

# Savannah Canal District

Master Plan  
August 13, 2020



# CANAL DISTRICT STUDY AREA





# Vision

**The Canal District is new common ground in Savannah. It protects historic communities, rebuilds nature, elevates civic life, and allows the City to grow.**

**The Master Plan seeks to coordinate actions and communication into a shared perspective, empowering Savannah residents and leadership to work together to develop resilient places and a stronger City.**

# Built Around Two Geographies

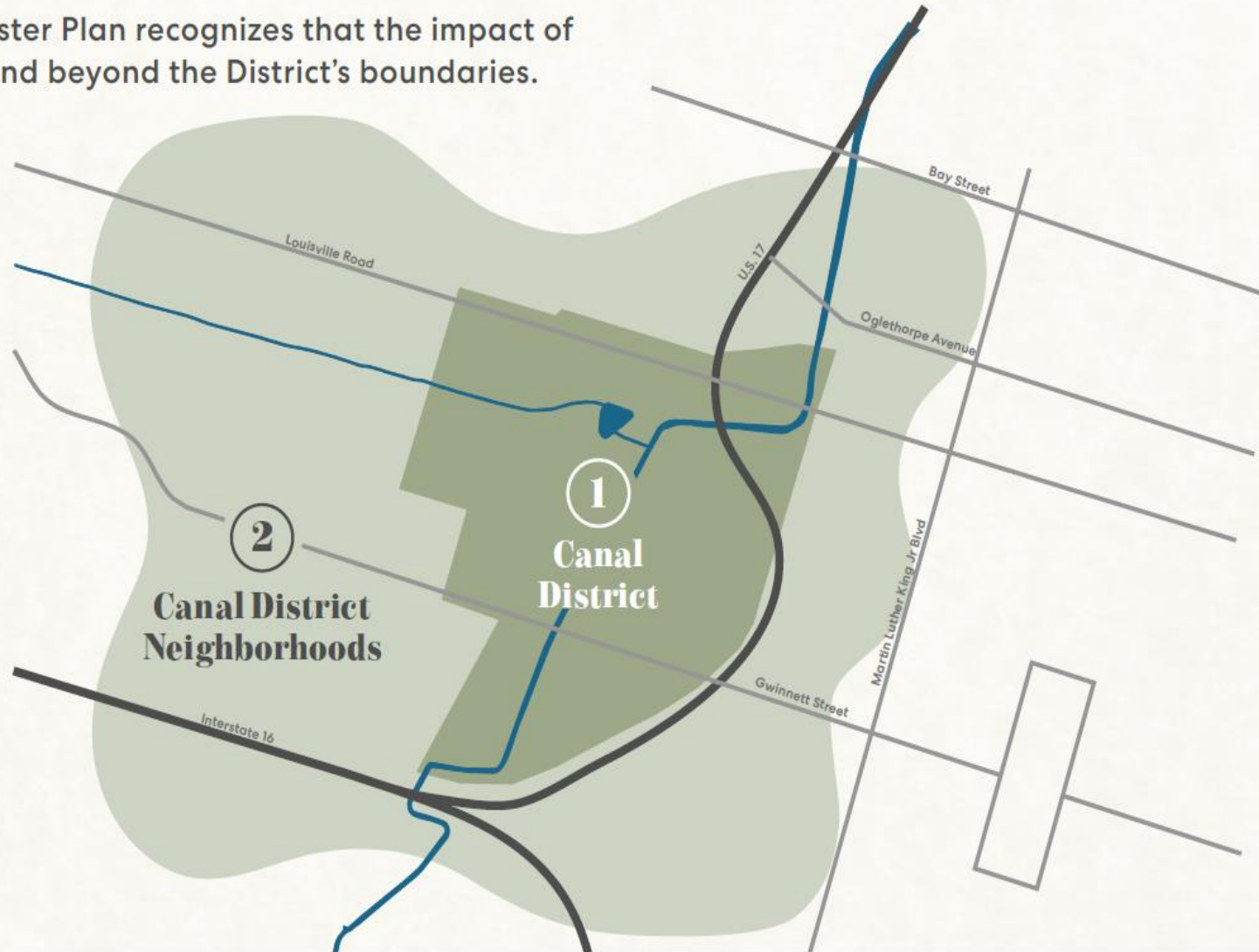
The Canal District Master Plan recognizes that the impact of future action will extend beyond the District's boundaries.

