



Development Services 2018 Report

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Development Services Department

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Development Services

What We Do:

We serve the public by ensuring the safety of the built environment through effective code enforcement, and by providing guidance and oversight for all building construction and site development within the City of Savannah.

Core Services Include:

- Building Permits & Inspection Services
- Site Development Permits & Inspection Services
- Subdivision Plat Approvals



*5515 Abercorn Street
Savannah, GA 31405*



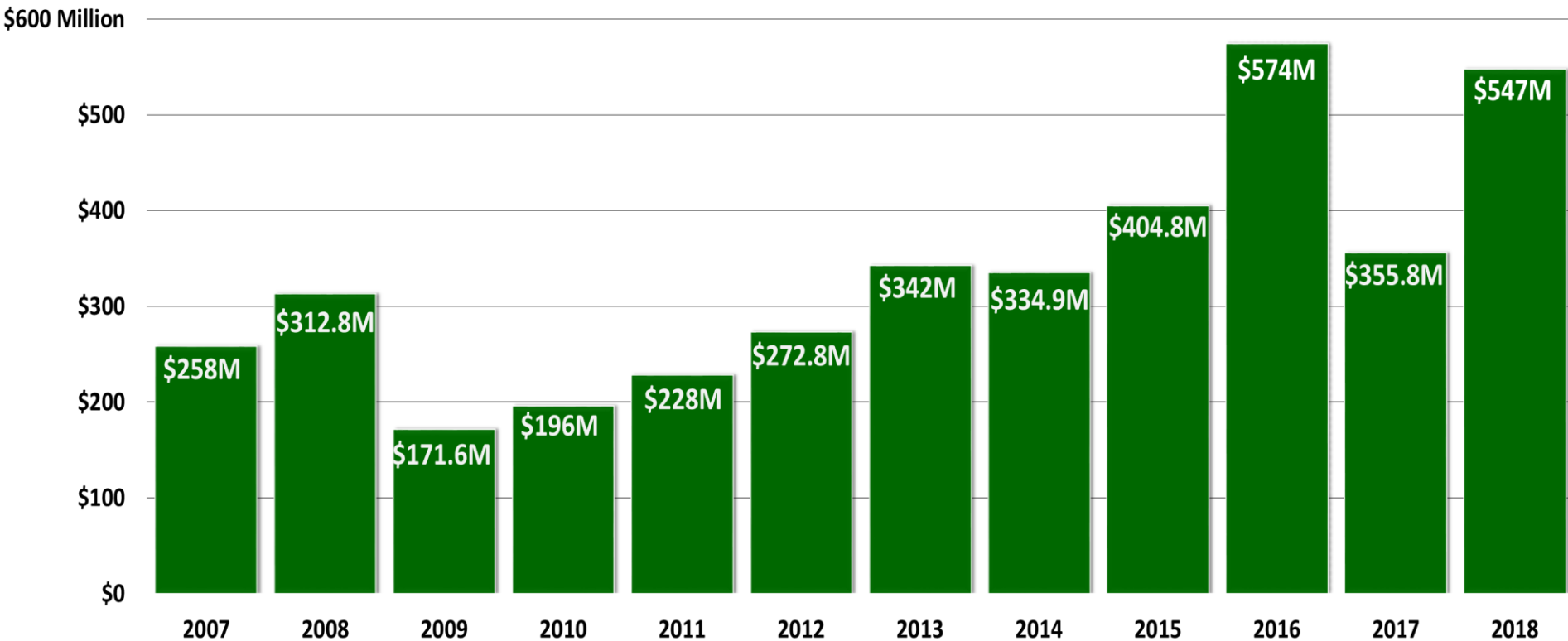
2018 Development Services Highlights

- Permitted building projects totaling \$547 million
- Issued over 1,500 building permits
- Issued over 4,700 trades permits
- Completed over 23,000 building & trades inspections
- Completed over 2,400 site inspections
- Approved over 80 site permits
- Processed over 90 survey plats



