

POWER PLANT

THE *Kessler* COLLECTION

Master Plan

March 2014

The Kessler Collection

Campo Architects

Whole Town Solutions

Thomas + Hutton Engineering

Sottile & Sottile *Urban Design*

Power Plant Planning District



RIVER STREET

MARTIN LUTHER KING, JR. BOULEVARD

WILLIAMSON STREET

MONTGOMERY STREET

BAY STREET



Powerplant Planning District

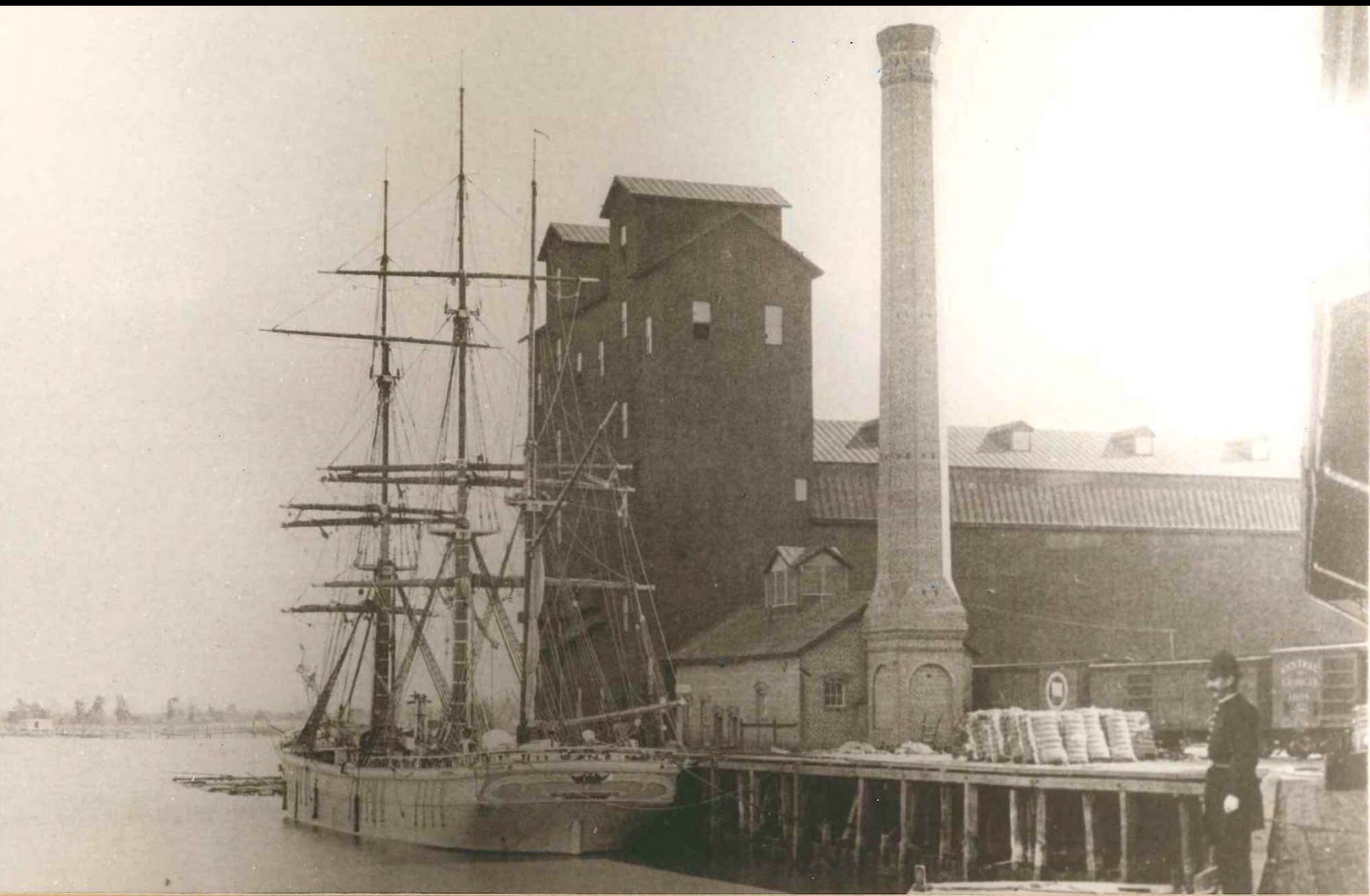
Historic Evolution...

a working waterfront



1898







SHORPY

Belgisch Haven

← 10 m →



CHRISTOPHER MURPHY, N.R.



1949

**Power Plant addition
under construction**

-Christopher Murphy











NO PARKING
TOW AWAY
ZONE

GEORGIA POWER
A Southern Company

**TRUCKS
ENTERING RIGHT
OF WAY**

D.H. GRIFFIN
Wincking Co. Inc.
440 W. RIVER STREET

ONE WAY











Main at Main...

River Street has a long and storied past as Savannah's historic working waterfront. The street has been transformed over the course of the last century into a premier center of tourism and hospitality, with traces of its industrial history remaining. One of the most significant sites is the historic Riverside Power Plant, which anchors the west end of River Street. With its noble industrial architecture and monumental smoke stacks, the structure is a signature landmark within the Savannah skyline.

The River Street Power Plant Master Plan presents a significant opportunity to preserve and adaptively rehabilitate this historic structure, extend the river walk, and develop compatible infill at varying scales that are sympathetic to the history of the site; developing a new hub of vibrant urbanism at the west end of River Street that is integrally connected to the National Historic Landmark District and to the Savannah River. The plan seeks to preserve this site's significance as the center of Savannah's historic working waterfront, while evolving inspired new uses for the next chapter in its continuing story.

S A V A N N A H R I V E R



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SAVANNAH POWER PLANT
Urban Redevelopment Analysis
 SAVANNAH, GEORGIA

The Kessler Collection
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 Whole Town Solutions
 Thomas+Horn Engineering
 Sottilie & Sottilie, Urban Design

POWER PLANT MASTER PLAN
 NORTHWEST NATIONAL HISTORIC LANDMARK DISTRICT

December 20, 2013
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Meeting the River...



THE CITY AND HARBOR OF SAVANNAH, GEORGIA.—DRAWN BY J. O. DAVIDSON.—[SEE PAGE 730.]





BELLES FERRY STOP

PERFORMANCE PLATFORM

PAVILION

PAVILION

HOTEL & PARKING
(Structured Deck with Room Block Liner)

TERRACED LAWNS

Restaurants Plaza

MIXED-USE HOTEL & RESTAURANTS
(Former Savannah Power Plant)

Hotel Entrance

Hotel Entrance

SHARED COURT

RIVER STREET

Trolley Stop

MARTIN LUTHER KING, JR.

