

5

CIVIC MASTER PLAN

Civic Master Plan

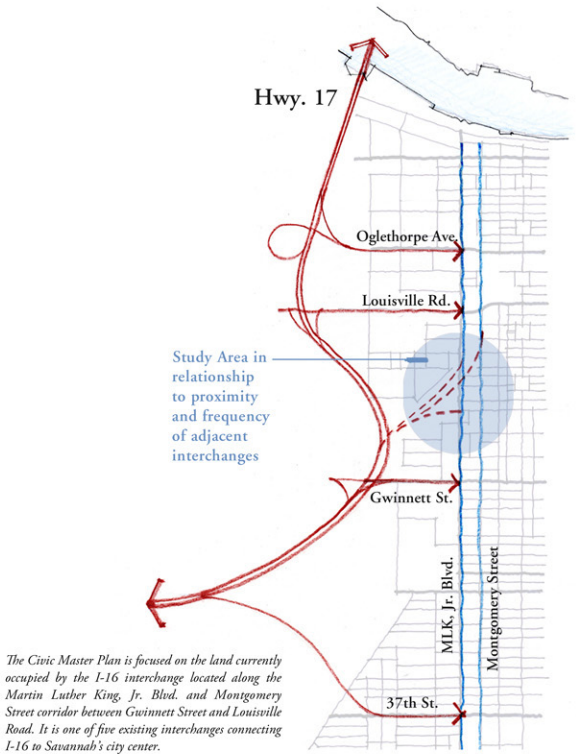
Street Sections

Tricentennial Plan

Design Context

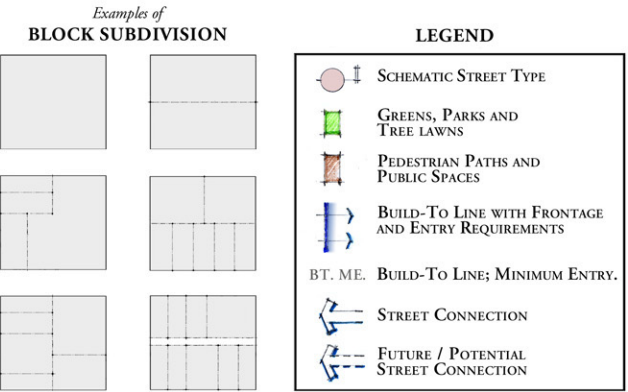
Design Guidelines

The land area occupied by the existing I-16 interchange at Martin Luther King, Jr. Blvd. was formerly home to Union Station and a vibrant mixed-use neighborhood in Savannah's west boundary. The goal of the plan is to reclaim this significant land resource and restore it as a well-connected district, integral to Savannah's city center.



Mixed Uses & Subdivision of Blocks

Blocks should be subdivided to allow for a diverse range of building types and lot sizes. Primary uses may be mixed within blocks and within buildings. Fee-simple lots may be subdivided within blocks in varied configurations. Subdivided blocks shall allow for each lot to have a minimum of 15 feet of frontage on a primary street or a lane and a minimum lot size of 600 square feet.



Adjustments and revisions to the street and block plan by the Metropolitan Planning Commission are anticipated due to final project engineering, property transfers and unforeseen environmental and regulatory conditions.

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CIVIC MASTER PLAN

West Boundary - Interstate 16 Flyover Area

SAVANNAH GEORGIA

Block Plan

The single most important defining element of the Civic Master Plan is the street and block plan, reconnecting this large open property to the historic patterns of the City of Savannah. The street and block plan organizes the site, improves circulation, and creates small blocks to accommodate a range of uses and open spaces. It is the basis for the official mapping of streets, parks, and other public spaces that will shape the future of the public realm.

Streets and Parking

A network of interconnected streets provides circulation throughout the area. Street sections are compact with 10 foot travel lanes on most streets. Curb radii are minimized to between 6 and 12 feet. Parallel parking is provided on all streets on either one or two sides. Parallel parking is accommodated in 8 x 20-22 foot bays. Additional off-street parking may be provided in surface lots with screened edges or in structured decks. Off-street parking may not front a build-to line.

Sidewalks and Street Trees

A network of continuous sidewalks on all streets promotes connections and pedestrian-oriented development. Sidewalks are generally 5 to 6 feet in width, ranging up to 18 feet along retail frontage. Street trees are provided in tree lawns or tree wells along all streets. Tree lawns are 4 to 8 feet in width and are located between the sidewalk and the street. Regularly spaced and aligned street trees provide human scale, visual continuity, shade for pedestrians, and a barrier between moving traffic. Trees should be Live Oaks at 40 to 50 foot intervals, or other species compatible to those found in the city center.

Public Spaces

In addition to the network of high quality, pedestrian oriented-streets, a number of additional public spaces have been created, including a linear park space within the historic Selma Street / Stewart Street corridor, as well as a large public square on Martin Luther King, Jr. Blvd. across from the Ralph Mark Gilbert Civil Rights Museum. The western portion of this public square is envisioned as an appropriate site for a future landmark civic building.



The 1901 Savannah Union Station was demolished in 1963 to make way for the I-16 terminus and exit ramp.

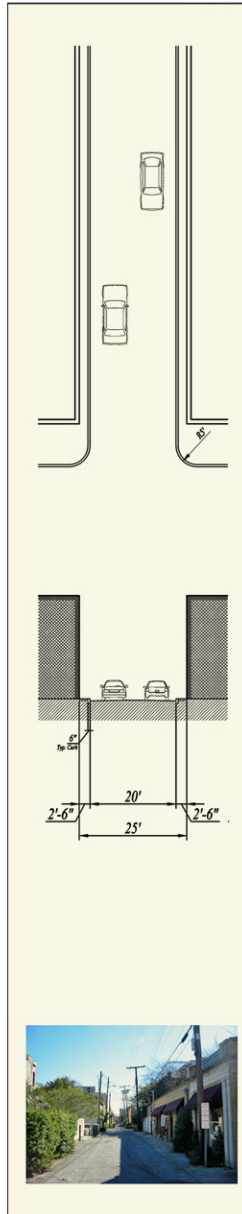
I-16 EXIT RAMP REMOVAL PROJECT

SAVANNAH GEORGIA

City of Savannah
Chatham County
Metropolitan Planning Commission
CORE Metropolitan Planning Organization
Savannah Development & Renewal Authority

Wilbur Smith Associates
Sottile & Sottile Urban Design
Urban Partners
Gilbert & Lattimore
Grice & Associates
McMillan & Associates

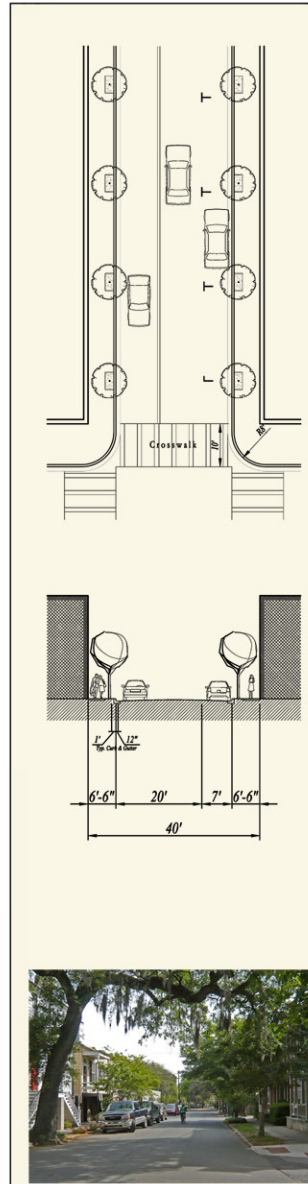
July 15, 2012



Service Street

25' LANE

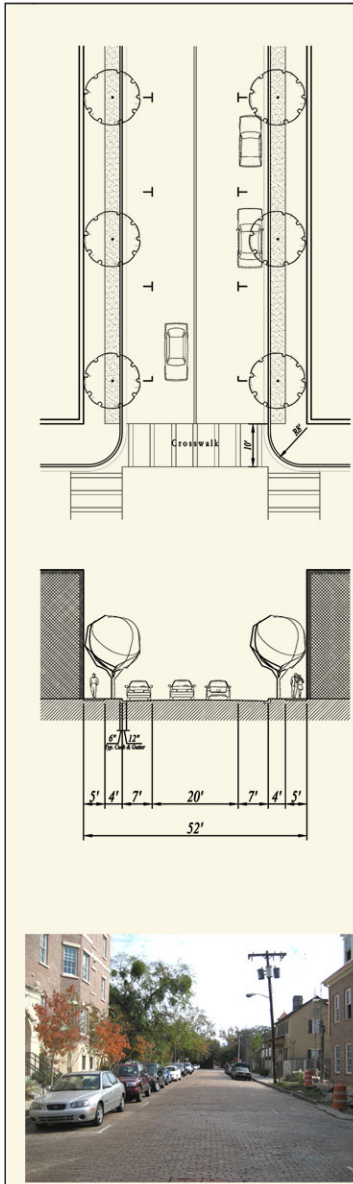
The 25 foot lane allows for vehicular access to garages and parking areas with two lanes of travel. Building walls, garden walls, or neatly paved parking areas may define the edges of the Lane.



Neighborhood Street

40' STREET

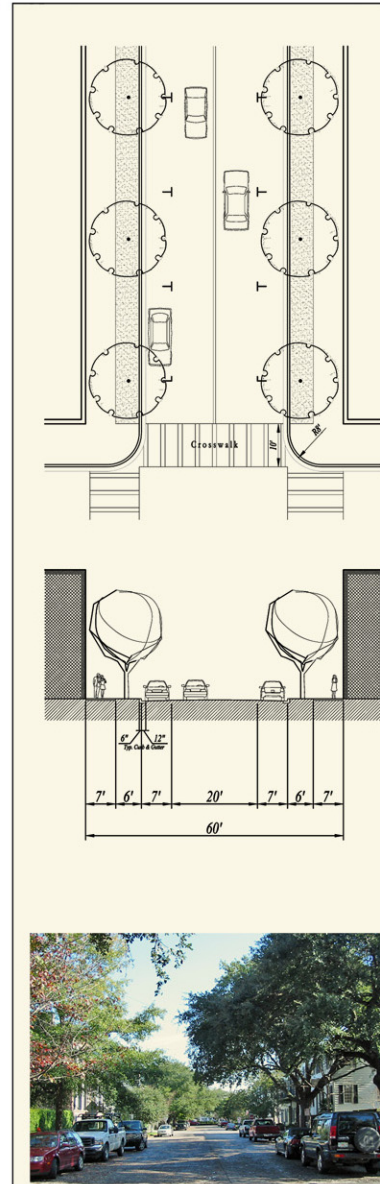
The 40 foot street is compact in character. It has two travel lanes with parallel parking on one side and street trees in planting areas along both street edges. The scale is neighborly with 40 feet between buildings.



