



Office of the Clerk of Council Savannah, Georgia

DYANNE C. REESE, MMC

August 26, 2011

Tiras Petrea
Zoning Inspector
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I, Sandy L. Brown, Assistant to Dyanne C. Reese, Clerk of Council for The Mayor and Aldermen of the City of Savannah, do hereby certify this to be a true copy of, the City of Savannah's Council Meeting Minutes from June 5, 1986, April 5, 1990, and May 26, 1994 and; a copy of the Urban Renewal Plan for Broughton Street Redevelopment Project adopted by the Mayor and Alderman.

Signed and sealed,
August 26, 2011

A handwritten signature in cursive script, appearing to read "S. Brown", is written over a horizontal line.

Sandy L. Brown, Assistant to Clerk of Council
Acting City Clerk
Dyanne C. Reese, Clerk of Council
City of Savannah



URBAN RENEWAL PLAN
for the
BROUGHTON STREET REDEVELOPMENT PROJECT

A workable program for utilizing private and public resources
as specified under Title 36, Chapter 61, Urban Redevelopment
Law, Code of Georgia

City of Savannah, Georgia

May, 1986

City of Savannah, Georgia

Mayor
John P. Rousakis

Aldermen

Leo Center
H. C. Morrison
Brooks Stillwell
Floyd Adams, Jr.

Walter Corish, Jr.
Robert Robinson
Otis Johnson
George Zettler

City Manager
Arthur A. Mendonsa

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INTRODUCTION

Under Title 36, Chapter 61, Urban Redevelopment Law, of the Code of Georgia, the City of Savannah may designate an urban redevelopment area where there exists an area

"...in which there is a predominance of buildings, or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence;...existence of conditions which endanger life or property by fire or other causes;...by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures; deterioration of site or other improvements; or any combination of such factors substantially impairs or arrests the sound growth of a municipality or county...or constitutes an economic or social liability..."

The purpose of this document is to submit findings and declare the necessity of designating an urban redevelopment area for the Broughton Street Redevelopment project. The project boundaries are the center lines of the following streets:

- o North - Congress Street
- o South - State Street
- o East - East Broad Street
- o West - West Broad Street

Further, this document presents a plan for redevelopment improvements and rehabilitation to be carried out in the urban redevelopment area and the plan's relationship to defined local objectives.

GOALS, OBJECTIVES AND STRATEGY

The goal of the City of Savannah in the redevelopment of the Broughton Street area is:

"to designate the Broughton Street Redevelopment Area as an 'urban redevelopment area', under Chapter 61, Urban Redevelopment Law, of the Code of Georgia, Annotated, and to afford private enterprise the maximum opportunity, consistent with the sound needs of the community, to rehabilitate or redevelop the project area."

Urban Partners has completed the Market Study and Redevelopment Plan for Broughton Street. The comprehensive analysis and redevelopment plan has been presented to and endorsed by the Broughton Street Task Force.

Findings of the market study indicate that Broughton Street is not capturing its potential fair share of retail sales and, further, has been steadily losing market share since construction of the Oglethorpe Mall. Broughton Street's potential fair share of retail sales is \$104 million as opposed to the actual sales of \$35 million. The study suggest that retail sales could be increased not only by drawing new shoppers from the city as a whole but by capturing a greater portion and range of expenditures from downtown workers and residents of the low and moderate income areas around downtown.

Although Broughton Street would not achieve 100% of the fair share projection, the analysis does suggest that there are potential opportunities to increase retail sales. The market survey also confirms the merchants' opinion that, if Broughton Street is to generate increased sales, it is necessary to enrich the variety of merchandise offerings. New stores whose merchandise fills existing gaps in the retail market need to be attracted to the street. These new stores should be those with the greatest potential of capturing new customers.

To increase Broughton Street's ability to capture more retail sales, the City of Savannah is committed to these objectives:

- o assist in the redevelopment of the Broughton Street area through low interest loans for site acquisition/improvements to private enterprise,
- o allocate City resources for capital improvement projects for streetscape, facade or other physical improvements that will enhance the success of the Broughton Street Redevelopment Area, and

- o prepare a "workable" urban redevelopment plan as provided by Georgia Urban Redevelopment Law that will grant the City of Savannah certain urban redevelopment powers of acquisition, leasing and financing.

A redevelopment strategy has been prepared to implement the City of Savannah's goals and objectives for the Broughton Redevelopment Project. The City of Savannah will use the following activities to accomplish its goals and objectives in the urban redevelopment area:

- o Redevelopment of Major Buildings
- o Facade Rennovations
- o Street Lighting Improvements
- o Tree Replacement
- o Establishment of a Management Organization

SUMMARY OF CURRENT CONDITIONS, NEEDS AND
PROBLEM IDENTIFICATION

Land Use and Zoning

The Broughton Street redevelopment area contains the traditional land use pattern found in the downtown commercial area of most cities. A concentration of governmental agencies, financial institutions, office complexes, service industries, cultural amenities and retail establishments dominate the area. Graphically, this is shown in Illustration A, Existing Land Use and Zoning, Broughton Street Redevelopment Area.

A majority of the retail establishments in the redevelopment area front along both sides of Broughton Street. Along the eastern end of Broughton Street are residential land uses, generally of medium density.

Zoning for the redevelopment area includes three classifications of districts: Central-Business (BC-1), General-Business (B-G), and Residential, Medium Density (RIP-A). Specific allowable uses by zoning district are presented in the appendix.

The Central-Business district accounts for two-thirds, or 67%, of the redevelopment area, while General-Business and Residential, Medium Density represent 5% and 28%, respectively. Approximately 95% of the existing land use is compatible with the zoning ordinance. The exceptions are on the eastern end of the Broughton Street redevelopment area as shown in Illustration A. There are some commercial establishments in the Residential, Medium Density district. This area is in transition with the newest development having a residential character.

The historic nature of the area is important. The entire redevelopment area is included in the Historic District Zoning Ordinance. In effect, a second layer of land development regulations is utilized to enhance the quality of change. The Historic District zoning regulations are presented in the appendix.

The Historic District regulations preserve and protect the historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares and neighborhoods of the historic areas. The regulations for both the zoning districts and the Historic Zone shall

apply. Whenever there is conflict between the regulations of the zoning district and the regulations of the Historic Zone, the more restrictive shall prevail.

Specific administrative procedures, allowable uses and historic preservation considerations are in the Zoning Ordinance for the City of Savannah, Georgia.

Sidewalks

There are 24 sidewalk segments in the redevelopment area, all of which are in excellent condition. Sidewalk conditions are monitored on a monthly basis by the City of Savannah, and problems are reported to appropriate City departments.

Environment Conditions/Public Services

No environmental or public service problems exist within the project area. A review of the environmental conditions and provision of public services is described below.

- o Storm Drainage - No flooding runoff or standing water problems occur within the project area during or after heavy rainfall. Storm water is discharged through removable grates and proper maintenance is performed by the City of Savannah's Facilities Maintenance Bureau.
- o Electric Power - Adequately provided by Savannah Electric and Power.
- o Natural Gas - Service is maintained by the Savannah/Atlanta Gas Company.
- o Water Supply - Delivered by the City of Savannah's Water Department.
- o Sanitary Sewers - These adequately serve the project area and are maintained by the City of Savannah.
- o Street Lighting - Street lighting along Broughton Street from Lincoln Street to Montgomery Street is provided by the City of Savannah. Lighting from

Lincoln to East Broad Street and Montgomery to West Broad Street, as well as lighting on the inner collectors streets and arteries, is provided by Savannah Electric and Power Company (SEPCO). Lighting conditions are monitored semi-monthly by the City of Savannah, and problems are reported to SEPCO and the City's Traffic Engineering Department. There have been no extensive SEPCO-maintained light outages in the area; however, there have been periodic outages of the Broughton Street ornamental lights maintained by the City of Savannah. The City is undertaking a lighting survey to determine if the lighting level in the area is adequate.

Traffic Control

The Broughton Street redevelopment site is comprised of a 12-block area, bounded on the east and west by two major north-south arteries and on the north and south by east-west collector streets. Congress Street, the northern boundary, and the southern boundary, State Street, are approximately 25 feet wide. These streets, along with inner north-south collector streets, accommodate traffic flowing from major downtown arteries. The eastern boundary of the redevelopment area is East Broad Street which is a four-lane artery approximately 48 feet wide. West Broad Street, the western boundary, is approximately 72 feet wide and accommodates six lanes of north-south traffic.

Parking

According to parking space and curb surveys conducted by the Metropolitan Planning Commission (MPC) and the City's Traffic Engineering Department, there are approximately 140 unregulated and 40 regulated parking spaces within the redevelopment area. It is estimated that approximately 24 parking spaces will be gained upon the completion of the Downtown Transit Loop system which began operation on March 31, 1986.

The City is also constructing a 470-space parking garage at Drayton and State Streets, in the southeastern portion of the redevelopment area. Plans are also underway for another parking garage immediately southwest of the area, as well as the addition of approximately 133 parking spaces to the Park and Shop Garage located north of the redevelopment site. Through comprehensive management and new construction, the City projects the addition of approximately 1,100 parking spaces in and around the Broughton Street Redevelopment Area.

