



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

April 13, 2026

## **I. CALL TO ORDER**

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**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**

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Mr. Oliver, Chair.

## **III. MEETING AGENDA APPROVAL**

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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**

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### **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**

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

## VI. DISCUSSIONS

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### 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

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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.

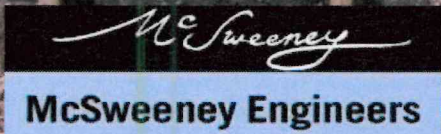
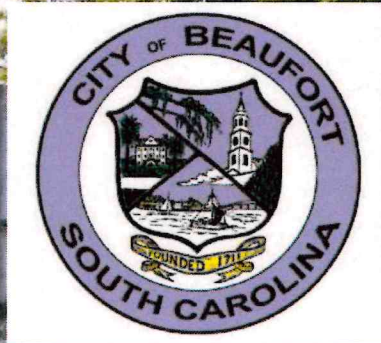
approved: May 4, 2024  
Traci Wolder

A photograph of a waterfront park featuring a long, low concrete wall with decorative metal railings. The wall runs along a body of water. In the background, there are trees and a street with a white car. The sky is blue with some clouds.

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

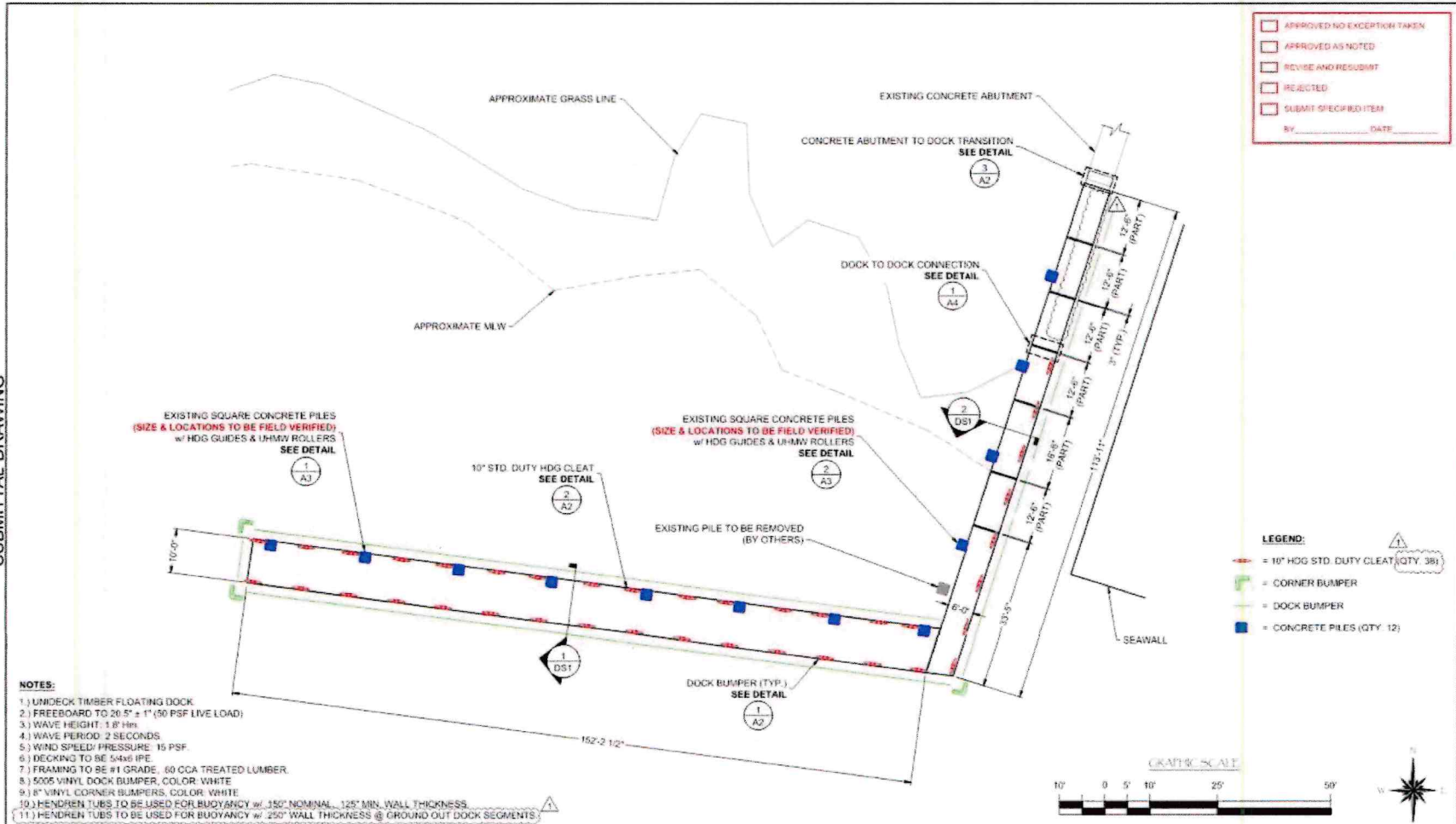


### KEY FEATURES:

- 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: _____	

**LEGEND:**

	= 10" HDG STD. DUTY CLEAT (QTY. 38)
	= CORNER BUMPER
	= DOCK BUMPER
	= CONCRETE PILES (QTY. 12)

- NOTES:**
- 1.) UNDECK TIMBER FLOATING DOCK
  - 2.) FREEBOARD TO 26.5" ± 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 3/4" IPE
  - 7.) FRAMING TO BE #1 GRADE, 60 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	4/22/2026	REMOVED FOUR CLEATS. ADDED NOTE PER CUSTOMER COMMENTS	SCP
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. UNIFORMITY AND BELLINGHAM MARINE INDUSTRIES, INC.

