

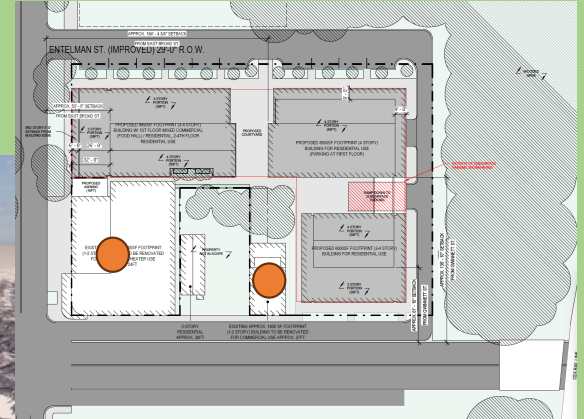
Savannah City Hall: May 9, 2024, 2:00 PM

11. Petition of Robert L. McCorkle, Agent for Travis Stringer of Foram Development, LLC on Behalf of 621 Gwinnett, LLC for a Zoning Map Amendment to Rezone 810 E. Broad Street, 613-623 E. Gwinnett Street, and 610-614 E. Bolton Street (PIN 20043 07001, -04, -05, -06, -13, -15, -18, -19, and -20) from TC-2 to DX. The item was recommended as a PD-S (Small Planned Development) in Aldermanic District 2 (File No. 23-001408-ZA). (Continued from the March 28, 2024, and April 25, 2024, Council Meetings. Recommendation Pending.)

Tale of Two TC-2 Corners: (Savannah Factor)

- **What is the Savannah Factor...**
 - Respecting the neighborhood (visual compatible);
 - Respecting the zoning (TC-2),
 - Respecting the historic resources (Contributing Buildings) ...
- **This proposal (#11) lacks the Savannah Factor.**

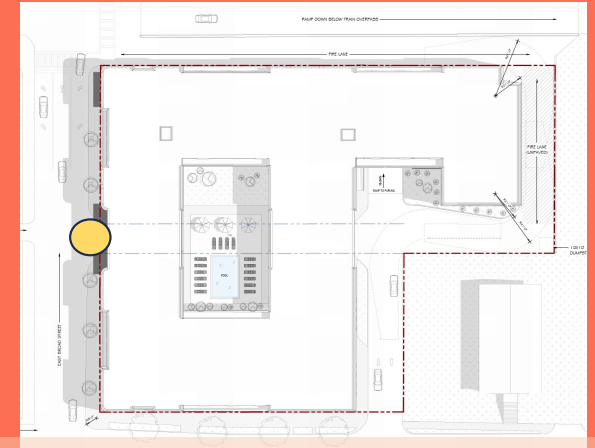
North-East Elder Studios: E Broad @ E Gwinnett



- **Preserving Two Historic buildings**
- **4th-Floor Setback for visual compatibility. (Viewshed)**
- **Height Variance of 2-foot awarded to achieve partial 4th-floor on 3-buildings.**
- **Open Space between Buildings (<10,000ft²)**
- **Setback third floor on E Broad to align with theatre (Suggestion from Neighbors)**
- **Underground parking for 80-units. [110-beds = 37.5% increase in occupants]**
- **1.3 Acres. 7-Parcels**
- **No City Owned Lane or Lots**

South-East

Foram Group #6: E Broad @ E Gwinnett



- Five Historic Buildings - **Demolished**
- Solid Mass - Four-Floors Incompatible Visually with Neighborhood. Not TC-2.
- One Commercial Space. Lacks innovative or exceptional design (§6.1.1.a)
- Underground parking for max 185-units; beds unknown. $185\text{-units} \times 37.5\% = 255\text{-beds/occupants}$. One-Parking access point on 600 E Broad. [Estimate of 25-street parking spaces on 600 E Bolton.]
- 1.25 Acres; 9-Parcels
- High Logistical Traffic Impact; Narrow sidewalks;

