

October 28, 2022

## WRITTEN PROJECT DESCRIPTION FOR NEW CONSTRUCTION PART I: HEIGHT AND MASS

916 Martin Luther King Blvd.

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The proposed new construction project is designed as a place to assist in helping Savannah's homeless population. One component is located at street level facing ML King Boulevard and provides administrative space to assist homeless people be able to seek and receive support services. The second component is a complex of breezeway-connected apartments designed to be a place for transitioning single parent families, usually women with children, out of homelessness and into the mainstream. The project is being sponsored in conjunction with Community Housing Services Agency and the Savannah Homeless Authority utilizing resources from the City of Savannah as a non-profit enterprise.

The sites are owned by the City of Savannah and consist of a single lot that will be used for remote parking for residents, and some nearby urban lots that will be combined to create an L-shaped site that wraps around an existing non-contributing building at the corner of MLK and West Waldburg Streets. This presents two well-proportioned street facing facades. The proposed design is for three stories which is allowed by the current zoning. All aspects of the design are intended to meet the relevant portions of the Zoning Ordinance for the area, with one exception.

The exception is a request to allow the reduction of the ground floor height from 13'-0" to 11'-0". This will allow the building to be more in scale with the adjacent non-contributing building. It will also allow the ground floor residential apartments to have 9' ceilings, as the upper floors need to be aligned vertically. The appearance is visually compatible. The Petitioner requests permission for this one exception, and approval of the Part One Height and Mass so that the project can move forward in providing desperately needed housing for currently transitioning homeless families.





# 916 MLK BLVD. APARTMENTS AND CENTER

916 MLK BLVD. SAVANNAH, GA 31415

CLIENT ADDRESS

**916 MLK  
BLVD.**

916 MLK BLVD.  
Savannah, Ga 31415

**HPC PART 1**

REVISIONS

Date	#	Description

NOT FOR CONSTRUCTION

**COVER  
SHEET**

Job No. 2109  
Date NOVEMBER 2, 2022  
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**G000**





922 Martin Luther King Jr Blvd



901 Montgomery St.



902 Montgomery St.



417 W Bolton St.



322 W Bolton St.



320 W Bolton St.



417 W Bolton St.



903 Montgomery St.



907 Montgomery St.



909 Montgomery St.



915 Montgomery St.



401 W Waldburg St.



902 Martin Luther King Jr Blvd



413-415 W Waldburg St.



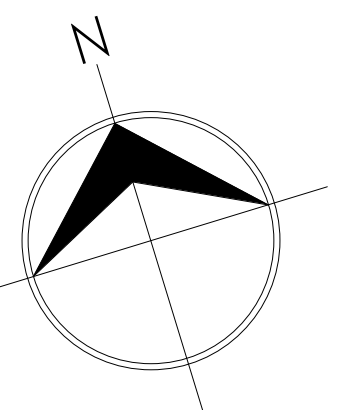
1002 Martin Luther King Jr Blvd

CLIENT ADDRESS

916 MLK BLVD.

916 MLK BLVD.  
Savannah, Ga 31415

HPC PART 1



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CONTEXT IMAGES

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**3D VIEWS**

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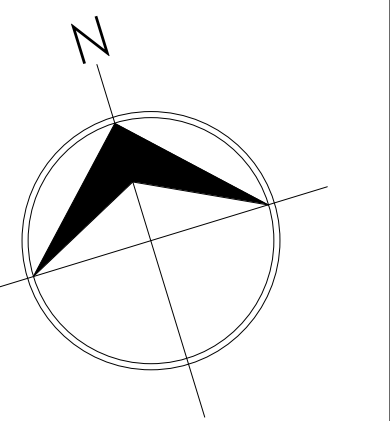


