

Georgetown Waterfront

A Preliminary Concept
for the
City of Georgetown, South Carolina

Henningson, Durham & Richardson



Concept Development

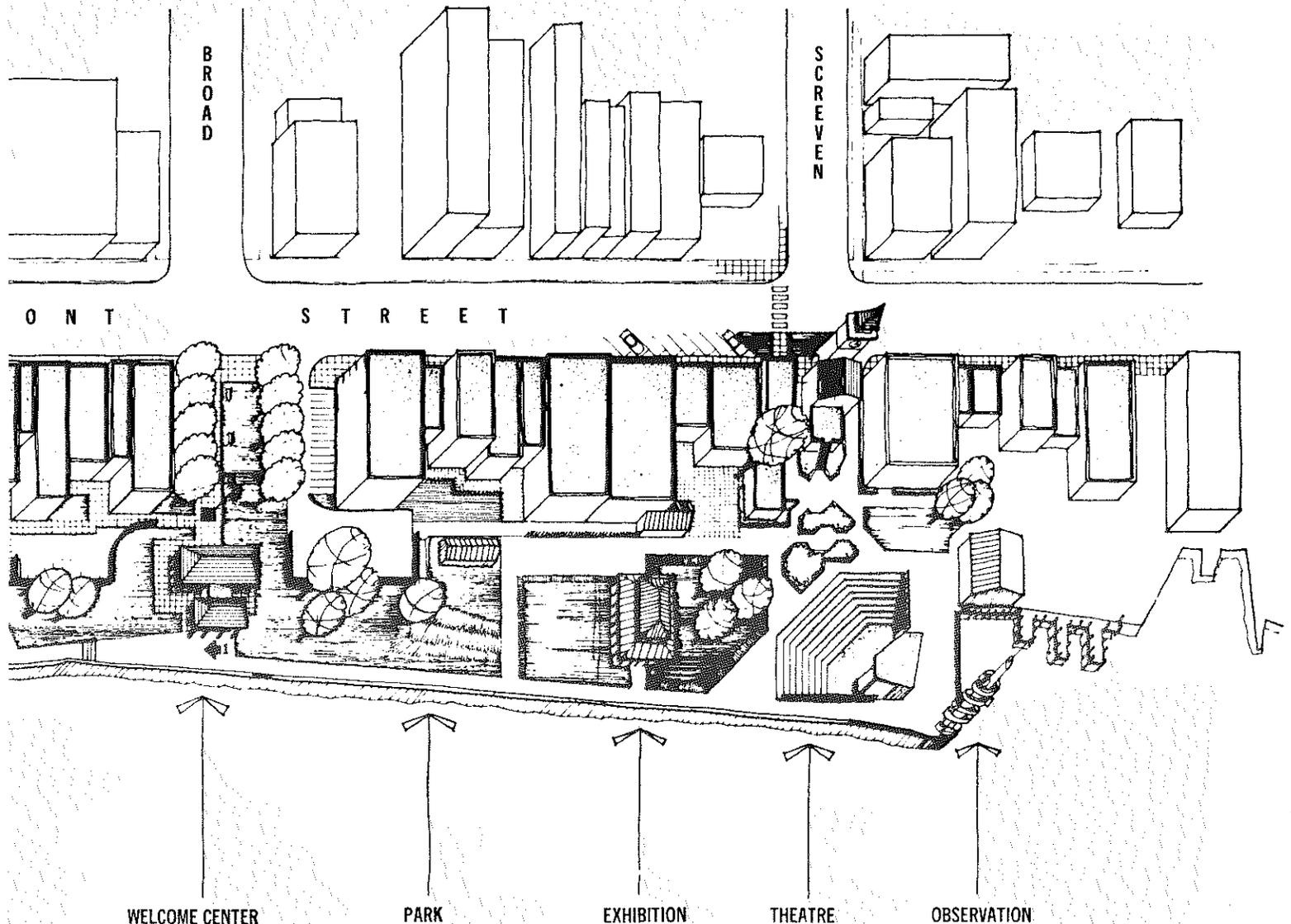
The general development plan formulated for the Georgetown Historic Waterfront District suggests the format for growth in the City core. While accenting the quality in the existing environment, the plan develops the potential for variation about two axes. One axis along Front Street develops a view toward the water. A second axis, along the Waterfront itself, promotes both resource and socially oriented development along a pedestrian concourse. The design concept can act as a catalyst for positive participation by both the public and private sectors of Georgetown.

