

June 15, 2019

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Re: Proposal for the Savannah Canal District Redevelopment Plan

Dear Bridget and Patty,

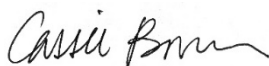
With much enthusiasm, we are pleased to present you with this proposal to advance the redevelopment plan for Savannah's Canal District. It has been a privilege to work on the Savannah Arena and studying the district's future more broadly would be an honor. We look forward to advancing the ideas in place to craft, shape and mold a special experience for the city. This is truly at the very heart of who we are and what we do.

As your team and many others have already begun the planning work for the district, our proposal focuses on three phases to solidify the plan and accompanying design guidelines for implementation: (1) we will learn from and listen to your team, key stakeholders and the broader Savannah community, (2) we will take our findings from Phase 1 and advance the current master plan design while gaining input from the broader Savannah community on the plan's direction and (3) we will document the recommendations and help you share the master plan at the groundbreaking of the Arena. The process we have outlined is simple, ensuring the many voices that need to weigh in have a platform and allowing for the advancement of the current master plan work toward implementation. Future, if this proposal is acceptable and approved by Council, it could be added as Amendment No. 2 to the Savannah Arena Design Services contract (CIP-CC206), originally approved by Council on June 21, 2018.

And finally, based on our conversation and review of the material to date, we are recommending the addition of a local partner: Symbioscity. Symbioscity would be an integral part of the planning team and lead the community outreach. Denise Grabowski's knowledge of the area, involvement in related projects, location in Savannah, and working relationship with the city will be a great asset to our team. Together, we will work to deliver a process and redevelopment plan that is ambitious and forward-thinking, but also real, substantive and realizable.

We are very excited about the possibility of continuing to work on this incredible site. Please do not hesitate to reach out to us with any questions.

Sincerely,



Cassie Branum
Associate Principal



Jeff Williams
Associate Principal



Jeff Chermely
Senior Associate

SCOPE OF SERVICES

Today, the Savannah Canal District has a concept and high-level master plan guiding the future vision of the area. That said, we understand that the City of Savannah needs help pulling together the work done to date and advancing it into a comprehensive redevelopment plan that moves the vision into the ingredients needed for implementation. Further, this advancement needs to take into account the many voices in the community – including the City, key stakeholders and the broader Savannah community. In the end, the process must result in an Urban Growth Plan that documents the existing context, the vision, goals and objectives, the conceptual master plan with recommendations around development, open spaces and streets as well as the guidelines and regulatory tools to implement the plan.

With these key drivers in mind, we have developed the following redevelopment planning scope with three key phases and three key public meetings to drive the redevelopment plan forward.

Phase 1: Listening and Learning

This phase will focus on reviewing all of the work to date, interviewing key stakeholders and hosting a broad public listening work session.

Phase 2: Vision and Plan Development

This phase will focus on documenting the vision and ideas heard during Phase 1, advancing the current master plan with these ideas in mind and presenting that advanced redevelopment plan back to the public for review.

Phase 3: Plan Finalization and Documentation

This phase will focus on finalizing the redevelopment plan based on the comments received, creating final recommendations and documenting those recommendations.

The final redevelopment plan will include but not be limited to:

- Executive Summary
- Site Context
- Vision and Concept
 - Community Process
 - Vision
 - District Concept
 - Goals and Objectives
- Redevelopment Plan
 - Conceptual Master Redevelopment Plan
 - Character Area Plan and Typologies
 - Circulation Plan and Public Street Typologies
 - Public Parks and Open Spaces Plan and Typologies
- Development/Design Standards
 - Development Blocks
 - Land Use Districts
 - Building Types
 - Bulk and Massing
 - Height

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- Street Wall
- Setbacks and Build-to-Lines
- Projection and Stepbacks
- Building Design
- Signage
- Parking and Loading

In the following pages, we outline this scope in detail providing the specifics of the individual tasks, schedule and deliverables.