PROJECT NUMBER	1826-005
ENGINEER / DESIGNER	STATISTICAL ENGINEERING
PROJECT MANAGER	
CHECKED BY	SG

**BEAUFORT CITY DAY DOCK**  
 Beaufort, SC  
 OVERALL LAYOUT

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

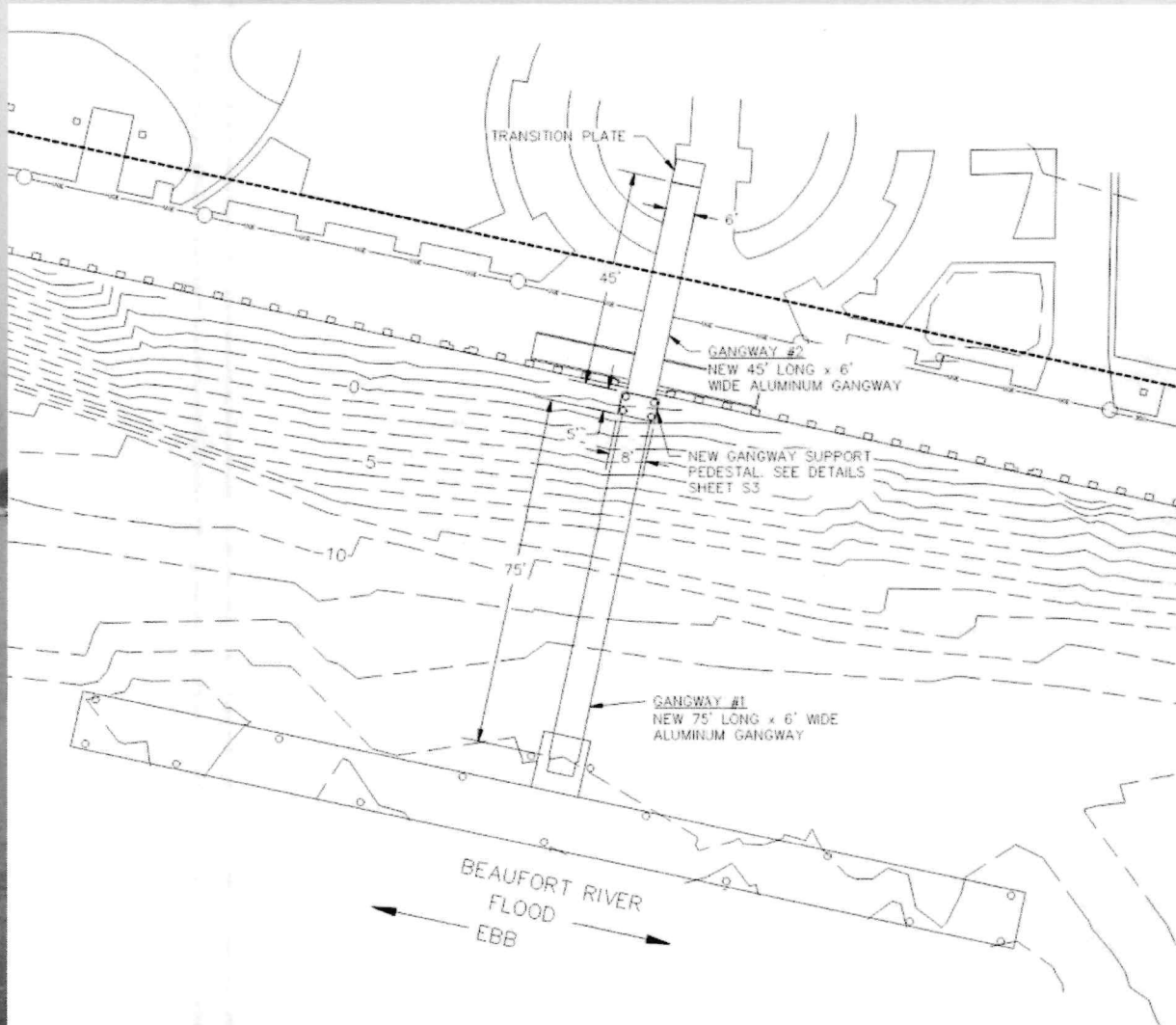
# MARINA DAY DOCK STATUS

- 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

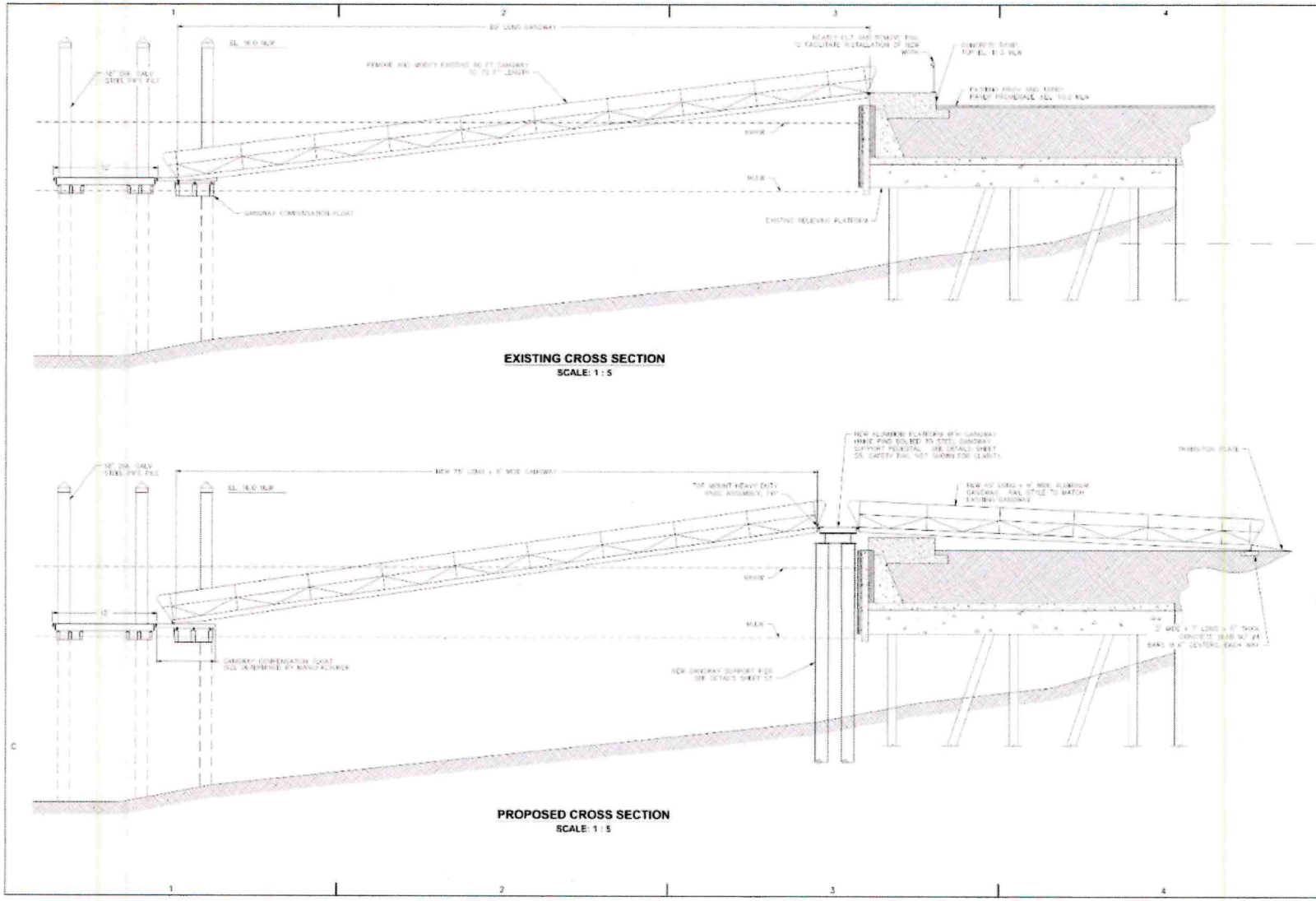


### KEY FEATURES:

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



# WATERFRONT PARK DAY DOCK



**McDonney Engineers**  
 200 W. Coopers Blvd  
 Mt. Pleasant, SC 29564  
 (843) 574-5621  
 WWW.MCDONNEYENGINEERS.COM

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