Architectural and Historical Significance

Broughton Street and the surrounding project area were laid out by James Oglethorpe as a part of the original town plan. Broughton Street was named after Lord Broughton, a patron of the Georgia colony. The street appears to have started as a residential street and gradually shifted to commercial uses during the first half of the nineteenth century. Its major growth, however, occurred during the second half of the nineteenth century. Most of the existing buildings date from the Victorian period, 1850-1910. By the first half of the twentieth century, Broughton Street was the undisputed commercial center of Savannah, a typical bustling American "main street". This century has seen relatively little new construction on Broughton Street or in the greater project area. During the 1920's, some shops were modernized in the Art Moderne style. The depression and World War II limited commercial construction. After the war, Broughton Street went into decline. A major effort was made to modernize facades during the 1950's. The limited 20th century in-fill construction includes the county courthouse complex at Broughton and West Broad Streets, the Trust Company Bank complex and the former J.C. Penney building at Broughton and Bull Streets, the Great Southern Federal bank building at Broughton and Drayton Streets and the Maas Brothers building at Broughton and Abercorn Streets.

Although predominately commercial in use, Broughton Street can be divided into smaller special use areas. Historically, the heart of the commercial district has been around Broughton and Bull Streets. As one moves east or west from this sub-area, the buildings become generally smaller and have less architectural details. The east end of the project area has remained largely residential and, consequently, suffered fewer architectural modifications. The appearance of the west end is dominated by the county courthouse complex.

Today the project area presents a mixed appearance with details from architectural styles spanning a 120 year period. Consequently, Broughton Street and its environs cannot be "restored" to any one era. Rehabilitation work must respect the mixture which has evolved through time and use. The architectural and historic significance of the area lies in this vibrant mixture which reflects the past and on-going life and use of the area.

Structural Conditions and Deficiencies

There are presently two hundred and twenty-five (225) structures within the defined Broughton Street Redevelopment Area. Each structure was graded using the condition standards as outlined in

Table I, Structural Condition Standards, Broughton Street Redevelopment. This evaluation process was accomplished through a "windshield survey" rather than a more detailed and costly engineering or architectural approach. The survey is presented in Illustration B, Existing Structural Conditions, Broughton Street Redevelopment Area. Structurally speaking, a majority, seventy percent of the buildings are in standard condition. Twenty-seven percent have minor problems and the remaining three percent have moderate problems. Such findings appear to be contradictory to what would be expected for an area designated for redevelopment; however, other conditions contribute to the area's blighted circumstance.

A significant number of structures remain vacant or underutilized; Broughton Street stores are continuing to go out of business or to relocate to other shopping areas. An inventory of vacant buildings is included in the appendix, Illustration C. Individually, as in the old J. C. Penney building, and collectively, this situation indicates a blighted economic condition. This economic blight has a severe impact on the commercial viability of the street. This is particularly true of large buildings such as the Penney's or Hogan building because each one encompasses a half-block. Consequently, the street appears abandoned and is unattractive to potential businesses.

While the commercial structures are generally in good physical condition, the facades have little identity and give the street an unattended, run-down appearance. This has been documented by the Broughton Street Facade Improvement Study, Bush & Co., Architects. The unattractive and neglected appearance of the buildings discourages shoppers and new business investment, thus contributing to the economic blight of the area.

All together, the beginning physical deterioration, the neglected facades and the extensive vacant space cause the existence and the perception of blight which individual owners and merchants on the street have not been able to overcome.

These three conditions of blight have been combined into an index by which individual buildings were evaluated. The index is as follows:

<u>Physical Blight</u>	<u>Index Score</u>
- General Condition of Building	
Standard	0
Minor Problem	1
Moderate Problem	2
- Facade Condition	
No problem	0
Minor Facade Problems	1
Significant Facade Problems	2

Economic Blight

Index Score

Not Vacant	0
Vacant, under 25,000 sq. ft.	2
Vacant, over 50% of block or over 25,000 sq. ft.	5

Only the target area of Broughton Street, rather than the entire proposed redevelopment area was rated because this area is viewed as the most critical part of the redevelopment district. The ratings may be applied to the remaining area at a later date if needed and if funds become available.

Structures with the highest index scores (4 to 9), located in the Broughton Street Retail shopping district area and, consequently, those that may require public intervention are:

Building Identification

Index Score

322 Broughton(formerly Dubouse & Davis)	9
1 E. Broughton(formerly J. C. Penny)	7
226 E. Broughton(formerly Weis Theater)	6.5
204-206 W. Broughton	6
310 W. Broughton(formerly Lovetts)	5.5
113 W. Broughton(formerly H. L. Greens)	5.5
424 W. Broughton	5
321-325 W. Broughton	5
112 E. Broughton	4.5
107-123 E. Broughton(Old Marshall House Hotel)	4
209 W. Broughton	4

Refer to the appendix (Table I-A) for a complete listing of index scores.

Ownership and Assessed Values of Properties

There are 311 parcels of land within the boundaries of the Broughton Street Redevelopment Area. In the appendix, Table I-B, Property Ownership and Assessed Values, Broughton Street Redevelopment Area, identifies each of the parcels by address, owner's name and address, tax value assessment, total appraised value and a brief property description. This information is as of February, 1986. The total appraised value for all properties in the defined area is \$64,607,780; however, it should be noted that the Chatham County Courthouse Complex is included in this figure and represents \$25,848,250. Therefore, when the courthouse is deducted, the appraised value of property in the redevelopment area is \$38,759,530. The total tax assessment value is \$25,844,112 which includes the Courthouse Complex. By removing the courthouse assessment value of \$10,339,300, a more representative value of \$15,504,782 is established for the redevelopment area.

URBAN REDEVELOPMENT PLAN

Project Cost

The redevelopment plan proposes revitalization of the project area, with particular emphasis on the commercial structures facing Broughton Street. In support of this purpose, the City of Savannah will undertake a four part strategy. The four areas of emphasis are:

1. improvement of the public physical facilities
2. renovation of building facades
3. improved marketing through joint, organized efforts of the merchants and property owners
4. redevelopment of empty or deteriorated major buildings

The cost of the entire undertaking is substantial, requiring large commitments from both public and private sectors. The City will commit a total of \$1.4 million to undertake the redevelopment activities.

Financing and Redevelopment Tools

The City of Savannah has developed a package of tools designed to make redevelopment of the project area feasible.

Street Lighting Improvements:

To encourage private participation in the redevelopment project and to improve the public's perception of the Broughton Street environs as a viable shopping area, a study of the lighting conditions on Broughton Street will be undertaken by the City. The study will develop criteria and recommendations for lighting improvements. Implementation of the recommendations is scheduled to begin in the fall of 1986 and to be completed by the spring of 1987.

Tree Replacement:

Many of the existing street trees either obscure the building facades or are diseased. These trees will be removed and replaced by vegetation with a less dense growth pattern and greater urban adaptability. In addition, deteriorating planter boxes will be removed and replaced with in-ground planting or more durable planter boxes, depending on basement locations.

Facade Renovation:

The City of Savannah will provide loans to owners in the project area. Terms and details of the facade improvement loan program will be determined at a later date.

Design Guidelines:

Any physical improvements made to the structures in the project area shall conform to the following guidelines:

- o Historic District & Sign Zoning Ordinances
- o City of Savannah's Broughton Street Facade Restoration Plan
- o Secretary of the Interior's Standards for Rehabilitation

Redevelopment of Major Buildings:

There are three major properties which are recommended for retenanting and redevelopment for retail shopping goods. These are the former J. C. Penney store, the Old Marshall House Hotel on the south side of the 100 block of East Broughton and the Weis Theater Building on the 200 block on the north side of East Broughton. The first two would be renovated and retenanted; the third may require new construction in combination with some renovation and retenanting.

These properties may require a new developer or joint venture developer with existing property owners. The City is prepared to provide gap financing for the redevelopment of these properties, if the necessity is clearly demonstrated by the developers.

Acquisition:

Properties may be selected for acquisition and redevelopment by the City. The criteria of selection are:

- o degree of physical and/or economic blight
- o strategic location of property
- o impact of redevelopment on overall project
- o inability and/or unwillingness of property owners to participate in redevelopment
- o necessity to amass a site large enough for proposed redevelopment.

Properties identified for possible public acquisition are:

- o J. C. Penney Building - 1 East Broughton St.
- o Old Marshall House Hotel Building- 107-110 East Broughton St.
- o Weis Theater Building - 206 East Broughton St.

Other properties may also be acquired if the acquisition is determined to be necessary for the Broughton Street redevelopment project and the above criteria are met.

Management Organization:

In order to carry out the recommended plan, the City recommends the creation of a non-profit corporation which would represent the property owners, tenants and the City. This non-profit development corporation would have the responsibility for carrying out the common operating programs of advertising, promotion, maintenance and security. In addition, the non-profit corporation would be responsible for establishing a common leasing program for all space to be retenanted.