Elder Studios: E Broad @ E Gwinnett North-East

- Preserving Two Historic buildings
- **No City Owned Lane or Residential Lot**
- **4th-Floor Setback for visual compatibility. (Viewshed)**
- **Variance of 2-foot awarded to achieve partial 4th-floor (TC-2 3-stories to 45-feet)**
- **Open Space between Buildings**
- **Setback third floor on E Broad to align with theatre (Suggestion from Neighbors)**
- **Underground parking for 80-units. [110-beds = 37.5% increase in occupants]**
- **1.3 Acres. 7-Parcels**
- **No City Owned Lane or Lots**

Foram Group: E Broad @ E Gwinnett South-East

- **Demolish** all Five Historic Buildings
- Solid Mass - Four-Floors Incompatible Visually with Neighborhood and TC-2.
- Larger than Juliette Gordon Low Federal Bldg by 20,000 ft². (Bathroom Tile Building.)
- One Commercial Space. Lacks innovative or exceptional design (§6.1.1.a)
- High Logistical Traffic Impact; Narrow sidewalks;
- Underground parking for Approximately 185-units; beds unknown. 185-units x 37.5% = 255-beds/occupants.
- One-Street access point on 600 E Broad.
- 1.25 Acres; 9-Parcels
- Too many unknowns for passage of S-PD and its Master Plan.
- Height variance of 8-feet greater than TC-2

City Code for Planned Development Districts (Sec. 6.1): ... Preserve Environmental, Historic and Cultural Resources;

- **6.1.1a District Description**
- **Paragraph a (first instructions for PDs):**
- **...and/or apply special sensitivity to the character of the site surrounding area.**
- **..are expected to deliver innovative and exceptional quality community designs that preserve environmental, historic and cultural resources;**
- **Visual Compatibility (Viewshed) is a key characteristic in the surrounding area. This project will be visible on both sides of the railroad tracks due to height of approximately 53-feet.**

CHAPTER 3. - ZONING (EFFECTIVE SEPTEMBER 1, 2019)

ARTICLE 6.0 SPECIAL PURPOSE DISTRICTS

Sec. 6.1 Planned Development District

6.1.1 District Description

- a. A Planned Development (PD) district allows projects that would not otherwise be permitted under this Ordinance because of the strict application of zoning district development standards or general site standards. Generally, the PD district is intended for sites where a developer proposes and the Mayor and Aldermen desire to achieve a certain mix of uses, appearance, land use compatibility and/or apply special sensitivity to the character of the site surrounding area.

In return for greater flexibility in site design requirements, planned developments are expected to deliver innovative and exceptional quality community designs that preserve environmental, historic and cultural resources; incorporate creative design in the layout of buildings, open space and vehicular and pedestrian circulation; assure compatibility with surrounding land uses and area character; and, provide greater efficiency in the layout and provision of roads, utilities and other infrastructure that would not otherwise be possible within a base zoning district.
- b. The PD district encourages innovative land planning and design concepts by:
 - i. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning and development standards that were designed primarily for individual lots or developments;
 - ii. Encouraging the assembly of properties that might otherwise be developed in unrelated increments;
 - iii. Ensuring orderly and thorough planning and review procedures that will result in a cohesive development;
 - iv. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, densities and nonresidential uses to encourage variety and to avoid monotony;
 - v. Allowing development to take advantage of special site characteristics, locations and land uses to protect environmentally sensitive areas and to promote better design; and
 - vi. Encouraging allocation and improvement of common open and recreational space in residential areas as well as providing for the maintenance of the open and recreational space.
- c. Planned Developments shall be classified as either a Large-Scale PD (L-PD) or a Small-Scale PD (S-PD), based on size, as defined and outlined in Sec. 6.1.6.
- d. Planned Developments shall not be permitted within the boundaries of the Savannah Downtown Historic Overlay District.
- e. Because each planned development is unique, it is therefore governed by its approved General Master Plan.
- f. The PD district shall not be used as a means of circumventing adopted land development regulations for routine developments.

