

Pink Zone Workshop

Presentation of Findings

12 October 2017

Lean Urbanism: Making Small Possible



A Lean Urbanism Pilot in Savannah

- ❖ Savannah is one of five national pilots for the Project for Lean Urbanism. The Savannah Development and Renewal Authority, with support from elected officials, municipal staff, nonprofits, and neighborhood leaders, is the project sponsor. A team from the Project for Lean Urbanism visited Savannah in October 2016 and August 2017.
- ❖ This week is the main workshop to establish an action plan and lean projects in two identified “Pink Zones” within the city.

What is a “Pink” or Lean Zone?

- ❖ A Pink Zone — an area where the red tape is lightened — is the focus for Lean strategies and improvements. It is an area where new protocols are pre-negotiated and experiments are conducted.
- ❖ Barriers to revitalisation and infill development will be identified, both those in zoning and building requirements and in process, and a strategy will be identified for reducing barriers, and de-risking development by small developers or individual property or home owners.

Two Pink Zones

Mongomery/MLK and Waters Ave.

Pink Zone Location 1



Pink Zone Location 2



Vacant Buildings and Parcels for Scenario Testing

Pink Zone Location 1



Pink Zone Location 2



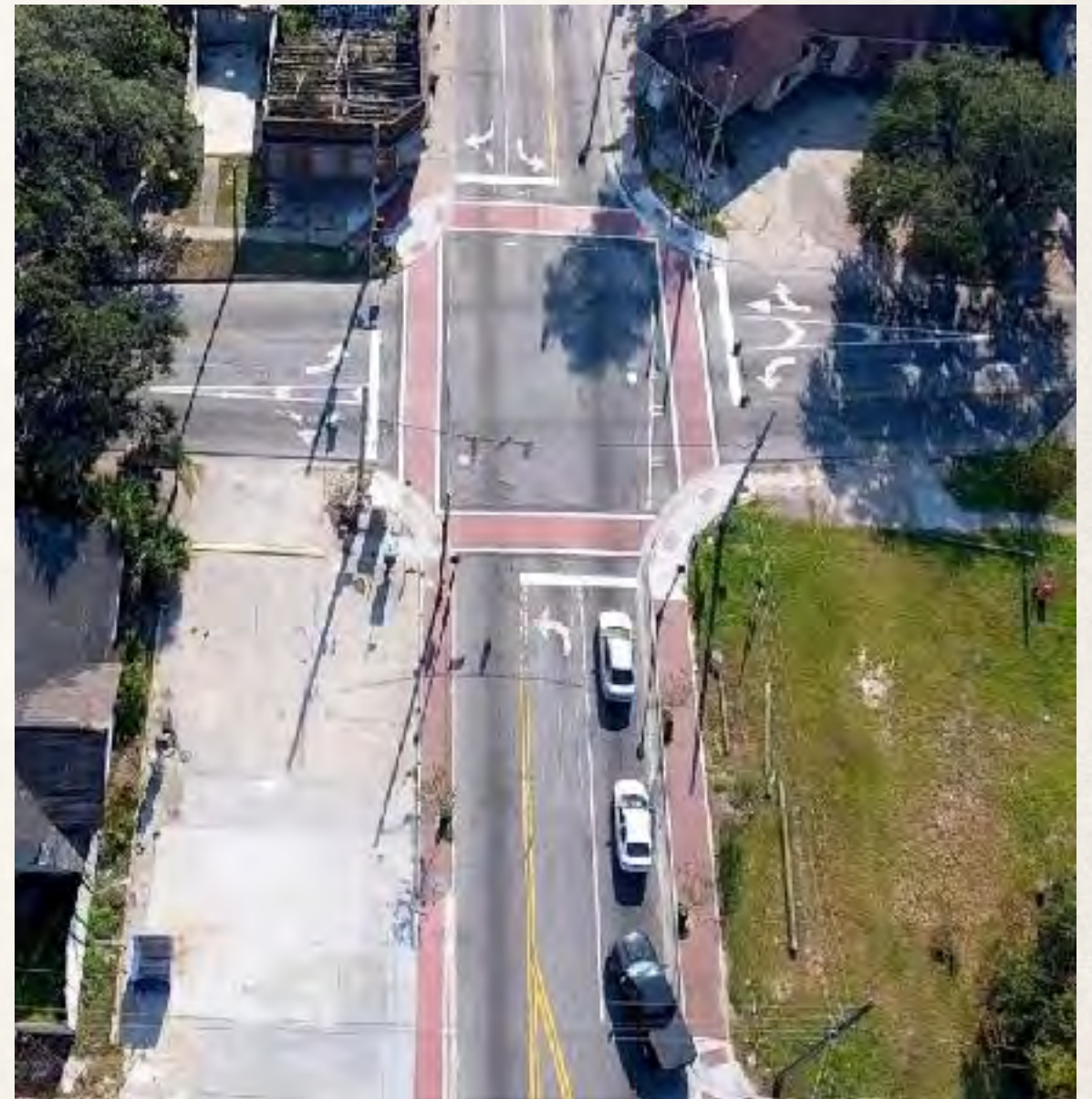
Investment in Pink Zone 1: Montgomery Police Precinct



