

Savannah Harbor



Mission Statement

Savannah Harbor Associates' mission is to create a community that is economically viable, environmentally sustainable, civic minded and beautiful. In keeping with the visionary spirit that General Oglethorpe bestowed upon the City, the Savannah Harbor project will create a place that endures and continues the tradition of forward thinking. As with all great cities, the project will be purposefully designed to be memorable and authentic with exceptional public spaces creating a new cultural significance on a very real human scale.

Savannah Harbor will be the new smart Savannah in a secure, walkable urban environment with great access to the national landmark historic district. It will be a place where trend meets tradition. Where Savannah's easy-going elegance meets cutting edge technology and brings together its famed historic roots and burgeoning horizons.

Places that Endure

Some places you remember from your first visit. They imprint on your soul and not only become a part of you, but change the way you see the world. The magic of these places is instantly evident, from the Grand Canyon to the Canals of Venice, there are common themes that create a critical first impression; a first impression that grows into a lasting legacy.

Savannah Harbor has the potential to be one of these places. Poised in a unique wrinkle in time, this development opportunity will forever change the already iconic landscape of Savannah.

Environmentally Sustainable

- Benefits wildlife & biodiversity
- Enhances the existing environment
- Preserves environmental buffers
- Supports education

Economically Viable

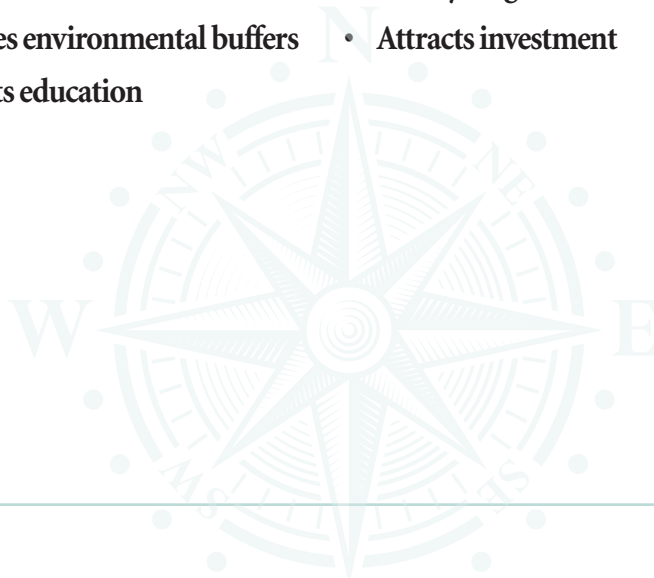
- Supports entrepreneurship
- Inspires innovation
- Catalyzes growth
- Attracts investment

Civic Minded

- Enhances the quality of life
- Builds upon heritage
- Welcomes diverse users
- Inspires pride

Beautiful

- Inspires & stimulates
- Timeless style
- Memorable experiences
- Broadly beloved