PHASE 1

LISTENING AND LEARNING

Phase 1 is designed to facilitate review, listening and learning, allowing the planning team to fully understand the site's conditions, the redevelopment plan vision, goals and objectives, urban form and character areas.

DURATION

4-6 weeks

TASKS

The following tasks will be included in this phase:

Task 1.1

Kickoff Meeting and Detailed Site Visit

We will begin with a kickoff meeting to mobilize our project team in conjunction with your team. During this meeting, we will work to confirm the schedule, establish protocols for team communication and discuss the logistics of the project. We will also discuss the specifics of the public and stakeholder engagement as well as the strategy for collecting and transferring data amongst our teams. After our discussion, we will conduct a detailed site visit.

Task 1.1 activities include:

- Kickoff meeting discussion
- Detailed site visit

Task 1.2

Existing Conditions Review

With the existing conditions information from your team as the base, we will conduct an existing conditions review to further orient our team to the site and its conditions. We will supplement this information with our own data collection and analysis as needed. At this point, we envision this additional analysis including the site's hydrology, topography and wetland conditions at a minimum.

Task 1.2 activities include:

- Review of existing conditions information from city staff
- Review of zoning and regulatory context
- Additional data collection and analysis as needed

Task 1.3

Existing Master Plan Review

We will also review the existing Sottile & Sottile master plan for the Canal District as well as the work completed by the City that documents the redevelopment plan's vision, goals and objectives, urban form and character areas.

Task 1.3 activities include:

- Review of the existing Sottile & Sottile master plan

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- Documentation of the circulation, open space and land use strategies embedded in the existing Sottile & Sottile master plan
- Review of the City's Canal District Urban Growth Plan draft document, including the redevelopment plan's vision, goals and objectives, urban form and character areas.

Task 1.4

Listening Work Session Content Development

Based on our discussions at the Kickoff Meeting and our findings in Tasks 1.2 and 1.3, we will develop the agenda and content needed for the various Listening Work Sessions. In our experience, the details of the agenda must be crafted once our team is embedded in the project with a general approach of brief presentations (10-15 minutes) followed by breakout conversations and exercises. With this in mind, the content will include both presentations and materials needed for the exercises.

Task 1.4 activities include:

- Finalization of Listening Work Session agendas
- Development of Work Session content

Task 1.5

Listening Work Session

With the agenda and content in place, we will then conduct a Listening Work Session. We envision this work session to be a multi-day event where we will conduct roundtable discussions or interviews with key stakeholders and a large public meeting. With each of these meetings, we will be soliciting feedback and more information on the conditions of the site as well as the redevelopment plan's vision, goals and objectives, urban form and character areas. We anticipate this meeting taking place in July.

Task 1.5 activities include:

- Conduct roundtable discussions or interviews with key stakeholders
- Conduct a large public meeting

MEETINGS

- Kickoff Meeting and Detailed Site Vision
- Listening Work Session
- Conference calls as needed

DELIVERABLES

- Stakeholder Engagement Plan (as discussed at the Kickoff Meeting)
- Listening Work Session Content (presentations and activity materials)

PHASE 2

VISION AND PLAN DEVELOPMENT

Phase 2 is designed to allow our team to synthesize all of the findings from Phase 1 and advanced the current master plan at a detailed scale into a implementation ready redevelopment plan.

DURATION

4-6 weeks

TASKS

The following tasks will be included in this phase:

Task 2.1

Input Synthesis

We will begin this phase by documenting the findings of the Listening Work Session and synthesizing them into refined goals and objectives, urban form descriptions and character area descriptions. Further, we will establish vision statements for critical elements of the redevelopment plan concept. These refined findings will direct the advancement of the master plan vision into a detailed, implementation ready redevelopment plan.