Waters: City Owned Property in Pink Zone 2



Waters Ave. - - Recent Streetscape Improvements



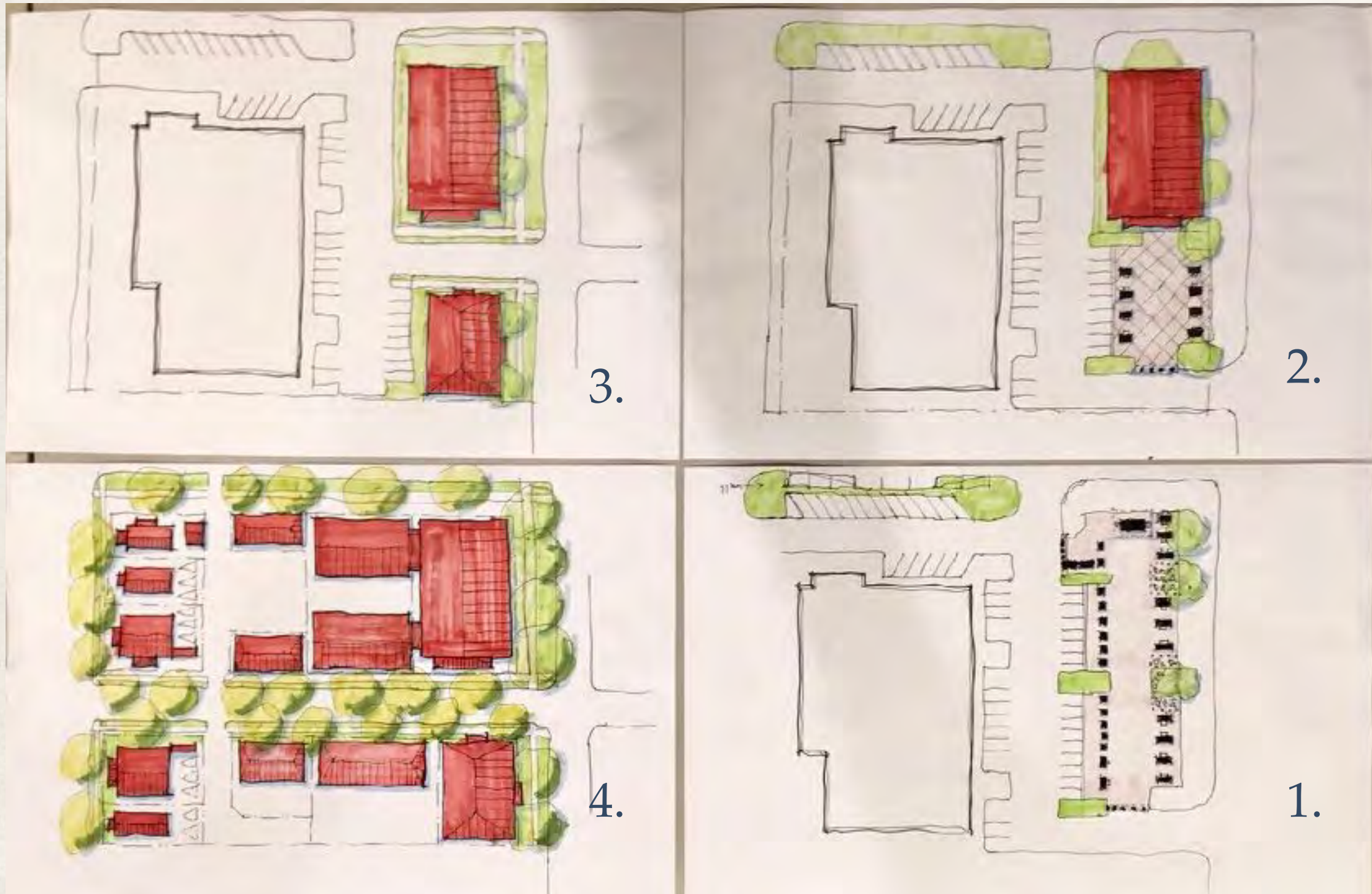
Potential Building Types/Uses in Pink Zones

- ❖ Single Story Commercial
- ❖ Single Family Detached
- ❖ Duplex (40', 45' 50' Frontage)
- ❖ Fourplex (50', 60', 65' Frontage)
- ❖ Carriage House
- ❖ Live-Work Unit
- ❖ Market Building
- ❖ Event Space

“Unregulating” Plan

- ❖ Test new uses in the Pink Zones per zoning, building and other permitting processes such as food and beverage licensing.
- ❖ Identify barriers and local precedents which may remove those barriers.
- ❖ These will form the basis of an “Unregulating Plan.”

