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SAVANNAH 

**Tourism Product Development  
Project Update**

*Council Workshop  
March 12, 2026*

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## Presentation Agenda

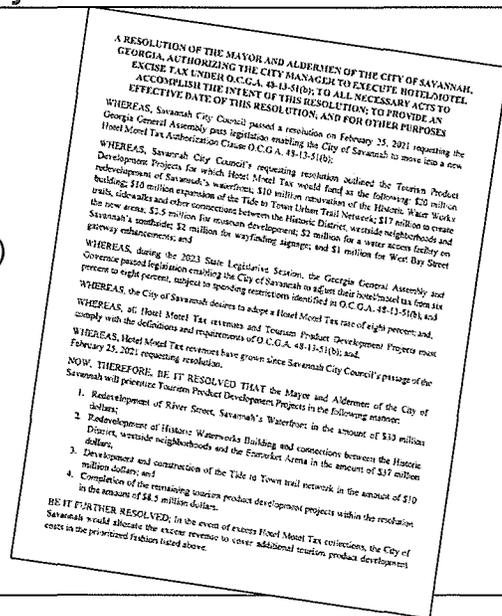
- City Manager: Tourism Product Development Overview
- Planning & Economic Development: River Street, Savannah's Waterfront
- Real Estate/ Capital Projects and Economic Development: Water Works Building
- Planning & Urban Design: Connections & Tide to Town Trail
- Municipal Archives: Museum Development
- Planning & Urban Design : Southside Water Access
- City Manager: Wayfinding Signage & W. Bay Street Gateway Enhancements

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## Tourism Product Development Project Overview

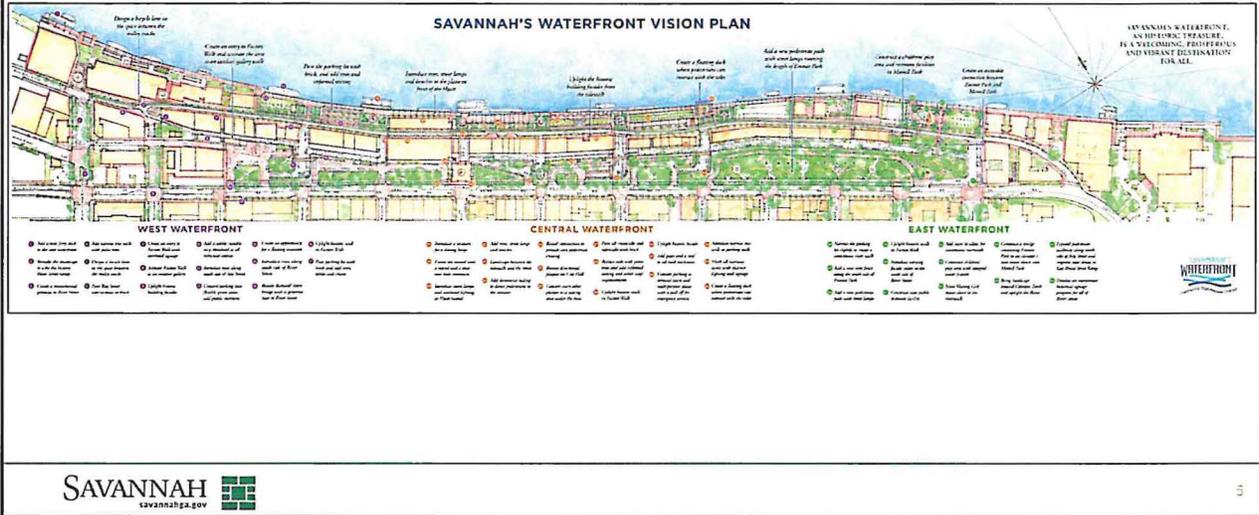
Resolution approved May 2023 outlining priorities:

1. Redevelopment of River Street, Savannah's Waterfront (\$30M)
2. Redevelopment of the Historic Water Works Building & Connections between Historic District, Westside Neighborhoods & Enmarket Arena (\$37M)
3. Development & Construction of Tide to Town Trail Network (\$10M)
4. Remaining projects (\$8.5M):
  - Museum development (\$3.5M)
  - Southside water access (\$2M)
  - Wayfinding signage (\$2M)
  - W. Bay Street gateway enhancements (\$1M)

