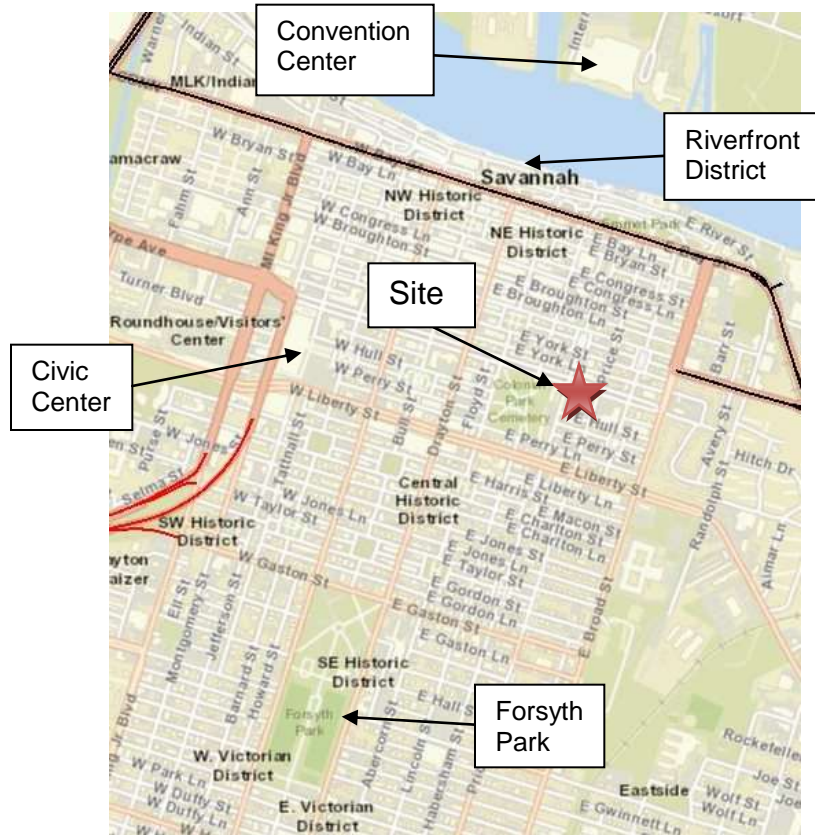


SECTION II

SURPLUS PROPERTY
1.18 ACRE VACANT TRACT OF PRIME LAND
LOCATED AT SOUTHEAST CORNER OF
OGLETHORPE AVENUE AND HARBERSHAM STREET,
CITY OF SAVANNAH, GEORGIA

EVENT # 4713

2.0 Executive Summary: The City of Savannah is offering for sale to the public a prime site available for mixed use residential and commercial development within the historic landmark district of Savannah, Georgia. The site is the largest vacant site remaining in the historic district. Electronic responses will not be accepted.



As depicted on the preceding map, the site is strategically positioned within the urban central business district of the City, along one of the primary east-west corridors in that district –

Oglethorpe Avenue. The property is located at the southeast corner of Oglethorpe Avenue and Habersham Street and fronts four (4) city streets: Oglethorpe Avenue (north), Habersham Street (west), Price Street (east), and Hull Street (south). It has good access and visibility and is mostly level and cleared, with the exception of some trees and bushes along its perimeter. The site is approximately 212.5 feet by 242.15 feet in size and contains approximately 51,457 square feet, equating to approximately 1.18 acres, subject to survey. It is currently zoned RIP-C within a neighborhood commercial future land use district.

The parcel was acquired by the City in 2012 for the development of a new headquarters facility for the Savannah Chatham Metropolitan Police Department (SCMPD). However, plans have since changed, and the property is no longer needed for that intended use. The property was declared surplus and available for sale to the public by the Mayor and Aldermen during a regularly scheduled City Council meeting on September 29, 2016.

Georgia Code OCGA 36-37-6 governs the process by which municipalities of the State of Georgia dispose of surplus real property. That process includes offering sales of surplus real property to the highest responsible bidder, either by sealed bid or auction, after due notice to the public has been provided. If offered by sealed bid, the notice shall contain a detailed invitation for proposals. The request for proposals (RFP) is the process used by the City. Due notice is provided in accordance with State law to allow sufficient time for the property to be exposed on the market and generate responses from the public.

All questions submitted by interested parties in response to the RFP are assembled by the City's Purchasing Department and posted, along with answers/responses, for the public to review. This process ensures transparency and equity, and avoids conflicts of interest.

The site is currently used for parking by SCMPD staff and visitors. Proposals should include a plan to provide fifty parking spaces for use by SCMPD staff and visitors, either on-site or nearby, as part of a proposed redevelopment plan.

