

Development Update

Julie McLean, PE

Director of Development Services

August 15, 2019



Development Services

What We Do:

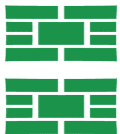


*5515 Abercorn Street
Savannah, GA 31405*

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.

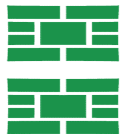
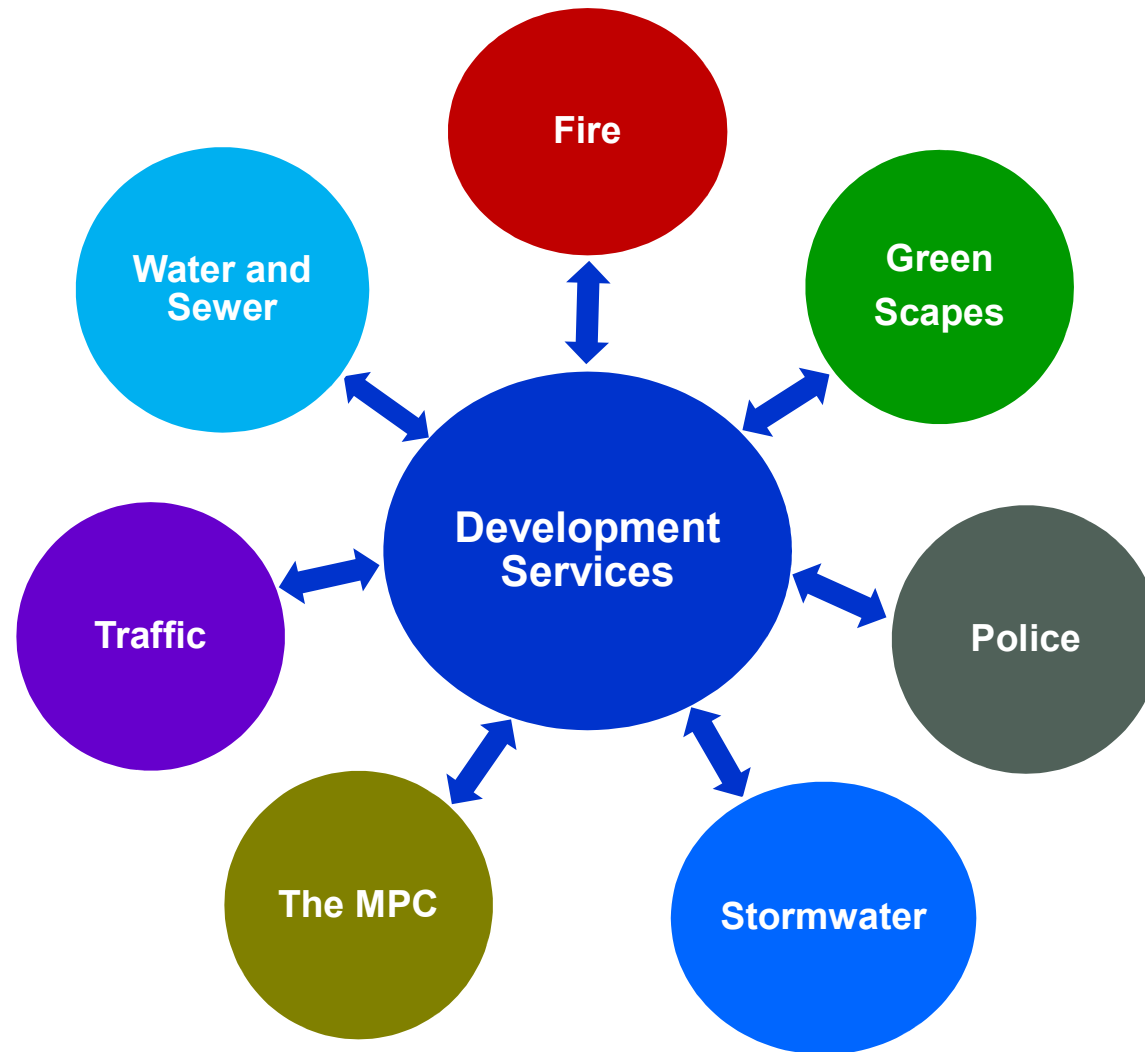
Core Services Include:

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



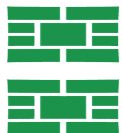
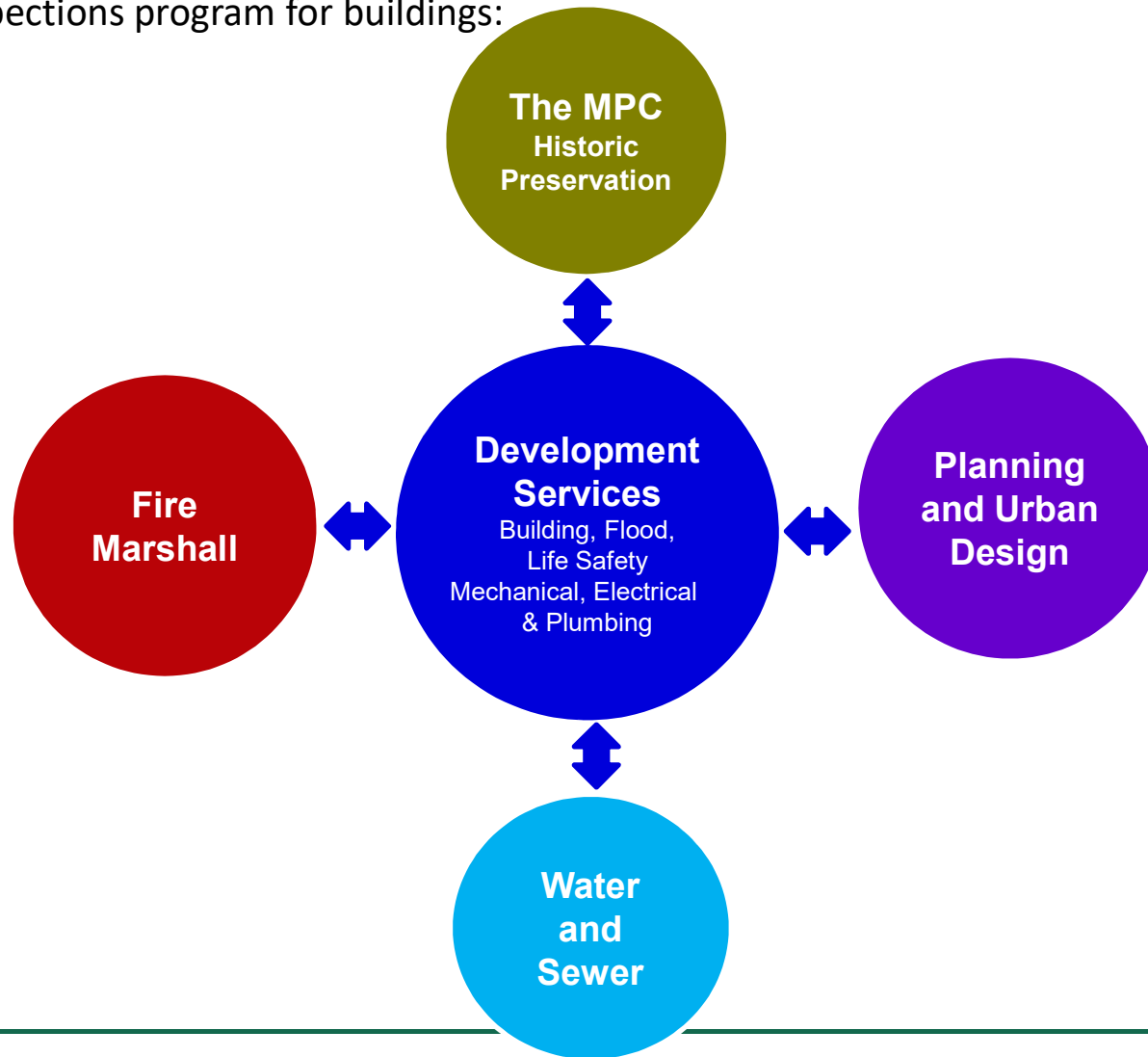
Site Development Plan Reviews

The Development Services Department coordinates the Site Plan Review (SPR) process with the following City departments and the Metropolitan Planning Commission (MPC):



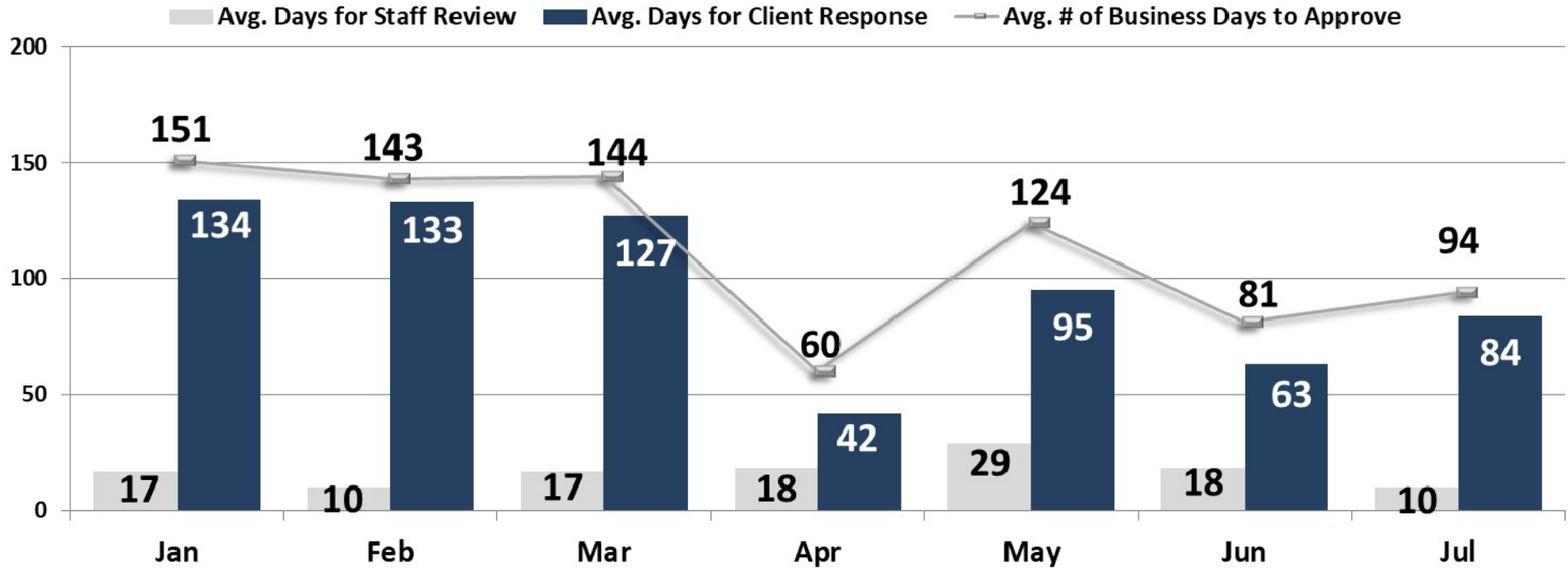
Building Plan Reviews

Development Services conducts plan reviews and inspections to ensure compliance with Flood, Building, Life Safety, Mechanical, Electrical and Plumbing codes. The following teams are also involved in the permitting and inspections program for buildings:

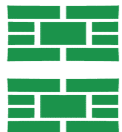


Client Response vs Staff Review Times

Commercial New Plans Total Days to Approve Over 30 Days

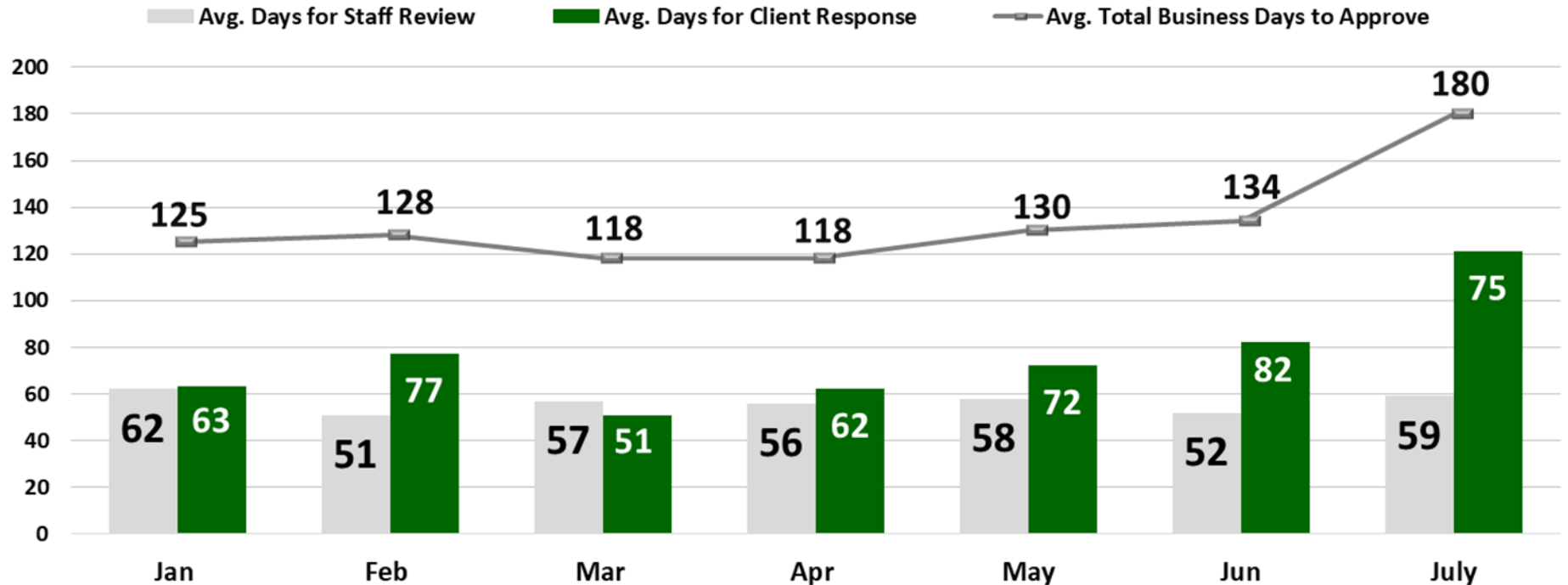


Overall time depends on the quality of the initial plan submittal and client response time.

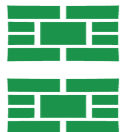


Client Response vs Staff Review Times

Full Site Development Plans Total Days to Approved Over 60 Days

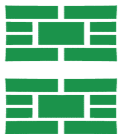


Overall time depends on the quality of the initial plan submittal and client response time.



Customer Support Services

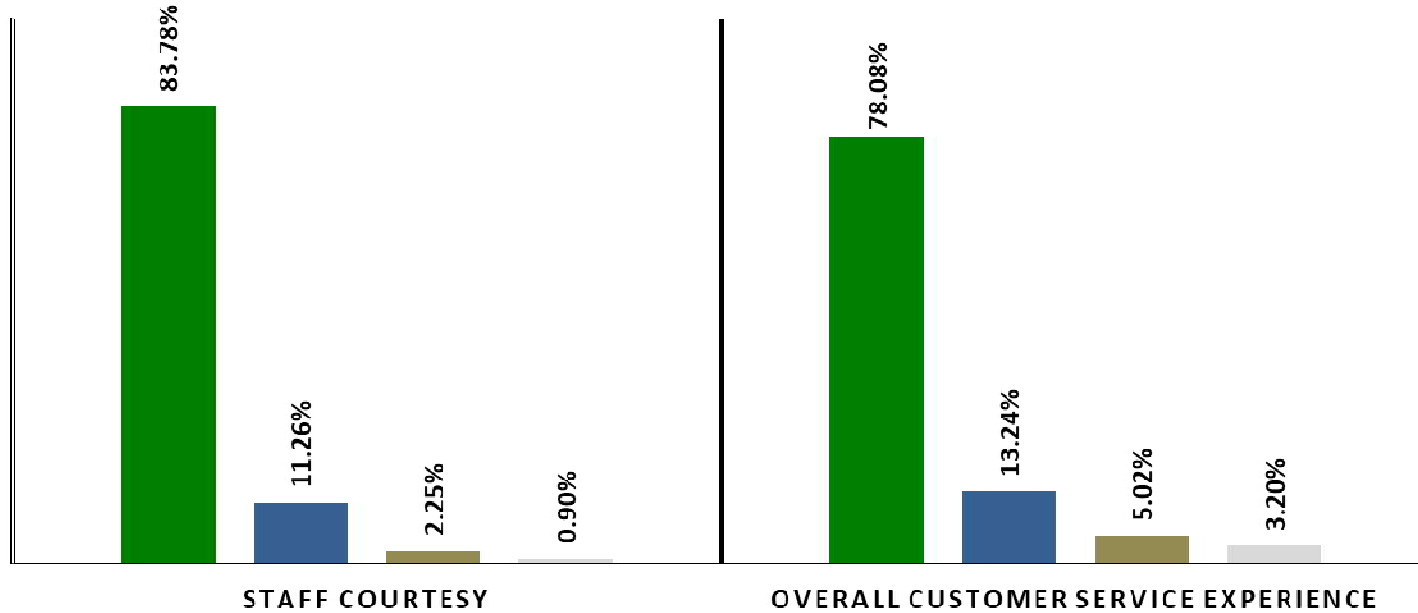
- Biweekly Site Plan Review Meetings
- Weekly Building Plan Review Meetings
- eTRAC Online Permit Tracking and Payment
- Development Liaison Support
- Customer Resources