Project Partners

DESIGN

Applied Technology & Management

Hussey Gay Bell

McGarey Management Group

Perkins + Will

Palmer & Cay

RCLCO

Sottile & Sottile

Thomas & Hutton

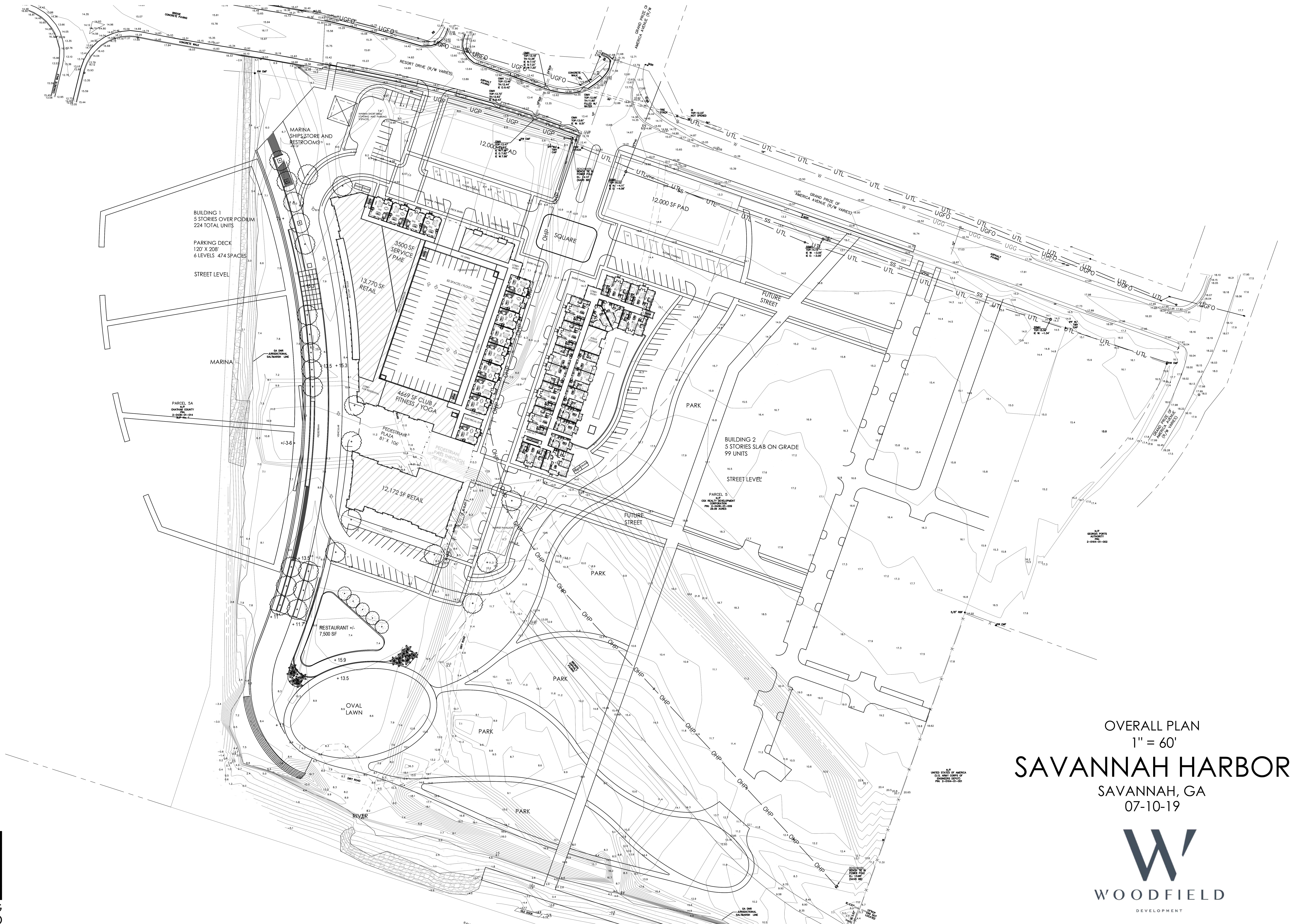
CONSULTANTS

Collective Marketing

Georgia Development Partners

Morris, Manning & Martin

Trimont Real Estate Advisors





OUTLINE WOODFIELD SITE
4.19 Acres

SAVANNAH HARBOR

SAVANNAH, GA
06-04-19

CONCEPT 8 OVERALL PLAN
1" = 60'

WOODFIELD
DEVELOPMENT



WOODFIELD

DEVELOPMENT

CHARLESTON · CHARLOTTE · GREENVILLE · RALEIGH · WASHINGTON, DC

PHILADELPHIA · WEST PALM BEACH · WILMINGTON · ATLANTA

In just 13 years, Woodfield has built a successful track record building communities that have inspired some of the best neighborhoods in the markets we serve.

DEVELOPED AND SOLD

- Windsor at Tryon Village Cary, NC
- Millbrook Green Raleigh, NC
- Woodfield Glen Raleigh, NC
- Elizabeth Square Charlotte, NC
- Gramercy Square at Ayrley Charlotte, NC
- Siena Park Arlington, VA
- Chancery Village at the Park Cary, NC
- Metro 808 Charlotte, NC
- Woodfield Creekstone Durham, NC
- Woodfield St. James Charleston, SC
- Woodfield South Point Charleston, SC
- Estates at Wake Forest Wake Forest, NC
- Whitehall Parc Charlotte, NC
- Palette at Arts District Hyattsville, MD
- Woodfield Long Point Charleston, SC
- The Preserve @ Belle Hall Charleston, SC
- Silos South End Charlotte, NC
- Innovation Apartment Homes Greenville, SC
- Marshall Park Raleigh, NC
- Bell Del Ray Alexandria, VA
- Oxford Square Howard Co., MD
- The Encore SouthPark Charlotte, NC
- Woodfield Northlake Charlotte, NC

