



**CITY OF BEAUFORT
WATERFRONT ADVISORY COMMITTEE MEETING AMENDED AGENDA
1911 Boundary Street, Planning Conference Room, Beaufort, SC 29902
June 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/82243373339?pwd=RagBiUcPoNfcywmtZfH6W0bmulOeFc.1>

Passcode:197048 +12532158782 Webinar ID: 822 4337 3339

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Meeting Agenda Approval**
- IV. Approval of minutes from May 4, 2026**
- V. Discussions**
 - 1. Report on cost estimates for options to address Waterfront Park issues**
 - 2. Consideration of possible role for the Waterfront Advisory Committee in identifying and evaluating funding opportunities to meet costs of Waterfront Park project**
- VI. Public Comment**
- VII. Executive Session – Pursuant to Title 30, Chapter 4, Section 70 (a) (2) of the SC Code of Laws.
“Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim” – Protect Beaufort Foundation V. the City of Beaufort**
- VIII. Adjourn**



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

May 4, 2026

I. CALL TO ORDER

5:00 PM

Mr. Oliver, Chair.

Members in attendance - David Bartholomew, Joseph Oliver, David Russell, Josh Scallate, Josh Schott, Bill Suter.

Absent - Ben Coppage, Scott Marshall, Mike Sutton.

II. PLEDGE OF ALLEGIANCE

Mr. Oliver, Chair.

III. MEETING AGENDA APPROVAL

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

All were in favor, motion carried.

IV. MINUTES

A. April 13, 2026.

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

Councilman Bartholomew abstained from the vote as he was not present for the meeting.

Minutes approved as presented.

V. DISCUSSIONS

1. Review of Waterfront Park Design Concepts following Public Meeting comments and next steps.

Bill Barna with McSweeney Engineers stated it was estimated that 150 people were in attendance. He received 49 physical comment cards and 191 in-person polling stickers. There were 25 opinions received on-line. Option 2 (Build New and Raise) and Option 4 (Build New and Raise and Enhance Amenities) received the most support. He then went over some of the other statistics. He stated the next step is to finalize Phase 2 and move into Phase 3. He should have the finalized Alternative Analysis finished by June 1, 2026. He addressed the Committee's concerns and answered their questions.

A copy of the presentation is attached to these minutes.

Councilman Scallate made a motion for the Committee to recommend Option 2 - (Build New and Raise) to City Council. The motion was seconded by Councilman Bartholomew.

Mr. Oliver is apprehensive about moving forward with the recommendation without an estimated cost but is supportive of the motion.

All were in favor, motion carried.

2. Status of request to Council regarding grants/fundraising.

Mr. Oliver recommended the discussion be pushed until contact can be made with the grant writing team from JMT who are part of the Project Team. Mr. Oliver asked what role, if any, would be appropriate for this committee to assist with this function.

Councilman Scallate suggested the Committee request that funding be a part of the Committee's scope.

Mr. Russel made a motion to submit the March 3, 2026 letter from Mr. Oliver to Council for approval to expand the mandate to include overseeing being involved in the grant writing process. The motion was seconded by Councilman Bartholomew.

All were in favor, motion carried.

VI. PUBLIC COMMENTS

Rob Cahill
Dianne Farelly
Ben Sellers
Howell Beach, Alternate Member of the Committee

VII. ADJOURN

7:09 PM

Motion to adjourn was made by Councilman Scallate and seconded by Councilman Bartholomew.

All were in favor, motion carried.

Waterfront Park Relieving Platform Consulting Services
Public Feedback Summary
May 2026