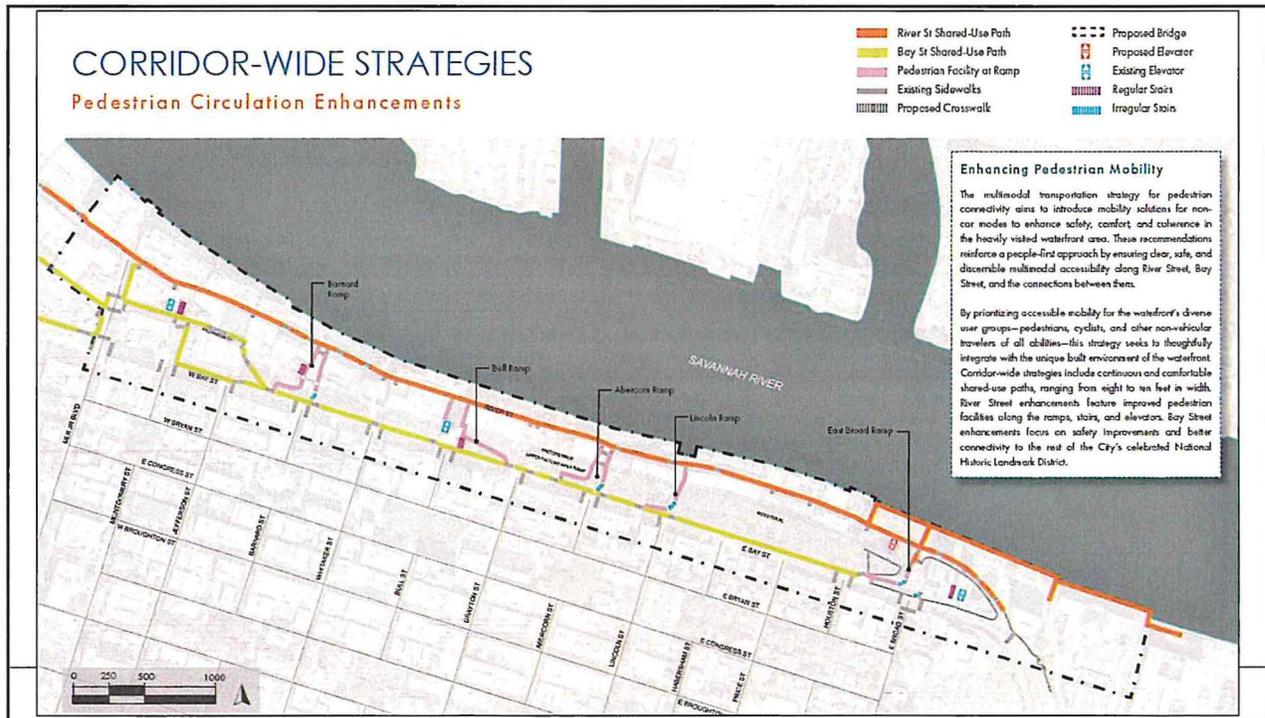


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# Redevelopment of River Street, Savannah's Waterfront



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## CAPITAL PROJECTS

### Project List and Descriptions

#### Introduction

This chapter introduces the concept of capital projects (CP) and their fundamental role in advancing the strategies outlined in the preceding chapter of the SWCID Vision Plan. Capital projects, denoted by the CP prefix, are discrete, separable improvement initiatives that have been identified from the SWCID Vision Plan and various City Departments. Unlike broader corridor-wide enhancements and programs, these projects represent specific, feasible initiatives that can be implemented independently. However, their successful execution relies on careful coordination and prioritization in alignment with overarching corridor-wide and programmatic efforts. This section outlines the general Rough Order of Magnitude (ROM) cost estimates for the selected capital projects, providing insight into their financial scope and feasibility.

#### Project List

- CP1: River Street Gateway at MLK
- CP2: Factors Walk Gateway and Gallery Walk
- CP3: Factors Walk – Barnard to Whitaker
- CP4: Barnard Street Pedestrian Bridge
- CP5: Rousakis Plaza Enhancements
- CP6: Floating Dock
- CP7: Morrell Park Improvements
- CP8: Bridge and Elevator Tower to Emmet Park
- CP9: Ferry Dock
- CP10: Floating Museum
- CP11: West Parking Greenpace / Plaza Conversion and Public Restroom
- CP12: Dining Barge
- CP13: City Hall Fence and Sign Improvements
- CP14: Central Parking to Greenpace
- CP15: East Parking Improvements and Riverwalk Connection
- CP16: Emmet Park Path, Signage, and Lighting Improvements