COMPLETED

- Hidden Creek Gaithersburg, MD
- The Standard Charleston, SC
- Mallory Square Rockville, MD
- Cooper River Farms Charleston, SC
- Mercury NoDa Charlotte, NC
- Circa Uptown Charlotte, NC
- Wharf 7 Charleston, SC
- The Passage Summerville, SC
- Station on Silver Fairfax County, VA
- BullHouse Durham, NC
- Cadence Music Factory Charlotte, NC

UNDER CONSTRUCTION

- Gateway Centre Durham, NC
- Weston Corners Cary, NC
- Alston Village Cary, NC
- The Greene Greenville, SC
- The Links at Rea Farms Charlotte, NC
- Siesta Key Rockville, MD
- The Smith King of Prussia King of Prussia, PA
- The Heyward Charleston, SC

Cooper River Farms

290 apartment homes

BUILT 2016
AVERAGE SQ. FT. 973


COOPER RIVER
FARMS
WATERS-EDGE LIVING
COOPERRIVERFARMS.COM



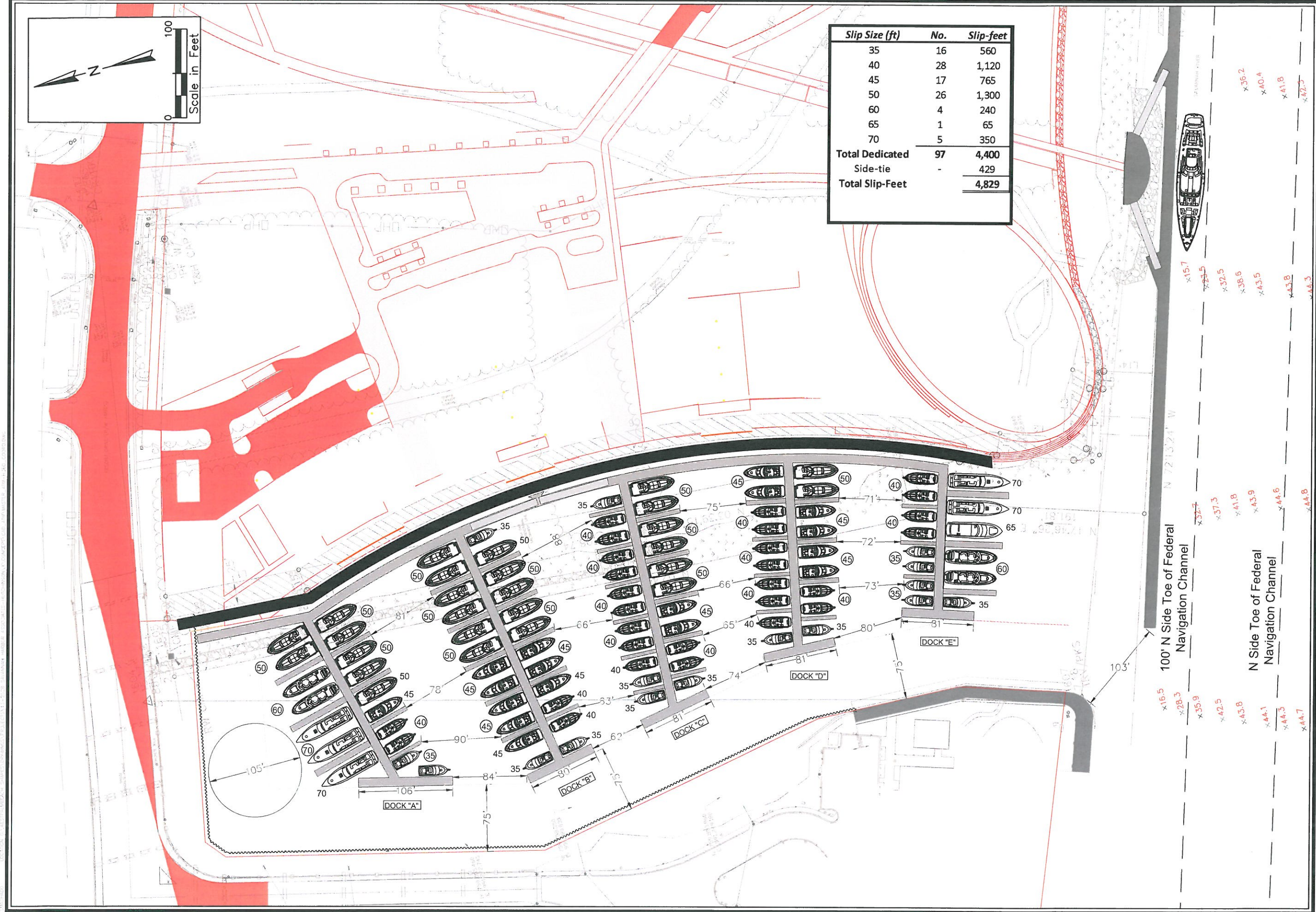
The Passage

240 apartment homes

BUILT 2017

AVERAGE SQ. FT. 1,045





Conceptual Layout 3
Savannah Harbor Associates-Hutchinson Island



Marina Partner



Safe Harbor Marinas is the largest owner and operator of marinas in the United States. They are dedicated to providing the highest standards of “best in class” excellence in quality and customer service across their portfolio of inland and coastal properties. Safe Harbor Marinas has decades of industry experience and a proven history in acquisitions, management, and partnership strategies. As owners and operators, they take a long-term view on marina ownership and are committed to sustained growth.



OUR MISSION

To consistently deliver exceptional service & memorable experiences for the global boating community



LARGEST & MOST DIVERSIFIED PORTFOLIO OF MARINAS IN THE U.S.

