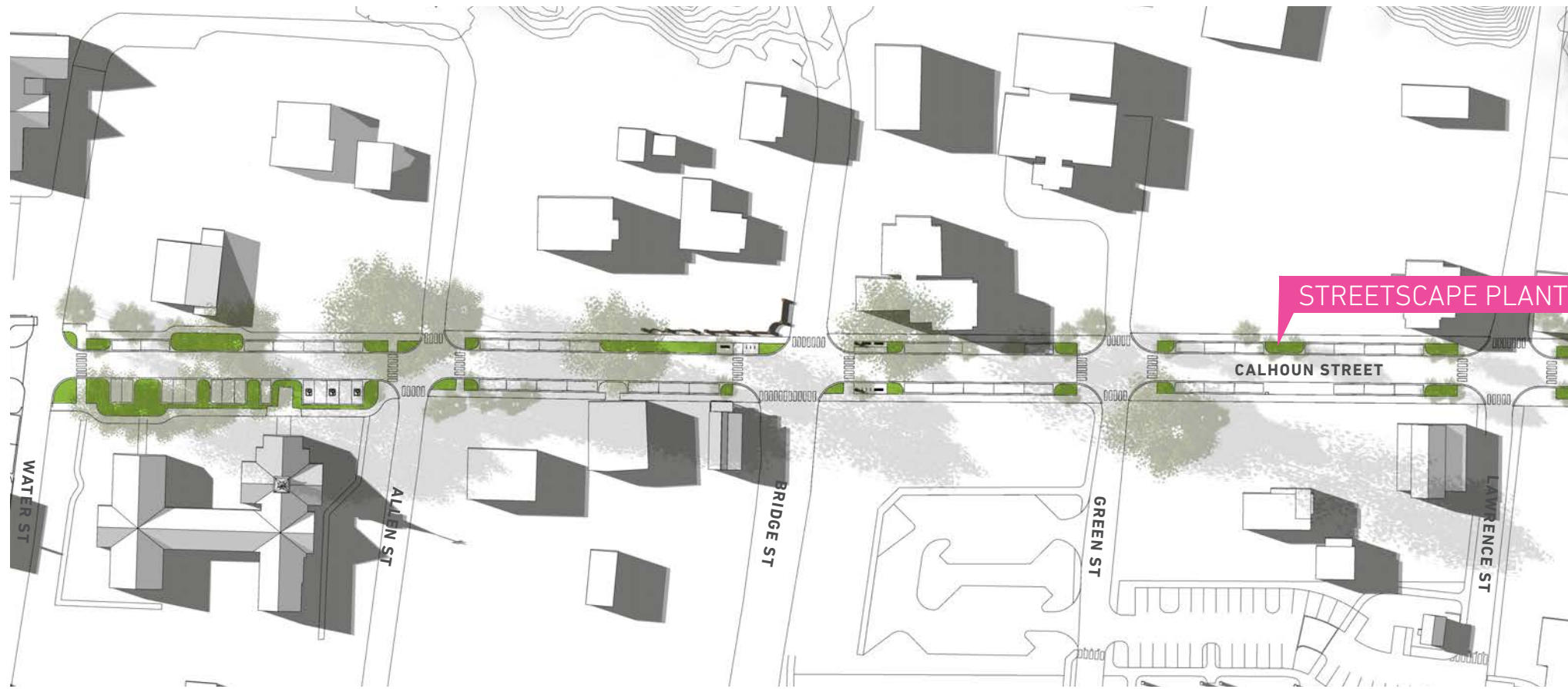


SECONDARY ENCLOSURE
50"L x 32"W Max.



- SWITCHGEAR LOCATION
- SECONDARY ENCLOSURE LOCATION
- SINGLE PHASE TRANSFORMER LOCATION
- THREE-PHASE TRANSFORMER LOCATION
- 15' UNDERGROUND EASEMENT (TOWN OF BLUFFTON R.O.W.)
- 15' UNDERGROUND EASEMENT (TO BE SECURED)

