

# 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

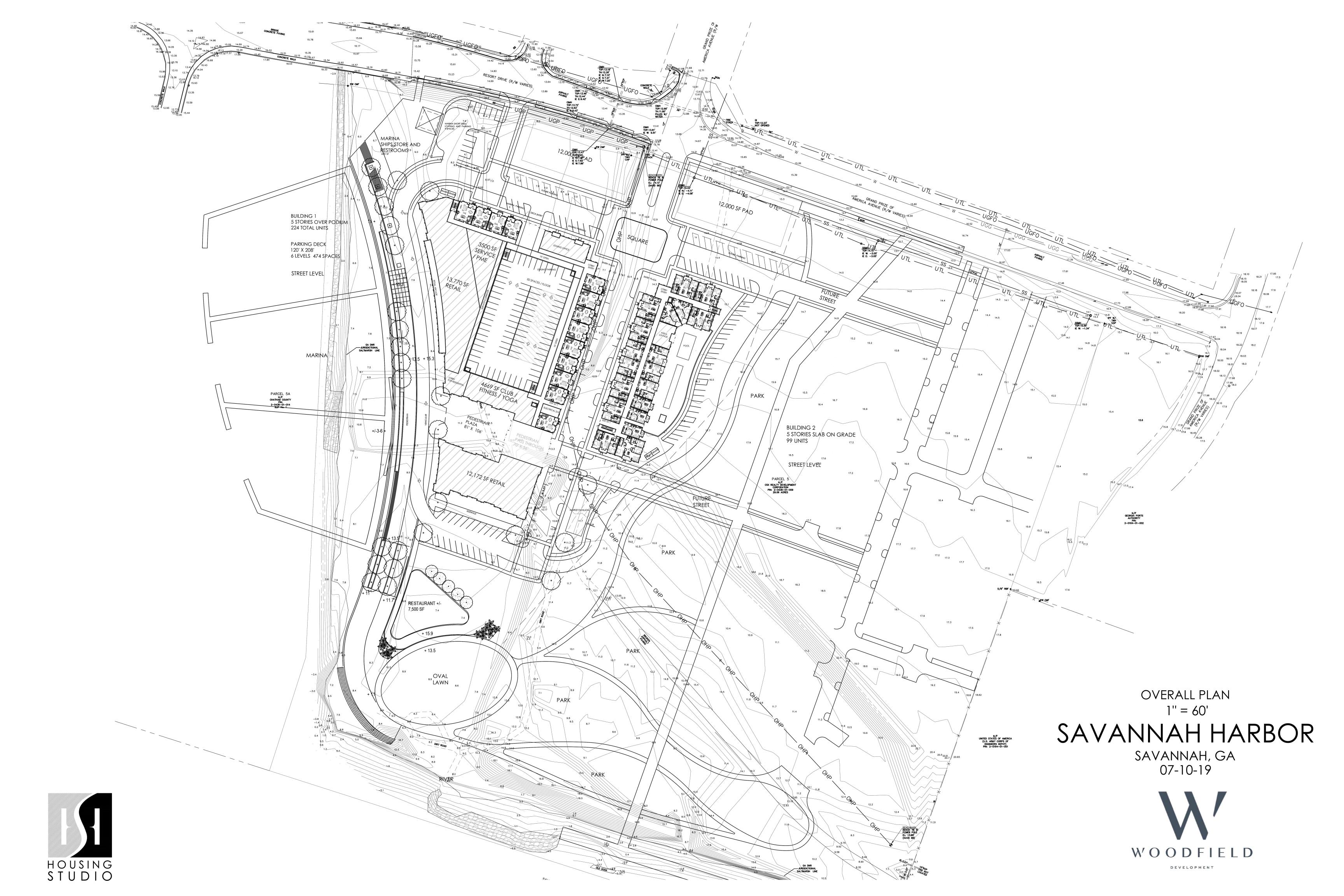
### **CONSULTANTS**

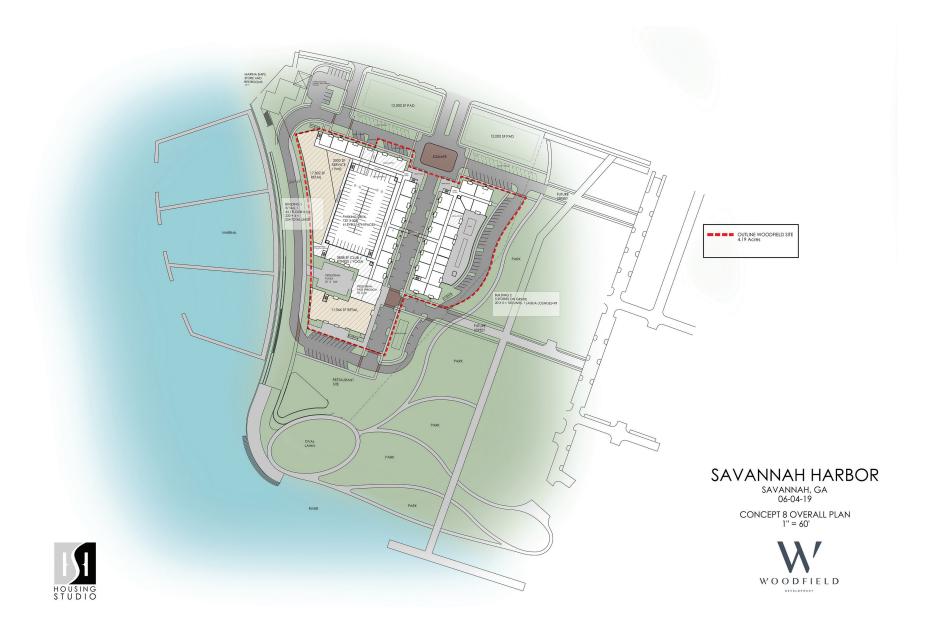
Collective Marketing

Georgia Development Partners

Morris, Manning & Martin

Trimont Real Estate Advisors





## 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.