Building construction in 2018 was the SECOND HIGHEST LEVEL ON RECORD

Annual Construction Cost of Total Permits Issued

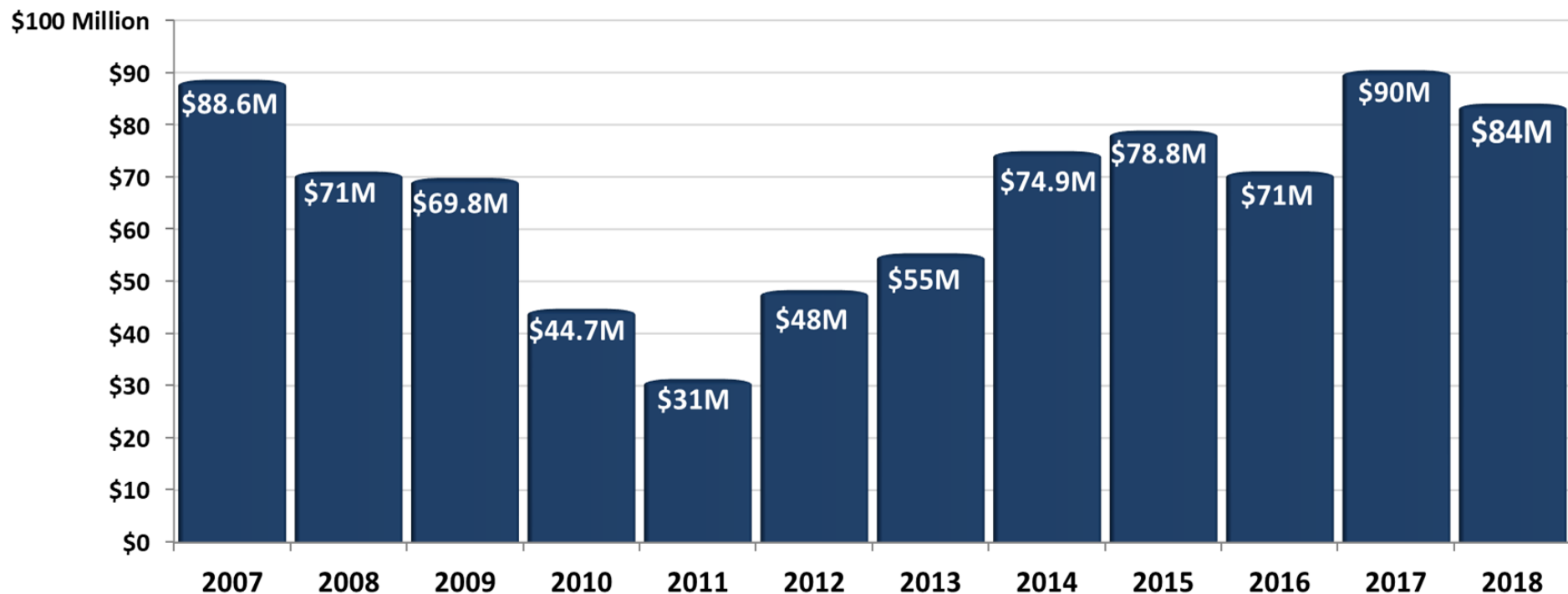


*Note: Construction costs only including building construction costs; site development costs are not included.
All building permit types including commercial, residential, new construction and renovations are included.*