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**HPC PART 1**



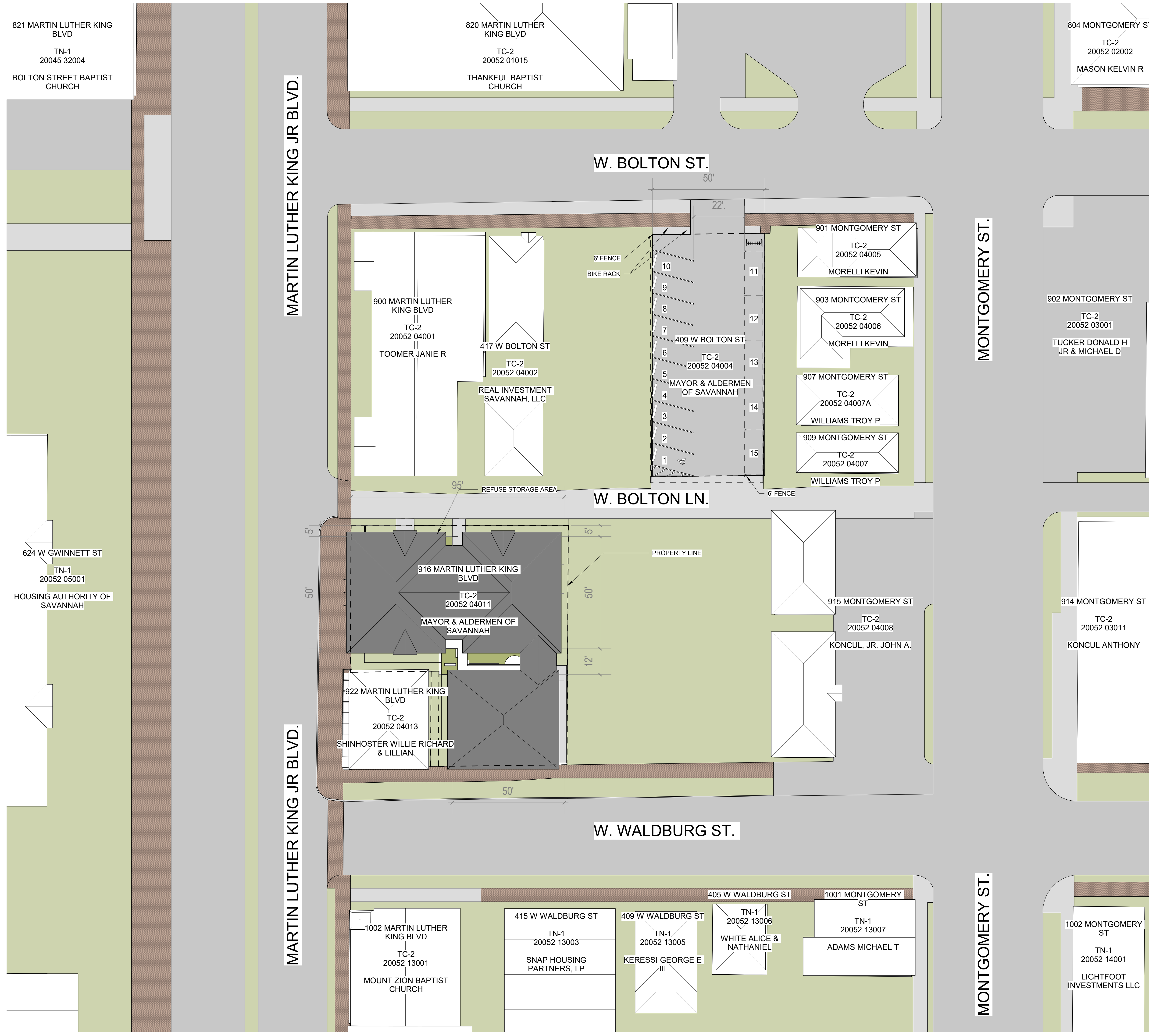
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**GENERAL  
DVLPMNT.  
PLAN**

Job No. 2109  
Date NOVEMBER 2, 2022  
Reviewed by GMSHAY



**CONTACT INFORMATION**  
PATRICK SHAY  
ARCHITECT  
  
1719A ABERCORN ST.  
SAVANNAH, GA 31401  
912-232-1151

- NOTES:**
- ALL WATER AND SEWER BY CITY OF SAVANNAH.
  - RESIDENTIAL PARKING REQUIRED: 1 PER DWELLING UNIT.
  - COMMERCIAL PARKING REQUIRED: EXEMPT.
  - FLOODZONE: X
  - MECHANICAL EQUIPMENT LOCATED ON ROOF
  - SPR DATE ATTENDED: JULY 14, 2022