This RFP also requests proposals for a multi-story mixed-use project to be developed on the property to include ground floor neighborhood commercial uses. The existing RIP-C zoning also allows for office, hotel, and multi-family residential development. Developers are requested to provide concept development plans of the proposed project. Successful responses will present a creative development plan of the property that complements the neighborhood and enhances the live-work environment of citizens in the landmark district.



Tax Parcel Map



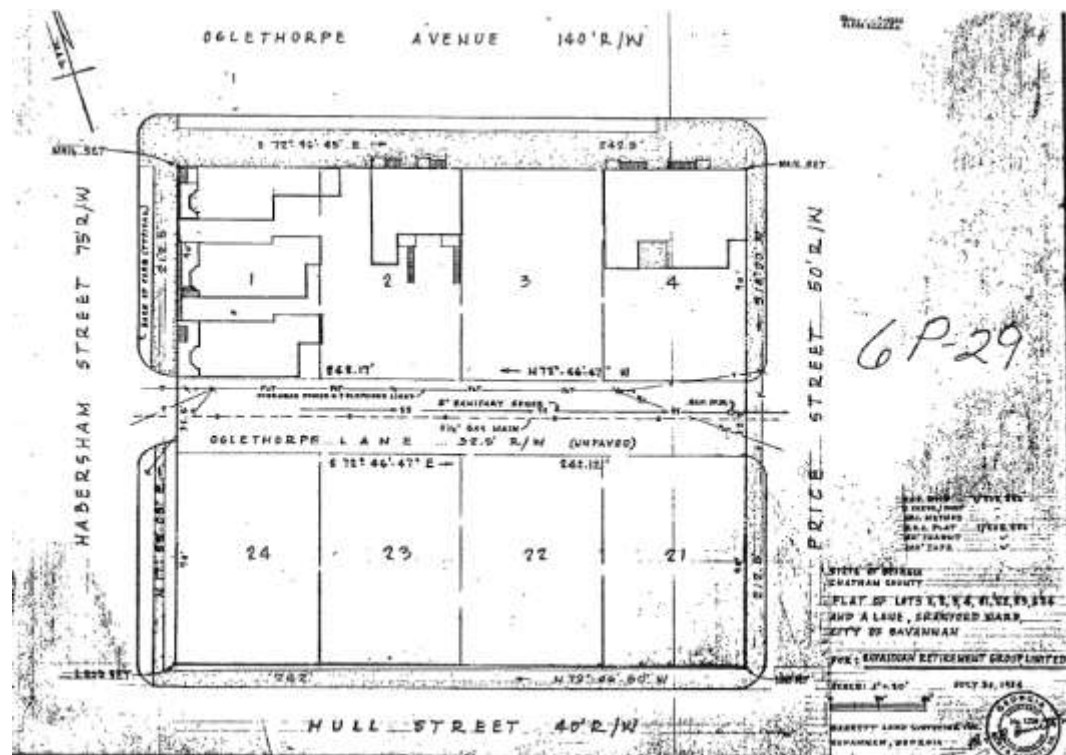
Aerial Pictometry: Source: SAGIS

2.1 PROPERTY DESCRIPTION

2.1.1 General

The property is a rectangular parcel located at the southeast corner of Oglethorpe Avenue and Habersham Street. It is easily accessible with good visibility and is mostly level and cleared, with the exception of some trees and bushes along its perimeter. The site consists of an entire block divided by a lane. The section of lane involved will be conveyed in the transaction.

A current survey of the property is not available. However, a prior plat is provided below, followed by the legal description in the most recent deed.



Legal Description: “All that certain tract of land shown upon a map or plat entitled “Plat of Lots 1, 2, 3, 4, 21, 22, 23, and 24, and a lane, Crawford Ward, City of Savannah” as said plat is recorded in the Offices of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Book 6-P, Folio 29, said plat prepared by Barrett Land Survey, Inc., Savannah, Georgia dated July 30, 1984, and to which specific reference is made herewith as if incorporated herein, and being more particularly described as follows:

Beginning at an iron rod at the intersection of the eastern line of Habersham Street with the northern line of Hull Street and from said point of beginning running thence North 17 degrees 55 minutes 5 seconds East along the eastern line of Habersham Street a

distance of 212.5 feet to a nail; running thence South 72 degrees 46 minutes 45 seconds East and along the southern line of Oglethorpe Avenue a distance of 243.3 feet to a nail; running thence South 18 degrees 00 minutes West and along the western line of Price Street a distance of 212.5 feet to an iron rod, running then North 72 degrees 45 minutes 50 seconds West along the northern line of Hull Street a distance of 242 feet to the point of beginning.”