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## Redevelopment of River Street, Savannah's Waterfront

**Next steps:**

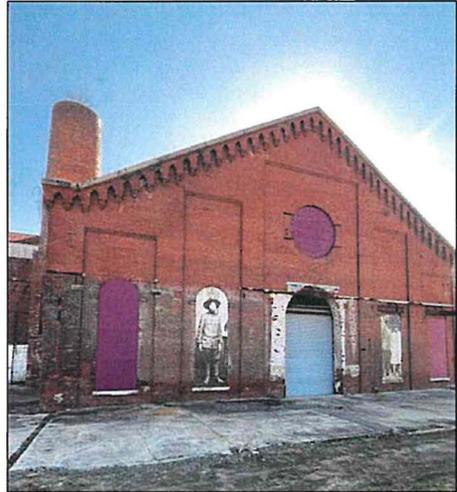
- Council considers:
  - *SWCIP Vision Plan*
  - *Multimodal Transportation Strategy for Savannah's Waterfront Community Improvement District* as part of city-wide *Savannah MOVES*
- Implementation of strategies requires Council approval to authorize the necessary procurement
  - Preliminary engineering/design for corridor wide multimodal path and ADA improvements RFP development underway; Summer for award consideration

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## Redevelopment of the Historic Water Works Building

**Scope:** Work includes lead paint and asbestos abatement, removal of existing tanks, and repair or replacement of deteriorated structural components, including trusses, framing, purlins, and decking. Structural steel, roofs, rooftop monitors, and the Tower roof system will be repaired or replaced as needed. The project also includes masonry and terra cotta restoration, replacement of non-historic brick with historically appropriate materials, reinstatement of historic windows, and improvements to exterior drainage, sealants, and site grades. Selective demolition of non-historic interior spaces and an adjacent CMU structure, along with vegetation removal, is included.



**Designer:** GEL Engineering

**Contractor (CMAR):** Garbutt Construction

**Status:** Design/CMAR Procurement

**Budget:** \$9,630,605

**Completion:** Summer 2027.

**Current Update:** Stabilization Guaranteed Maximum Price (GMP) will go to council on the March 12<sup>th</sup> agenda and construction will begin shortly after the GMP approval. An RFP will be drafted in 2026 for the design of the final buildout of the building. Construction of the buildout would begin in Fall 2027 and construction would be completed in Summer 2029.



## Redevelopment of the Historic Water Works Building

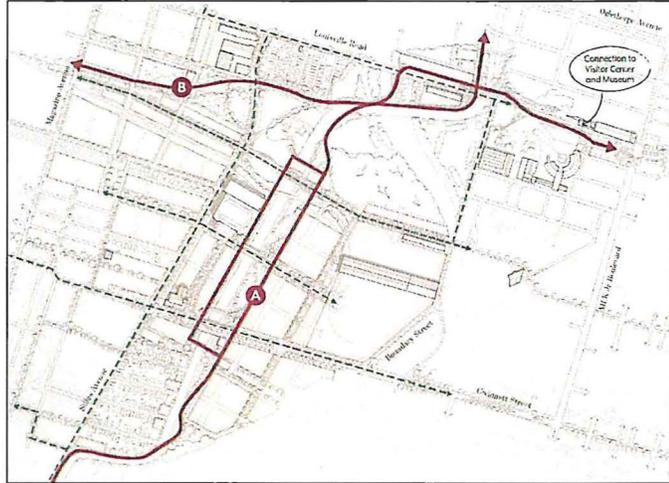
### Next steps:

- Today, Council considers Contract Modification No. 1 with Garbutt Construction Company to establish the Guaranteed Maximum Price (GMP) of \$9M for construction services to support stabilization
- Contract includes removal of blue warehouse
- Fence installation this month
- Presentation to Council on RCLCO's economic study verifying activation strategy for uses and operations in July
- RFP for design currently under development



## Connections between Historic District, Westside Neighborhoods & Enmarket Arena

- Reach destinations & neighborhoods thru dynamic network of trails, sidewalks & other connections
- East to West:
  - Louisville Rd to Fair Street
  - Heritage Trail from Louisville Rd to Enmarket Arena
- North to South:
  - Tide to Town
  - BUILD grant submitted: Construction of Stiles Ave – Phase 2