The Waterfront can become one of Georgetown's biggest assets. The Waterfront can accommodate an assortment of activities, and careful planning can insure that ample open space is provided and that the Waterfront is neither physically nor psychologically isolated from the rest of downtown.

The need for open waterfront space and parks downtown

and the importance of visual and physical access to the water for the public are two major characteristics of the proposal. Access to the waterfront will be available at the foot of Screven, Orange, Broad, and King Streets. Additionally, the pedestrian walkway along the water's edge assures close association with the Sampit River.

Essential to the proposal is the retention of the waterfront atmosphere that is consistent with the City's history and charm. Such an atmosphere can be provided by sensitive development that reflects the quality and character of existing environment, utilizing proven materials, textures, color, form, scale, and contemporary activities and technology. Careful consideration should be given to the restoration, reuse, and extension of current uses for existing structures as well as new construction.



History

Georgetown began as a waterfront community when Robert Johnson, Governor of the colony recommended that a City and Port of Entry be developed at the Georgetown site in the early 1700's.

The Georgetown Historical District was placed on the National Register of Historical Places in 1971 and today it encompasses a major portion of the business district and the Waterfront area along the Sampit River.

The Waterfront Area lies at the edge of the Historical District and is at the interface between historic Front Street and the Sampit River, making it an integral part of the physical, social, and economic structure of the City of Georgetown.

The Russel Wright Report of 1974 provided a brief historical survey and recommended actions to preserve and restore the Historical District. The current study, prepared by Henningson, Durham & Richardson, reflects those recommendations and develops a preliminary concept for reclaiming the historical waterfront for contemporary use.

Objectives

(1) Waterfront development should stimulate the financial well-being of both the public and private sector in addition to providing amenities for the general public.

(2) Waterfront development should be compatible with restoration and preservation of the Historical District of Georgetown.

In view of these concerns, the following specific objectives are recommended as a guide in the generation of proposals for the development of the Waterfront.

(1) Insure that waterfront development will contribute positively to the tax base of the City.