Land Use Provisions:

Land uses permitted in the redevelopment area are as follows:

Broughton Street

	<u>Preferred</u>	<u>Permitted</u>	<u>Not Allowed</u>
A. Retail District (Lincoln-Whitaker) First Floor	Retail	Retail, restaurants, lobbies for offices or residences above, banks	Office, residential, parking lots, all items listed below in <u>Other</u> <u>Restrictions</u>
Upper Floors	Retail, offices	Retail, offices, residences, banks, service	Parking, items listed in <u>Other</u> <u>Restrictions</u>
B. Office Support District (Whitaker- Barnard) First Floor	Service, retail	Service, retail, lobbies for offices or residences, banks, restaurants	Parking, items listed in <u>Other</u> <u>Restrictions</u>

	<u>Preferred</u>	<u>Permitted</u>	<u>Not Allowed</u>
Upper Floors	Service, retail	Service retail, offices, residences, banks, restaurants	Parking, items listed in <u>Other</u> <u>Restrictions</u>
C. Home Furnishing District (Barnard to W. Broad) First floor	Furniture, home fur- nishings, music, and associated businesses; office	Office, retail, restaurants, lobbies	Residential, parking, items in <u>Other</u> <u>Restrictions</u>
Upper Floors	Retail, office, residential	Retail, offices, residential, service, restaurant	Parking, items in <u>Other</u> <u>Restrictions</u>
D. Residential District	Residential, professional	Residential, professional, retail, service	See <u>Other</u> <u>Restrictions</u>

Property within the urban redevelopment district, which does not face Broughton Street, shall have the following land use restrictions. The section on the next page lists uses allowed by the general zoning ordinance, but not permitted in the redevelopment area.

BC-1 + BG Districts

Motel
Adult bookstore
Massage parlor
Tattoo parlor
Sale and display of monuments
and stones
Funeral home or crematorium
Ambulance service
Radio or TV tower
Freezer and ice storage
Fortune telling
Gas station
Auto upholstery
Residential trailer sales or
service
Farm equipment, feed
Electrical repair
Prefab structure sales
Glass sales and installation
Cold storage
Railroad and bus station
Wholesale and warehouses
Accessory storage buildings
Unclassified light
manufacturing
Self-storage mini-warehouse
Heliports
Indoor shooting gallery
Churches, convents, monastery,
charity institutions
Club or lodge
Assembly hall
Day nursery, kindergarten,
child day care
Greenhouse
Animal care facilities
Carnival, etc.
Automobile, truck and boat
sales and rental
Auto repair
Pest control
Express office
Parking lot

RIP-A

Hospital, care house,
sanatorium, mental
care home
Storefront religious
facilities
New surface parking lots
Parking garage with
entrance on east-west
street
Radio or TV tower
Funeral home or
crematorium

URBAN REDEVELOPMENT DESIGNATION

Under Title 36, Chapter 61, Urban Redevelopment Law, of the Code of Georgia, the City of Savannah has municipal powers, within its area of operation,

"to acquire, by purchase, lease, option, gift, grant, bequest, devise, or otherwise, any real property (or personal property for its administrative purposes) together with any improvements thereon; to hold, improve, clear, or prepare for redevelopment any such property; to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property...and to enter into any contracts necessary to effectuate the purposes of this Chapter (Title 36, Chapter 61)."

Using the powers granted by the urban redevelopment law, the City hereby declares the project area bounded on the north by Congress Street, on the south by State Street, on the east by East Broad Street and on the west by West Broad Street, to be an urban redevelopment area for the purposes intended by said Act. Under this designation, the City of Savannah shall use any or all of these powers to achieve the goal and objectives of the redevelopment project. Following the statutes of the urban redevelopment law, the City will publish public notice of its intent to acquire, sell or lease property in the project area.

APPENDIX

Illustration A, Existing Land Use & Zoning, Broughton Street
Redevelopment Area

Table I, Structural Condition Standards, Broughton Street
Redevelopment

Illustration B, Existing Structural Conditions, Broughton Street
Redevelopment Area

Illustration C, Vacant Buildings in Broughton Street Redevelopment
Area

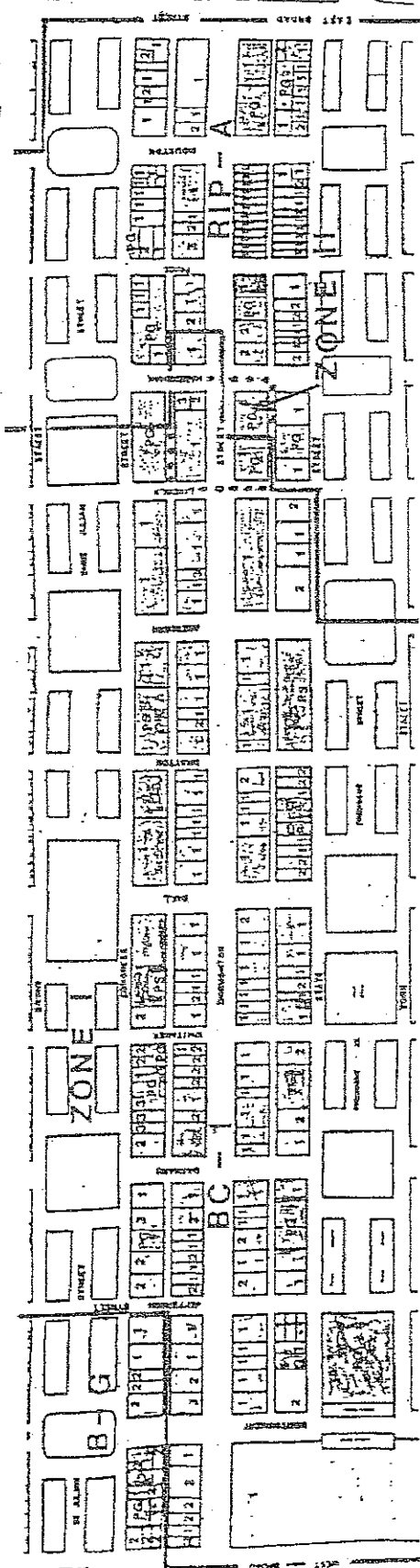
Table II-A, Building Ratings/Index Scores

Table I-B, Property Ownership and Assessed Values, Broughton Street
Redevelopment Area

Illustration D, Broughton Street Development Plan

Public Notice Statement

Proposed Resolution

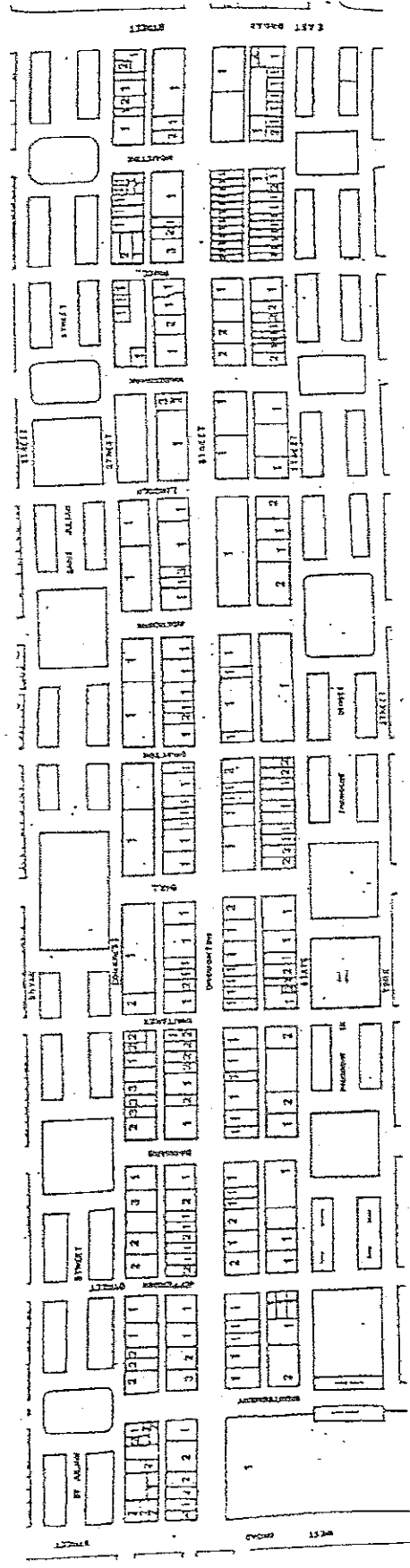


EXISTING LAND USE AND ZONING
BROUGHTON STREET PEDESTRIAN DEVELOPMENT AREA

- LEGEND**
- LAND USE**
- RESIDENTIAL
 - ⊗ COMMERCIAL
 - ⊗ INSTITUTIONAL
 - ⊗ GOVERNMENTAL
 - ⊗ PARKING
 - ⊗ STRUCTURE (TS)
 - ⊗ GROUPING (PG)
- ZONING**
- BC - 1 CENTRAL-BUSINESS
 - B - G GENERAL-BUSINESS
 - RIP-A RESIDENTIAL, MEDIUM DENSITY
 - HISTORIC
 - ZONE I
 - ZONE II