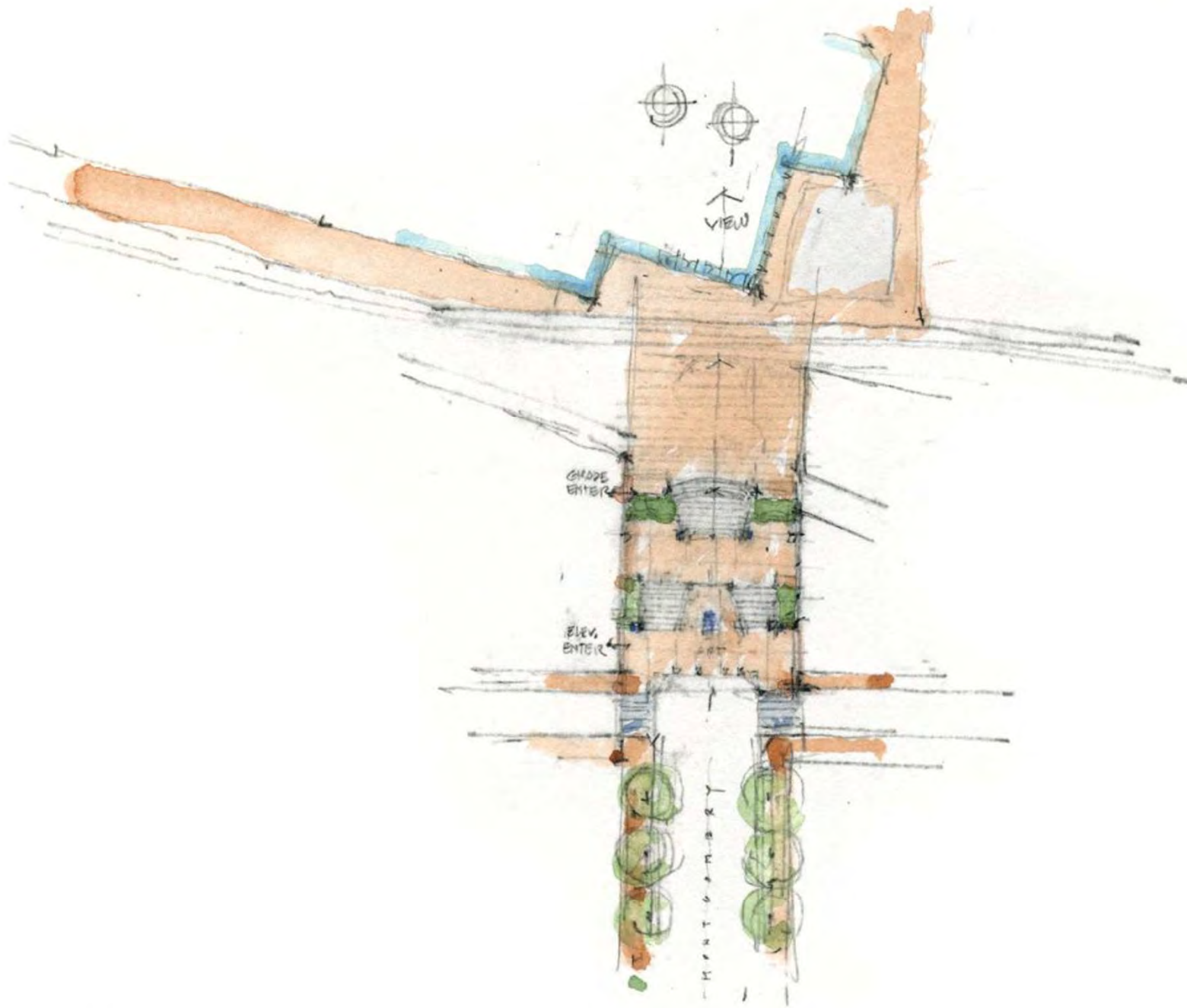
FUTURE DEVELOPMENT SITE

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Montgomery Street Connection...







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Grand Stair at Montgomery Street



MIXED-USE HOTEL & RESTAURANTS
(Former Savannah Power Plant)

HOTEL & RESTAURANTS
(On Footprint of Former Plant Buildings)