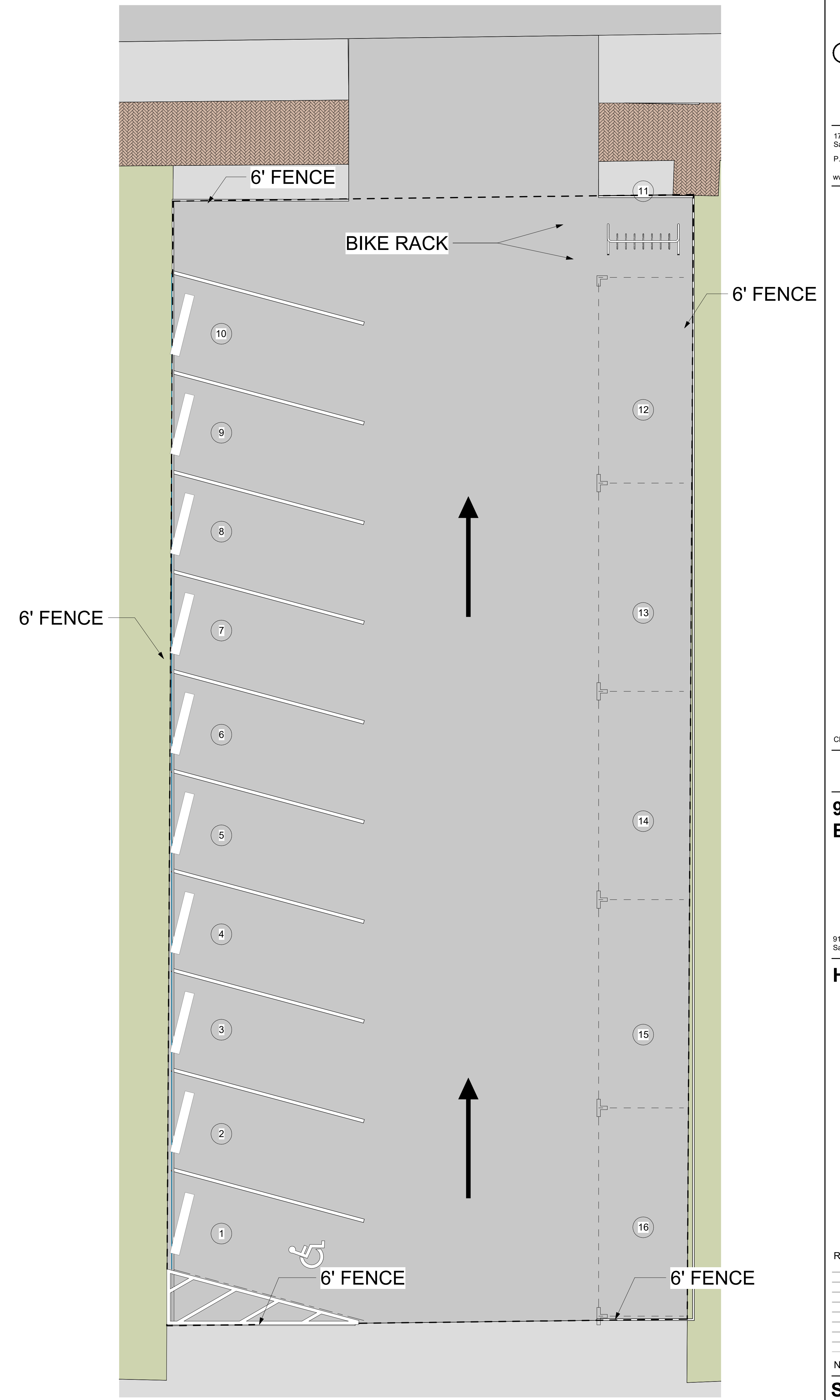


ZONING INFORMATION (11/18/2021)																				SETBACKS									
LOT ID.	PIN NUMBER	ADDRESS	AREA (SQ FT)	AREA (ACRES)	CURRENT ZONING	PROPOSED LAND USE	MAX. BLDG. FOOTPRINT ALLOWED (SQ FT)	BLDG. FOOTPRINT PROPOSED (SQ FT)	BLDG. FRONTAGE (MIN)	BLDG. FRONTAGE PROPOSED	BLDG. COVERAGE (MAX)	BLDG. COVERAGE PROPOSED (%)	UPPER STORY RES. LOT AREA/UNIT	UPPER STORY RES. LOT WIDTH/UNIT	# OF UNITS PROPOSED	MAX. ALLOWED HEIGHT	PROPOSED HEIGHT	MIN. REQ. HEIGHT LEVEL 1	MIN. REQ. HEIGHT UPPER LEVELS	MIN. REQ. FOR GREEN SPACE (20% SQ FT)	PROVIDED GREEN SPACE (SQ FT)	PARKING REQUIRED	PARKING PROVIDED	FRONT (REQD.)	SIDE (REQD.)	REAR (REQD.)	FRONT (PROPD.)	SIDE (PROPD.)	REAR (PROPD.)
1	20052-04011	916 MARTIN LUTHER KING BLVD	9,101	0.21	TN-2	RESIDENTIAL	70%	5,460 SF	70%	83%	--	60%	--	--	32	3 STORIES/ 45 FT MAX.	42' - 9"	13' - 0"	9' - 0"	1,820	1,847	1 PER RES. UNIT 0 ≤ 2500 SF COMMERCIAL	15 SPACES 24 BIKE	5 FT. AVG. BLOCK FACE	5 FT. AVG. BLOCK FACE	20 FT	AVG. BLOCK FACE	5 FT	AVG. BLOCK FACE
2	20052-04004	409 W BOLTON ST	5,400	0.12	TN-2	PARKING	70%	--	70%	--	--	--	--	--	0	3 STORIES/ 45 FT MAX.	0	13' - 0"	9' - 0"	1,080	0	1 PER RES. UNIT 0 ≤ 2500 SF COMMERCIAL	0	5 FT. AVG. BLOCK FACE	5 FT. AVG. BLOCK FACE	20 FT	N/A	N/A	N/A