The Buyer can obtain a current survey as part of due diligence and the title insurance process. The sale is subject to any utilities or related easements affecting the property, or buyer’s acceptable relocation of such utilities.

2.1.2 Access

The site has street frontage and access along four (4) City streets: 242.3 feet of frontage along Oglethorpe Avenue (north), 212.5 feet of frontage along Habersham Street (west), 212.5 feet of frontage along Price Street (east), and 242 feet of frontage along Hull Street (south).

2.1.3 Flood Zone

According to Flood Emergency Management Agency maps, the property is located in flood zone X, which is outside the 100 and 500 year flood hazard areas and offers the lowest risk of potential flooding. An excerpt of the flood map as provided by the Savannah Area Geographic Information System (SAGIS) follows:



Source: SAGIS

2.1.4 Wetlands

The site is a developed urban site and does not contain any jurisdictional wetlands. An excerpt of the national wetland inventory map as presented by SAGIS is provided below. Note: solid blue areas are jurisdictional waters and solid dark green areas are jurisdictional wetlands.



Source: SAGIS

2.1.5 Topography and Elevation

The site is generally flat and at road grade. The following topographic map as presented by SAGIS, reveals the site is relatively high for the area, mid-thirty feet above sea level range, and is located on a slope that gently transitions from higher elevations to the west down to lower elevations to the east.



Source: SAGIS

2.1.6 Zoning

RIP-C Residential, medium density. The purpose of this district shall be to create an area in which residential, institutional and professional uses can be *intmixed* and at the same time achieve a healthful living environment. The land use intensity in RIP-C zoning districts shall not exceed 70 dwelling units per net acre of residential land.

An excerpt of the zoning map as presented in SAGIS follows:



Zoning Map: Source SAGIS

A complete description of allowable uses, setbacks, lot coverage, and other zoning information follows:

RIP-C Zoning District List of Uses with Standards

Key: X = Permitted; B = Permitted with BOA approval; B1 = 3 acres or more require MPC approval

(1) One-family dwelling:	X
a. Detached	
b. Semidetached or end-row	X
c. Attached or row	X
(2) Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2b) Three- and four-family dwellings:	X
(3) Multifamily dwellings	X
(6) Accessory dwelling structure	X
a. Except as required elsewhere, herein, the lot shall contain at least 1,800 square feet above the minimum area required for the principal use. Within the RIP-A, RIP-A1, and RIP-B, RIP-C, and RIP-D districts, this requirement shall be reduced to 600 square feet.	
c. The total building coverage shall not exceed the maximum lot coverage for the respective zoning district.	
d. Such use shall be at least two feet from a lane and shall be separated from the principal structure by a minimum distance of ten feet and shall otherwise meet the setback and off-street parking requirements for the respective district within which it is located.	
(9) Roominghouses and boardinghouses	X
(9a) Hostel	X
Provided that:	
a. Such use shall have a full-time resident manager.	
b. A maximum of 15 guests shall be housed in the facility at any one time. Provided that, where a business (B zoning district) fronts into or abuts a hostel, the maximum number of guests may be increased to 24 if approved by the zoning board of appeals.	
c. Such use shall be located within an owner-occupied single-family detached dwelling.	
(11) Hotel, motel, motor lodge	X
Such use may include accessory eating and drinking facilities and other necessary incidental uses; provided, such uses are otherwise permitted in the district.	
(12) Bed and breakfast guest unit	X
Provided such use shall be an incidental use within an owner-occupied principal dwelling structure containing not more than two dwelling units, and provided that not more than one bedroom in such dwelling structure shall be used for such purpose.	
The sign requirements for such use shall be those established for home occupations.	
(14) Inn	X
Provided, such use shall contain not more than 15 bedrooms or suites.	
Such use may serve meals; provided such services are limited to guests occupying rooms within the inn.	
The Assembly Hall use may be permitted as an accessory use no more than six (6) times in a calendar year provided that any meeting, party, event or activity of a similar nature shall end by 10:00 pm.	
(15) Church and other places of worship	X
a. The use shall abut a collector or greater arterial.	
b. The use shall be at least 100 feet from any conforming residential dwelling.	
(15a) Temporary use	
1. Provided that the following specific conditions shall apply to such uses not located on public property.	
a. A site plan shall be approved by MPC pursuant to the provisions of Sec. 8-3031.	
b. A circulation, curb-cut, loading space and off-street parking plan is approved for the use by the city traffic engineer; required parking and storage areas shall be provided on the site.	
c. The use complies with the sign requirements for the districts in which it is located.	
d. Such use shall not be located adjacent to or across a street from a conforming residential use.	
e. The use shall not be permitted for greater than 30 days within any six month period unless a different length of time is specifically provided for hereunder.	
f. Such use shall be located along a collector or arterial street.	
g. Such use shall be located on not less than a one acre site.	
h. The use shall not occupy off-street parking spaces required for another use nor extend into the required building setback lines of the site.	
i. Sanitation facilities shall be approved by the Chatham County Health Department prior to the issuance of an occupancy permit.	
j. Tents and/or mobile vehicles/structures shall not be permitted in conjunction with such use unless specifically provided for hereunder. Where so allowed, such tents and/or mobile vehicles/structures shall be located as shown on the approved site development plan. Tent(s) shall be constructed on fire retardant materials.	
k. Such use shall comply with the requirements of the city noise ordinance.	
2. Temporary uses shall include the following activities:	
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X
Provided that:	
1. Public parks shall be owned and operated by either an agency of government or unit of government.	
2. Tents and/or mobile vehicles/structures may be utilized for such activities.	
(16) Convent or monastery	B1
Provided further, on a site containing not less than four (4) acres, a cemetery solely for the interment of the residents of the convent or monastery shall be permitted subject to the following conditions:	
a. All graves shall be set back not less than 100 feet from any property line.	
b. All grave markers and crypts, mausoleums, columbariums or other such facilities over three feet in height as measured from ground level shall be screened from view from the adjacent properties by an architecturally designed fence or dense evergreen hedge adequate to block vision between or through the planted material, at least six feet in height.	
c. Provided, further that all cemetery burial plots, mausoleums, columbariums and other facilities shall be located as shown on a site plan approved by the MPC under the provisions of Sec. 8-3031.	
(17) Hospitals and care home	B1
(17a) Sanitarium or mental care home	B1
Provided, that any building or structure established in connection with such use shall be set back not less than 50 feet from any property line.	
(18) Eleemosynary or philanthropic institutions	X
(18f) Group care home for the elderly (seven (7) to 15 persons)	X
Provided that such use shall not be permitted within 1,000 feet, as measured in any direction from property line to property line of another such care home or other type of care home.	
(18g) Congregate personal care home for the elderly (16 or more persons)	X
Provided that such use shall not be permitted within one thousand (1,000) feet, as measured in any direction from property line to property line of another such care home or other type of	

