

CONGRESS FOR THE NEW URBANISM (CNU)

SOUTHSIDE SUBURBAN RETROFIT

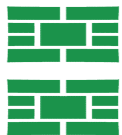
Council Workshop

Thursday, August 15, 2019



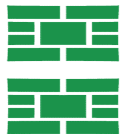
CNU26.SAVANNAH

- Comprised of urban designers, architects, planners, developers and engineers:
 - Restoration of existing urban centers and towns
 - Reconfiguration of sprawling suburbs into communities of real neighborhoods and diverse districts
 - Conservation of natural environments, and
 - Preservation of our built legacy
- CNU Legacy Projects held prior to annual conferences
 - East Savannah
 - Southside



East Savannah

- Focused on the residential Eastside neighborhood and commercial portion of Waters Avenue
- Identified and addressed historic and community character within the East Savannah framework
- Developed a strategy that alleviated mounting developmental pressure
- Offered residents solutions to unsafe roadways, lack of community resources, and accessibility to housing



DHIRU THADANI
ARCHITECT + URBANIST

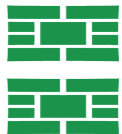
Brown Design Studio
architecture urban design

Southside Retrofit

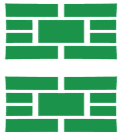
- Aimed to build a vision of Southside that involved a sustainable, pedestrian-friendly, mixed-use hub with opportunities for education, jobs, housing, entertainment, and transportation options
- Anticipated growth of Georgia Southern Armstrong campus
- Considered retail "dead space"
- Envisioned the proposal for an active town center providing local amenities and bridging the surrounding suburban neighborhoods



DAVID M. SCHWARZ ARCHITECTS



Study Area



Evolution

2. SOUTHSIDE OVERVIEW



1955

WINDSOR FOREST NEIGHBORHOOD DEVELOPED

- Half of Cedar Grove Plantation purchased for \$450,000 for Windsor Forest Neighborhood
- 1st planned, fully-encompassing neighborhood in Georgia [Self-contained neighborhood with retail shopping, schools and recreation]
- Developed by Delta Land Corp
- Architect went on to plan Buckhead in Atlanta



1966

ARMSTRONG STATE COLLEGE OPENED



1967

HUNTER AIRFORCE BASE CHANGED TO HUNTER ARMY AIRFIELD



2016

VETERANS AFFAIRS HOSPITAL OPENED

1940 1945 1950 1955 1960 1965 1970 1975 1980 1985 1990 1995 2000 2005 2010 2015 2020 2025



1949-1967

HUNTER AIRFORCE BASE IN OPERATION



1960'S

- WILSHIRE NEIGHBORHOOD DEVELOPED
- ABERCORN STREET EXTENDED TO ARMSTRONG ATLANTIC STATE UNIVERSITY



1970

ST. JOSEPH HOSPITAL OPENED



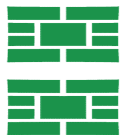
1991

SAVANNAH MALL CONSTRUCTION COMPLETED

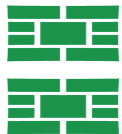
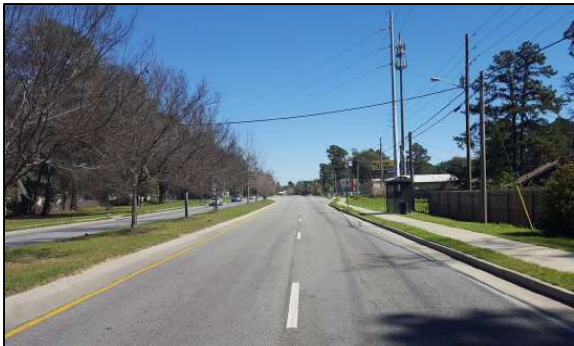


2014

TRUMAN PARKWAY COMPLETED AS PART OF THE AMERICAN RECOVERY AND REINVESTMENT ACT



Existing Conditions

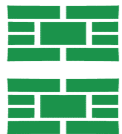
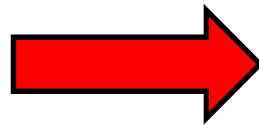