RIVER STREET

LOWER FACTOR'S WALK

GRAND STAIR AT MONTGOMERY STREET

WILLIAMSON STREET

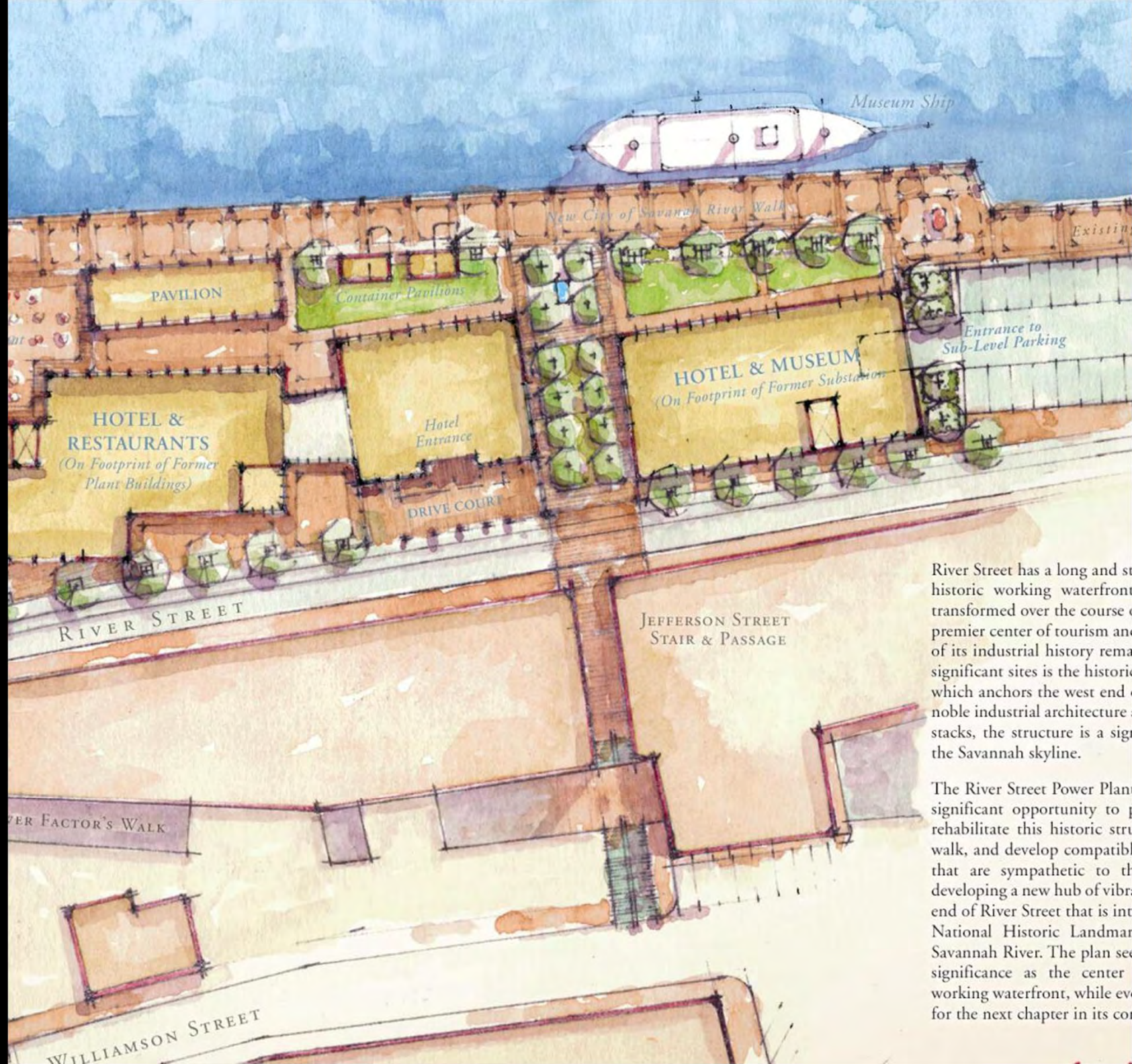
FUTURE DEVELOPMENT SITE





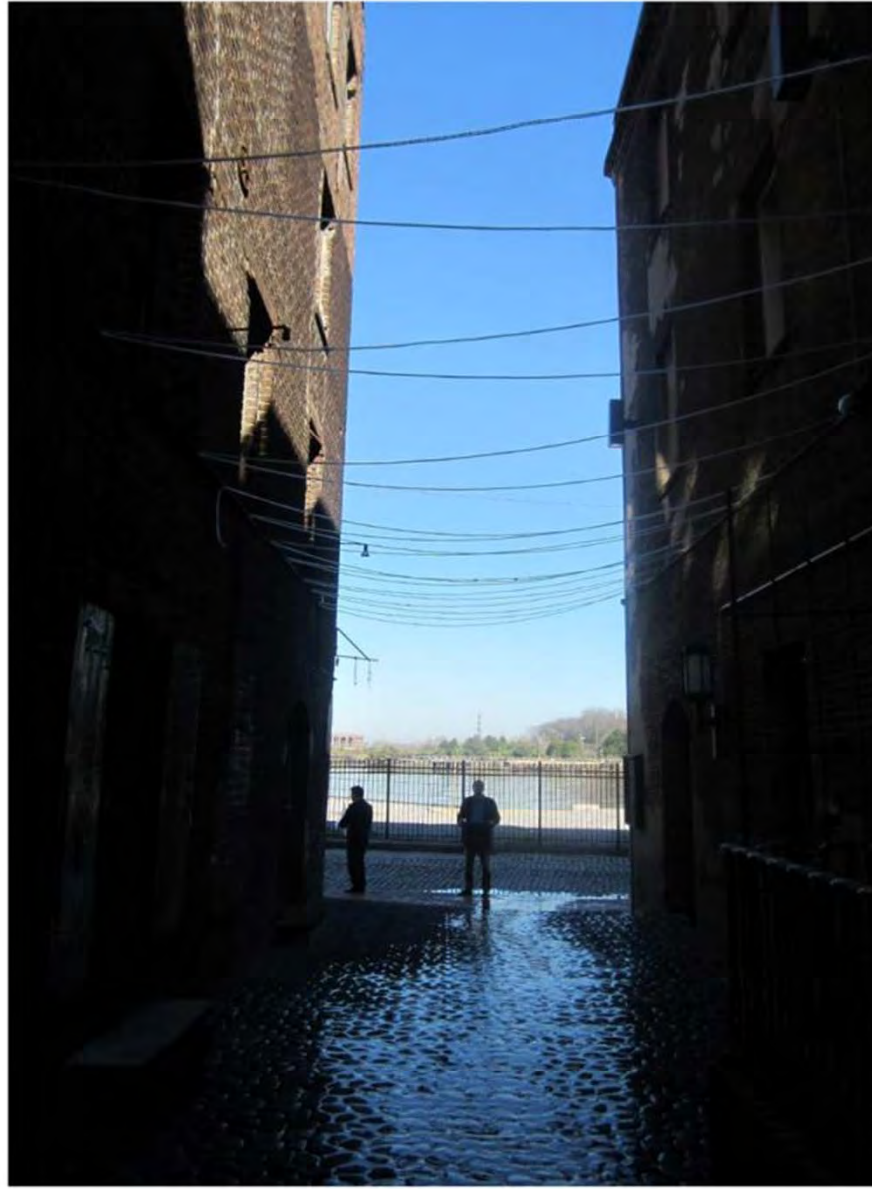
Montgomery Street View Corridor

Jefferson Street
Passage...



River Street has a long and storied history as a historic working waterfront that has been transformed over the course of decades into a premier center of tourism and recreation. One of its industrial history remains is the historic power plant which anchors the west end of the street. The noble industrial architecture, including the stacks, the structure is a significant landmark in the Savannah skyline.

The River Street Power Plant presents a significant opportunity to preserve and rehabilitate this historic structure, to create a walk, and develop compatible uses that are sympathetic to the historic character. The plan for developing a new hub of vibrant activity at the west end of River Street that is intended to be a National Historic Landmark on the Savannah River. The plan sees the power plant as a significant landmark as the center of a new working waterfront, while even providing a platform for the next chapter in its con-



Massing to create

Open Space...

S A V A N N A H R I V E R



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Urban Redevelopment Analysis
 SAVANNAH, GEORGIA

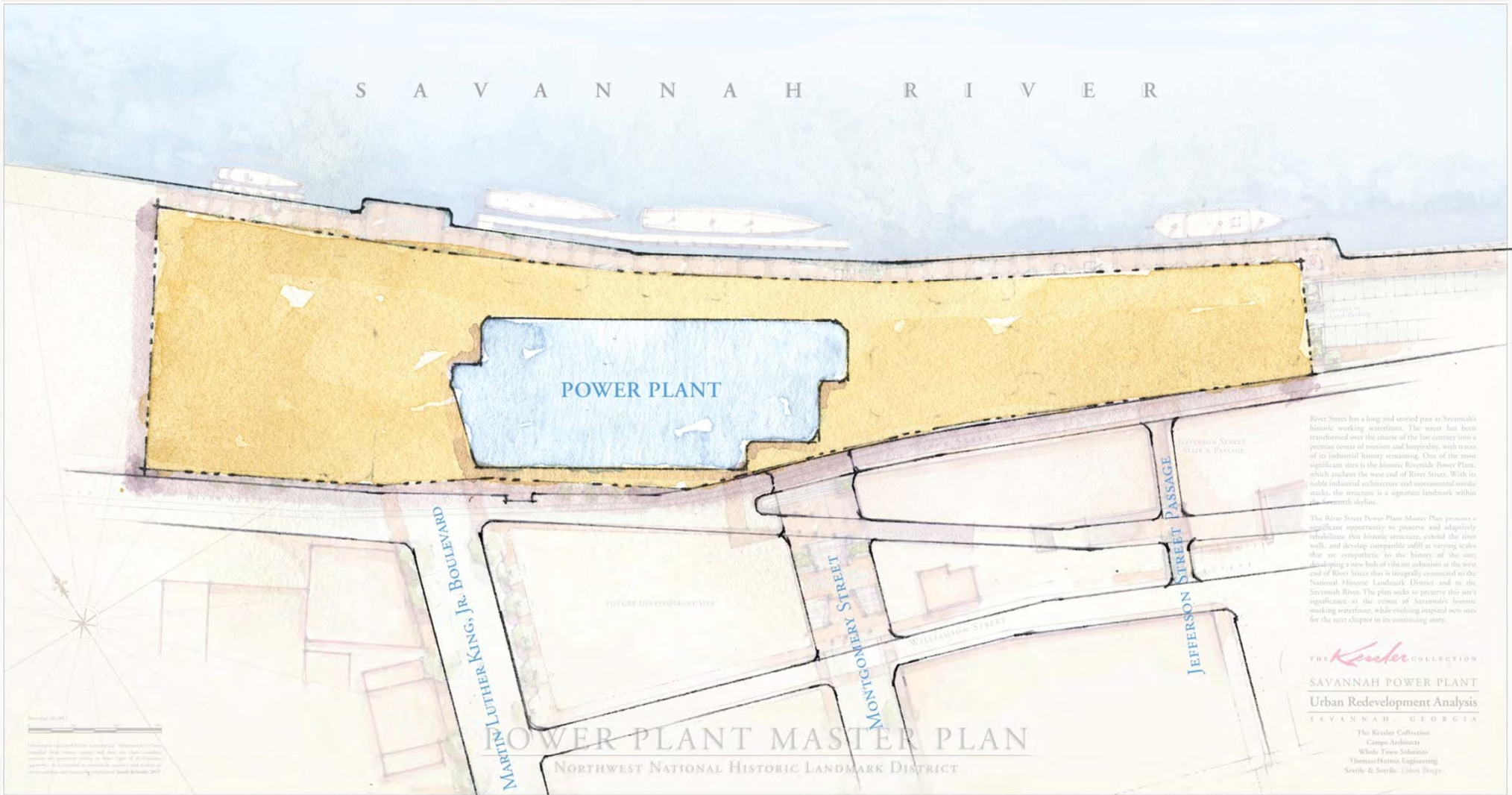
The Kessler Collection
 Campo Architects
 Whole Town Solutions
 Thomas+Hutton Engineering
 Sottile & Sottile, Urban Design