Project Team



- Project Management
- Structural Engineering
- Inspections



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



- Site Civil Engineering
- Surveying

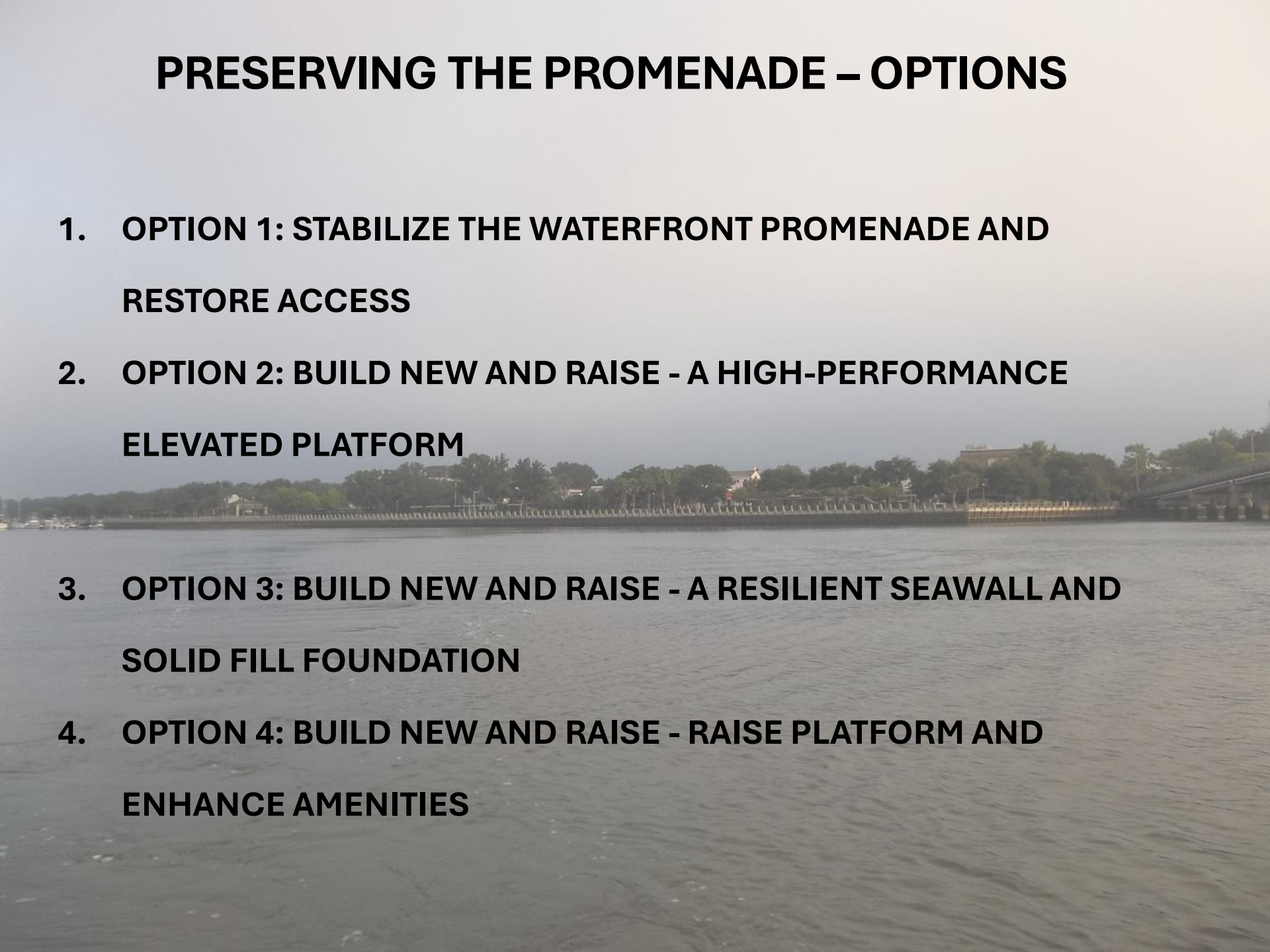


- Geotechnical Engineering
- Materials Testing



- Constructability Reviews
- Cost Estimating

PRESERVING THE PROMENADE – OPTIONS

- 1. OPTION 1: STABILIZE THE WATERFRONT PROMENADE AND RESTORE ACCESS**
 - 2. OPTION 2: BUILD NEW AND RAISE - A HIGH-PERFORMANCE ELEVATED PLATFORM**
 - 3. OPTION 3: BUILD NEW AND RAISE - A RESILIENT SEAWALL AND SOLID FILL FOUNDATION**
 - 4. OPTION 4: BUILD NEW AND RAISE - RAISE PLATFORM AND ENHANCE AMENITIES**
- 
- A background image showing a wide body of water in the foreground. In the middle ground, there is a long, low structure, likely a seawall or promenade, lined with trees and some buildings. The sky is overcast and grey.