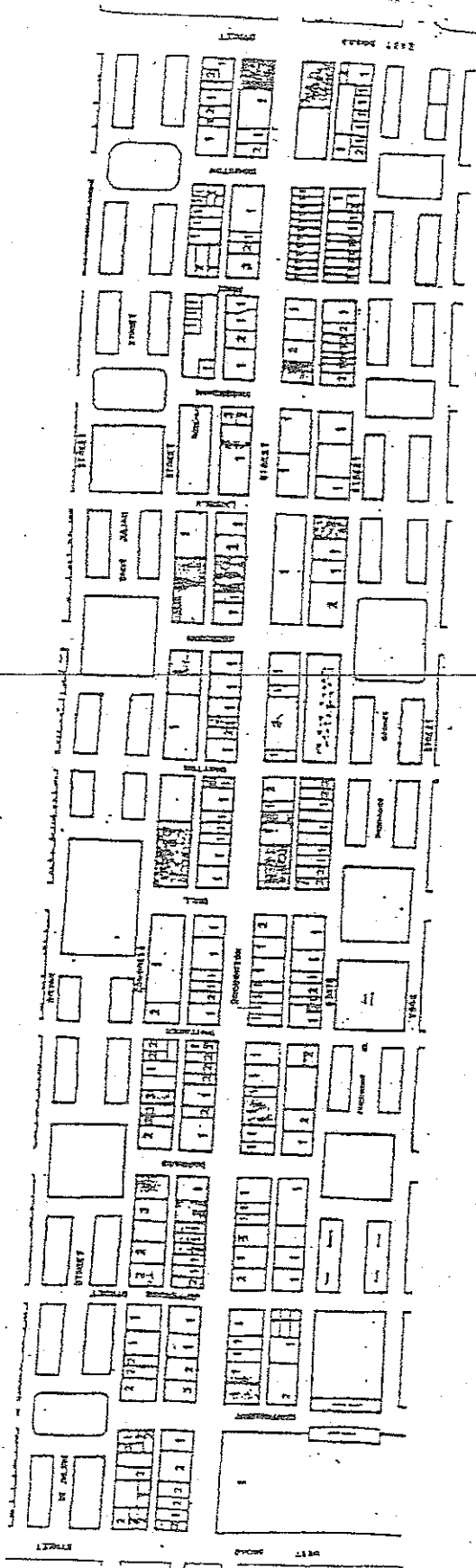
TABLE I
STRUCTURAL CONDITION STANDARDS
BROUGHTON STREET REDEVELOPMENT AREA

- 1 - Standard - No problems
- 2 - Minor Problem - Chipped or peeling paint, broken windows, minor replacement of wood siding or shingles or shutters which are broken or in need of paint, curling roof shingles, fascia repair needed, eave work needed.
- 3 - Moderate Problem - Complete repainting needed, damaged and unsafe steps, major replacement of shingles, siding, or wood, defective porch, or three or more minor problems.
- 4 - Major Problem - Defect in a major component of the building, such as a sagging or cracked load-bearing wall, a serious defect in the foundation, missing steps, caved-in roof, deteriorated external wall, deteriorated porch, no glass panes in any windows, complete repainting needed, major replacement of wood, siding or shingles needed.
- 5 - Severely Dilapidated - Two or more major problems.



EXISTING STRUCTURAL CONDITIONS
BROUGHTON STREET REDEVELOPMENT AREA

- LEGEND
- 1 STANDARD
 - 2 MINOR PROBLEM
 - 3 MODERATE PROBLEM
 - 4 MAJOR PROBLEM
 - 5 SEVERELY DILAPIDATED



EXISTING STRUCTURAL CONDITIONS
AND VACANT BUILDINGS
BROUGHTON STREET REDEVELOPMENT AREA

- LEGEND
- 1 STANDARD
 - 2 MINOR PROBLEM
 - 3 MODERATE PROBLEM
 - 4 MAJOR PROBLEM
 - 5 SEVERELY DILAPIDATED
 - V Vacant
 - R Vacant/under renovation

Table I - A

Overall Buildings Ratings/Index Score

<u>Building Identification</u>	<u>General Condition</u>	<u>Facade Condition</u>	<u>Vacancy</u>	<u>Total Score</u>
East			5	7
1	0	2	0	1
7	0	1	2	3
9	0	1	2	3
15	0	1	0	0
17	0	0	0	2
21 - 25	1	1	0	1
2	0	1	0	0
8 - 16	0	0	0	0
18	0	0	0	1
20	0	1	0	0
24	0	0	0	0
32	0	0	0	0
101 - 103	0	0	0	4
107 - 123	2	2	0	0
125	0	0	0	0
129	0	0	0	.5
102 - 106	0	.5	0	1
110	1	0	2	4.5
112	1	1.5	0	1
114	0	1	0	.5
116 - 120	0	.5	0	0
124 - 126	0	0	0	1
128	0	1	0	0
132	0	0	0	0
201	0	0	0	1
202 - 208	0	1	0	0
210 - 212	0	0	0	0
226	1.5	0	5	6.5
232	0	1.5	0	1.5
West			0	3
1	1	2	0	1.5
5	0	1.5	0	0
15	0	0	0	1
17	0	1	0	1
19	0	1	0	.5
21 - 23	0	.5	0	1
25 - 27	0	1	0	0
2 - 18	0	0	0	0
22	0	0	0	0
26	0	1.5	0	1.5

Table I - A

Overall Buildings Ratings/Index Score

<u>Building Identification</u>	<u>General Condition</u>	<u>Facade Condition</u>	<u>Vacancy</u>	<u>Total Score</u>
28	1	1.5	0	2.5
30 - 36	0	.5	0	.5
101 - 103	0	1.5	0	1.5
107	0	1.5	0	1.5
109	0	.5	0	.5
113	0	.5	5	5.5
121 - 127	0	0	0	0
102	1	1	0	2
104	1	1	0	2
106	1	1	0	2
108	1	.5	0	1.5
110	0	1.5	0	1.5
112	1	1.5	0	2.5
120	0	0	0	0
201 - 203	0	0	0	0
207	0	1.5	0	1.5
209	2	2	0	4
215 - 221	0	.5	0	.5
223	1	2	0	3
225 - 227	1	2	0	3
202	0	1	0	1
204 - 206	0	1	5	6
212 - 218	0	2	1	3
220	0	.5	2	2.5
226	1	1.5	0	2.5
230	0	.5	0	.5
240	0	0	0	0
246	0	0	0	0
301	0	0	0	0
307 - 309	0	1	0	1
311	0	0	0	0
313 - 319	0	1.5	0	1.5
321 - 325	0	0	5	5
300 - 304	0	0	0	0
310	0	.5	5	5.5
318 - 320	1	1.5	0	1.5
322	3	1	5	9
402	0	.5	0	.5
408 - 410	1	2	0	3
414	1	1	0	2
416 - 418	1	1	0	2
420	0	0	0	0
424	1	2	2	5

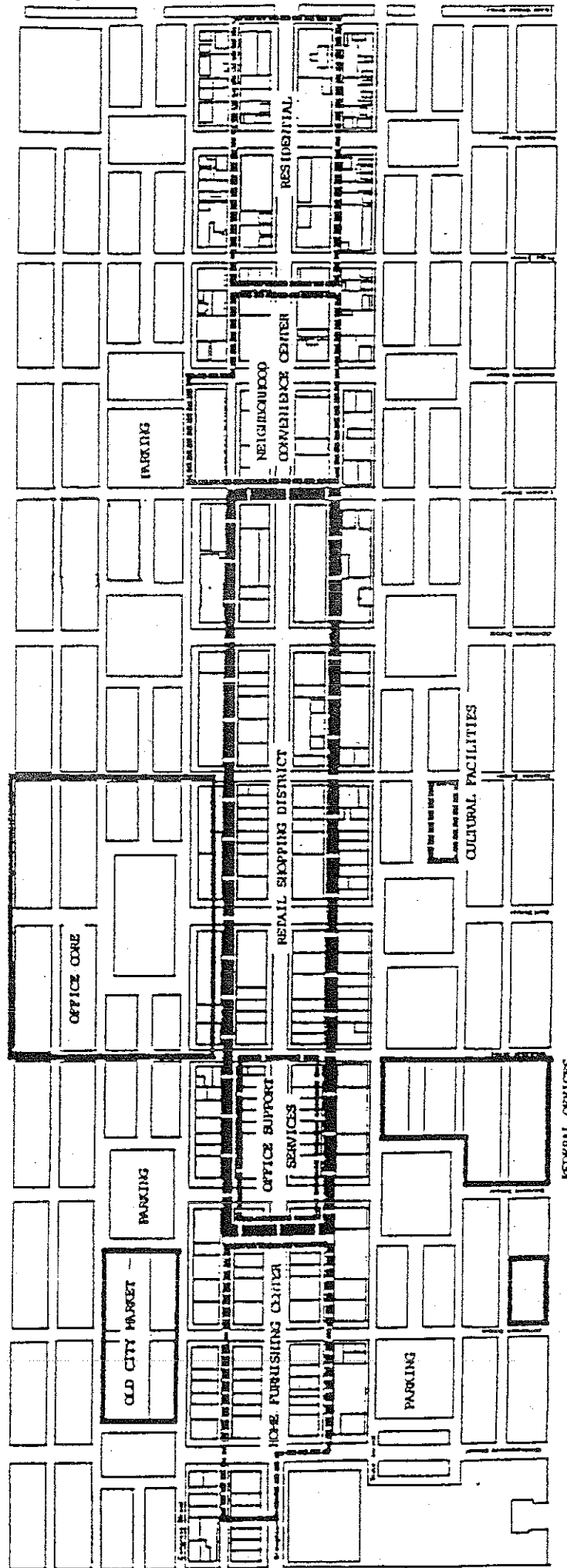
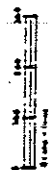


Illustration D

BROUGHTON STREET DEVELOPMENT PLAN
SAVANNAH GEORGIA

Consultants:
Urban Partners - Planning and Development
P.L.L.C., Inc. - Market Research
Barnes Consulting & Co. - Real Estate



Public Notice Statement

**CITY OF SAVANNAH
URBAN REDEVELOPMENT PUBLIC HEARING
PROPOSED PLAN AND AREA DESIGNATION**

The City of Savannah, under the State of Georgia's Urban Redevelopment Law, proposes to designate a twelve block area known as the Broughton Street Redevelopment Project as an "urban redevelopment area." The boundaries of the proposed "urban redevelopment area" are:

- o North - Congress Street
- o South - State Street
- o East - East Broad Street
- o West - West Broad Street

A public hearing will be held before the Mayor and Aldermen of the City of Savannah to discuss the proposed Broughton Street Redevelopment

Project area on:

- Thursday, May 22, 1986
- at 2:00 p.m.
- in City Council Chambers, City Hall

A review of how the proposed urban redevelopment plan for the Broughton Street Redevelopment Area shall afford private enterprise the maximum opportunity to rehabilitate and redevelop this area shall be discussed.