Waters Avenue: Incremental Revitalisation of City Property



Vacant Restaurant on Waters Avenue



Waters Avenue: Possible Redevelopment of Three Parcels

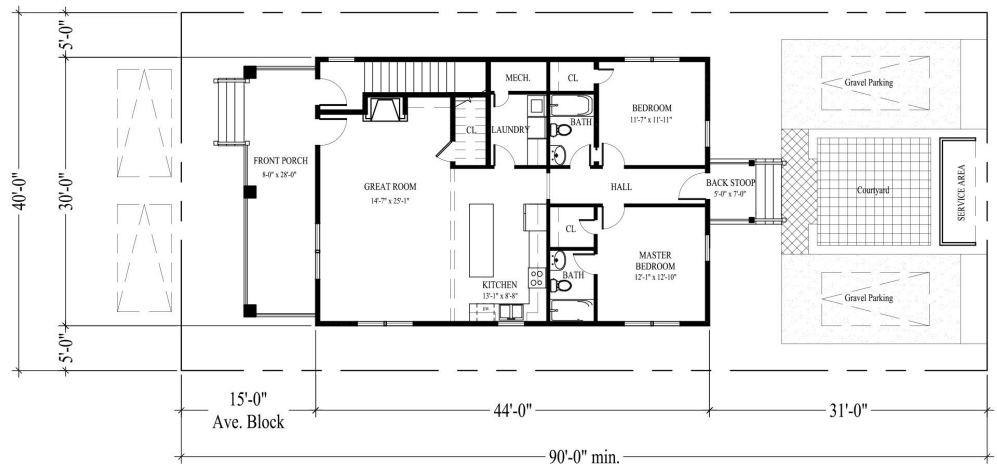


Testing the Process

- ❖ The team developed a number of viable, contextual and desirable building types that would fit into the Pink Zone parcels. These are building types currently found in these neighbourhoods. Examples follow.
- ❖ These were tested against both the existing zoning and the proposed new zoning ordinance (v.3).
- ❖ Where the buildings were not permitted, we looked for precedents elsewhere in Savannah that made them possible and applied them.