Neighborhood Street

52' STREET

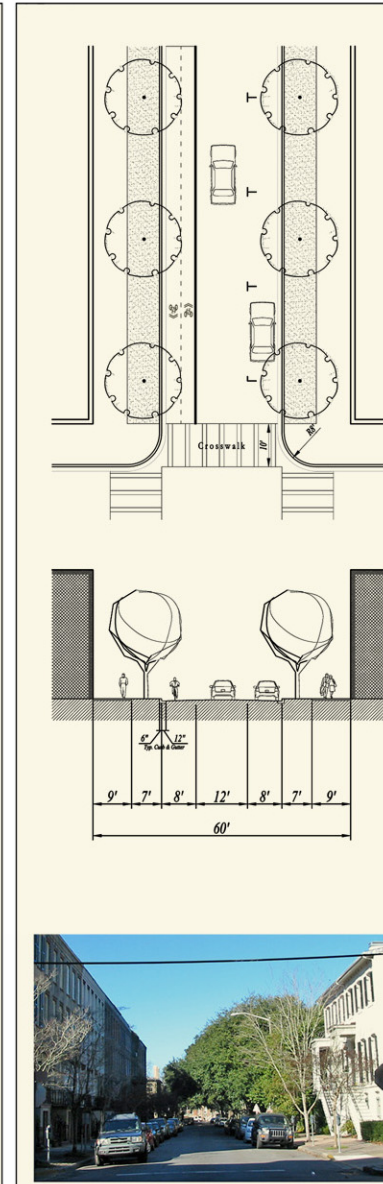
The 52 foot street allows for two travel lanes with parallel parking and a compact tree lawn and sidewalk on both sides. This helps create a comfortable, safe, pedestrian environment with sidewalks sheltered from moving traffic by parked cars and tree lawns.



Neighborhood Street

60' STREET - A

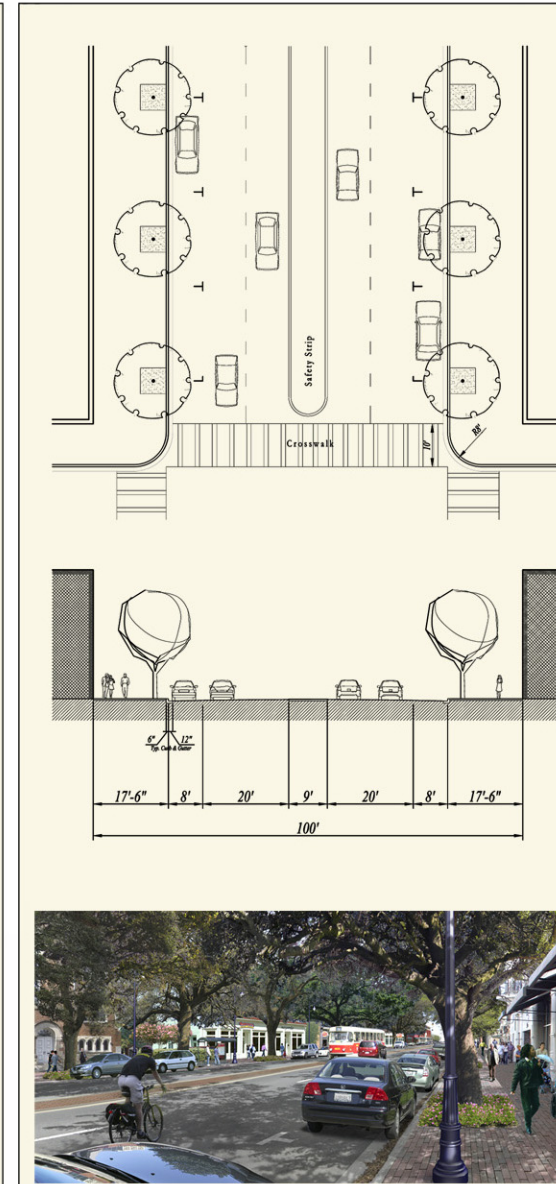
This 60 foot street allows for two travel lanes with parallel parking and a larger tree lawn and sidewalk on both sides. The 60 foot street is versatile, balancing pedestrian, vehicular, and bicycle movement throughout the district.



Neighborhood Street

60' STREET - B

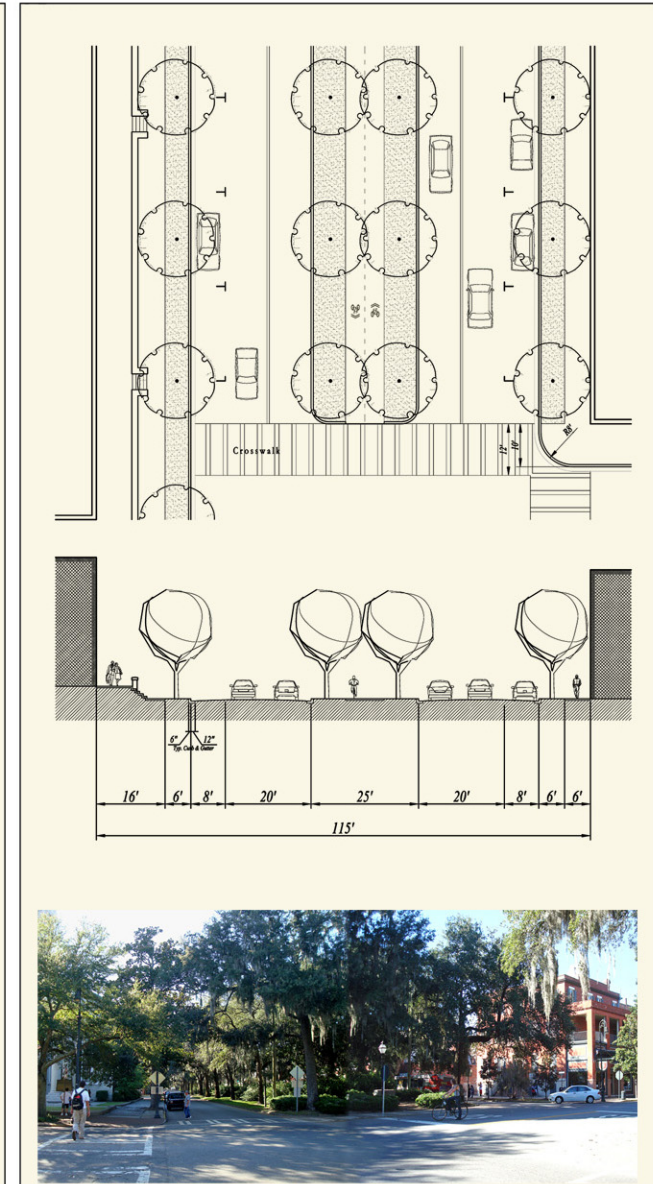
This 60 foot street allows for one generous lane of travel in one direction and parallel parking on one side. A dedicated bicycle lane is provided for increased cyclist safety, in anticipation of higher traffic speeds due to the wider travel lane.



Commercial / Retail Street

100' BOULEVARD

The 100 foot boulevard allows for four lanes of travel separated by a paved safety strip, as well as parallel parking and a generous sidewalk with tree wells on both sides of the street. The width of the safety strip anticipates the possibility of future mass transit.



Urban Boulevard

115' BOULEVARD

The 115 foot boulevard includes a 25 foot tree-lined median dividing a pair of two-way travel lanes with parallel parking along both edges. A wide tree lawn separates the sidewalk from the street. The median anticipates a potential bike path connection to a larger greenway system.

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SCHEMATIC STREET TYPES

I-16 Exit Ramp Removal Project

I-16 EXIT RAMP REMOVAL PROJECT

SAVANNAH GEORGIA

City of Savannah

Chatham County

Metropolitan Planning Commission

CORE Metropolitan Planning Organization

Savannah Development & Renewal Authority

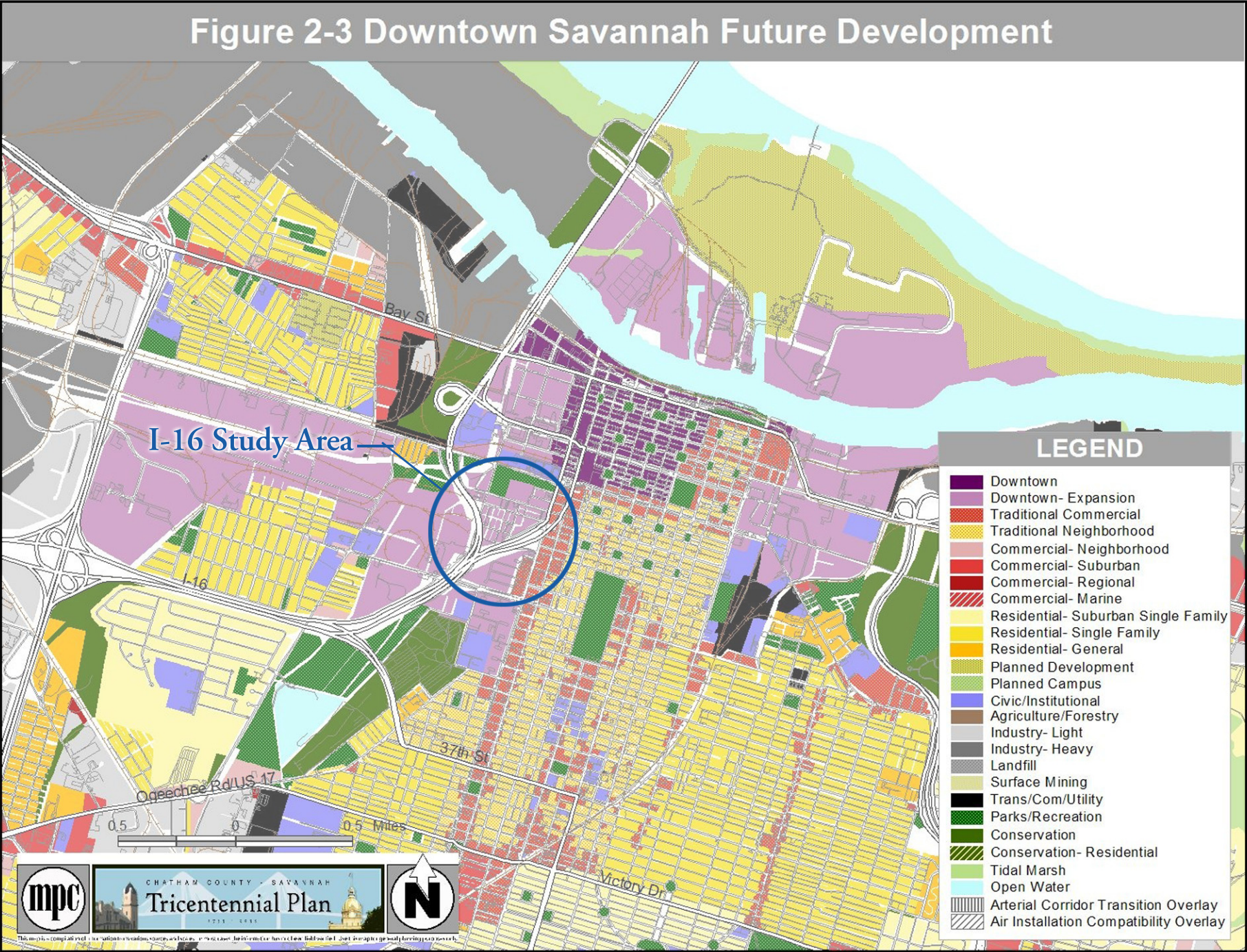
The I-16 Civic Master Plan is located in an area designated by the Chatham County – Savannah Tricentennial Plan as a Downtown Expansion (DX) area.