\* FOR BUILDINGS ORIENTED TO NORTH-SOUTH STREETS, THE MINIMUM REAR YARD SETBACK MAY BE REDUCED TO FIVE FEET

**PROPOSED: 16 DWELING UNITS  
15 OFF-SITE PARKING SPACES**





REVISIONS

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**SITE PLAN**

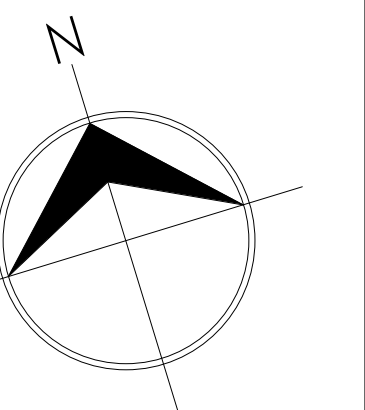


CLIENT ADDRESS

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**HPC PART 1**



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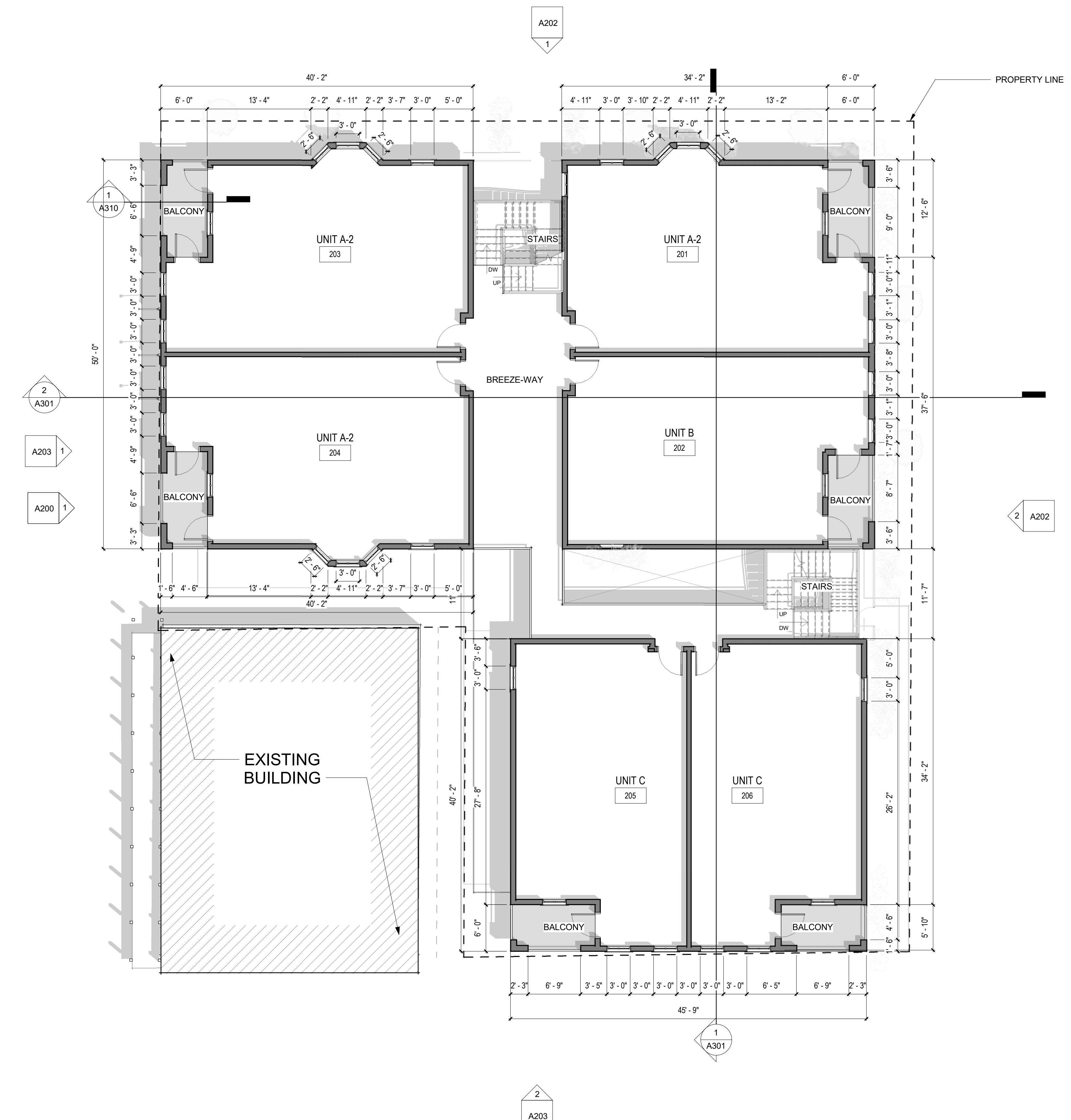
**LEVEL 1-3**

Job No. 2109  
Date NOVEMBER 2, 2022  
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**A101**



