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APPENDICIES

The following pages have been reprinted from various documents and news publications to provide an overview of the perceptions and historic events related to the I-16 Exit Ramp and its Removal. Also included are various case studies of other highway removal projects. The pages included within Appendix IV, Urban Ecology, is from an independent study conducted for the MLK, Jr. Boulevard corridor by Gunn Meyerhoff Shay Architects, PC, October 2010.

I. Related News Articles & Case Studies

II. Economic Strategy

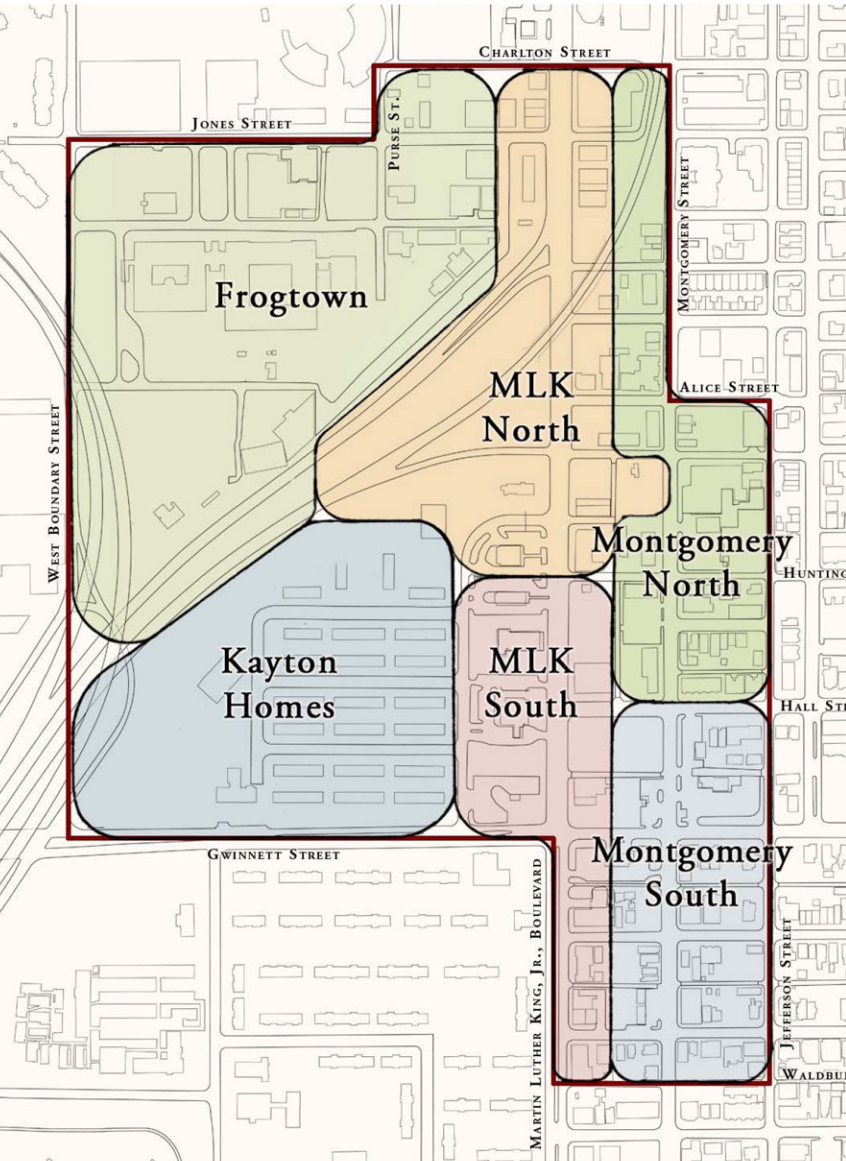
III. Cost Estimate

IV. Urban Ecology

POTENTIAL DEVELOPMENT SITES

The overall Strategy Area includes six subareas that offer varying opportunities for achieving the public policy objectives. These subareas include:

- MLK North—the MLK Corridor from Charlton to Huntingdon
- MLK South—the MLK Corridor from Huntingdon to Waldburg Lane
- Frogtown—generally south of Charlton & Jones and east of West Boundary
- Kayton Homes
- Montgomery North—from Charlton to Hall
- Montgomery South—from Hall to Waldburg Lane.



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Within each of these subareas, there are several potential redevelopment sites, some in public ownership, some privately owned. These are detailed on the table below

Based on the Preferred Concept 3, there will be 8.20 acres of developable land freed up from the removal of the I-16 flyover located in four different subareas. This land will be publicly-controlled.

In addition, there are another 14.9 acres of land controlled by public sector entities, including the Housing Authority of Savannah (HAS)—10 acres; the City—0.8 acres; and other local and state governmental entities—4.1 acres collectively.

