



**CITY OF BEAUFORT
WATERFRONT ADVISORY COMMITTEE MEETING AMENDED AGENDA
1911 Boundary Street, Planning Conference Room, Beaufort, SC 29902
May 1, 2026 at 5:00 pm**

Meetings will be live-streamed on the City of Beaufort's YouTube Page; City Beaufort SC

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:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83594238995?pwd=uEuoFMuxAKExqzNwAP8lZP8amvJoU2.1>

Passcode:104985 +13052241968 Webinar ID: 835 9423 8995

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Meeting Agenda Approval**
- IV. Approval of minutes from April 13, 2026**
- V. Discussions**
 - 1. Review of Waterfront Park Design Concepts following Public Meeting Comments and Next Steps**
 - 2. Status of request to Council regarding grants/fundraising**
- VI. Public Comment**
- VII. Adjourn**



Waterfront Advisory Committee
Meeting Minutes – Planning Conference Room, 1st Floor

April 13, 2026

I. CALL TO ORDER

5:00 PM

Mr. Oliver, Chair.

Members in attendance - Ben Coppage (Virtual), Scott Marshall, Joseph Oliver, David Russell, Josh Scallate, Josh Schott, Bill Suter, Mike Sutton.

Absent - David Bartholomew

II. PLEDGE OF ALLEGIANCE

Mr. Oliver, Chair.

III. MEETING AGENDA APPROVAL

Motion to approve was made by Councilman Scallate and seconded by Mr. Suter.

All were in favor, motion carried.

Councilman Scallate stated the Agenda Packets should include more context relevant to the discussions moving forward. He said if we are expecting updates on certain projects the materials related to the said project should be available ahead of time both for the committee's consumption but also for the public.

IV. MINUTES

A. February 9, 2026.

Motion to approve was made by Councilman Scallate and seconded by Mr. Schott.

Mr. Oliver requested that the first sentence on page two be amended as follows:

Mr. Oliver feels the results of question 11 are incorrect as it treats responses that do not indicate support for any vessel type as "skips" for purposes of calculating support percentages.

Minutes approved as amended.

V. FUTURE MEETING DATES

Future meeting dates are as follows: May 4, 2026, June 1, 2026, July 6, 2026 and August 3, 2026.

VI. DISCUSSIONS

1. Status Updates.

- A. Dinghy Dock - Mr. Marshall reported that this has been permitted with a completion date of May 1, 2026.
- B. Day Dock - Mr. Marshall stated staff will be bringing forth a contract to Council at the Regular Meeting on April 14, 2026. The selected contractor was O'Quinn Marine. A July 1, 2026 completion date is anticipated.
- C. Fencing - The new fencing arrived last week, and the contractor will start replacing the sections within the next few days. The process should be completed by the end of this week.

2. Charrette Discussion.

- A. Renderings by Engineers - Bill Barna with McSweeney Engineers and Duncan O'Quinn with O'Quinn Marine started off by speaking about the Waterfront Day Dock and the modifications that will be done to get it operational for patrons to use. An anticipated completion date before July 1, 2026, is expected. They spoke about the options regarding the Relieving Platform Design and provided renderings of what the concepts would look like. They introduced several options that included repairing, build new and raise, raise platform and enhance amenities. The committee's questions were addressed on both topics. Copies of those presentations are attached to the minutes.

There was a discussion about the Day Dock and whether money should be spent on what is being considered a temporary fix to get it opened back up. Would the improvements being made to the Dinghy Dock be enough to get us through? Do we have a federal obligation to re-open the Day Dock? Mr. Marshall stated yes since it was partially funded with federal funds.

3. Next Steps.

There will be a Waterfront Park Design Concepts Public Meeting on April 22, 2026, under the Pavilion at the Henry C. Chambers Waterfront Park beginning at 5:00 pm. McSweeney Engineers will give a formal presentation at 5:30 pm. In the event of inclement weather, the event will be held in City Hall, First Floor Foyer. McSweeney Engineers, Davis and Floyd and staff will be in attendance to answer questions and discuss the proposed design concepts.

VII. PUBLIC COMMENTS

Howell Beach, Alternate Member of the Committee
Rob Cahill
Pete Cotter

VIII. ADJOURN

7:02 PM

Motion to adjourn was made by Mr. Sutton and seconded by Councilman Scallate.
All were in favor, motion carried.

CITY OF
BEAUFORT
SOUTH CAROLINA
FOUNDED 1711

Waterfront Park Relieving Platform Consulting Services
Phase 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