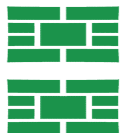
YTD Customer Service Survey Responses

2019 YTD CUSTOMER SERVICE RESPONSES

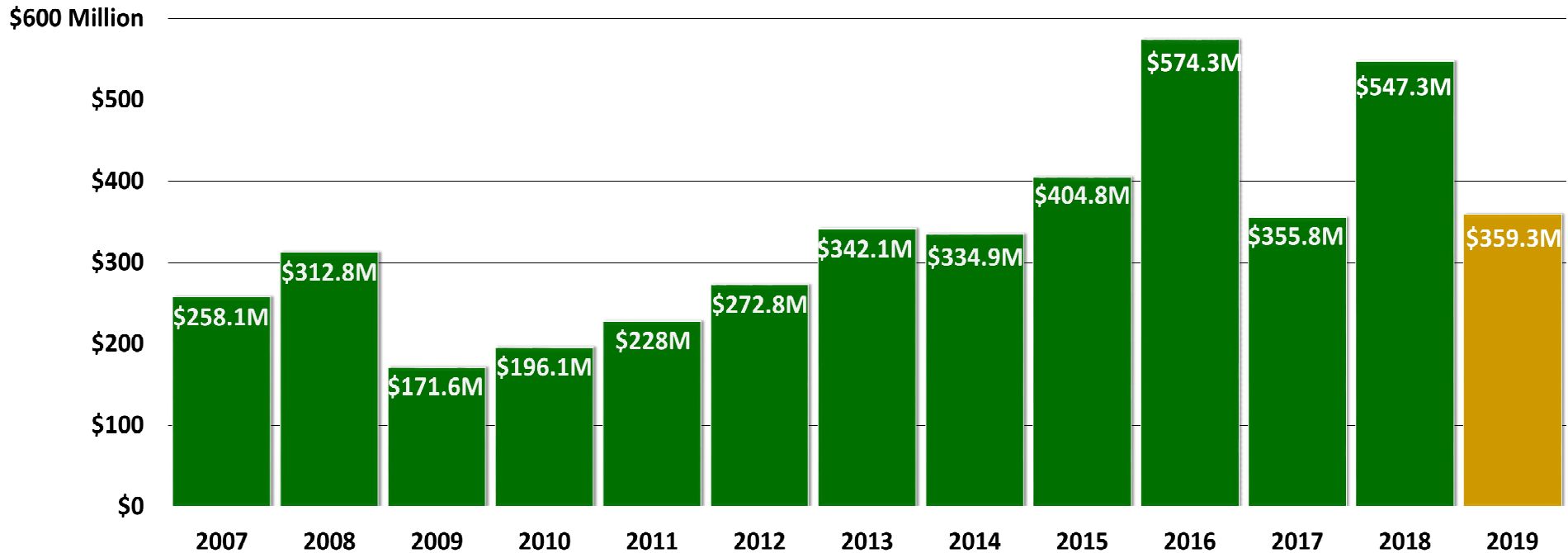
■ Excellent ■ Good ■ Average ■ Poor



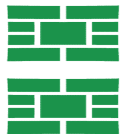
Survey Participants	Responses	
	Count	%
Savannah Resident	120	54.05%
Savannah Business Owner	152	68.47%
Visitor	16	7.21%



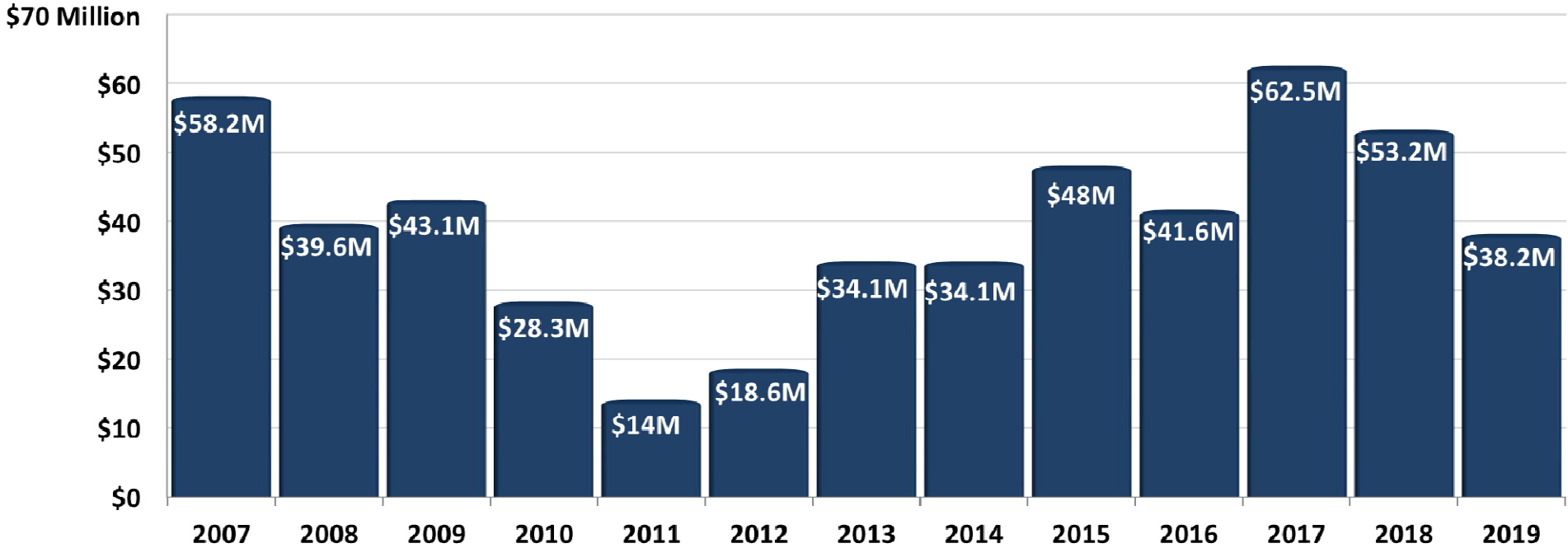
Annual Construction Cost (Valuation) of Total Permits Issued



Notes: 2019 data is year-to-date through July. Construction costs only include building construction costs; site development costs are not included. All building permit types including commercial, residential, new construction and renovations are included.