## § 59 ;

#### **DEVELOPED AND SOLD**

Windsor at Tryon Village Cary, NC

Millbrook Green Raleigh, NC

Woodfield Glen Raleigh, NC

Elizabeth Square Charlotte, NC

Gramercy Square at Ayrsley 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





## The Passage

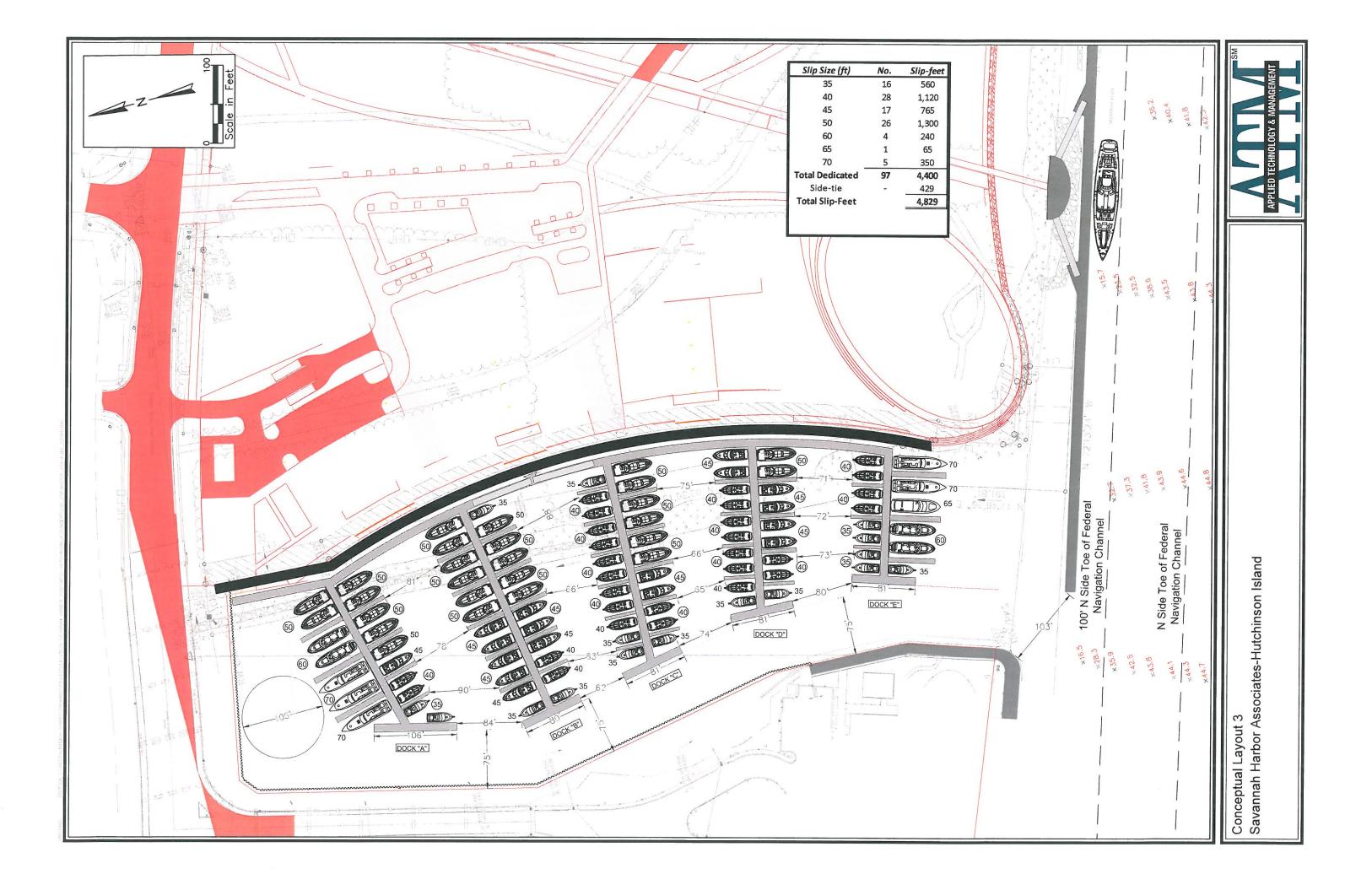
## 240 apartment homes

BUILT 2017