Street Grid Comparison

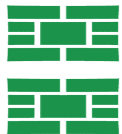
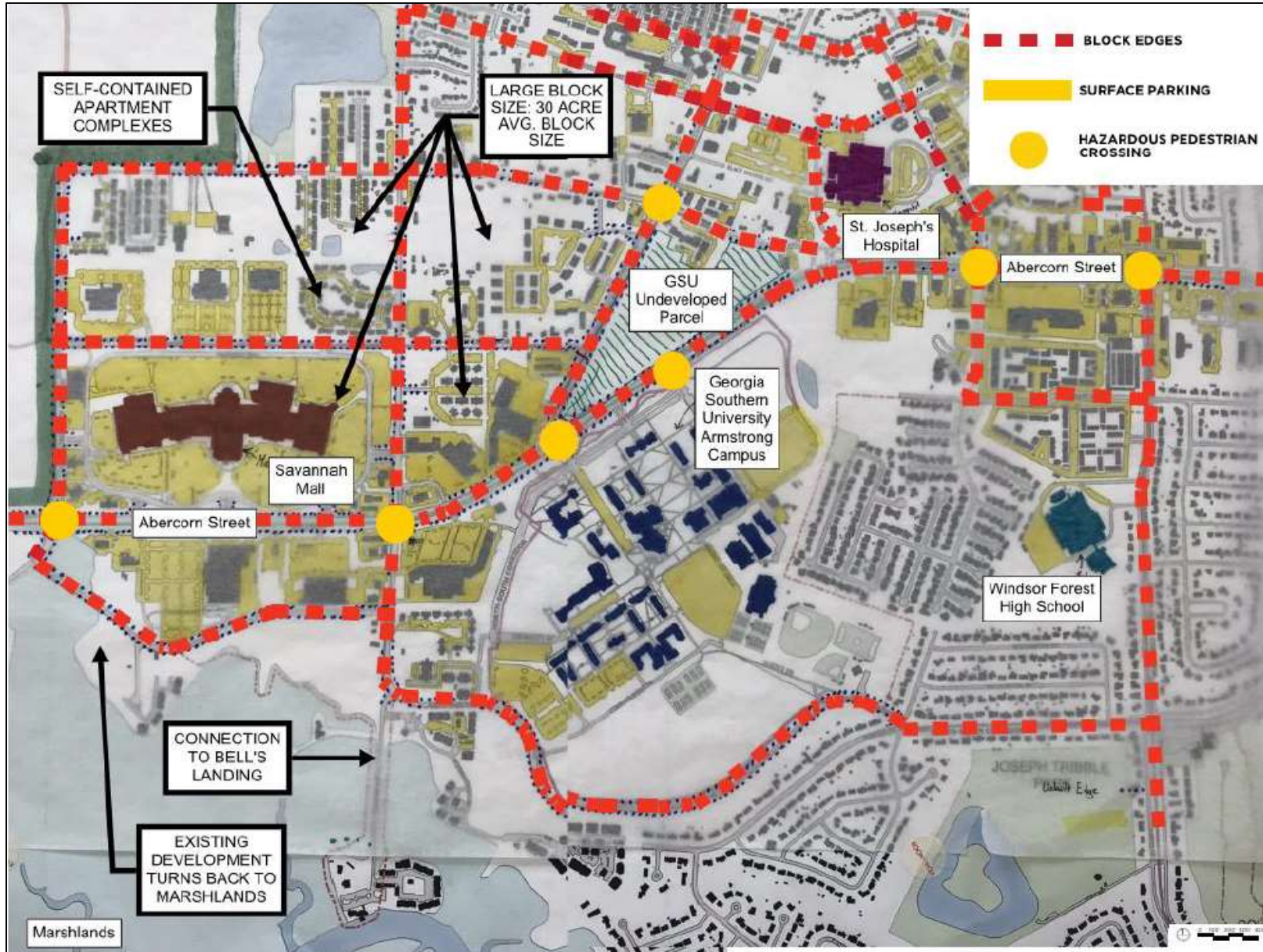
downtown



southside

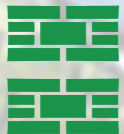


Area Analysis



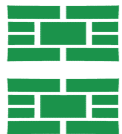
VISION

Create a long-term vision to establish a vibrant, sustainable, mixed-use and walkable neighborhood center on the City's Southside with opportunities for education, housing, jobs, entertainment, and access to multiple modes of transportation



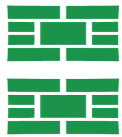
GUIDING PRINCIPLES

1. Encourage new development stemming from the anticipated growth of GSU Armstrong Campus to have a **mix of uses** that forms complete neighborhoods
2. Focus population growth within **major activity centers**
3. Increase opportunities for **public transit** in Savannah's Southside
4. **Development rules should be written or revised to achieve the desired outcomes**
5. **Promote safe walking and biking** as means of transportation
6. **Apply lessons learned** from Southside study throughout the City of Savannah