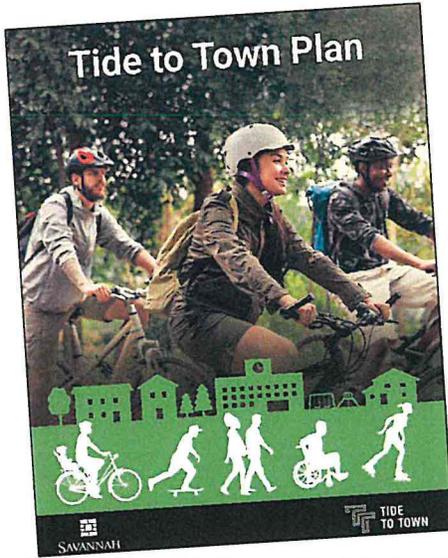
## Connections between Historic District, Westside Neighborhoods & Enmarket Arena

### Next steps:

- Commence planning of east – west connections with Savannah MOVES
- Update on process during March 26 Council Workshop



## Development & Construction of Tide to Town Trail Network



### Trail System

- East: Truman Parkway
- West: Springfield Canal
- South: Canal & River Connections

### Community & Transport Goals

- Safe walking & biking for recreation & daily travel
- Better access to schools, jobs, parks & transit

### Equitable Growth

- Support historically underserved neighborhoods
- Promote homeownership, affordable housing, local jobs & small businesses

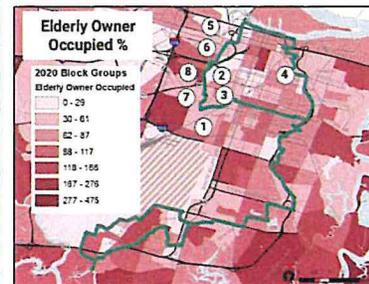
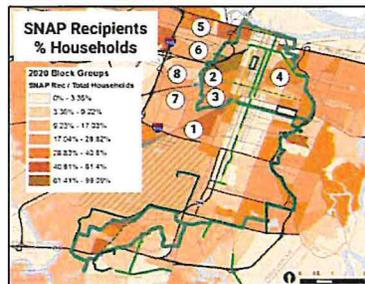
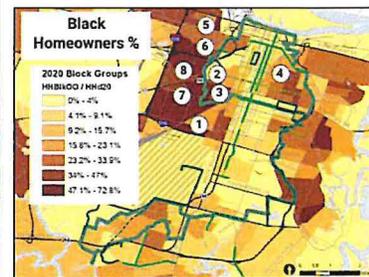
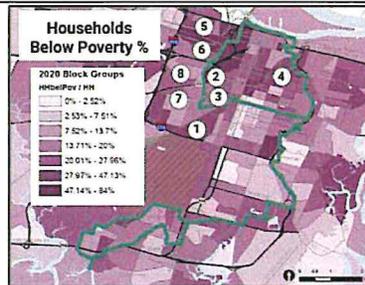
### Implementation

- Truman 2B: Complete June 2026
- Middleground Road: Preliminary engineering underway
- Phased over ~20 years
- Additional funding strategies & community engagement

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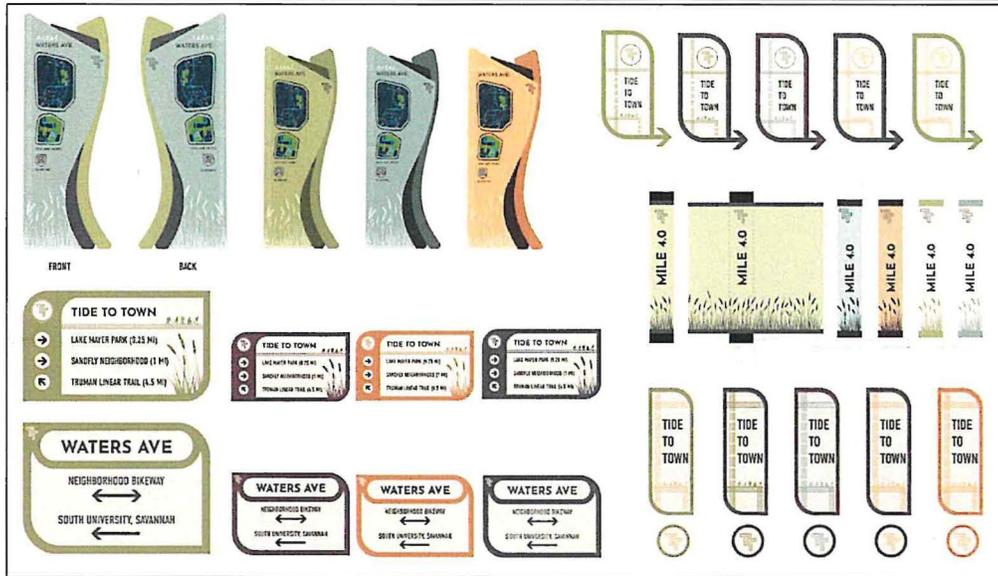
## Development & Construction of Tide to Town Trail Network