METHODOLOGY

DATA COLLECTION PROCESS

- **PUBLIC MEETING AT WATERFRONT PARK – APRIL 22, 2026**
 - **ESTIMATED 150 ATTENDEES**
- **PHYSICAL COMMENT CARDS**
 - **49 OPINIONS RECEIVED**
- **IN-PERSON STICKER POLLING**
 - **191 OPINIONS RECEIVED**
- **ONLINE FEEDBACK SURVEY**
 - **25 OPINIONS RECEIVED**
 - **ONLINE AND LINKED TO QR CODES AT THE RIVERFRONT HEARING**



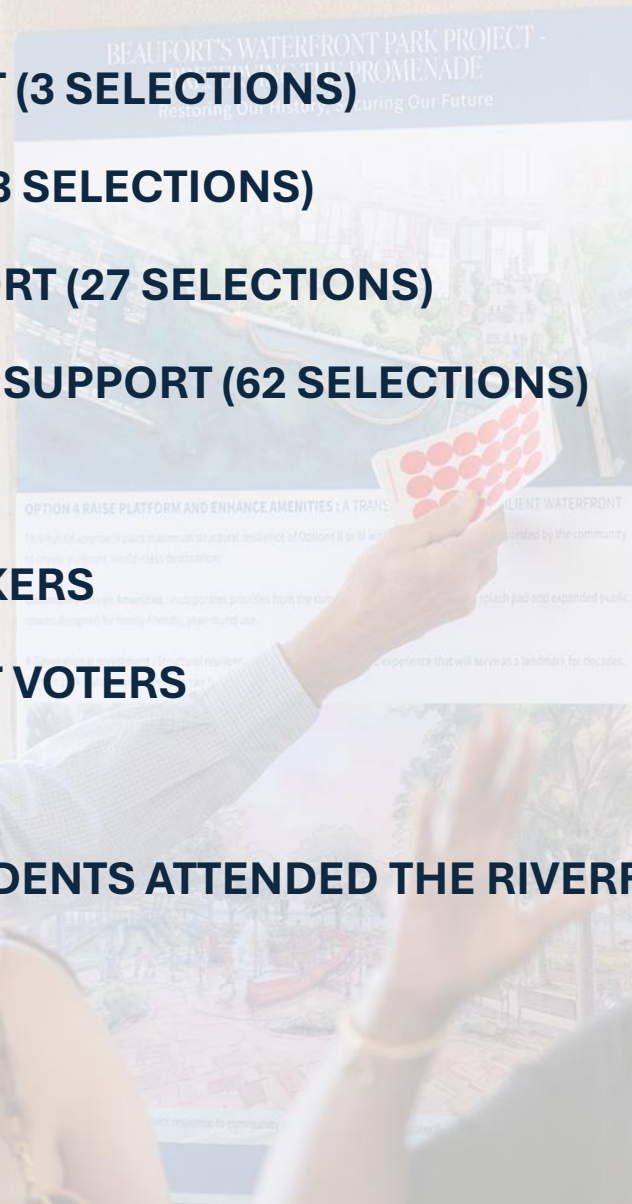
DATA ANALYSIS & INSIGHTS

- **SUMMARY OF PUBLIC OPINION**

- **OPTION 1: MINIMAL SUPPORT (3 SELECTIONS)**
- **OPTION 2: MOST SUPPORT (73 SELECTIONS)**
- **OPTION 3: MODERATE SUPPORT (27 SELECTIONS)**
- **OPTION 4: SECOND HIGHEST SUPPORT (62 SELECTIONS)**

- **LIMITATIONS**

- **COMMENT CARDS AND STICKERS**
 - **POSSIBILITY FOR REPEAT VOTERS**
- **FEEDBACK SURVEY**
 - **ONLY 6 ONLINE RESPONDENTS ATTENDED THE RIVERFRONT PARK PUBLIC MEETING**



PUBLIC FEEDBACK HIGHLIGHTS

ADDITIONAL COMMENTS

- **NEED FOR INCREASED SHADE AND SEATING (BENCHS, TABLES, TREES)**
- **FAMILY-FRIENDLY AMENITIES (SWINGS)**
- **CONCERNS ABOUT OVER DEVELOPMENT (CRUISE SHIPS, BOARDWALKS, SPLASH PAD)**
- **ACCESSIBILITY IMPROVEMENTS (RAILING, STEPS)**
- **EASE OF ACCESS**
- **MAINTENANCE CONCERNS**
- **COST**