Proposed Resolution

WHEREAS, the City of Savannah, under the State of Georgia's Urban Redevelopment Law, proposes to designate a twelve block area, known as the Broughton Street Redevelopment Project Area, as an "urban redevelopment area",

WHEREAS, the boundaries of the proposed "urban redevelopment area" are Congress Street on the north, State Street on the south, East Broad Street on the east and West Broad Street on the west,

WHEREAS, a public notice, as required under Title 35, Chapter 61 of the official Code of Georgia, was published on March 13, 1986, in the Savannah Morning News and Evening Press, newspapers of general circulation, which stated that a public hearing would be held concerning the designation of this "urban redevelopment area",

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Aldermen of the City of Savannah find the urban redevelopment plan for the area known as the Broughton Street Redevelopment Area Project will afford maximum opportunity, consistent with the sound needs of the municipality, for the rehabilitation or redevelopment of the urban redevelopment area by private enterprise and designate the Broughton Street Redevelopment Area as an "urban redevelopment area" under Title 36, Chapter 61 of the official Code of Georgia Annotated.

OFFICIAL PROCEEDINGS OF CITY COUNCIL JUNE 5, 1986

DARWIN E. FARTHING t/a GOLDEN TOUCH, requesting a transfer of a beer and liquor (drink) license from Kyong Sun Eltzroth at 5703 Waters Avenue.

RICHARD V. ACORD t/a HOT DOGS & SUDS, requesting a transfer of a beer license from Reuben Ware at 227 Drayton Street.

As advertised, hearing was held on a petition of KYU OK SWARTZ t/a THE LAMP POST, requesting a transfer of a beer, wine, and liquor (drink) license from Cynthia Louise Bird at 323 East Bay Street. The City Manager's recommendation was for denial as the petitioner now holds license for two other establishments. The Clerk of Council will notify the petitioner advising her that Georgia law allows for only two liquor licenses. Upon motion of Alderman Zettler, seconded by Alderman Johnson, the petition was denied.

Continued from the meeting of May 22, 1986 was a petition of Timothy Dudley t/a Rendezvous, requesting a beer and wine license at 1010 Cornwall Street. Mr. Dudley was present to answer questions of Council. Alderman Adams asked him if he was familiar with the complaints from the neighborhood concerning noise, trash and shootings at this establishment. Mr. Miller stated he was. Alderman Adams asked had he been in touch with the Police Department to familiarize himself with the ordinances outlining the operator's responsibility. Mr. Dudley stated he would contact the police department. Alderman Adams moved the petition be granted. This was seconded by Alderman Johnson and carried.

As advertised, hearing was held on a petition of NONA JENKINS t/a J&B, requesting a beer and wine license at 1312 Georgia Avenue. The City Manager's recommendation was for denial as the location is in an R-4 district which does not allow alcoholic beverage sales. Upon motion of Alderman Zettler, seconded by Alderman Stillwell, the petition was denied.

As advertised, hearing was held on a petition of Keith E. Trent t/a Flamingo Lounge for a liquor, beer & wine (drink) license transfer from Frank L. Sullivan at 2707 Skidaway Road. City Manager Mendonsa recommended denial of the request and also that a show cause hearing be held to revoke the license now held by Frank L. Sullivan at this location. Attorney John Hunter appeared, representing Mr. Trent who asked that his petition be withdrawn. Attorney John Blackburn stated that Attorney Hunter did not represent Mr. Sullivan who is legally the license holder and has not surrendered the license. Although the establishment is physically closed, it could be reopened by Mr. Sullivan. Attorney Blackburn called on Lt. Smith of the police department. In answer to questions, Lt. Smith said he did not find Mr. Sullivan on the premises but did contact him through Hunter Army Airfield where he is stationed. Mr. Sullivan first stated that he had sold the bar to Mr. Trent and no longer had an interest in the bar. The second time he spoke with him he said he still had the license but it was in a transfer process to Mr. Trent. Mr. Sullivan said Mrs. Trent handled the day to day operation of the bar. Mr. Sullivan stated that he was out of town often and could not operate the bar and, therefore, he wanted to voluntarily surrender his license. As of today, we have not received the license. Attorney Blackburn recommended the license be revoked, and Mr. Sullivan be given notice that if he disagreed with the decision, he has a right to a hearing which will be scheduled for the next Council meeting. Alderman Zettler moved that the license be revoked and the license holder be notified to appear at the next meeting for a show cause hearing. This was seconded by Alderman Stillwell and carried. The application of Mr. Trent was withdrawn as per petitioner's request.

(Mayor Rousakis left meeting at this time and Vice-Chairman Johnson took over)
Continued from the meeting of May 22, 1986 was a public hearing on the proposed Broughton Street Urban Renewal Plan. City Manager Mendonsa read a memo outlining the plan as follows:

Boundaries of the Project

- Bounded on north by center line of Congress Street
- Bounded on east by center line of East Broad Street
- Bounded on south by center line of State Street
- Bounded on west by center line of West Broad Street

Land Use of Area - Zoning

- Sixty-seven percent central business district zoning
- Twenty-eight percent residential zoning
- Five percent general business zoning

Condition of Buildings and Area

- Seventy percent of buildings in standard condition
- Twenty-seven percent have minor problems
- Three percent have moderate problems
- Vacant buildings on street
- Facades create a run-down appearance

Assessed Value of Area, i.e., Taxable Value

- \$15,504,782 - one mill tax will produce \$15,504 in tax revenues.

Redevelopment Plan

- Improvement of physical facilities:
 - a. Street lighting
 - b. Tree replacement
- Facade renovations:
 - a. Compliance with sign ordinance
 - b. Compliance with Broughton Street Facade Restoration Plan
 - c. Compliance with Department of Interior's standards for rehabilitation

OFFICIAL PROCEEDINGS OF CITY COUNCIL JUNE 5, 1986

- Renovation and retenancing of major buildings:
 - a. J. C. Penney building
 - b. Old Marshall House Hotel building
 - c. Weis Theater buildingTo accomplish the renovations and retenancing, public acquisition of the three buildings may be needed
- Establish management organization:
 - a. Advertising
 - b. Promotion
 - c. Maintenance
 - d. Security

The organization will operate like a tenant's organization in a shopping mall where all of the businesses work together.

The City Manager recommended the above be adopted. Alderman Zettler asked if a tax incentive could be given to developers where they would not have to pay any taxes on the property for a specific period of time. After property is developed, taxes are assessed to the increased value which does not seem fair to the developer. City Manager stated he is unaware of any authority to defer taxes, but there is a tax increment financing program which was adopted by the General Assembly. He's not sure if it will apply to this type of development. The City is not mandating this be done, but will try to offer low interest rates to developers. There is a possibility that the dedication of the facade to the historic district could provide a tax incentive. Vice-Chairman Johnson asked if anyone was present to speak on this project. No one appeared and upon motion of Alderman Corish, seconded by Alderman Morrison, the City Manager's recommendation was approved.

As advertised, hearing was held on a recommendation of the Metropolitan Planning Commission to rezone approximately 4.25 square miles of the annexed area which was approved by the 1986 Georgia General Assembly to a zoning pattern that is most compatible to the existing County zoning districts and/or development patterns. Alderman Corish stated that the attorney representing one of the property owners in this area called him and asked that this be continued for two weeks to allow them to review the recommendation on their property which is industrial to see how the proposed zone will affect them. Also, some of the property is under a sales contract and they do not want the proposed zone to affect the outcome. No one was present to speak on this recommendation. Alderman Corish moved this be continued for two weeks. This was seconded by Alderman Zettler, and carried with Alderman Stillwell abstaining.

ORDINANCES

Ordinance read in Council for the first time June 5, 1986, then by unanimous consent of Council, read a second time, placed upon its passage, adopted and approved upon motion of Alderman Stillwell, seconded by Alderman Morrison, and carried.

AN ORDINANCE
TO BE ENTITLED

AN ORDINANCE TO AMEND APPENDIX II, SECTION 228 OF THE CODE OF THE CITY OF SAVANNAH, GEORGIA (1977) PERTAINING TO SECTION 7-1091 OF SAID CODE, TRAFFIC CONTROL SIGNS SHALL BE ERRECTED AT THE WITHIN INTERSECTIONS: TO REPEAL ALL ORDINANCES IN CONFLICT HERewith AND FOR OTHER PURPOSES:

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: That Appendix II, Section 228 of the Code of the City of Savannah, Georgia (1977), pertaining to Section 7-1091 of said Code, as amended, shall be amended by adding thereto the following:

AMEND SECTION 228, TRAFFIC CONTROL SIGNS TO INCLUDE

Alexander Street STOPS for Coventry Street

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: June 5, 1986.