These redevelopment areas, located around the perimeter of the City Center are targeted for “...a vibrant mix of retail, office, entertainment, institutional, civic and residential uses with a high degree of connectivity to the central business district.”

An emphasis on the public realm is also a clear objective for DX areas in the Tricentennial Plan, which states that:

“New development shall sustain the openness and interconnectedness of downtown Savannah, and it shall not turn inward or turn its back on the public realm. Public squares shall be placed at similar intervals to those found in downtown Savannah. Where they are modified to accommodate topography and physical constraints, they shall be designed to achieve the effect of an interlocking network of public spaces.”

The I-16 Civic Master Plan works within these objectives for Downtown Expansion, while maintaining the unique historic street patterns of the West Boundary. While distinct from the Oglethorpe ward pattern, the streets and blocks within the plan maintain the walkability and urban scale of the City Center.



Future Land Use map adopted by the City of Savannah in 2006.

TRICENTENNIAL PLAN
Study Area within the Downtown Expansion Area

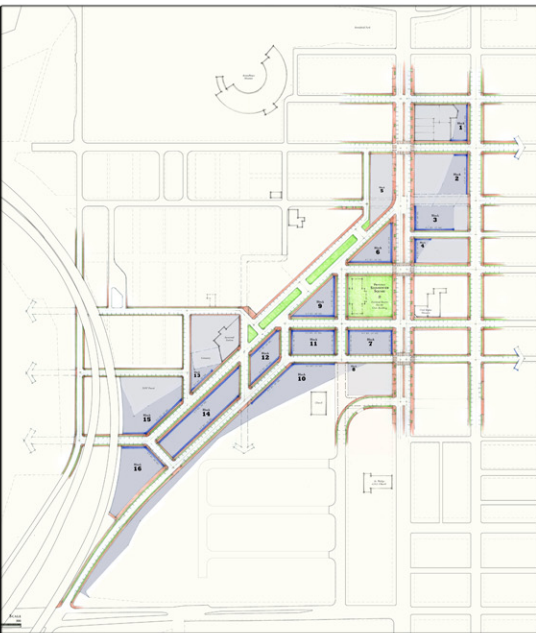
Information contained herein has been compiled from various sources and may contain inaccuracies based on available data. Compliance with applicable codes and ordinances and approval by authorities having jurisdiction is not guaranteed. This material is intended to create an overview and analysis of site conditions and provide a framework for future redevelopment. © Copyright 2012, Sottile & Sottile

URBAN DESIGN STANDARDS

The following pages contain detailed descriptions for each block within the I-16 Civic Master Plan, along with applicable Urban Design Standards.

The entire area of the plan falls within the existing defined boundaries of the Historic District, as illustrated in the map at left. As such, the Historic District Ordinance applies to all new development, redevelopment and renovation within the Civic Master Plan area.

On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from “contributing structures to which the structure is Visually Related” may be met utilizing relevant contributing buildings from other areas within the Historic District.



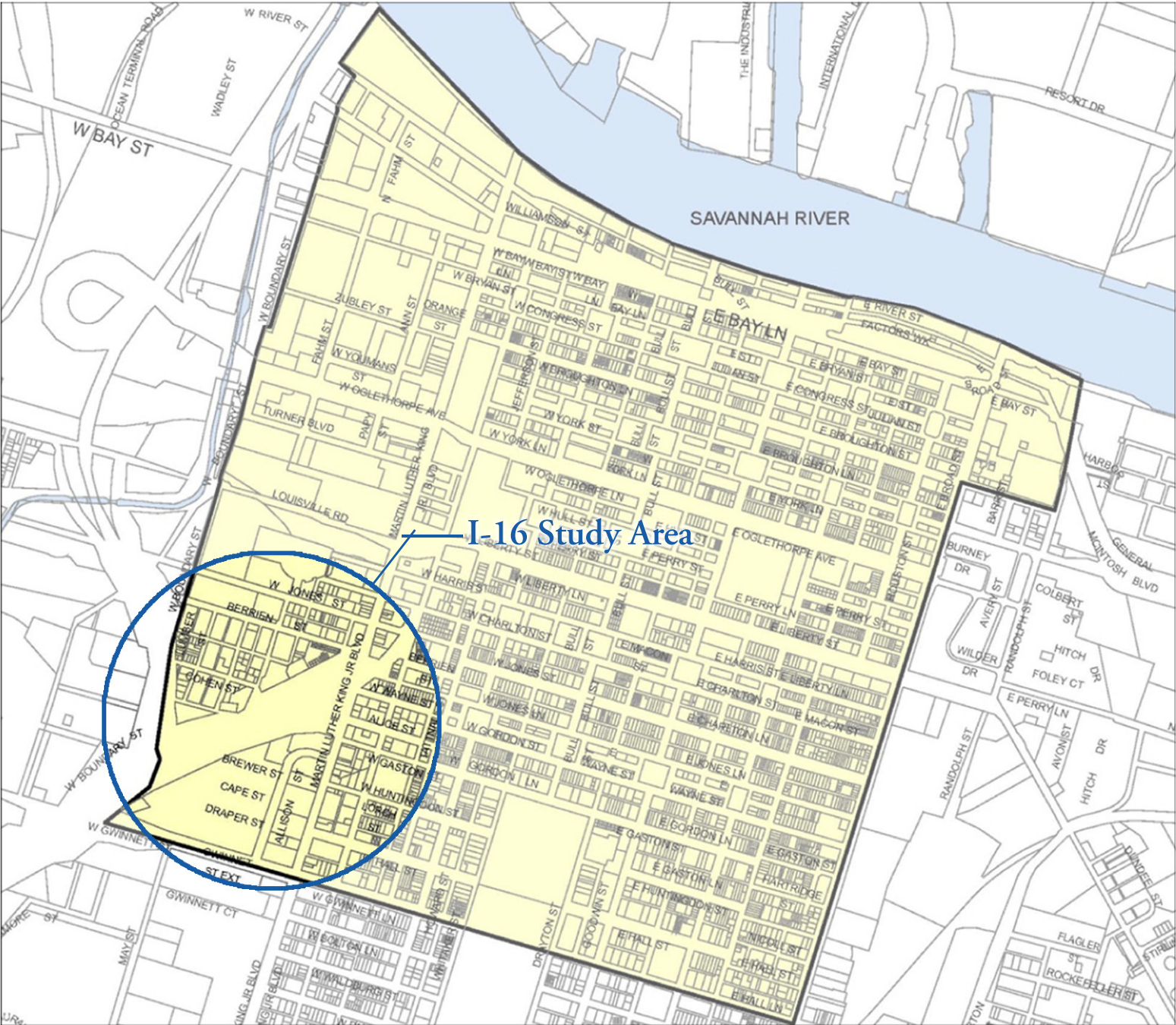
Block Pattern from the Civic Master Plan

Map graphics are taken from the Historic District Ordinance (Revised 12.03.2009).



Excerpt from Figure 3: Historic District Height Map illustrates 4 and 5 story height limits throughout the I-16 Exit Ramp Removal Study Area.