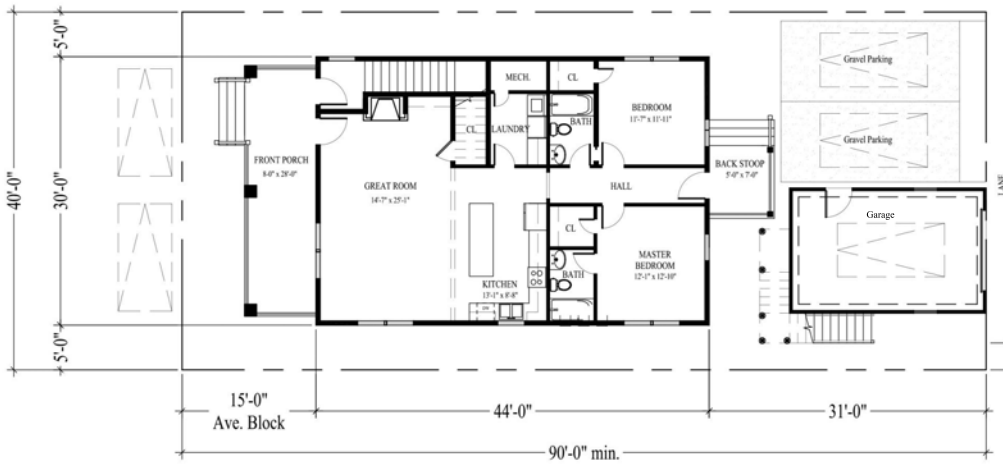
Duplex; 40 Foot Lot

40' Lot (Duplex)
Option 1: Open Parking



First Floor

40' Lot (Duplex)
Option 2: Carriage House



First Floor

40' Lot (Duplex)
Option 1: Open Parking

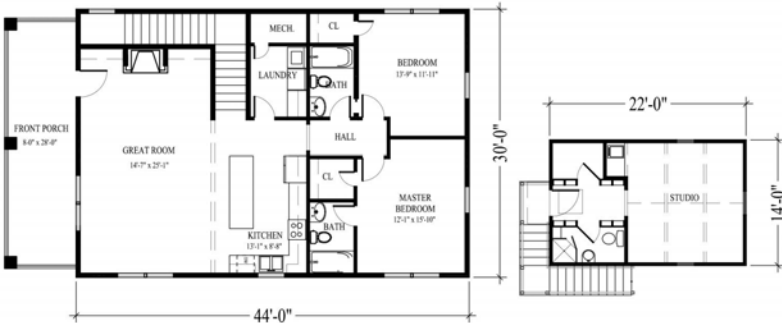


Second Floor



Front Elevation

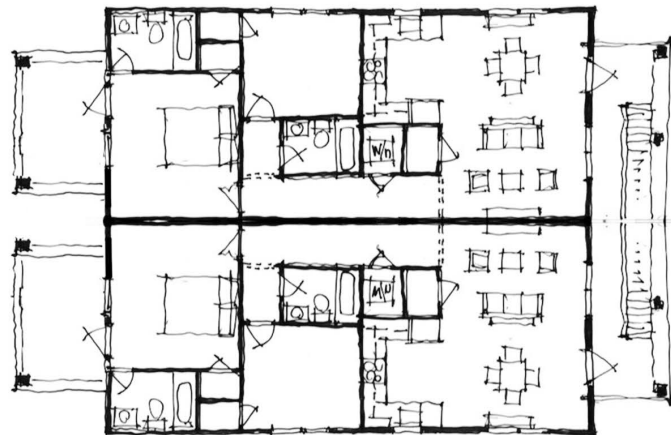
40' Lot (Duplex)
Option 2: Carriage House



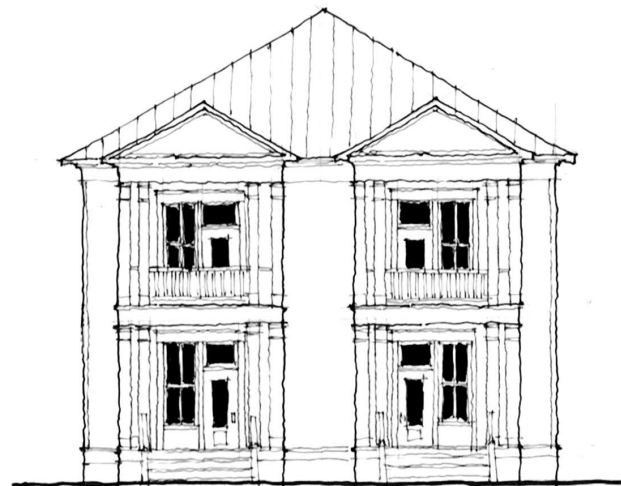
Second Floor

Four Plex, 50' Lot)

50' Lot (4 Plex)

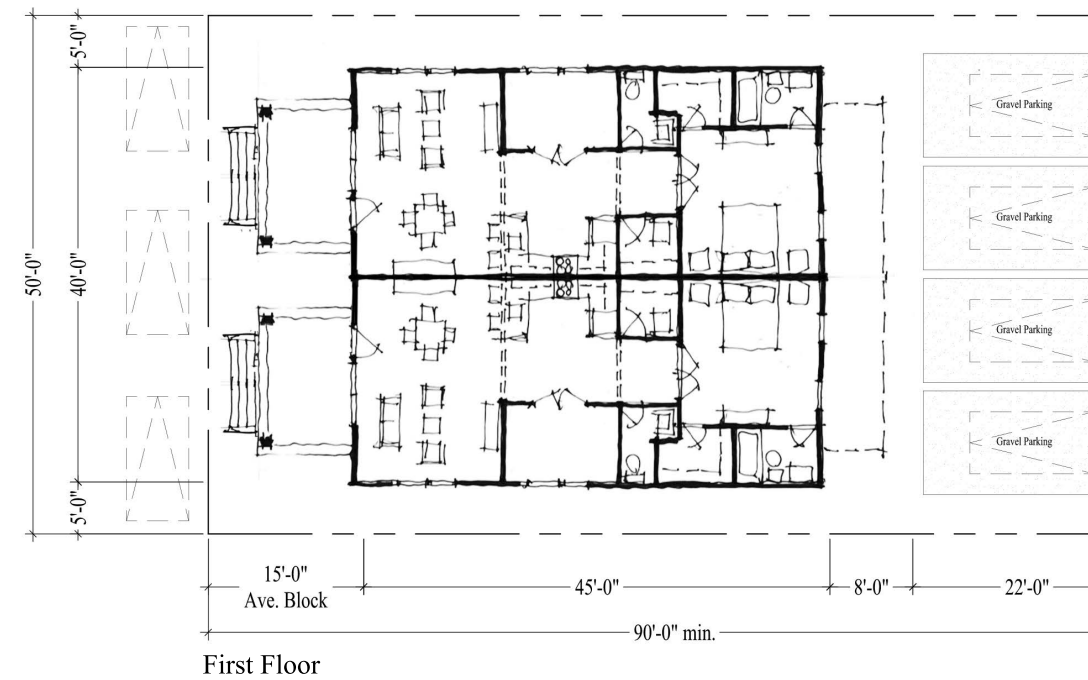


Second Floor



Front Elevation

50' Lot (4 Plex)