1  
A101 LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"



2  
A101 Level 2-3  
1/8" = 1'-0"

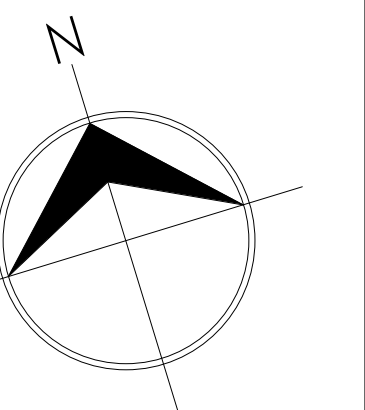


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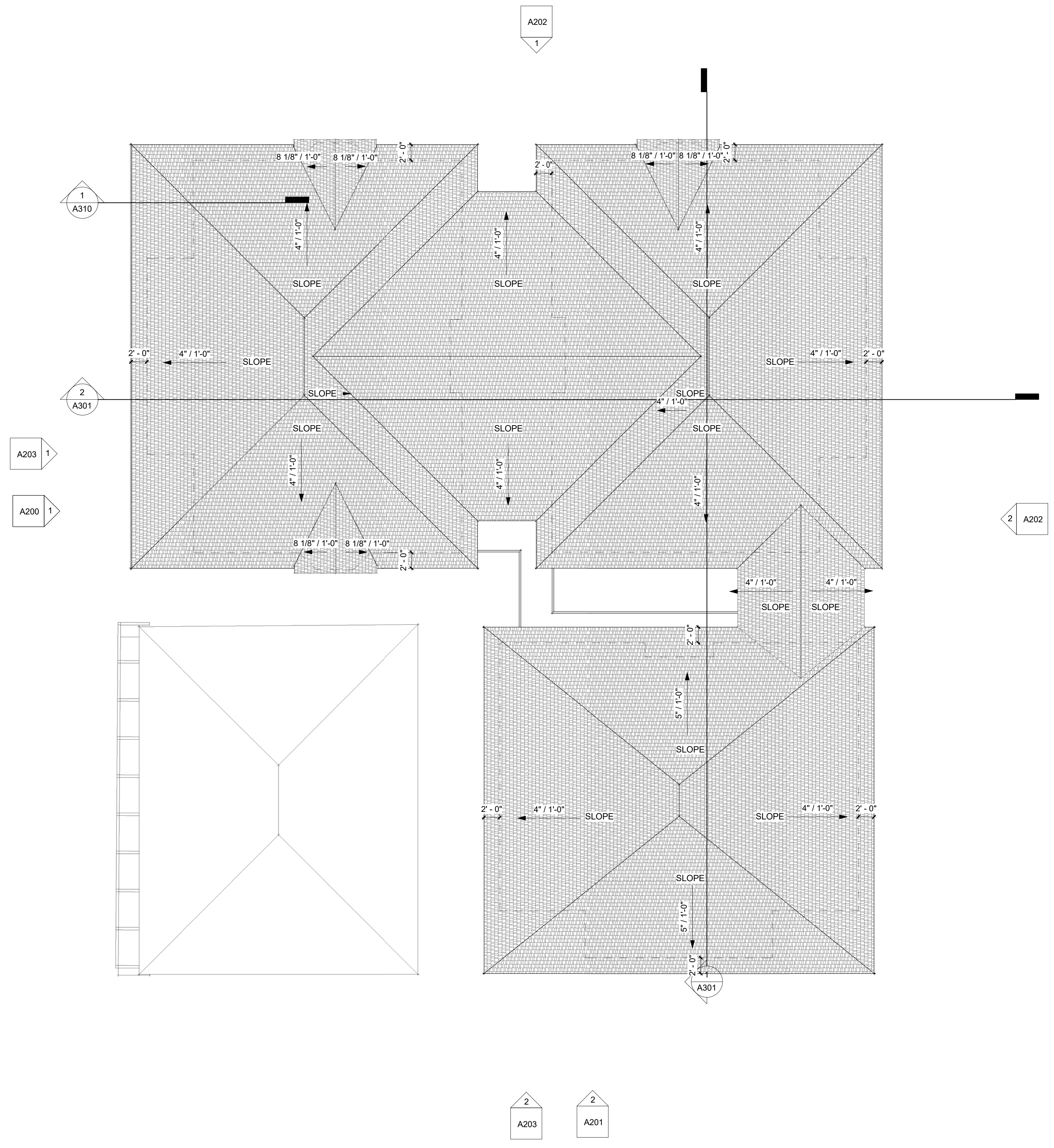
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**ROOF**

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**A102**





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**SPECIAL EXCEPTION**

