



CITY OF BEAUFORT
Special Joint Workshop of Council with the Waterfront Advisory Committee
City Hall, Planning Conference Room
1911 Boundary Street – 1st Floor
September 24, 2025 – 9:00 am

Meeting will be live streamed on the City of Beaufort’s Facebook Page

STATEMENT OF MEDIA NOTIFICATION

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place, and agenda of this meeting.

Please click the link below to join the Webinar

<https://us02web.zoom.us/j/84516602251?pwd=H8FQ39roI7ZyAfBe2biWDeSPY7gbgL.1>

Passcode:288501 +19292056099 Webinar ID: 845 1660 2251

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Engineer’s Presentation and Roundtable Discussion**
- IV. City Council Comments**
- V. Waterfront Advisory Committee Comments**
- VI. Public Comment**
- VII. Adjourn**

Waterfront Park Relieving Platform Consulting Services
Phases 1A, 1B, and 2

Project Team



- Project Management
- Structural Engineering
- Inspections



- Structural Engineering
- Grant Facilitation/Research
- Permitting
- Adaptive Strategy Analysis



- Site Civil Engineering
- Surveying



- Geotechnical Engineering
- Materials Testing



- Constructability Reviews
- Cost Estimating

RELIEVING PLATFORM PROJECT

MULTI-PHASE APPROACH:

- PHASE 1 (TWO PARTS)
 - PHASE 1A – PRELIMINARY DATA COLLECTION – PHASE COMPLETE
 - PHASE 1B – FINAL DATA COLLECTION AND MODELING
- PHASE 2
 - DEVELOPMENT OF ALTERNATIVES AND GRANT INVESTIGATION
- PHASE 3
 - FINAL DESIGN AND PERMITTING
- PHASE 4
 - CONSTRUCTION

PHASE 1A – SUMMARY

PHASE 1A - KEY TASKS

- **AS-BUILT SURVEY**
 - **50 FT INLAND AND 100 FT SEAWARD OF PLATFORM**
 - **USED FOR PERMITTING, DESIGN, AND STRUCTURAL ANALYSIS**
- **GEOTECHNICAL INVESTIGATION**
 - **FOUR SOIL BORINGS OBTAINED**
 - **USED FOR PILING STRUCTURAL ANALYSIS (EXISTING AND PROPOSED)**
- **GEOSPACIAL AND REFERENCE INFORMATION**
 - **DETERMINED THAT AMPLE OPEN-SOURCE DATASETS ARE AVAILABLE FOR USE IN PERMITTING AND DESIGN.**

PHASE 1A – SUMMARY (CONT.)

- **DESIGN WATER LEVEL ESTIMATION AND ANALYSIS**
 - **FLOODING AND OVERTOPPING BEGINS AT 6.0 FT (NAVD88)**
 - **INCREASING THE HEIGHT OF THE PLATFORM AND/OR ADDING PERIMETER PROTECTION WILL BE EFFECTIVE UP TO ELEVATION 9.05 FT**
 - **MITIGATION FOR FLOODING ABOVE ELEVATION 11.0 IS NOT FEASIBLE DUE TO FLANKING.**
 - **ALTERNATIVES SHOULD ANALYZE THE COST/BENEFIT OF PROTECTING THE AREA BETWEEN THE SEAWARD EDGE OF THE PLATFORM AND BAY STREET.**
 - **DYNAMIC ADAPTIVE POLICY PATHWAYS – AN APPROACH THAT AIDS IN MAKING SOUND NEAR-TERM DECISIONS TO OVERCOME UNCERTAINTY IN LONG-TERM ADAPTATION**

PHASE 1A – SUMMARY (CONT.)

PHASE 1A - KEY TASKS

- **RELIEVING PLATFORM STRUCTURAL ANALYSIS AND CAPACITY DETERMINATION**
 - **CONDUCTED MULTIPLE ITERATIONS OF THE STRUCTURAL ANALYSIS BASED ON VARIOUS LOAD COMBINATIONS AND PILE FIXITIES.**
 - **RESULTS INDICATED THAT PILE BUCKLING IS A CONCERN.**
 - **RECOMMENDED RESTRICTING THE PLATFORM FROM USE.**