- 75 Properties
- 18 States
- 36,000+ boater network



STABLE FINANCIAL PERFORMANCE

- \$225M Revenue
- \$85M N.O.I.
- \$40M reinvested in marinas



CAPITAL BACKING

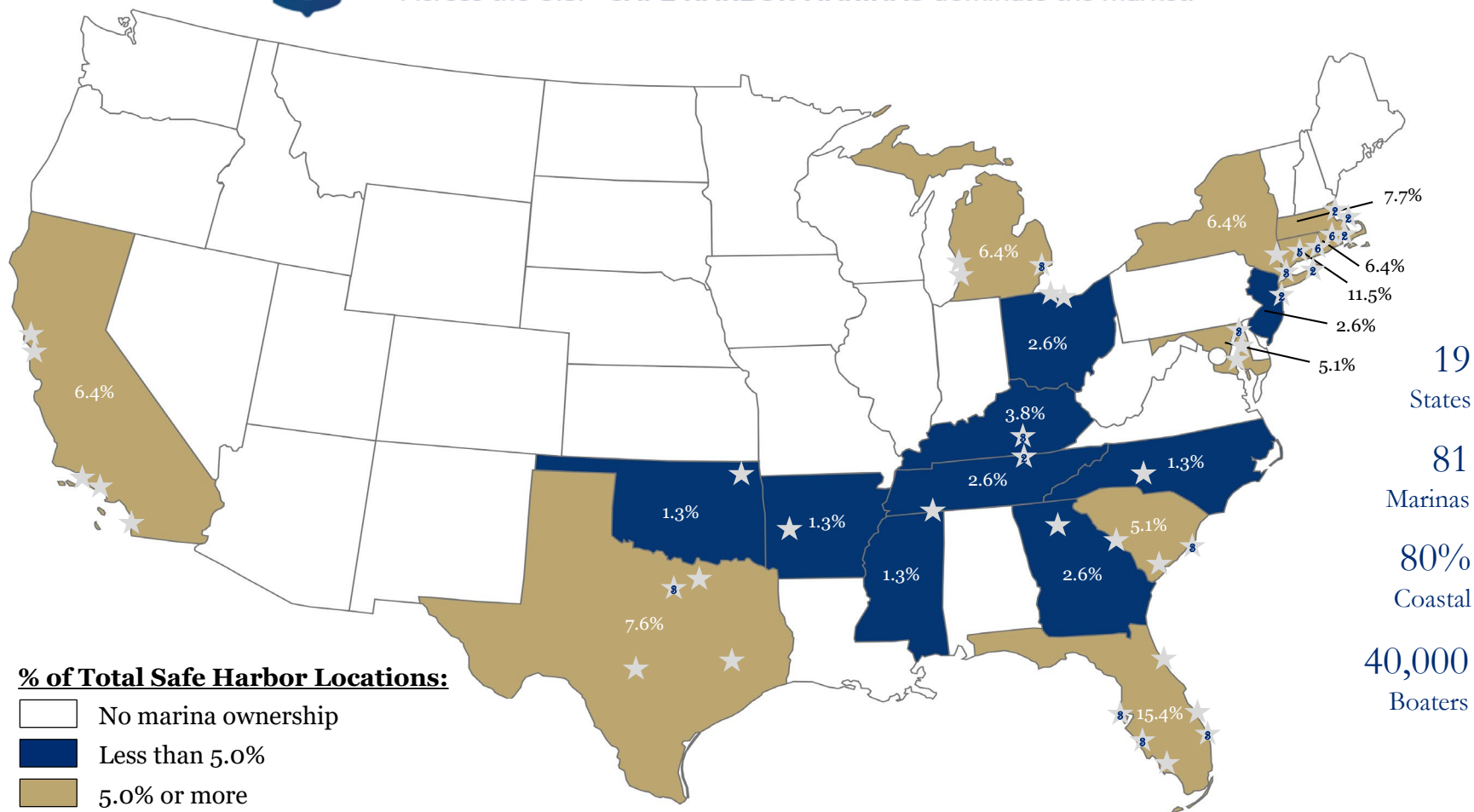
- \$700M equity
- \$600M debt

Where Our Marinas Are Located



THE FIRST **NATIONWIDE** Marina Portfolio

Across the U.S. - **SAFE HARBOR MARINAS** dominate the market.



The Program

Marina District- PHASE 1

- 97 BOAT SLIP MARINA (ATTACHED PLAN)
- 5,000SF MARINA STORE AND FUEL A-1
- 199 CLASS A RENTAL RESIDENCES D
- 154 CLASS A RENTAL FLATS AND TOWNHOMES F-1, E
- 8,500SF SIGNATURE RESTAURANT F-2
- 20,000SF RETAIL STORES UNDER F-1, D, E
- GRAND RIVER PARK
- EVENT LAWN AND EVENT FACILITY

River District - Phase 2

- 160 KEY BOUTIQUE LIFESTYLE HOTEL K
- 30 UNIT LUXURY FOR SALE MID RISE RESIDENCES L
- 184 UNIT SENIOR LIVING FACILITY I, J
- 15,000SF RETAIL SHOPS WRAP J

