



**SAVANNAH DEVELOPMENT  
& RENEWAL AUTHORITY**

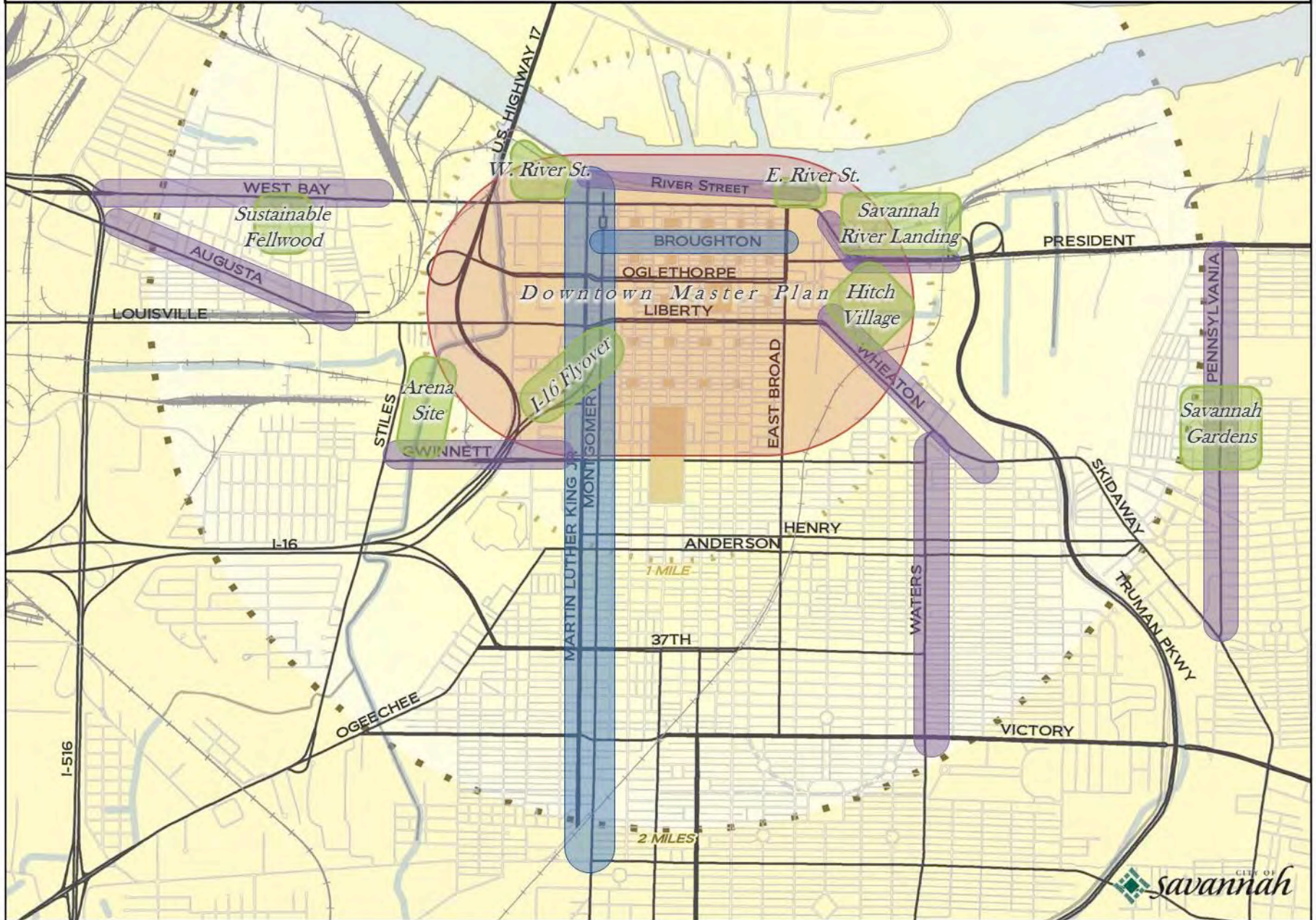




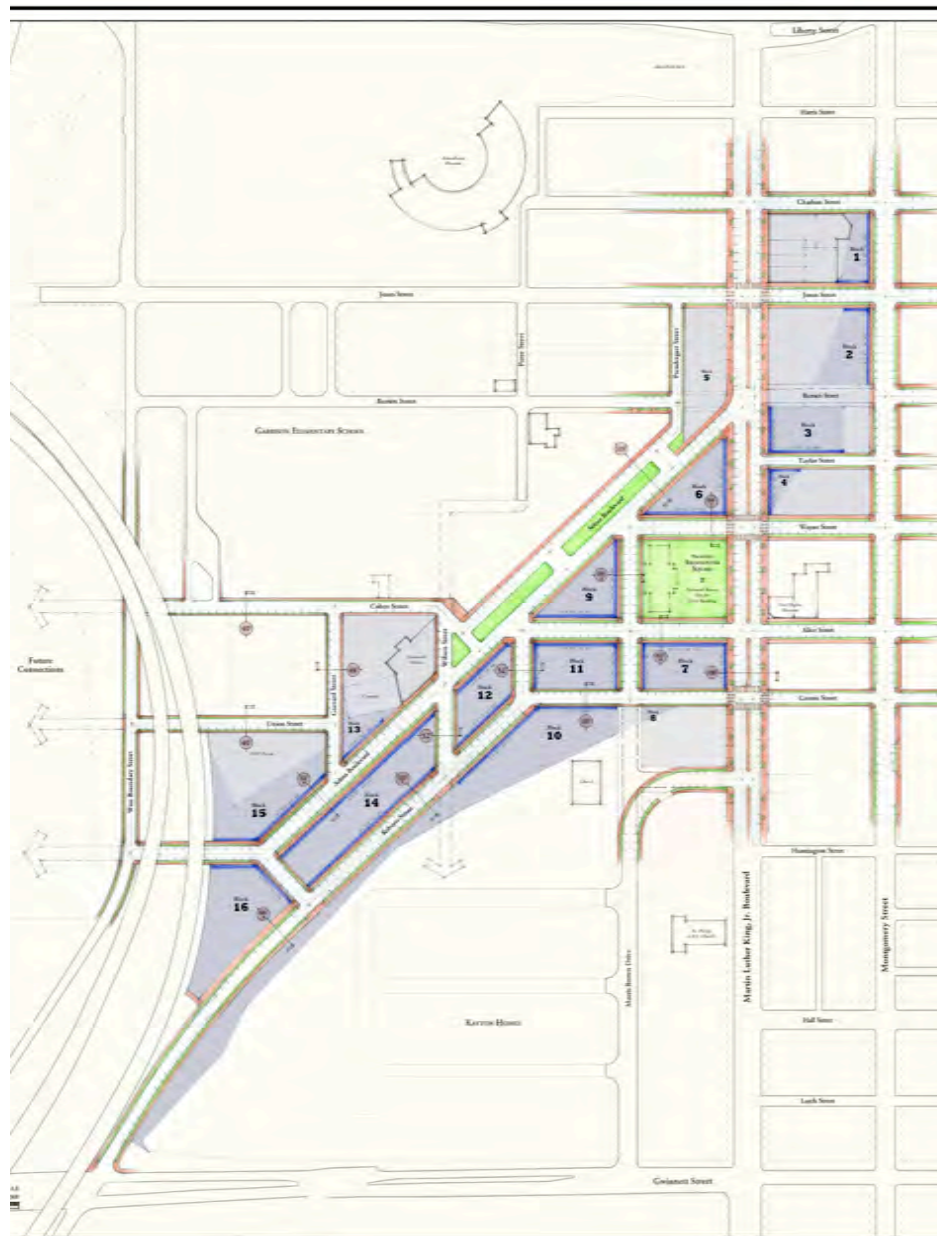


# GREATER DOWNTOWN PROPOSED & EXISTING DEVELOPMENT PROJECTS

SAVANNAH DEVELOPMENT & RENEWAL AUTHORITY



# DOWNTOWN EXPANSION



## CIVIC MASTER PLAN

*West Boundary - Interstate 16 Flyover Area*

SAVANNAH GEORGIA





Sottile & Sottile

*The redevelopment of the Springfield Canal in concert with the new Civic Arena is an opportunity to add to Savannah's celebrated network of public spaces.*

## SPRINGFIELD CANAL AT THE ARENA

Canal District Block 1



Sottile & Sottile

*The historic canal routes transformed into an integral urban trail network connecting the City Center to the new district and surrounding westside neighborhoods, creating opportunities for new development along its banks.*

## GREENWAY CONNECTIONS

*Canal District Phase I*

SAVANNAH GEORGIA

City of Savannah  
Sottile & Sottile

Images herein have been compiled from various sources and are not intended to be used for any purpose other than informational. The plan does not constitute a contract. All construction shall be in accordance with the applicable laws and regulations of the City of Savannah, Georgia.