RE-ESTABLISH WATERFRONT ACCESS

MARINA DAY DOCK



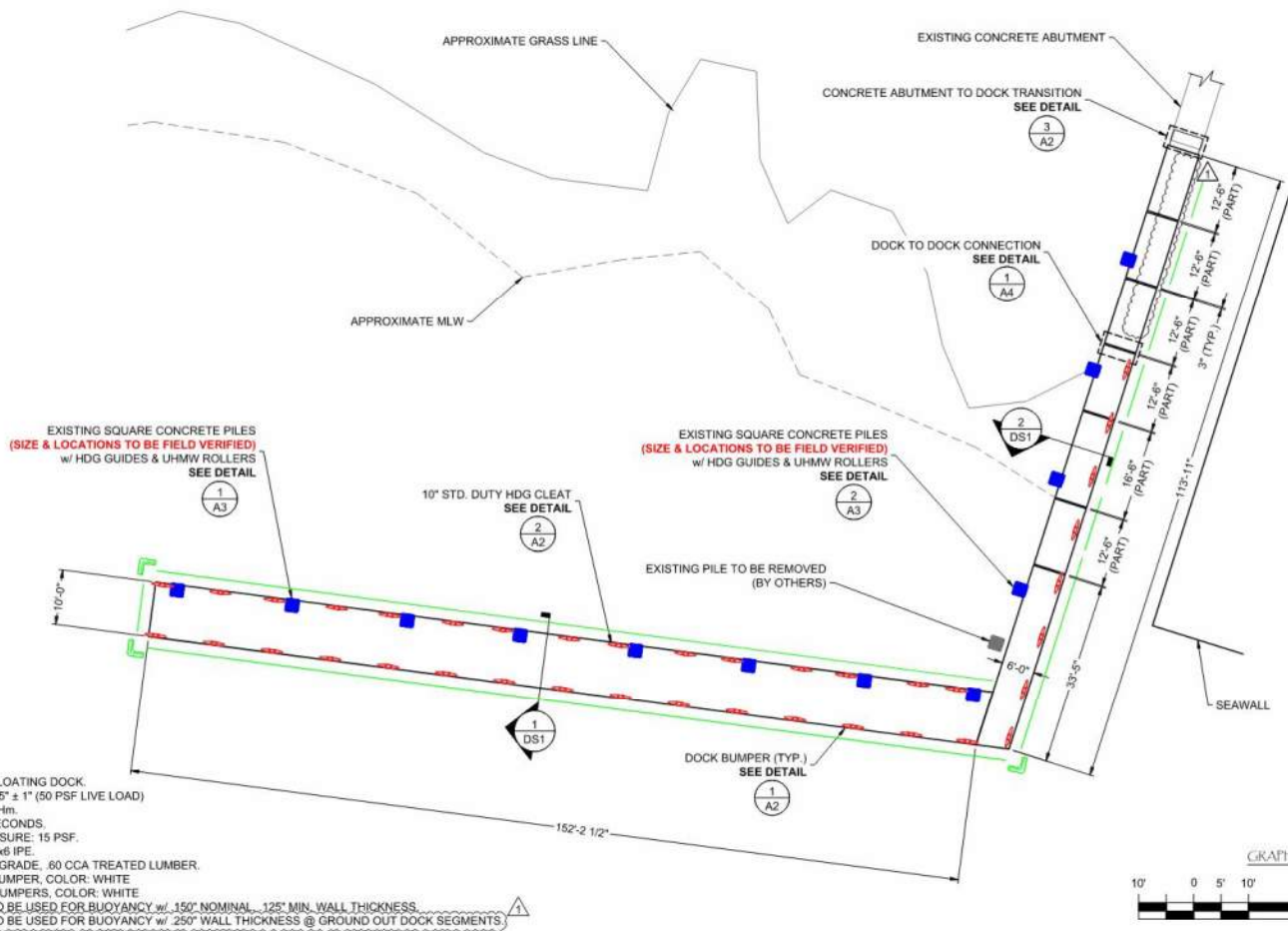
KEY FEATURES:

- RE-USE OF EXISTING PILES
- IPE TROPICAL HARDWOOD DECKING
- STAINLESS AND GALVANIZED FASTENERS
- MARINE FENDERS
- DESIGNED FOR GROUNDOUT CONDITION

MARINA DAY DOCK

SUBMITTAL DRAWING

<input type="checkbox"/>	APPROVED NO EXCEPTION TAKEN
<input type="checkbox"/>	APPROVED AS NOTED
<input type="checkbox"/>	REVISE AND RESUBMIT
<input type="checkbox"/>	REJECTED
<input type="checkbox"/>	SUBMIT SPECIFIED ITEM
BY _____ DATE _____	



NOTES:

- 1.) UNIDECK TIMBER FLOATING DOCK.
- 2.) FREEBOARD TO 20.5' ± 1" (50 PSF LIVE LOAD)
- 3.) WAVE HEIGHT: 1.8' Hm.
- 4.) WAVE PERIOD: 2 SECONDS.
- 5.) WIND SPEED/ PRESSURE: 15 PSF.
- 6.) DECKING TO BE S446 IPE.
- 7.) FRAMING TO BE #1 GRADE, 80 CCA TREATED LUMBER.
- 8.) 5005 VINYL DOCK BUMPER, COLOR: WHITE
- 9.) 8" VINYL CORNER BUMPERS, COLOR: WHITE
- 10.) HENDREN TUBS TO BE USED FOR BUOYANCY w/.150" NOMINAL, 125' MIN. WALL THICKNESS.
- 11.) HENDREN TUBS TO BE USED FOR BUOYANCY w/.250" WALL THICKNESS @ GROUND OUT DOCK SEGMENTS.

NO.	DATE	DESCRIPTION	BY
1	4/2/2026	REMOVED FOUR CLEATS, ADDED NOTE PER CUSTOMER COMMENTS	RCP
REVISIONS			

Bellingham MARINE
 THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER

THIS DRAWING CONTAINS PROPRIETARY INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC. AND SHALL NOT BE COPIED, REPRODUCED OR MADE AVAILABLE TO THIRD PARTIES WITHOUT PRIOR WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC. UNPL/DAT/16 UNDECK AND 0 BELLINGHAM MARINE INDUSTRIES, INC.