PUBLIC INPUT

SPLASH PAD

- **14 RESPONSES SUPPORTS A SPLASH PAD**
- **4 RESPONSES OPPOSE A SPLASH PAD**

CRUISE SHIPS

- **4 RESPONSES SUPPORTING/OPEN TO CRUISE SHIPS**
- **6 RESPONSES OPPOSING CRUISE SHIPS**

BOARDWALK

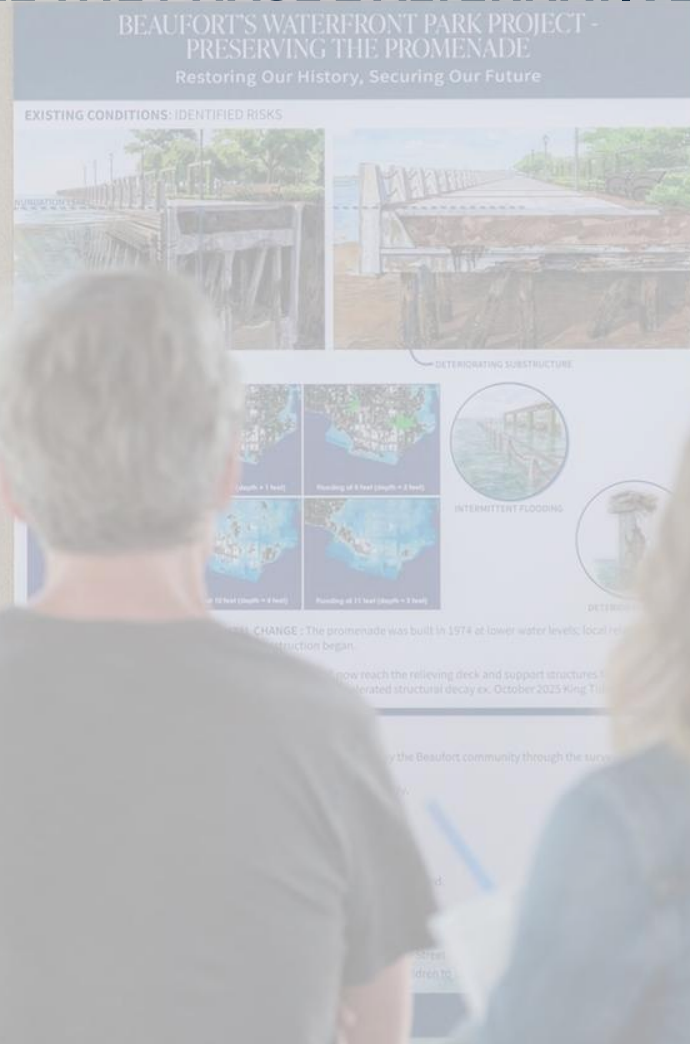
- **26 RESPONSES SUPPORTS/FAVORS A BOARDWALK**
- **39 RESPONSES OPPOSES A BOARDWALK**

DAY DOCK

- **11 RESPONSES SUPPORT/FAVOR DOCKS**
- **9 RESPONSES OPPOSE DOCKS**

NEXT STEPS

- REVIEW FINAL PUBLIC COMMENTS
- USE PUBLIC INPUT TO FINALIZE THE PHASE 2 ALTERNATIVES ANALYSIS
- FINALIZE PHASE 2 BY JUNE



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?

CITY OF
BEAUFORT
SOUTH CAROLINA
FOUNDED 1711

Waterfront Park Relieving Platform Consulting Services
Phase 2 Closeout
June 2026