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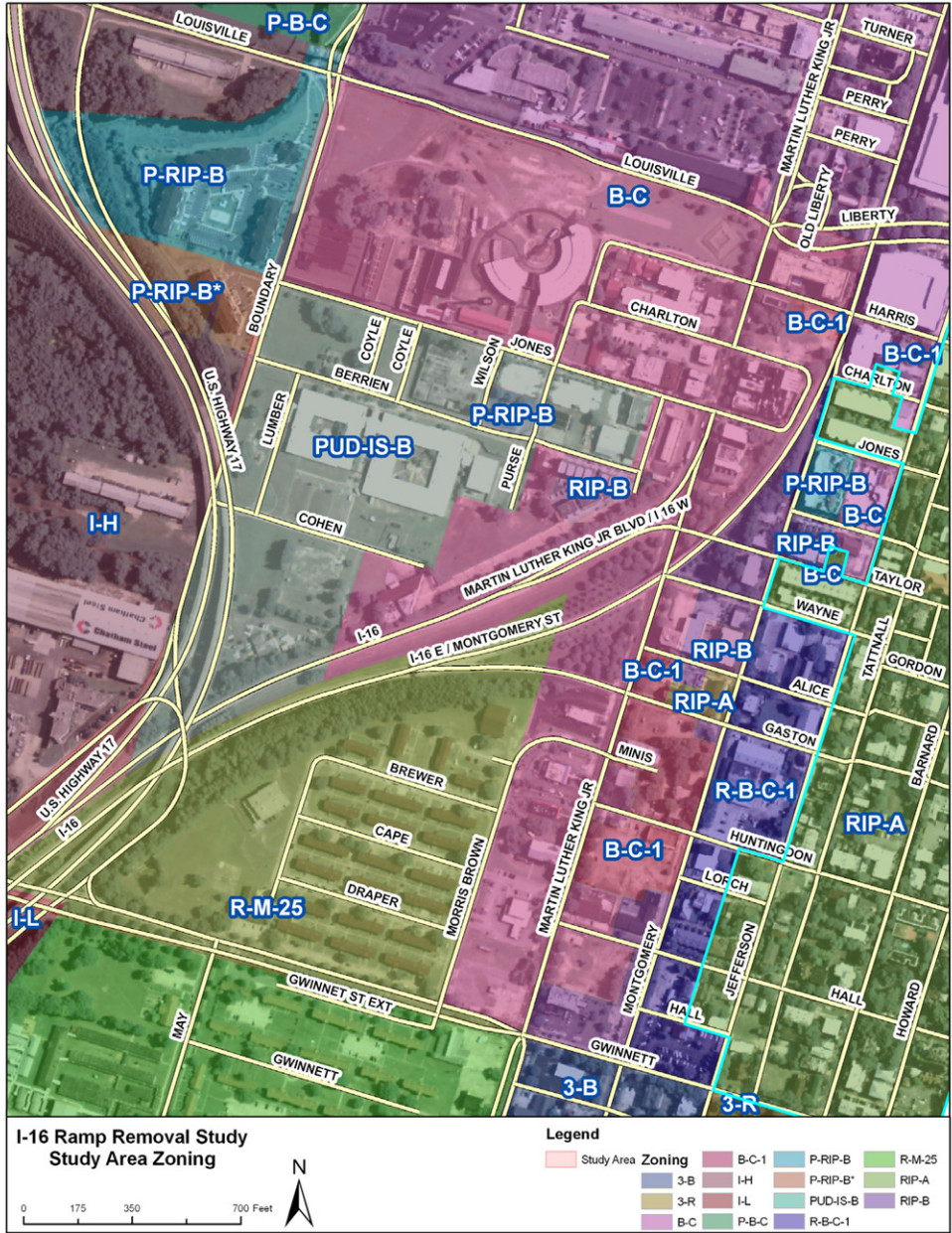
Section 8-3030 Figure 1. Historic District Boundaries Revised 12/3/09

DESIGN CONTEXT
Historic District Overlay

EXISTING ZONING

There are eight zoning districts within the project study area ranging from residential to commercial. The zoning districts in the study area are:

- B-C: Community Business
- B-C-1: Central Business
- P-RIP-B: Planned Residential Medium Density
- P-RIP-B*: Planned Residential Medium Density – Special Use or Approved Site Plan
- PUD-IS-B: Planned Unit Development Institutional Amended
- R-M-25: Multi-family residential 25 Units/Net Acre
- RIP-A: Residential Medium Density
- RIP-B: Residential Medium Density



Existing Zoning

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PROPOSED ZONING

On June 28, 2011, the MPC released a draft of the Unified Zoning Ordinance for public comment. The public comment period is currently underway and open ended. At the time of publication of this document, the Unified Zoning Ordinance remained in draft format.

There are eight proposed zoning districts within the project study area ranging from residential to commercial. The proposed zoning districts in the study area are:

- C-P: Conservation Park

D-C: Downtown Commercial

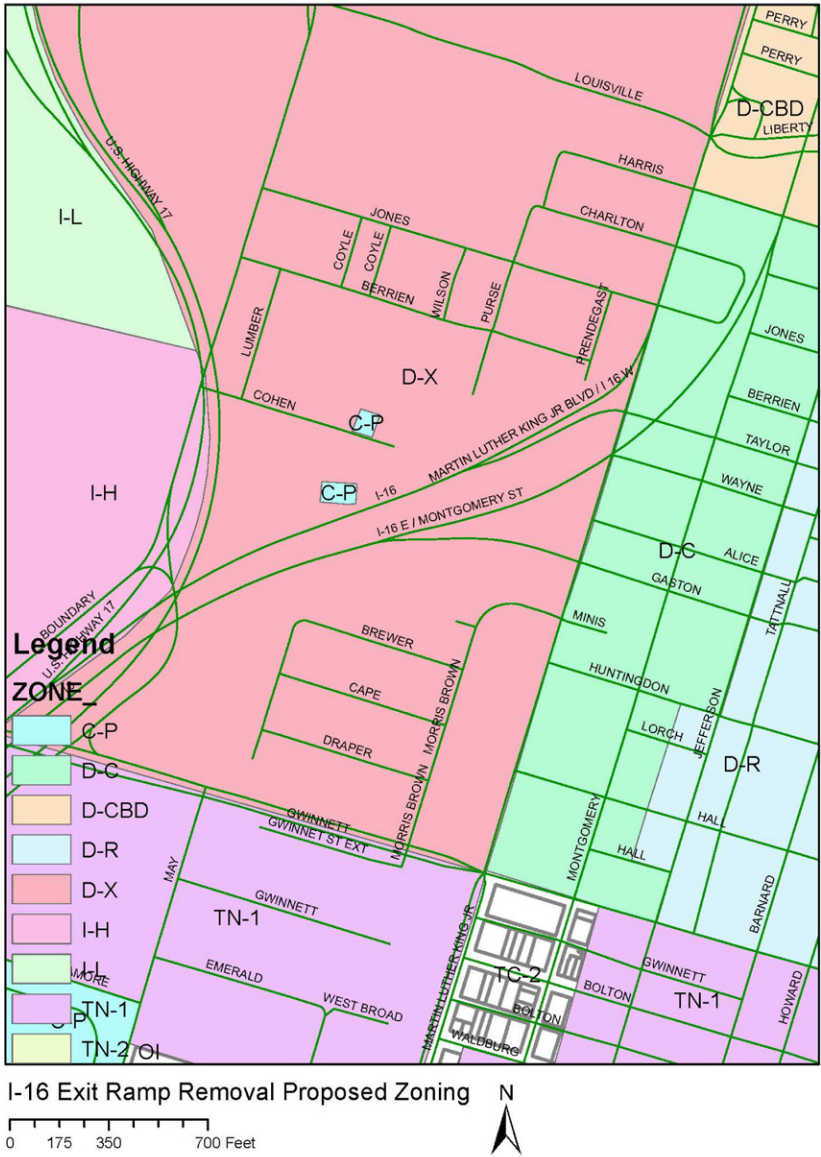
D-CBD: Downtown Central Business District

D-X: Downtown Expansion
- I-H: Heavy Industrial

I-L: Light Industrial

TN-1: Traditional Neighborhood 1

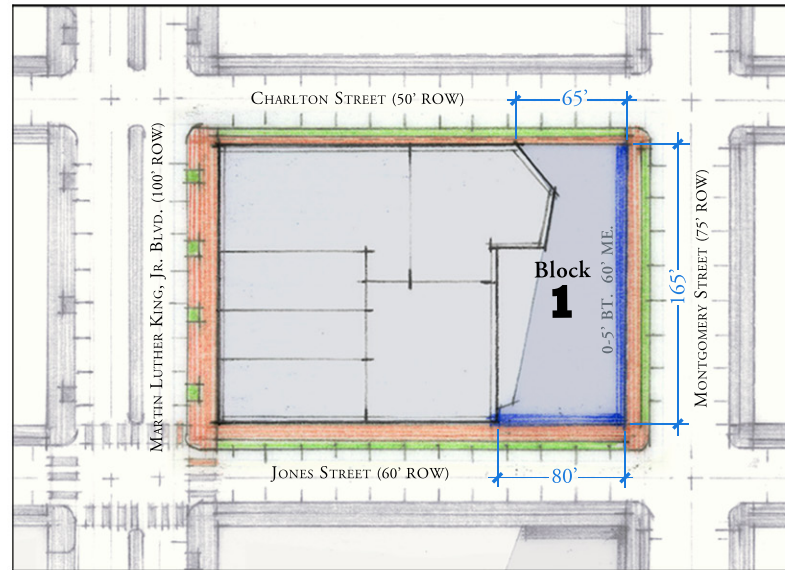
TN-2: Traditional Neighborhood 2



Block 1



Block 1 within the Civic Master Plan



Detail of Block 1 - All dimensions are approximate.

BLOCK DESCRIPTION

Block One is bounded by Charlton Street to the north, Jones Street to the south, Montgomery Street to the east and Martin Luther King, Jr. Blvd. to the west. It is a partially intact block. Its Montgomery Street frontage will be restored by the removal of the exit ramp, resulting in a complete urban block with accessible street frontages on all four sides.

Base Zoning and Land Uses: Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.

Overlay Zoning Classification: City of Savannah Section 8-3030, Historic District Ordinance

Total Area to be Redeveloped: 9,190 Square Feet (Approx.)

Maximum Allowable Lot Coverage: 100%*

Minimum Required Setbacks: None*, Frontage Line to be between 0 to 5 feet.

Minimum Entrance Interval: 60 feet

Allowable Height: 5 Stories

Required Build-To Lines: Continuous build-to line along Montgomery Street and Jones Street frontages.

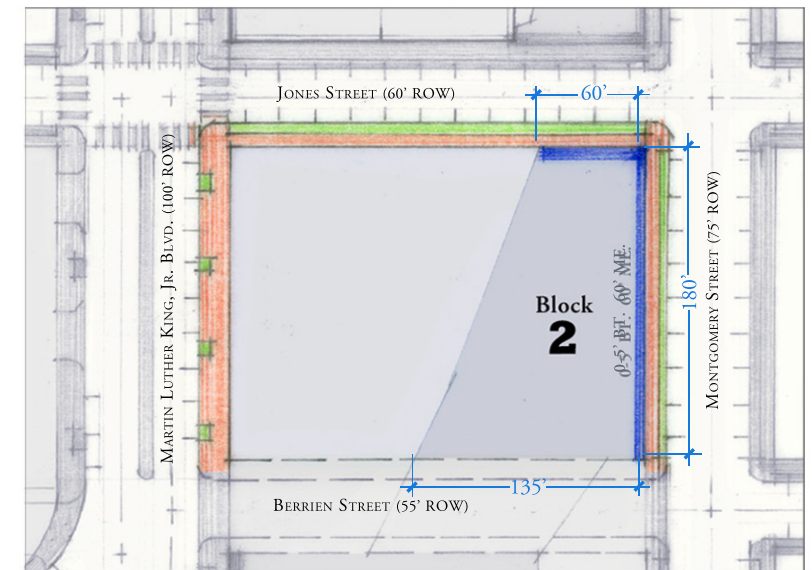
Development Standards: The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m) and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.