City Code for Planned Development Districts (Sec. 6.1.17):

Items to be Provided on General Master Plan

- **6.1.17: The following shall also be included on the General Master Plan:**
- **D. Total number of dwelling units and density for the overall development and for each phase;**
- **L: Maximum number of trips to be generated by the development.**

Sec. 6.1 Planned Development District

6.1.17 Items to be Provided on General Master Plan

The City Manager of his or her designee may eliminate those requirements that do not apply, but only those requirements that are under the purview of the respective department or agency for each team member. The following shall also be included on the General Master Plan:

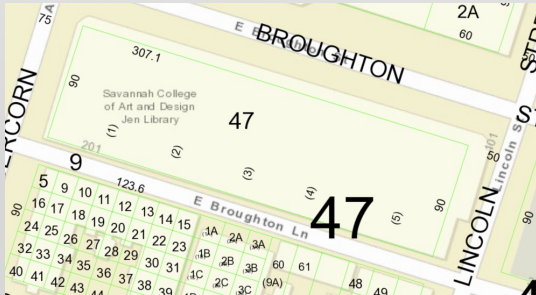
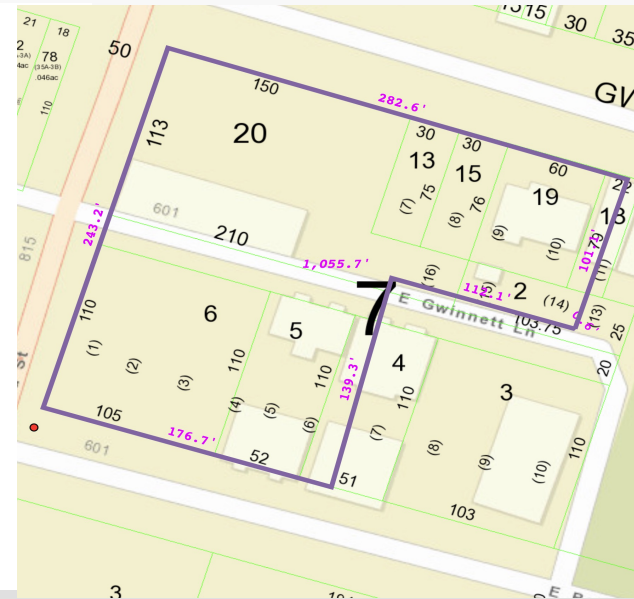
- a. A proposed narrative discussing the market concept of the project, explaining the manner in which the criteria of Sec. 6.1.12 have been satisfied, and providing evidence of compatibility with the Future Land Use Plan and adjacent land uses;
- b. All proposed land use classifications;
- c. Total acreage of the overall development and for each land use classification;
- d. Total number of dwelling units and density for the overall development and for each phase;
- e. Proposed square footages of nonresidential uses, if applicable;
- f. Existing conditions, including the existing zoning districts, locations of existing buildings, streets, alleys, driveways, parking areas, etc.;
- g. Proposed buffers, perimeter and internal, if applicable;
- h. Curb cut locations on primary roads, internal road system (if applicable) and connectivity to adjacent tracts (if applicable);
- i. Locations of sidewalks or trails adjacent to roadways or within buffers, including width, if applicable;
- j. Open space, including identification of passive and active recreational areas, including wetlands;
- k. Plans to protect or alter wetlands, if applicable;
- l. Maximum number of trips to be generated by the development;
- m. Any development condition(s) that may be part of a development agreement;
- n. General utility plan;
- o. Phasing plan, in accordance with Sec. 6.1.20;
- p. Delineation of any tree preservation areas to be set aside for Tree Quality Point and Landscape Quality Point credit as noted in the City Code Part 4, Chapter 10, Landscape and Tree Protection Ordinance; and
- q. General Location of new buildings and structures, streets, alleys, driveways, parking areas, etc.
- r. At the discretion of the applicant, any items that would be required in 6.1.18.

**FORAM GROUP - GWINNETT ST APARTMENTS
SQUARE FOOTAGE CALCULATIONS**

	FEET	SQ FT
NORTH BOUNDARY	283	
UPPER NORTHEAST BOUNDARY	101	
		28,571
LOWER NORTHEAST BOUNDARY	139	
SOUTH BOUNDARY	177	
		24,614
FOOTPRINT	53,185	
FORAM'S TOTAL SQFT:	212,741	(4-FLOORS)