Project Team



- Project Management
- Structural Engineering
- Inspections



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



- Site Civil Engineering
- Surveying

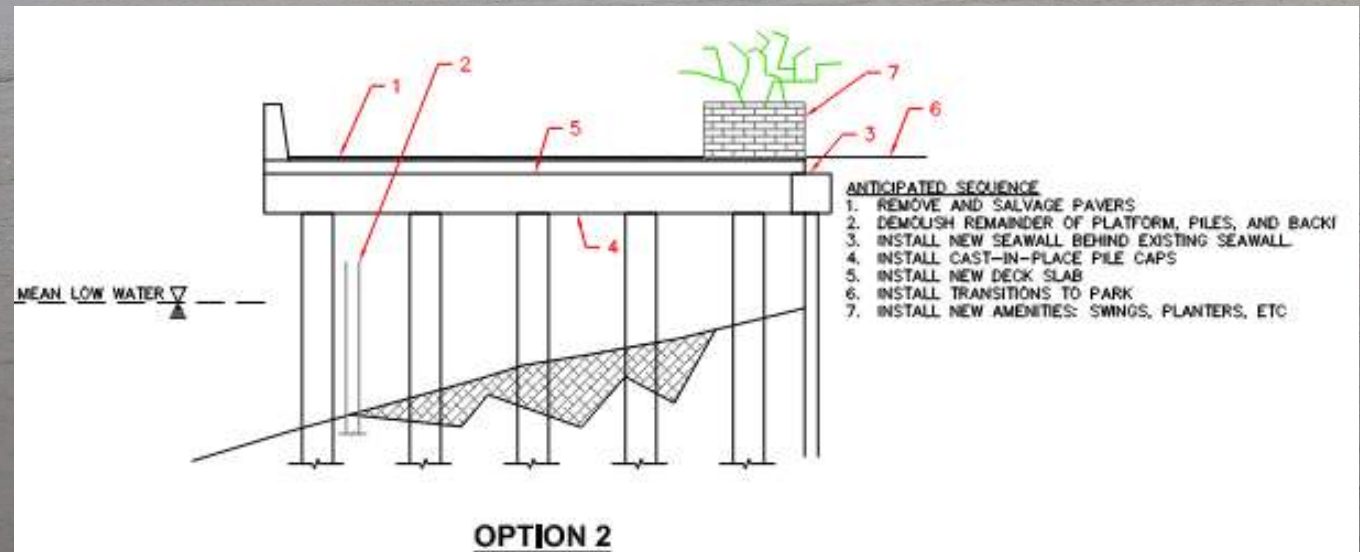
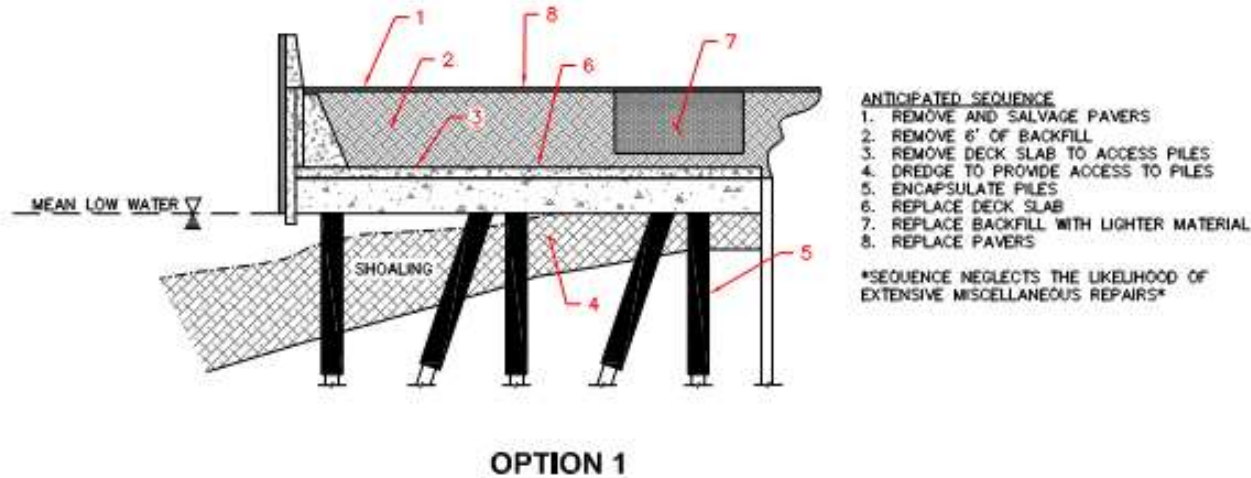


