

Gunn
Meyerhoff
Shay

architecture + urban development

© 2018



The Gateway Project

703 Louisville Road

The Gateway Project – Details:

- 255 market-rate apartment dwellings
- 6 and 7 stories in height
- Includes 2 parking levels with 357 spaces
 - more than the 1 space per dwelling required by RIP-D zoning
- ADA accessible
- 70% lot coverage
 - Less than the 75% maximum required by RIP-D zoning
- FEMA flood zone compliant
- Adds more than 4,100 Tree Quality Points
 - >20% greenspace
- Will meet or exceed all City development standards



The Gateway Project – Location:



The Gateway Project – Location:



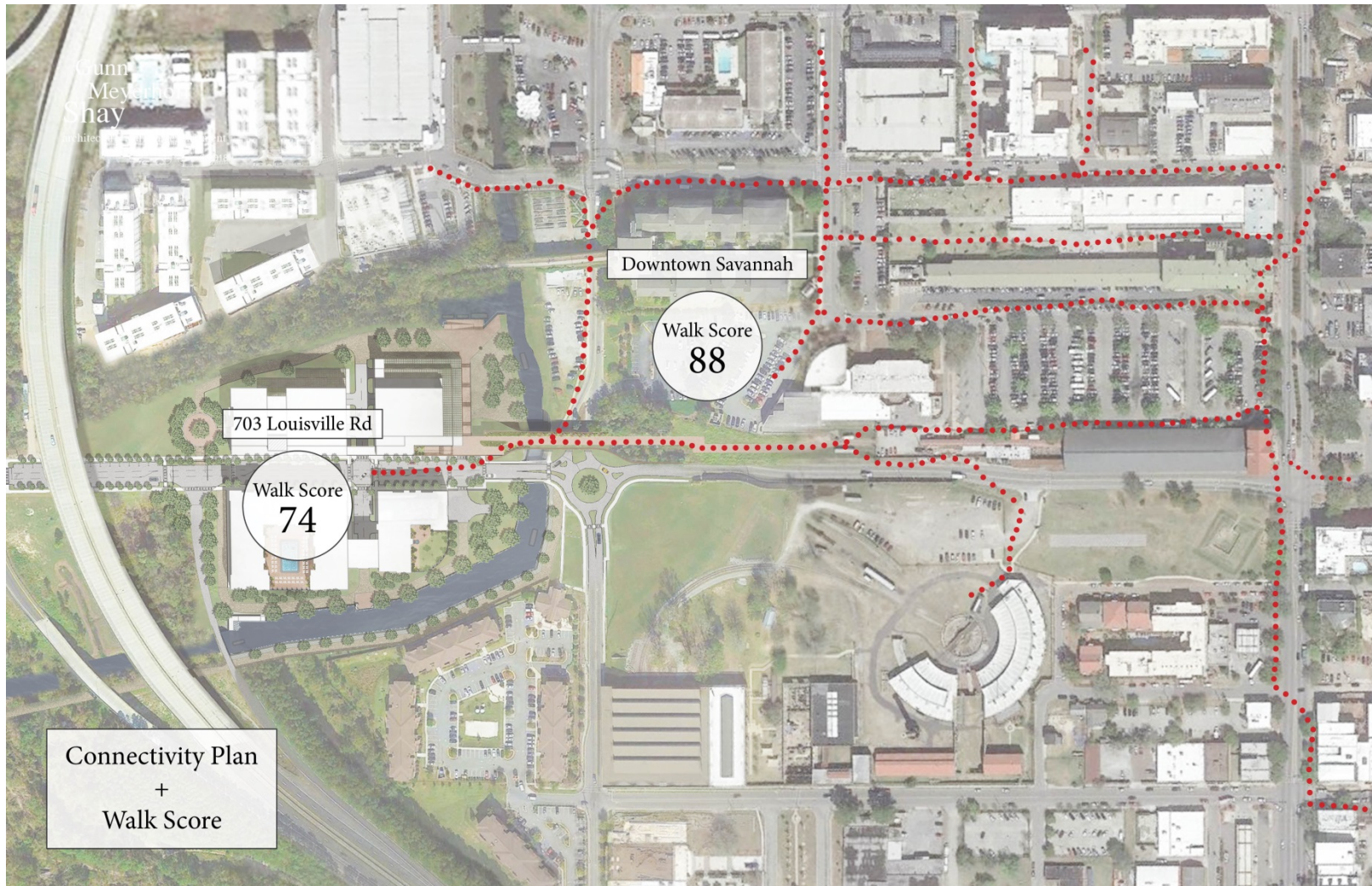
The Gateway Project – Key Features:

- Connectivity to Canal District Master Plan
- Connectivity to Historic Districts
- Enhancement of Louisville Road
- Alternative Mobility
- Not “Student-oriented Housing”
 - Number of Bedrooms / Beds per Dwelling
 - Number of off-street parking spaces per Bedroom
 - Unlikely to be removed from City tax rolls
- Improved Savannah-Ogeechee Canal
 - Beautified canal wall
 - Improved drainage



Portion of Canal District Master Plan circa 2016 by Sottile & Sottile

The Gateway Project – Connectivity:



CONNECTIVITY: excellent walk score, generous bicycle parking and a transit stop--plus the canal walkway that will connect to the Canal District when fully completed

The Gateway Project – Louisville Rd.:



Louisville Road will be improved to become a Complete Urban Street

The Gateway Project – Alternate Mobility:



CAT Bike Share



Regional Transit Center nearby

The Gateway Project – Improved Canal:

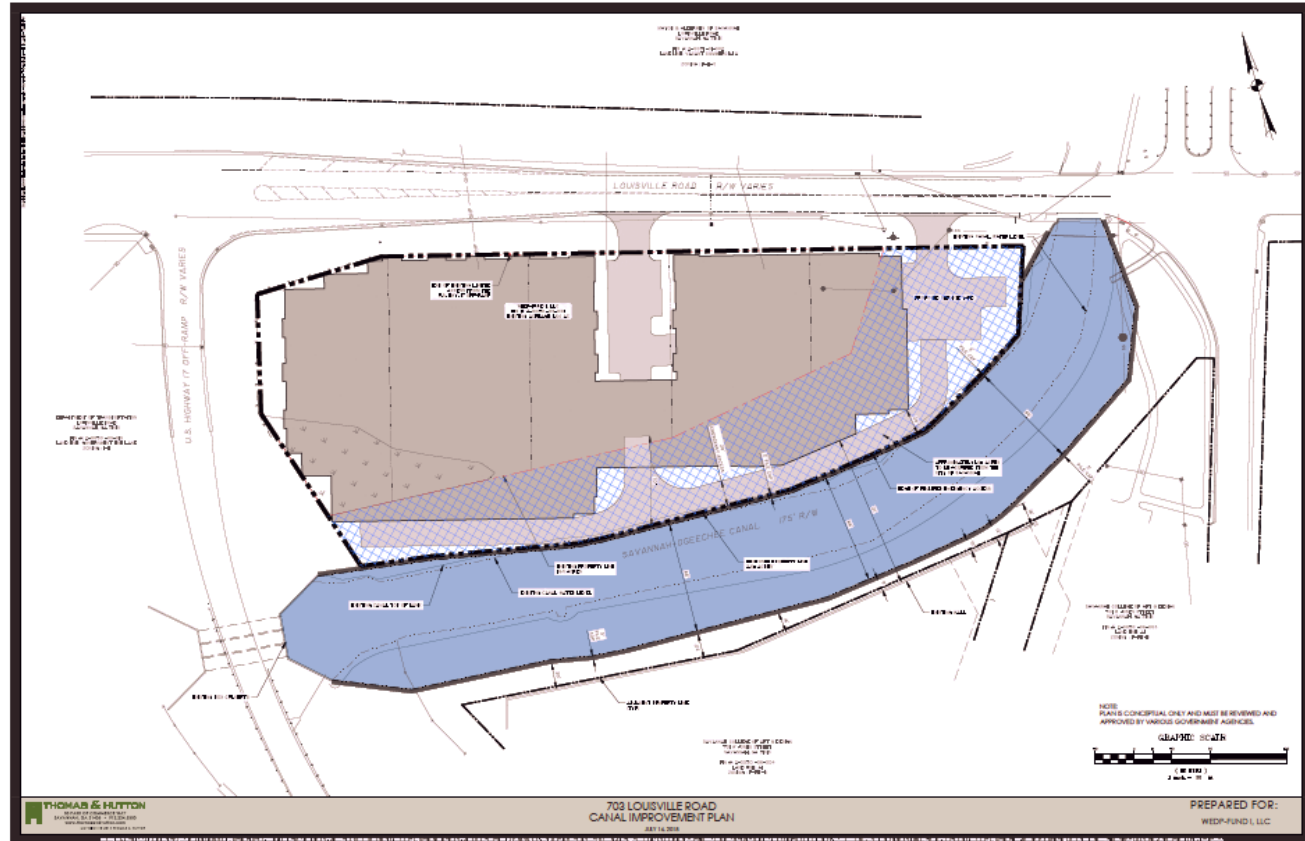


The Gateway Project will embrace the Savannah-Ogeechee Canal via a beautified canal wall and improved regional drainage