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**A200**







MARTIN LUTHER KING BLVD.

1 West  
A201 1/4" = 1'-0"

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**HPC PART 1**



WEST WALDBURG STREET

2 South  
A201 1/4" = 1'-0"

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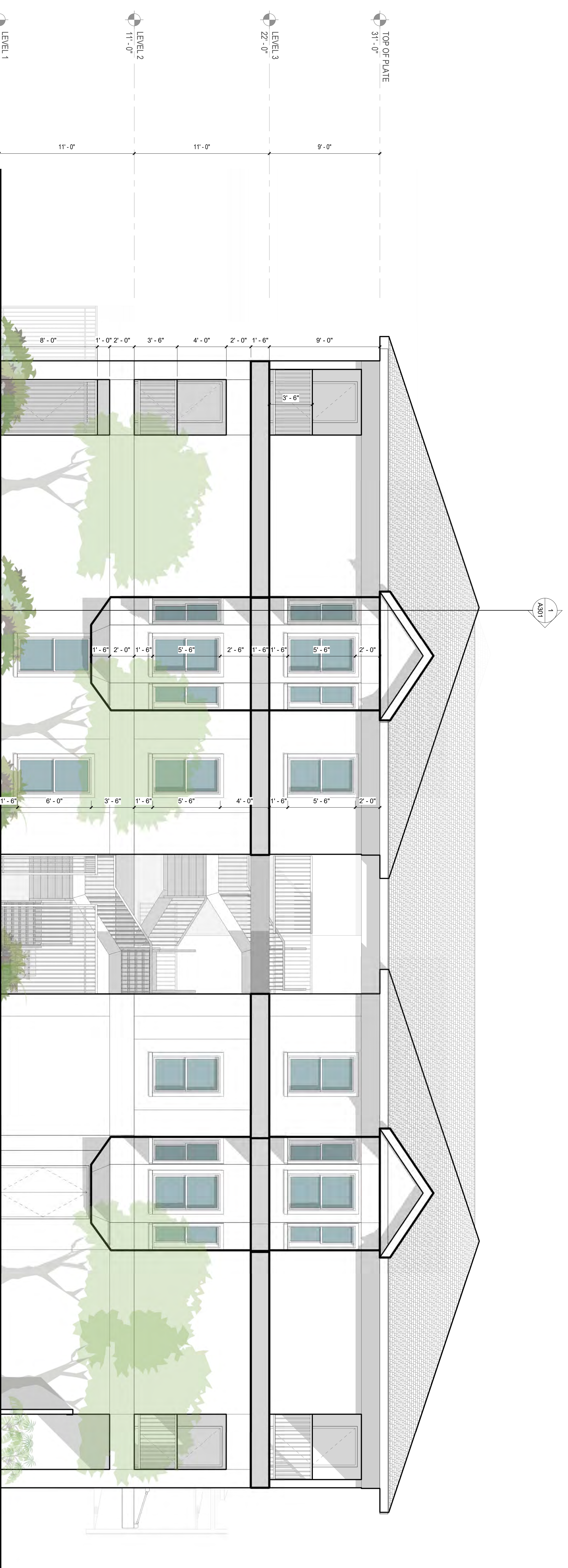
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**ELEVATIONS**