Approximately 12.4 acres of privately-owned land in these six subareas is currently vacant or underutilized. Certain other privately held parcels (automotive uses on Montgomery, MLK fast food restaurants) may become opportunities for future redevelopment or more intensive development. 15,000 to 20,000 SF of existing commercial first floor space on MLK is vacant or marginally used and likely candidates for active retail space.

Development Opportunity Sites

MLK North	MLK South	Frogtown	Kayton Homes	Montgomery North	Montgomery South	Total
Publicly-Controlled Sites						
3.25 acres with MLK frontage released from I-16 flyover	0.8 acre site at MLK and Hall	4.1 acres of vacant land-- other government entity ownership	10 acres HAS land	0.5 acres with Montgomery frontage released from I-16 flyover		14.9 acres of vacant land (City; HAS; other government entity ownership)
		3.45 acres of I-16 sites west of Savannah Station	1 acre released from I-16 flyover			8.20 acres release from I-16 flyover
Privately Owned Sites						
1.4 acres of vacant land	1.6 acres of vacant land	5.8 acres of vacant land		1.8 acres of vacant land	1.8 acres of underutilized and vacant land	12.4 acres of currently vacant land
More extensive use of fast food restaurant sites	5,000 SF of existing first floor space to reuse as active retail			Existing houses to rehab between Alice & Gaston		15,000-20,000 SF of existing first floor space to reuse as active retail
10,000-15,000 SF of existing first floor space to reuse as active retail						Fast food sites

Source: Urban Partners

APPENDIX II: ECONOMIC STRATEGY

SUBAREA DEVELOPMENT POTENTIAL

Capturing available development potential at various sites will require somewhat different approaches for publicly-controlled and privately-owned parcels.

Publicly-Controlled Parcels

For the 25 acres of potentially-available publicly-controlled sites, we can identify the possible development of 60,000 SF of new retail space fronting MLK Boulevard, as well as opportunities for mixed income housing development in five of the six subareas. The total potential housing development program on these publicly-controlled sites is approximately 940 mixed-income housing units, with a potential targeted mix of 415 units of affordable housing, including housing for seniors; 410 workforce housing units; and 115 market rate units. Other development could include a civic facility facing the proposed MLK-fronting Plaza.

Development Potential On Publicly-Controlled Opportunity Sites

MLK North	MLK South	Frogtown	Kayton Homes	Montgomery North	Montgomery South	Total
Sites						
3.25 acres with MLK frontage released from I-16 flyover	0.8 acre site at MLK and Hall	4.1 acres of vacant land--other government entity ownership 3.45 acres of I-16 sites west of Savannah Station	10 acres HAS land 1 acre released from I-16 flyover	0.5 acres with Montgomery frontage released from I-16 flyover		14.9 acres of vacant land (City; HAS; other government entity ownership) 8.20 acres released from I-16 flyover
Potential Development Program						
60,000 SF MLK-fronting retail on first floor of multi-story buildings 200 units mixed income housing Civic facility fronting plaza at MLK	Mixed-use development	290 units mixed income housing	400 units mixed income housing, with emphasis on affordability	50 units mixed income housing		60,000 SF MLK-fronting retail on first floor of multi-story buildings 940 units mixed income housing--targeted mix: 415 affordable (including senior housing)/410 workforce/115 market rate Civic facility fronting plaza at MLK

Source: Urban Partners

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Privately-Owned Parcels

Similarly for the 12.4 acres of currently vacant or underutilized privately-owned land, we can identify the possible development of 90,000 SF of new or rehabbed retail space fronting MLK Boulevard (including Carver Commons), as well as opportunities for up to 505 units of mixed income housing, up to 100,000 SF of new office development, and 260 rooms of lodging (north of Taylor Street).

Within the past few years, housing development on privately-owned land in and near this Strategy Area has emphasized market rate housing. The total demand for new market rate housing on privately-owned parcels in this area during the 2010 to 2030 period is likely to be no more than 250 units. Therefore, *development of these sites during this time period will require coordination of private land ownership and public incentives and regulation to produce at least 255 workforce and affordable housing units.*