Task 2.1 activities include:

- Documenting the Listening Work Session findings
- Synthesizing all project findings into a guiding document

Task 2.2

Redevelopment Plan Advancement

Upon completion of Task 2.1, we will advance the redevelopment plan vision. These advancements will be at a detailed level with the big aspirations and vision set in the current plan. Further, as we dig into the details, we will explore design alternatives of key areas as needed to ensure opportunities within the site are being fully realized. These studies will include the identification and definition of land use types, identification and definition of public street types, circulation systems and parking strategies, identification and definition of public parks and open spaces, preliminary development of land use and design standards and preliminary recommendations of the zoning/land use regulatory framework.

Task 2.2 activities include:

- Advancement of the current master plan per the Task 2.1 findings
- Development of design alternatives of key areas as needed
- Identification and definition of land use types
- Identification and definition of public street types, circulation systems and parking strategies
- Identification and definition of public parks and open spaces
- Preliminary development of land use and design standards
- Preliminary recommendations of the zoning/land use regulatory framework, including recommendations for affordable housing
- Development of the graphic, maps, renderings to illustrate the above

Task 2.3

Plan Review

When appropriate, we will schedule a review meeting with the City to review the progress and receive feedback on our direction. We anticipate this meeting occurring about halfway through this phase allowing our team to received feedback mid-way through the design process.

Task 2.3 activities include:

- Plan and recommendation review with the city team

Task 2.4

Plan Refinement and Vision Work Session Content Development

With your direction from the plan review, we will advance the redevelopment plan and all associated recommendations in Task 2.2 further while creating content for the next public work session. The agenda and content of this work session will be discussed with you at the Kickoff Meeting and the Plan Review.

Task 2.4 activities include:

- Refinement of the redevelopment plan and associated recommendations from Task 2.2
- Finalization of Vision Work Session agenda
- Development of Work Session content

Task 2.5

Vision Work Session

Based on Task 2.4's agenda development, we will conduct our second large public meeting. This meeting will focus on ensuring the public understands what we heard at the first meeting and how we've taken that information and created a plan for the future. We will then allow the people to comment on the plan in an active format. We anticipate this meeting taking place in August.

Task 2.5 activities include:

- Conduct a large public meeting

MEETINGS

- Plan Review (Conference Call)
- Vision Work Session
- Conference calls as needed

DELIVERABLES

- Input Synthesis Documentation, including but not limited to:
 - Vision
 - Goals and Objectives
 - Urban Form Descriptions
 - Character Area Descriptions
- Plan Review Presentation
 - Advanced Redevelopment Plan with design alternatives of key areas as needed
 - Land use types

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- Public street types, circulation systems and parking strategies
- Public parks and open spaces concepts and strategies
- Preliminary land use and design standards
- Preliminary zoning/land use regulatory framework recommendations
- Vision Work Session Content (presentations and activity materials)

PHASE 3

PLAN FINALIZATION AND DOCUMENTATION

Phase 3 is focused on finalizing the redevelopment plan and associated recommendations as well as creating the documentation needed to ensure the redevelopment plan’s success.

DURATION

4-6 weeks – Completion in Quarter 4 of 2019

TASKS

The following tasks will be included in this phase:

Task 3.1

Plan Finalization

Based on the feedback received during the Vision Work Session, we will finalize the redevelopment plan and associated recommendations. During this exercise, we will also create three eye level renderings that depict the future experiences of the area to accompany an illustrative plan graphic.

Task 3.1 activities include:

- Finalization of the redevelopment plan design and recommendations
- Development of a final illustrative plan
- Development of key graphics
- Development of three eye level renderings

Task 3.2

Redevelopment Plan Document Development

With a design in place, we will create a draft of the redevelopment plan document that brings together the vision, the site conditions and the design. This document will build on the work completed by the city team with the specifics of the outline to be discussed at the Kickoff Meeting and throughout the planning process.

Task 3.2 activities include:

- Development of the draft redevelopment plan document (a detailed outline of the final document is located below in the deliverables section of this phase)

Task 3.3

Plan Sharing

With a confirmed design and a clear path for the documentation, we will work to share the plan with the broader public at the Arena groundbreaking. This will be a moment of celebration as the plan is realized and the arena moves into construction. We anticipate this meeting taking place in September.

