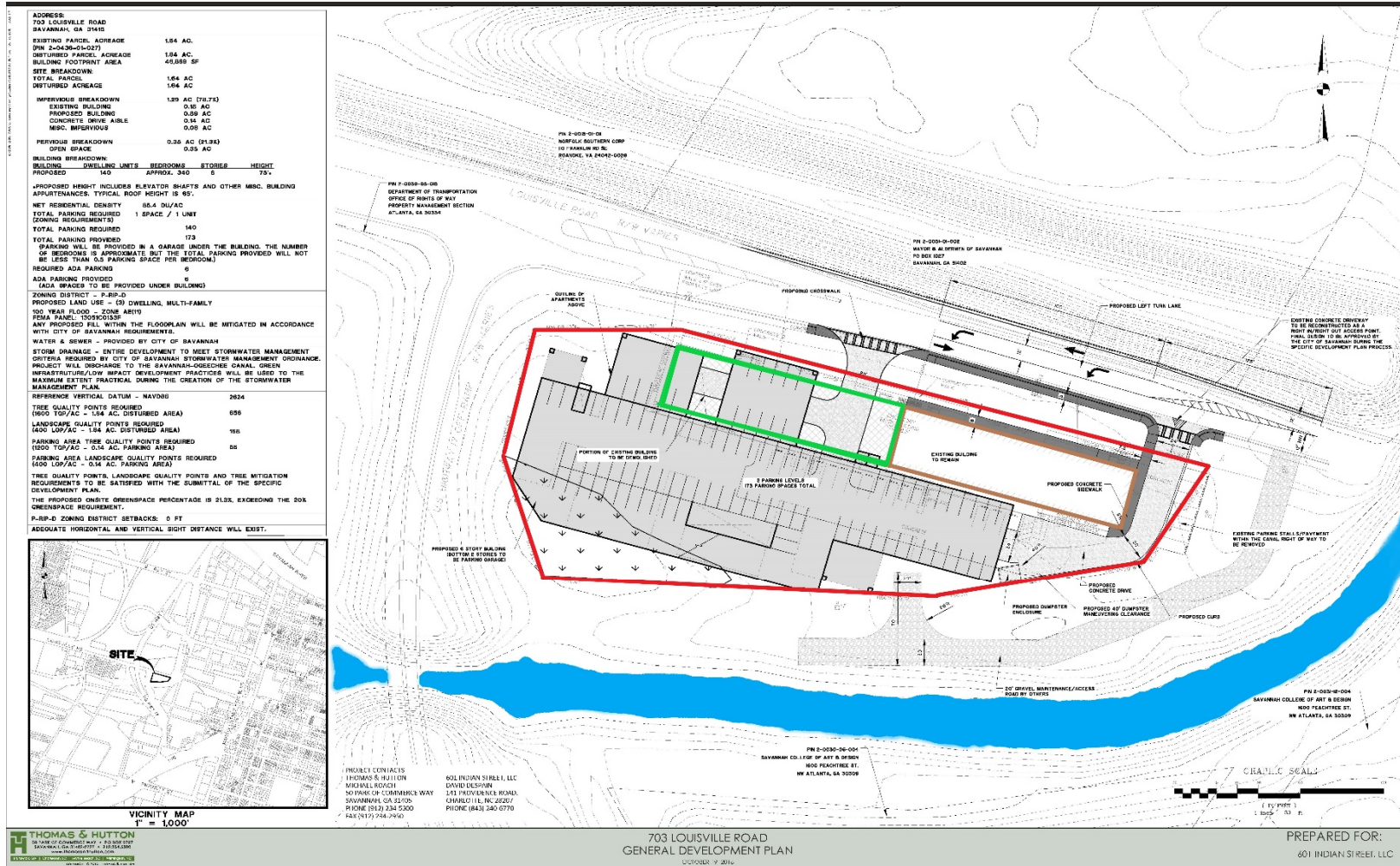




The Gateway Project

703 Louisville Road

The Gateway Project - Original Site Plan



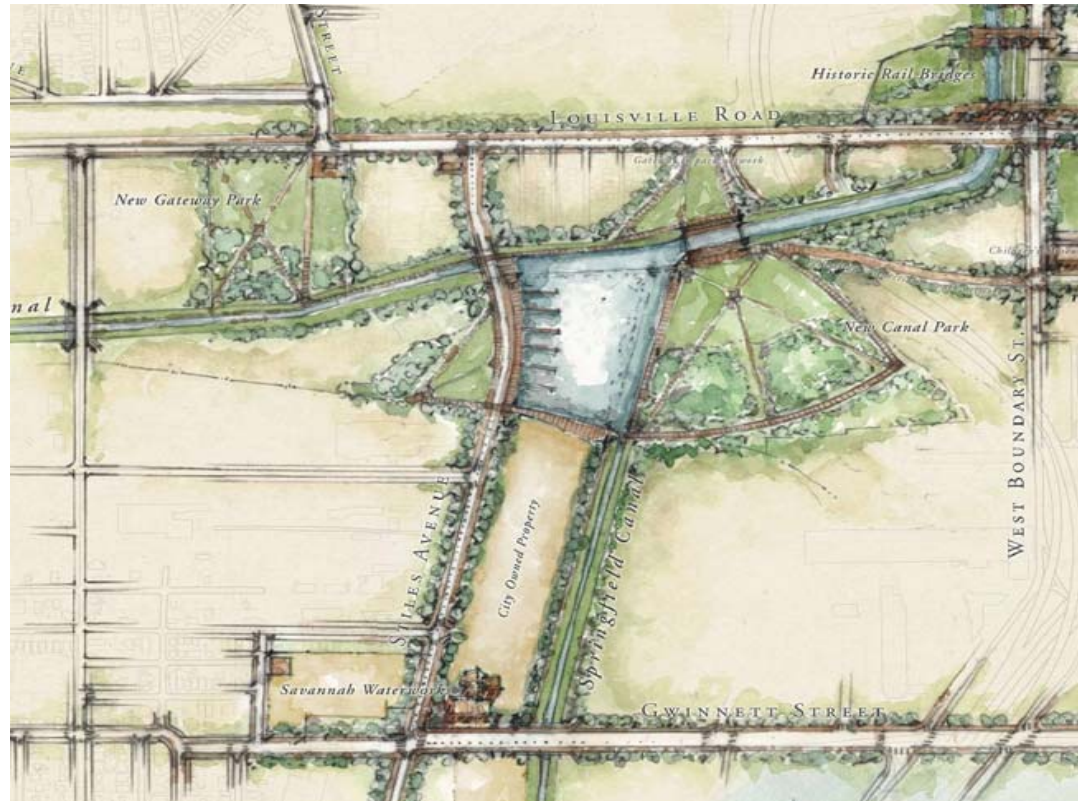
- 1.64 acres
- RIP-D Zoning Category
- 140 proposed student-oriented apartment units (164 allowed)
- 173 proposed parking spaces proposed (140 required)
- Less than 1/2 of Freight Depot building to be preserved