POWER PLANT MASTER PLAN
 NORTHWEST NATIONAL HISTORIC LANDMARK DISTRICT

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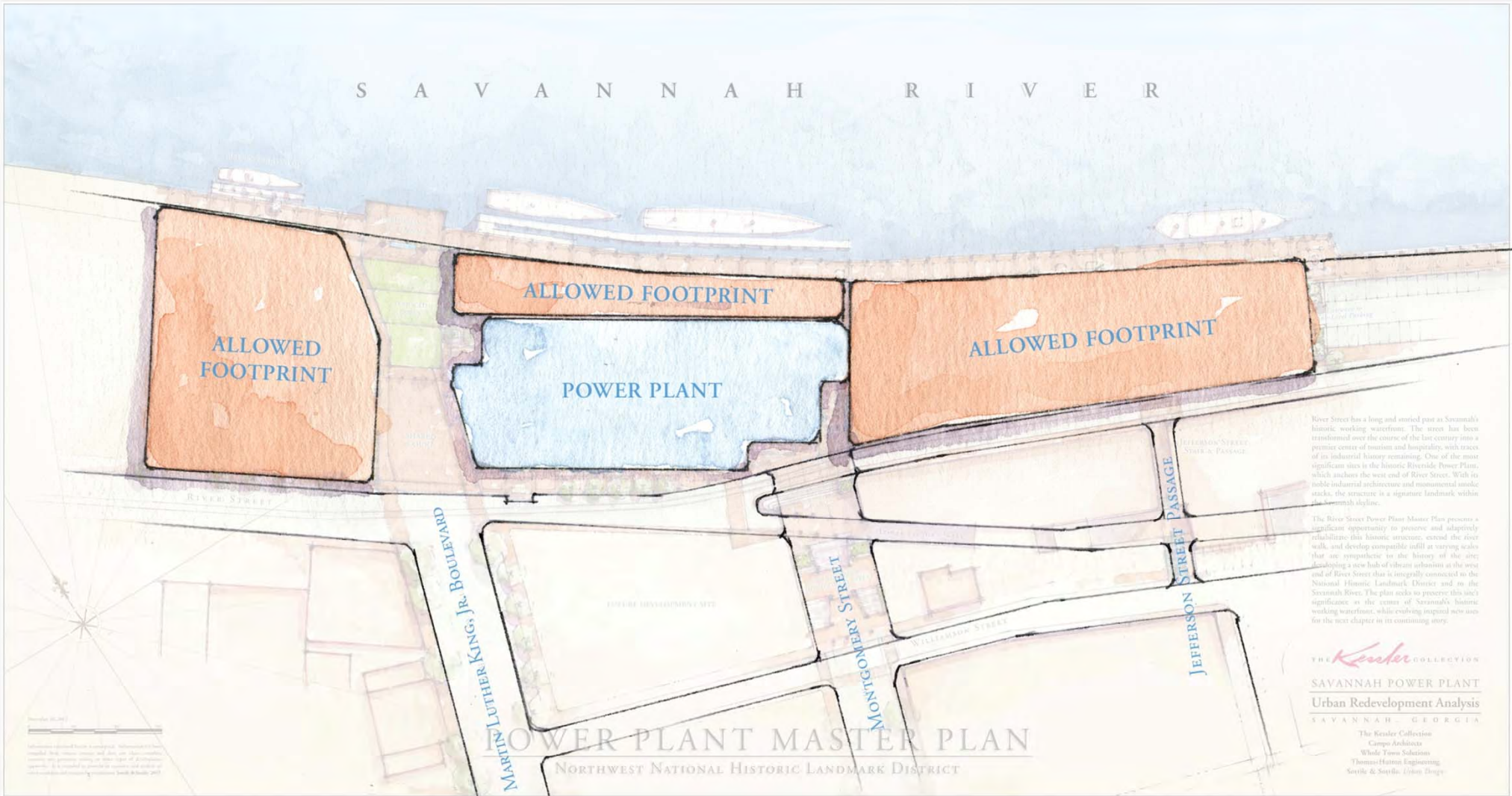
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POWER PLANT MASTER PLAN
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POWER PLANT SITE
Bayfront Business (BB) Zoning

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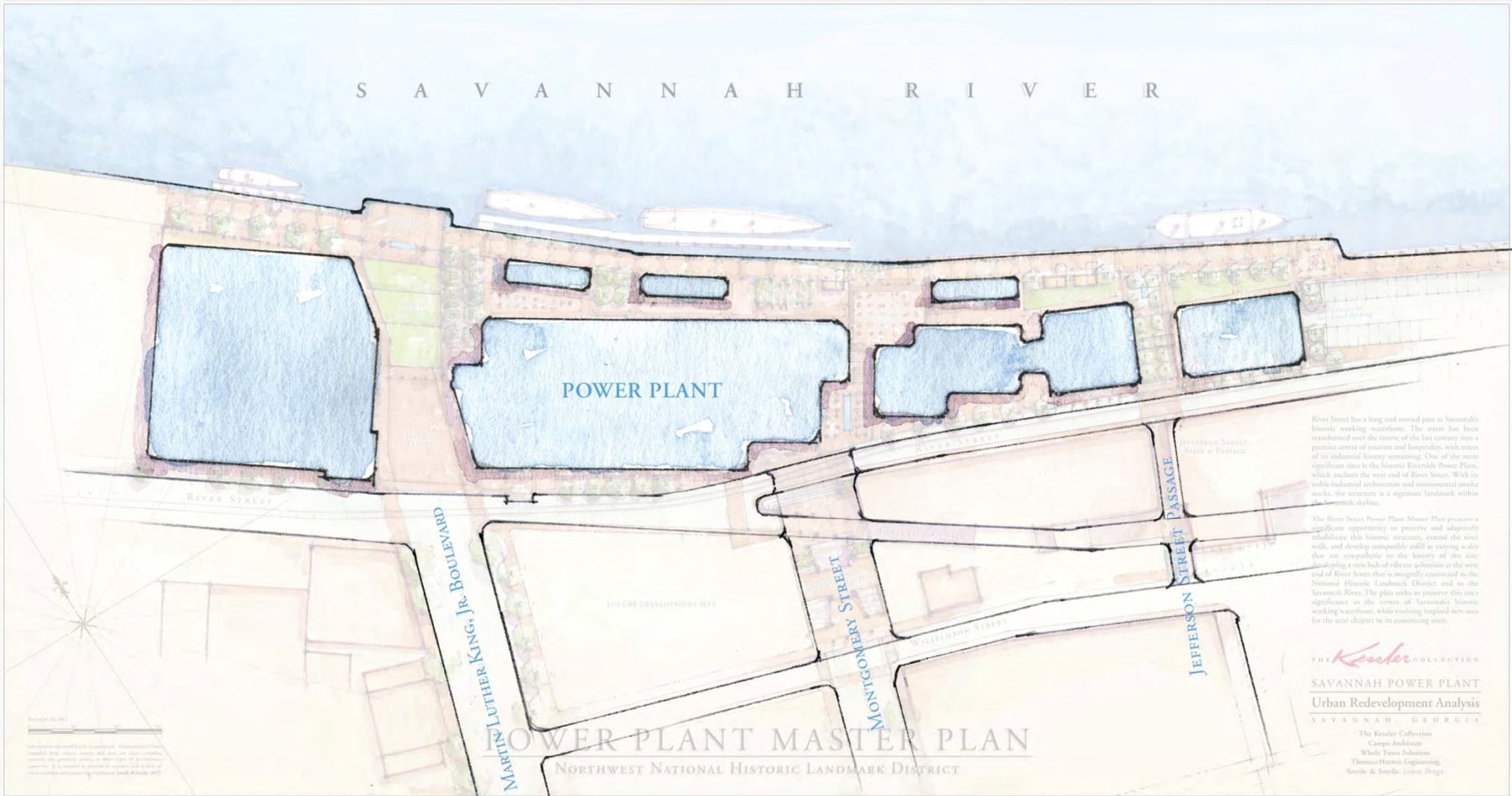
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 BUILDING FOOTPRINT ALLOWED IN BAYFRONT BUSINESS (BB) ZONING
 100% Lot Coverage

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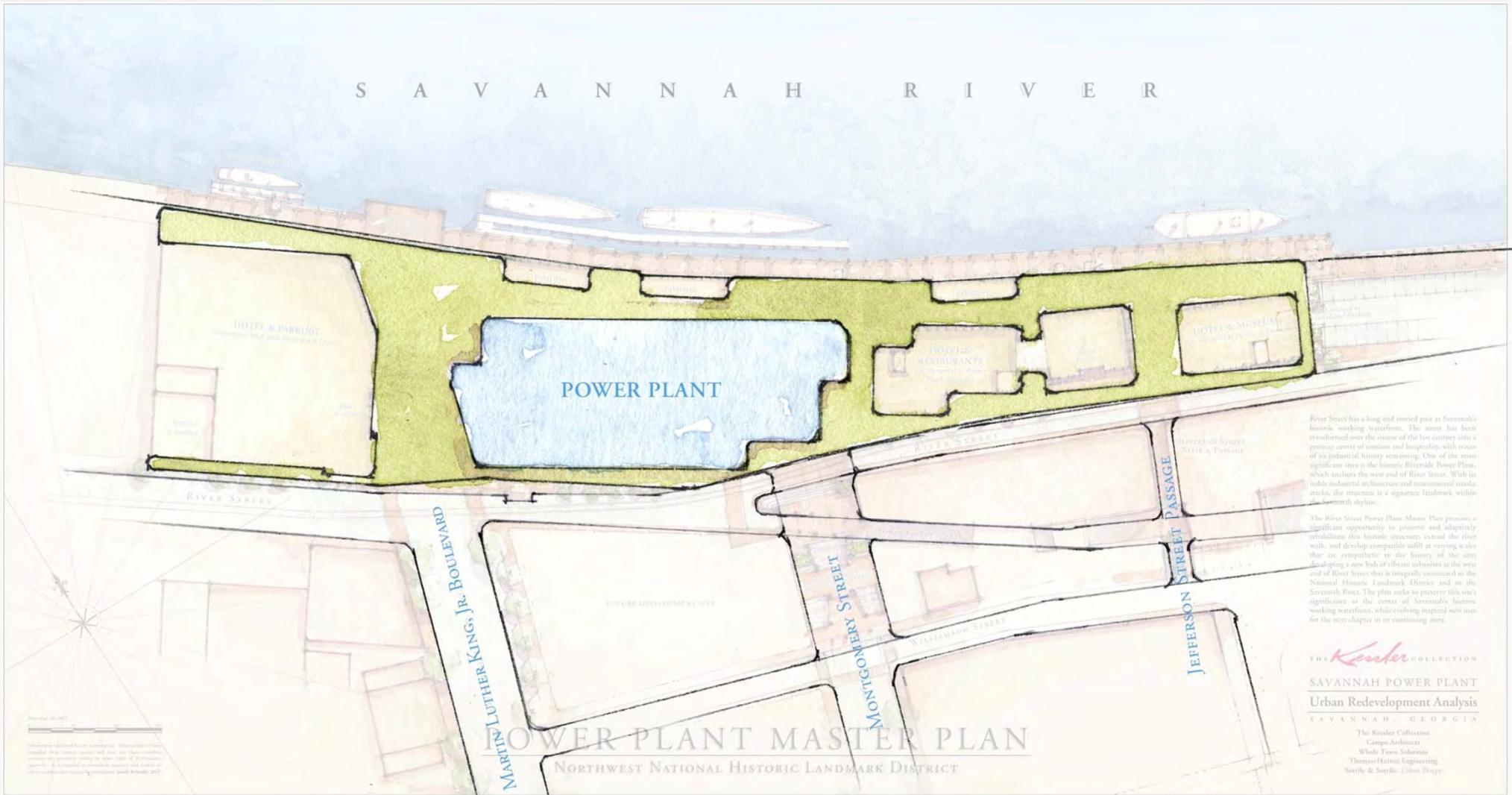
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 **BUILDING FOOTPRINTS PROPOSED**
Incremental Massing Based on Site History