care home.

(18m) Adult day care center

X

a. Such use shall only be permitted on a lot which abuts and has vehicular access to a collector street, major arterial or secondary arterial. The zoning board of appeals may waive this requirement if, on the basis of evidence presented, it finds that the traffic to be generated by a particular use can be accommodated on a minor or residential street without creating traffic congestion and traffic hazards to the neighborhood served by such streets. When such use is located on a minor or residential street, the board may limit the number of persons utilizing the facility and the hours of operation based on the traffic to be generated, the size of the property, the characteristics of the neighborhood, and the location of the use in relation to adjacent properties.

b. Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.

c. The parking layout and design shall be characteristic of the neighborhood within which such use is located.

e. One off-street parking space per employee, including supervisory personnel, plus safe and functional off-street patron pickup and delivery space as approved by the city traffic engineer, shall be provided.

f. When the building housing such use is located across the street from or adjacent to a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 9:00 p.m.

g. Only one nonilluminated or indirectly illuminated sign not to exceed three square feet in the area shall be permitted. Provided that where such use is adjacent to or directly across from a nonresidential use or district, the metropolitan planning commission may allow a principal use sign of up to 12 square feet in area when it is to be located on the side of the property facing the nonresidential use or district and where the sign design is found to be in keeping with the character of the neighborhood.

h. A site plan shall be submitted to and approved by the MPC under the provisions of Section 8-3031 prior to the issuance of a building or an occupancy permit.

(18n) Family adult day care center

X

a. Such use shall comply with the Georgia Department of Human Resources "Standards for Adult Day Care," as amended.

b. The parking layout and design shall be characteristic of the neighborhood within which such use is located.

c. When the building housing such use is located within 150 feet of a dwelling unit, the use shall operate only between the hours of 6:30 a.m. and 7:00 p.m.

e. The use shall only be established in a building designed as an occupied as a one- or two-family dwelling structure.

(18p) Family personal care home for the handicapped six (6) or fewer persons

X

Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line to another such care home or other type of care home.

(18q) Family personal care home for the elderly six (6) or fewer persons

X

Provided that such use shall not be permitted within 500 feet, as measured in any direction from property line to property line of another such care home or other type of care home.