The Gateway Project - Location



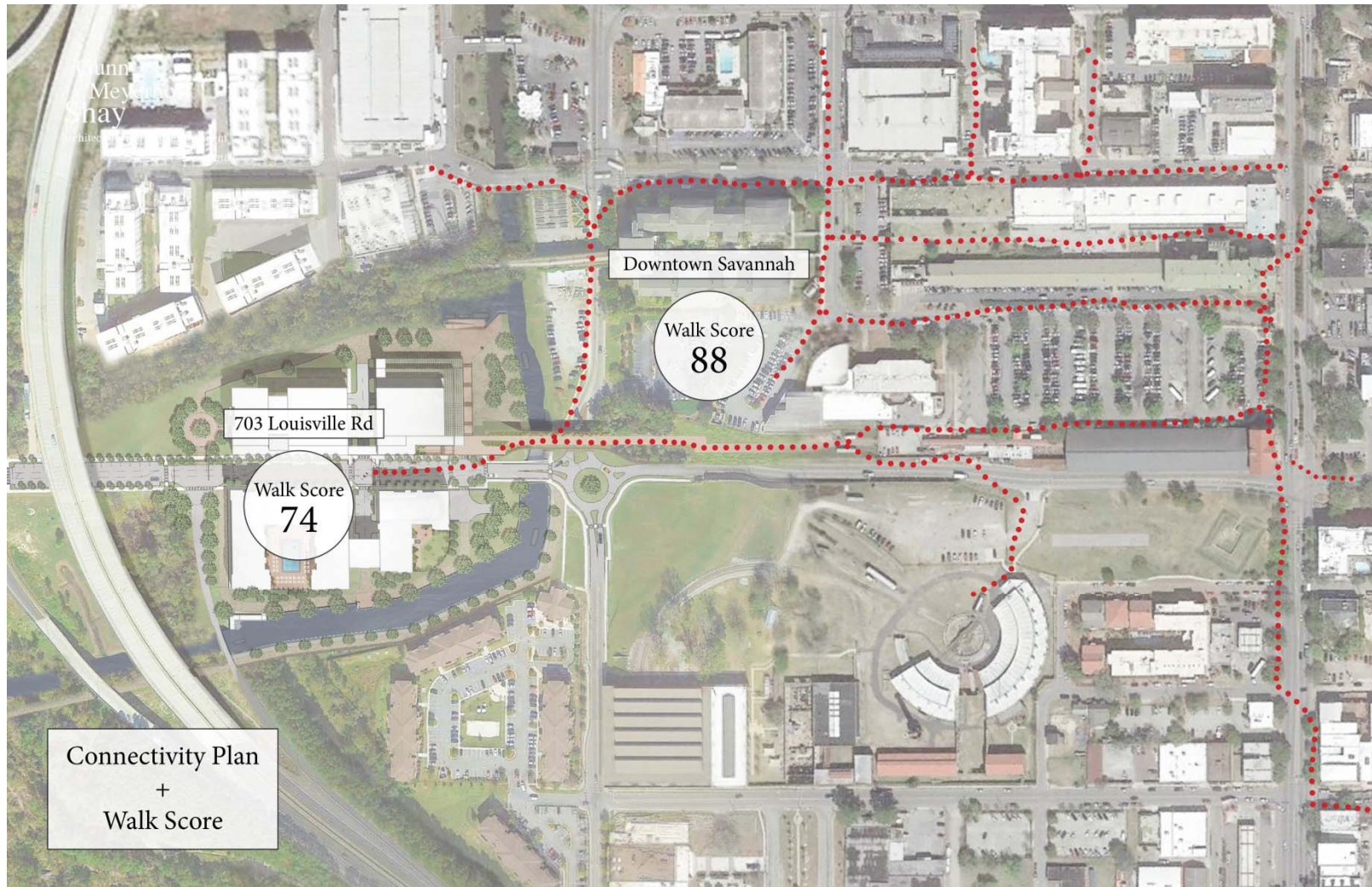
The Gateway Project – Key Features

- Connectivity to Canal District Master Plan
- Connectivity to Historic Districts
- Enhancement of Louisville Road
- Not “Student-oriented Housing”
 - Number of Bedrooms / Beds per Dwelling
 - Number of off-street parking spaces per Bedroom
 - Unlikely to be removed from City tax rolls
- Improved Savannah-Ogeechee Canal
 - Beautified canal wall
 - Improved drainage



Portion of Canal District Master Plan circa 2016 by Sottile & Sottile

The Gateway Project – Connectivity



CONNECTIVITY: excellent walk score, generous bicycle parking and a transit stop--plus the canal walkway that will connect to the Canal District when fully completed