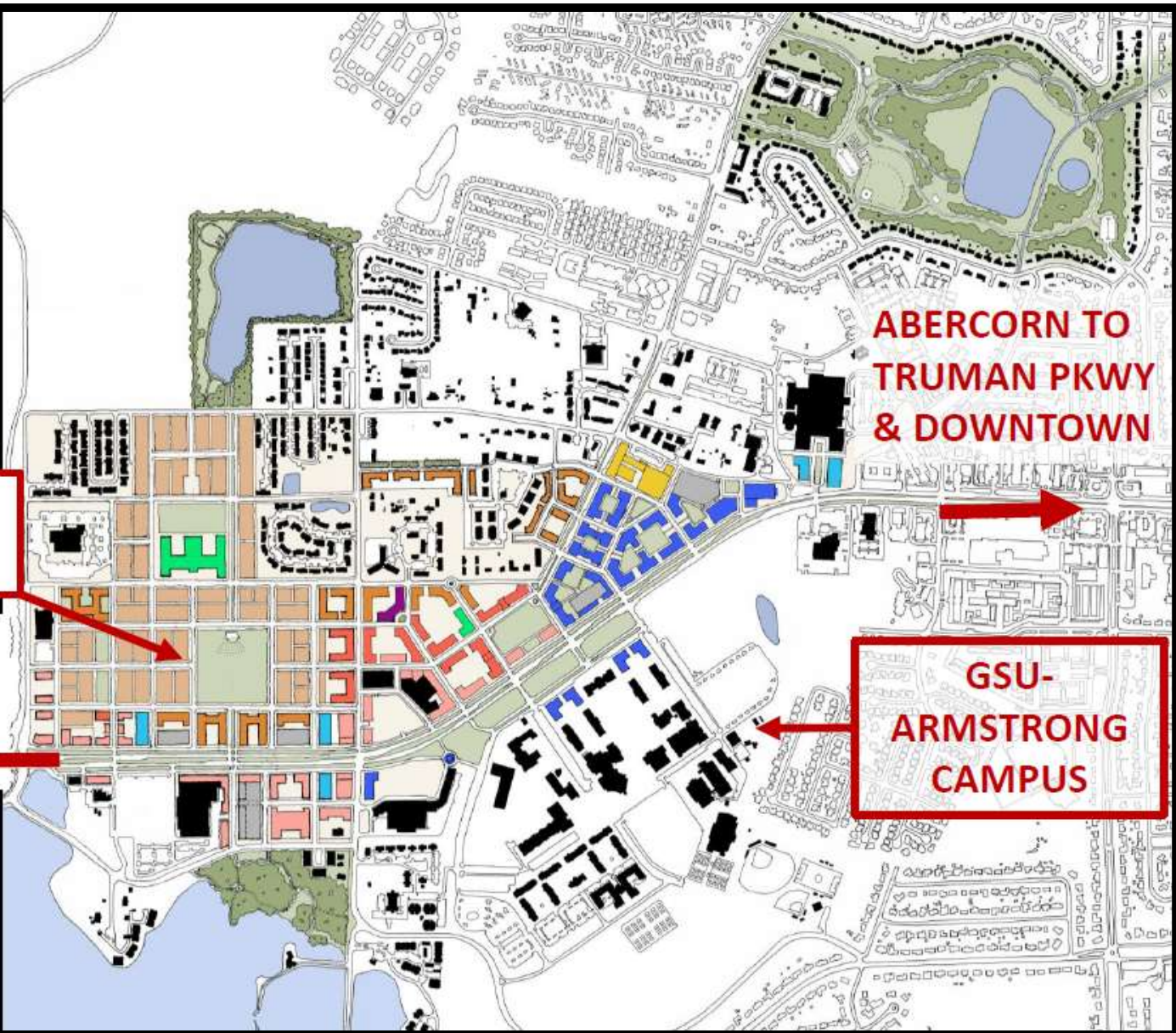
Legend

- GSU ARMSTRONG CAMPUS
- RESIDENTIAL
- APARTMENT
- OFFICE
- RETAIL
- MIXED USE
- CITY
- PARKING
- YMCA
- HOTEL



Legend

- GSU ARMSTRONG CAMPUS
- RESIDENTIAL
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**SAVANNAH
MALL SITE**

**ROUTE 204 TO
ADJACENT
SUBURBS**

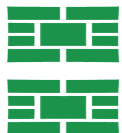
**ABERCORN TO
TRUMAN PKWY
& DOWNTOWN**

**GSU-
ARMSTRONG
CAMPUS**



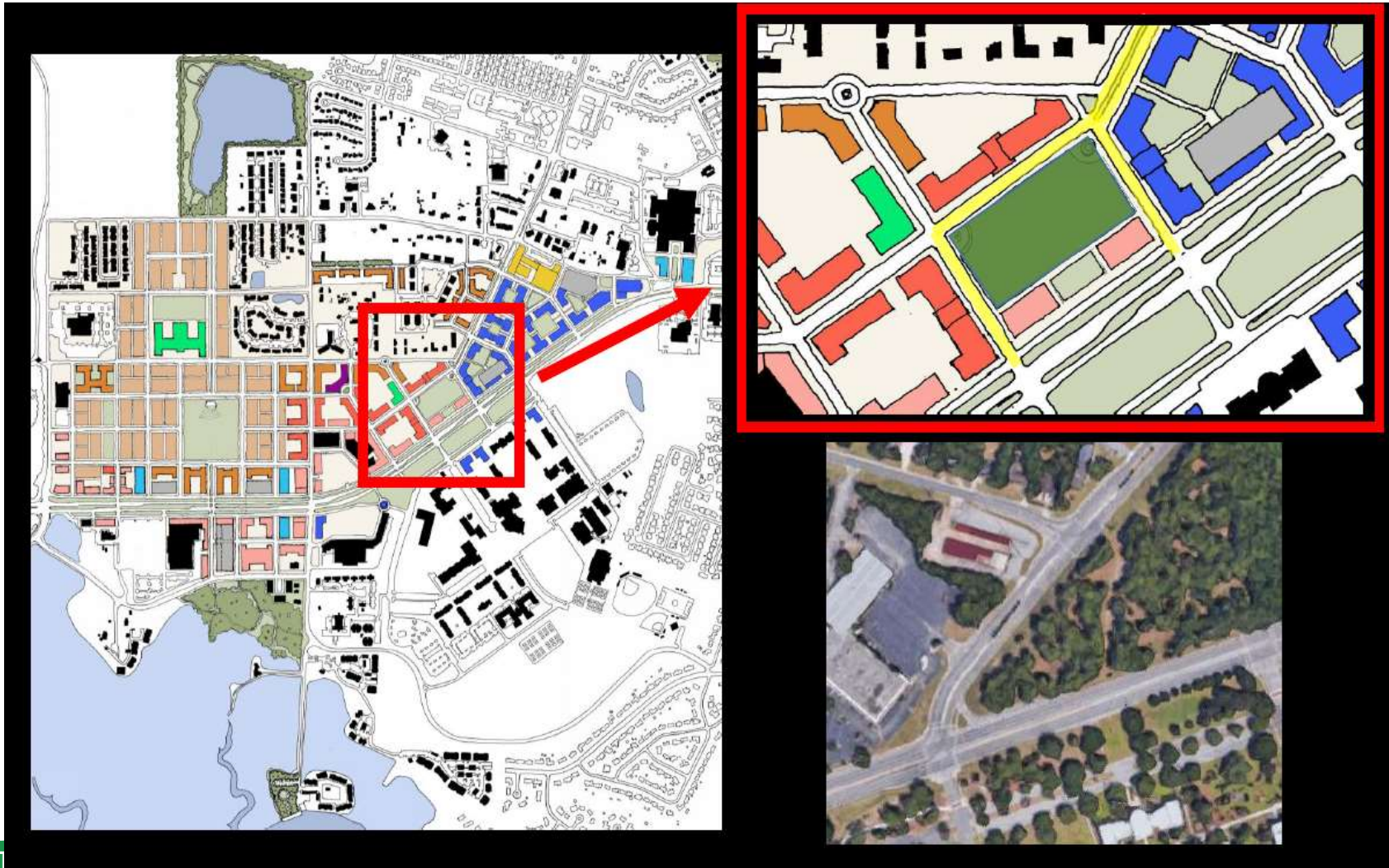
Stakeholder Feedback

- Create a place for “ourselves”—Southside
 - Southside Residents
 - Opportunities for young adults in Southside
 - Hunter Army Air Field – Personnel & Family
- Local/Small Business vs. National Chains
- Increase Connectivity/Walkability
 - Pedestrians
 - Bikes
 - Water Access
- Abercorn Street
- Usable Green Space
- Creating a new “Front Door” for Southside