The Gateway Project – Development Agreement:

Development Agreement

- Approved by City Council 11/20/18
- WEDP to purchase surplus City land along Canal for FMV
- WEDP to contribute > \$1.5 million in improvements to the canal wall



The Gateway Project – Due Diligence:

- Hydrology Studies of Savannah-Ogeechee Canal
 - Engineering for Canal Wall
 - Site Plan
 - Geotechnical
 - Architectural / Design
 - Legal / Title
 - Wetlands Impacts
 - Cultural Resources
 - Environmental
 - Historic Preservation
- ➔ **RESULT: Closed on purchase of Property in April 2018**
Purchase Price = +/- \$ 3 million

The Gateway Project – Freight Depot:

- Building now vacant
- Originally constructed in 1929
- **Not protected by any local historic district or demolition restrictions**
- Site is not on the National Register of Historic Places
- Independent historical consultant Brockington and Associates concluded that the building had been altered so much that it was no longer NRHP eligible:
 - Building does not retain sufficient integrity to reflect its period of significance (1929-1966) to qualify it under Criterion A (significant events).
 - Property no longer retains integrity of setting, feeling, or association to qualify under Criterion C (architecture).

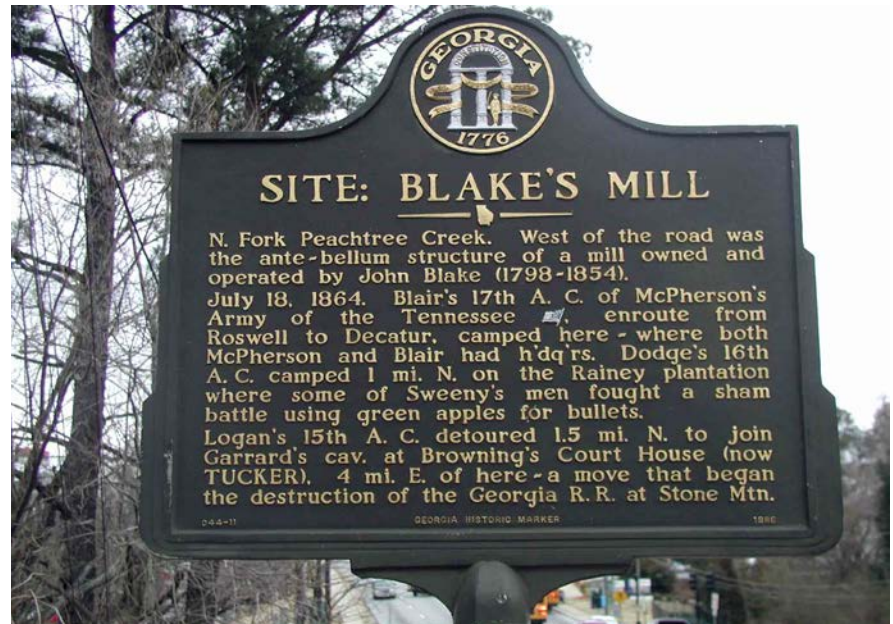


The Gateway Project – Freight Depot:



The Gateway Project – Mitigation Actions:

- Partial Deconstruction of building will allow re-use
- Salvaged elements, including the original sign, will be re-used by incorporation into the surrounding landscape design and the new building
- Photographic Archival
 - As requested by SHPO
- Measured drawings to be prepared by GMShay and furnished to the City Archives
 - As requested by MPC Staff
- Historical Marker to be erected to commemorate site
- Fully Compliant with National Historic Preservation Act
 - Approved by SHPO, U.S. Corps of Engineers, MPC Staff



The Gateway Project – Additional Actions:

- WEDP is willing to contribute to the documentation and preservation of the historic railroad viaduct dating from 1852
- WEDP will incorporate a “community room” into the Gateway Project
 - Will be made available to area community organizations
 - Will have projection/sound system
- As part of the Development Agreement with the City of Savannah, WEDP has agreed to spend a minimum of \$1,500,000 to improve the drainage in the canal, increasing the ability of the viaduct to be preserved.



[illegible]

Revised and updated site plan for The Gateway Project has been submitted to supersede the site plan for the student housing project approved in 2016.

The Gateway Project



The Gateway Project is leading the way for the future of Savannah's Canal District improvements with completion in 2020