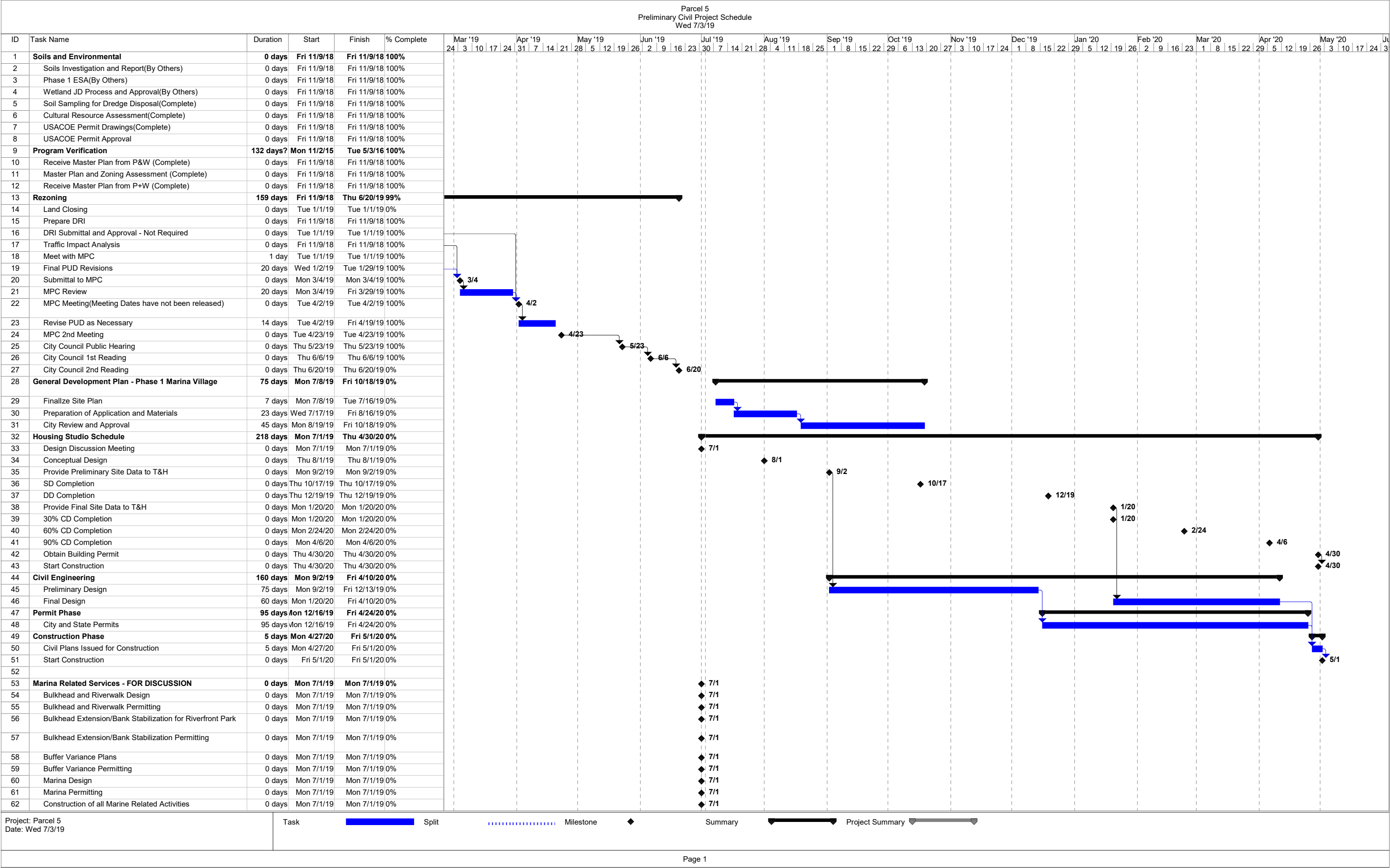
Park District- Phase 3

- 70,00SF TECHNOLOGY/MEDICAL COMPLEX G, C
- 25,00SF WELLNESS FACILITY J
- 60 UNIT MID RISE FOR SALE RESIDENCES A-2
- 80 INTERVAL VACATION HOME BUILDING B
- 10,000SF RETAIL SHOPS UNDER A-2, B



Total Developable Square Footage

1,072,567



Project Summary: Hutchinson Island Riverwalk

Project Description

- ✓ Extends the public Hutchinson Island Riverwalk on Chatham County-owned land another 1,850 linear feet around Slip 1 on Hutchinson Island and adds connection to the Savannah International Trade and Convention Center (managed by Georgia World Congress Center).
- ✓ Uses the public Riverwalk to create a self-guided tour which tells about Savannah's maritime history from its founding until the modern era of the Georgia Port as an economic engine for the entire state.
- ✓ Dredges Slip 1 (Chatham County owns) for a marina which becomes berth destination for recreational vessels from intracoastal waterway and adds to area's tourism profile.
- ✓ Serves as catalyst for \$362 million in private investment (commercial, civic, maritime, residential) on neighboring parcel, which also boosts value of adjoining Georgia Ports Authority-owned 150 acres (see map on back page).

Economic Benefits—Public and Private Projects

- ✓ Employment—County project and private investment create sustained employment of 1,304 jobs.
- ✓ Public revenues—Private investment generates \$4.9 million annually in property tax revenue, \$4.5 million in local sales tax revenue, \$700,000 in hotel-motel tax revenue, \$6 million in state sales tax revenue and \$3 million in new state income tax revenue. Total of \$19.1 million generated annually in public revenue based on full development.



Savannah Harbor

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