PROJECT NUMBER: 1826-005
ENGINEER / DESIGNER: STATURE ENGINEERING
PROJECT MANAGER:
CHECKED BY: KG

BEAUFORT CITY DAY DOCK
 Beaufort, SC
 OVERALL LAYOUT

SCALE: 1" = 20' (SHEET SIZE 11" x 17")
DRAWN BY: RCP
DATE: 3/31/2026
DRAWING: DL1
SHEET NO.: 3

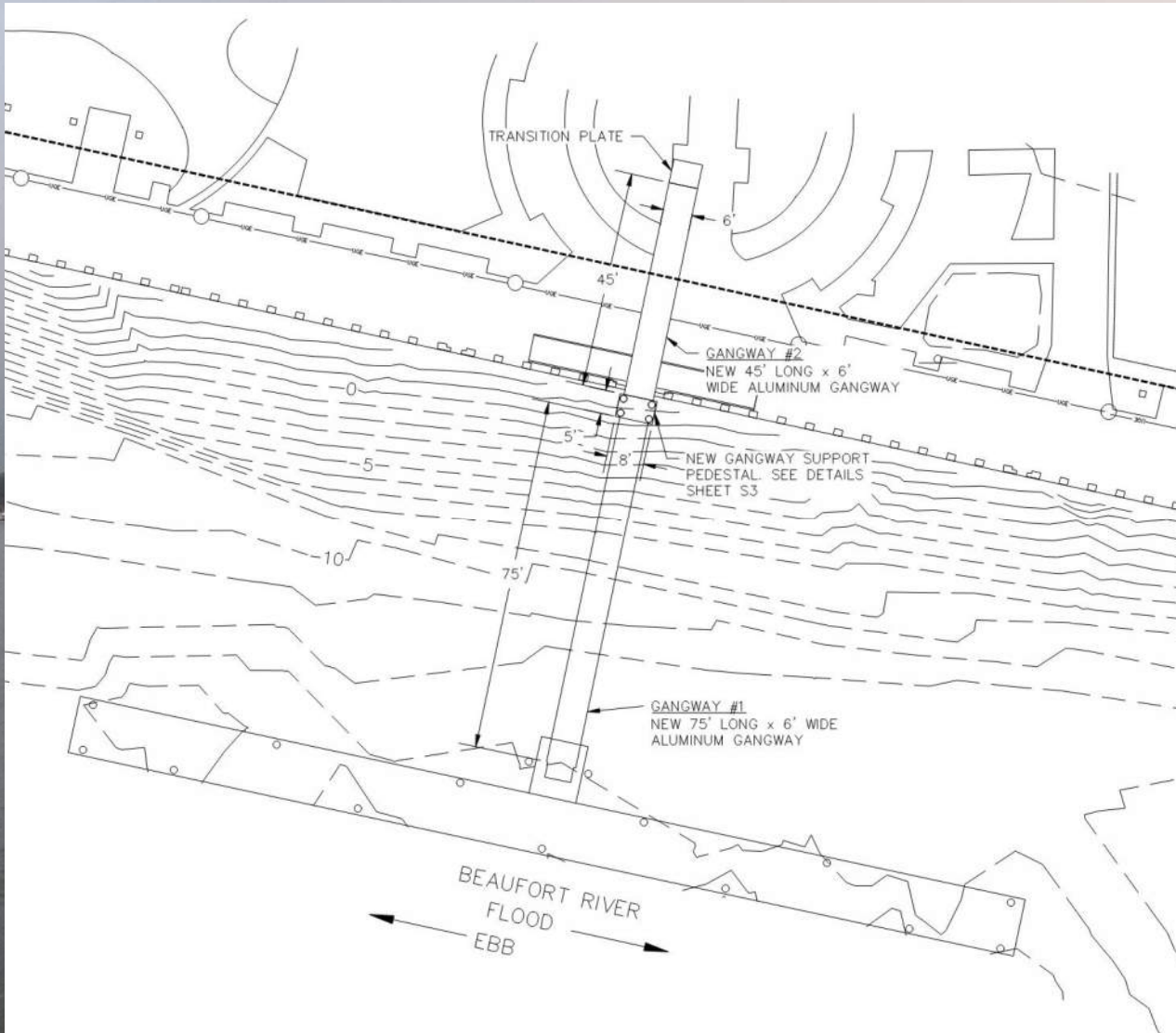
MARINA DAY DOCK STATUS

- PROJECT AWARDED TO O'QUINN MARINE CONSTRUCTION COMPANY, INC.
- SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED
- WAITING ON FINAL PERMIT AUTHORIZATION