Block 2



Block 2 within the Civic Master Plan



Detail of Block 2 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Two is bounded by Jones Street to the north, the Berrien Street right-of-way to the south, Montgomery Street to the east and Martin Luther King, Jr. Blvd. to the west. It is a partially intact block. Its Montgomery Street frontage will be restored by the removal of the exit ramp, resulting in a complete urban block with street frontages on three sides. The land within the Berrien Street right-of-way is not included in the developable footprint in order to maintain the potential to re-open the street and restore this lost connection to the west boundary.

Base Zoning and Land Uses: Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.

Overlay Zoning Classification: City of Savannah Section 8-3030, Historic District Ordinance

Total Area to be Redeveloped: 17,120 Square Feet (Approx.)

Maximum Allowable Lot Coverage: 100%*

Minimum Required Setbacks: None*, Frontage Line to be between 0 to 5 feet.

Minimum Entrance Interval: 60 feet

Allowable Height: 5 Stories

Required Build-To Lines: Continuous build-to line along Montgomery Street and Jones Street frontages.

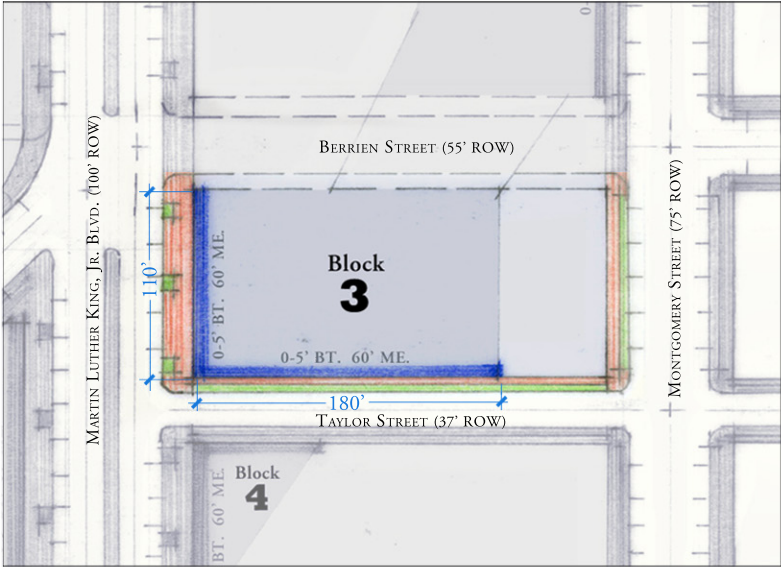
Development Standards: The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m) and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.

Block 3



Block 3 within the Civic Master Plan



Detail of Block 3 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Three is bounded by the Berrien Street right-of-way to the north, Taylor Street to the south, Montgomery Street to the east and Martin Luther King, Jr. Blvd. to the west. It is a partially intact block. Its Martin Luther King Jr. Blvd. frontage will be restored by the removal of the exit ramp, resulting in a complete urban block with street frontages on three sides. The land within the Berrien Street right-of-way is not included in the developable footprint in order to maintain the potential to re-open the street and restore this lost connection to the west boundary.

Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	City of Savannah Section 8-3030, Historic District Ordinance
Total Area to be Redeveloped:	19,610 Square Feet (Approx.)
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	5 Stories
Required Build-To Lines:	Continuous build-to line along Martin Luther King Jr. Blvd. and Taylor Street frontages.

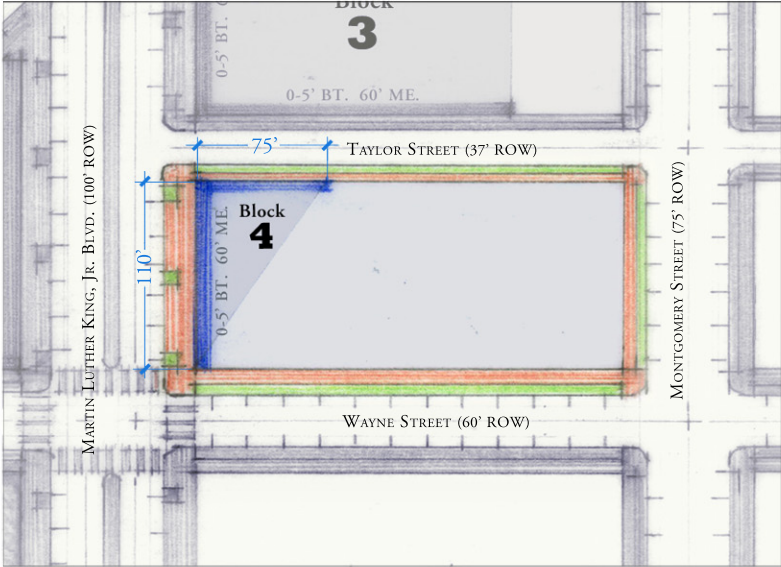
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m) and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.
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* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.

Block 4



Block 4 within the Civic Master Plan



Detail of Block 4 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Four is bounded by the Taylor Street to the north, Wayne Street to the south, Montgomery Street to the east and Martin Luther King, Jr. Blvd. to the west. It is a partially intact block. Its Martin Luther King Jr. Blvd. frontage will be restored by the removal of the exit ramp, resulting in a complete urban block with street frontages on four sides.

Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	City of Savannah Section 8-3030, Historic District Ordinance
Total Area to be Redeveloped:	4,050 Square Feet (Approx.)
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	5 Stories
Required Build-To Lines:	Continuous build-to line along Martin Luther King Jr. Blvd. and Taylor Street frontages.

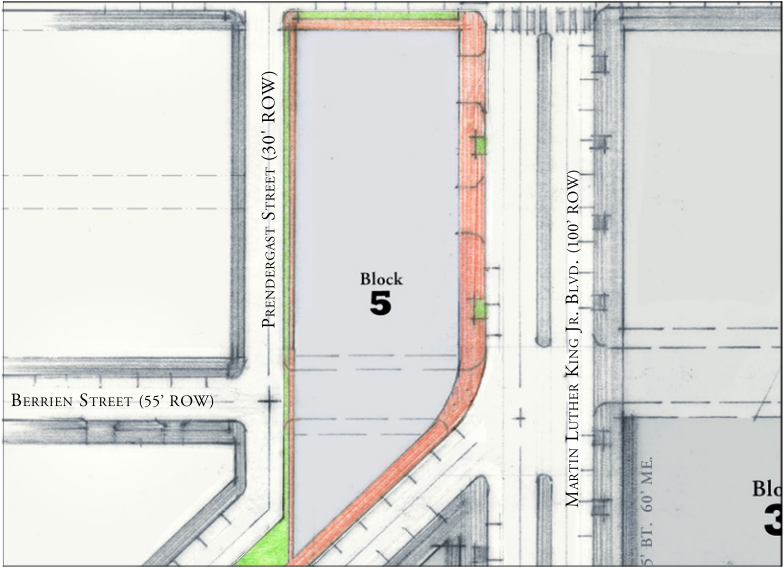
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m) and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.
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* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.

Block 5



Block 5 within the Civic Master Plan



Detail of Block 5 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Five is bounded by the Jones Street right-of-way to the north, Selma Street to the south, Martin Luther King, Jr. Blvd. to the east and Prendergast Street to the west. It currently includes a portion of the historic Berrien Street right-of-way. A potential of the plan during redevelopment is to explore restoration of the Berrien Street connection to the west boundary.

Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	<i>City of Savannah Section 8-3030, Historic District Ordinance</i>
Total Area to be Redeveloped:	TBD
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	3 Stories
Required Build-To Lines:	Continuous build-to line along Martin Luther King Jr. Blvd. Plan goal to restore Berrien Street connection and frontage.

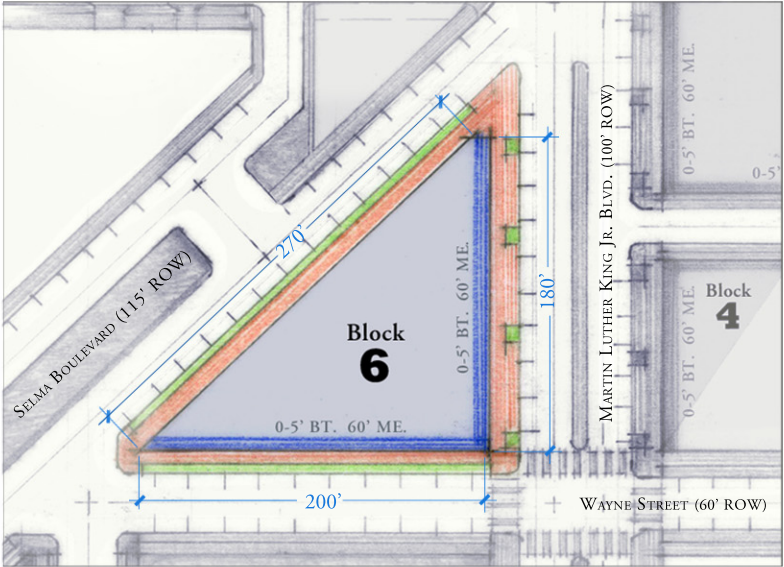
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m) and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.
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* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.

Block 6



Block 6 within the Civic Master Plan



Detail of Block 6 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Six is a new triangular block bounded by Martin Luther King, Jr. Blvd. to the east, Wayne Street to the south and Selma Boulevard to the northwest. The south face of the block faces Shinhoster Square. Block Six is well suited to mixed-use commercial urban development.

Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	<i>City of Savannah Section 8-3030, Historic District Ordinance</i>
Total Area to be Redeveloped:	19,030 Square Feet (Approx.)
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	5 Stories
Required Build-To Lines:	Continuous build-to line along the Martin Luther King Jr. Blvd. and Wayne Street frontages.

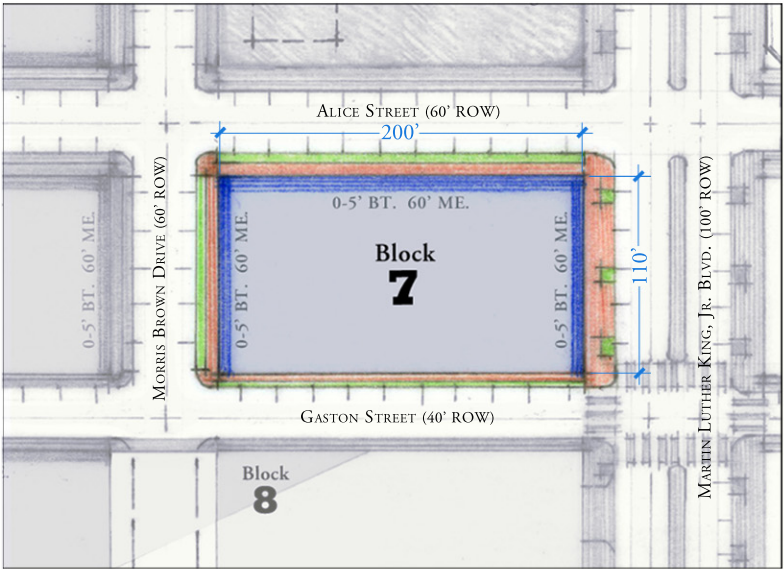
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.
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* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
**On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from "contributing structures to which the structure is Visually Related" may be met utilizing relevant contributing buildings from other areas within the Landmark District.