The Gateway Project – Louisville Road



Louisville Road will be improved to become a complete urban street

The Gateway Project – Improved Canal



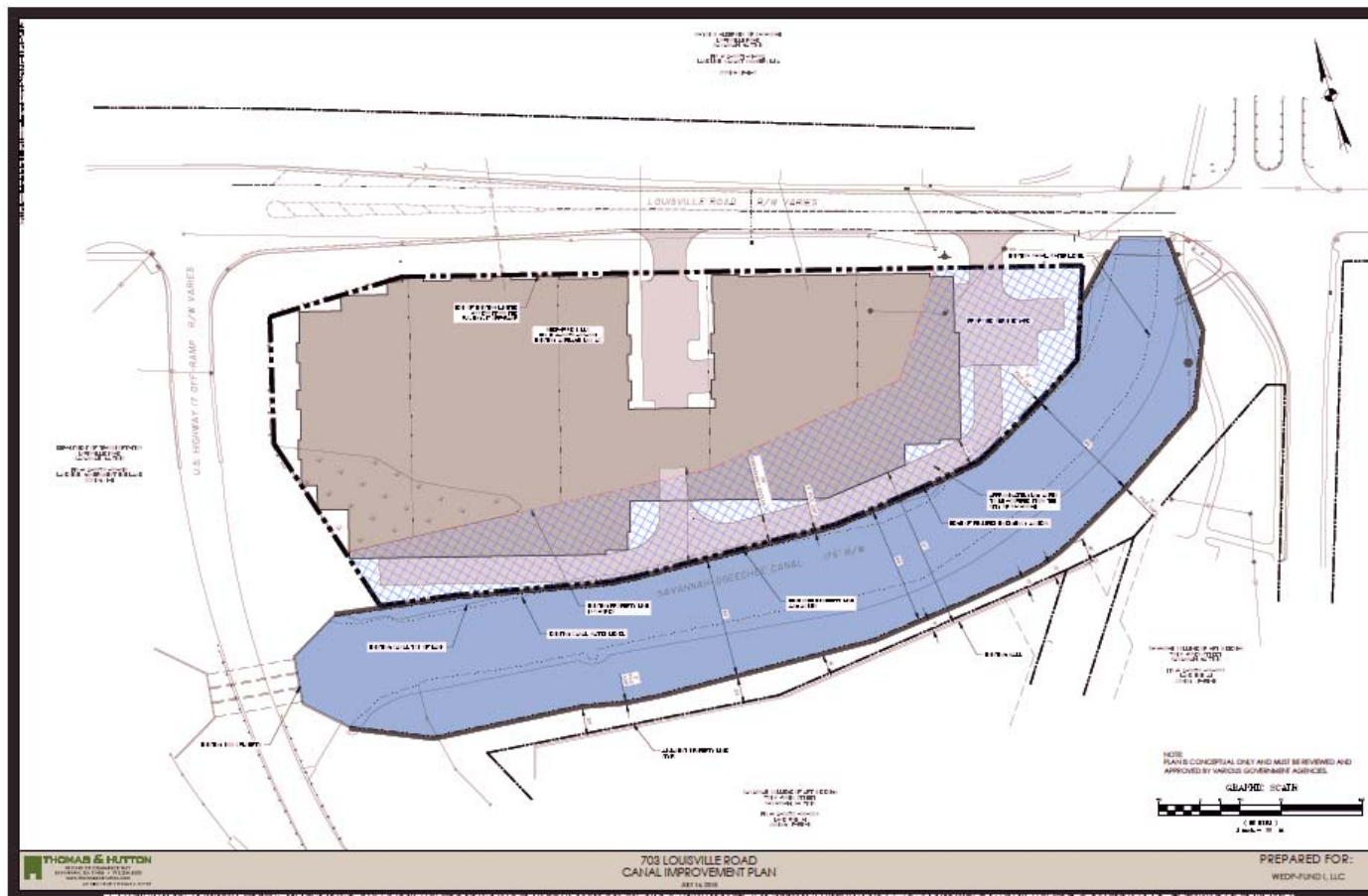
The Gateway Project will embrace the Savannah-Ogeechee Canal via a beautified canal wall and improved regional drainage

The Gateway Project – Details

- 255 market-rate apartment dwellings
- 6 - 7 stories in height
- Includes 2 parking levels with 357 spaces
 - 1.4 spaces per unit – 40% more than the 1 space per unit required by RIP-D zoning
- ADA accessible; transit connected
- 70% lot coverage
 - Within the 75% maximum required by RIP-D zoning
- FEMA flood zone compliant
- Adds more than 4,100 Tree Quality Points
- Will meet or exceed all City development standards