AVERAGE SQ. FT. 1,045







## 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

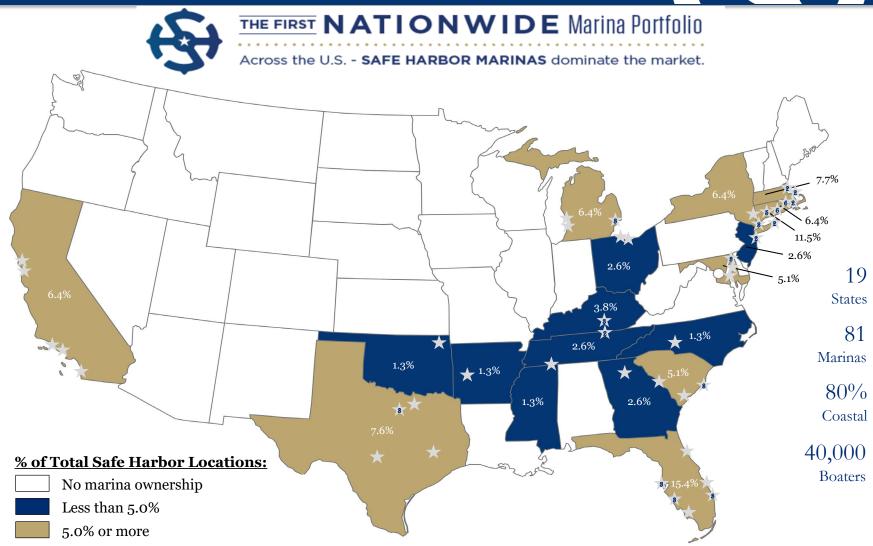


#### **CAPITAL BACKING**

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

## Where Our Marinas Are Located





# The Program

#### **Marina District-PHASE 1**

• 97 BOAT SLIP MARINA (ATTACHED PLAN)