RE-ESTABLISH WATERFRONT ACCESS

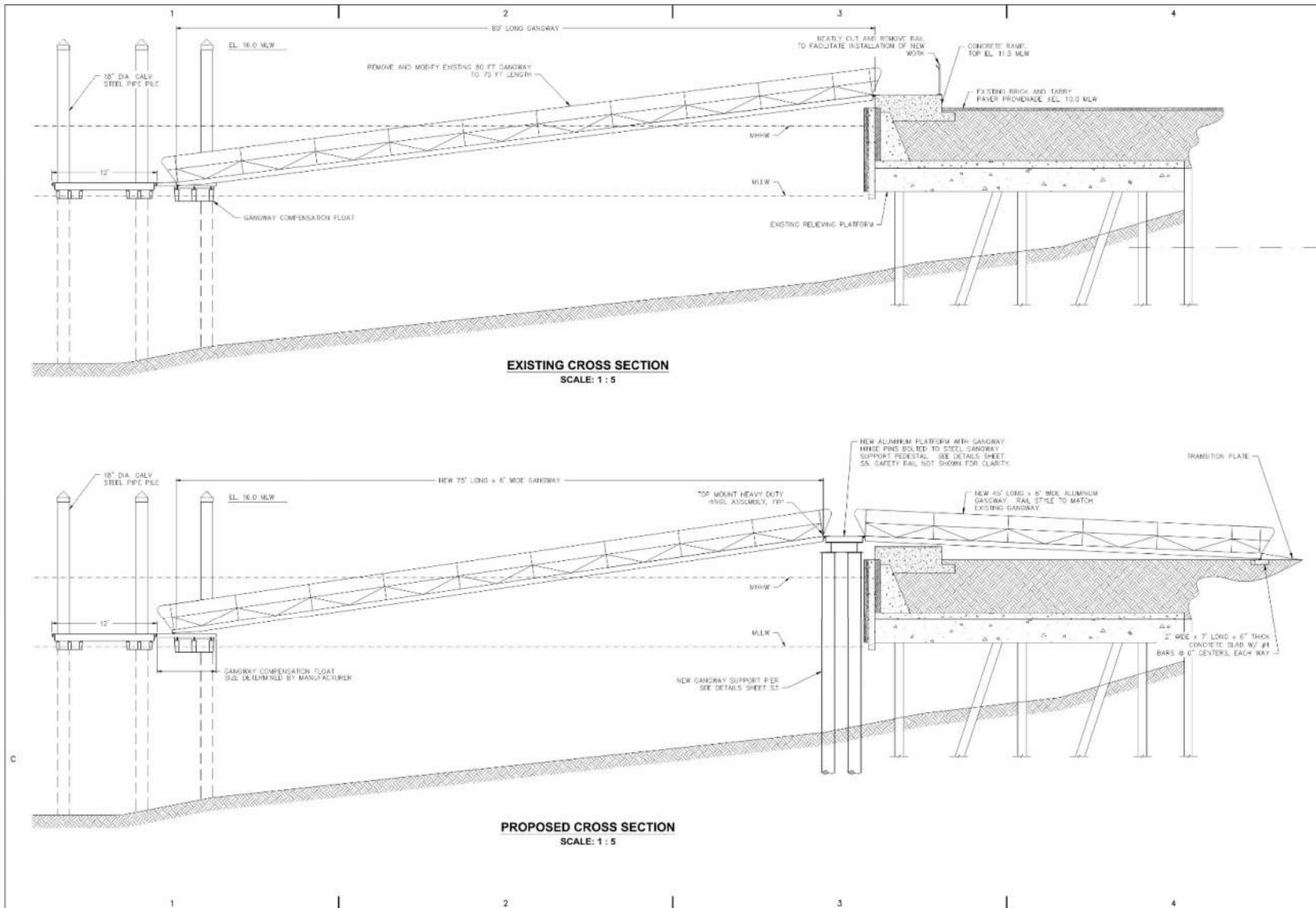
WATERFRONT PARK DAY DOCK



KEY FEATURES:

- **NEW GANGWAY SUPPORT PLATFORM**
- **NEW 6'x45' GANGWAY**
- **NEW 6'x75' GANGWAY**

WATERFRONT PARK DAY DOCK



McSwainy Engineers
 300 W. Colston Blvd.
 Mt. Pleasant, SC 29464
 (843) 574-5023
 www.mcswainyengineers.com

DAY DOCK ACCESS MODIFICATION
 HENRY C. CHAMBERS WATERFRONT PARK
 BEAUFORT, SOUTH CAROLINA



DESIGNED BY: WCB
 DRAWN BY: WCB
 CHECKED BY: DGN
 DATE: 2/17/26
 REV. DATE:

S2
 SITE PLAN

WATERFRONT PARK DAY DOCK STATUS

- **O'QUINN MARINE CONSTRUCTION COMPANY, INC. WAS LOW BIDDER**
- **WAITING ON CITY COUNCIL APPROVAL**
- **WAITING ON FINAL PERMIT AUTHORIZATION**
- **EXPECTED OPENING PRIOR TO JULY 1, 2026**





WATERFRONT PARK RELIEVING PLATFORM PROJECT PHASE 2

DEVELOPMENT OF DESIGN CONCEPTS

- **ORIGINAL INVESTIGATION DEVELOPED 8 ALTERNATIVES.**
- **THIS SCOPE WAS A DEEPER DIVE INTO THE 5 MOST FEASIBLE SCENARIOS**
 - **DO NOTHING**
 - **REPAIR**
 - **REBUILD PLATFORM (SAME AS EXISTING)**
 - **REBUILD WITH SEAWALL (FILL IT IN)**
 - **HYBRID APPROACH**
- **THE INVESTIGATION FOCUSED ON A MORE DETAILED ANALYSIS OF COST, MAINTENANCE, DESIGN LIFE AND PERMITTING CONSIDERATIONS.**
- **DEVELOP RENDERINGS TO FOSTER PUBLIC ENGAGEMENT AND INPUT.**

A photograph of a paved walkway at a marina. The walkway is made of large, light-colored concrete slabs with a pebbled texture, bordered by red bricks. To the right, there are concrete bollards with chains leading to a dock with several sailboats. To the left, there is a parking lot with several cars and a building in the background. The text "REVIEW OF RENDERINGS" is overlaid in the center of the image.