Residential New Permits Issued January-July Construction Cost Comparison

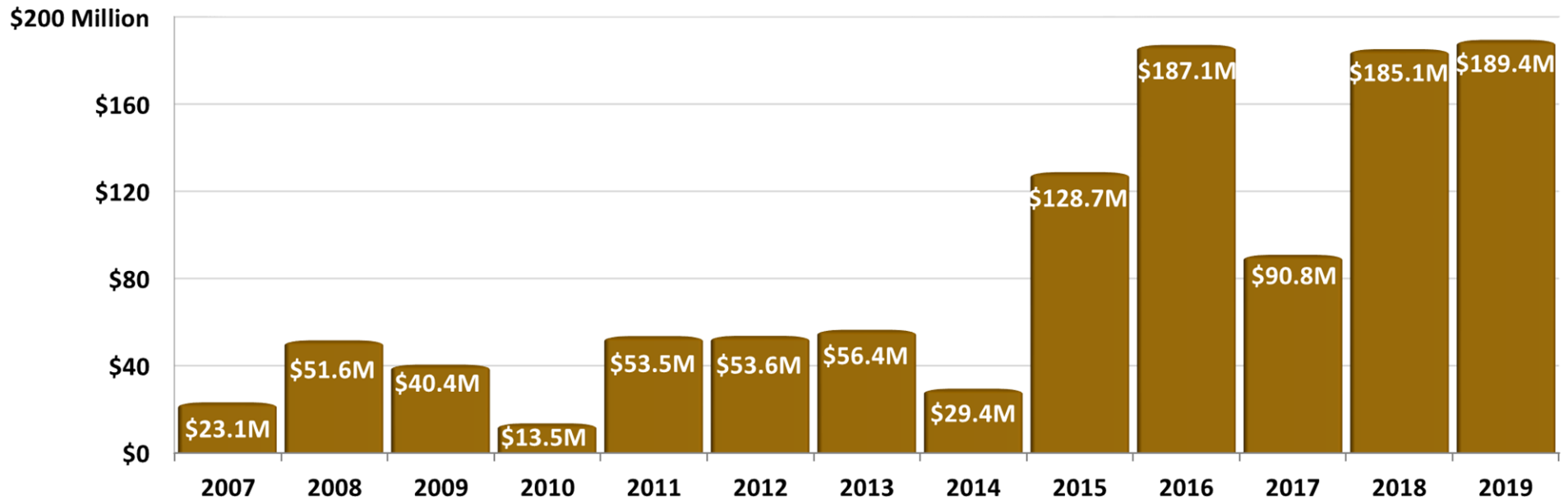


Note: Construction costs only including building construction costs; site development costs are not included. All building permit types including commercial, residential, new construction and renovations are included.

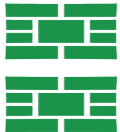


Record level Commercial Development!

Commercial New Permits Issued January-July Construction Cost Comparison

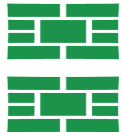
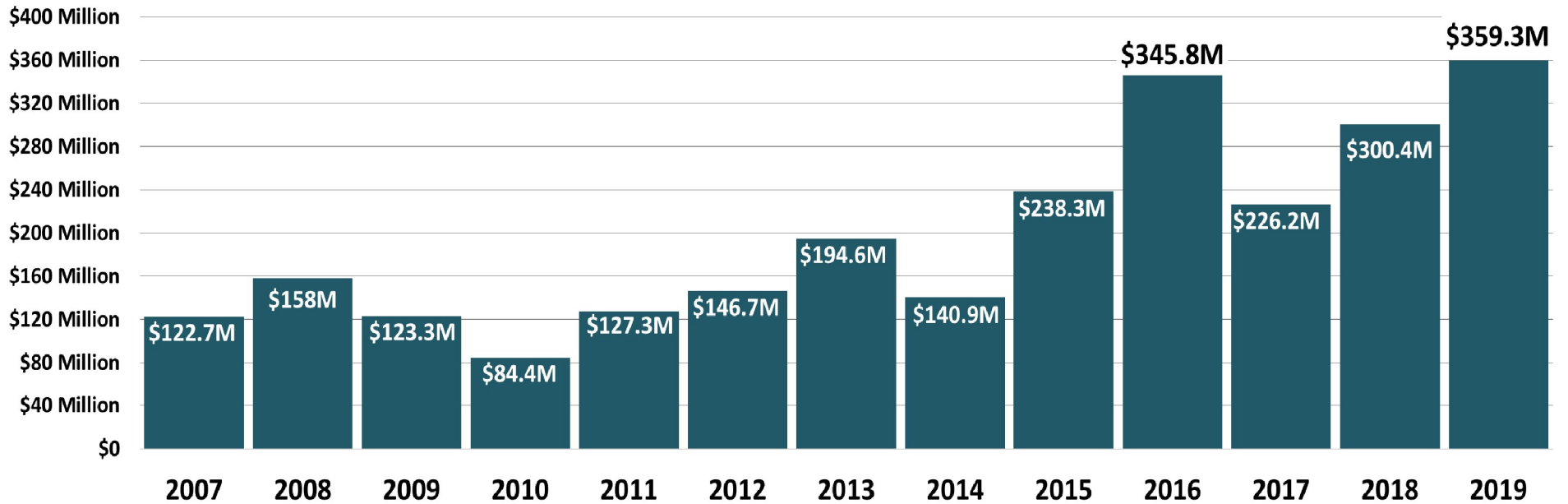


Note: Construction costs only including building construction costs; site development costs are not included. All building permit types including commercial, residential, new construction and renovations are included.