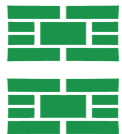
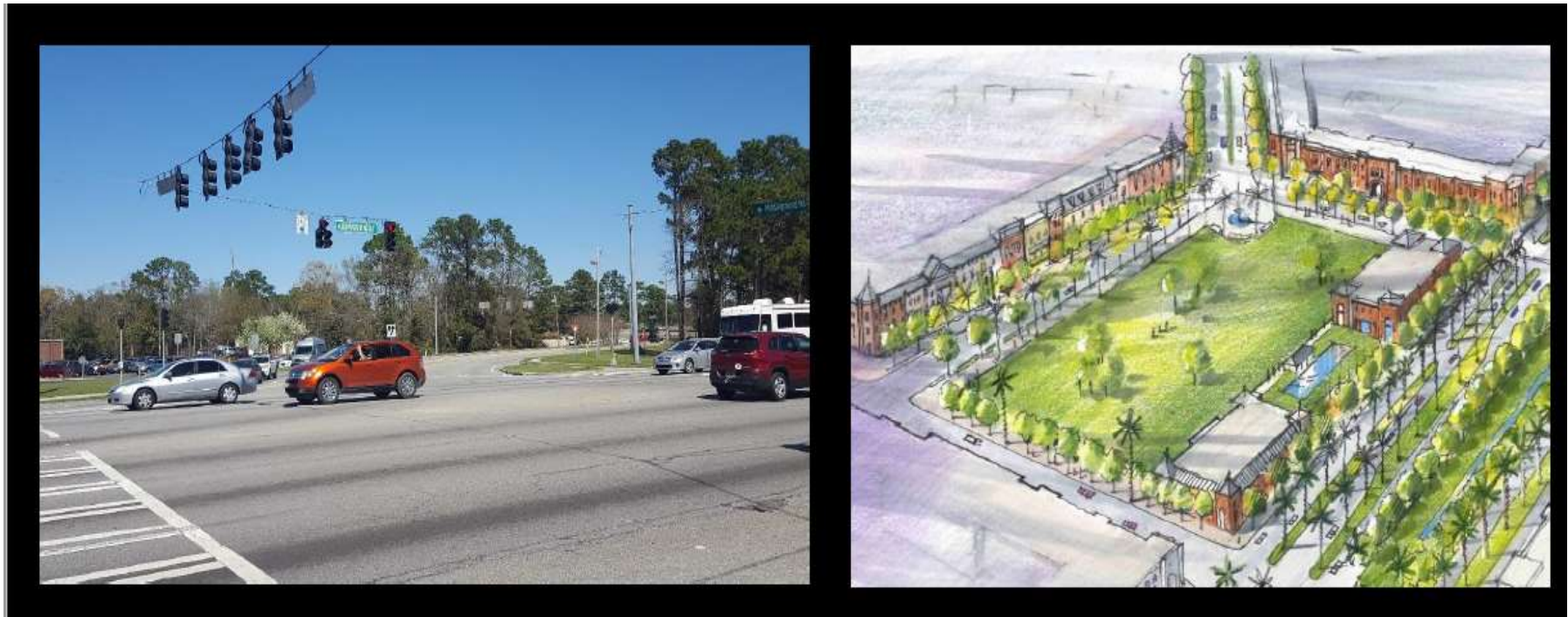
Concept Plan:

Public Square



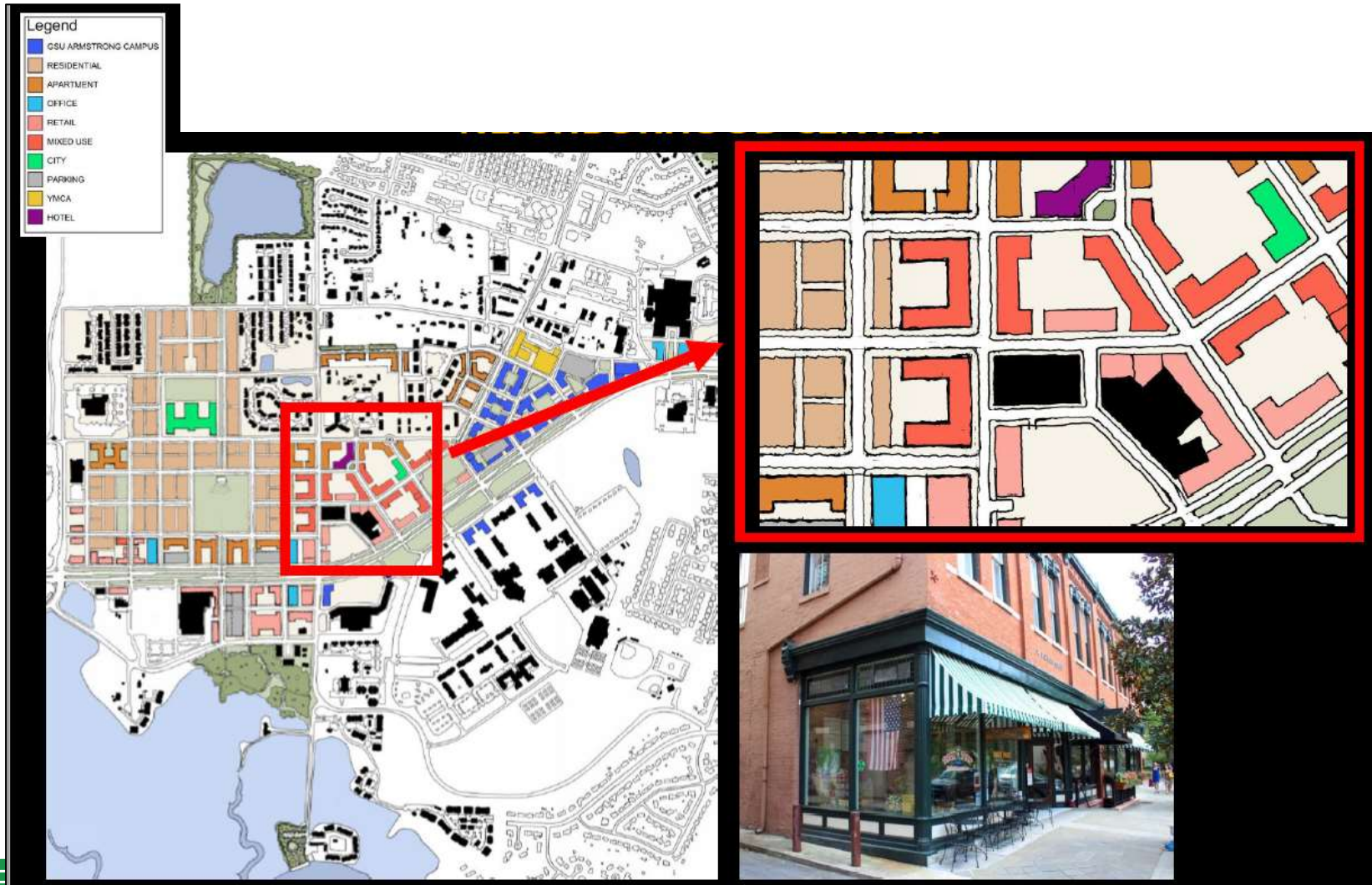
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Public Square



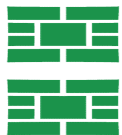
Concept Plan:

Neighborhood Center



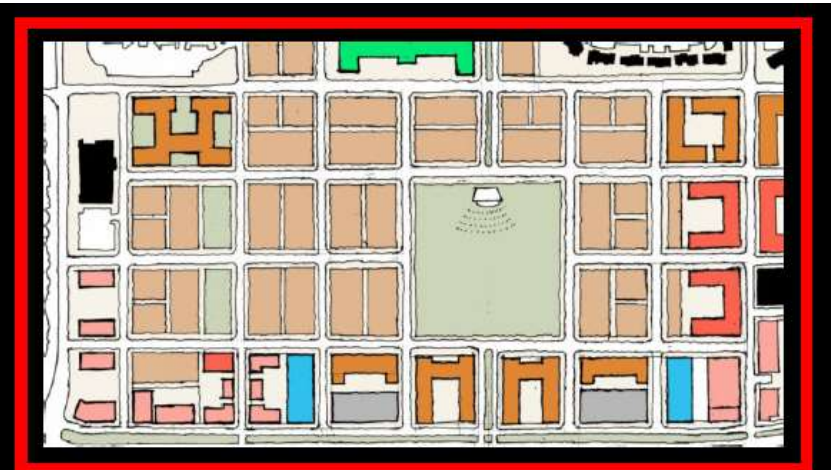
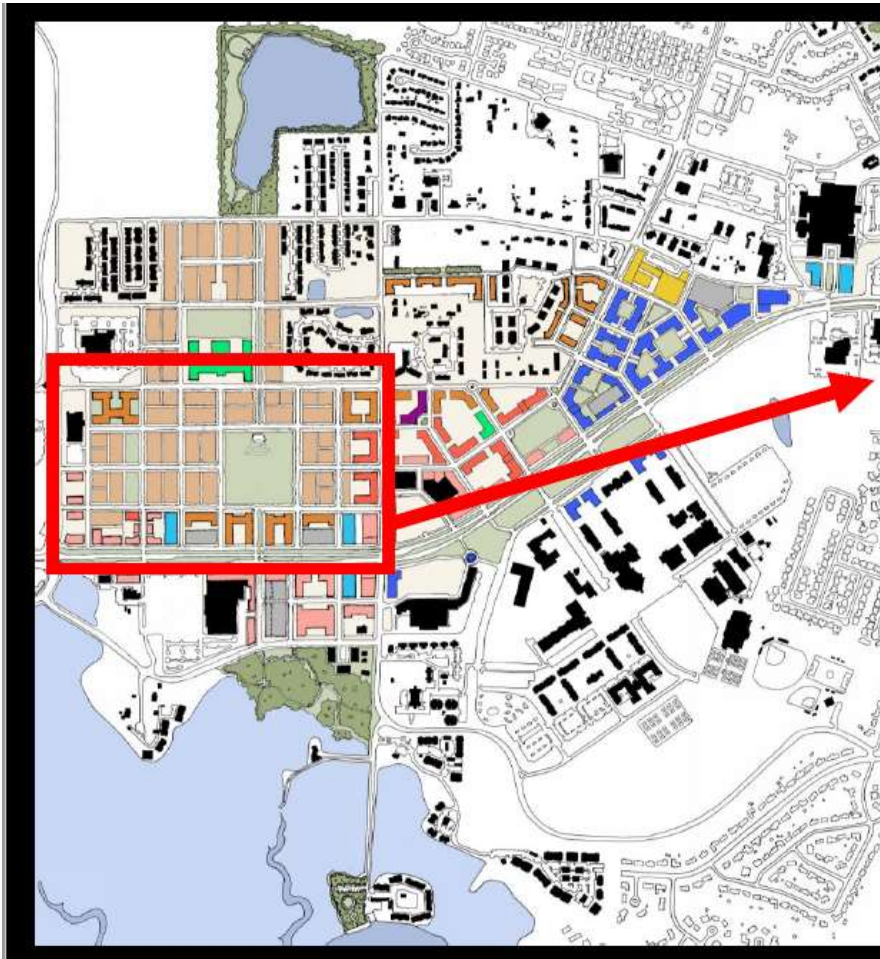