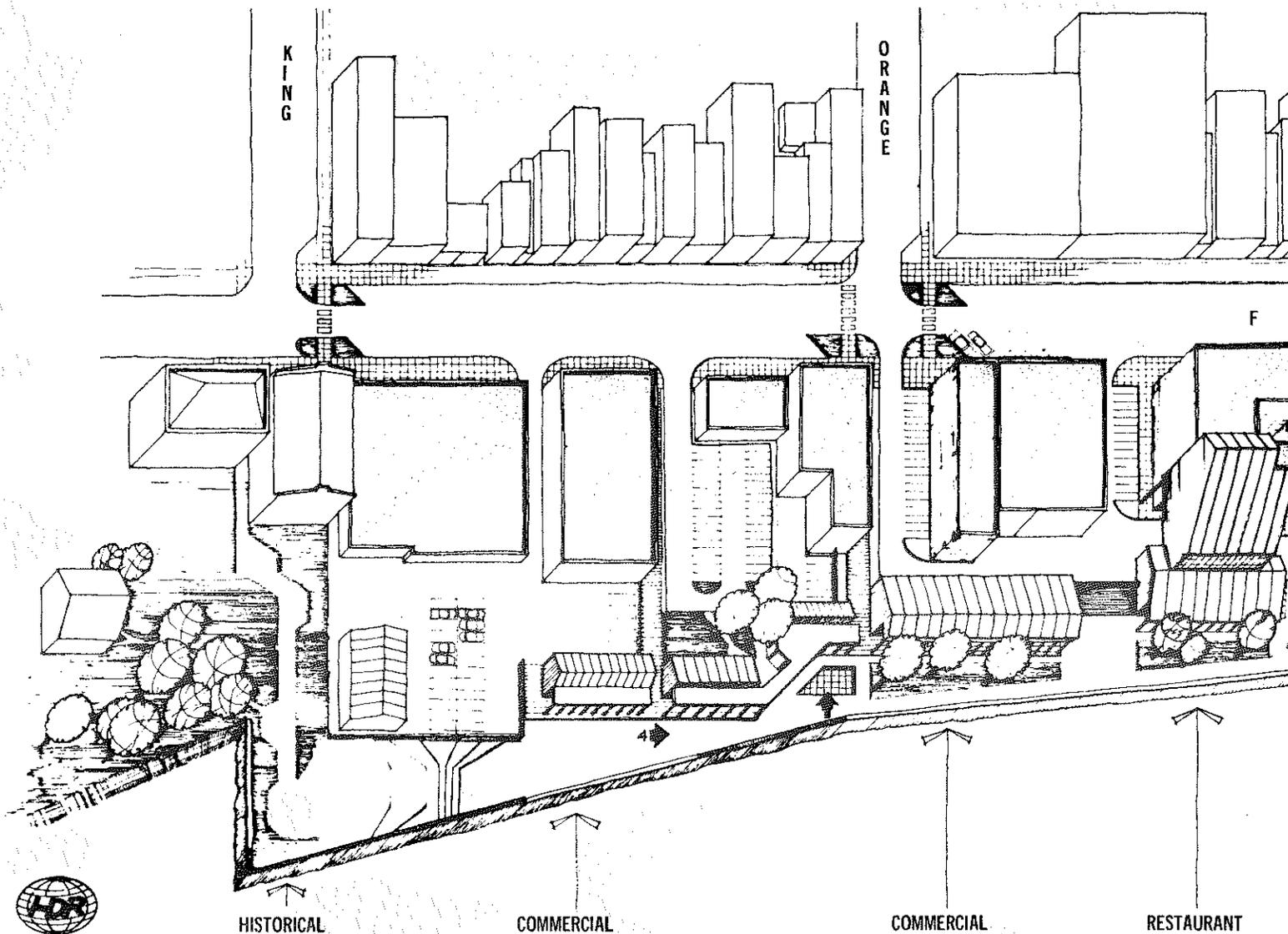
(2) Restore, renovate or re-use all structures which are structurally sound or which have historical merit.

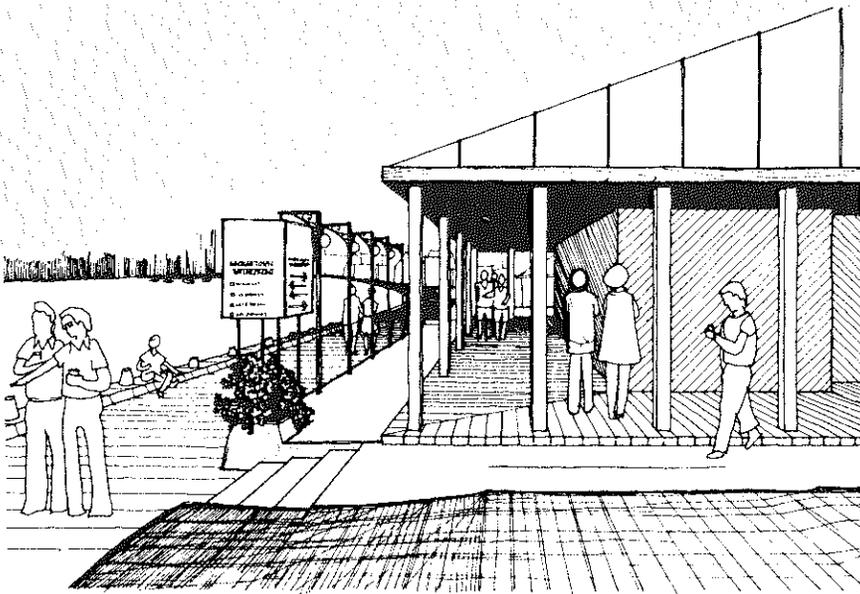
(3) Maintain the visual quality and character of the historic district with new construction through similarity of materials, scale and form without compromising the integrity of historical structures by direct copy.

(4) Maintain views and vistas to the Sampit River.

(5) Respond to dynamic social and commercial change by acting as a framework within which a number of people might contribute.