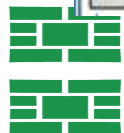
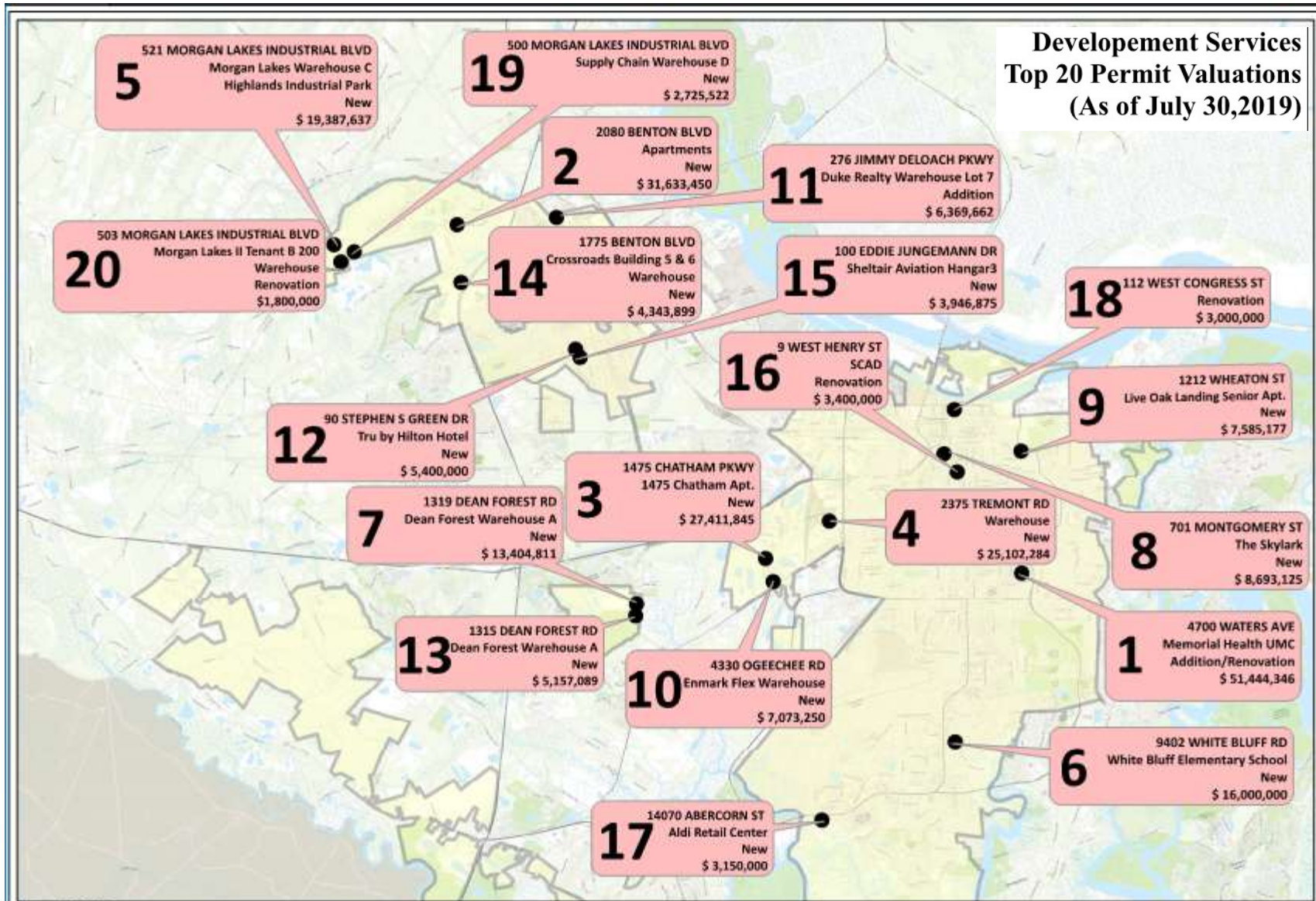


Experiencing record level construction development!

January - July Total Valuation Yearly Comparison



2019 YTD Top 20 Permitted Commercial Projects



YTD 2019

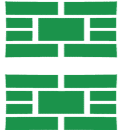
New Hotel Development Projects Permitted

Project	Address	Construction Cost	# Rooms
TRU by Hilton Hotel	90 Stephen S. Green Dr	\$5.4M	98

YTD 2019 Total Building Construction Cost	Total Hotel Rooms
\$5.4M	98

YE 2018 Total Building Construction Cost	Total Hotel Rooms
\$28.8M	333

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



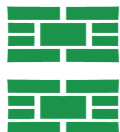
YTD 2019

New Warehouse Development Projects Permitted

Project	Address	Construction Cost	Sq. Ft.
Morgan Lakes Warehouse C	521 Morgan Lakes Indus. Blvd	\$19.3M	998,400
Sheltair Aviation Hangar 3	100 Eddie Jungemann Dr	\$3.9M	31,575
Crossroads Buildings 5 & 6	1775-1777 Benton Blvd	\$4.3M	141,000
Dean Forest Rd Warehouse A	1319 Dean Forest Rd	\$13.4M	346,967
Enmarket – Flex Warehouse	4330 Ogeechee Rd	\$2.9M	22,986
Proposed Freezer Facility	2375 Tremont Rd	\$25.1M	282,631
Supply Chain Warehouse	500 Morgan Lake Blvd	\$2.7M	82,000
Dean Forest Rd Warehouse B	1315 Dean Forest Rd	\$5.1M	87,629
Savannah Self Storage	5351 Bull St	\$48.3K	800

YTD 2019 Total Building Construction Cost	Total Sq. Ft
\$76.9M	1,993,741
YE 2018 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.



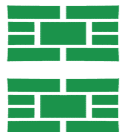
YTD 2019

New Apartment Development Projects Permitted

Project	Address	Construction Cost	# Apartment Units
Chatham Apartments	1475 Chatham Parkway	\$27.4M	276
Live Oak Landing Senior Apartments	1212 Wheaton St	\$7.5M	70
They Skylark	701 Montgomery St	\$8.6M	62
Benton Park	2080 Benton Blvd	\$31.6M	295

YTD 2019 Total Building Construction Cost	Total # Apartment Units
\$75.3M	703
YE 2018 Total Building Construction Cost	Total # Apartment Units
\$189.7M	1,252

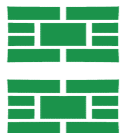
Note: Construction costs only including building construction costs; site development costs are not included.