**DESIGNED BY:** WHE  
**DRAWN BY:** WHE  
**CHECKED BY:** ESW  
**DATE:** 2/17/20  
**REV:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**S2**  
 SET PLAN

*Professional Engineer Seal:*  
 STATE OF SOUTH CAROLINA  
 No. 52057  
 2/17/20  
 WILLIAM D. BARRIS

# **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 along a marina. The walkway is made of large, light-colored rectangular pavers with a pebbled texture. To the right of the walkway is a brick-paved area with several dark, rectangular bollards, each with a yellow-painted top section. Chains are attached to the bollards, leading to a dock where several white sailboats are moored. To the left of the walkway is a landscaped area with dark mulch, small green shrubs, and a black metal bench. In the background, there is a parking lot with several cars and a white building. The sky is overcast.

**REVIEW OF  
RENDERINGS**

# BEAUFORT'S WATERFRONT PARK PROJECT - PERSERVING THE PROMENADE

Restoring Our History, Securing Our Future

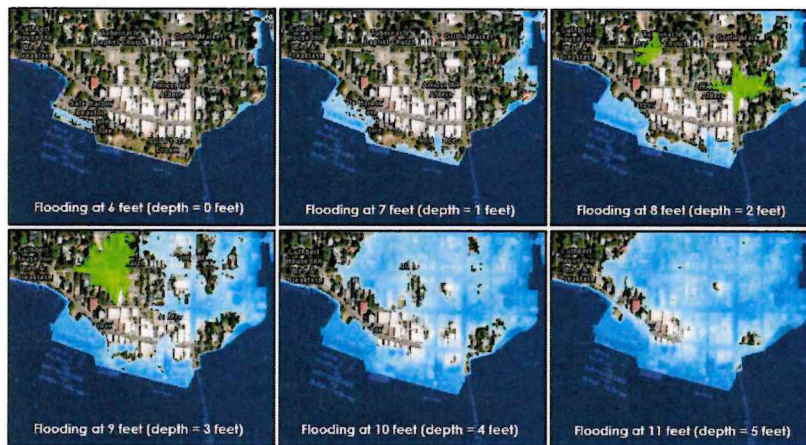
## EXISTING CONDITIONS: IDENTIFIED RISKS



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 - PERSERVING THE PROMENADE

Restoring Our History, Securing Our Future



## OPTION 1 REPAIR : STABILIZE THE WATERFRONT PROMENADE AND RESTORE ACCESS



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.