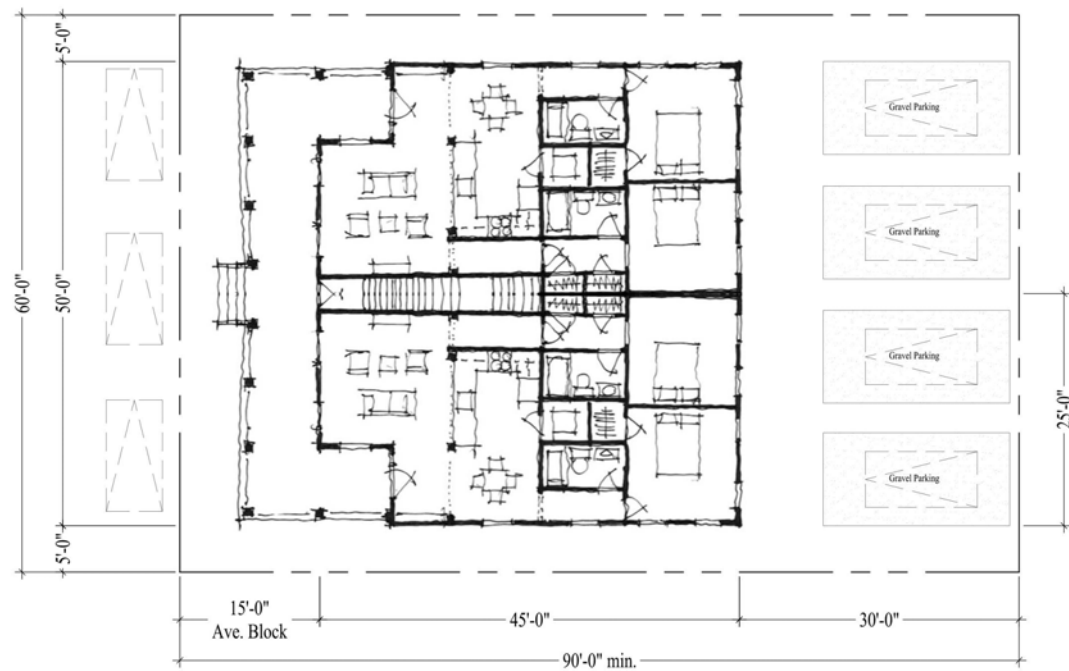
First Floor

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Four Plex, 60' Lot

60' Lot (4 Plex)

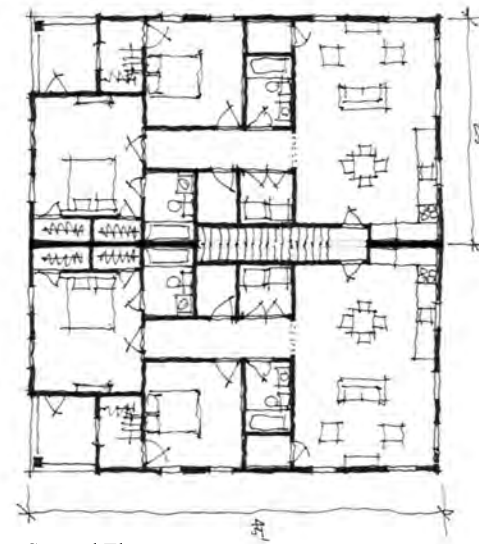


First Floor

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60' Lot (4 Plex)



Second Floor

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Front Elevation

Four Plex with Carriage House, 65' Lot

65' Lot (4 Plex)