Block 7



Block 7 within the Civic Master Plan



Detail of Block 7 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Seven is a new block bounded by Alice Street to the north, Gaston Street to the south, Martin Luther King, Jr. Blvd. to the east, and the extentsion of Morris Brown Drive to the west. The north face of the block faces Shinhoster Square. Block Seven is well suited to mixed-use commercial development.

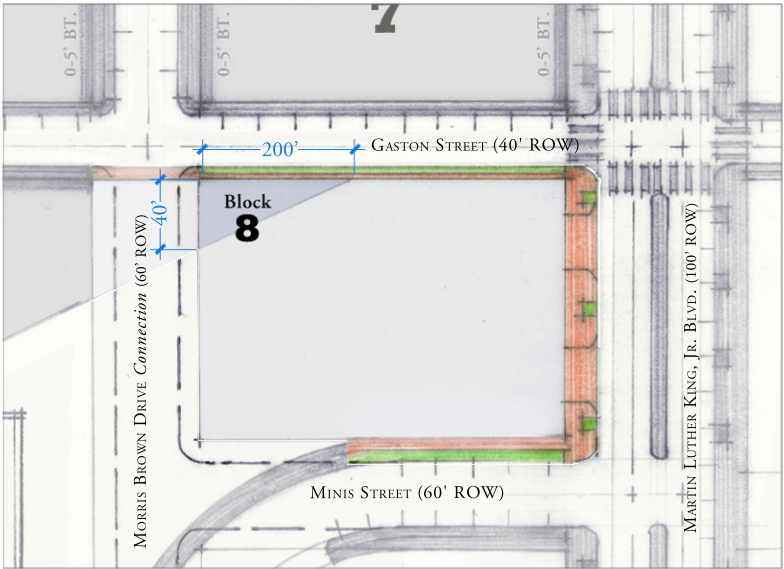
Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	<i>City of Savannah Section 8-3030, Historic District Ordinance</i>
Total Area to be Redeveloped:	22,000 Square Feet (Approx.)
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	5 Stories
Required Build-To Lines:	Continuous build-to line along the Martin Luther King Jr. Blvd., Alice Street, and Morris Brown Drive frontages.
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
**On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from "contributing structures to which the structure is Visually Related" may be met utilizing relevant contributing buildings from other areas within the Landmark District.

Block 8



Block 8 within the Civic Master Plan



Detail of Block 8 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Eight is bounded by Gaston Street to the north, historic Minis Street to the south (currently Morris Brown Drive), proposed Morris Brown Drive extension to the west, and Martin Luther King, Jr. Blvd. to the east. It is a partially intact block. It is a goal of the plan during redevelopment to explore continuing the Morris Brown Drive connection through to Selma Boulevard and restablishing former Minis Street frontage.

Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	<i>City of Savannah Section 8-3030, Historic District Ordinance</i>
Total Area to be Redeveloped:	1,610 Square Feet (Approx.)
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	5 Stories
Required Build-To Lines:	Continuous build-to line along the Martin Luther King Jr. Blvd. frontage.
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m) and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

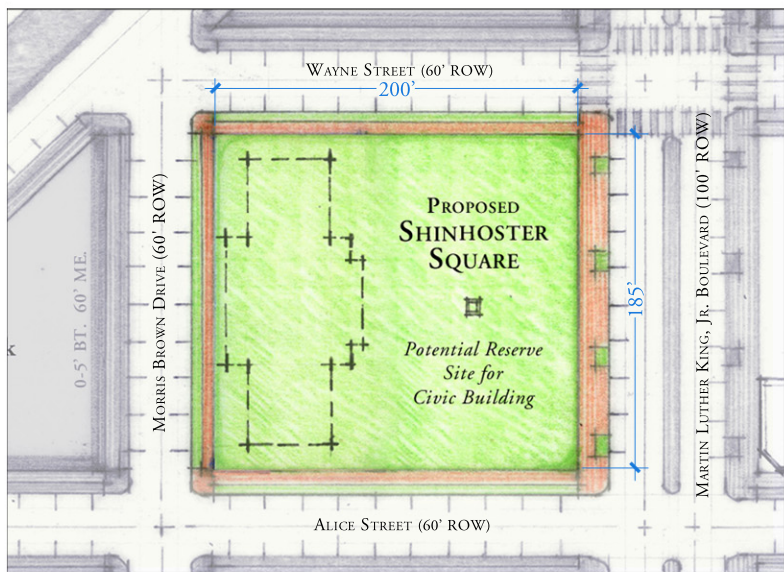
* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.

URBAN DESIGN GUIDELINES

Proposed SHINHOSTER SQUARE *Potential Reserve Site for Civic Building*



Shinhoster Square within the Civic Master Plan



Detail of Shinhoster Square - All dimensions are approximate.

BLOCK DESCRIPTION

Shinhoster Square is a large public green located on Martin Luther King, Jr. Blvd. across from the Ralph Mark Gilbert Civil Rights Museum. It is bounded by Wayne Street to the north, Morris Brown Drive to the west, and Alice Street to the south. Its location is also significant as the park sits on the site of the historic Union Station, which was demolished to make way for the I-16 exit ramp. The civic history of this site makes it particularly appropriate as a location for a new public space. A portion of the square has also been allocated as a potential site for a new civic building that could define the western edge of the park, and create a public landmark for this new neighborhood within Savannah’s west boundary.

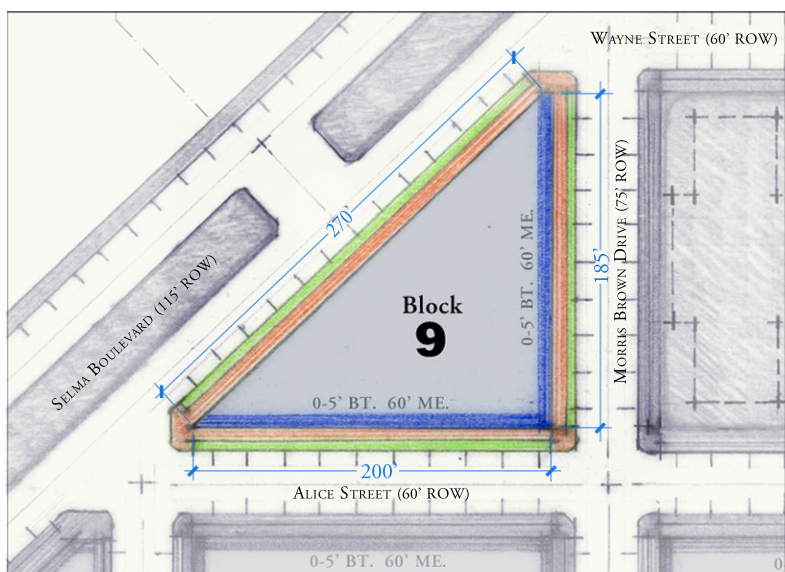
Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	<i>City of Savannah Section 8-3030, Historic District Ordinance</i>
Total Area to be Redeveloped:	36,990 Square Feet (Approx.)
Development Standards:	Much of the property should be dedicated as open space, with a landscape design compatible with the civic character of Savannah’s other public squares. The potential civic building would be subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n), and provisions for Monumental Buildings (8-3030n17). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
 **On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from “contributing structures to which the structure is Visually Related” may be met utilizing relevant contributing buildings from other areas within the Landmark District.

Block 9



Block 9 within the Civic Master Plan



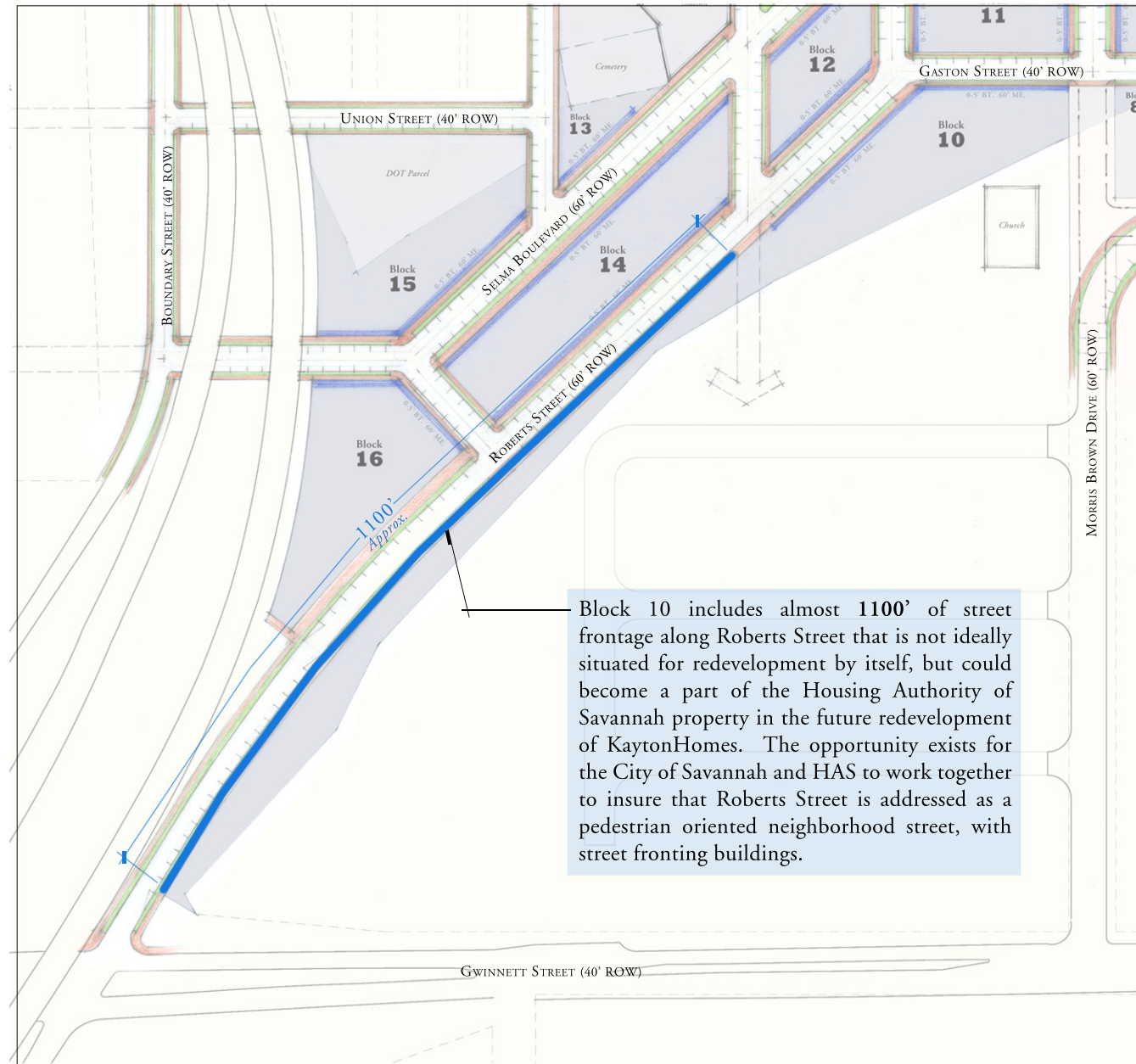
Detail of Block 9 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Nine is a new triangular block bounded by Morris Brown Drive to the east, Alice Street to the south and Selma Boulevard to the northwest. The east face of the block faces Shinhoster Square. Block Nine is well suited to mixed-use commercial development.

Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	<i>City of Savannah Section 8-3030, Historic District Ordinance</i>
Total Area to be Redeveloped:	18,740 Square Feet (Approx.)
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	4 Stories
Required Build-To Lines:	Continuous build-to lines along the Morris Brown Drive and Alice Street frontages.
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
 **On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from “contributing structures to which the structure is Visually Related” may be met utilizing relevant contributing buildings from other areas within the Landmark District.

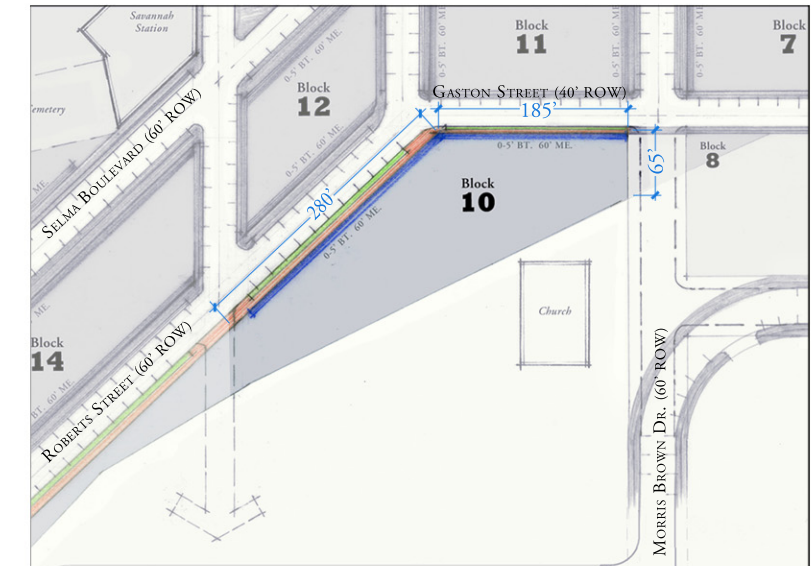


The additional frontage of Block 10 within the Civic Master Plan.

Block 10



Block 10 within the Civic Master Plan



Detail of Block 10 - All dimensions are approximate.

BLOCK DESCRIPTION

Block 10 occupies the entire southeast frontage of Roberts Street between Gaston Street and Gwinnett Street. It could provide the Housing Authority parcel to the south with a continuous street frontage and could play a key role in the future redevelopment of Kayton Homes into an integrally connected mixed-use neighborhood.

Base Zoning and Land Uses:

Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.

Overlay Zoning Classification:

City of Savannah Section 8-3030, Historic District Ordinance

Total Area to be Redeveloped:
Maximum Allowable Lot Coverage:
Minimum Required Setbacks:
Minimum Entrance Interval:
Allowable Height:
Required Build-To Lines:

82,020 Square Feet (Approx.)
 100%*
 None*
 60 feet
 4 Stories
 Build-to lines are continuous on the Gaston Street frontage and along a portion of the Roberts Street frontage.

Development Standards:

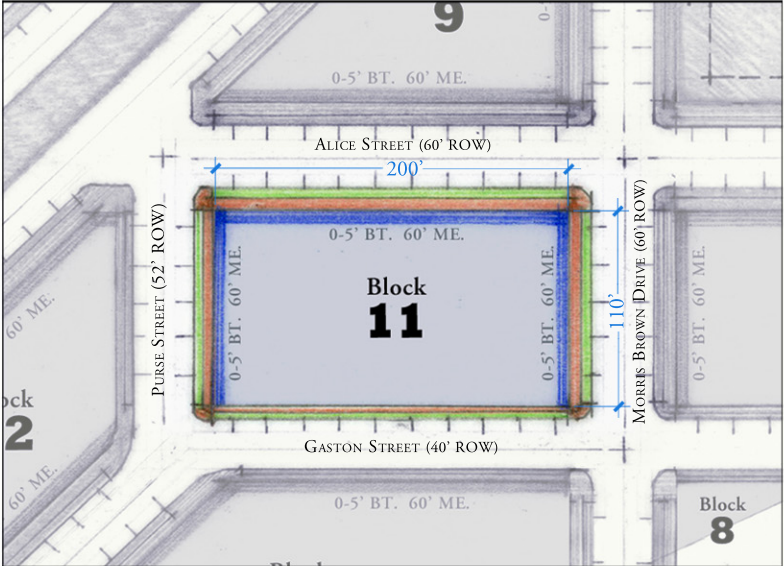
The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
 **On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from "contributing structures to which the structure is Visually Related" may be met utilizing relevant contributing buildings from other areas within the Landmark District.

Block 11



Block 11 within the Civic Master Plan



Detail of Block 11 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Eleven is a new block bounded by Alice Street to the north, Gaston Street to the south, Morris Brown Drive to the east and Purse Street to the west. The northeast corner of the block addresses Shinhoster Square. Block Eleven is well suited to mixed-use commercial and residential development.

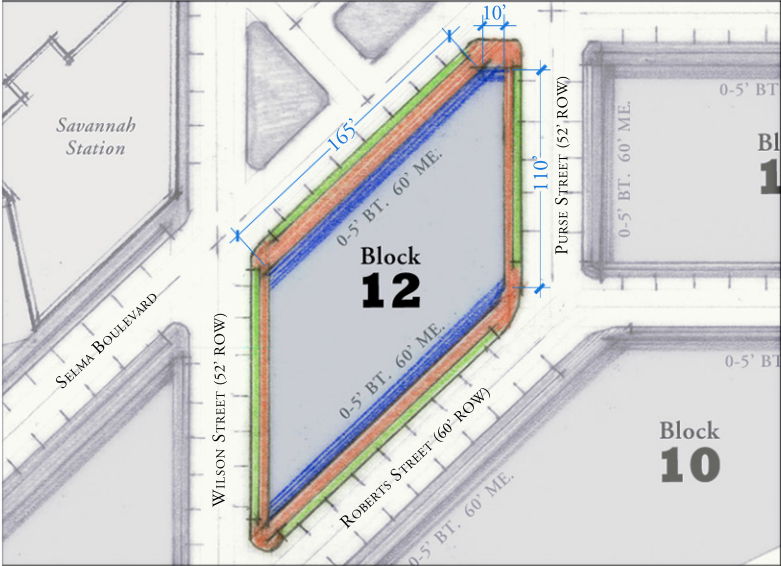
Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses and urban residential densities and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	<i>City of Savannah Section 8-3030, Historic District Ordinance</i>
Total Area to be Redeveloped:	22,000 Square Feet (Approx.)
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	4 Stories
Required Build-To Lines:	Continuous build-to line along the Morris Brown Drive, Alice Street and Purse Street.
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
**On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from "contributing structures to which the structure is Visually Related" may be met utilizing relevant contributing buildings from other areas within the Landmark District.

Block 12



Block 12 within the Civic Master Plan



Detail of Block 12 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Twelve is a new block between Selma Boulevard and Roberts Street. Block Twelve has frontage on the linear green space that runs along Selma Boulevard and adjacency to the existing Savannah Station event facility. The block is well suited to mixed-use residential development or a new signature building.

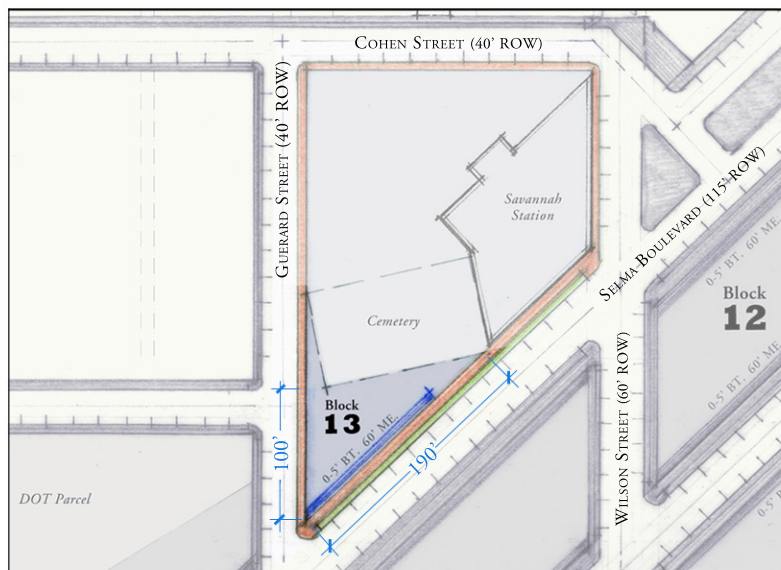
Base Zoning and Land Uses:	Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.
Overlay Zoning Classification:	<i>City of Savannah Section 8-3030, Historic District Ordinance</i>
Total Area to be Redeveloped:	18,500 Square Feet (Approx.)
Maximum Allowable Lot Coverage:	100%*
Minimum Required Setbacks:	None*
Minimum Entrance Interval:	60 feet
Allowable Height:	4 Stories
Required Build-To Lines:	Continuous build-to line along the Roberts Street and Selma Boulevard frontages.
Development Standards:	The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
**On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from "contributing structures to which the structure is Visually Related" may be met utilizing relevant contributing buildings from other areas within the Landmark District.