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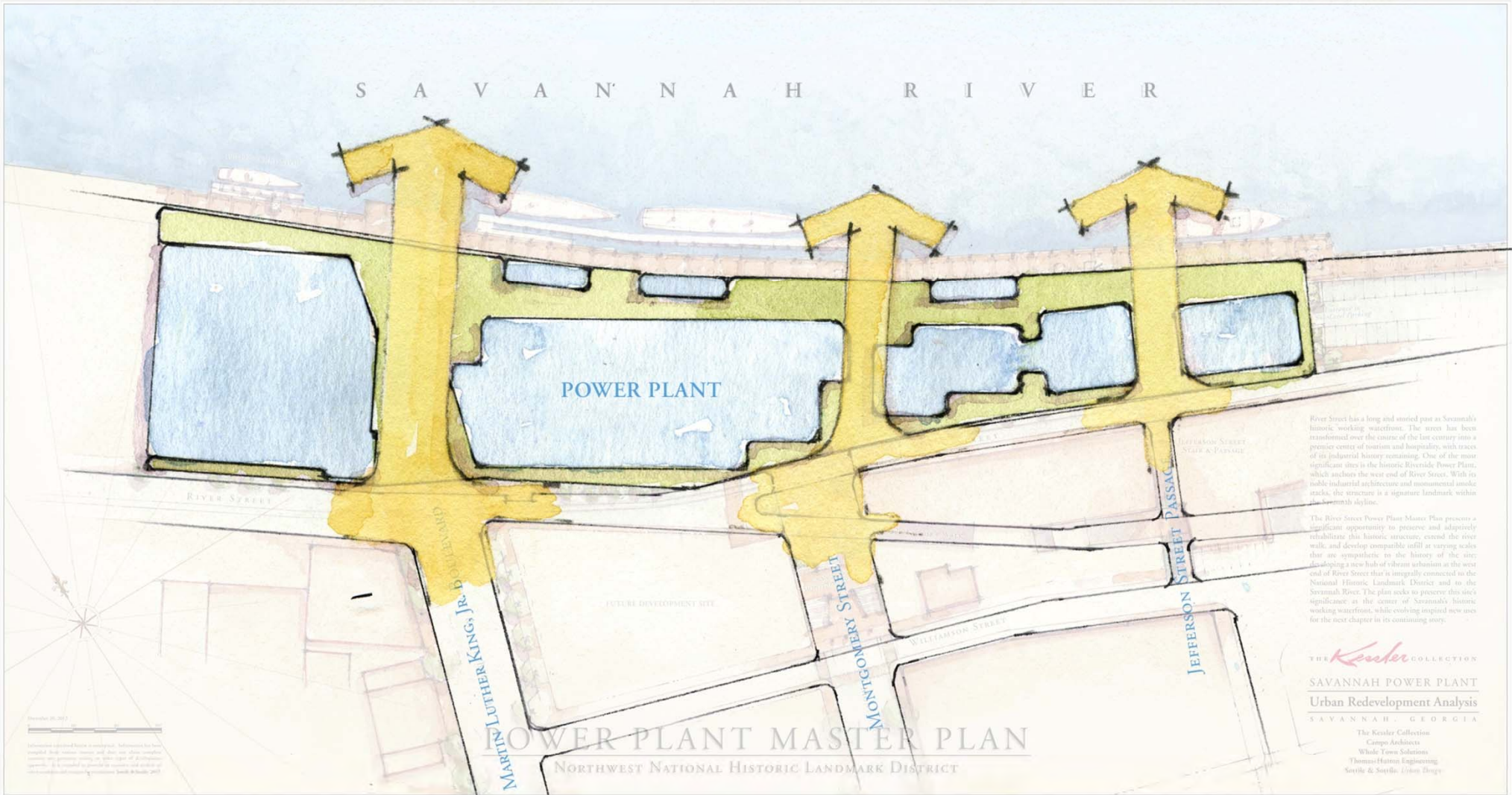
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SITE AREA DEFINED AS OPEN SPACE
 65,000 Square Feet | 1.5 Acres

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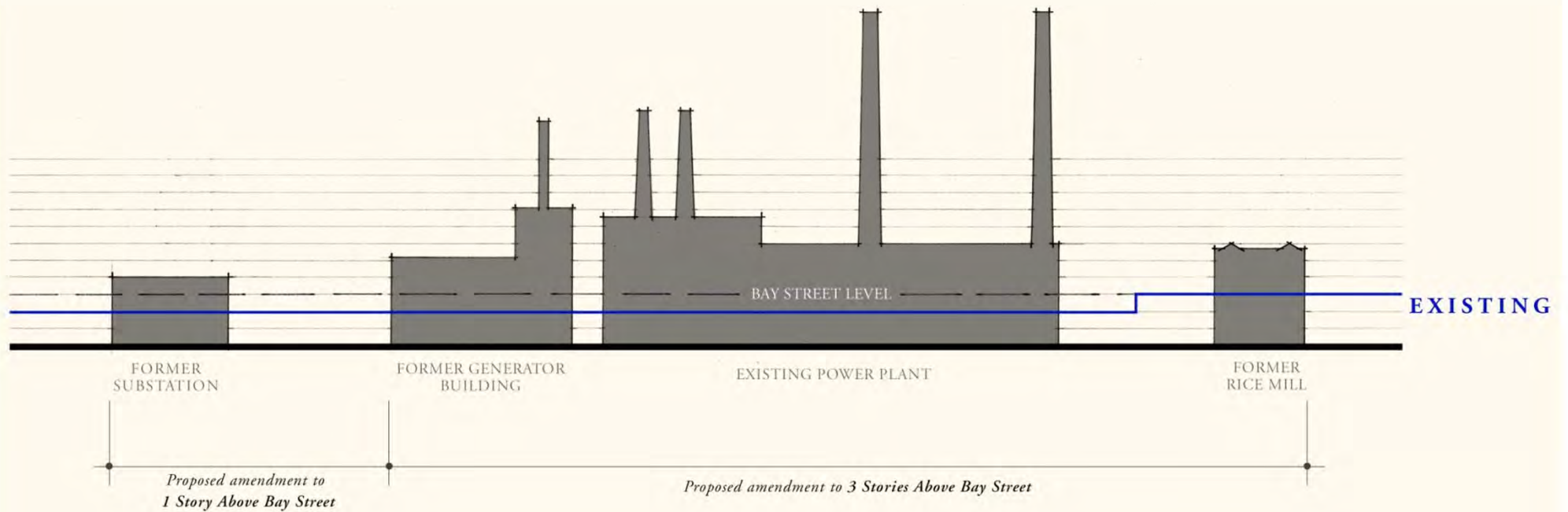
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OPENING CONNECTIONS TO THE WATERFRONT
Pedestrian Oriented Plan