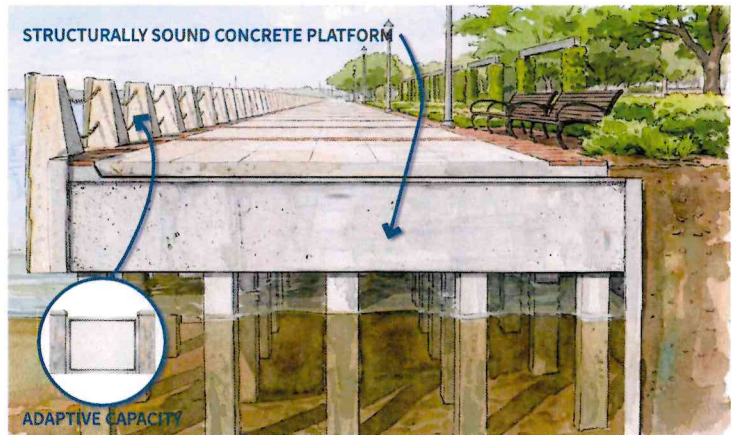


# BEAUFORT'S WATERFRONT PARK PROJECT - PERSERVING THE PROMENADE

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

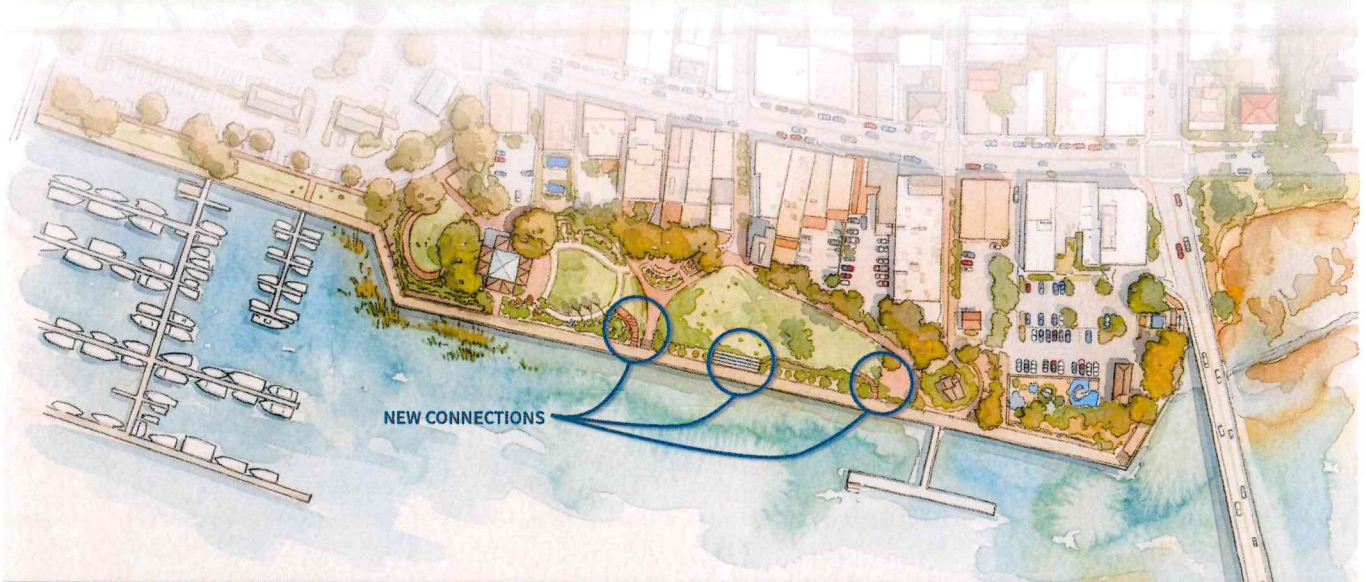
**Restore access** by building a new promenade and sea edge with the latest methods

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



# BEAUFORT'S WATERFRONT PARK PROJECT - PERSERVING THE PROMENADE

Restoring Our History, Securing Our Future



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



SIGNIFICANT FILL AND  
MONOLITHIC CONCRETE



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 - PERSERVING 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.