Eastern Wharf

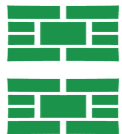
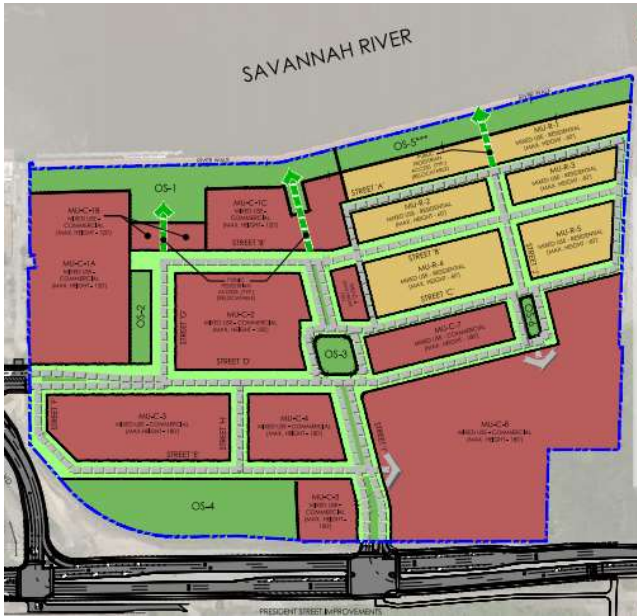


Developer – Savannah River Landing Land JV LLC
Description – Commercial/mixed use and parking garage development
Building Permit Valuation – \$75M



Building Permit Issued July 2018

Eastern Wharf Residential



Plant Riverside Development



OWNER/DEVELOPER- SRD, LLC

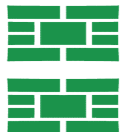
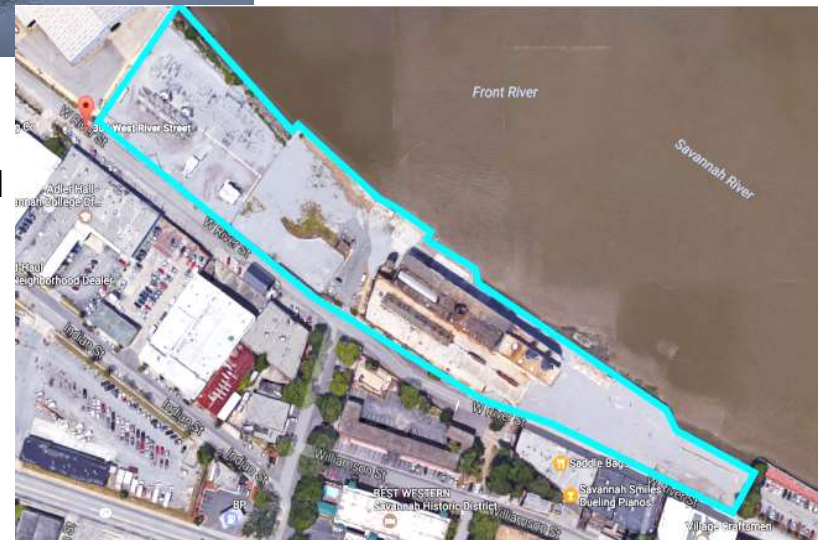
DESCRIPTION- The mixed use development will be anchored by a 419-room hotel complex, which will spread across five buildings including the historic power plant building.

BUILDING PERMIT VALUATION- \$74.4M

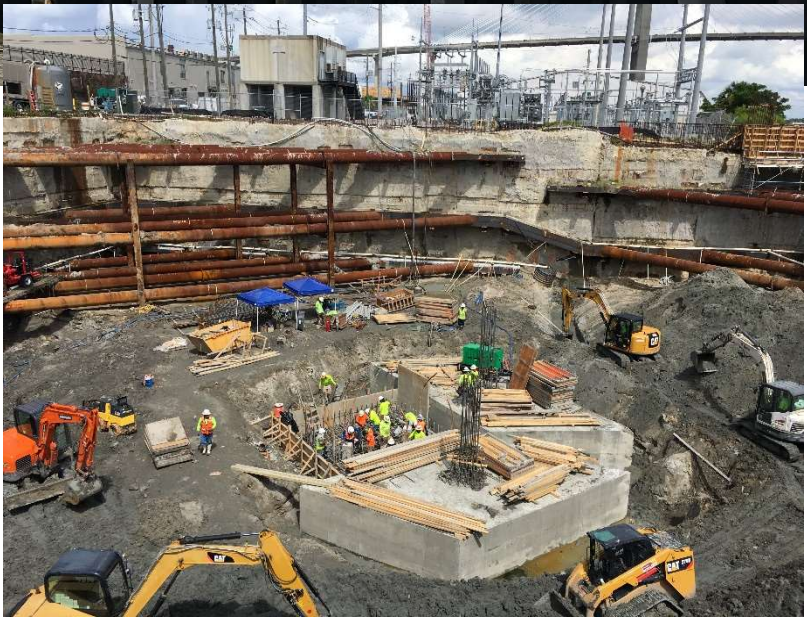
STATUS- Under Construction

BUILDING PERMITS ISSUED- Nov. 2016

ESTIMATED COMPLETION DATE- TBA



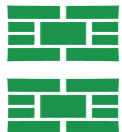
Plant Riverside Development



Montgomery Street Stair and Elevator



New public improvements constructed as a part of the Alida Hotel Project, 412 Williamson Street.