Second Floor Floor



Third Floor Floor

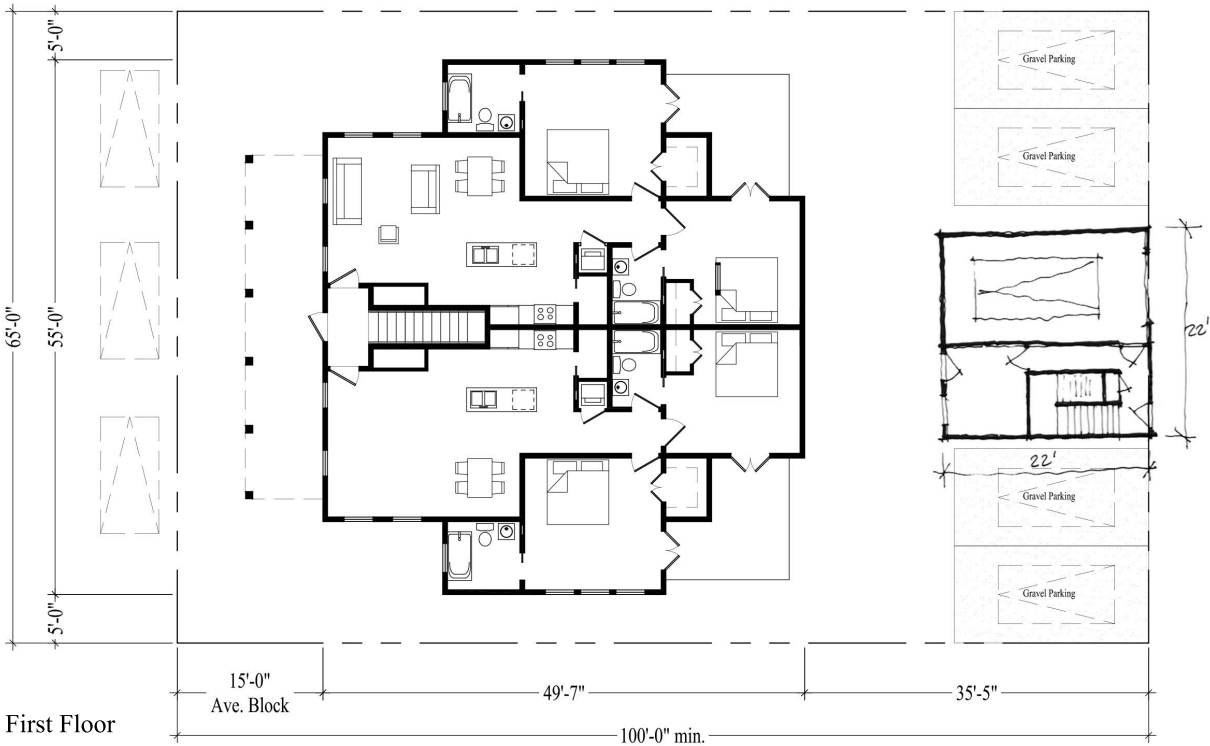


Front Elevation

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65' Lot (4 Plex)



First Floor

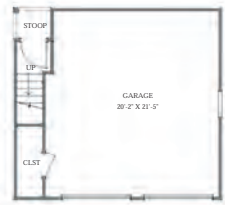
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Carriage Houses

180° URBAN DESIGN
+ Architecture

The Daisy



First Floor Plan
487 square feet



Second Floor Plan
469 square feet



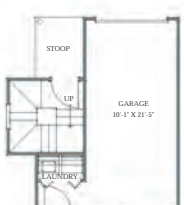
956 sq. ft.
1 bedrooms
1 baths
Basement: N
Width: 24'0"
Depth: 22'0"

This is an artist's rendering.
The final set of construction documents may have been updated from this conceptual plan. 180 Degrees Design Studio, LLC reserves the right to make any alterations.

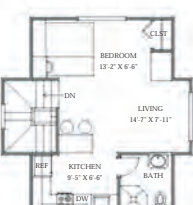
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180° URBAN DESIGN
+ Architecture

The Jil



First Floor Plan
319 square feet



Second Floor Plan
321 square feet



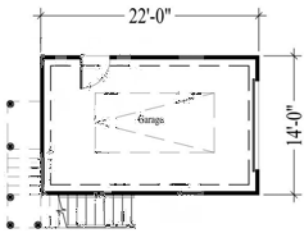
640 sq. ft.
1 bedrooms
1 baths
Basement: N
Width: 21'0"
Depth: 22'0"

This is an artist's rendering.
The final set of construction documents may have been updated from this conceptual plan. 180 Degrees Design Studio, LLC reserves the right to make any alterations.