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**A201**





WEST BOLTON LANE

1 North  
A202 1/4" = 1'-0"



916 MLK BLVD.  
Savannah, GA 31415  
**HPC PART 1**

**916 MLK BLVD.**

CLIENT ADDRESS

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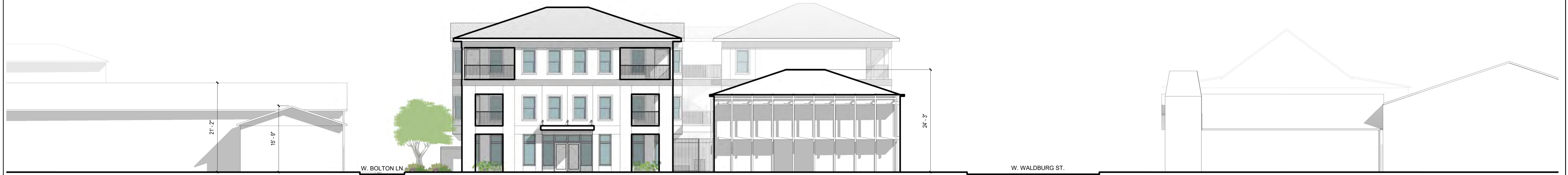
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**ELEVATIONS**

JOB NO. 2102  
DATE NOVEMBER 2, 2022  
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2 East  
A202 1/4" = 1'-0"