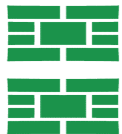
630 Indian Street – “The Baxly”

630 Indian Street



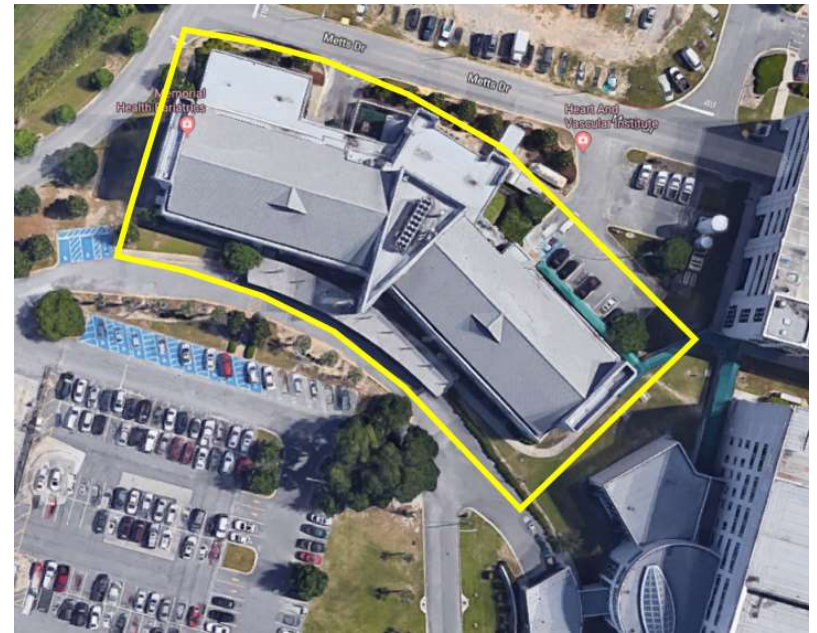
Developer – AB/SDP Savannah Property LLC
Description – 7-story, 275 units commercial and mixed use apartment development
Building Permit Valuation – \$44.8M

Building Permit Issued Aug 2018

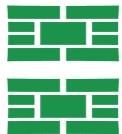


The Children's Hospital of Savannah

4700 Waters Avenue



GENERAL CONTRACTOR – James R Vannoy & Sons Co
DESCRIPTION – Renovation and addition to create a new children's hospital.
BUILDING PERMIT VALUATION – \$35.9M



BUILDING PERMIT ISSUED March 2019

City of Savannah / Development Update

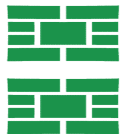
SCAD Victory Village 2

225 West Victory Drive

DORMITORY



- **Demolition Permit Issued March 2019**
- **Foundation Permit Issued August 2019**
Valuation Total – \$2M
- **Building Permit – In Review**
Valuation - \$42.3M



Morgan Lakes Warehouse

521 Morgan Lakes Industrial Blvd

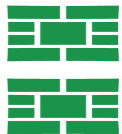
GENERAL CONTRACTOR – Evans General Contractors, LLC

DESCRIPTION – Construction of a light industrial warehouse.

BUILDING PERMIT VALUATION – \$19.3M



Building Permit Issued February 2019

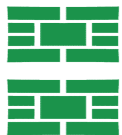


Aldi Grocery Store

14070 Abercorn Street



Building Permit Issued May 2019



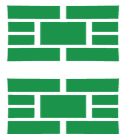
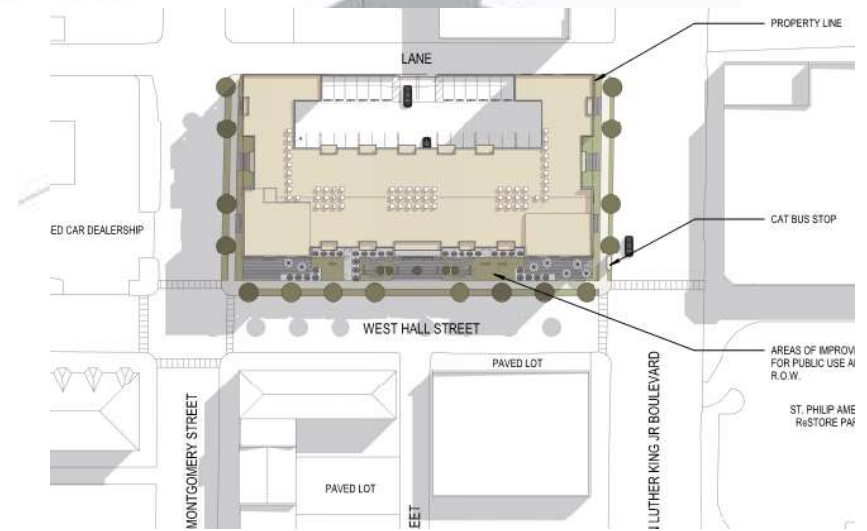
The Skylark

701 Montgomery St



GENERAL CONTRACTOR – Choate Construction Co.
DESCRIPTION – New four-story, 62 unit multifamily bldg.
BUILDING PERMIT VALUATION – \$8.6M

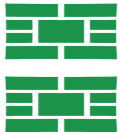
Building Permit Issued June 2019



Staffing Challenges

Managing a record level of development with recession level staffing:

- 16% less staff than in 2010
- The following positions were lost in 2011:
 - Senior Building Inspector*
 - Building Plans Examiner
 - Mechanical Inspector
 - Electrical Inspector
 - Plumbing Inspector
 - Site Construction Inspector*
 - Permit Specialist
- Additional inspectors requested as service enhancements for 2020 to support the record level of development activity.
- Post recession development activity has shifted from residential to commercial. Commercial projects review require on average 4 times the level of staff effort to complete plan reviews and inspections.



Staffing Challenges (continued)

- Significant staff turnover in the Permit Center – 44% of the staff on this team resigned in June and July including:
 - *3 Permit Specialists assigned to processing building and site development permits*
 - *1 Permit Services Technician assigned to processing building permits*
- Building Official resigned July 5
- Permit Services Administrator is retiring September 1 after 27 years of service
- Private Permitting Review and Inspection Act (GA HB 493) became effective July 1.
 - *We have had to modify our permit application requirements, which has resulted in additional work for our Permit Center staff.*



QUESTIONS???