- Geotechnical Engineering
- Materials Testing

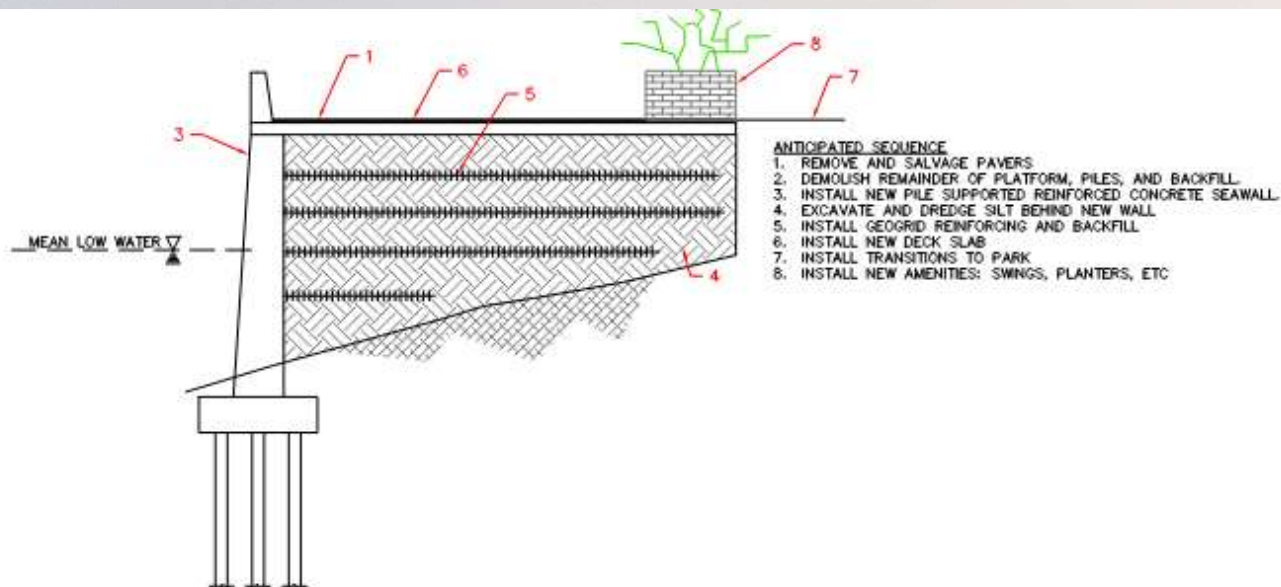


- Constructability Reviews
- Cost Estimating

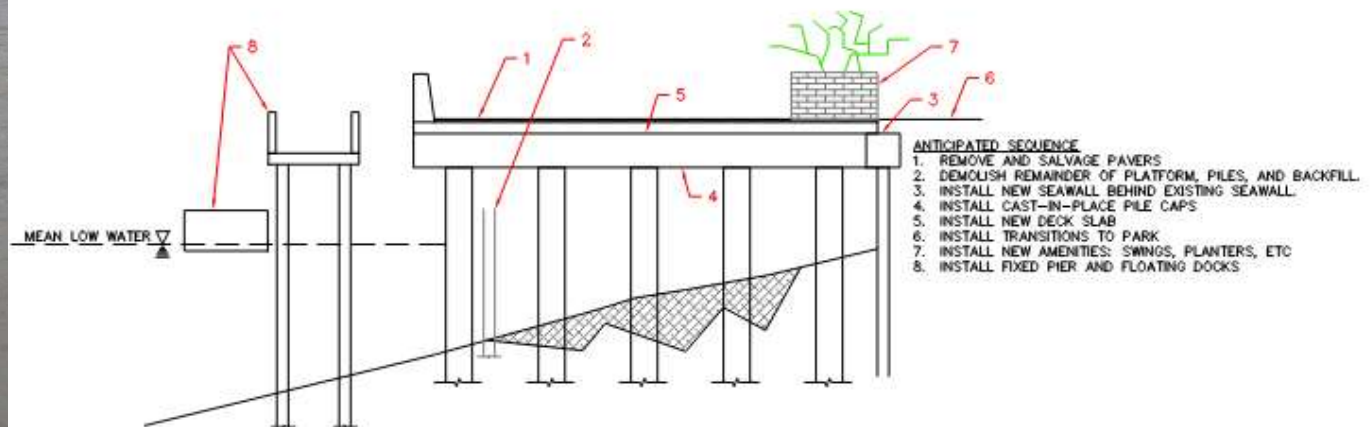
Final Conceptual Design and Constructability



Rough Order of Magnitude Projected Costs



OPTION 3



OPTION 4

Rough Order of Magnitude Projected Costs

- For the “Do Nothing” Alternative an opportunity loss calculation was conducted to reflect losses in tourism of \$3.8M annually over 75 years using a discount rate of 4.5%
- Costs for Options I, II, and III were estimated by O’Quinn Marine Construction Company using very preliminary engineering by McSweeney Engineers.
- Costs for Option 4 are considered amenities to other options. To account for this, we suggest budgeting an additional \$3.85M to the other replacement options.