UNIVERSITY OF CALIFORNIA  
SAN DIEGO







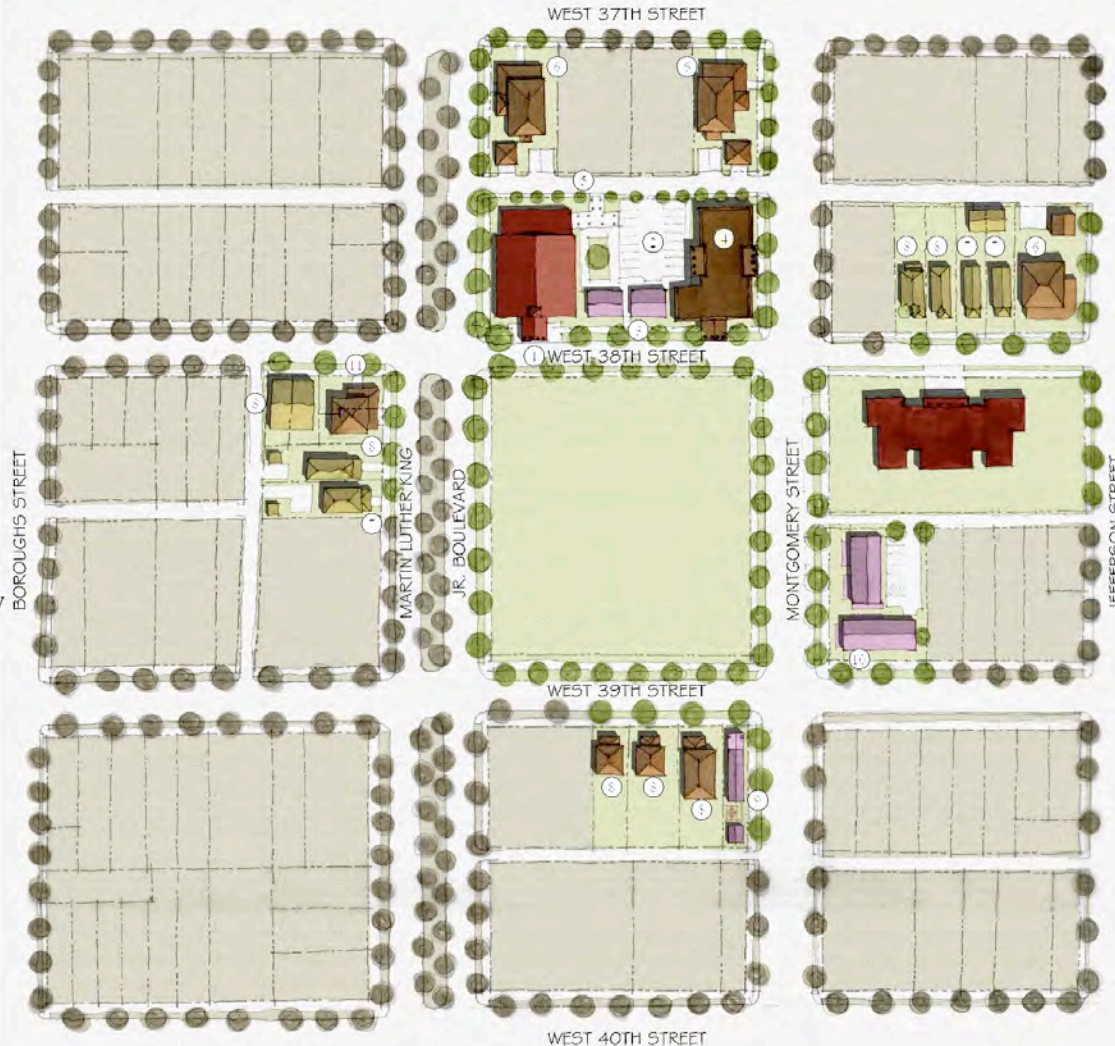






## IMPROVEMENT MASTER PLAN

-  Civic
-  Mixed Use
-  Multi-Family
-  Single-Family



- ① **St. Luke's Baptist Church:** Add new portico over sidewalk. New paint & exterior lighting make the church a visually bright symbol for the neighborhood.
- ② **St. Luke Parking Lot:** Reconfigure parking and breezeway to provide new prayer garden, handicapped parking and rear access into church.
- ③ **St. Luke Cottages:** New small buildings to provide rental income, expansion space and block view of parking lot. Could be built as two small units with studio apartments above or as a larger single building.
- ④ **St. Luke Apartment Building:** New 8-12 unit apartment building of 2 or 3 stories. Could provide rental income or even church-controlled senior housing/assisted living.
- ⑤ **St. Luke Lane:** Clean up lane including new Sunday-only parking and trees.
- ⑥ **Apartments:** New small apartment building with 4-6 units. Build to be compatible with the larger historic houses along 37th St. May have new carriage house units also.
- ⑦ **Single Family Infill:** New single family or duplex infill unit(s). May have new carriage house unit(s) also.
- ⑧ **Single-Family Renovation:** Renovate, restore or re-use existing historic building stock.
- ⑨ **Mixed-Use Building:** New small-scale corner mixed-use building. Small retail space apartment above and carriage house unit.