New residential construction in 2018 was the second highest level post-recession

Residential New Permits Issued Annual Construction Cost Comparison

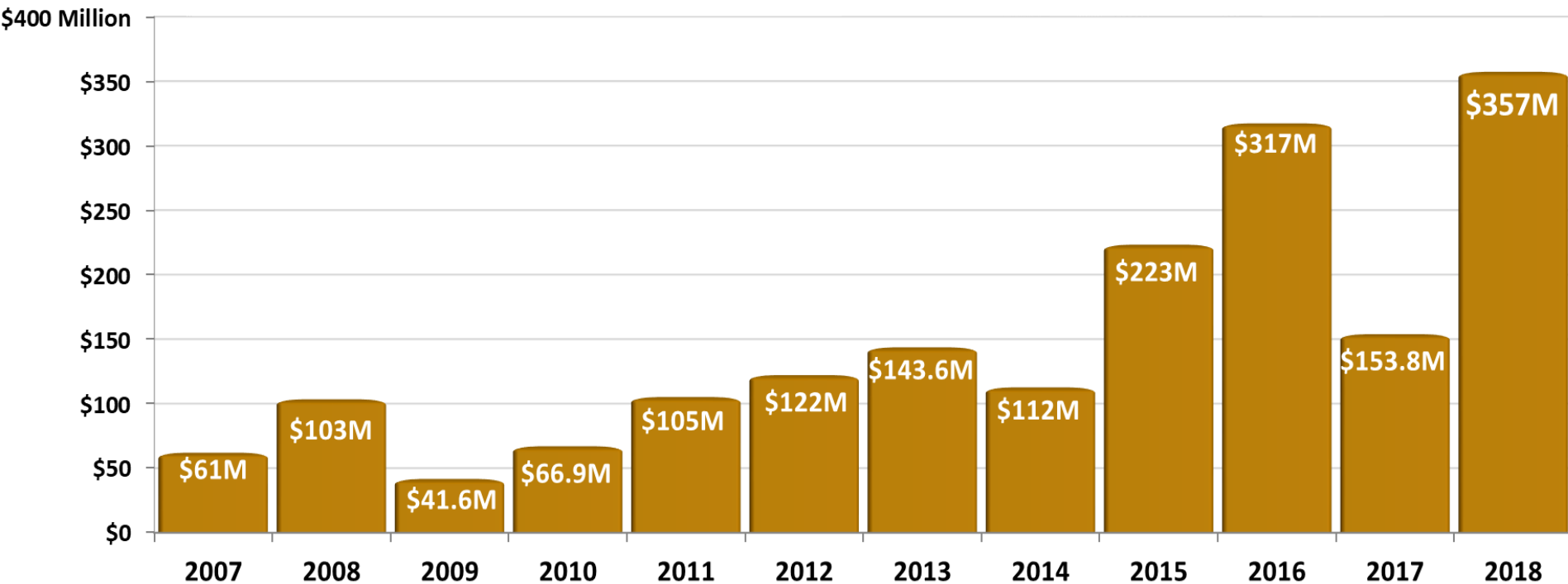


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All building permit types including commercial, residential, new construction and renovations are included.*



New commercial construction in 2018 was the HIGHEST LEVEL ON RECORD

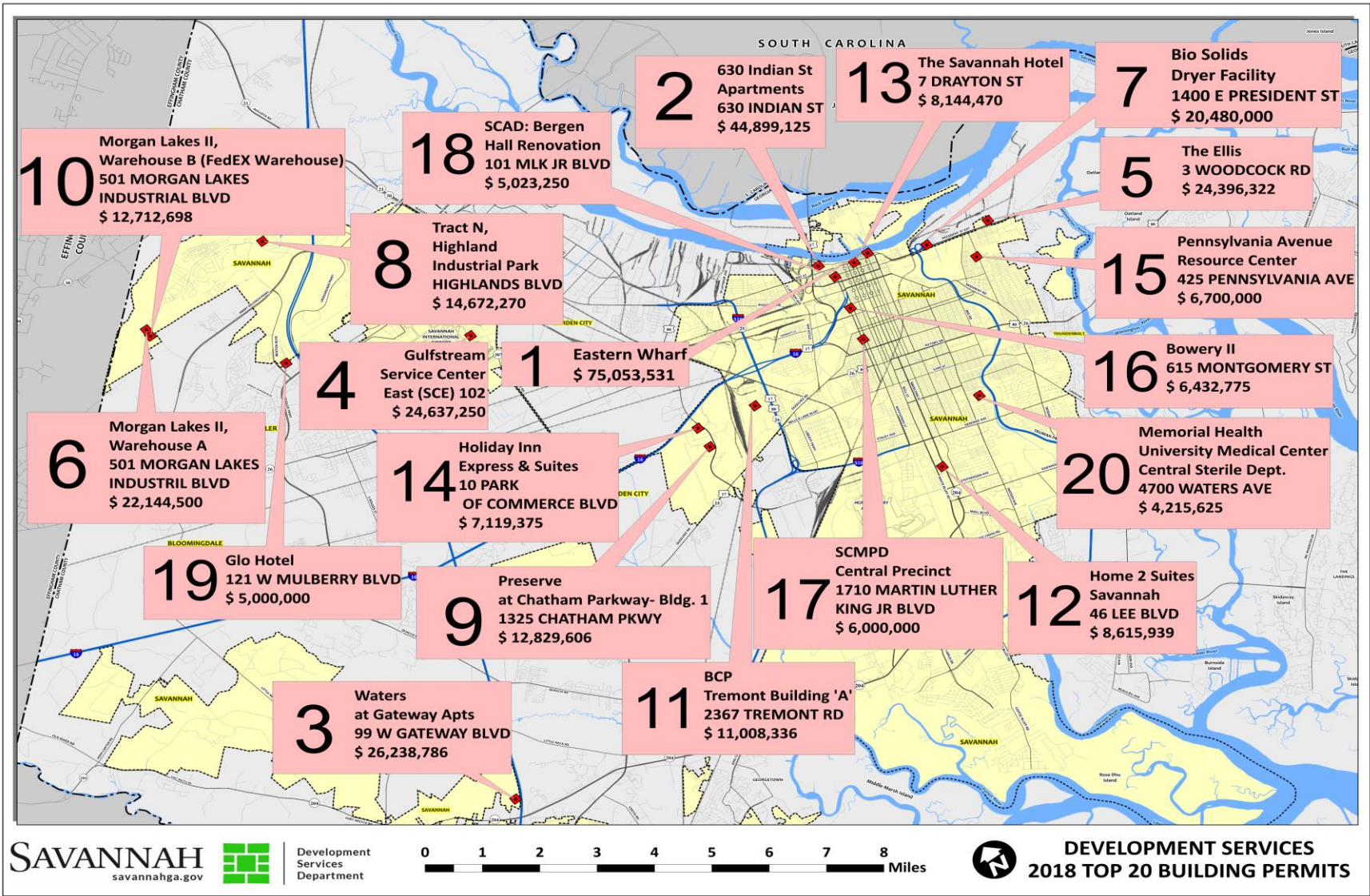
Commercial New Permits Issued Annual Construction Cost Comparison