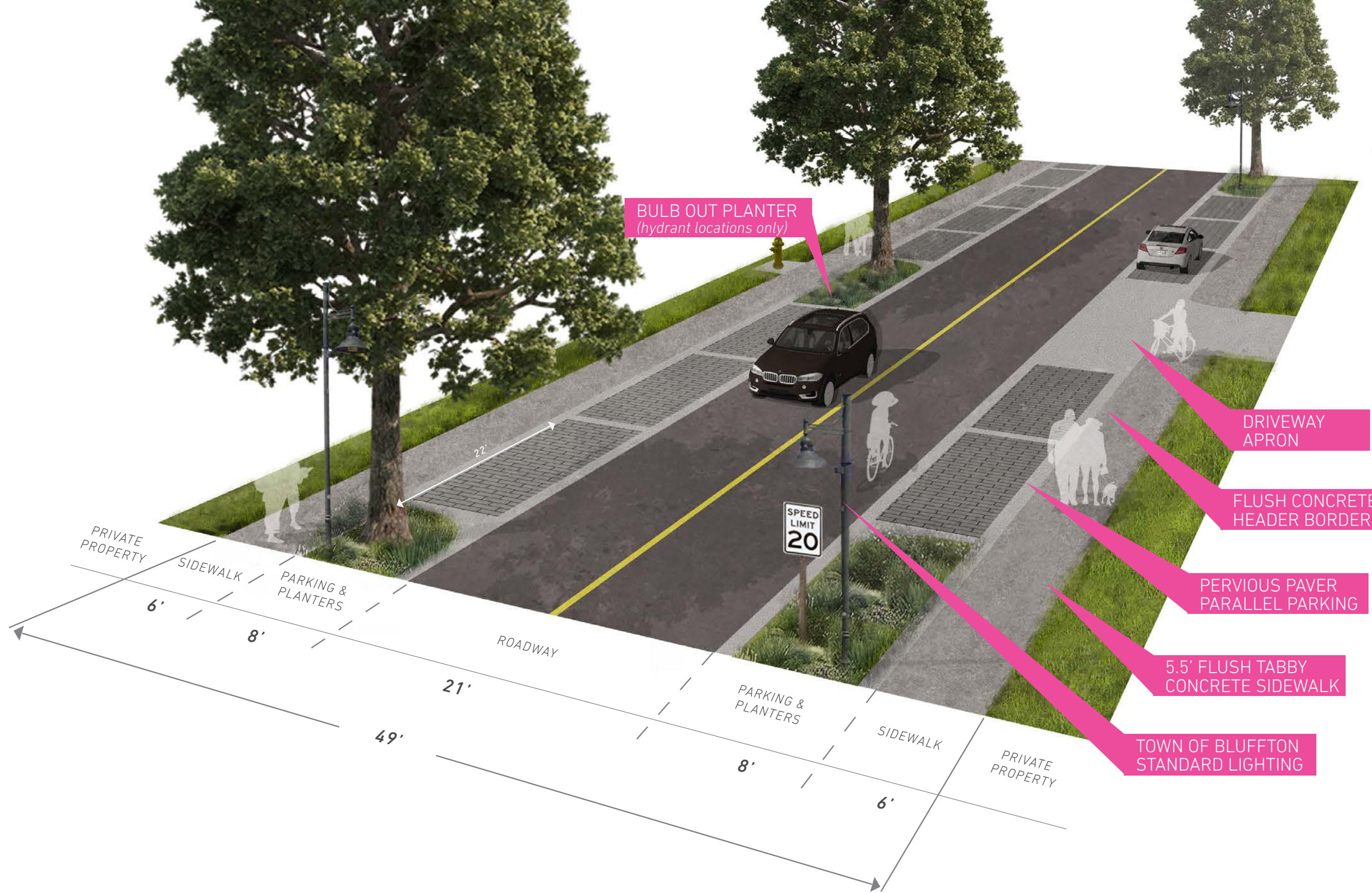
TRANSFORMER & ENCLOSURE LOCATIONS



■ BULB OUTS & PLANTERS

PROPOSED VEGETATION

CALHOUN STREETSCAPE



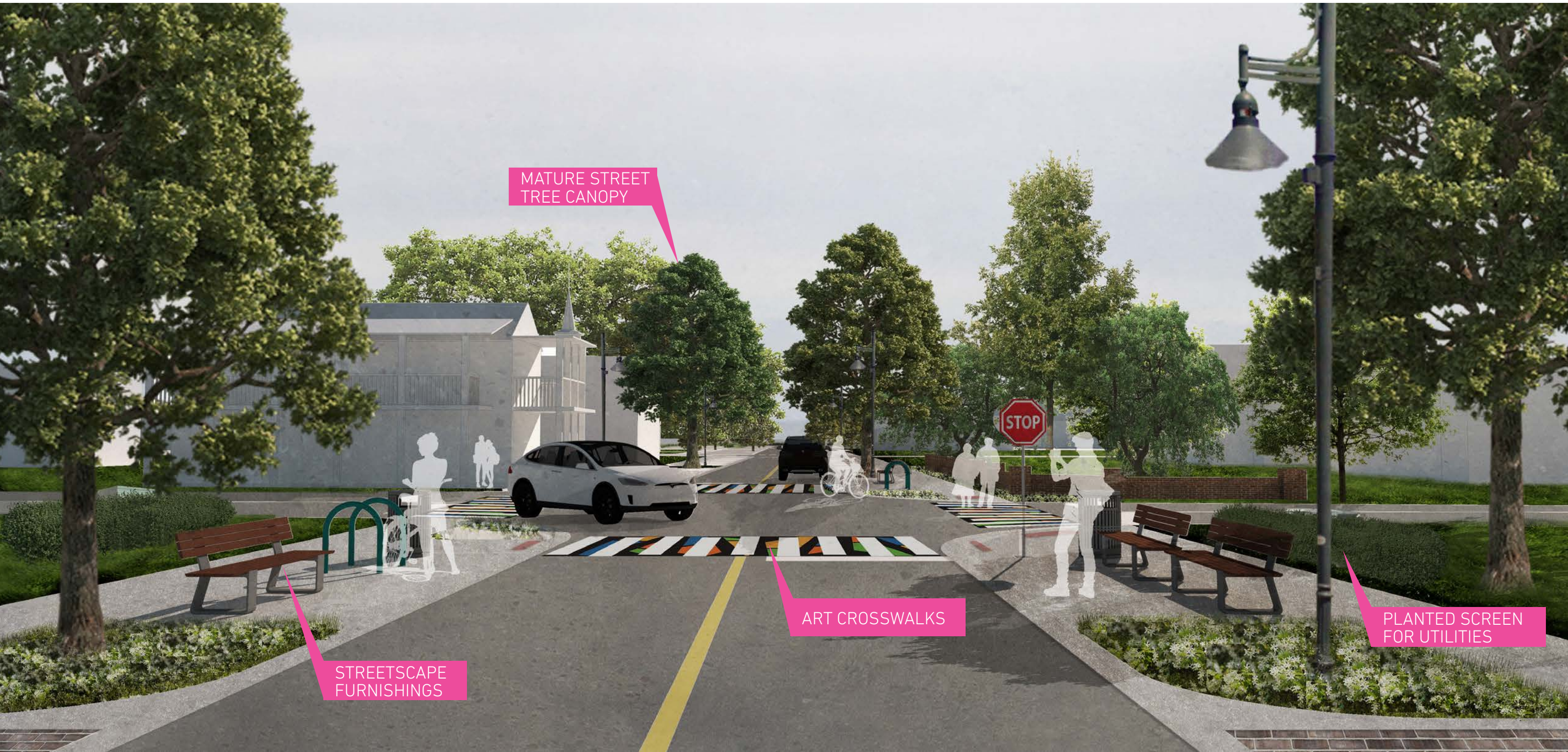
TYPICAL STREET SECTION

CALHOUN STREETSCAPE



EXISTING CONDITIONS

CALHOUN STREETScape - CONCEPT DESIGN



MATURE STREET
TREE CANOPY

STREETSCAPE
FURNISHINGS

ART CROSSWALKS

PLANTED SCREEN
FOR UTILITIES

BRIDGE STREET VIEW

CALHOUN STREETScape - CONCEPT DESIGN

PROPOSED MATERIAL SET

FLUSH CONCRETE CURB AND BORDER
CONCRETE SIDEWALK (*OYSTER SHELL AGGREGATE*)
STRIPED CROSSWALK
PERVIOUS PAVER PARKING



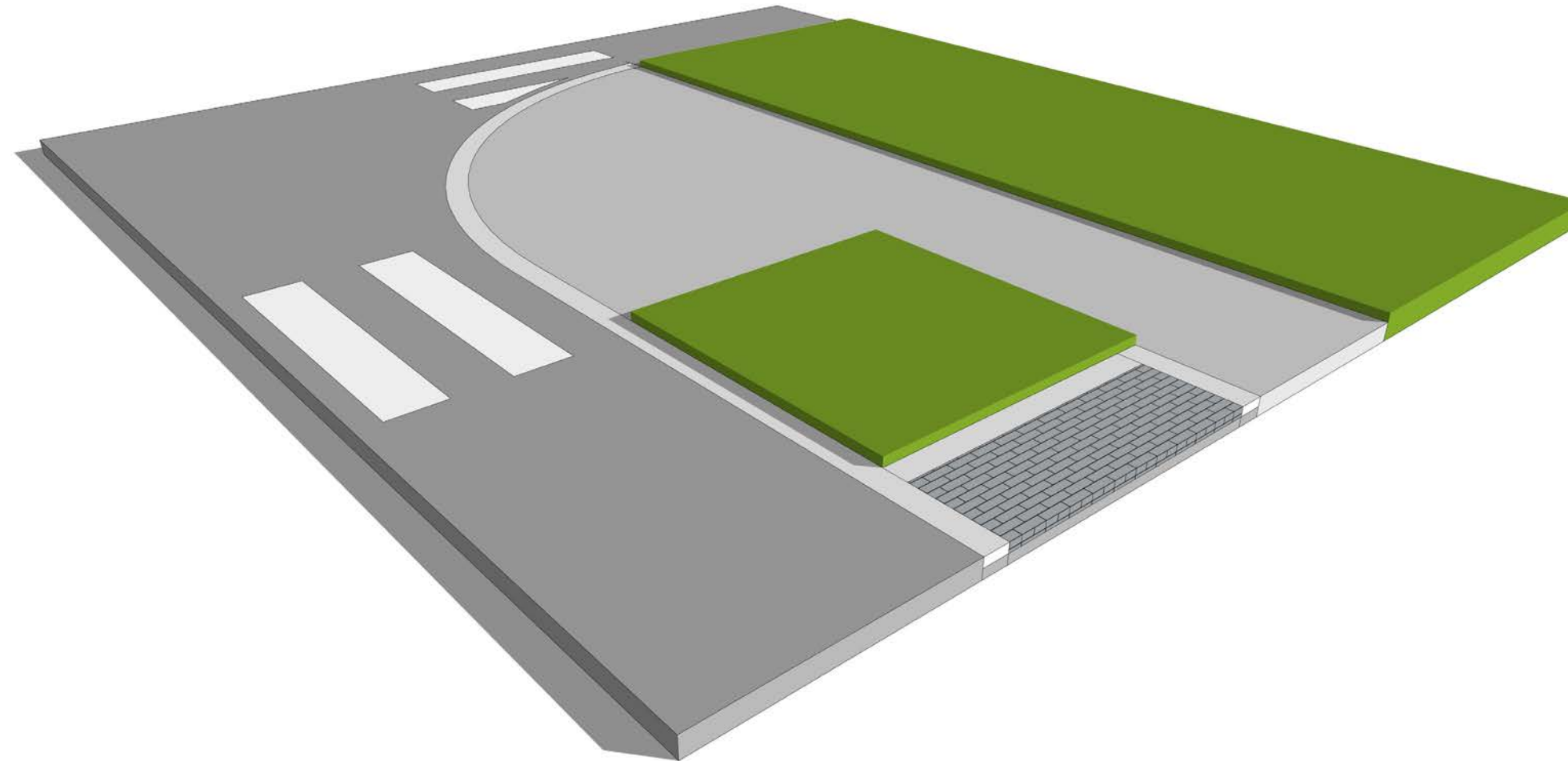
TABBY CONCRETE



LIGHT SANDBLAST
CONCRETE (*ALTERNATE*)



PERVIOUS PAVER