• 5,000SF MARINA STORE AND FUEL A-1

• 199 CLASS A RENTAL RESIDENCES

• 154 CLASS A RENTAL FLATS AND TOWNHOMES F-1, E

D

• 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

#### Park District-Phase 3

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



**Total Developable Square Footage** 

1,072,567

Parcel 5 Preliminary Civil Project Schedule Wed 7/3/19 ID Task Name % Complete Duration Finish 24 3 10 17 24 31 7 14 21 28 5 12 19 26 2 9 16 23 30 7 14 21 28 5 12 19 26 2 9 16 23 30 7 14 21 28 4 11 18 25 1 8 15 22 29 6 13 20 27 3 10 17 24 1 8 15 22 29 5 12 19 26 2 9 16 23 1 8 15 22 29 5 12 19 26 3 10 17 24 3 0 days Fri 11/9/18 Fri 11/9/18 100% Soils and Environmental Fri 11/9/18 100% Soils Investigation and Report(By Others) 0 days Fri 11/9/18 Phase 1 ESA(By Others) 3 0 days Fri 11/9/18 Fri 11/9/18 100% 0 days Fri 11/9/18 4 Wetland JD Process and Approval(By Others) Fri 11/9/18 100% Soil Sampling for Dredge Disposal(Complete) 0 days Fri 11/9/18 Fri 11/9/18 100% Cultural Resource Assessment(Complete) 0 days Fri 11/9/18 Fri 11/9/18 100% USACOE Permit Drawings(Complete) 0 days Fri 11/9/18 Fri 11/9/18 100% USACOE Permit Approval 0 days Fri 11/9/18 Fri 11/9/18 100% 9 Program Verification 132 days? Mon 11/2/15 Tue 5/3/16 100% Receive Master Plan from P&W (Complete) 10 0 days Fri 11/9/18 Fri 11/9/18 100% 11 Master Plan and Zoning Assessment (Complete) 0 days Fri 11/9/18 Fri 11/9/18 100% 12 Receive Master Plan from P+W (Complete) 0 days Fri 11/9/18 Fri 11/9/18 100% 13 Rezoning 159 days Fri 11/9/18 Thu 6/20/19 99% 14 0 days Tue 1/1/19 Tue 1/1/19 0% Land Closing 15 Prepare DRI 0 days Fri 11/9/18 Fri 11/9/18 100% 16 DRI Submittal and Approval - Not Required 0 days Tue 1/1/19 Tue 1/1/19 100% 17 Traffic Impact Analysis 0 days Fri 11/9/18 Fri 11/9/18 100% 18 Meet with MPC 1 day Tue 1/1/19 Tue 1/1/19 100% 19 Final PUD Revisions 20 days Wed 1/2/19 Tue 1/29/19 100% 20 Submittal to MPC 3/4 0 days Mon 3/4/19 Mon 3/4/19 100% 21 MPC Review 20 days Mon 3/4/19 Fri 3/29/19 100% 22 MPC Meeting (Meeting Dates have not been released) 0 days Tue 4/2/19 Tue 4/2/19 100% ♦ 4/23 ♦ 5/23 ♦ 6/6 ♦ 6/20 23 Revise PUD as Necessary 14 days Tue 4/2/19 Fri 4/19/19 100% 24 MPC 2nd Meeting 0 days Tue 4/23/19 Tue 4/23/19 100% 25 City Council Public Hearing 0 days Thu 5/23/19 Thu 5/23/19 100% 26 City Council 1st Reading 0 days Thu 6/6/19 Thu 6/6/19 100% 27 City Council 2nd Reading 0 days Thu 6/20/19 Thu 6/20/19 0% General Development Plan - Phase 1 Marina