The Gateway Project – Development Agreement

- Approved by City Council 11/20/18
- WEDP to purchase surplus City land along Canal for FMV
 - PSA executed 2/21/19; Expected to close by 4/3/19
- WEDP to contribute > \$1.5 million in improvements to the canal wall



The Gateway Project – Canal Wall Improvements



WEDP will spend a minimum of **\$1.5 million** on improvements to the canal wall

The Gateway Project – Seaboard Freight Depot

- Building now vacant
- Originally constructed in 1929
- **Not protected by any local historic district or demolition restrictions**
- Site is not on the National Register of Historic Places
- Independent historical consultant Brockington and Associates concluded that the building had been altered so much that it was no longer NRHP eligible.
- Environmentally contaminated brownfield site
 - Will require extensive remediation underneath existing building
- WEDP is working with State Historic Preservation Office (SHPO) and U.S. Army Corps of Engineers (USACE) to ensure adequate mitigation for partial removal of depot building



The Gateway Project - Seaboard Freight Depot



The Gateway Project – MPC Recommendation

Metropolitan Planning Commission

- Heard matter on 1/29/19
- Recommended **APPROVAL** subject to following conditions:
 - 1) Unit mix (breakdown of bedrooms)
 - 2) 20% Greenspace Requirement
 - 3) Green infrastructure / low-impact stormwater management techniques
 - 4) Elevations / Renderings of project
 - 5) Comply with MPC's documentation policies prior to removal of building
 - 6) **Incorporate some aspect of historic building into design of new building and allow for historic materials to be salvaged**



The Gateway Project – Relocation of Head House

SOLUTION: RELOCATE THE “HEAD HOUSE” OF THE DEPOT BUILDING



- 46' x 46' “Head House” of depot building will be preserved and relocated intact to NE corner of property, adjacent to Savannah-Ogeechee Canal and Louisville Road
- New location features Head House more prominently as entrance to Canal District
- Head House will be placed above FEMA flood plane (current location is 2.5' below)
- Relocated Head House will serve as leasing office for Gateway Project
- Partial removal of depot building consistent with site plan approved by City Council in 2016

The Gateway Project – Relocation of Head House

- Local relocation contractor:
RK Construction & Development
- Head House will be placed on raised and stable foundations above the FEMA floodplain
- Relocation will allow environmental remediation of current building site
- Undertaken at WEDP's expense



The Gateway Project – Relocation of Head House



BEFORE – View of site from Roundhouse grounds.