PHASE 1A - RECOMMENDATIONS

1. CONTINUE TO KEEP THE RELIEVING PLATFORM CLOSED FROM PUBLIC USE.

2. MODIFY AND BEGIN PHASE 1B.

- **EXPAND LAND SURVEY**
- **SAVE MODELING EFFORTS FOR A LATER PHASE**

3. IMPLEMENT MEASURES TO OPEN THE DAY DOCK

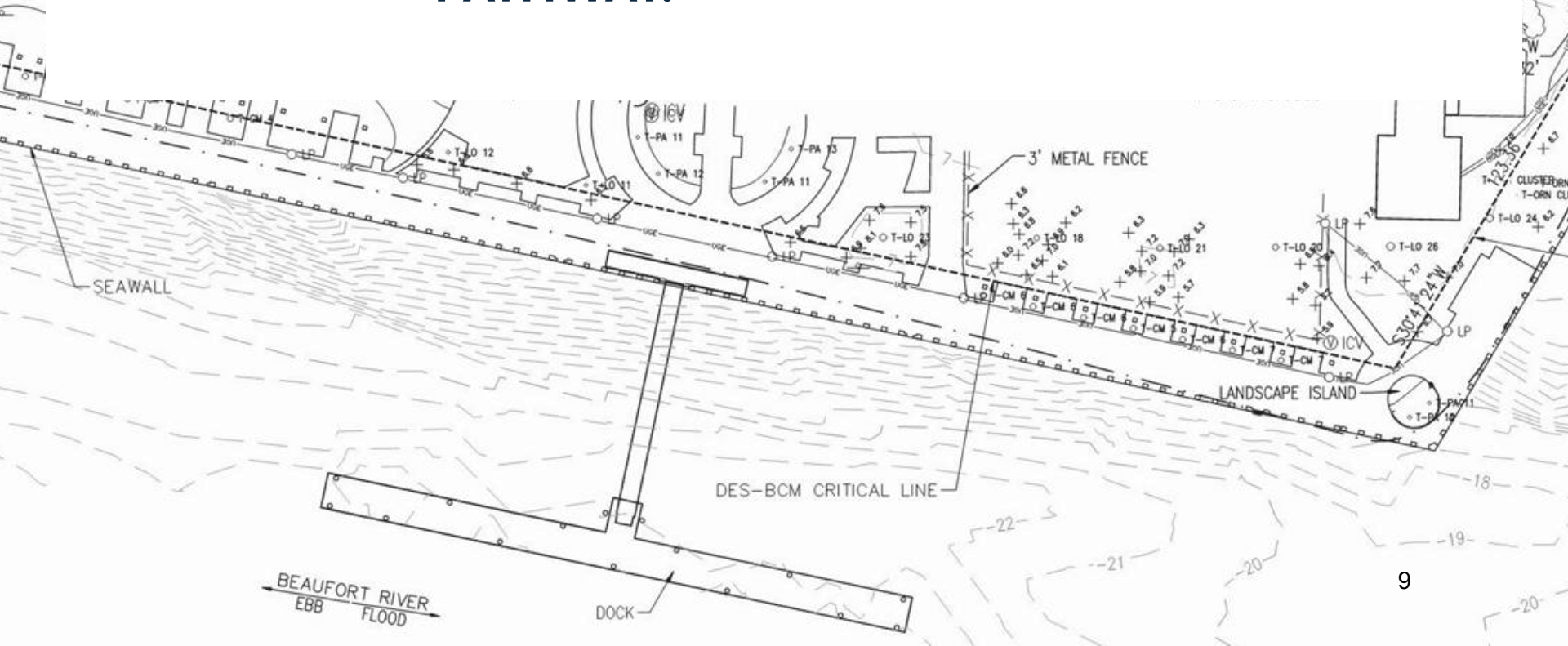
- **PERMITTING/DESIGN/CONSTRUCTION**

4. BEGIN PHASE 2

- **DEVELOPMENT OF ALTERNATIVES AND ALTERNATIVE ANALYSIS**
- **GRANT INVESTIGATION**

PHASE 1B – FINAL DATA COLLECTION

- **EXPAND LAND SURVEY TO BAY STREET.**
 - **DATA WILL BE USED TO EVALUATE THE COST AND BENEFIT OF DESIGNING A NEW FACILITY FOR A RANGE OF WATER LEVELS USING THE DYNAMIC ADAPTIVE POLICY PATHWAY.**



PHASE 2 (2 PARTS)

1. GRANT INVESTIGATION
2. DEVELOPMENT OF ALTERNATIVES AND ALTERNATIVES ANALYSIS

B-1

B-2

B-3

B-4

B e a u f o r t R i v e r

PHASE 2 – PRELIMINARY LIST OF ALTERNATIVES

- 1. DO NOTHING**
- 2. REPAIR STRUCTURE**
- 3. REPLACE THE BACKFILL WITH LIGHTER MATERIAL**
- 4. REBUILD A SAME SIZE AND SHAPE PLATFORM**
 - **EVALUATE VARIOUS WATER LEVELS (D.A.P.P.)**
- 5. REBUILD TO A SMALLER SIZE (WIDTH)**
- 6. REPLACE WITH SEAWALL AND BACKFILL**
 - **EVALUATE VARIOUS WATER LEVELS (D.A.P.P.)**
- 7. REPLACE WITH FLOATING STRUCTURES**
- 8. HYBRID STRUCTURE**
 - **FIXED AND FLOATING STRUCTURES TO MAXIMIZE USE AND ACCESS**

PHASE 2: KICK-OFF MEETING

- **THE PROJECT TEAM REQUESTS A MEETING WITH THE WATERFRONT COMMITTEE AND CITY PERSONNEL TO FULLY DEFINE AND REFINE THE ALTERNATIVES FOR CONSIDERATION.**
- **CITY AND PUBLIC INPUT IS NEEDED PRIOR TO CONDUCTING A THOROUGH EXAMINATION OF POSSIBLE ALTERNATIVES.**

CITY AND PUBLIC INPUT FOR PHASE 2

- **DAY DOCK**
 - **SHOULD THE DESIGN TEAM PROCEED WITH THE PERMITTING AND DESIGN WORK REQUIRED TO OPEN THE DAY DOCK?**
- **CRUISE SHIPS**
 - **SHOULD THE NEW STRUCTURE BE DESIGNED FOR COMMERCIAL DOCKAGE?**
- **ALTERNATIVES**
 - **ARE THERE OTHER ALTERNATIVES FOR CONSIDERATION OR ANY ALTERNATIVES THAT ARE NON-STARTERS?**
- **VISION FOR THE FUTURE**
 - **DO WE STICK WITH THE STATUS QUO OR SHOULD WE BE VISIONARIES?**

A wide-angle photograph of a waterfront promenade. In the foreground, a paved walkway made of large, light-colored rectangular stones leads towards the background. To the left of the walkway is a grassy area with several trees and a row of parked cars. To the right is a marina with several sailboats docked at a pier. The sky is clear and blue. The text "QUESTIONS?" is overlaid in the center of the image.

QUESTIONS?