DOWNTOWN EXPANSION

CIVIC MASTER PLAN
West Boundary - Interstate 16 Flyover Area
SAVANNAH GEORGIA
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
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
IMPROVEMENT MASTER PLAN


2. St. Luke Parking Lot: Reconfigure parking and breezeway to provide new prayer garden, landscaped 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. Built 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: Remove, restore or re-use existing historic building stock.


Wells Park Area Revitalization Plan

Supported by the City of Savannah
Neighborhood Improvement Concepts
Savannah Development and Renewal Authority
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**

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.

**PROVIDE PROACTIVE INCENTIVES**

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?

Economic Condition
Community Culture
Needs / Desires
Built Environment

Low Regulation
Low Certainty
Basic Rules
Easy Process
Inexpensive

High Regulation
High Certainty
Detailed Rules
Longer Process
More Expensive
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
#1. It’s not all about cars
dothemath
“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!
#3. Don’t Wait for the “big” project; Act Today
#4. Small is Beautiful
#5. Human Pleasure is not a frill
CNU 26. Savannah

Sponsorship Opportunities

The 26th Annual Congress for the New Urbanism
May 16 - 19, 2018