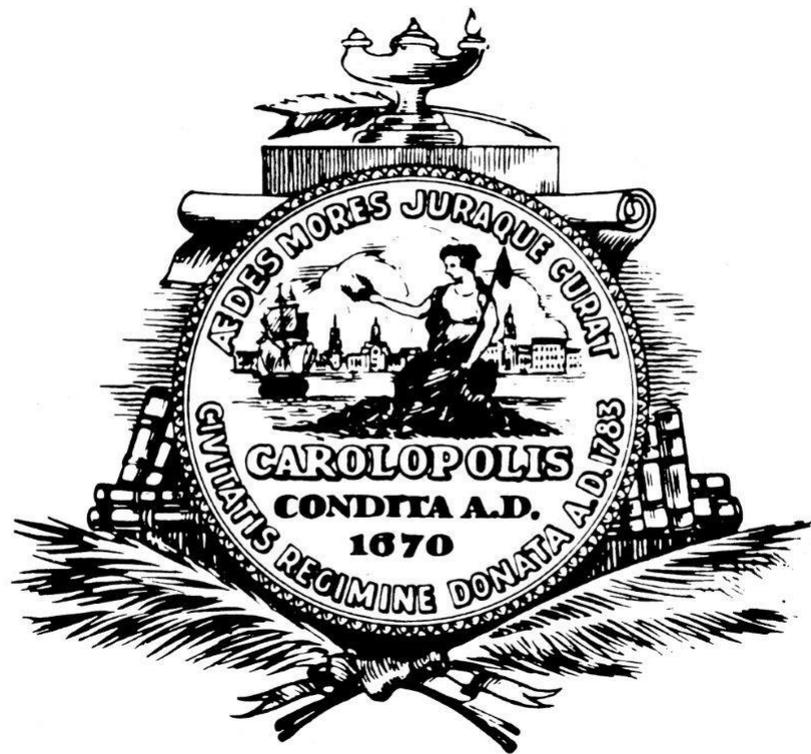


# HAMPTON PARK NEIGHBORHOOD MEETING



AUGUST 11, 2015

# AGENDA

---

Introductions

---

Hampton Park Master Plan Overview

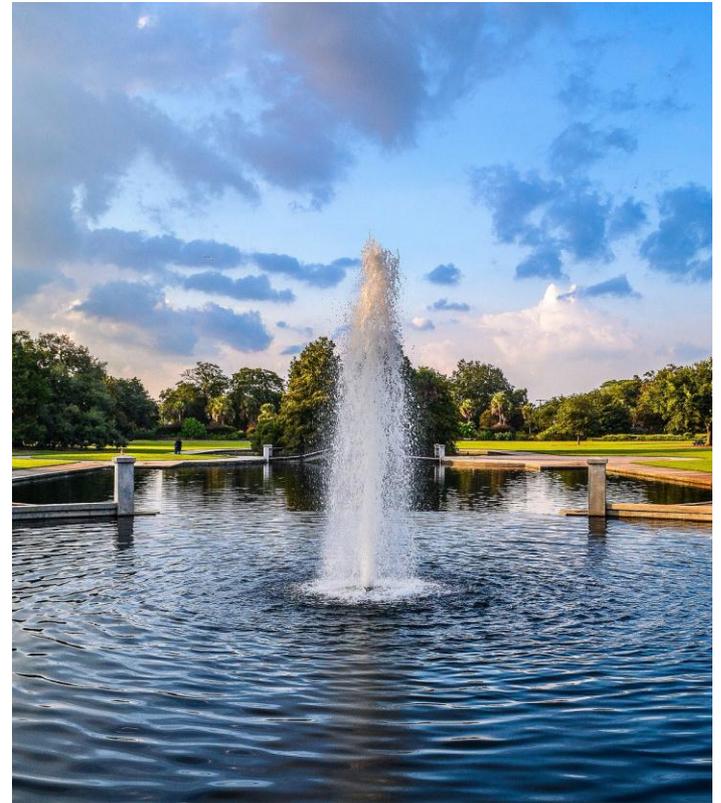
---

Recent Lease Refinements

---

Comments & Questions

---



# INTRODUCTIONS

## Hampton Park Working Group

Key City Staff involved in the operations, permitting, and leasing of City-owned property