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Carriage House 2

288 Sq.ft.
Living Area



First Floor



Second Floor



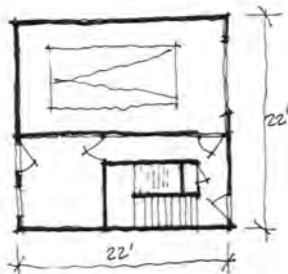
Elevation

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Carriage House 1

645 Sq.ft.
Living Area



First Floor



Second Floor



Elevation

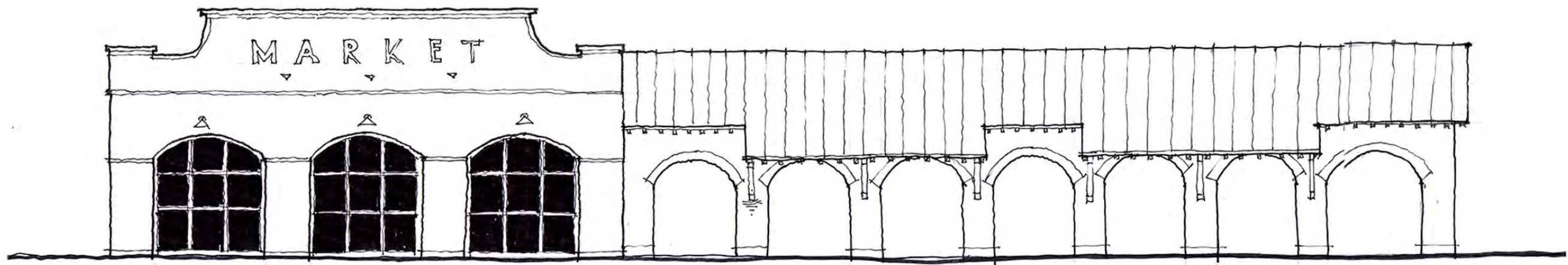
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Single Story Commercial Buildings



Market



Elevation

Barriers

- ❖ Restrictions on uses — Montgomery Corridor
- ❖ Parking Requirements in excess of other neighbourhoods
- ❖ Setbacks, especially side set backs for commercial corridors
- ❖ Frontage conditions vary, some are prohibitive
- ❖ Complexity: four different zoning conditions, multiple overlays
- ❖ Example analysis follows

THE PROJECT FOR LEAN URBANISM

SAVANNAH PILOT PROJECT

Montgomery Street Pink Zone

| TYPE | ZONING DISTRICT | BARRIER | PROPOSAL |
|--------------------|-----------------|--|--------------------------|
| 1 Story Commercial | TC-1 | Prohibited Use: Warehouse or Office Showroom; Flex Space | Remove restrictions |
| | | Building Setbacks: Side Yard (int.) = 10 (min) | Remove side yard setback |
| | TC-2 | Prohibited Use: Warehouse or Office Showroom; Flex Space | Remove restrictions |
| | | Building Setbacks: Side Yard (interior) = 10 (min) | Remove side yard setback |
| | TR-1 | Prohibited Use: Commercial | Remove restrictions |
| | | Lot Dimension: Lot Area / Lot Width (various restrictions) | Remove restrictions |
| | | Building Coverage (max): Two-family, Three & Four-Family = 40% All other housing types & uses = 50% | Remove restrictions |
| | | Building Setbacks: Front Yard = 5 (min); 10 (max) Side Yard (interior) = 5 (min) Side Yard (street) = 10 (min) Rear Yard = 20 (min) Front Access Easement = 5 (min) | Remove setbacks |
| | TN-2 | Prohibited Use: Commercial (various restrictions) | Remove restrictions |

