

COASTAL EMPIRE FAIRGROUNDS
DEVELOPMENT PROJECT EVENT NO. 7911

INNOVATION LIVES HERE.

SUBMITTED BY:



P3 JOINT VENTURE GROUP

COASTAL EMPIRE
FAIRGROUNDS



How are the acres going to be used?

- 20.5 acres will be retained as a Nature Preserve as a conserved wetlands area with low-impact trails.
- 2.4 acres will be developed as a Central Park with landscaping, walkways, a fountain and off-street parking for citizens of all ages.
- 18.3 acres will be developed for active recreational purposes including multi-purpose playing fields, courts and an indoor recreation facility.
- 14.5 acres will be developed as residential / mixed use with about half of the dwellings designed for elderly residents and including a sustainable amount of neighborhood retail and office uses, and ample off-street parking.
- 6.2 acres will be developed as a Production Sound and Video Studios and Creative Exchange Network to provide employment and career development opportunities for area residents.
- the remaining ~11.4 acres will be developed as public streets and Rights-of-Way with sidewalks, tree lawns and on-street parking.

Coastal Empire Fairgrounds – Detailed Information

- **Recreation:**
 - ~18.3 Acres
 - (1) Indoor Youth Sports Facility at 75,000 sf
 - (4) Sports fields at 81,000 sf
 - (2) Basketball Courts
 - Community Gardens
 - Springfield Lake
- **Studios and Creative Career Development Center:**
 - ~6.2 Acres Includes:
 - Motion Picture Studios
 - (4) Sound Stages at ~20,000 sf each
 - Creative Exchange Network ~10,000 sf
 - eGaming
 - Animation
 - Entertainment Career Training
- **Housing:**
 - ~14.5 Acres
 - 400 Dwelling Units in single and multi-family homes including elderly housing
 - Includes mixed-use light commercial
 - Commercial/Food Oriented Retail and Residential
 - Police Sub-Station
- **Central Park:**
 - ~2.4 Acres
- **Wetlands and Nature Preserve**
 - ~20.5 Acres
- **Right of Way and Street Improvements**
 - ~11.4 Acres
- **Springfield Lake**
 - ~3 Acres

LAND USE	BOUNDARIES/ ACREAGE	OWNERSHIP/OPERATION
NATURE PRESERVE	20.5 ACRES	CITY OF SAVANNAH
PARK	2.4 ACRES	CITY OF SAVANNAH
RECREATION	18.3 ACRES	CITY / P3 - SPECTRA
RESIDENTIAL/ MIXED USE	14.5 ACRES	P3 – WHGROSS
STUDIO & CREATIVE EXCHANGE NETWORK	6.2 ACRES	P3-SPECTRA
PUBLIC STREETS & ROW	**11.4 ACRES	CITY OF SAVANNAH

**INCLUDES AREA OUTSIDE OF
BOUNDARIES



Coastal Empire Fairgrounds Master Plan in Context – **Boundaries / Acreage**



A tree-lined **West 62nd Street** would connect **Tatemville** to the **Central Park**

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