Ordinance read in Council for the first time June 5, 1986, then by unanimous consent of Council, read a second time, placed upon its passage, adopted and approved upon motion of Alderman Stillwell, seconded by Alderman Morrison, and carried.

AN ORDINANCE
TO BE ENTITLED

AN ORDINANCE TO REZONE CERTAIN PROPERTIES FROM THEIR PRESENT R-6 ZONING CLASSIFICATION TO A B-C ZONING CLASSIFICATION AND A B-C ZONING CLASSIFICATION TO A P-B-C ZONING CLASSIFICATION; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES:

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be rezoned from its present R-6 zoning classification to a B-C zoning classification:

LEGAL DESCRIPTION

Starting on a point located at the intersection of Abercorn Expressway and Magnolia Avenue; thence proceeding in a northerly direction along the centerlines of Abercorn Expressway for a distance of approximately 228 feet to a point; thence proceeding in a westerly direction along a

OFFICIAL PROCEEDINGS OF SAVANNAH CITY COUNCIL APRIL 5, 1990

Be it resolved by the City Council in regular meeting assembled that City Manager of said City be, and he hereby is authorized to enter into an agreement with CSX Transportation, Inc. and to sign same on behalf of said City whereby CSX grants unto said City the right or license to install and maintain a 24" water main across the right-of-way and under tracks of said CSX at a point 1730 L.F. southeast of Milepost A-491 at Savannah, Georgia (RE-93499) as particularly described in said agreement, which agreement is dated February 22, 1990, a copy of which agreement is filed with the City Council.

ADOPTED AND APPROVED APRIL 5, 1990 upon motion of Alderman Zettler, seconded by Alderman Alderman Center and carried.

A RESOLUTION TO AMEND THE BROUGHTON STREET URBAN RENEWAL PLAN TO ALLOW A TEMPORARY PARKING LOT AT THE SOUTHEAST CORNER OF JEFFERSON AND CONGRESS STREETS UNDER CERTAIN CONDITIONS.

Whereas, the City of Savannah, Georgia adopted an Urban Renewal Plan for the Broughton Street Street Redevelopment Project under Title 36, Chapter 61, Urban Redevelopment Law, Code of Georgia, on May , 1986; and

Whereas, it has been determined that it is necessary to amend the permitted land uses within the Urban Renewal Plan;

Whereas, the Mayor and Aldermen of the City of Savannah, Georgia have held a public hearing to discuss the proposed amendment or modification, after proper public notice;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Aldermen of the City of Savannah do hereby amend the Broughton Street Urban Renewal Plan as follows:

Temporary new surface parking lots will be allowed in the Broughton Street Urban Renewal District under the following conditions only:

1. Use as a parking lot is permitted only when a building must be demolished due to natural disaster such as hurricane, tornado, lightning-caused fire or other action beyond the owner's control.
2. A new parking lot will not be permitted if demolition was required as a result of neglect, arson, deferred maintenance, willful or other-wise.
3. New surface lots will not be allowed on Broughton Street or on any City block facing a square.
4. The surface must be covered with water-permeable, temporary material e.g. crushed shell or roofing tabs.
5. Buffering is required as specified in the Plan.
6. Entrance and exit is only permitted from the lane.
7. Use as a parking lot is temporary, not to exceed five years.

ADOPTED AND APPROVED APRIL 5, 1990 upon motion of Alderman Zettler, seconded by Alderman Alderman Morrison and carried.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CSX TRANSPORTATION, INC. TO GRANT THE CITY THE RIGHT OR LICENSE TO INSTALL AND MAINTAIN A 10" WATER MAIN ACROSS THE RIGHT-OF-WAY AND UNDER TRACKS OF CSX AT A POINT 1250 FEET SOUTHEAST OF MILEPOST SL-500 AT SAVANNAH, GEORGIA.

OFFICIAL PROCEEDINGS OF SAVANNAH CITY COUNCIL, MAY 26, 1994

integrity of the Pennsylvania Avenue corridor. Alderman Jones moved for approval of MPC's recommendation, Alderman Cook seconded the motion and it carried. APPROVED - ORDINANCE TO COVER WILL BE DRAWN UP FOR PRESENTATION AT THE NEXT MEETING OF COUNCIL.

As advertised, hearing was held on a petition of ED HILL, AGENT FOR FAYE SULLIVAN, OWNER (93-10557-S), requesting to rezone 1108 Mohawk Street from R-6 to P-R-6-S. MPC recommends approval of the proposed single-family district to allow development compatible with the established residential development pattern within the area. REPORT: Recommend approval. Mr. Bill Saxman stated the petitioner is requesting to rezone a 2.8 acre tract of land on Mohawk approximately 150 to 200 feet west of Apache Avenue. The properties in the general area are zoned R-4 which allows 12 units per acre. The property across the street is zoned PUD-M-12.5 which is occupied by multi-family housing development. Other properties are zoned PUD-M which is 8 units per acre and PUD-R which is also 8 units per acre. MPC finds the request for a small lot subdivision would be compatible with the character of the area and has recommended the existing R-6 properties be rezoned to P-R-6-1 which is a small lot subdivision which would allow 19 units on this property which is line with the density of the surrounding area. Alderman Jones moved for approval, Alderman Hardwick seconded the motion and it carried. APPROVED - ORDINANCE TO COVER WILL BE DRAWN UP FOR PRESENTATION AT THE NEXT MEETING OF COUNCIL.

As advertised, hearing was held to consider amending the Broughton Street Urban Renewal Plan for the Broughton Street Redevelopment Project by changing the land use to allow offices on the ground floor between Lincoln and Whitaker Street. Mayor Weiner stated this is being recommended by the Savannah Downtown Renewal Authority (SDRA). Mr. Peter Armato, Executive Director of SDRA, stated the Urban Renewal Plan was established by Council in 1986 and was based on existing uses and trends present in each of several districts along the course of Broughton Street. There were permitted uses identified in each district so that these uses would compliment and reinforce what was there and was intended to happen. This concept is called "clustering" and is a viable strategy in retail revitalization. The Urban Renewal Plan established a retail district which stretches from Lincoln to Whitaker. The first floor uses were restricted for retail use. Given the changes that have occurred on Broughton Street and the loss of some retail business it is unrealistic that the ground floor of the entire redevelopment area from East Broad to MLK Blvd. would be redeveloped for retail use. The proposed amendment recognizes that the changes have occurred but seeks to strengthen this retail district by concentrating it to a 3-block area instead of 4 blocks. The block they are suggesting would be worthwhile taking off the retail district area would be the eastern most block between Abercorn and Lincoln. With this proposal for a cultural and professional district in that block, retail uses would still be permitted.

The trend in downtown is that the anchors for downtown, including institutional and government uses and service oriented uses, will continue to grow. The real growth in downtown retail would be in the specialty retail, smaller shops that target specific markets. Remember that the block is dominated mainly by two big buildings: the Weiss Theater, which is vacant and is owned by SCAD who intends to refurbish it for an educational use, and the Maas Brothers Building, which is currently vacant. They do not anticipate that a single retail use will come back to the building and believe it's important to continue to concentrate that retail core one or two blocks on either side of Bull Street. There is a re-emerging theater district. The Lucas Theater committee is anticipating to be open for performances in 1996 and with SCAD's anticipated performing theater, movie theater and educational use at the Weiss building, they feel this type transition needs to be encouraged. That's another reason they believe this new district makes a lot of sense. They have identified an opportunity at the Abercorn intersection. Because of pedestrian counts and this emerging new market generated by the theaters, they see a need for a lot of retail at that corner. They prefer retail and believe the market is strong enough that even without those restrictions retail will emerge there. In summary, Mr. Armato stated SDRA board believes the Urban Renewal Plan is an important mechanism to enhance economic development on Broughton Street and do recognize that it needs a complete comprehensive review and additional refinements need to be made to make it more useful and applicable. Their plan is to conduct a thorough review of the Urban Renewal Plan involving all the property owners, retailers, other stake holders and the City and Council in defining what are the next steps. In the short run, it seems prudent, worthwhile and beneficial to make this change in this new district. It not only addresses the specific request of Memorial Medical Center for the building on the east end of this district at Lincoln, but would also maintain the important provisions of the Urban Renewal Plan until that time the plan is evaluated based on a shared negotiated strategic vision for Broughton Street, which will happen during this year.

Mayor Weiner asked Mr. Mendonsa to explain how this issue came to the attention of SDRA. City Manager Mendonsa said an application was made to establish a medical office or clinic in a particular location on Broughton Street, but in applying for the building permit discovered that under the Urban Renewal Plan you could not have an office on Broughton Street between Whitaker and

OFFICIAL PROCEEDINGS OF SAVANNAH CITY COUNCIL, MAY 26, 1994

Lincoln at street level. There is a requirement under the Urban Renewal law that a public hearing be held on a proposal to change the uses permitted in this area. SDRA was asked to make a recommendation to Council, even though there are no provisions under the regulations that it be done that way. There may be some confusion about what the land usage restriction means. The Urban Renewal District extends from York Street on the south to Congress on the north and from Lincoln on the east to MLK on the west. When you propose that no surface offices be allowed on that portion of the Urban Renewal District between Whitaker Street and Lincoln, you are also suggesting that no surface offices be permitted either on Congress, York, Abercorn, Whitaker, Drayton or Bull Streets. Mr. Armato said when he read the plan he was under the impression that those specific restrictions only affected properties facing Broughton Street. Mr. Mendonsa stated this needs to be confirmed, but until they received an inquiry concerning this he had no knowledge offices were prohibited with the fronting on street level any where along the length of Broughton Street. Also, there is a question of how you define an office. There are concerns about the vagueness of the term and the intent of that provision. Mayor Weiner said does this mean because there is a vagueness that Mr. Mendonsa wants Council to consider eliminating that vagueness and anybody can go anyplace? Mr. Mendonsa said he doubts that you will find a business with an office on the ground floor that is going to be active on the basis of activities that are on the 2nd and 3rd floors.