(18r) Senior Citizen Congregate Housing

X

(20) Public schools

X

(21) Colleges and universities

X

(22) Private and parochial schools

X

(22a) Day nurseries and kindergartens

X

a. Provided that 100 square feet of outdoor play space is provided each child.

b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major arterial or secondary arterial, provided that approval of any day nursery or kindergarten located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any day nursery or kindergarten established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A day nursery or kindergarten can be located on a school or religious institution property that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any day nursery or kindergarten located at a school or religious institution shall be limited to a maximum of 36 children provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such street which would be detrimental to the neighborhood served by such streets.

c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.

d. Such use shall provide the number of off-street parking spaces required for educational and institutional and uses as set forth in section 8-3089 "Minimum Space Requirements for Off-Street Parking Areas."

e. Where an abutting use is residential, a visual buffer shall be provided so as to shield all parking areas, play areas and outdoor activity areas from the abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.

f. One illuminated sign not to exceed three square feet in area shall be permitted in residential districts; provided, that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district. Exterior drawings, graphics, or pictorials are prohibited.

g. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.

(22b) Child care center

a. Provided that 100 square feet of outdoor play space is provided for each child.

b. Such uses shall only be permitted on a lot or plot of ground which abuts a collector street, a major, arterial or secondary arterial provided that approval of any center located within an "R" district shall be limited to a maximum of 18 children. The Board of Appeals shall be authorized to waive this requirement if on the basis of evidence presented it finds that the traffic to be generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhood served by such other streets. Provided that approval for any center established requiring access along a residential or lesser classified street shall be limited to a maximum of 12 children. A childcare center can be located on a school or religious institution property provided that such property contains a minimum lot area of 12,000 square feet. Provided that approval for any center located at a school or religious institution shall be limited to a maximum of 36 children, provided that all other requirements of this section shall apply. The Board of Appeals may grant approval for up to 50 children at a school or religious institution if on the basis of evidence presented it finds that the traffic generated by the particular use can be accommodated on other streets without creating traffic congestion and traffic hazards on such streets which would be detrimental to the neighborhoods served by such streets.

c. The architectural character, including the orientation and exterior appearance of any structure, shall be characteristic of the neighborhood within which such structure is located.

d. Such use shall provide the number of off-street parking spaces required for educational and institutional uses as set forth in section 8-3089 - "Minimum Space Requirements for Off-Street Parking Areas."

e. There shall be no on-site outdoor recreation activities after 9:00 p.m. or later than one hour after dusk, whichever occurs first.

f. Where an abutting use is residential, a visual buffers shall be provided as to shield all parking areas, play areas, and outdoor activity from the abutting property. Such buffer shall consist of an appropriately designed fence or building wall or a combination thereof. Said fence shall be opaque, a minimum of six feet in height, and shall be maintained at all times.

g. One nonilluminated sign not to exceed three square feet in area shall be permitted in residential districts; provided that where such use is adjacent to or directly across from a nonresidential use or district, the Board of Appeals may allow a principal use sign of up to 12 square feet in area when it shall be located on the side of the property facing the nonresidential use or district.

h. Unless operated in conjunction with a school or religious institution, such use shall, within any "R" district, be considered an accessory use. The primary use of the structure utilized shall be for a residence and said residence shall be occupied.

(23) Public use

X

(27) Public utilities

X

(29) Assembly Hall

X

(30) Golf course

B1

(34) Club or lodge

B1

(37a) Animal hospital grooming salon

X

Provided that:

1. The use shall be located on arterial or collector roadways as identified by section 8-3025(e), Street Classification Map.

2. No overnight boarding of animals shall be allowed.

3. No more than three animals shall be within the business at any given time.

4. The outdoor exercise area must be enclosed with a fence.

(46) Automobile parking lot or parking garage

B

Parking garage may provide gasoline pumps.

Provided further, that principal use parking shall occur only within an authorized off-street parking lot or facility.

(47) Banks and offices, office buildings, loan agencies, professional offices, business

X

offices and facilities of a similar nature

(48) Administrative office for city-sponsored neighborhood housing service district

X

Provided that such use shall meet the following criteria:

- a. A site plan shall be submitted and approved by the MPC under the provisions of section 8-3031 herein, prior to the establishment of the use.
- b. The use shall be located within a detached single-family dwelling unit.
- c. The use shall be temporary and shall be replaced only by a permitted use in the district.
- d. The exterior of the structure shall maintain the appearance of a single-family dwelling.
- e. A nonilluminated principal use sign not to exceed two square feet in area may be erected as approved by the MPC.

- (48a) Mixed use, nonresidential X
- (49) Radio or television studio B
- (50) Funeral homes and crematory B
- (51a) Interior decorating business X

- a. Such business shall not include a shop in which goods are sold.
- b. Such business may manufacture draperies on the premises, but no other type of manufacturing shall be permitted.
- c. No use shall require structural alterations to the interior of the building which changes the residential character thereof.