---

### **Composition**

---

Parks, Police, Special Events, Planning, Cultural Affairs, Business & Neighborhood Services, Traffic & Transportation, Legal

---

### **Objectives**

---

To propose refinements to the lease in response to public input received

---

To ensure that the city hold CPC to the same high standards to which we hold other events & organizations

---



# MASTER PLAN OVERVIEW

## Hampton Park Multi-Use Community Center & Café

### Guiding Principles

---

Promote public recreation & better utilization of Hampton Park

---

Complement Hampton Park & the adjacent neighborhoods

---

Add usable acreage to Hampton Park

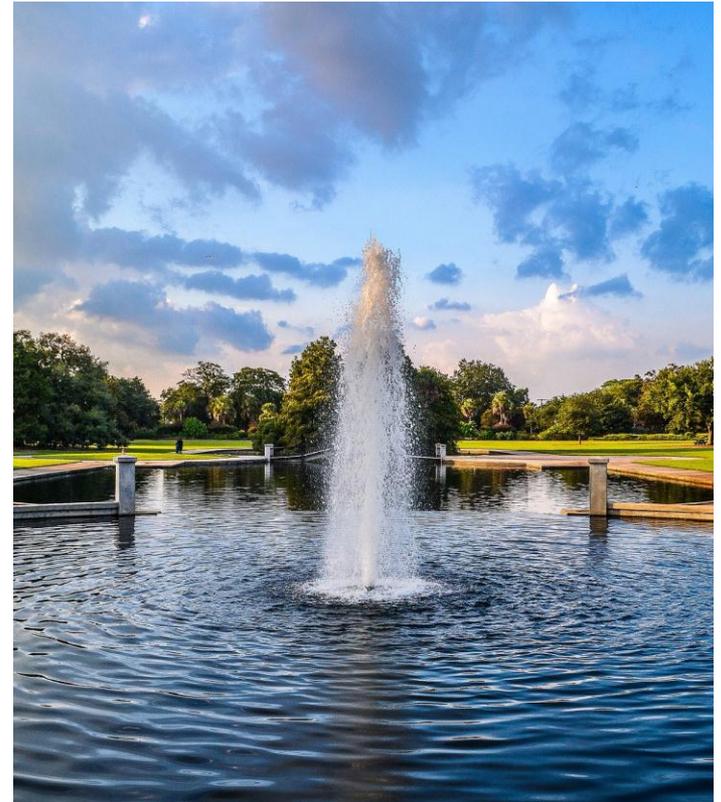
---

Emphasize Hampton Park's rich history

---

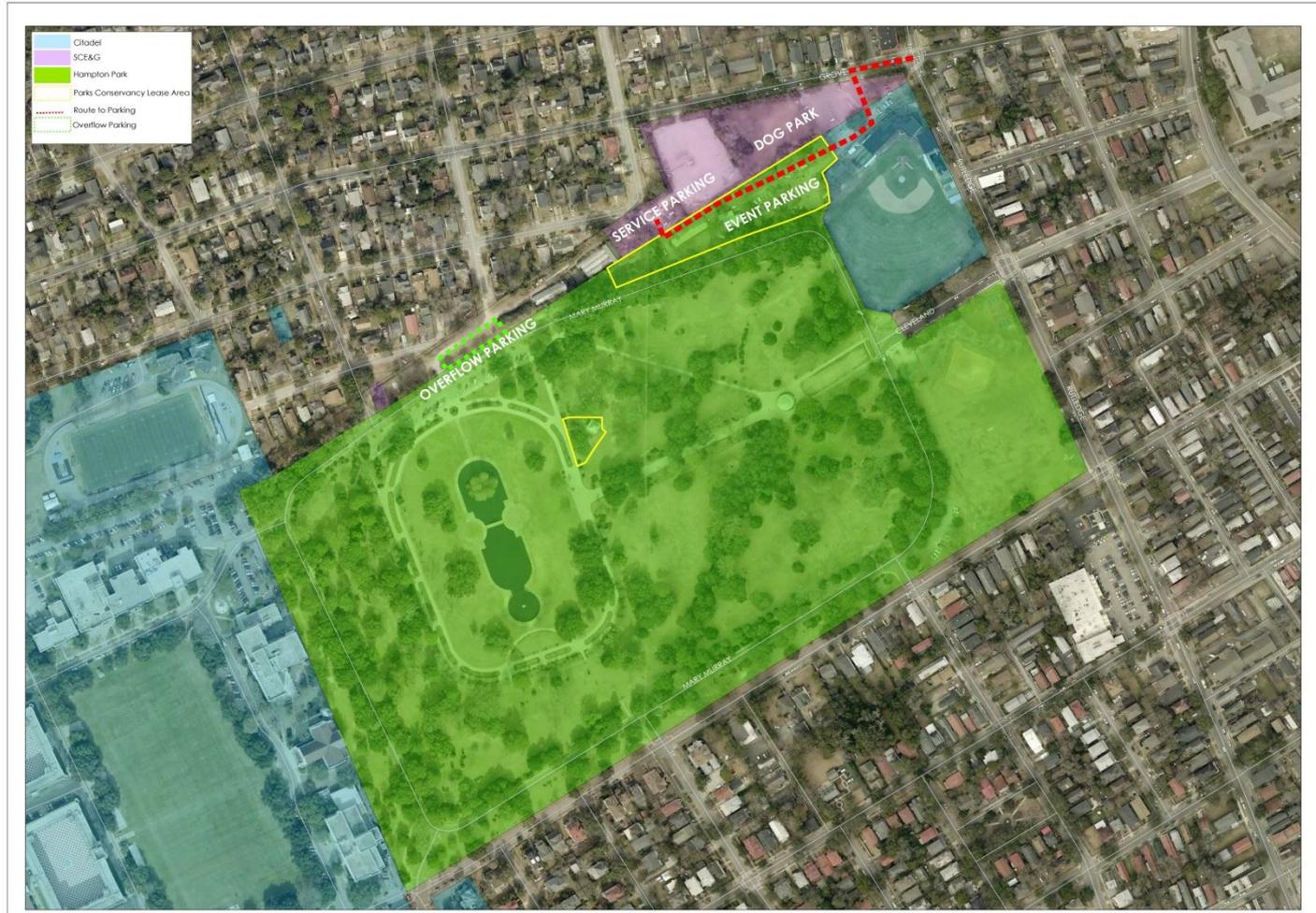
Revitalize existing community facilities to be functional & flexible

---



# MASTER PLAN OVERVIEW

## Hampton Park existing context



# MASTER PLAN OVERVIEW

## Existing conditions: Key facilities



hampton park multi-use community center & café



# MASTER PLAN OVERVIEW

## Existing conditions: Key facilities



# MASTER PLAN OVERVIEW

## Multi-Use Community Center: Site Plan



# MASTER PLAN OVERVIEW

## Multi-Use Community Center





# MASTERPLAN OVERVIEW

## Café: Site Plan



# MASTER PLAN OVERVIEW

## Café



# RECENT LEASE REFINEMENTS: CAFÉ

## Noise management & hours of operation

Community expressed concern regarding loud music & potential late-night Café operations

---

### **City response**

---

No amplified music will be allowed at the Café.

---

The Café will close at or before 9PM unless otherwise authorized by the City through the Special Events process.

---



# RECENT LEASE REFINEMENTS: CAFÉ

## Alcohol sales

Community expressed the need for more clarity regarding the sale of alcohol

---

### City response

---

The café will sell beer & wine only; no liquor will be sold at the Café.

---

Beer/wine sales will be restricted to less than 35% of gross revenues.

---

Beer & wine sales may be sold only between the hours of noon and closing (9PM).

---

Alcohol consumption will be restricted to the Café premises which will be clearly demarcated by fencing and/or signage; the Tenant shall maintain a security officer at the Café premises at all times during which beer and alcohol are sold.

---

Tenant (Charleston Parks Conservancy) shall be responsible for ensuring that beer & wine consumption stays within the defined area & shall operate the Café in accordance with all applicable laws.

---



# RECENT LEASE REFINEMENTS: CAFÉ

## Family-friendly environment

Community has expressed concern that the Café will attract a non family-friendly clientele

---

### City response

---

The café will offer a child-friendly menu; similar to what is offered at The River Watch Café at Waterfront Park in Mount Pleasant.

---

The lease has been amended to limit the sale of alcohol to beer & wine only.