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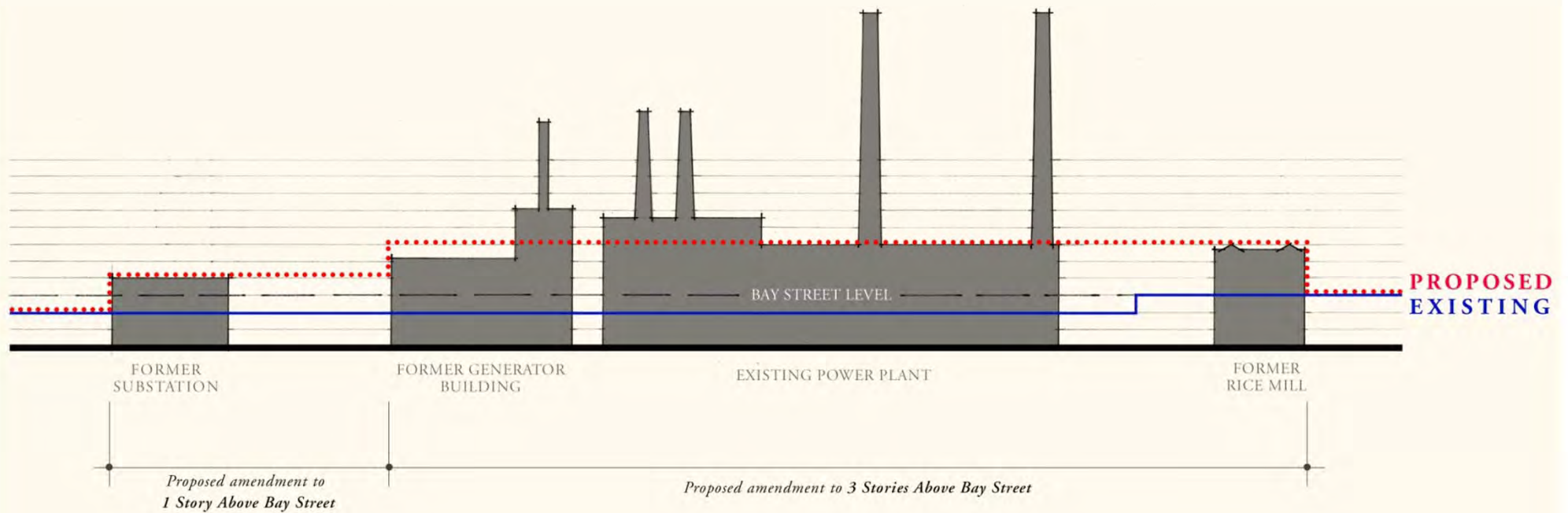
*Honoring the 100 year
history of the site...*



EXISTING AND HISTORIC STRUCTURES ON THE POWER PLANT SITE
Height Map Overlay with Proposed Amendment

Note: Information contained in this diagram is an abstraction for the purpose of overview and analysis. It is based on records indicating the number of existing building stories listed to individual parcels. These parcel widths form the graphic basis for the section, and story heights are listed as a median average.

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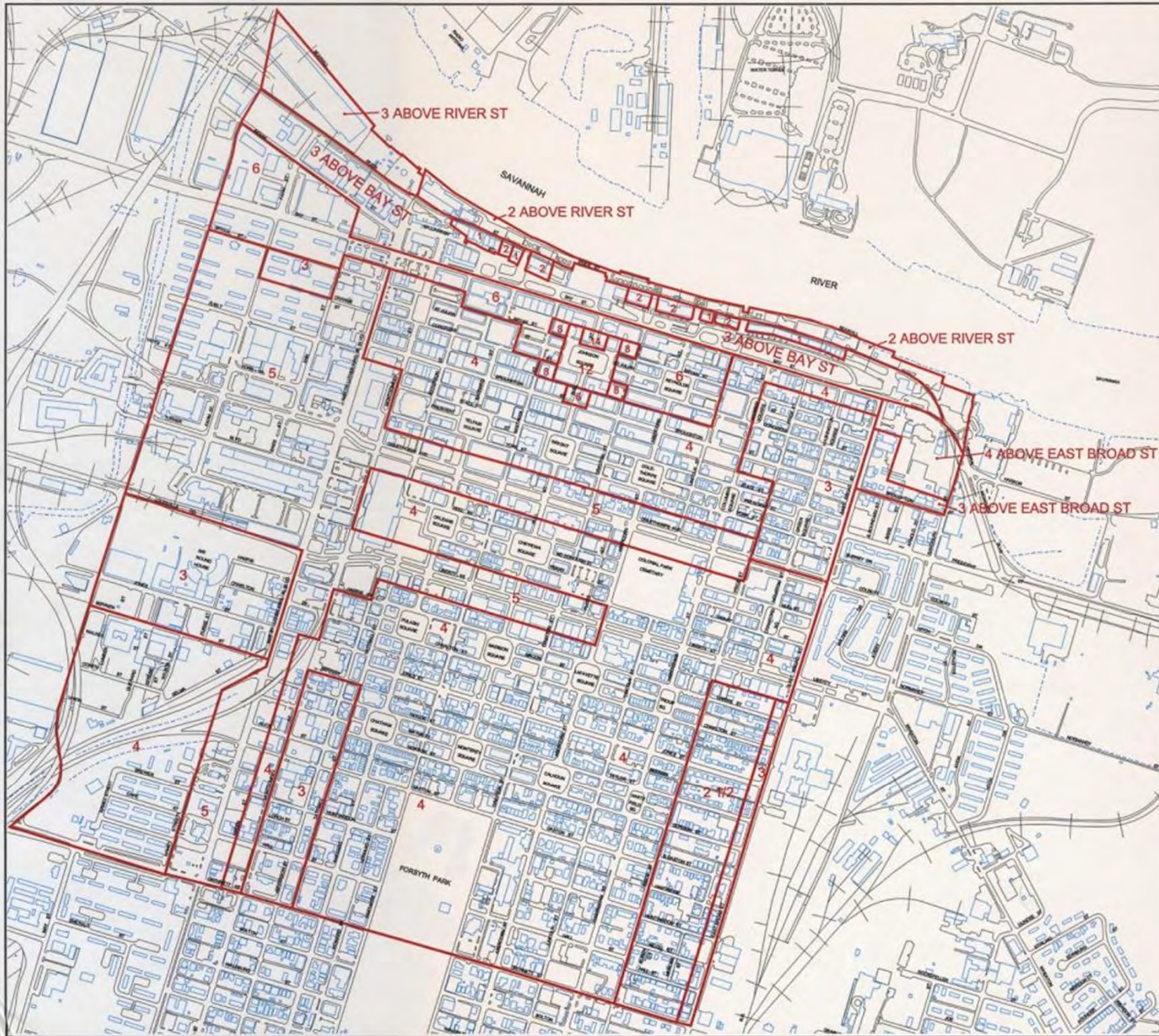