Alderman Braun stated he is concerned with the limitation of offices only being allowed between Abercorn and Lincoln as he feels the entire length of Broughton Street should be available for ground floor office space. The amount of empty space on Broughton is very high, especially east of Bull Street. A mixture of uses is needed as it will never be the retail hub it once was. Mr. Armato stated the retail district is four blocks long and they are recommending that 25% of it should be opened up. The continuity of retail should not be broken up with office uses. Eleven new businesses moved to Broughton Street in the last year with a total of six moving into vacant space. Alderman Braun pointed out all but one have been west of Bull. Mr. Armato stated Broughton Street is going through an evolutionary process and is becoming more of a choice for retail businesses than two years ago. It is important conduct a thorough analysis of what can happen in this 3-block area, given changes that may be on the horizon. Before taking the retail restrictions off the other three blocks, this should be a vision shared by the City, property owners and retail merchants. He is sure that owners of retail businesses would be unhappy if a number of offices came into their blocks as it would disrupt the shopping character of the street. Alderman Braun stated, not to argue, but the areas referred to are west of Bull Street where some retail have re-opened and you say you don't want to discourage retail. However, we are discouraging office spaces from coming into a 6-block area, including both sides of the street. On the southeast corner of Bull and Broughton is the old Penney's building and it has been renovated. Upstairs is the U.S. Attorney's office with an empty space downstairs. A law firm that might want to be near the U.S. Attorney's office could not go in there if you won't allow ground floor offices. The restrictions that the U. S. Attorney's Office has put on that lease prohibits any type of restaurant facility there. We are making it where we are taking away choice. There is so much empty space between Whitaker and Lincoln that retail or office should be allowed there. There must be retail in this area. This restriction will slow the development of Broughton Street instead of quicken the pace of developing Broughton Street. Alderman Adams stated he agreed with Alderman Braun's perception of the mix on Broughton Street. We need pedestrians on Broughton Street, regardless if it is office space of retail shops. We encouraged Memorial to come to Broughton Street and they rejected it, saying there was not adequate space. He questioned their intentions to compete with other health servers downtown. An overall plan for Broughton Street needs to come forward and has been studied long enough. If the authority does not come forward with a plan, he will strongly look at them in the budget process. Mr. Armato responded that the authority will do a coordinated strategic plan for Broughton Street this year. They will particularly be evaluating the Urban Renewal Plan. Alderman Goodman stated she appreciates what SDRA is doing and after the public hearing, she felt Council should consider deferring this request.

Mr. William Rhangos stated he will be moving to 35 Lincoln Street which is a part of 232 East Broughton Street. When he purchased this building, he discussed the overlay district with Mr. Drakulis of the Inspections Department. He did not clearly understand all the restrictions. He will be living here and have an interest in what will be below him. He does not see the distinction between offices and retail as it applies to the type of doctor's office that may go in this space. No lease has been made, but there is an interest. This is a step forward for Broughton Street. Looking at this block and Congress and York Streets is perhaps the best way to look at the entire overlay district should be viewed later on. He asked that Council take action on this block today, regardless of what is decided in the future. Most of the foot traffic on Broughton Street today spills out of those offices, some of which are now on Broughton Street. By allowing other offices, foot traffic would increase. There are a lawyers offices on both ends of Broughton Street which are not incompatible, although he realizes the overlay zone came into effect in 1986. The City also has an office building on the corner of Abercorn and Broughton. The use proposed next to him

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with the school seems more institutional in nature than retail. He doubts anyone would object to SCAD restoring the theatre and radio station. There seems to be a debate on the overlay district as to whether it is good for offices, but this particular block seems to be less retail in nature and has been for a long time. He asked that Council act on this block and if it is deemed that office development take off wildly or become a good thing, then Council can look at keeping or removing the restrictions for the remainder of the street.

Mr. Ron Friedman, Memorial Medical Center Director of Real Estate and Properties, said this came about as of their family medical associates. This practice is being done by several local hospitals. They have locations at Wilmington Island, Richmond Hill and Garden City. They are also looking at possible location in Pooler and Rincon. They wanted to be in downtown Savannah because their is still a population base there and they wanted to serve this base. Candler is downtown and St. Joseph is further south. This location was shown to the hospital by representatives of Mr. Armato's group as being a possibility to have a centralized location with parking. They had looked at twelve locations downtown and obviously, they need parking for this type of facility. Only three had parking and they wanted to be on Broughton Street for the visibility and the 1996 Olympics. He started negotiating with Mr. Rhangos. Mr. Rhangos was under the impression that the retail district was from Abercorn to Whitaker and later discovered it was from Lincoln to Whitaker. They feel the hospital will serve to stabilize Broughton Street. We need pedestrian traffic downtown. Alderman Sheehan asked Mr. Friedman to explain this facility. Mr. Friedman stated one to two family practice physicians. Studies have shown that Savannah needs more family practice physicians that outreach to the people. This is what they and the other hospitals are implementing. Their facility in Garden City currently has two doctors and a staff of ten people. They are open until 6 p.m. They may be open a little later downtown. It is not going to be a facility similar to immediate Med Clinic, but private practitioners who can make health care available to the population base downtown. Alderman Sheehan asked if appointments need to be made? Mr. Friedman stated they prefer appointments. Alderman Sheehan said it sounds like a doctor's office and not a clinic. Mr. Friedman concurred, but no one will be turned away for emergency treatment. If it is trauma, they would be referred to EMS, Med-Star and into the trauma center of Memorial of St. Joseph. Alderman Sheehan thought Memorial considered going to York Street where Urban Health is located. Mr. Friedman responded that he is not aware of this request. He does not see this being in competition with Urban Health. Alderman Sheehan stated she is opposed to amending the Urban Renewal Plan. To tailor make something might destroy others the use of other property, therefore we need to be very careful with what we do. Mr. Friedman said this block is not retail if you think of the concept of individual shops. When it was retail it was a block of retail with Maas Brothers and it was the downtown theater. It was more professional institutional entertainment than retail. He doesn't feel this would change the character of what was there, he feels Memorial will be an improvement. Alderman Sheehan asked if the medical community determines the need at this location. Mr. Friedman said no, this is a competitive type business. At one time there were three hospitals downtown and now there will be three hospitals with a physician's office arrangement downtown. Alderman Sheehan asked if you would be required to obtain a certificate of need? Mr. Friedman answered no. Basically, we're in Council's hands. Alderman Hardwick said this is the trend now and was brought up at the Board of Public Health's meeting yesterday. Health issues are bigger today than ever. These type offices are a positive need for health issues. Alderman Sheehan stated it looks as though they are going there because another hospital went there. Mr. Friedman stated it is not a case of follow the leader, but who executed first. There is no surprise to Candler or St. Joseph's they are seeking to come downtown. The market is large enough and if not, the only damage done is to the hospitals. Alderman Braun said he does not think we can focus on the use of this property as the issue in voting on whether or not to amend this plan. The issue is whether it is appropriate for there to be office spaces on this part of Broughton Street. He feels it is appropriate. Mr. Friedman stated they do not have a lease with Mr. Rhangos and do not have a building permit. They don't want to spend a lot of money until they know this is a permitted use. Mr. John Saxon Pierce, citizen, stated Mayor Weiner promised poor people to have something downtown, but something always is wrong. People need jobs and they need to go downtown. Mayor Weiner stated every book you read about urban redevelopment states to put people on that street 18 hours a day, if you can. She therefore will vote to approve to amend the Broughton Street Urban Renewal Plan. She agrees with Aldermen Sheehan and Braun that we need to look beyond what is being recommended in the current amendment. She does not know the difference between an office and a retail business. In many offices you have retail traffic. She would like to see this Council move forward with a decision to help our authority develop a master plan for Broughton Street. If Council does not move forward with this resolution, she strongly urges Council to have a workshop with the Savannah Downtown Renewal Authority and its members to review the issues in detail to work toward a solution. Alderman Hardwick felt a briefing of Council by the Authority was needed to update. This is a team effort and we do not need to desert the authority and he supports the resolution.

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Alderman Braun moved for approval of the resolution, with SDRA taking another look at it for the expansion of the areas on Broughton Street which could be used for ground floor office space. The motion was seconded by Alderman Goodman. Attorney Blackburn recommended the motion and the request be separated. Alderman Braun moved for approval of the resolution. Attorney Blackburn said the resolution before Council would accomplish what Mr. Armato wants by taking the cultural area plan. Mayor Weiner read the resolution that creates a cultural and professional district on Broughton Street between Lincoln and Abercorn Streets, which is what SDRA is recommending, and that is the motion. Alderman Braun stated this is acceptable. Alderman Goodman seconded the motion. Alderman Adams stated he opposes this as it is spot zoning and the amendment should include the entire strip of Broughton Street from Whitaker to Lincoln Street. Alderman Sheehan said she will vote in favor as Mr. Friedman has put a lot of work into this. Alderman Adams said he could get the same thing by amending the entire strip. A vote was taken on the motion and it carried with only Aldermen Adams and Jones voting no. APPROVED - SEE RESOLUTIONS.