---

The lease has been amended to restrict beer/wine sales to less than 35% of gross revenues.

---

The café will close at 9PM; no beer or wine sales before noon.

---

No amplified music will be allowed.

---



# RECENT LEASE REFINEMENTS: CAFÉ

## Parking

Community expressed concern that there will not be enough parking available for Café patrons

---

### **City response**

---

We anticipate the majority of Café patrons will be existing Hampton Park patrons & will utilize existing Hampton Park parking spaces.

---

The parking diagram on the previous slide shows existing and overflow spaces, as well as parking at the nearby dog park.

---

New bike parking will also be provided.

---



# RECENT LEASE REFINEMENTS: MULTI-USE COMMUNITY CENTER

## Event capacity

Community has expressed concern about the size and scale of events at the multi-use community center

### City response

The event capacity of the Multi-Use Community Center has been reduced to 250, consistent with the permitting threshold for private community events. Any event in excess of 250 people shall require a permit from the City's Special Events Committee.

The size, type, noise level, scale and scope of events will be congruent with those events that are currently permitted in Hampton Park; notwithstanding, all events are subject to City Ordinance.

The parking for the Multi-Use Community Center has been reduced from 150 spaces to 125 spaces and bike parking has been added in place of the 25 parking spaces in order to encourage multimodal transportation alternatives for the park. These parking spaces are open to the public when the Multi-Use Community Center is not in use.

Hampton Park hosts very large events (in excess of 1,000 attendees) including MOJA and Piccolo Spoleto; And, multiple, smaller events happening simultaneously often total over 250 park patrons/attendees in aggregate.

The Charleston Parks Conservancy is responsible for the operations of the facilities and addressing any neighborhood concerns.



# RECENT LEASE REFINEMENTS: MULTI-USE COMMUNITY CENTER

## Noise management & hours of operation

Community expressed concern regarding noise & potential late-night events

---

### City response

---

Amplified music will only be allowed inside the facility; no amplified music will be allowed outside the Multi-Use Community Center.

---

All music (acoustic, non-amplified and indoor amplified) music will be monitored to assure that the noise level does not exceed 65 decibels as measured from the intersection of Twelfth Street & Dunneman and from the Gazebo in the Park.

---

No music (indoor or outdoor) will be permitted after 10PM.

---

The Multi-Use Community Center may be used on a daily basis and will close at 10:30PM.

---



# RECENT LEASE REFINEMENTS: MULTI-USE COMMUNITY CENTER

## Community use & access to the facility

It is important the public & community groups have access to the multi-use community center

### City response

The Multi-Use Community Center will continue to be publicly-owned & intended to promote public recreation.

The Multi- Use Community Center will be open to the public on a daily basis from 9AM to 5PM, except for scheduled events.

The tenant agrees to establish resident and non-resident rates; the resident rate will be discounted at least 33% from the non-resident rate.

The City may use the Multi-Use Community Center for free at least twice a quarter (an increase over once a quarter in the original lease).

The City may use the Multi-Use Community Center more frequently for meetings associated with the City's Neighborhood Services and Recreation departments, for no rental fee, if the center is available.

A demonstration garden and historical interpretive center will be incorporated into the Multi-Use Community Center and will be open to the public.



# TRAFFIC FLOW PATTERN



# TRAFFIC

## Review of Traffic at Rutledge at Grove Street

Facilities/projects of this size & scale do not require a traffic study as part of City's standard development review process ("triggers" for traffic study include projects with 50 or more dwelling units or buildings with more than 20,000 SF).

Based on community feedback, a traffic review was performed for Rutledge Avenue at Grove Street.

Reviewed existing and future 2020 conditions—worst case scenario conditions

INTERSECTION OPERATIONS - LEVEL OF SERVICE RUTLEDGE AVENUE AT GROVE STREET	
Existing	Future
LOS B	LOS B



# WRAP UP

## Next Steps

---

City Council meeting, August 18 – lease agreement

---

Charleston Parks Conservancy to issue RFP for management, operations, and development of plan

---

Formal detailed design documents submitted to City boards & committees

- TRC
- BAR

---

Construction & renovation will begin pending approvals

---



# THANK YOU!

## QUESTIONS & COMMENTS