- (52) Home occupation X

Provided that:

- a. The appearance of the dwelling shall not be altered in any manner which would indicate that a business is being conducted within the home.
- b. The home occupation shall not generate pedestrian or vehicular traffic, or demand for parking, beyond that which is normal to the particular neighborhood.
- c. No use shall require structural alterations to the interior or exterior of the building which changes the residential character thereof.

- (53) Accessory use X

Provided, that:

- a. Temporary accessory uses or buildings shall not be permitted for more than a 24-month period.
- b. Tents may be used in conjunction with an accessory use for a period not to exceed 14 days within a six-month period.
- c. Shipping containers shall not be permitted as accessory buildings upon any lot upon which exists a dwelling as a principal use.
- d. Shipping containers shall be permitted as accessory buildings upon a lot on which exists a nonresidential building as a principal use, provided that the shipping container:
 - 1. Is set back not less than ten feet from any lot line, or a greater distance if elsewhere required.
 - 2. Is placed entirely upon a paved surface or raised off-ground by use of permanent structural supports.
 - 3. Displays no exterior signs or lettering.
 - 4. Has an exterior which is painted or otherwise finished in a neutral color and is maintained in a condition free of rust or deterioration.
 - 5. Is free of major structural damage which alters the original rectangular configuration and is equipped with tight-fitting doors designed and manufactured specifically as container equipment.
 - 6. Is screened from view from adjoining properties by use of visual buffers along lot lines or by use of a fence or wall.

(53a) Satellite dish

Provided that such uses shall only be permitted as accessory uses, subject to the following restrictions:

- a. Only ground-mounted satellite dishes shall be permitted unless it is demonstrated by the owner that a ground-mount dish is not functional.
- All dishes shall be located within a rear yard. The base of such facility shall be surrounded with an architecturally designed fence with landscaping.
- b. The maximum height for ground-mounted satellite dishes shall not exceed the height of the maximum elevation of the roof line of the principal building on the lot.
- c. The maximum diameter for a satellite dish shall be 16 feet, except as provided in subsection h. below.
- d. Where it is demonstrated that a roof-mounted dish is required for reception purposes, tower structures or masts shall not be used as bases. Roof-mounted satellite dishes shall be of open mesh construction (except for bidirectional transmit and receive dishes where required by FCC) and shall be placed in a position atop the roof to minimize visibility to pedestrian or vehicular travelers from a street. Such placement shall always be to the rear of hip or gable roofs as approved by the Planning Commission.
- e. No more than one satellite dish shall be permitted per lot unless otherwise approved by the planning commission.
- f. No form of advertising or identification shall be permitted upon a satellite dish except for the manufacturer's small identification plate.
- g. Open mesh satellite dishes shall be painted or finished in a dark neutral color. Solid satellite dishes shall be painted or finished in light or dark neutral color.

- (57) Pharmacy X

- (57a) Post office X

- (58) Florist shops X

- (59) Book and stationery stores, including office supplies and printing businesses X

Provided that within RIP-A, RIP-B, RIP-C, RIP-D and R-D districts the building shall not exceed a leasable area of 1,800 square feet and shall be located on a collector or arterial street.

- (60) Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries X

and other facilities of a similar nature.

Provided that the Assembly Hall use may be permitted as an accessory use no more than six (6) times in a calendar year provided that any meeting, party, event or activity of a similar nature shall end by 10:00 p.m.

- (60a) Teaching of music, voice, and dance X

Provided that no more than 3 instructors shall be permitted in conjunction therewith; and

No more than 30 persons shall be instructed on the premises at any one time.

- (60b) Accessory use tour house X

- a. The use shall be incidental to a dwelling unit which is owned by and is the principal residence of the tour house operator.
- b. All tours shall be conducted by a licensed tour agency or tax exempt nonprofit organization. Each tour shall have a designated beginning and ending time.
- c. No more than 49 persons, including the residents of the dwelling, shall occupy a tour house at any one time.
- d. No signs advertising the tour house shall be displayed on the site.
- e. The owner/operator of the Tour House shall maintain a registry which shall show the date, time and number of persons involved in each tour.
- f. Tours shall be given only between the hours of 9:00 a.m. and 4:30 p.m., and between 6:30 p.m. and 10:00 p.m. During the peak tourist season between March 15 and May 15; September 15 and October 31; and between December 1 and December 31, a tour house shall receive no more than two tours per day between the hours of 9:00 a.m. and 4:30 p.m., and no more than two tours per week between the hours of 6:30 p.m. and 10:00 p.m. During the off peak tourist season between January 1 and March 15; and between May 16 and September 14; and between November 1 and November 30, a tour house shall receive no more than three tours per day, either morning or night, provided however a tour house shall not be open for tours more than three days per week.
- g. Vehicles used to convey tour groups to or from the tour house shall park only in a specified loading space for no more than 15 minutes to load or unload passengers. After unloading, the tour vehicle shall move to a designated tour bus parking area and shall not return to the tour house until the designated time for the end of the tour.
- h. The owner/operator of the tour house or his/her authorized agent shall be on the premises at all times during the tour. Such person shall be responsible for seeing that the provisions of subsection a-f are complied with.