Task 3.3 activities include:

- Finalization of graphics needed (TBD)

Task 3.4

Documentation Review

With draft documents in place and the plan in the public sphere, the City will conduct a documentation review to give us final comments on the narrative, writing and guidelines recommendations.

Task 3.4 activities include:

- Conduct a conference call with the city team to review your documentation comments

Task 3.5

Documentation Finalization

We will then wrap all comments into the documentation and transmit a final redevelopment plan document to your team. During this time, we will also document our recommendations on implementation for you in an implementation memo. This memo will provide you with paths forward from our perspective and based on conversations with you.

Task 3.5 activities include:

- Finalization of all documentation
- Submission of documents

MEETINGS

- Plan Sharing – At the Arena Groundbreaking
- Conference calls as needed

DELIVERABLES

- An Illustrative Plan
- Three Eye Level Renderings
- Plan Sharing Materials
- Redevelopment Plan Document, reflective of content in the following outline with the specific outline to be determined during the documentation process:
 - Executive Summary
 - Site Context
 - Vision and Concept
 - Community Process
 - Vision
 - District Concept
 - Goals and Objectives
 - Redevelopment Plan
 - Conceptual Redevelopment Plan
 - Character Area Plan and Typologies
 - Circulation Plan and Public Street Typologies
 - Public Parks and Open Spaces Plan and Typologies
 - Development/Design Standards
 - Development Blocks

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- Land Use Districts
- Building Types
- Bulk and Massing
- Height
- Street Wall
- Setbacks and Build-to-Lines
- Projection and Stepbacks
- Building Design
- Signage
- Parking and Loading
- Implementation Memo

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STANDARD REDEVELOPMENT PLANNING SERVICES

Noted here are baseline professional services, considered standard in any redevelopment planning project. These activities take place throughout the project and are not contingent upon phase of work.

- Written and graphic program documents
- Reports, sketches and drawings as needed to analyze critical planning issues
- Written memoranda as applicable to redevelopment planning issues for clarification and communication between client, planning team and institutional partners
- Information available upon request by client related to work of consultants, including all assumptions, data, studies and designs
- Meeting minutes following each meeting between client and consultant team

KEY ASSUMPTIONS & EXCLUSIONS

Noted here are the key assumptions and exclusions that this redevelopment plan effort will require for collaborative and timely execution of the work.

- The work outlined in this proposal is for redevelopment planning services; all architectural services and landscape architectural services will be limited to conceptual design and programming intended to test and illustrate redevelopment planning concepts.
- This scope of work does not include any technical engineering or land surveys (topography, existing buildings and infrastructure) as a part of the services outlined in this proposal.
- The base redevelopment planning services contained in this proposal do not include extensive economic feasibility studies, market analysis or project financial services.
- During mobilization, all relevant information will be provided to the planning team; this includes but is not limited to any information relative to design and construction activities undertaken by the client team on the site, and any preparatory studies, surveys, project feasibility reports, business models as well as any company guidelines.
- All existing reports, planning studies and technical diagrams on which the study is to be based must be provided at the commencement of the project (to be received at least 3 weeks into the process).

COMPENSATION

The compensation listed below is a lump sum cost for the project including the planning and design services described in this scope, conducting each public meeting, travel costs, rendering costs (for three eye level renderings), printing costs and costs for materials for public meetings (such as extensive plotting, office supplies and other materials).

If this proposal is acceptable and approved by Council, it could be added as Amendment No. 2 to the Savannah Arena Design Services contract (CIP-CC206), originally approved by Council on June 21, 2018.

Lump Sum Cost	\$245,000
Perkins+Will.....	\$185,000
Symbioscity	\$30,000
Estimated Expenses (travel, printing, rendering, etc)	\$30,000