WATERFRONT PARK COSTS	
Do Nothing	\$68,876,900
Option I - Repairs to Existing Platform	\$80,707,000
Option II - Complete Rebuild of Promenade	\$66,482,075
Option III - Bulkhead with Fill	\$121,440,000

Formal Recommendation

- **Option 2 – Rebuild Relieving Platform**
 - **Comparable aesthetics**
 - **Cost**
 - **Permitting**
 - **Provides the highest level of certainty with regards to:**
 - **Performance**
 - **Durability**
 - **Design life**
 - **Public support**

Alternatives Analysis Matrix

BEAUFORT'S WATERFRONT PARK PROJECT -
PRESERVING THE PROMENADE

Alternative	Cost	Design Life	Permitting & Environmental	Amenities	Coastal Resilience	Construction Duration	Weighted Score
Do Nothing	●●●●●	●○○○○	●●●●●	●○○○○	●○○○○	●○○○○	3.3
Option 1 - Repair	●●●●●	●○○○○	●●●●○	●●○○○	●○○○○	●○○○○	3.2
Option 2 - Rebuild Wharf	●●●●○	●●●●●	●●●●○	●●●●○	●●●●●	●●●○○	5.1
Option 3 - Seawall + Fill	●●●●●	●●●●●	●○○○○	●●●●○	●●●●●	●●●○○	4.6
	●●●●● = Lowest relative cost	●●●●● = 75+ years	●●●●● = Minimal permitting, minimal impacts	●●●●● = High amenity benefit	●●●●● = High protection under future sea levels & storms	●●●●● = Short duration / minimal impacts	
	●●●●○ = Moderate-Low	●●●●○ = 50-75 years	●●●●○ = Standard permitting	●●●●○ = Moderate to high amenity benefit	●●●●○ = Strong protection	●●●●○ = Moderate duration	
	●●●○○ = Moderate	●●●○○ = 30-50 years	●●●○○ = Moderate coordination required	●●●○○ = Moderate amenity benefit	●●●○○ = Moderate improvement over existing	●●●○○ = Moderate-Long	
	●●○○○ = Moderate-High	●●○○○ = 15-30 years	●●○○○ = Complex permitting and mitigation	●●○○○ = Low to moderate amenity benefit	●●○○○ = Limited future resilience	●●○○○ = Long duration	
	●○○○○ = Highest relative cost	●○○○○ = <15 years	●○○○○ = High environmental risk / uncertainty	●○○○○ = Low amenity benefit	●○○○○ = Minimal resilience benefit	●○○○○ = Very long / high disruption	

Project Benefits and Coastal Resilience

Estimated present worth of damages at each flood level

Elevation (feet, NAVD88)	Return Period (years)	Damage (\$)	Expected Annual Damage (\$/year)	Present Worth Damages (\$)	Incremental Benefits (\$)
6	0.8	\$3,322,328	\$4,101,640	\$87,789,989	—
7	1.5	\$4,797,560	\$3,198,373	\$68,456,811	\$19,333,178
8	3.4	\$6,855,880	\$2,010,522	\$43,032,476	\$25,424,335
9	8.1	\$9,338,326	\$1,151,458	\$24,645,389	\$18,387,087

- **Estimated potential damage to upland properties, buildings, contents, and land for various flooding levels.**
- **GIS-based desktop analysis**
- **Screening-level assumptions were applied to characterize flood risk reduction benefits.**
- **Incremental benefits reach a peak between Elevation 7 and 8 feet indicating that this range provides the most balance between protection and economic return.**

Project Benefits and Coastal Resilience

Estimated Benefit-Cost Ratio

Increment	Δ Cost (\$)	Δ Benefits (\$)	Incremental BCR
6 → 7	6,648,208	19,333,178	2.91
7 → 8	7,313,028	25,424,335	3.48
8 → 9	8,044,331	18,387,087	2.29

- The transition from 6 ft to 7 ft yields a BCR of 2.91, indicating each dollar invested returns nearly three dollars in benefits.
- The transition from 7 ft to 8 ft yields the most cost-effective step up in elevation.
- All increments up to 9 ft are economically justified.

Conclusion and Recommendations

- 1. Advance the design of Option 2 – Rebuild Similar to Existing**
- 2. Target a new elevation of at least 8 feet (NAVD88) to add coastal resilience and realize the economic benefit.**
- 3. Incorporate adaptive capacity to 9 feet (NAVD88) into the design.**
- 4. Investigate and apply for federal grant opportunities**
- 5. Integrate community feedback and public-use enhancements into final design.**



QUESTIONS?