

Title

Petition of Gunn Meyerhoff Shay | 16-006852-COA | 630 East River Street | New Construction Parking Garage: Part I, Height and Mass

Description

The applicant is requesting approval for New Construction: Part 1B, Height and Mass for a nine-story parking garage to be located on the vacant parcel at 630 East River Street.

Due to the size and significance of this project, it was previously decided (in 2012) by the Review Board that the Part I, Height and Mass review would be considered in two phases. Phase A would consider height, proportion of structure's front façade, rhythm of structures on the street (setbacks and any parking standards that affect setbacks), massing including recesses and scale. Phase B would consider proportion of openings, rhythm of solids to voids, entrances and balcony/porch rhythm, any parking standards that may affect these openings or entrances, walls of continuity, and roof shape. Directional character would be considered by both the building form and openings, and applies to both Part I and II reviews.

This building is in the northeast corner of the Savannah Historic District. It is, roughly, triangular-shaped and has frontage along both River Street and General McIntosh Boulevard. The vehicular entrance is along River Street and there is a secondary automobile egress along General McIntosh Boulevard. The footprint of the building is 21,678 square feet.

Recommendation

Staff recommends a continuance in order for the petitioner to address the following:

1. Reduce the height of the southeast portion of the building along General McIntosh Boulevard to step down two stories as was previously approved to be more compatible with the smaller scale buildings in the Trustees' Garden.
2. Redesign the prominent curved element at the transition between River Street to General McIntosh Boulevard to better function as the primary façade element in relation to the pedestrian entrances.
3. Revise all square openings to have a more vertical character and meet the 5:3 ratio.
4. Restudy the solid to void pattern in the second and third floors which creates the appearance of a single story but the proportions of this combined story result in a much greater height than the first story. Additionally, this combined story has a solid to void pattern within the openings themselves which is not visually compatible.
5. Incorporate voids into the stair towers which anchor the ends of the buildings.
6. Incorporate voids into the first three floors of the east façade, which faces the Marriott and away from the Historic District.
7. Redesign the open entrance on the south façade to be more pedestrian-oriented.
8. Redesign the parapets to not exceed four feet in height.
9. Eliminate the diagonal sloped parapet in favor of a stepped parapet.
10. Ensure the parapet has a stringcourse and coping.

Arthur A. Mendonsa Hearing Room
January 18, 2017 1:00 P. M.
Meeting Minutes

11. Redesign the first floor interior configuration to ensure that both the parking spaces and drive aisles be setback 30 feet to meet the standard.
12. Ensure the curb cuts do not exceed 20 feet in width and that the sidewalk serves as a continuous uninterrupted pathway.
13. Provide location of refuse storage area.
14. Revise the location of the mechanical and access structures to be contained within the additional story.
15. Redesign the office space along River Street and General McIntosh Boulevard to be greater in depth, length and size, and provide a more active use for the space in order to meet the criterion for a bonus story.

Summary of Variances

Additional Information

- Attachment: [Submittal Packet- Narrative and Drawings.pdf](#)
Attachment: [River Street East Rendering.pdf](#)
Attachment: [16-006852-COA Staff Recommendation.pdf](#)
Attachment: [Aerial.pdf](#)
Attachment: [New Franklin Ward Wharf Lots MAP B.pdf](#)
Attachment: [2012 COA and Submittal Packet.pdf](#)