The Gateway Project – Relocation of Head House



AFTER – Gateway Project with relocated Head House in front along canal

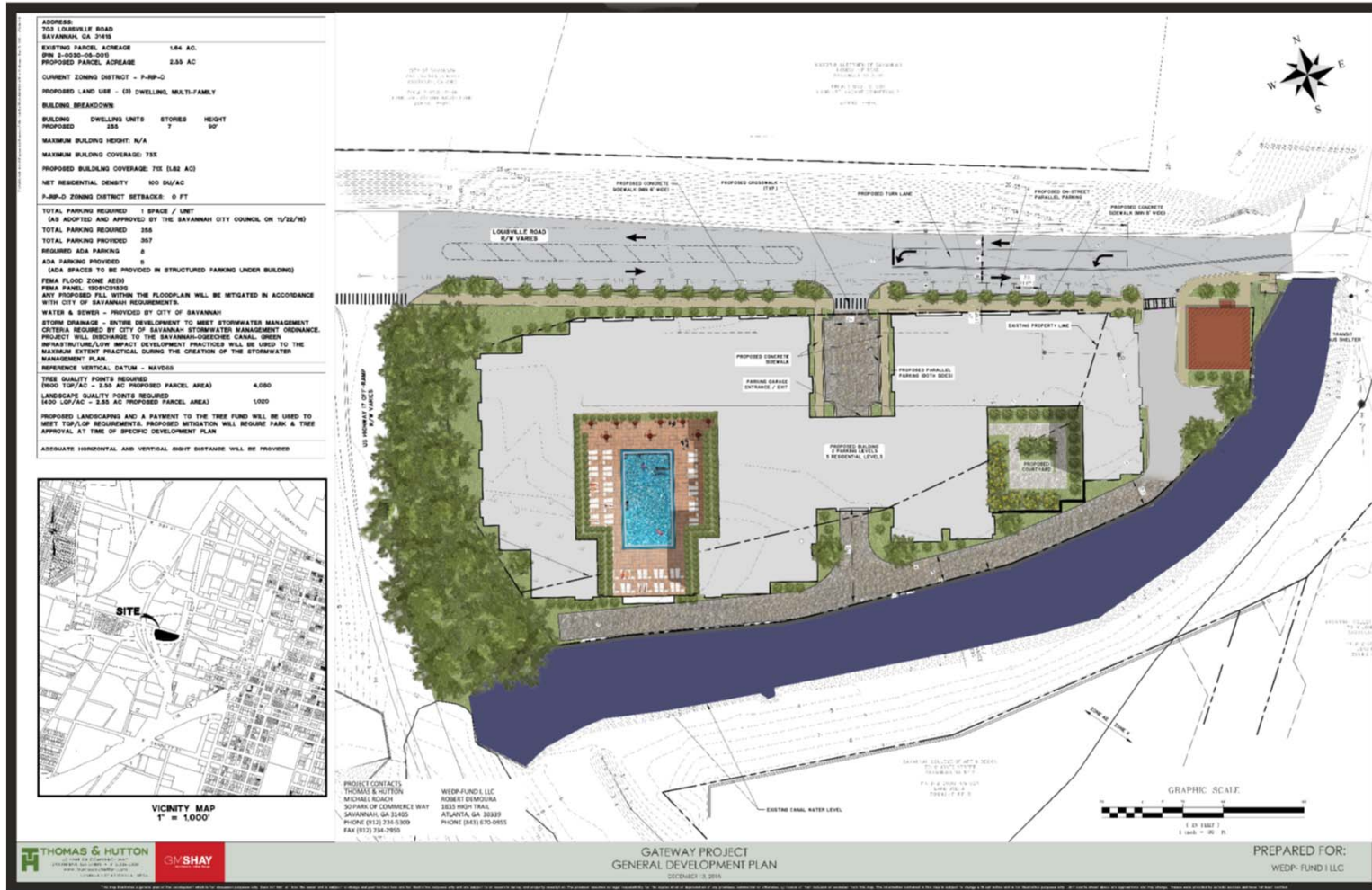
The Gateway Project – Additional Mitigation

In addition to relocation of Head House, WEDP will take following mitigation actions:

- Partial Deconstruction of remainder of depot building will allow re-use of salvaged elements (bricks, ironwork)
- Photographic Archival
 - As requested by SHPO
- “Community Room”
 - Will be made available to area community organizations
 - Will have projection/sound system
- Measured drawings to be prepared by GMShay and furnished to the City Archives
 - As requested by MPC Staff
- Historical Marker to be erected to commemorate site
- **Gateway Project will be fully compliant with National Historic Preservation Act**
 - Ongoing coordination with SHPO, U.S. Corps of Engineers, MPC Staff



The Gateway Project – Proposed Site Plan



Revised and updated site plan for The Gateway Project has been submitted to supersede the site plan for the student housing project approved in 2016

- Note the terra cotta red square showing where the Head House will be saved and relocated

The Gateway Project – Due Diligence

- Hydrology Studies of Savannah-Ogeechee Canal
 - Engineering for Canal Wall
 - Site Plan
 - Geotechnical
 - Architectural / Design
 - Legal / Title
 - Wetlands Impacts
 - Cultural Resources
 - Environmental
 - Historic Preservation
- ➔ **RESULT: Closed on purchase of Property in April 2018**
Purchase Price = +/- \$ 3 million

The Gateway Project



- Leading the way for the future of Savannah's Canal District – completion in 2020
- First private development in the Canal District