

Boardwalk 8 Subcommittee Report to the GOMC

26 May 2020

Background:

During the April 28, 2020 GOMC Meeting, Chairman Kimball proposed and the Committee approved the creation of a subcommittee to “study renovation, safety issues, and expansion of viewing amenities at the top of B8 and along the ridge heading toward the Pelican Nest”. Veronica L’Allier, Philip Squire and William Connolly volunteered to participate in the initiative. Steve Hirsch performs as a valuable resource to the subcommittee.

The subcommittee has met twice, once to review the property, layout and structures, on and adjacent to Boardwalk 8 and once virtually to discuss options, constraints, next steps, recommendations and requirements.

Issues to be discussed:

1. Recommendation for Boardwalk 8 Improvements
2. Recommendation for Additional Amenities Adjacent to and Abutting Boardwalk 8

Recommendation for Boardwalk 8 Improvements

Problem Statement:

At high tide, the last three steps of Boardwalk 8, leading to the beach and the concrete block landing area leading to those last three steps are under water.

The tidal flow around the steps and the concrete block has created a “pool” or “sunken area” in the beach at the bottom of the steps. This “sunken area” is not visible at high tide.

The combination of the tidal flow and variability in the water depth off the end of the steps, particularly during but not limited to the hour before and after high tide, creates a safety concern. More specifically, it is possible someone could stumble stepping off the last step, unaware of the variable water depth and could be caught in the tidal flow around Dolphin Point. This concern has led to frequent (current) closing of the steps. In addition, some repair expense is incurred approximately every 18 months to maintain the steps.

There is no known permanent repair given the tidal flow at the point of Boardwalk 8.

Recommendation:

Remove all the steps from the Boardwalk 8 platform down to the beach, including removal of the concrete block placed during the last repair. This will remove a safety issue and reduce recurring maintenance costs.

Action Requested:

GOMC Committee endorsement and submission of recommendation to SIPOA Board of Directors.

Recommendation for Additional Amenities Adjacent to and Abutting Boardwalk 8

Problem Statement:

The platform at the top of Boardwalk 8 is a popular viewing area. The platform (and the Boardwalk 8 steps) are located on SIPOA owned property deeded over by the Green Space Conservancy.

- We are not recommending that the viewing platform be removed.
- At a minimum, the current platform needs to be maintained. We can maintain the current footprint without any additional approval.
- Ideally, given the popularity of the viewing platform, we would prefer to enlarge the platform at what is currently Boardwalk 8.

Recommendation 1:

Enlarge and expand the current viewing platform at the top of Boardwalk 8

Next Steps:

- Evaluate potential legal constraints to expansion.
- Engage an architect to draw plans for an expanded deck.

Action Requested:

Non required at this time.

Recommendation for Additional Amenities Adjacent to and Abutting Boardwalk 8

Problem Statement:

There is an unimproved lot abutting and contiguous to the Boardwalk 8 lot. This lot is owned by SIPOA. While it does not have the view of Bohicket Creek that the Boardwalk 8 viewing platform does, it nevertheless affords some beautiful ocean views. It is one of the highest overlooks on Seabrook Island. The northern border of this property abuts the Seabrook Island Club lot upon which the Pelican's Nest is constructed.

It is unknown at this point, what, if any, governmental constraints may exist or what permitting may be required to build any structure on this lot.

Recommendation 2:

The Subcommittee envisions a boardwalk running the length of this SIPOA owned property, along the ocean with seating areas and platforms spaced along the way for viewing, rest and relaxation. The boardwalk would lead to the Boardwalk 8 Viewing platform on the south and to The Pelican's Nest to the North. Clearly this vision would require Club interest, involvement, approval and funding for that section of the deck on Club property. However, should Club interest be lacking, the Subcommittee recommends building the boardwalk from the Boardwalk 8 platform up to the Seabrook Island Club Property line.

The Subcommittee also recommends constructing a wheelchair accessible ramp leading from Seabrook Island Road to the new Boardwalk.

Recommendation for Additional Amenities Adjacent to and Abutting Boardwalk 8 (Continued)

Next Steps:

- Commission a Landscape Architect to draw plans for a boardwalk extending from the Boardwalk 8 viewing platform on the south to The Pelican's Nest on the north. Estimated cost: \$3,000 to \$5,000, likely available in the current budget. Required for DHEC OCRM discussions.
- Develop a cost estimate for the project.
- Inquire with the South Carolina Department of Health and Environmental Control (DHEC) office of Ocean and Coastal Resource Management (OCRM) regarding the necessity or lack thereof for permitting to build the recommended structures.
- If necessary, submit a request for a permit with OCRM. Estimated Cost: \$25 to \$1,000.
- Contact Seabrook Island Club to determine interest in extending a boardwalk across Club property.

Action requested:

- Committee approval:
- To fund architectural plans for the aforementioned improvements.
- Authorize discussions with OCRM to explore permit requirements.
- Approve exploratory discussions with Seabrook Island Club regarding boardwalk extension from SIPOA property to Pelican's Nest.