- ⑩ **Mixed-Use Buildings:** New three-story mixed-use buildings. Ground level commercial with apartments above. Units shown with a forecourt and some off-street parking.
- ⑪ **Row Houses: Duplex:** New 2-Unit Building.

## Wells Park Area Revitalization Plan



# SPECIFIC INCENTIVE APPROACHES

While the previous analysis supplies an overview on the current policies and processes that directly and indirectly incentivize lodging development, the following pages offer specific ideas on how to create more residential supply.

In general, SDRA has discerned that there are two ways to encourage residential development:



**LEVEL THE  
PLAYING  
FIELD**



**PROVIDE  
PROACTIVE  
INCENTIVES**

To level the playing field, the main principle is that basic, by-right zoning should not create an incentive for one use over another. The market will ultimately determine what development projects are feasible, and the city's zoning ordinance should be flexible enough in order to equally accommodate all types of uses in Savannah's urban context. Regulations should be geared toward basic urban design practices and current architectural design standards.

Once the playing field has been leveled, and unintended incentives for lodging uses have been removed, the next step is to create proactive incentives for what is desired. In this case, the discussion has been about incentivizing more urban residential uses, from townhouses to apartment buildings to condominiums. The recommended strategies are not all-inclusive, but they provide some guidance on how to encourage more residences downtown.