**REVIEW OF
RENDERINGS**

BEAUFORT'S WATERFRONT PARK PROJECT - PRESERVING THE PROMENADE

Restoring Our History, Securing Our Future

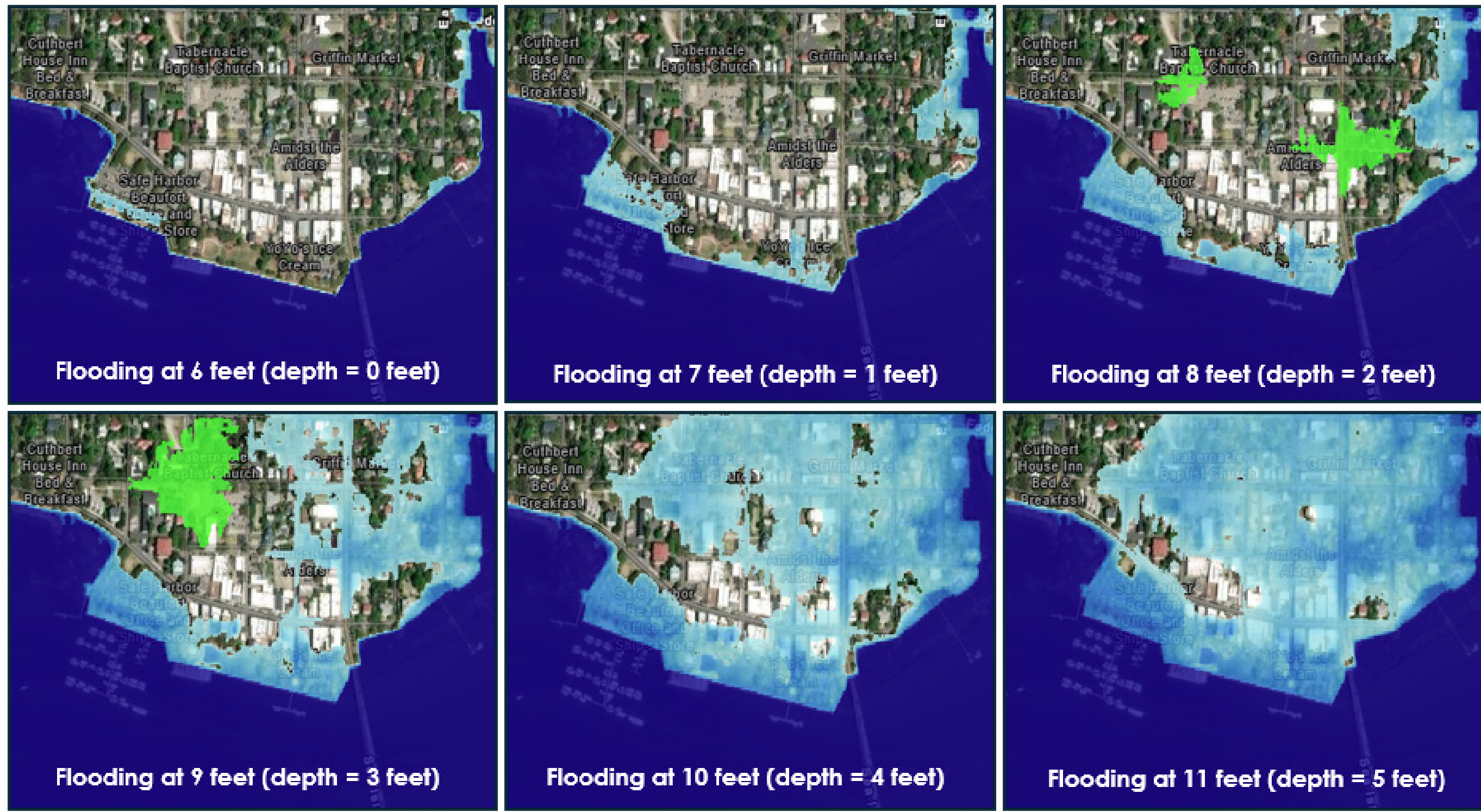
EXISTING CONDITIONS: IDENTIFIED RISKS



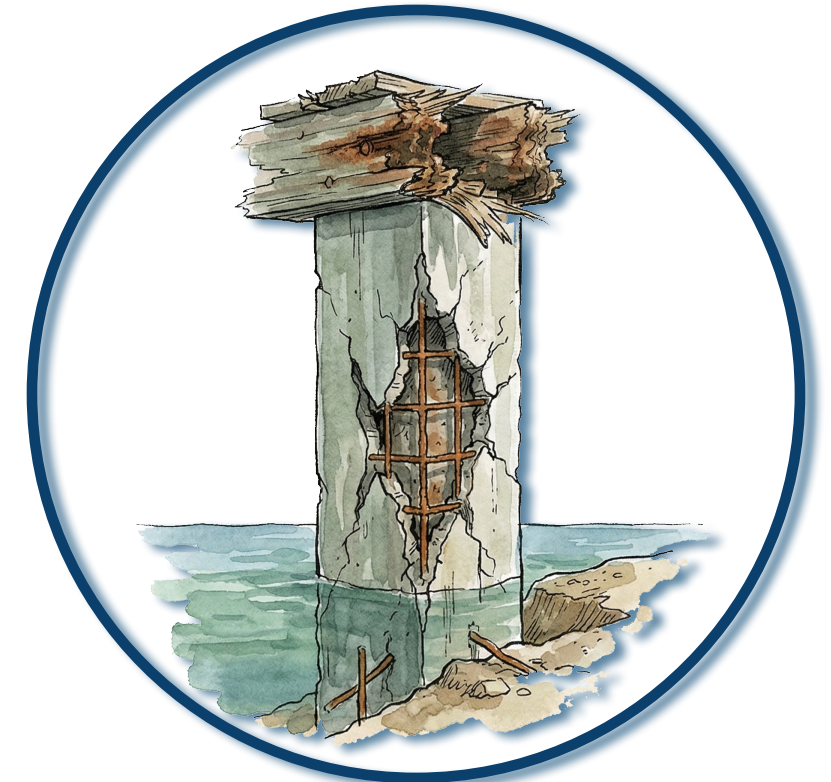
EXISTING PLATFORM



DETERIORATING SUBSTRUCTURE



INTERMITTENT FLOODING



DETERIORATING PILES

ADDRESSING 50 YEARS OF ENVIRONMENTAL CHANGE : The promenade was built in 1974 at lower water levels; local relative sea levels have risen approximately 7 inches since construction began.

MITIGATING INCREASED TIDAL IMPACT : Modern “King Tides” now reach the relieving deck and support structures far more frequently than original 1970s designs anticipated, leading to accelerated structural decay ex. October 2025 King Tide event.

COMMUNITY FEEDBACK: SHARED VISION

The following points represent the key findings and priorities identified by the Beaufort community through the survey process:

Visitation Frequency: Over 56% of respondents visit the park at least weekly.

Respondents identified their primary reasons for visiting as:

- Relaxation and waterfront views.
- Dining and shopping.
- Events and festivals.

Reopen the Promenade ASAP: Residents want the walkway repaired and reopened.

Restore the Swings: The park’s most iconic and beloved feature.