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Text Amendment



HISTORIC DISTRICT HEIGHT MAP



NUMBERS REPRESENT MAXIMUM
NUMBER OF STORIES PERMITTED

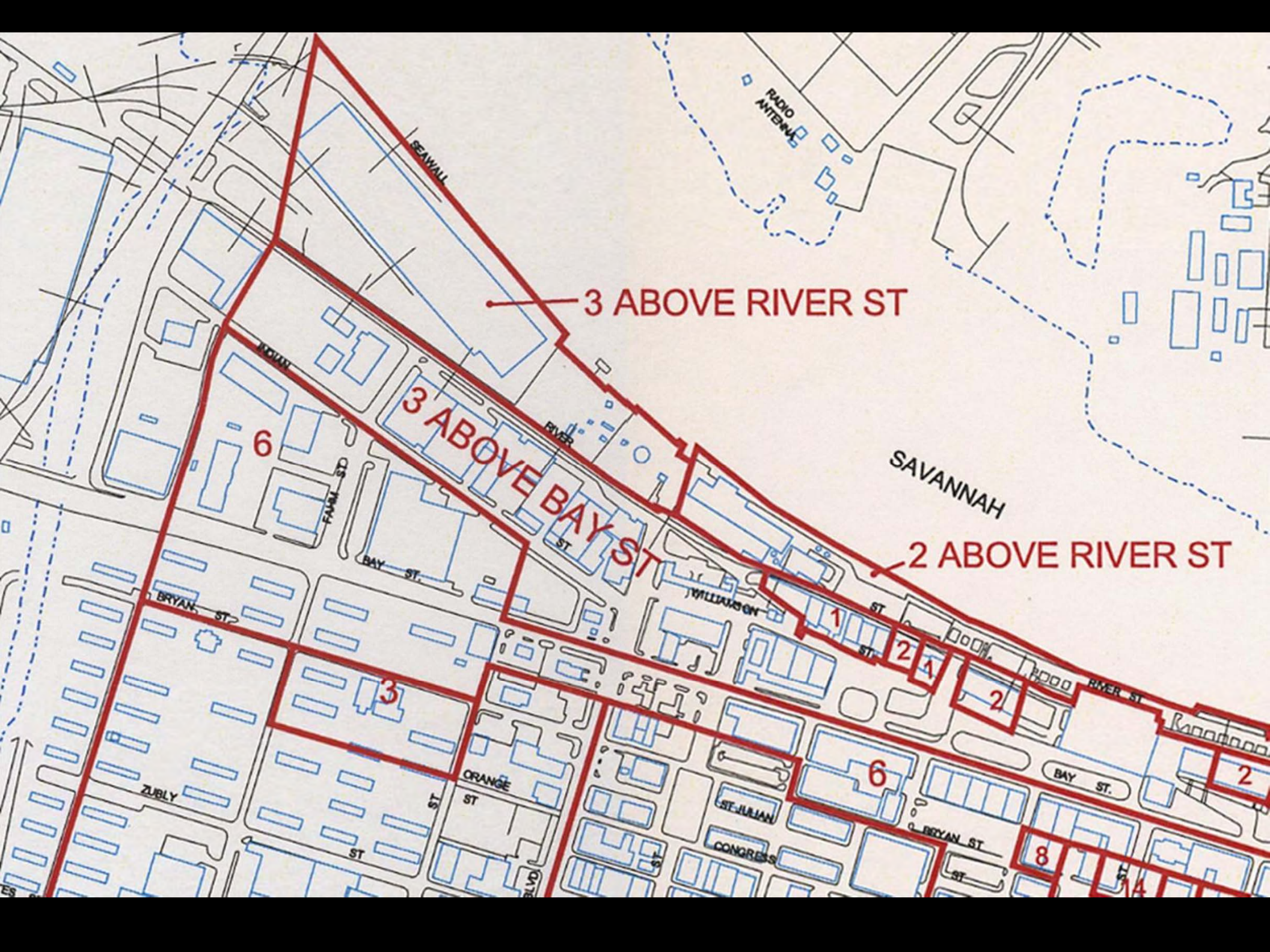
ADOPTED: FEBRUARY 27, 1997

AMENDED: OCTOBER 2, 2003

ATTEST: _____
CLERK OF COUNCIL

DATE: _____





3 ABOVE RIVER ST

3 ABOVE BAY ST

2 ABOVE RIVER ST

6

3

6

1

2

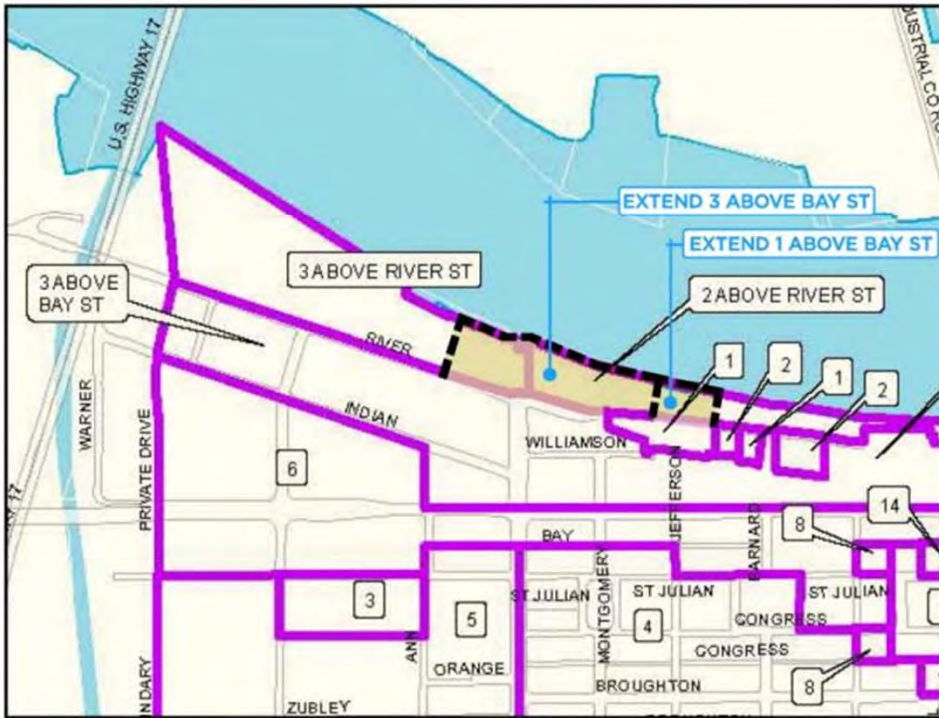
4

2

2

8

14

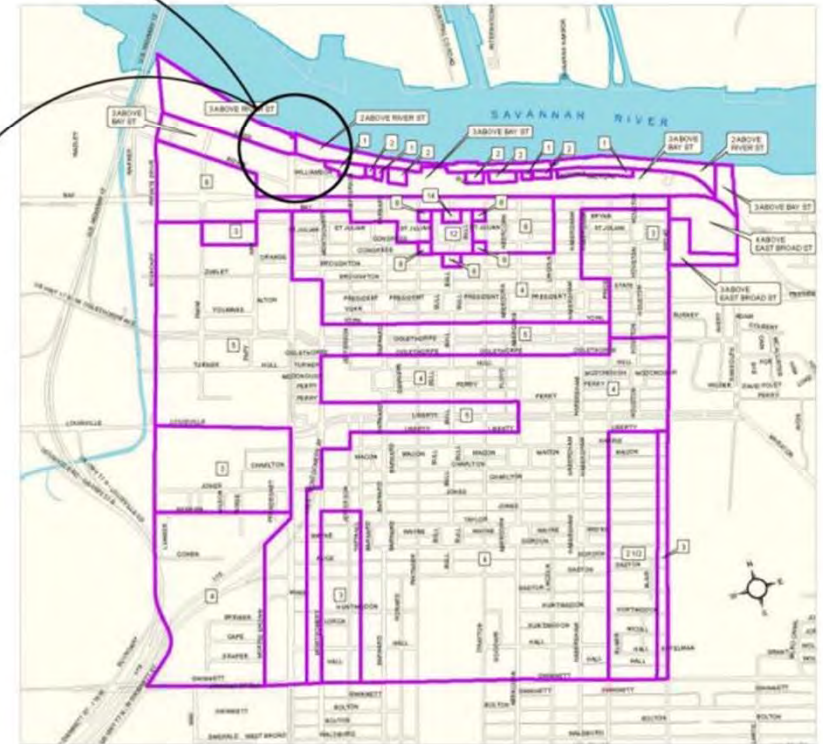


Detail of proposed Height Map Amendment in the River Street Power Plant Master Plan area.

Area of Proposed Text Amendment

The existing Height Map calls for a maximum height of 3 stories above River Street in the area west of Martin Luther King Jr. Boulevard, and a maximum height of 2 stories above River Street in the area east of Martin Luther King Jr. Boulevard.

The proposed amendment to the Height Map extends two existing adjacent height zones to the riverfront. The proposal includes the extension of the existing 3 Stories Above Bay Street zone at the end of the MLK/Montgomery Revitalization Area, and an extension of the adjacent existing 1 Story Above Bay Street Zone.



Existing Historic District Height Map, Revised 2012.