THE PROJECT FOR LEAN URBANISM

SAVANNAH PILOT PROJECT

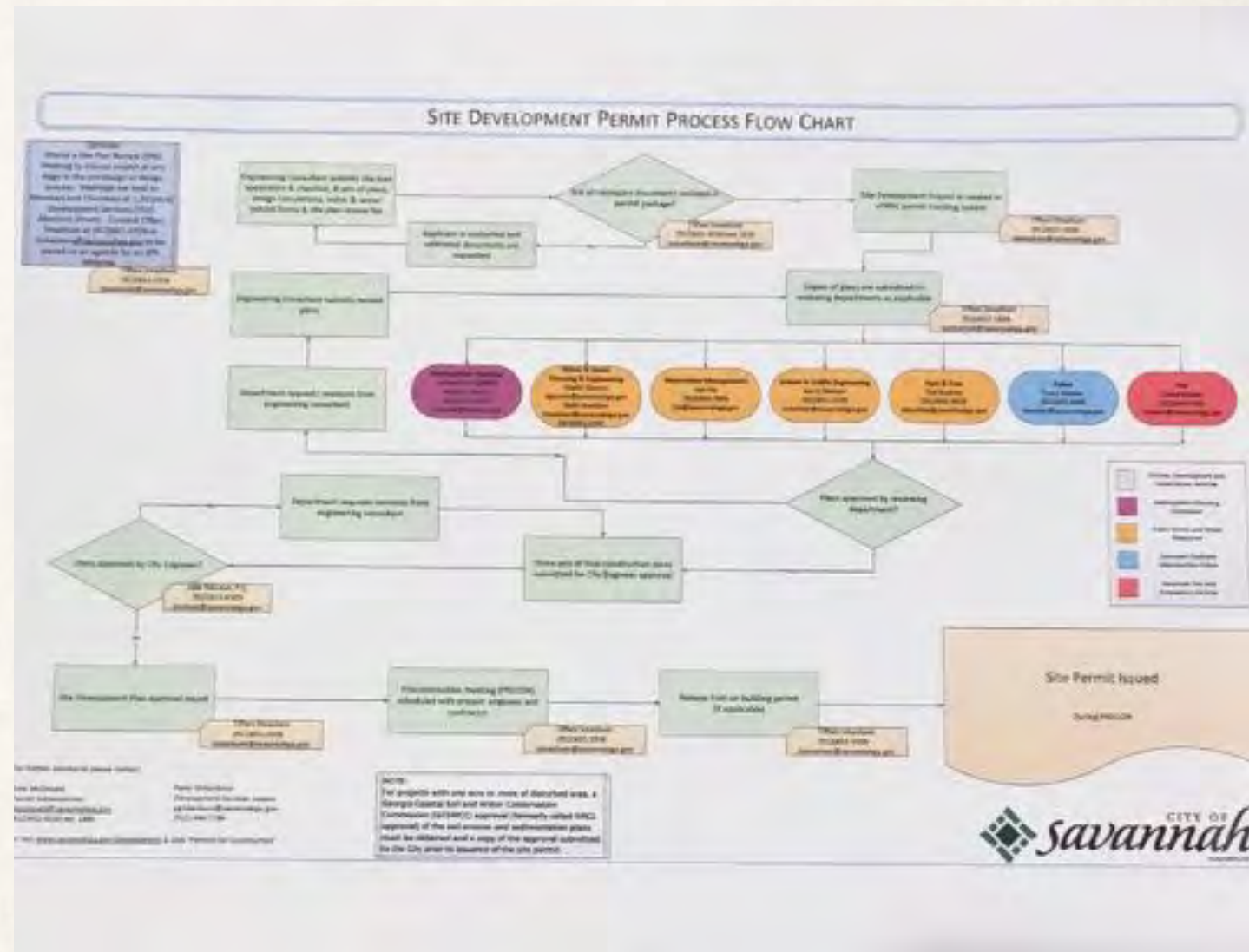
| TYPE | ZONING DISTRICT | BARRIER | PROPOSAL |
|------|---------------------------------------|---|--|
| | | Lot Dimension: Lot Area / Lot Width (various restrictions) | Remove restrictions |
| | | Building Coverage (max) = 60% | Remove restriction |
| | | Nonres. building footprint (max sf) = 2,500 | Remove restriction |
| | | Building Setbacks (blocks w/o contributing): Front Yard = 5 (min); 10 (max) Side Yard (interior) = 5 (min) Side Yard (street) = 10 (min) Rear Yard = 20 (min) From Access Easement = 5 (min) | Remove setbacks |
| | | Building Setbacks (blocks w/contributing): Front Yard = average of block face Side Yard (interior) = 3 (min) Side Yard (street) = average of block face Rear Yard = 20 (min) | Remove setbacks |
| | MLK - Montgomery Street Overlay | Permitted Use: Restrictions on Ground Floor | Remove restrictions |
| | | Prohibited Use: Soup Kitchen; Day Care; Flea Market; Package Store; Laundromat | Remove restrictions |
| | General Req | Site Plan Review is required | Remove requirement |
| | | Parking: Retail, General = 1 per 250sf | Utilize Victorian and Streetcar Parking Reductions |

Lean Code Overlay

- ❖ The proposed changes would be collated in to a Lean Code overlay for each Pink Zone, and adopted by Council.
- ❖ The Lean Code will define frontage conditions, maximum number of stories, access and servicing, and parking standards on and off street.
- ❖ The Lean Code would not restrict density or use, except for nuisance uses.
- ❖ The Lean Code shall be applicable to sites of up to four contiguous parcels. Larger sites will be subject to normal processes due to their greater impact.

Pre-Approved Building Types

- ❖ Precedent: Master Home Loan Approval Program
- ❖ Site Plan
- ❖ Plan Set for each type shown earlier
- ❖ Submit a few house types for pre-approval to test process, then submit plan book with site plan showing all possible types for subject parcels
- ❖ Will de-risk process for both developer and for lender/investor



Enterprise Zones

- ❖ Requirements: Development which creates 5 jobs, or increases land value 5 times is eligible for incentives.
- ❖ Fee Waiver
- ❖ Tax Abatement for up to 10 Years
- ❖ Explore extending these benefits to all small projects across the Pink Zone.

City Work Group

- ❖ A work team identified to facilitate revitalisation in the pink zone, including city departments.
- ❖ SDRA has championed the Lean project.
- ❖ A city coordinator to facilitate development proposals in the Pink Zone through review and permitting, including development review processes for fire safety, traffic engineering, sanitation, water and stormwater.
- ❖ The Project for Lean Urbanism will continue to mentor the project.