(*TO MATCH DR. MELLICHAMP DR.*)



DETAIL COMBINATION A

CALHOUN STREETSCAPE



BENCH

type: Wood Top with Concrete Base

style: N/A

dimensions: 24"d x 96"w x 15"h

materials: FSC hardwood, precast concrete

color: natural



BIKE RACK

type: Town of Bluffton Bike Rack

style: N/A

dimensions: 24"d x 6"w x 35"h

materials: powdercoat

color: blue



PLANTER

type: Sorella Planter

style: backed, straight

dimensions: variable

materials: cast metal

color: metallic silver



LITTER RECEPTACLE

type: Chase Park Litter Receptacle

style: side open

dimensions: 24"d x 39"h

materials: cast aluminum, low-density polyethylene

color: metallic silver

STANDARD FURNISHINGS

CALHOUN STREETScape



STREET LIGHT

type: Town of Bluffton Streetlight

style: shepherd's crook

dimensions: to match Town of Bluffton standard

materials: powdercoat

color: charcoal



OPTION A: CUSTOM COVERED MAILBOX CLUSTER

type: custom cluster box unit by Atlas Signs or approved equal

dimensions: TBD

color: charcoal



BOLLARD

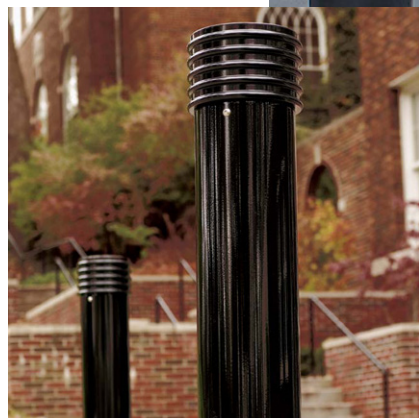
type: Annapolis Bollard

style: removable bollard with optional lighted top

dimensions: 6" d x 33" h

materials: metal & powdercoat

color: charcoal



OPTION B: SMALL MAILBOX CLUSTER

type: Florence Vogue Vital 1570-13V2

dimensions: 10" W x 67" H x 21" D each.

materials: metal & powdercoat

color: forest green

STANDARD FURNISHINGS

CALHOUN STREETScape

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