PROPOSED AMENDMENT to HEIGHT MAP

Northwest National Historic Landmark District

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MLK, Jr. Boulevard
 Montgomery Street
 Urban Redevelopment Area
 SAVANNAH GEORGIA

Savannah Development & Renewal Authority
 City of Savannah
 Bureau of Public Development
 Metropolitan Planning Commission
 Downtown Association Urban Planning
 Place Economics Economic Analysis
 Sartelle & Sartelle Urban Design

MARTIN LUTHER KING, JR. BOULEVARD
 AND MONTGOMERY STREET STUDY AREA

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THE *Kessler* COLLECTION

SAVANNAH POWER PLANT

S A V A N N A H , G E O R G I A



Please join us for an
INFORMATION SESSION
at the Savannah Riverside Power Plant

Tuesday, March 4th
11:00AM - 1:00PM

We are excited to share our plans for the revitalization of the Savannah Riverside Power Plant and the revitalization of the west end of River Street. Please join us for an informal information session at the power plant site to learn more about the vision for this landmark project.

Entrance to the Power Plant Site

400 West River Street, Savannah, GA 31401
Intersection of Martin Luther King, Jr. Boulevard and River Street

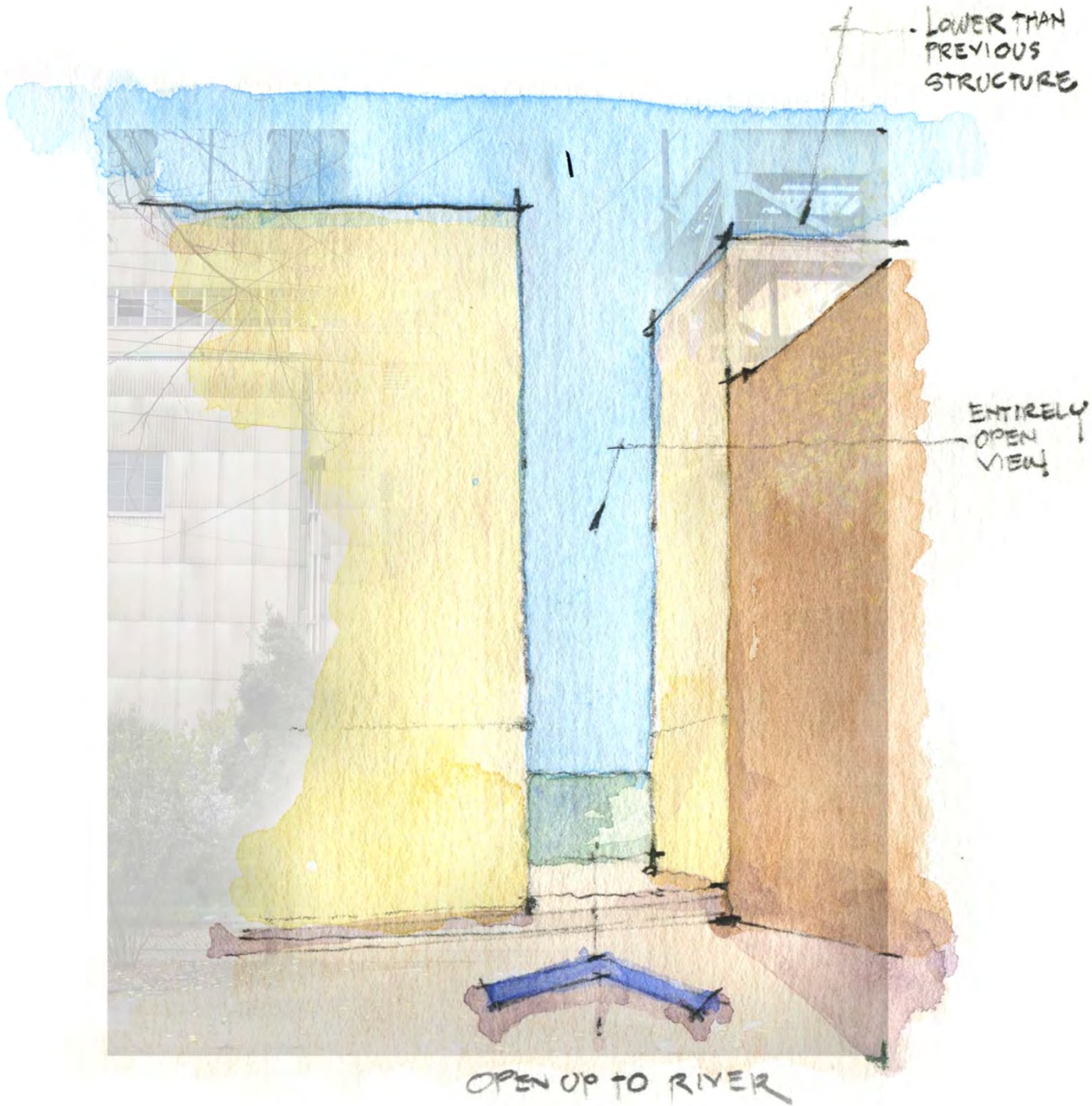




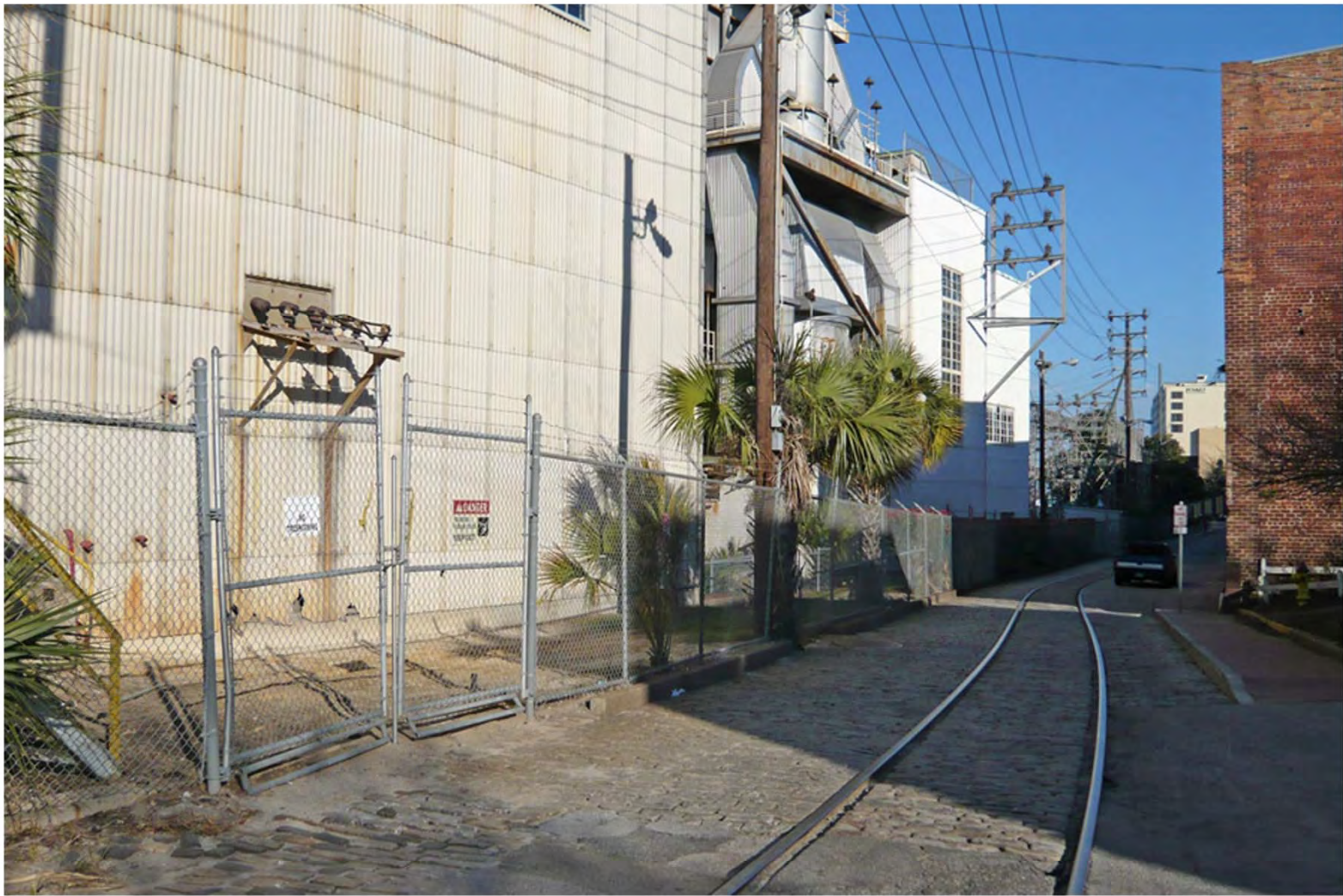


Massing Studies & Comparisons





River Street









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