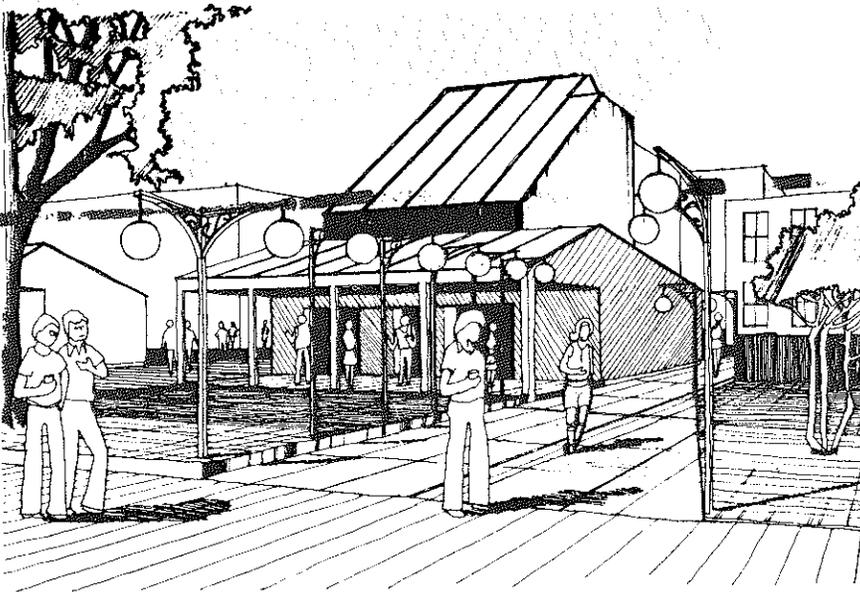
(6) Insure most efficient use of funds through coordination of public and private sectors.





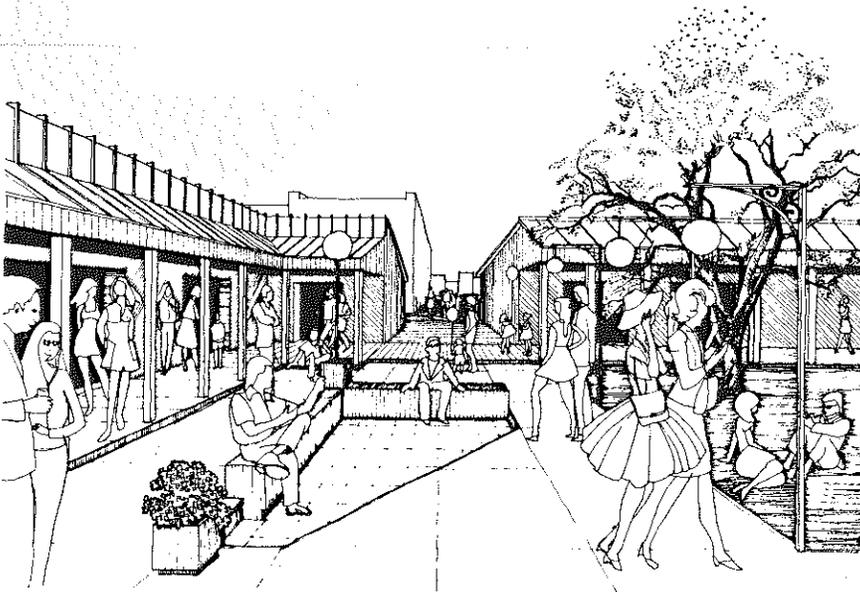
Welcome Center

The Georgetown Welcome Center can provide visitor orientation to the Waterfront, Information, public Rest Rooms and Tour Guides. The Center connects to Front Street with a walkway and connects to the River Front at the Boardwalk.



Restaurant

The elevated Restaurant insures a panoramic view and provides a variety of dining environments ranging from private intimate areas to open outdoor areas. Parking areas around the restaurant provides access for vehicular traffic while the adjacent boardwalk provides easy pedestrian access.



Commercial Promenade

The attractive commercial promenade connects Front Street to the Sampit River, affording the opportunity to develop a number of new stores such as Craftshops, Gift Shops, Antique Shops, and imports. This area can generate additional opportunity for shopping, recreation and tourism.