- (60c) Artist studio and/or gallery X

- (61) Antique shops X

- a. No exterior display of merchandise shall be permitted.
- b. No repair or refinishing of furniture shall be permitted except that incidental repair and refinishing of inventory for sale shall be allowed provided that all work shall be done by hand.
- c. Only one principal sign shall be permitted except in the case of a corner lot, then two signs shall be permitted.
- d. No auction of furniture or other goods shall be permitted.

- (62) Photography studio X

- (63) Personal service shops X

- Barbershops and beauty shops X

- (63a) Laundry pickup services X

- (64) Ceramic studio and shop X

- a. Provided there are not more than two employees other than the operator.
- b. Provided that no kiln shall be larger than 31½ inches deep.
- c. Provided that no operations are conducted outdoors and that there is no outdoor storage or display.

- (64a) Specialty shops X

Specialized retail sale shops which are normally associated with and restricted to general gift items, or special-interest boutique items. Such shops shall include gift, candy, florist, jewelry, craft, hobby, book, video, clothing shops; interior decorating sales; bicycle rental, excluding bicycle sales and repair; and stores of a similar nature not to include adult bookstores as defined in this section, adult video stores, or the sale or distribution of any obscene materials as set forth in O.C.G.A. § 16-12-80.

Provided that such use shall not exceed 1,200 square feet for a total sales and storage floor area.
 However, the board of appeals may authorize up to a 50 percent larger floor area provided that such use is located wholly within an existing building.

(64b) Tailor shop X
 (64c) Specialty craft shops X
 Gift shops which produce goods used for special orders and/or for sale in specialty craft shops.
 a. Provided no exterior display of merchandise shall be permitted.
 b. Provided only one principal use sign shall be permitted. Such sign shall meet the requirements of section 8-3111.
 c. Provided such use occupies not more than 2,400 square feet of building floor space, excluding storage.
 (64d) Communication equipment, rental service X
 The rental of visual, sound and recording equipment and equipment of a similar nature.
 Provided such use does not exceed 1,200 square feet of total display and storage floor area, and there is no sale of merchandise on the premises.
 (65b) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages x
 Provided that such beverages shall be sold only as part of a full-service meal.
 (65c) Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink X
 (66) Cocktail lounges, nightclubs, taverns and package stores X
 (66a) Sale of beer, wine, or alcoholic beverages served by the drink solely to occupants X
 of a hotel and their guests for consumption only on the premises
 Provided there is no exterior sign of any type advertising or calling attention to the sale of beer, wine or alcoholic beverages on such premises.
 (66b) Sale of beer and wine by the package when incidental to other principal retail uses X
 (67) Grocery, confectionery, bakery, pastry shop and similar neighborhood service X
 facilities
 a. Provided such use occupies not more than 2,400 square feet of building floor space, excluding storage; and
 b. Provided only one principal use sign shall be permitted. Such sign shall meet the requirements of section 8-3111.
 c. Provided such use is located on a collector street or greater.
 (68) Laundromats X
 (69) Catering services X
 Provided the following criteria are met:
 a. Such use shall front onto an arterial street as classified in section 8-3025(e) [Street Classification Map] herein.
 b. The sale or consumption of alcoholic beverages in conjunction with this use shall not be allowed unless permitted elsewhere in the district.

RIP-C Zoning District Schedule of Development Standards

Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings	Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	600 600 600 -
Minimum Lot Width (feet)	Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	20 20 20 -
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	- - - - - -
Minimum Side Yard Setback (feet)	-	-
Minimum Rear Yard Setback (feet)	-	-
Maximum Height (feet)	-	-
Maximum Building Coverage (percent)	-	75
Maximum Density (units per net acre)	-	-

The height map for this parcel provides a maximum height of five (5) stories on the north half of the site, and four (4) stories on the south half of the site. Questions regarding development potential, given this split height requirement, can be addressed to the Metropolitan Planning Commission. An excerpt of the height map follows:



2.1.7 Utilities

The site is served by all public utilities, including the following providers:

- Water: City of Savannah
- Sewer: City of Savannah
- Electric: Georgia Power

2.1.8 Demographics

One (1), three (3), and five (5) mile demographic ring information as provided by Environmental Systems Research Institute follows:



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DEMOGRAPHIC DATA

	1 Mile		3 Mile		5 Mile	
	2010	2016	2010	2016	2010	2016
Population	13,053	13,817	65,362	69,157	109,293	114,883
Households	5,135	5,319	25,658	26,768	41,411	42,820
Average Household Size	2.03	2.05	2.39	2.42	2.43	2.46
Median Age	24.90	25.20	31.10	32.30	31.80	32.80
Over Age 65	8.3%	9.4%	11.0%	13.5%	12.2%	14.1%
Age 19 and Under	27.7%	26.7%	13.0%	26.4%	27.3%	26.3%
Average HH Income		\$ 41,872		\$ 43,607		\$ 48,130
Per Capita Income		\$ 19,253		\$ 17,914		\$ 19,846

Source: ESRI

2.4 CONTRACT AND DEPOSIT

Upon notice of award, the successful bidder will be provided 30 calendar days to finalize negotiations and execute a Purchase and Sale Agreement and any other related agreements with the City. If the parties cannot finalize mutually agreeable documents and execute them within this timeframe, then the City retains the right to terminate negotiations with the proposer.

As part of the Purchase and Sale Agreement, the successful bidder will be asked to provide an earnest money/deposit in the amount of five percent (5%) of the accepted purchase price. The deposit shall be submitted by wire transfer or cashier's check to the designated escrow agent. The deposit will be refundable during a designated due diligence contract period. The deposit will become non-refundable after the due diligence period, but would be credited against the purchase price at closing.

2.5 CRITERIA AND BASIS OF AWARD: Proposals are to include the following information:

2.5.1 Purchase Price for Property

The proposer shall specify price to be offered in cash in U.S. dollars. No contingent prices or price ranges will be accepted.

The City is obtaining a current appraisal of the property and will evaluate submitted bids within the context of that appraised market value.

2.5.2 Qualifications and Experience of Proposer

The proposer shall provide a detailed portfolio of similar development projects in which the proposer has participated, as well as the resumes/qualifications of key staff and development team members.

2.5.3 Proposed Use

The proposer shall provide a description of the proposed use(s) of the property, including a conceptual site plan and preliminary renderings reflecting the proposed development project.

The site is currently used by SCMPD staff and visitors, and proposers are expected to offer the means of providing fifty parking spaces, either on-site or nearby, for use by SCMPD staff and visitors as part of the proposed development plan.

This RFP also requests proposals for a multi-story mixed-use project to be developed on the property to include ground floor neighborhood commercial uses. The existing RIP-C zoning also allows for office, hotel, and multi-family residential development.

Developers are requested to provide concept development plans of the proposed project. Successful responses will present a creative development plan of the property that complements the neighborhood and enhances the live-work environment of citizens in the landmark district.

2.5.4 Schedule for Design, Construction, and Occupancy

The proposal shall include a projected schedule for implementing the project, including expected timeline for the following:

- contract due diligence
- design/engineering/permitting
- construction commencement
- construction completion
- occupancy

2.5.5 Evaluation

Proposals will be evaluated based upon all information submitted in response to this RFP. The City reserves the right to request clarification of information submitted and to request additional information from one (1) or more respondents. The City may, at its option, request any or all proposers to make oral presentations.

Purchase price	55 points
Credentials, qualifications, and/or experience	15 points
Proposed use (Include conceptual plans and designs)	15 points
Design, Construction, Occupancy Schedule	15 points
<hr/>	
TOTAL	100 points

2.6 **CONVEYANCE**

Seller is offering the property “AS IS – WHERE IS” with no warranties. Property shall be conveyed by Limited Warranty Deed.

2.7 **AUTHORITY AND DISCRETION**

The City of Savannah reserves the right and authority to reject any and all proposals in its sole

discretion, or to negotiate with the highest and most responsive bidder.

2.8 **DELIVERY**

Proposals, including all required documentation must be submitted manually in hard copy to the address listed in the bid documents to ensure receipt by the Purchasing Department on or before 1:30 P.M. on the date specified in the web page listing for this event. Proposals must be in a sealed envelope and clearly marked with the event number and property description. Electronic submittals will not be accepted.

2.9 Copies: One (1) unbound, printed, and signed original and two (2) identical, printed copies of the proposal and supporting documents must be submitted in response to the RFP. All responses must relate to the specifications as outlined.

2.10 Contacts: Proposers must submit proposals in accordance with the instructions contained in this RFP. All requested information must be submitted with the proposal. Instructions for preparation and submission of proposals are contained in this package. All questions regarding this request for proposal should be submitted in writing and emailed to the person listed on the summary event page.