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**A Master Plan for the Canal District**

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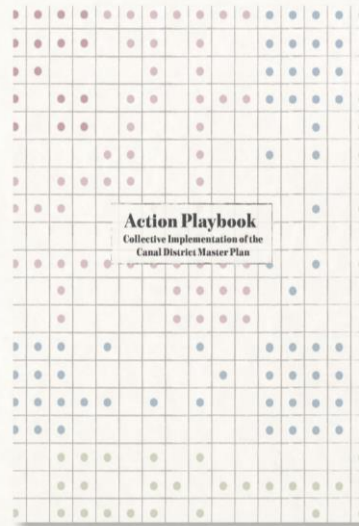
**A Set of Policies and Actions for the Canal District Neighborhoods**





## 01 The Master Plan

A document that focuses on the process, vision, and design recommendations for the Canal District



## 02 The Action Playbook

A document that focuses on the actions needed to implement the Master Plan in an equitable and inclusive way



# Provides Great Places

The Canal District Master Plan develops resilient places where people and nature thrive and the City can grow.

The Master Plan fosters places that:

01

**Protect Communities**

02

**Rebuild Nature,  
Elevate Civic Life**

03

**Grow the City**

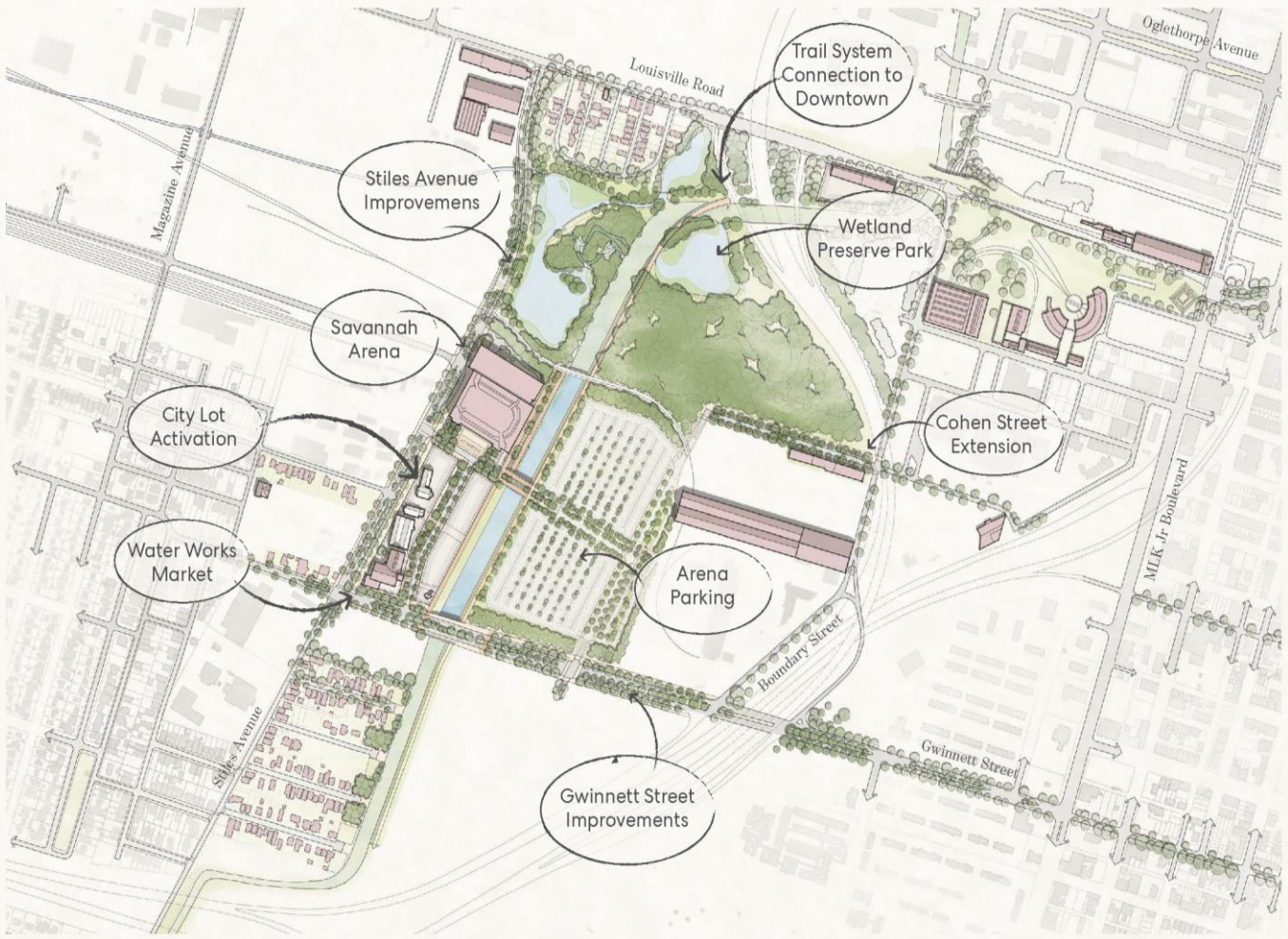


# Focuses on Short-Term Wins

The Canal District Master Plan galvanizes energy and resources around a series of projects to be opened in the next three years.

## Catalytic First Steps:

- A. Canal Widening
- B. Street Improvements
- C. Pedestrian Enhancements
- D. Repurposed Water Works



# Action Playbook

## Guide

- 01 Establish a Three-Year Arena Area Plan
- 02 Establish a Canal District Leader
- 03 Build Nonprofit and Philanthropic Support for the Canal District's Open Spaces
- 04 Designate a Tax Allocation District
- 05 Establish a Community Improvement District

## People

- 06 Support Local Employment and Businesses
- 07 Repurpose the Water Works as a Community Market and Business Center
- 08 Curate and Build a West Savannah Heritage Trail