Development Potential On Privately-Owned Opportunity Sites

MLK North	MLK South	Frogtown	Kayton Homes	Montgomery North	Montgomery South	Total
Sites						
1.4 acres of vacant land More extensive use of fast food restaurant sites 10,000-15,000 SF of existing first floor space to reuse as active retail	1.6 acres of vacant land Carver Commons 5,000 SF of existing first floor space to reuse as active retail	5.8 acres of vacant land		1.8 acres of vacant land Existing houses to rehab between Alice & Gaston	1.8 acres of underutilized and vacant land	12.4 acres of currently vacant land 15,000-20,000 SF of existing first floor space to reuse as active retail Carver Commons, fast food sites
Potential Development Program						
20,000 to 40,000 SF rehabbed or new MLK-fronting retail space Up to 100,000 SF new office space in multiple increments 150 rooms lodging Possible reconstruction of fast food sites as structured parking to support offices; current restaurants as first floor tenants	50,000 to 70,000 SF rehabbed or new retail space, including Food Lion 45 units affordable housing 40 units market rate/workforce housing	240 units market rate/workforce housing 110 rooms lodging		75 units market rate/workforce housing 20 units special needs affordable housing	85 units mixed income housing	505 units mixed income housing 90,000 SF rehabbed or new MLK-fronting retail space, including Carver Commons and up to 100,000 SF new office space 260 rooms lodging Possible redevelopment of fast food sites

Source: Urban Partners

DETAILED ECONOMIC IMPLEMENTATION STRATEGY

A public/civic strategy to maximize the achievement of public objectives in this area would be implemented over multiple phases to both seize opportunities as they become available and to coordinate this strategy with major investment events such as the I-16 flyover removal and the redevelopment of Kayton Homes. Key phased elements of this strategy include:

Phase 1a (2010 through 2015):

- Continue accelerated planning for I-16 removal/redevelopment.
- Aggressively pursue retail/mixed use development in MLK corridor.
 - Support development of other retail/mixed use facilities in the MLK South subarea, including NW corner of Gwinnett & MLK.
 - Support rehabilitation of existing MLK storefronts for active retailing.
 - Restructure the MLK/Montgomery façade improvements program to allow more flexibility.
 - Recapitalize the MLK/Montgomery grant program to increase grant capability.
 - Refine small business financing efforts for independent MLK retailers.
 - Undertake MLK streetscape improvements.
 - Secure funding to complete MLK streetscape improvements north to the River.
 - Initiate redevelopment of City-owned site at Hall and MLK.
- Partner with other governmental entities to develop publicly-owned land in the Frogtown subarea, when available. Market these parcels to mixed income housing developers; begin redevelopment.
- Initiate development of affordable and workforce housing in the Frogtown, MLK South, and Montgomery South subareas.
 - Identify private land participants and/or acquire parcels for affordable/workforce housing development in Montgomery South.
 - During the 2011 to 2020 period, identify subsidies for a minimum of 125 affordable low- and moderate-income housing units including both family sales units and senior rental units.

Phase 1b (2016 through 2020):

- Implement I-16 removal program.
- Begin detailed planning for Kayton Homes redevelopment.
- Continue developing mixed income housing in the Frogtown and Montgomery South.
- Continue retail/mixed use development in MLK corridor.

Phase 2a (2021 through 2025):

- Construct street/public space infrastructure to create desired development patterns in I-16 removal area.
- Identify and develop civic facility fronting plaza west of MLK on I-16 land.
- Market/begin redevelopment of parcels available from I-16 removal.
- Begin redevelopment of Kayton Homes.

Phase 2b (2026 through 2030):

- Complete redevelopment of parcels available from I-16 removal.
- Complete redevelopment of Kayton Homes.
- Complete redevelopment of Frogtown subarea.
- Private sector redevelopment of parcels previously used as interim office parking.

Summary of Public Policy Objectives

Revitalization and redevelopment of this Strategy Area intends to achieve these public policy objectives:

- To revitalize and redevelop MLK Boulevard from Charlton to Gwinnett as a continuous retail mixed-use district, largely with stores providing needed community services. The community-oriented retail focus for this segment of MLK will be compatible with the larger initiative to revitalize the full MLK corridor.
- To revitalize and redevelop Montgomery and connecting streets from Charlton to Gwinnett as a residential mixed-use district.
- To establish new development patterns--physically and in terms of use--that are respectful of the history of the Frogtown/Currietown/MLK area, both within the overall historic development of Savannah and especially as it relates to the tradition of Savannah’s African-American community— specifically the parcels currently encumbered by the I-16 flyover.
- To develop this I-16 Strategy Area in a manner consistent with the Downtown Master Plan.
- To redevelop Kayton Homes to create a mixed-income, mixed-tenure community connected through road networks to the existing neighborhood fabric of this portion of Savannah.
- To grow the population in this general area to add to the customer base of MLK businesses.
- To encourage a variety of housing types and pricing to support, maintain, and expand affordable housing in this area as part of a mixed-income community.
- To provide business opportunities through the redevelopment and revitalization process for small and minority-owned businesses and developers, including the opportunity for small parcel redevelopment; and to encourage the expansion of the creative economy in this Strategy Area.
- To have businesses in this Strategy Area benefit from Enterprise Zone incentives.
- Where appropriate and consistent with other objectives, to provide opportunities for office use that expand the range and quality of employment opportunities available to the residents of this area and other Greater Downtown neighborhoods.

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