Future Considerations :

Walkability/Connectivity: Better lighting and safer pathways connecting Bay Street.

Splash Pad: Significant interest in adding a water feature or splash pad for children to combat the Lowcountry heat.

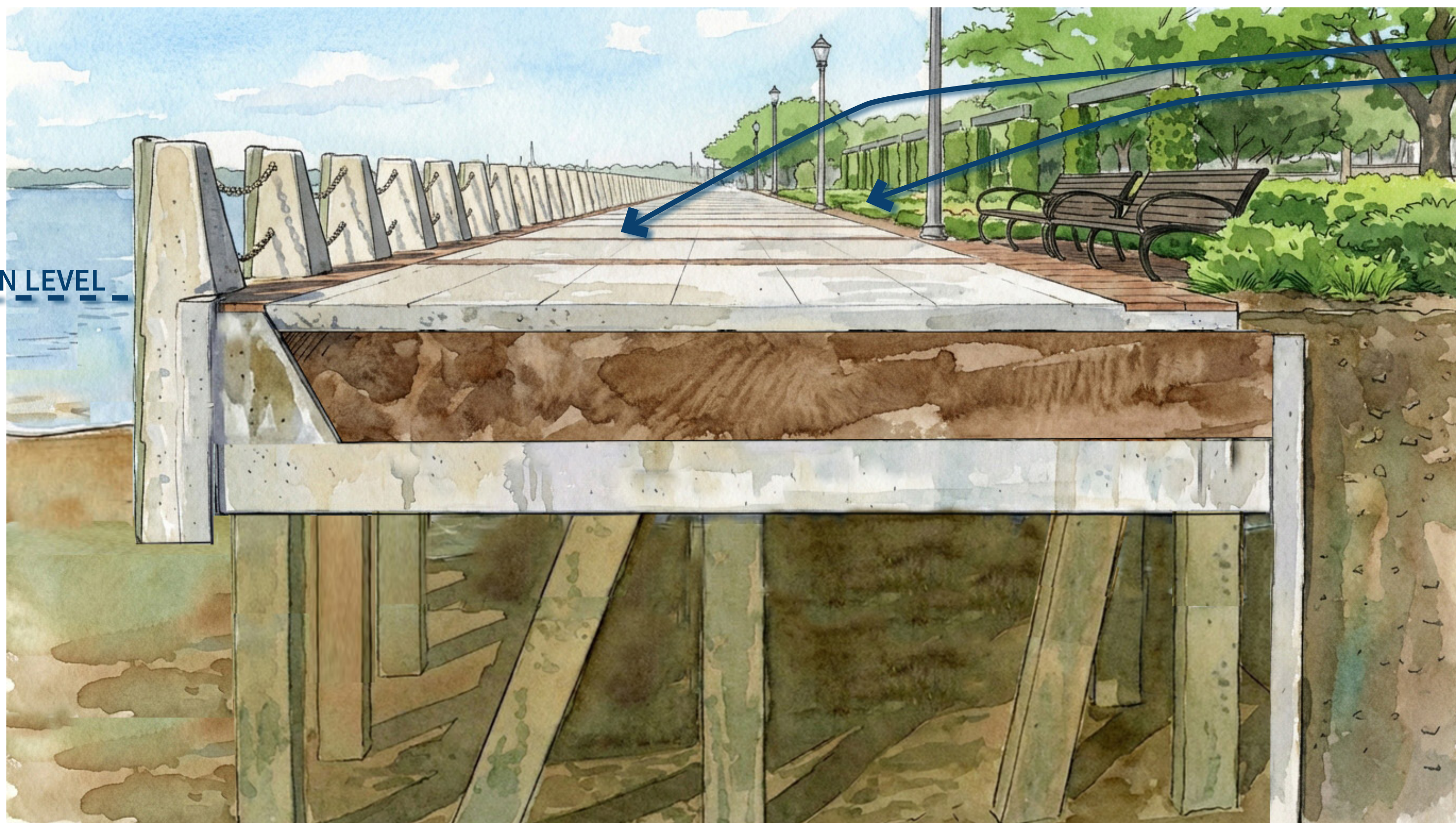


BEAUFORT'S WATERFRONT PARK PROJECT - PRESERVING THE PROMENADE

Restoring Our History, Securing Our Future



OPTION 1 REPAIR : STABILIZE THE WATERFRONT PROMENADE AND RESTORE ACCESS



SAME LEVEL AS EXISTING PLATFORM
PARK CONNECTIONS TO REMAIN

INUNDATION LEVEL



INTERMITTENT FLOODING

This approach focuses on repairing the existing structure to restore existing access, but it does not address the following critical structural vulnerabilities and fiscal challenges :

Restore Access : by repairing structural issues such as severely deteriorated piles (e.g., pile jacketing (\$\$\$), replace bad piles (\$\$\$\$\$), add new piles (\$\$\$\$\$)).

Continuing flood risk : by maintaining the current height, the promenade will be subject to intermittent flooding (e.g., Spring tides and storms).

Imminent failure : a repair of the current outdated structure is a highly limited, expensive, and short-term band aid because different parts of the structure will continue to fail over time.

Construction Difficulty: Extremely difficult for a contractor to drive new pilings without destroying the existing platform.

Poor ROI : repairs will cost up to 75% (perhaps 100%) of the cost of a new structure.