**A202**  
10/28/2022 11:22:59 AM





1 West - Context - MLK Boulevard  
A203 1" = 10'-0"

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**HPC PART 1**



2 South - Context - W. Waldburg Street  
A203 1" = 10'-0"

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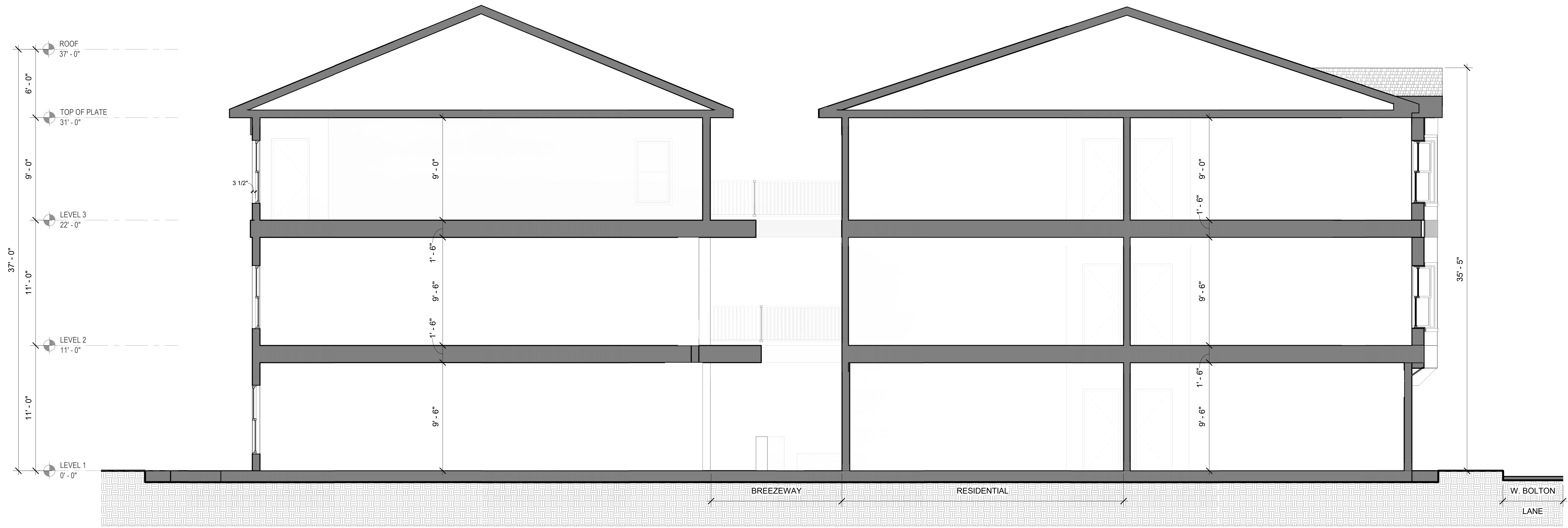
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**SITE CONTEXT**

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1 Building Section - East  
A301 1/4" = 1'-0"

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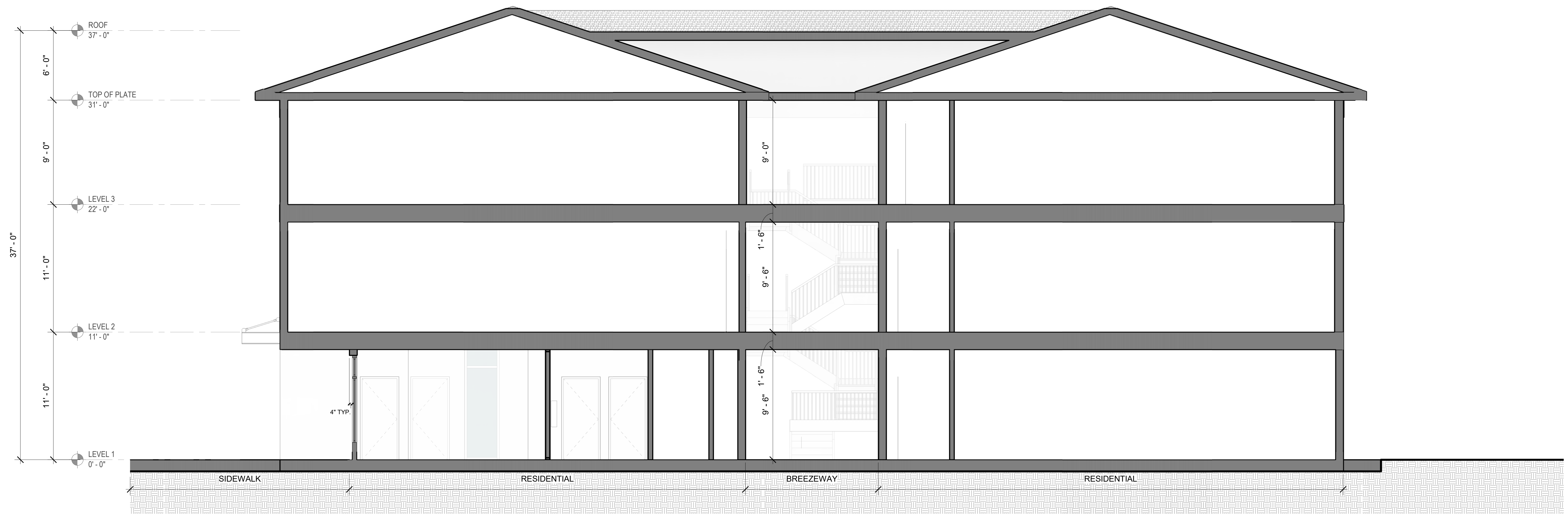
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**BUILDING SECTIONS**

Job No. 2109  
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2 Building Section - South  
A301 1/4" = 1'-0"

**A301**