- ~0.5 mile on either side of the T2T Trail
- T2T will support Historically Underserved Neighborhoods
  - Tatemville
  - Cann Park
  - Feiler Park
  - Eastside
  - West Savannah
  - Historic Carver Village
  - Liberty City
  - Tremont Park



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## Development & Construction of Tide to Town Trail Network

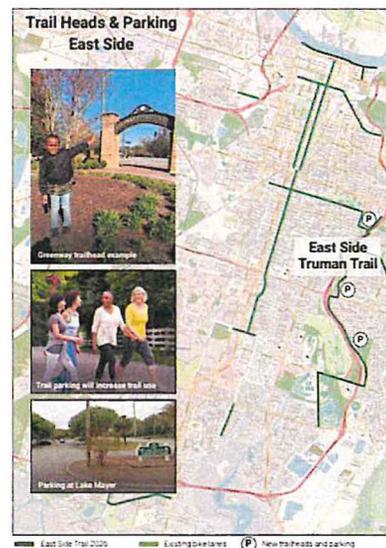


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## Development & Construction of Tide to Town Trail Network

### Next steps:

- Ribbon cutting scheduled for Truman Trail 2B in June
- Implement trailhead designs in August
- Present *Tide To Town Plan* to Council
- Discuss additional funding strategies for projects completion
- If TADs pursued, determine Community Benefits Ordinance strategy when funding used for private development



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## Remaining Projects: Museum Development with Springfield Terrace School Rehabilitation

**Scope:** The Springfield Terrace School (aka Pearl Lee Smith School) Rehabilitation Project will renovate and restore the existing historic building. The rehabilitation will provide for flexible spaces accommodating a community gallery, meeting room for community and City activities, local history museum exhibits, art/culture incubator space, and flexible City office space to support site management and temporary department housing, as needed. A separate building will also be constructed on the site for restroom facilities.

**Designer:** Ethos Preservation

**Contractor (CMAR):** TBD

**Status:** Design

**Budget:** \$3,000,000

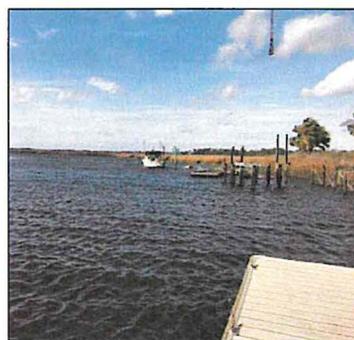
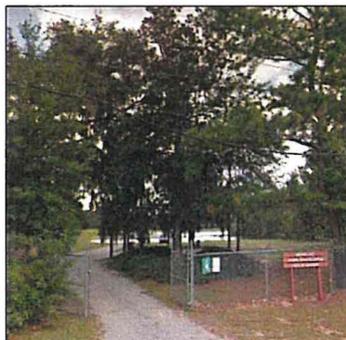
**Completion:** Q4 2027 (est.)

**Current Update:** Design is ongoing and is expected to be complete in the summer of 2026. Construction is expected to begin Q4 2026 and be completed in Q4 2027.



## Remaining Projects: Water Access Southside

- Building from the Congress for the New Urbanism (CNU) Southside Retrofit Study
- Hosting the Urban Land Institute (ULI) Technical Assistance Panel (April 14 & 15)
- Develop small area plan to explore activation of water access



## Tourism Product Development Project Update

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### **West Bay Street Gateway Enhancements - \$1m**

- Planning underway to enhance W. Bay from MLK to 516 with tree plantings

### **Wayfinding – \$2m**

- Incorporating into:
  - River Street Redevelopment
  - Canal District
  - Tide to Town

## Tourism Product Development Project Update

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Questions?