FORAM LARGER THAN

JULIETTE GORDON LOW FEDERAL BUILDING	20,853	SQ FT
SCAD JEN LIBRARY	129,824	SQ FT



SCAD JEN LIBRARY

	FEET	SQ FT
NORTH BOUNDARY	307.1	
WEST BOUNDARY	90	
FOOTPRINT	27,639	
FORAM'S TOTAL SQFT:	82,917	(3-FLOORS)

2.57 Multiple Makes a FORAM BUILDING

JULIETTE GORDON LOW FEDERAL BUILDING

	FEET	SQ FT
NORTH BOUNDARY	301	
WEST BOUNDARY	212.5	
FOOTPRINT	63,963	
FORAM'S TOTAL SQFT:	191,888	(3-FLOORS)

1.1087 Multiple Makes a FORAM BUILDING



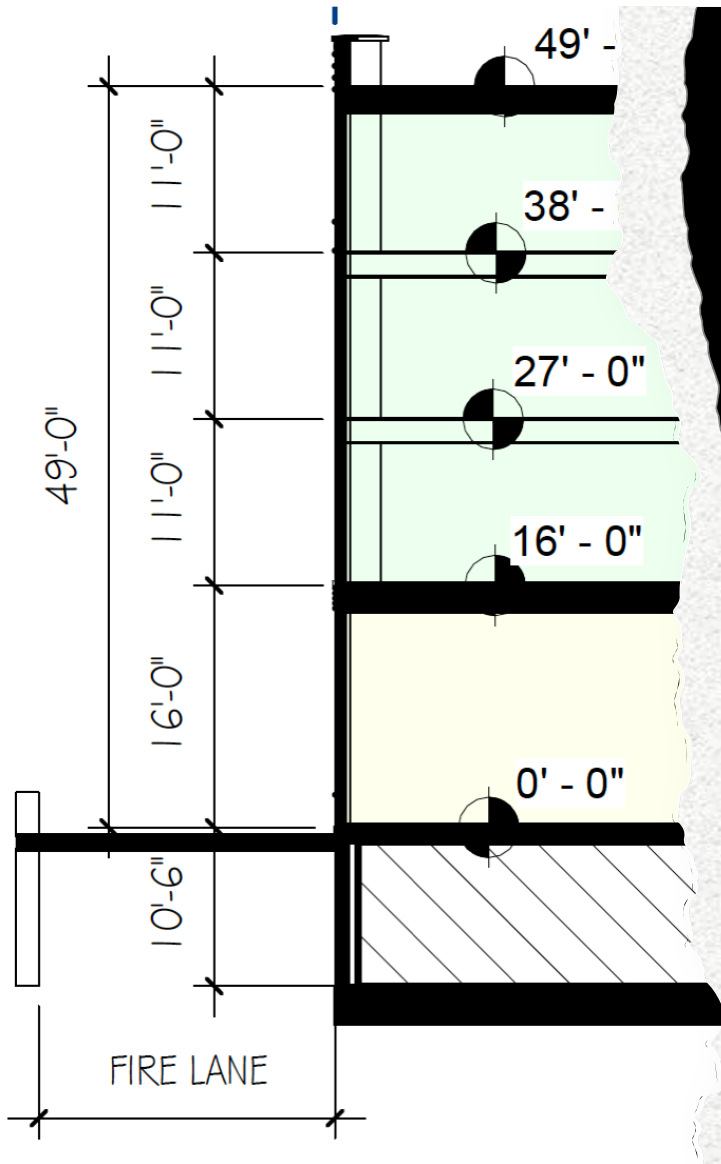


Image From Foram's 'General Master Plan' Exhibit A:
 Height is greater than 49'-0" as represented to the neighborhood groups. The height difference is due to the parapet wall of 4'-0".

Real Height: Approximately 53'-0".