- 09 Strengthen Partnerships with the Land Bank Authority for Community Development
- 10 Organize a Community Benefits Framework
- 11 Expand Homeownership and Home-Buying Initiatives
- 12 Develop Renter and Rental-Housing Affordability Initiatives

## Nature

- 13 Institute a Neighborhood Stormwater Program
- 14 Expand Green Infrastructure Programs to Include the Canal District
- 15 Develop a Comprehensive Stormwater Strategy for the Springfield Basin
- 16 Complete the Canal District Brownfield Assessment

## Place

- 17 Institute a Community Street Improvements Program
- 18 Revise Canal District Zoning and Establish an Overlay District
- 19 Install a Neighborhood Wi-Fi Umbrella and Smart Lighting







An aerial architectural rendering of a city district. The scene is dominated by a canal that winds through the area, with several bridges crossing it. The buildings are diverse in style, ranging from large, multi-story commercial or institutional structures to smaller, more residential-style houses. The architecture is rendered in a sketchy, hand-drawn style with a color palette of earthy tones like browns, oranges, and greys, interspersed with vibrant greens for trees and lawns. The overall impression is one of a well-planned, walkable urban environment with a strong emphasis on green space and water features.

## Once Canal District Master Plan adopted...

- **Prioritize capital improvement projects**
- **Secure funding for implementation of priorities identified**
- **Coordinate with MPC on Zoning and Land-Use Recommendations**