*Note: Construction costs only including building construction costs; site development costs are not included.
All building permit types including commercial, residential, new construction and renovations are included.*



2018 Top 20 Permitted Commercial Projects



Hotel Development Projects Permitted in 2018

Project	Address	Construction Cost	# Rooms
Home 2 Suites	46 LEE BLVD	\$8.6M	100
The Savannah Hotel	7 Drayton St	\$8.1M	50
Holiday Inn Express & Suites	10 Park of Commerce Blvd	\$7.1M	100
Glo Hotel	121 W Mulberry Blvd	\$5M	83

Total Building Construction Cost	Total Hotel Rooms
\$28.8M	333

Note: Construction costs only including building construction costs; site development costs are not included.



Warehouse Development Projects Permitted in 2018

Project	Address	Construction Cost	Sq. Feet
Morgan Lakes Warehouse A	503 Morgan Lake Industrial Blvd	\$21.8M	726,933
Tract N, Highlands Industrial Park	500 Morgan Lake Industrial Blvd	\$14.6M	1,049,840
Morgan Lakes Warehouse B	505 Morgan Lake Industrial Blvd	\$12.7M	126,774
Tremont Buildings 1 & 2	2367 Tremont Rd	\$11M	338,400

Total Building Construction Cost	Total Sq. Ft
\$60.1M	2,241,947

Note: Construction costs only including building construction costs; site development costs are not included.



Apartment Development Projects Permitted in 2018

Project	Address	Construction Cost	# Apartment Units
Eastern Wharf	702 E. Congress St	\$75M	305
630 Indian St	630 Indian St	\$44.8M	275
Waters at Gateway	99 W Gateway Blvd	\$26.2M	240
The Ellis	3 Woodcock Rd	\$24.5M	235
Preserve at Chatham Parkway	1325 Chatham Parkway	\$12.8M	144
Bowery II	615 Montgomery St	\$6.4M	53

Total Building Construction Cost	Total # Apartment Units
\$189.7M	1,252

Note: Construction costs only including building construction costs; site development costs are not included.



Eastern Wharf



Developer – Savannah River Landing Land JV LLC

Description - Commercial and mixed use parking garage development

Building Permit Valuation - \$75M

Building permit was issued in **October 2018**



630 Indian Street

630 Indian Street



Developer – AB/SDP Savannah Property LLC

Description - 358,450 sf, 7-story commercial and mixed use apartment development with 275 units

Building Permit Valuation - \$44.8M

The building permit was issued in **August 2018**



The Ellis

3 Woodcock Road



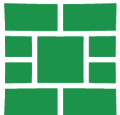
Developer – Ellis Apartments LP

Description - 167,426 sf commercial new 3-story apartment development containing 235 units, clubhouse, pool and gym

Building Permit Valuation - \$24M

STATUS - All Permits Issued

*3 of 14 buildings were
completed in 2018*



QUESTIONS???