Alderman Braun moved that SDRA look again at the entire strip and that the uses allowed between Abercorn and Lincoln be allowed between Whitaker to Abercorn. He stated that one thing that has made downtowns more marketable is the lack of restrictions you will find in shopping centers. It is harmful to Broughton Street to have these restrictions. Alderman Jones seconded the motion. Alderman Adams stated by sending it back to SDRA, who is an advisory board to the community, is to make a study. That's all SDRA has done is study. All we need to do is amend the motion to make office space available to any part of Broughton to attract other individuals who might want to come here. When someone comes in that wants to put an office in these restricted blocks, we'll have to go through this same process again. A vote was taken on the motion and it carried with only Alderman Adams opposing because he feels spot zoning is taking care of special interests in this group.

ORDINANCES

Ordinance placed on first reading only:

**AN ORDINANCE
TO BE ENTITLED**

AN ORDINANCE TO AUTHORIZE AND REGULATE THE OPERATION OF BICYCLES WITH THREE OR MORE WHEELS OPERATED BY ONE PERSON TRANSPORTING PASSENGERS FOR HIRE IN SEATS OR A PLATFORM MADE A PART OF THE PEDICAB; TO REQUIRE THE DISPLAY OF RATES IN CLEAR VIEW OF ALL PASSENGERS; TO REQUIRE A LICENSE AND MINIMUM GENERAL LIABILITY INSURANCE COVERAGE OF \$1,000,000.00; TO PROVIDE FOR A PEDICAB DRIVER'S PERMIT AND THE QUALIFICATIONS FOR SAME; TO LIMIT HOURS OF OPERATION ON CITY STREETS BETWEEN 6:00 A.M. AND 6:00 P.M.; TO RESTRICT THE AREA OF OPERATIONS TO CERTAIN STREETS GENERALLY BOUND BY THE BAY STREET STRAND, MLK BOULEVARD, PARK AVENUE, EAST BROAD STREET, LIBERTY STREET, RANDOLPH STREET, AND GENERAL MCINTOSH BOULEVARD; TO SPECIFY THOSE STREETS, INCLUDING BAY, DRAYTON AND WHITAKER STREETS, PORTIONS OF BROUGHTON STREET AND RIVER STREET AND THE RAMPS LEADING TO IT ON WHICH PEDICABS ARE PROHIBITED; TO REQUIRE PEDICABS TO PULL IMMEDIATELY TO THE NEAREST CURB WHEN ONE OR MORE VEHICLES ARE UNABLE TO SAFELY PASS OR CONTINUE IN NORMAL TRAFFIC FLOW; AND TO PROVIDE PENALTIES, INCLUDING SUSPENSION OR REVOCATION OF A PEDICAB DRIVER'S PERMIT FOR NONCOMPLIANCE.

Ordinance read in Council for the first time May 26, 1994, then by unanimous consent of Council, read a second time, placed upon its passage, adopted and approved, May 26, 1994, upon motion of Alderman Goodman, seconded by Alderman Cook, and carried.

**AN ORDINANCE
TO BE ENTITLED**

AN ORDINANCE TO PROVIDE A WIDOW'S PENSION FOR BETTE SABLE ZACE, WIDOW OF CHARLES H. ZACE, DECEASED CITY EMPLOYEE, IN THE AMOUNT OF ONE HUNDRED (\$100.00) DOLLARS PER MONTH AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, in Council assembled, and it is hereby ordained by the authority thereof, that:

SECTION I: WHEREAS, CHARLES H. ZACE was employed by the Mayor and Aldermen of the City of Savannah for 25 years, and

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annum on the outstanding balance with payments of interest and principal due each December 31, beginning December 31, 1994 in the years and amounts indicated in the following schedule:

<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
31-Dec-94		\$ 42,319	\$ 42,319
31-Dec-95	\$ 128,426	101,566	229,992
31-Dec-96	136,132	93,860	229,992
31-Dec-97	144,300	85,692	229,992
31-Dec-98	152,958	77,034	229,992
31-Dec-99	162,135	67,857	229,992
31-Dec-00	171,863	58,129	229,992
31-Dec-01	182,175	47,817	229,992
31-Dec-02	193,106	36,886	229,992
31-Dec-03	204,692	25,300	229,992
31-Dec-04	<u>216,974</u>	<u>13,018</u>	<u>229,992</u>
	<u>\$1,692,761</u>	<u>\$649,478</u>	<u>\$2,342,239</u>

Section 3. The Sanitation Fund may pre-pay any portion of the amount advanced at any time. In the event of pre-payment, interest will be charged to the Sanitation Fund at the rate of 6.00 percent per annum on the amount of the advance actually outstanding.

ADOPTED AND APPROVED MAY 26, 1994 UPON MOTION OF ALDERMAN HARDWICK,
SECONDED BY ALDERMAN JONES AND CARRIED.

A RESOLUTION TO AMEND THE URBAN RENEWAL PLAN FOR THE BROUGHTON STREET REDEVELOPMENT PROJECT TO PROVIDE A "CULTURAL AND PROFESSIONAL DISTRICT" FROM LINCOLN STREET TO ABERCORN STREET WITH FIRST FLOOR PERMITTED USES OF RETAIL, THEATERS, RESTAURANTS, PROFESSIONAL OFFICES, OTHER OFFICES, NON-RELIGIOUS COLLEGES AND POST-SECONDARY EDUCATIONAL USES, BANKS, SERVICE AND LOBBIES FOR OFFICES OR RESIDENCES ABOVE.

Now comes the Mayor and Aldermen of the City of Savannah, in regular meeting assembled, and amends the Urban Renewal Plan for the Broughton Street Redevelopment Project to provide an additional district between Lincoln and Abercorn called "Cultural and Professional District" and to change the A "Retail District" from Lincoln-Whitaker to Al Abercorn-Whitaker, so that the Land Use Provisions on page 12 of said plan will read as follows and Item B of the plan which was on page 12 will move to page 13.

	<u>Preferred</u>	<u>Permitted</u>	<u>Not Allowed</u>
A1 Retail District (Whitaker to Abercorn)			
First Floor	Retail	Retail restaurants, lobbies for offices or residences above, banks	Office residential parking lots, all items listed below in <u>Other Restrictions</u>
Upper Floors	Retail offices	Retail, offices, residences, banks, service	Parking, items listed in <u>Other Restrictions</u>

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A2 Cultural and Professional
District
(Lincoln to Abercorn)

First Floor	Retail, theaters, restaurants	Retail, theaters restaurants, professional offices, other offices, non-religious colleges and post secondary educational uses, banks, service, lobbies for offices or residences above	Parking, residential, all items listed in <u>Other</u> <u>Restrictions</u>
Upper Floor	Retail, theaters, restaurants, professional offices, other offices,	Retail theaters restaurants, professional offices, other offices, non-religious colleges and post secondary educational uses, residential, banks, service	Parking, all items listed in <u>Other</u> <u>Restrictions</u>

All ordinances, resolutions, and parts of ordinances and resolutions in conflict herewith are hereby repealed.

ADOPTED AND APPROVED MAY 26, 1994 UPON MOTION OF ALDERMAN BRAUN,
SECONDED BY ALDERMAN GOODMAN AND PASSED WITH ONLY ALDERMEN ADAMS
AND JONES VOTING NO.

MISCELLANEOUS ITEMS

City Manager Arthur A. Mendonsa announced his retirement effective December 31, 1994, after more than 30 years serving the City of Savannah. He stated the seven months remaining in his tenure will enable him to complete work on several critical projects and will avoid disruptions in the preparation and adoption of the 1995 budget. The decision to retire was prompted by discussions with the University of Georgia and others concerning his availability to teach and provide technical assistance to local communities, and other activities of which he wishes to pursue. During his tenure of more than 30 years, he spent two years as Executive Director of the Metropolitan Planning Commission and 28 years as City Manager. He expressed his appreciation to the City's outstanding and dedicated employees, bureau chiefs and department heads. He stated on behalf of the citizens of the community, it has been a special privilege to have worked with them. Because of their efforts this city is recognized throughout the nation for its pace setting efforts in addressing the difficult and complex problems facing local governments. In closing, he commended the Mayor and Aldermen for their efforts on behalf of the community, for without their leadership and actions all that has been accomplished would not have been possible.

Mr. Mendonsa received a standing ovation for the thirty years of dedicated service he has provided the City of Savannah. Mayor Pro-Tem Adams stated he looks at this with mixed emotions and requested Mr. Mendonsa reconsider staying until the end of this Council's term. Alderman Hardwick stated in the six years he has served on Council he appreciates all the fine work Mr. Mendonsa has done. He especially appreciates Mr. Mendonsa for the personal guidance he has shown. Alderman Jones stated with as much to be done in Savannah and with Mr. Mendonsa being known as the best City Manager in the nation, he refuses to accept his resignation. Alderman Braun stated there is no question as to Mr. Mendonsa's commitment to Savannah, which has been his number one quality over his tenure. He thanked Mr. Mendonsa on behalf of the citizenry of Savannah. He hopes the next City Manager will hold the same principles. Alderman Cook stated he knows of no better or more dedicated City Manager in the nation and wished him