**LEAN**

**URBANISM**

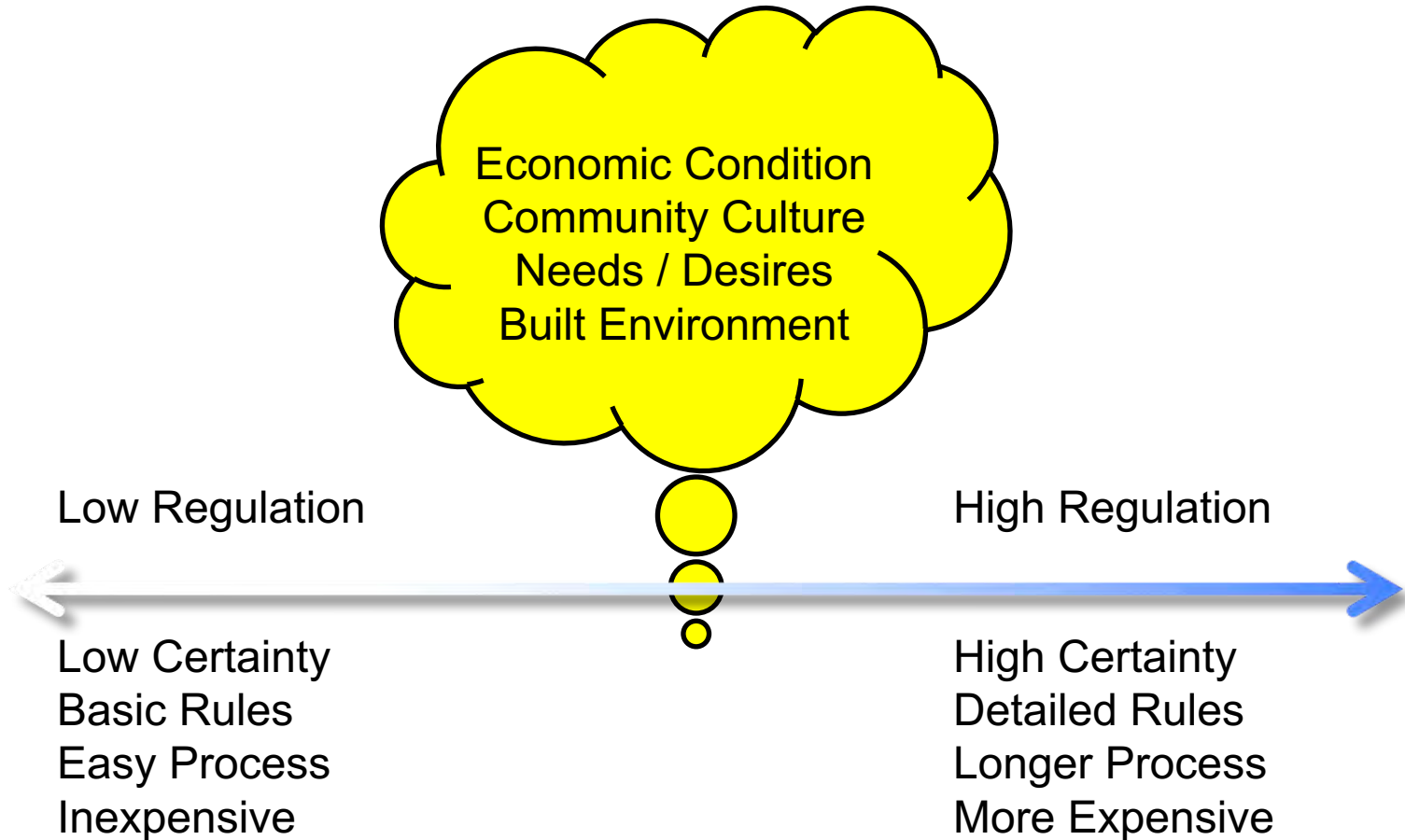
MAKING SMALL POSSIBLE





**Five Mindsets for Civic  
Leaders and Planners**

# Where is your community on the Spectrum?





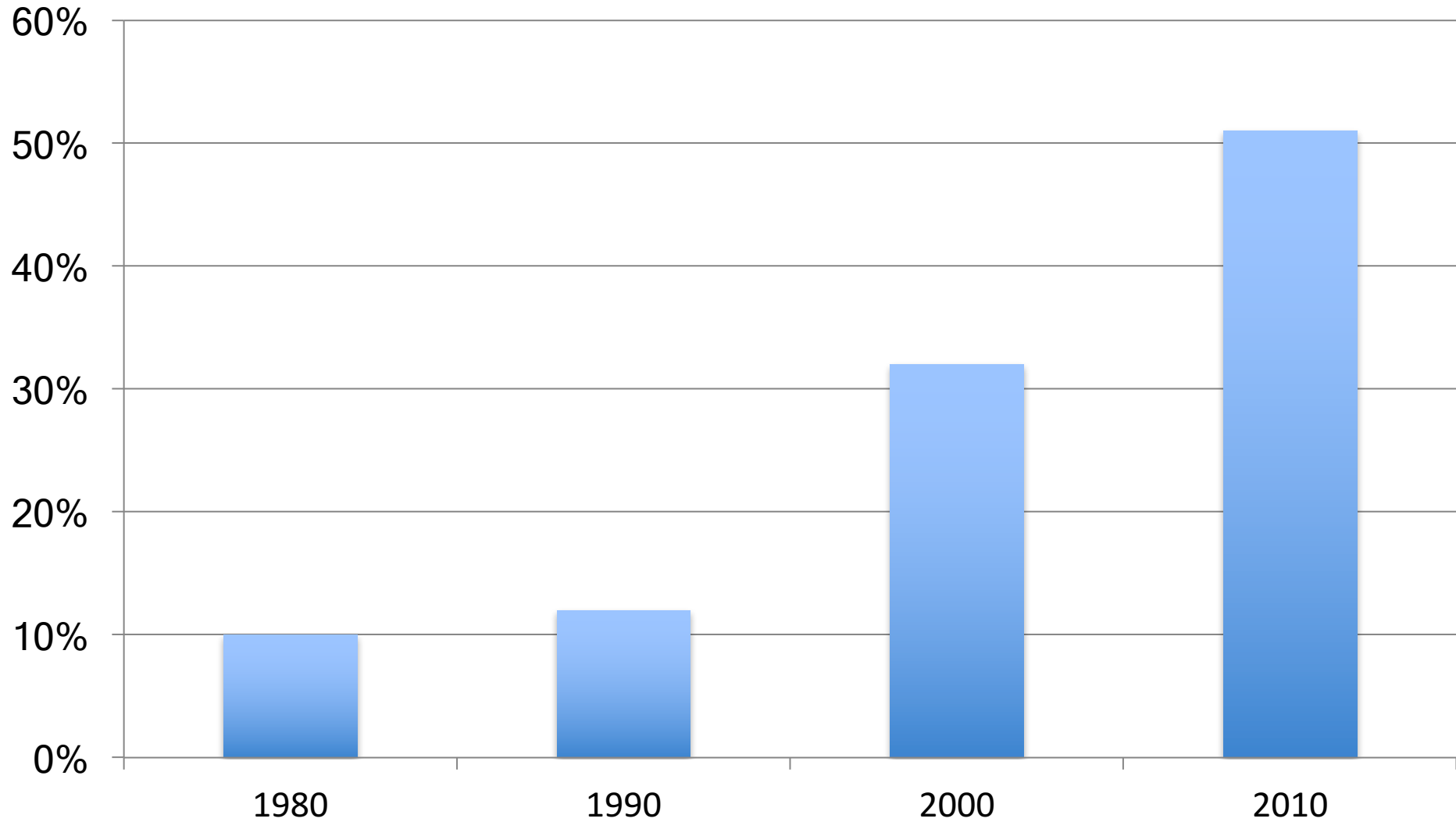
# Urban



# Suburban



# Preference for Urban Living among 25-34 Year-olds



Source: "The Young and Restless in the Nation's Cities" October 2014



Broad Street looking East from 6th Street, Richmond, Va.—17

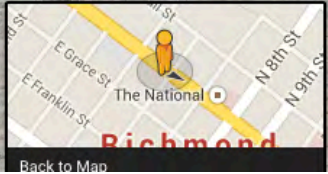




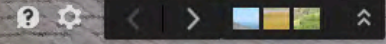
641 E Broad St

Richmond, Virginia

Street View - Sep 2014



Google





Broad Street looking East from 6th Street, Richmond, Va.—17



**#1. It's not all about cars**







THE  
FUTURE

on  
Forsyth

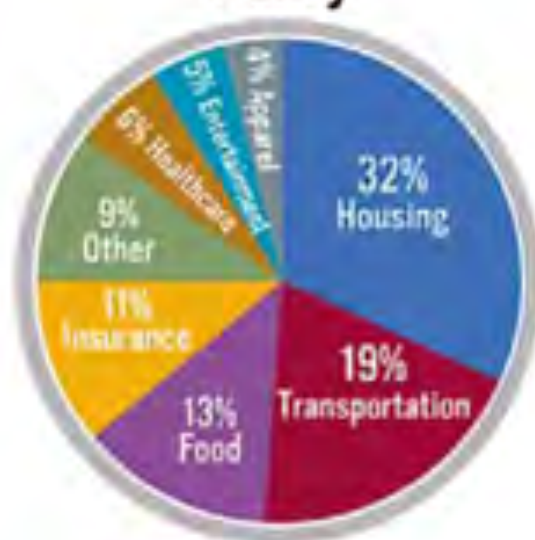




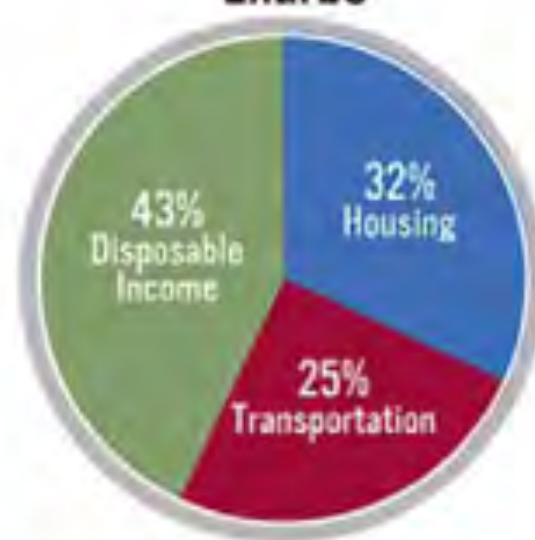
### Location Efficient Environment



### Average American Family

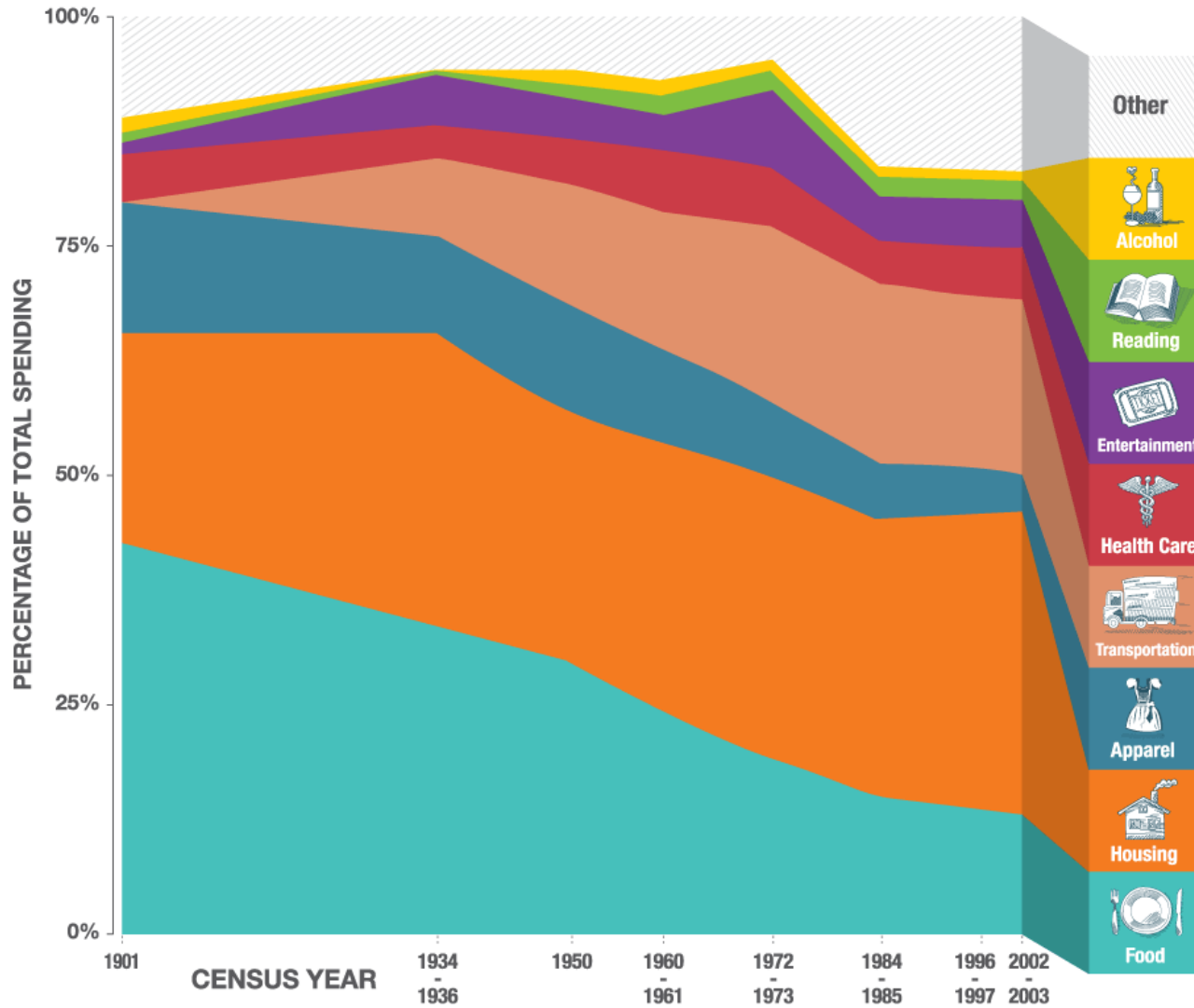