Block 13



Block 13 within the Civic Master Plan



Detail of Block 13 - All dimensions are approximate.

BLOCK DESCRIPTION

Block 13 is an existing block containing a historic Jewish Cemetery and existing Savannah Station event facility. It is bounded by Cohen Street to the north, Guerard Street to the east and Selma Boulevard to the southeast. The removal of the exit ramp adds a triangular parcel to the southern portion of the block.

Base Zoning and Land Uses: Mixed-use zoning classification supporting a diverse range of mixed land uses and urban residential densities and development formats. Final zoning classification to be determined.

Overlay Zoning Classification: *City of Savannah Section 8-3030, Historic District Ordinance*

Total Area to be Redeveloped: 7,490 Square Feet (Approx.)
Maximum Allowable Lot Coverage: 100%*
Minimum Required Setbacks: None*
Minimum Entrance Interval: 60 feet
Allowable Height: 4 Stories
Required Build-To Lines: Continuous build-to line along the Selma Boulevard frontage.

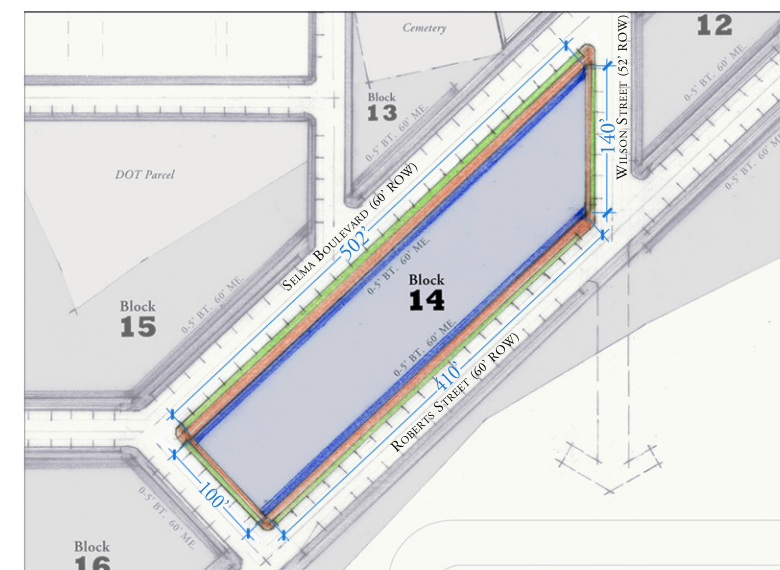
Development Standards: The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m) and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.

Block 14



Block 14 within the Civic Master Plan



Detail of Block 14 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Fourteen is a new block between Selma Boulevard and Roberts Street with a linear form. It is suited to urban residential and mixed-use residential development.

Base Zoning and Land Uses: Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.

Overlay Zoning Classification: *City of Savannah Section 8-3030, Historic District Ordinance*

Total Area to be Redeveloped: 45,830 Square Feet (Approx.)
Maximum Allowable Lot Coverage: 100%*
Minimum Required Setbacks: None*
Minimum Entrance Interval: 60 feet
Allowable Height: 4 Stories
Required Build-To Lines: Continuous build-to line along the Roberts Street and Selma Boulevard frontages.

Development Standards: The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, Including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

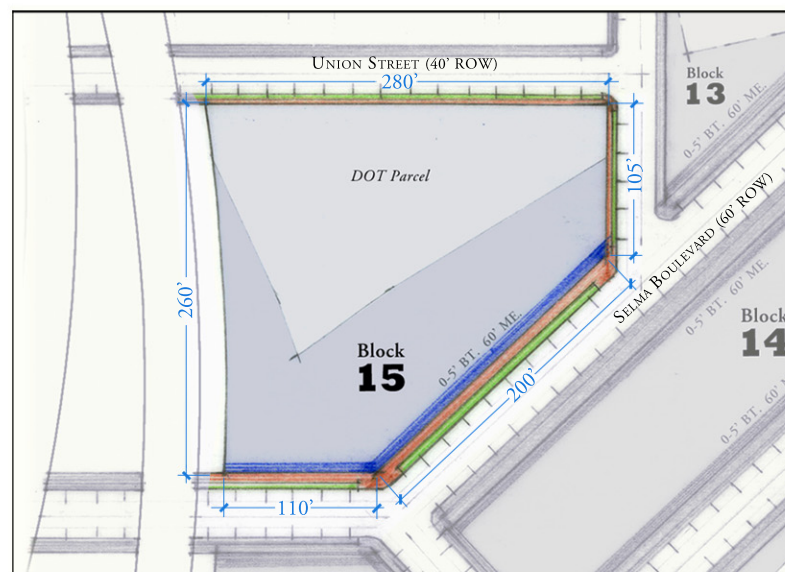
* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.

**On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from "contributing structures to which the structure is Visually Related" may be met utilizing relevant contributing buildings from other areas within the Landmark District.

Block 15



Block 15 within the Civic Master Plan



Detail of Block 15 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Fifteen is bounded by Union Street to the north, Guerard Street to the east, and Selma Boulevard to the southeast. It includes the existing Georgia Department of Transportation (DOT) parcel along with additional developable land made available by the removal of the exit ramp.

Base Zoning and Land Uses: Mixed-use zoning classification supporting a diverse range of mixed land uses and urban residential densities and development formats. Final zoning classification to be determined.

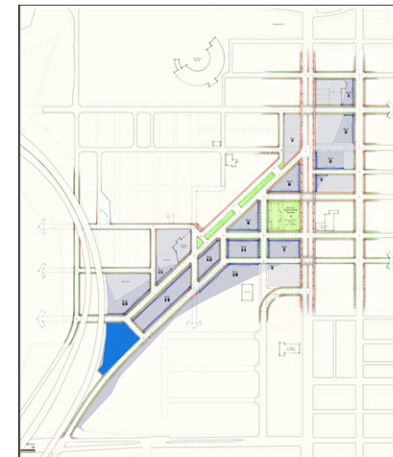
Overlay Zoning Classification: *City of Savannah Section 8-3030, Historic District Ordinance*

Total Area to be Redeveloped: 29,140 Square Feet (Approx.)
Maximum Allowable Lot Coverage: 100%*
Minimum Required Setbacks: None*
Minimum Entrance Interval: 60 feet
Allowable Height: 4 Stories
Required Build-To Lines: Continuous build-to line along the Selma Boulevard frontage.

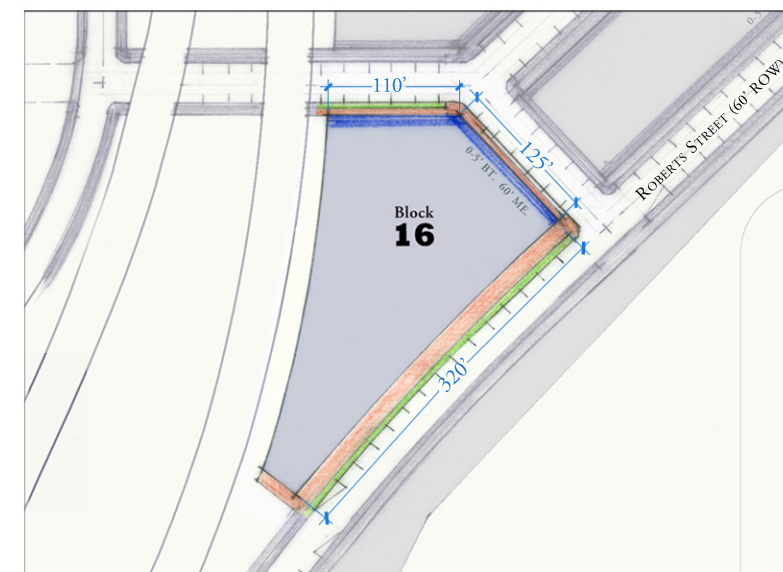
Development Standards: The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
**On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from "contributing structures to which the structure is Visually Related" may be met utilizing relevant contributing buildings from other areas within the Landmark District.

Block 16



Block 16 within the Civic Master Plan



Detail of Block 16 - All dimensions are approximate.

BLOCK DESCRIPTION

Block Sixteen is located at the western boundary of the plan where Selma Boulevard and Roberts Streets pass below US Highway 17. Its proximity to the highway suggests a signature mixed-use office or commercial building as a potential use.

Base Zoning and Land Uses: Mixed-use zoning classification supporting a diverse range of mixed land uses, urban residential densities, and development formats. Final zoning classification to be determined.

Overlay Zoning Classification: *City of Savannah Section 8-3030, Historic District Ordinance*

Total Area to be Redeveloped: 38,850 Square Feet (Approx.)
Maximum Allowable Lot Coverage: 100%*
Minimum Required Setbacks: None*, Frontage Line to be between 0 to 5 feet.
Minimum Entrance Interval: 60 feet
Allowable Height: 4 Stories
Required Build-To Lines: Continuous build-to line along the northeast frontages.

Development Standards: The property is subject to the development standards contained within the City of Savannah Historic District Ordinance, including but not limited to the Visual Compatibility Factors (8-3030m)** and Design Standards (8-3030n). A copy of the Historic District Ordinance is available through the Chatham County Savannah Metropolitan Planning Commission.

* Targeted standards for urban redevelopment. Final Setback and Lot Coverage standards are subject to the adoption of a Base Zoning Classification for the subject property.
**On blocks without an established context of contributing buildings, Visual Compatibility Standards which rely on architectural precedent derived from "contributing structures to which the structure is Visually Related" may be met utilizing relevant contributing buildings from other areas within the Landmark District.



Current view of Martin Luther King, Jr. Boulevard and I-16 flyover.



Possible future view of Martin Luther King, Jr. Boulevard with flyover removed.

PHOTO SIMULATION

I-16 Exit Ramp Removal Project

Information contained herein has been compiled from various sources and may contain inaccuracies based on available data. Compliance with applicable codes and ordinances and approval by authorities having jurisdiction is not guaranteed. This material is intended to create an overview and analysis of site conditions and provide a framework for future redevelopment. © Copyright 2012, Sottile & Sottile

I-16 EXIT RAMP REMOVAL PROJECT
 — SAVANNAH GEORGIA —
 City of Savannah
 Chatham County
 Metropolitan Planning Commission
 CORE Metropolitan Planning Organization
 Savannah Development & Renewal Authority