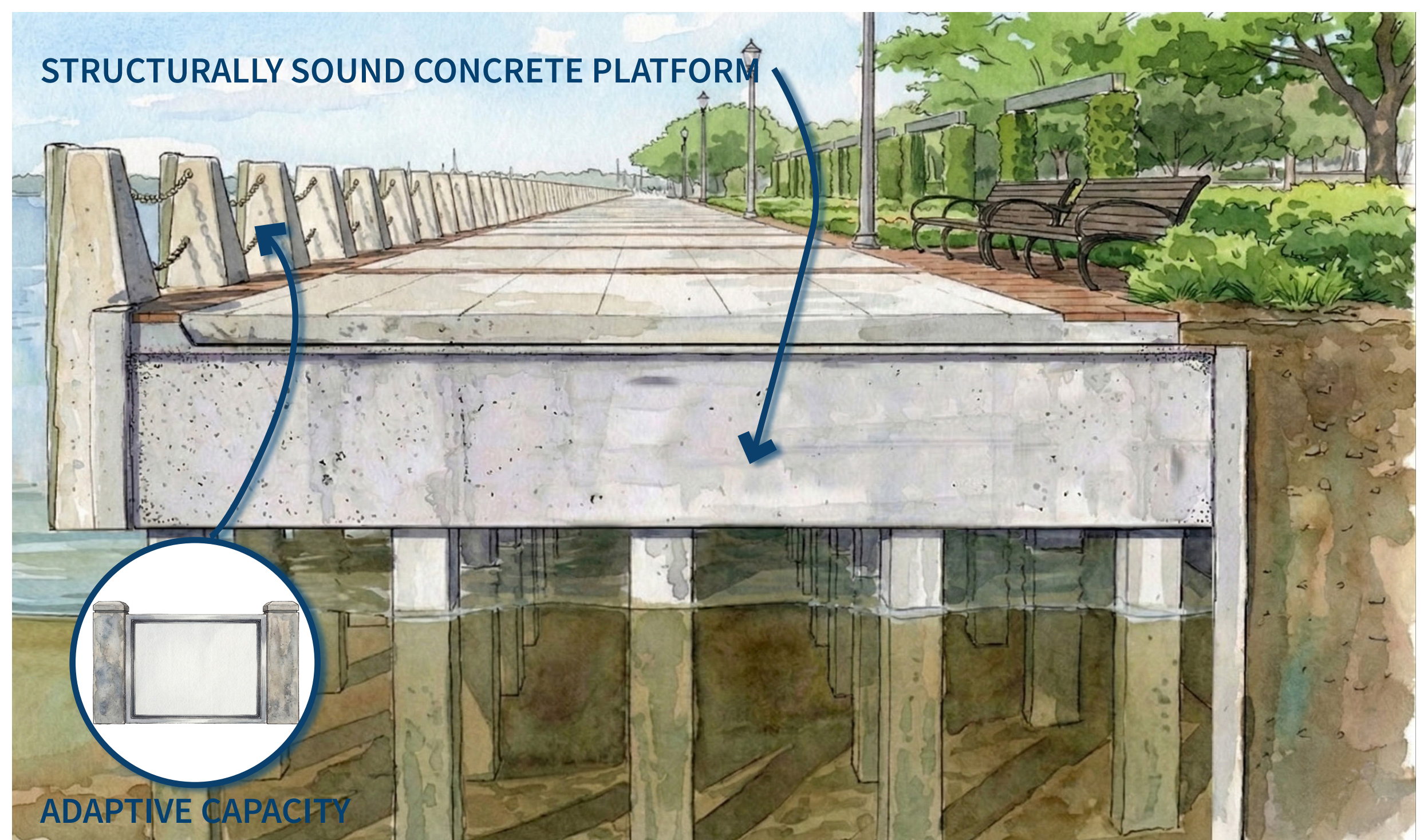


BEAUFORT'S WATERFRONT PARK PROJECT - PRESERVING THE PROMENADE

Restoring Our History, Securing Our Future



OPTION 2 BUILD NEW AND RAISE: A HIGH-PERFORMANCE ELEVATED PLATFORM



This comprehensive approach replaces the failing structure with a modern design that ensures safety, durability, and permanent access for the community:

