

## Case Study Sites for Large-Scale Development

### FUTURE / PROPOSED

	Date Proposed	Name & address	Building type	Within Limits	Deficiencies
100% Lot Coverage Zone					
	2006	501 W. Harris Street Residence Inn at Battlefield Park	Hotel	Below Height Map (2 – story portion) Below Lot Coverage (61% in 100% zone) Meets all Height Compat. Standards Below Develop Capacity Factor (DCF) – allowed 2.75, built 1.8 Meets massing standards, footprint, good materials	Exceeds Height Map (4-story portion)
		423 W. Oglethorpe Ave. NW tithing block Elbert Ward		Below Lot Coverage Meets all Height Compat. Standards Restores Historic Lane and portion of Oglethorpe Ave. to public r-o-w	Exceeds Height Map (6 stories in 5 story zone) Exceeds DCF – allowed 5.3; built 5.0
		511-543 East Liberty Street (A) North block of Bartow Ward		Meets Height Map (4) Below Lot Coverage (96% in 100%) Meets Height Compat. Standards Meets DCF (3.5)	Still massive – big block building, no variation in height, shape, or form  100% zone in 75% character area
		511-543 East Liberty Street (B) North block of Bartow Ward		Below Height Map (3- and 4-stories) Below Lot Coverage (87% in 100%) Meets Height Compat. Standards Below DCF – allowed 3.5; built 2.8	100% zone in 75% character area
		302 West Bryan Street NE tithing block on Franklin Square		Meets Height Map (4) Below Lot Coverage (98% in 100%) Meets all Height Compat. Standards	Exceeds DCF – allowed 3.5; built 3.9
75% Lot Coverage Zone					
	2008	217 W. Liberty Street	Condo	Meets Height Map (5) Good Materials	Exceeds Lot Coverage (80% in 75%) Does not step-down to abutting building Does not step-down at lane Exceeds allowed building frontage (112' continuous feet; 60' allowed) Exceeds DCF – allowed 3.0; built 3.8

## PRESENT (1990-2008)

	Date Proposed	Name & address	Building type	Within Limits	Deficiencies
100% Lot coverage Zone					
	2003	301-305 E. Bay Street Staybridge Suites Phase I	Hotel	Meets Height Map (2- & 4- stories) Good Materials	Exceeds Lot Coverage (89% in 75% zone) Does not step-down to abutting building Does not step-down to lane Exceeds allowed building frontage (112' of continuous frontage; 60' allowed) Exceeds DCF – allowed 2.5, built 3.9
	2004	201 MLK Jr. Blvd Hampton Inn & Suites	Hotel	Meets Height Map (5) Below Lot Coverage (40% in 100%) Meets Height Compat. Standards for adjacencies Below DCF – allowed 4.25, built 1.9	Exceeds allowed building frontage (280' of continuous frontage; 120' allowed)
	2001	301 West Liberty Street City Parking Garage	Garage / CIVIC ?	Meets Height Map (5) Below Lot Coverage (96% in 100%) Meets Height Compat. Standards for adjacencies Good Materials	Exceeds allowed building frontage (245', 216, 214', and 192' of continuous frontage; 120' allowed) Exceeds DCF – allowed 4.25, built 4.8
	2000	410 Montgomery Street Jones Square Condominium	Condos	Meets Height Map (4) Below Lot Coverage (81% in 100%) Meets Height Compat. Standards Below DCF – allowed 3.5, built 3.2 Good Materials, meets massing standards	Appears massive for neighborhood; parking at grade through entire project.
75% Lot coverage Zone					
	2001	700 Drayton Street The Mansion	Hotel	Meets Height Map (2- & 4- stories) Below Lot Coverage (70% in 75%) Meets Height Compat. Standards for adjacencies Below DCF – allowed 2.5, built 2.4 Good Materials, meets massing standards, varying roof forms and shapes	Loss of Goodwin Street (not historic) Exceeds allowed building frontage (98' and 127' of continuous frontage; 60' allowed)

## PAST (1880-1990)

	Date Built	Name & address	Building type	Within Limits	Deficiencies
100 % Lot Coverage Zone					
	1912-1919	1 East Congress Street Savannah Hotel	Hotel	Below Height Map (10- & 11- stories in 12 story zone) Below Lot Coverage (82% in 100%) Meets Height Compat. Standards Below DCF – allowed 95, built 7.5 Good Materials, meets massing standards	
	1920	20 E. Liberty Street DeRenne Apartments	Apartment	Below Lot Coverage (63% in 100%) Meets Height Compat. Standards Good Materials – meets massing standards	Exceeds Height Map (8-stories in 5-story zone) Exceeds DCF – allowed 4.25, built 5.0
	1907	149 East York Street Marine Hospital	CIVIC	Below Height Map (3- & 4-stories) Below Lot Coverage (55% in 100%) Meets abutting building, across street, and building frontage standards Below DCF – allowed 3.5, built 1.7 Varying heights and forms – Meets massing standards	Does not step down at lane
75 % Lot Coverage Zone					
	1928	322 Drayton Street Southern Bell Telephone (The Lafayette)	Commercial	Meets Height Map (4) Meets Height Compat. Standards for adjacencies Good Materials	Exceeds allowed building frontage – 182' of continuous frontage, 60' allowed Exceeds DCF – allowed 2.5, built 4.0
	1893	336-344 Bull Street Savannah Guards Armory	CIVIC	Below Height Map (2- & 3- stories) Below Lot Coverage (70% in 75%) Below DCF – allowed 2.5, built 1.8 Good materials – multiple entrances – varying heights and roof shapes, meets massing standards	Does not step-down at lane Exceeds allowed building frontage – 100' and 70' of continuous frontage, 60' allowed.