- Savannah Ward Plan: 68 blocks
- Savannah Mall Property: 1 block

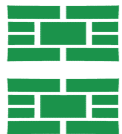


Concept Plan:

Residential Neighborhood

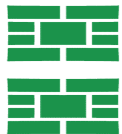
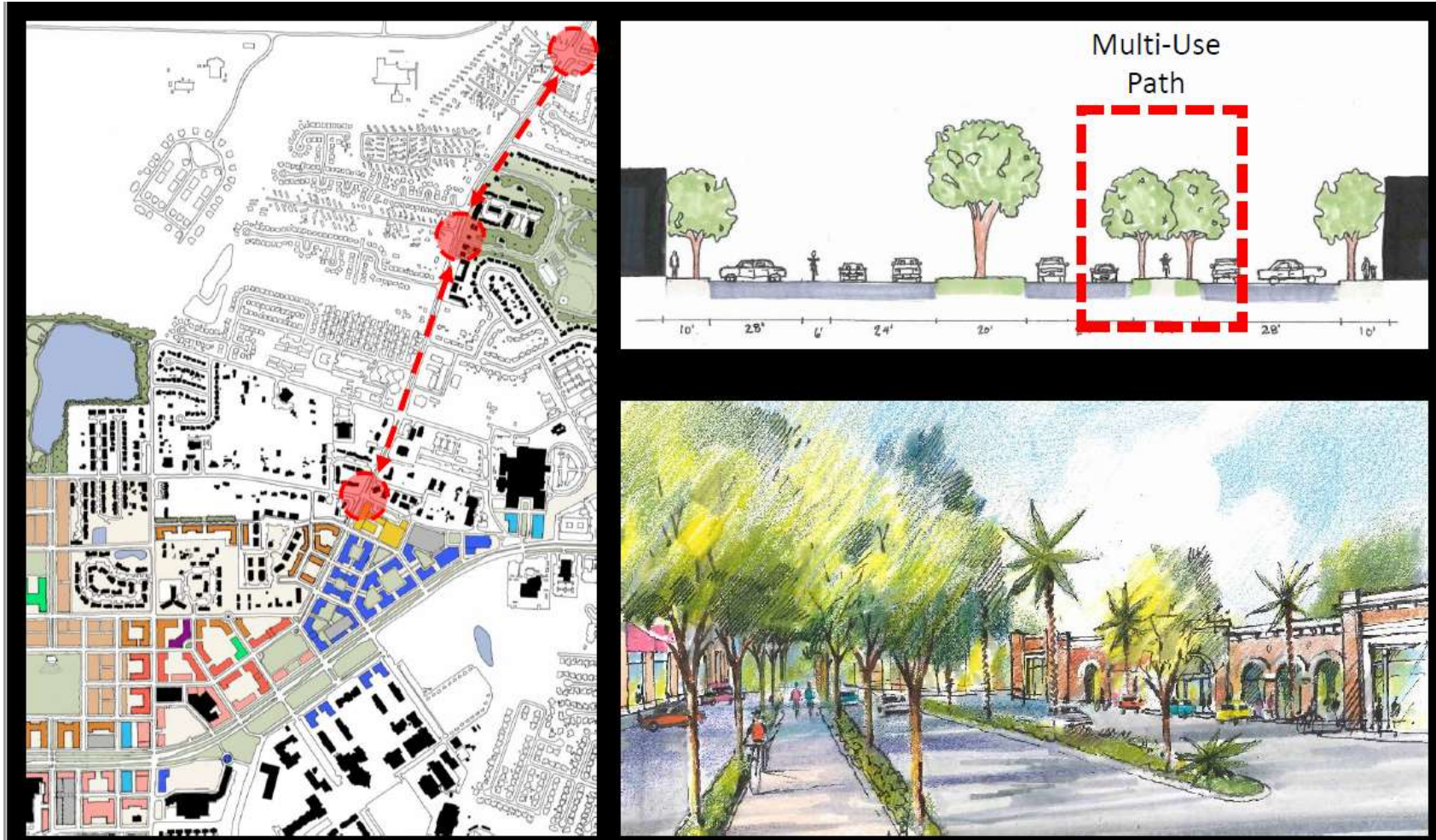


32 blocks



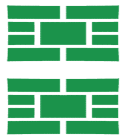
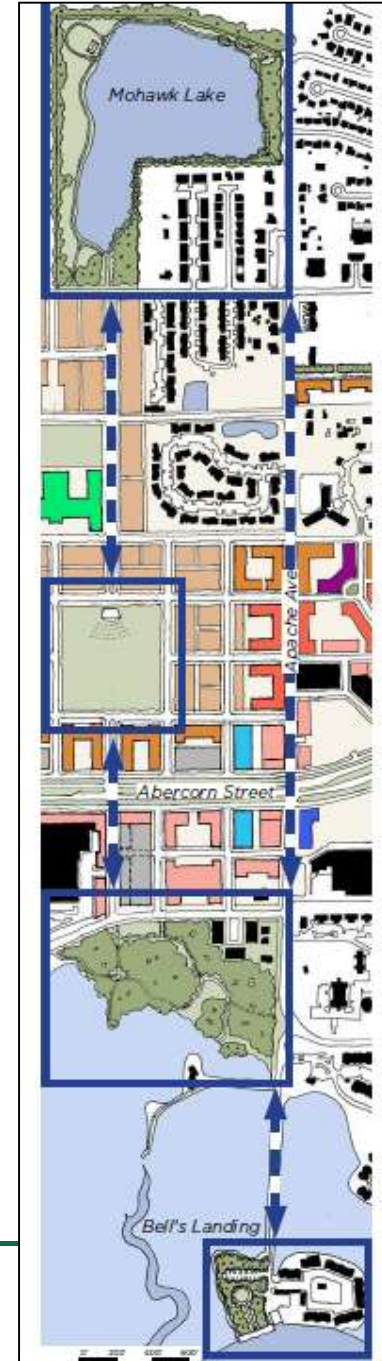
Concept Plan:

Midground Road Retail Nodes



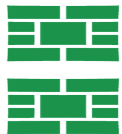
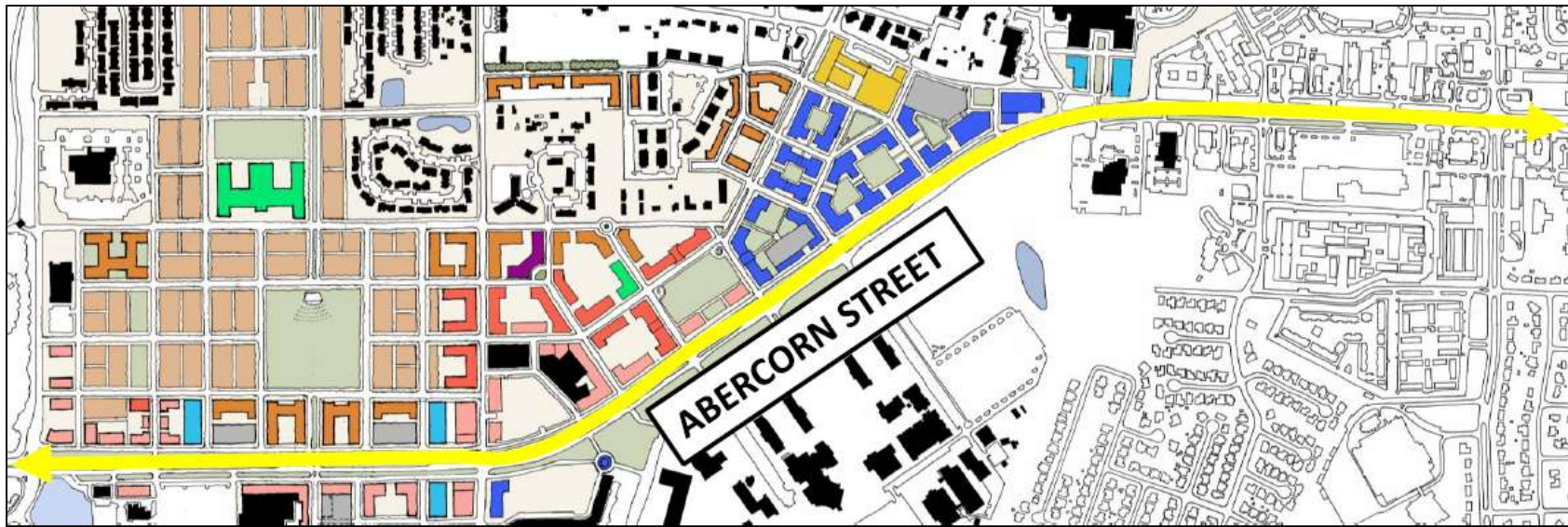
Concept Plan:

Park Connections



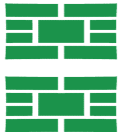
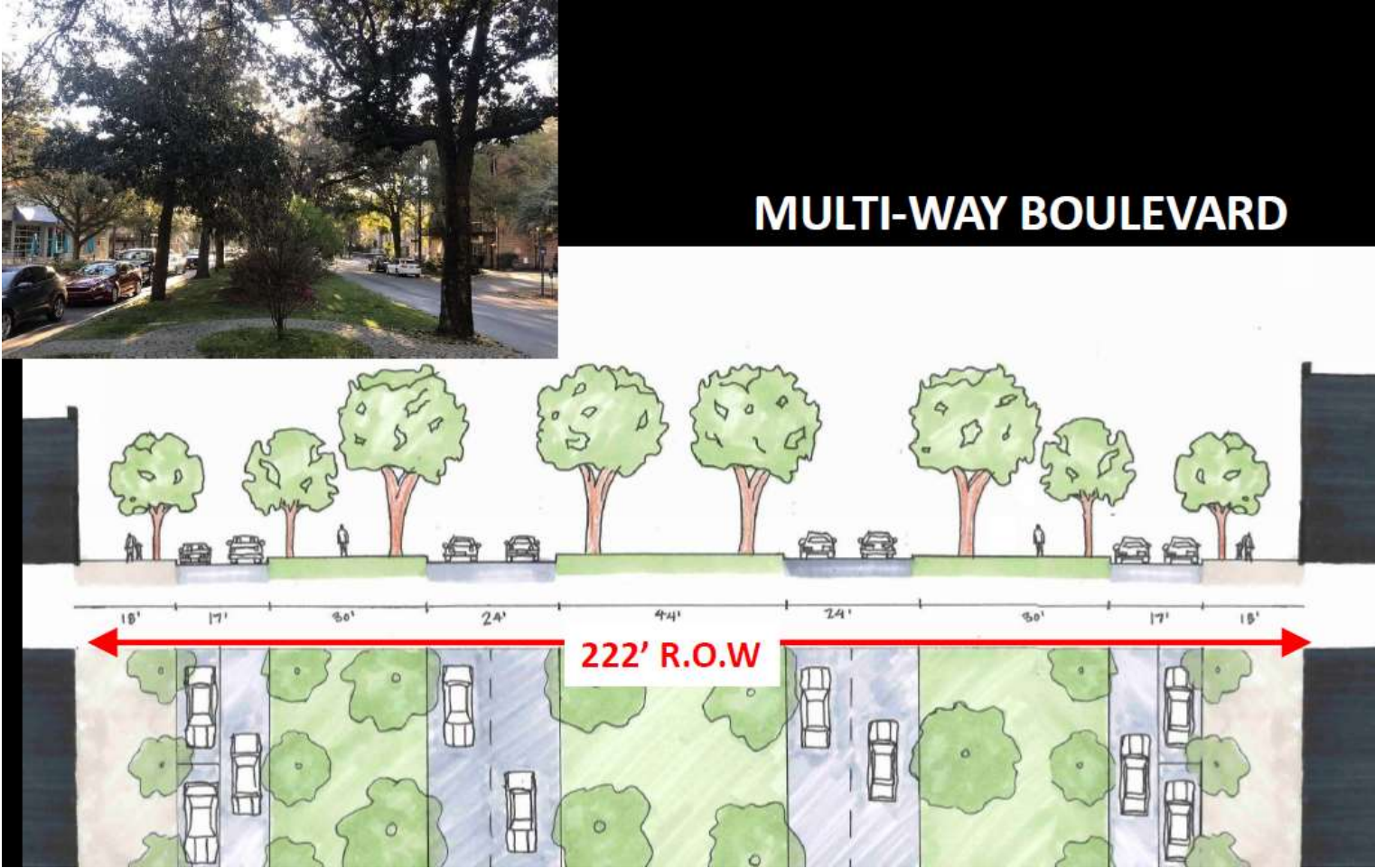
Concept Plan:

Abercorn Street Improvement

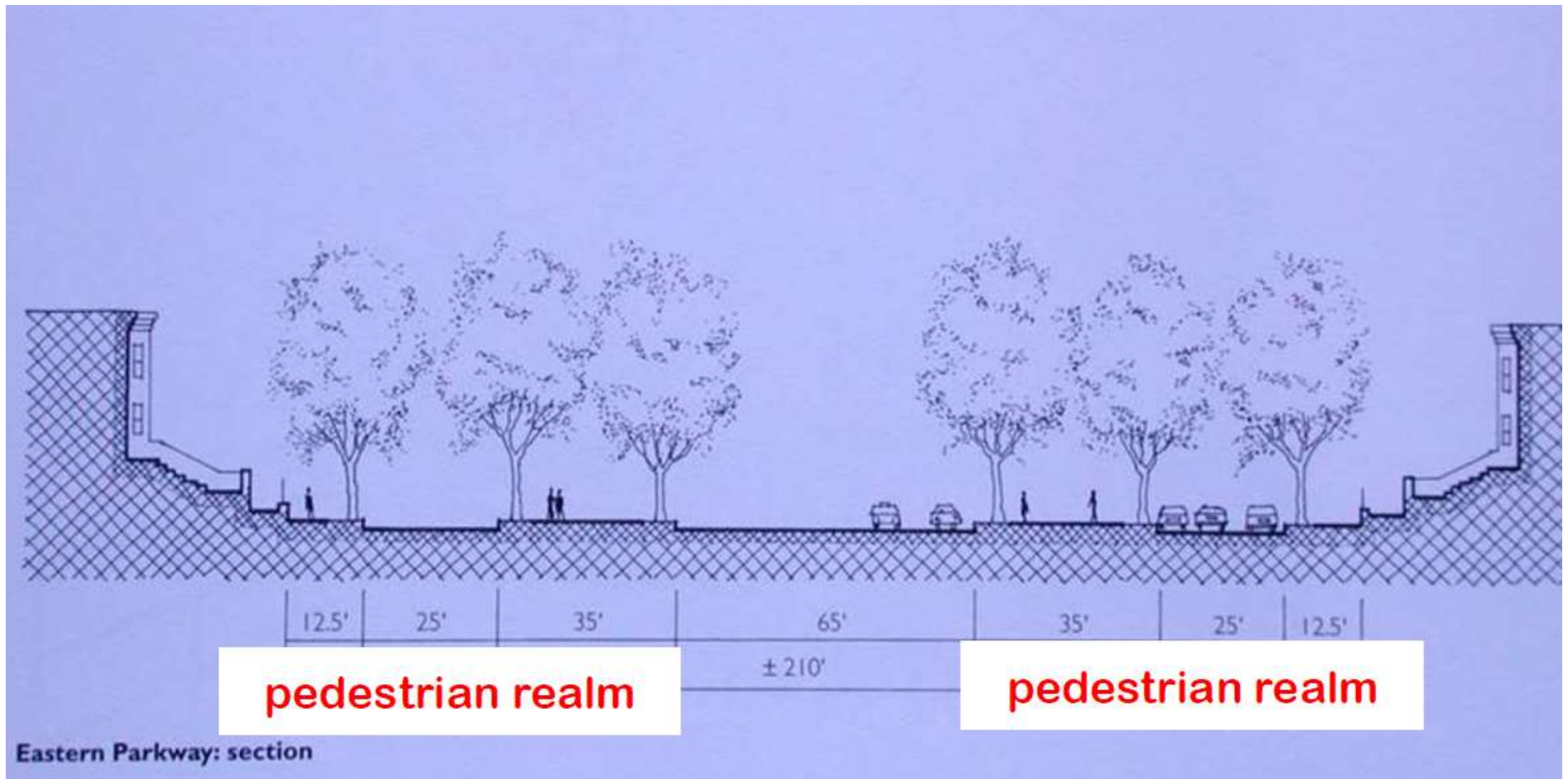


Concept Plan:

Abercorn Street Improvement



Multiway Boulevard



...Flagship of walkable communities