### Auto Dependent Exurbs





# CONSUMER SPENDING BREAKDOWN





**dothemath**



START  
HERE

MMM  
RECOMMENDS

ABOUT

FINANCIAL  
FREEDOM

THROUGH  
BADASSITY

FORUM

RANDOM!

MR. MONEY  
MUSTACHE

MMM  
CLASSICS

View: [Fancy Magazine](#) | [Classic Blog](#)

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Apr 18, 2011

112 comments

### Get Rich With... Bikes



Hey there.. welcome to the first edition of the new "Get Rich With..." series. In these articles, we'll analyze a bunch of ideas, both new and old, to see what kind of impact they can have on your life. (Hint: the impact will probably be a huge positive one, since these are all of my favorite moneymaking ideas). And this edition is about the good ol' fashioned Bicycle.

CONNECT



WELCOME NEW READERS!

Take a look around. If you think you are hardcore enough to handle Maximum

“The Bicycle is a wealth-producing fountain of youth”

## **#2. Let Life Happen**



COMING TO THIS SITE!  
**NIMBY**  
Protest Supplies Factory

NOT IN  
MY BACK  
YARD!



Nease!!  
neasecartoons  
@gmail.com

**#3. Don't Wait for the “big” project; Act Today**



Walgreens

Walgreens

at the corner of  
PHARMACY  
and  
HEALTH

NYPD

snackBOX

SHOT DOGS

suchas

POLICE DEPT

RESERVED FORCES  
HEALTH STATION

CITIZEN  
Property Direct Services  
November 2012

1500

1500







GAP

GAP

West 34th St

City Ave

ASA COLLEGE  
WWW.ASA.EDU

ASA COLLEGE





SURINAME

PIZZERIA

JUSTIN B

KANSAS STATE





ONE WAY  
H

TRUCK  
MENU

TRUCK

PENNYPACKER'S  
BOSTON, MA 857-823-8853

ONE WAY

ONE WAY

















## **#4. Small is Beautiful**



Hotdogs  
2

Blessed  
by the  
Best

ROAD AHEAD  
AHEAD  
SPEED  
LIMIT  
25





moroni espresso

espresso

moroni

USA Brewed Tea	2.90
Specialty Lattes	4.75
Specialty Macchiatos	4.75
Cold Brew and Tonic	4.75
Italian Soda	3.40
Mexican Cola	3.40

Espresso	2.25
Macchiato	2.25
Appuccino	
Americano	
Cappuccino	
Mel Che	



Moroni Espresso  
Long Island City, NY



**SUBWAY**

**6<sup>th</sup> CREPERIE**



**WASH**

RIGHT LANE  
BUSES ONLY  
RIGHT TURN PERMITTED

W

Several people are visible on the sidewalk, including a man in a dark coat on the right and a group of people near the Subway entrance. There are also outdoor tables and trash bins.





King Burrito

Phone

Phone

STOP AT  
MILK ROAD CROSSING

BURRITO  
BURRITO  
TACOS FAC  
COMBINACI













528

530

532

528

28Y-P07

Savannah

TRUST





548

NO  
OPEN  
FIRE





506

508















**#5. Human Pleasure is not a frill**















CNU 26.Savannah

# Sponsorship Opportunities

THE 26TH ANNUAL CONGRESS FOR THE NEW URBANISM

MAY 16 - 19, 2018