Village 28 75 days Mon 7/8/19 Fri 10/18/19 0% 29 7 days Mon 7/8/19 Tue 7/16/19 0% Finalize Site Plan 30 23 days Wed 7/17/19 Fri 8/16/19 0% Preparation of Application and Materials 31 City Review and Approval 45 days Mon 8/19/19 Fri 10/18/19 0% 32 Housing Studio Schedule 218 days Mon 7/1/19 Thu 4/30/20 0% 33 **▲** 7/1 Design Discussion Meeting 0 days Mon 7/1/19 Mon 7/1/19 0% 34 0 days Thu 8/1/19 Thu 8/1/19 0% Conceptual Design 35 Provide Preliminary Site Data to T&H 0 days Mon 9/2/19 Mon 9/2/19 0% 36 SD Completion 0 days Thu 10/17/19 Thu 10/17/19 0% ♠ 10/17 12/19 37 DD Completion 0 days Thu 12/19/19 Thu 12/19/19 0% ♠ 1/20 | 38 Provide Final Site Data to T&H 0 days Mon 1/20/20 Mon 1/20/20 0% 39 30% CD Completion 0 days Mon 1/20/20 Mon 1/20/20 0% **▲** 1/20 **♦** 2/24 40 60% CD Completion 0 days Mon 2/24/20 Mon 2/24/20 0% ♦ 4/6 41 90% CD Completion 0 days Mon 4/6/20 Mon 4/6/20 0% **4/30** 42 Obtain Building Permit 0 days Thu 4/30/20 Thu 4/30/20 0% 4/30 43 Start Construction 0 days Thu 4/30/20 Thu 4/30/20 0% 44 Civil Engineering 160 days Mon 9/2/19 Fri 4/10/20 0% 45 Preliminary Design 75 days Mon 9/2/19 Fri 12/13/19 0% 46 Final Design 60 days Mon 1/20/20 Fri 4/10/20 0% 47 95 days flon 12/16/19 Fri 4/24/20 0% Permit Phase 48 City and State Permits 95 days vlon 12/16/19 Fri 4/24/20 0% 49 Construction Phase 5 davs Mon 4/27/20 Fri 5/1/20 0% 50 Civil Plans Issued for Construction 5 davs Mon 4/27/20 Fri 5/1/20 0% 51 0 days Fri 5/1/20 Fri 5/1/20 0% 52 53 Marina Related Services - FOR DISCUSSION 0 days Mon 7/1/19 Mon 7/1/19 0% **7/1** 54 0 days Mon 7/1/19 Mon 7/1/19 0% **7/1** Bulkhead and Riverwalk Design 55 Bulkhead and Riverwalk Permitting 0 days Mon 7/1/19 Mon 7/1/19 0% **♦** 7/1 **♦** 7/1 56 Bulkhead Extension/Bank Stabilization for Riverfront Park 0 days Mon 7/1/19 Mon 7/1/19 0% 57 Bulkhead Extension/Bank Stabilization Permitting 0 days Mon 7/1/19 Mon 7/1/19 0% **♦** 7/1 58 0 days Mon 7/1/19 Mon 7/1/19 0% **7/1** Buffer Variance Plans **♦** 7/1 59 **Buffer Variance Permitting** 0 days Mon 7/1/19 Mon 7/1/19 0% 60 Marina Design 0 days Mon 7/1/19 Mon 7/1/19 0% **♦** 7/1 **7/1** 61 Marina Permitting 0 days Mon 7/1/19 Mon 7/1/19 0% 62 Construction of all Marine Related Activities 0 days Mon 7/1/19 Mon 7/1/19 0% ♦ 7/1 Project: Parcel 5 Task Project Summary Milestone Summary Date: Wed 7/3/19 Page 1

### 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

### **CONTACT**

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