Create long-term resilience by building the promenade above the 8ft flood level

Restore access by building a new promenade and sea edge with the latest methods

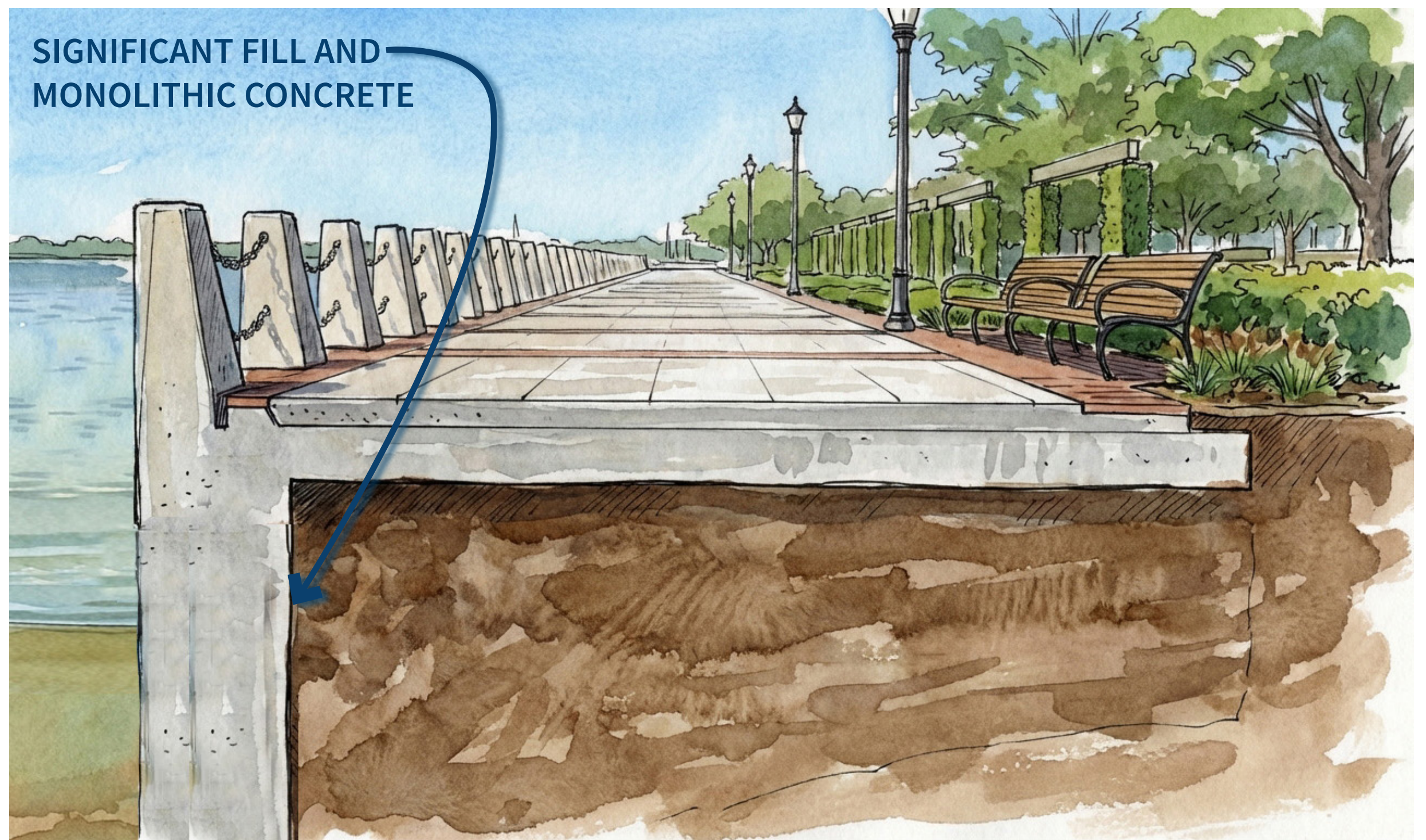
Ensure universal access with ramped pathways and stairs to the raised promenade

BEAUFORT'S WATERFRONT PARK PROJECT - PRESERVING THE PROMENADE

Restoring Our History, Securing Our Future



OPTION 3 BUILD NEW AND RAISE: A RESILIENT SEAWALL AND SOLID FILL FOUNDATION



This comprehensive approach replaces the failing structure with a modern design that ensures safety, durability, and permanent access for the community: :

Create long-term resilience by building the promenade above the 8ft flood level

Restore access by building a new promenade and sea edge with the latest methods

Ensure universal access with ramped pathways and stairs to the raised promenade

BEAUFORT'S WATERFRONT PARK PROJECT - PRESERVING THE PROMENADE

Restoring Our History, Securing Our Future



OPTION 4 RAISE PLAT FORM AND ENHANCE AMENITIES : A TRANSFORMATIVE AND RESILIENT WATERFRONT

This hybrid approach pairs maximum structural resilience of Options II or III with the specific amenities requested by the community to create a vibrant, world-class destination:

Community-driven amenities : Incorporates priorities from the community survey, including a new splash pad and expanded public spaces designed for family-friendly, year-round use.

A generational investment : Structural resilience with a transformative public experience that will serve as a landmark for decades. Certain park features and amenities can be phased over time.



Integrated splash pad A direct response to community requests for family-friendly water features and interactive play spaces.

BEAUFORT'S WATERFRONT PARK PROJECT - PRESERVING THE PROMENADE

Restoring Our History, Securing Our Future

OPTION 4 RAISE PLATFORM AND ENHANCE AMENITIES : A TRANSFORMATIVE AND RESILIENT WATERFRONT

Substantial flood protection : Elevating the entire platform above the 8ft flood level provides a higher degree of resilience, reducing flood and wave risks significantly from King Tides and storms.

Enhanced water interaction : Features a new dock extending into the river, creating a direct connection for water-based recreation and offering a unique perspective of the shoreline.

Dual-purpose gathering space : New water-facing amphitheater steps provide tiered seating for sunset viewing and community events, shifting the focus toward the beauty of the river.



Safe water access Designed for everyone from toddlers to seniors, the new dock provides a protected environment to enjoy the riverfront from a fresh perspective.



March 3, 2026

To: The Mayor and Council of the City of Beaufort:

On behalf of the Waterfront Advisory Committee, I am requesting that Council expand the scope of the Committee's charge to include exploration of grant opportunities for funding the Waterfront Park reconstruction project (including any associated work on the marina premises).

The Committee has recently received, through the office of Congresswoman Nancy Mace, a list of potentially available federal grants for the Waterfront Park project. In addition, we expect to receive from the City's consulting engineers, as a part of their scope of work, a list of potential funding sources.

The resolution under which the Committee is currently operating (Resolution 2025/12, approved May 13, 2025) defines the scope of the Committee's charge to include activities related directly to the physical work required for the reconstruction of the Park's relieving platform and seawall and, with respect to the marina, the current lease agreement as well as opportunities to enhance public use of the facilities. The resolution does not mention activities related to grant or other funding opportunities.

I believe the Committee's work in arriving at recommendations for the Waterfront Park project would be greatly assisted by having an evaluation of the identified funding possibilities to determine which are feasible and may be available, and in what amounts. It will also be important to know the qualifying criteria and the applicable terms and conditions of each potential grant. In addition to assisting the Committee, this evaluation would also be a valuable resource to the City as it determines a strategy for pursuing grant funding, including how individual grants might be pursued in a coordinated fashion to reach a funding goal.

Accordingly, I am requesting that Council authorize the Committee to proceed with an evaluation of identified funding sources, including, in coordination with the City Manager, the use of such City or outside staff resources as may be required to perform this work efficiently.

Respectfully,

Joseph M. Oliver, Chairman

cc: Members of the Waterfront Advisory Committee