Foram Group in Starland: 39th and Bull:

- Public Trust Fractured. Rubble for over 7-months. Power Outages. Sidewalk Closed.
- All S-PD Requirements in §6.1.17 General Master Plan should be fulfilled. Exact number of units (d) is unknown. Number of trips generated (l) is unknown.
- Pictures taken Saturday, March 19, 2024

Deny S-PD Petition. It Does Not have the Savannah Factor

- TC-2 permits majority of the applicants requests as seen on at Elder Project to the North;
- Reduced height (3-stories) will decrease parking requirement, increase long term appeal to future residents; Savannah Factor
- Reduced footprint allows for more green space for residents to enjoy; Savannah Factor
- Visual Compatibility (Viewshed) should be compatible with the abutting Victorian District and National Historic Landmark Districts; Savannah Factor
- Historic structures should be incorporated in the plan; Savannah Factor
- Deed convenance be added that will prevent the property from being privately owned in a way that would remove it from the tax rolls; Savannah Factor

Foreseeable Risks

- **Logistical impact on surrounding blocks due to traffic flows (vehicular and pedestrian);**
- **Higher demand on Bolton Street storm sewer;**
- **Risks to Power grid in case of fire. Building's proximity to Substation. Limited space for Fire Ladder Trucks.**
- **Weight of project; shifting ground.**
- **Construction impact on RR-tracks, Substation, Surrounding Buildings, and Subway Retaining Wall.**

Remember Demolition of Bethel AME Church (December 2021) at this site.
Public Outcry Changed Savannah's Demolition Standards. Reconstruction Period Neighborhood is a valuable story worth preserving. NPS Reapplication.

Dec. 8th



LIVE. LOCAL. NOW.

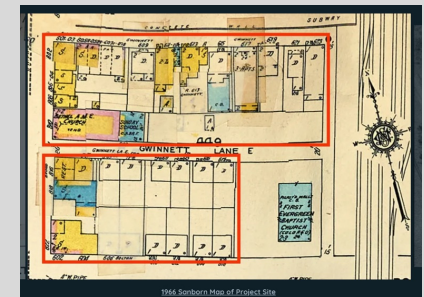
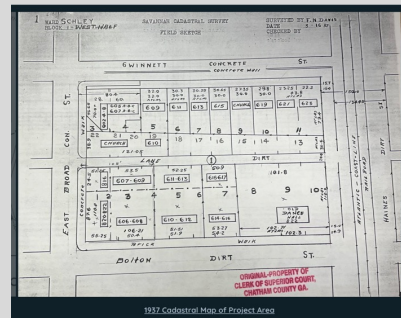
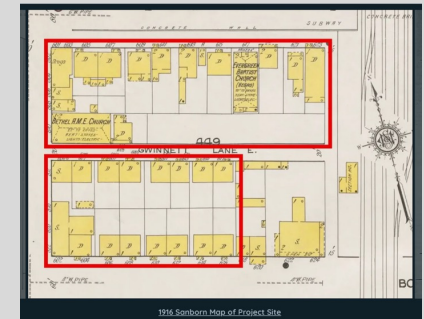
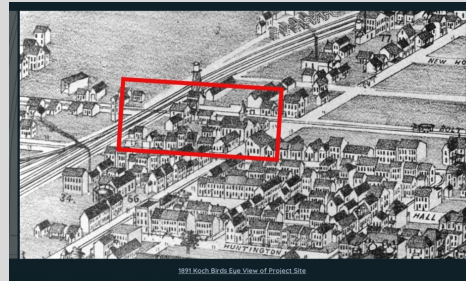
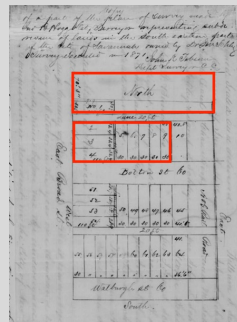
**FORMER PASTOR SPEAKS AFTER CHURCH DEMOLISHED
SAVANNAH**

WTOC
Live. Local. Now.
73° | 6:03

Historical Site Maps 1871-to-1966

Visit FPCASAVANNAH.COM for community participation and larger maps. Located in '[Blog](#)' and '[E Broad and Gwinnett Proj](#)'.

One of the 2040 Comprehensive Plan's Historic Preservation goals is to "Broaden historic preservation efforts to highlight and include historically underrepresented stories, sites, and communities."



- Church steeple tallest object
- 2-stories max residential bldgs
- Historically structures were wood (yellow).
- Preliminary Master Plan asks for max 100% and min 70% Lot coverage
- Open space is needed. Recommend max ~70% min ~50%.
- City Property: Gwinnett Lane and residential lot



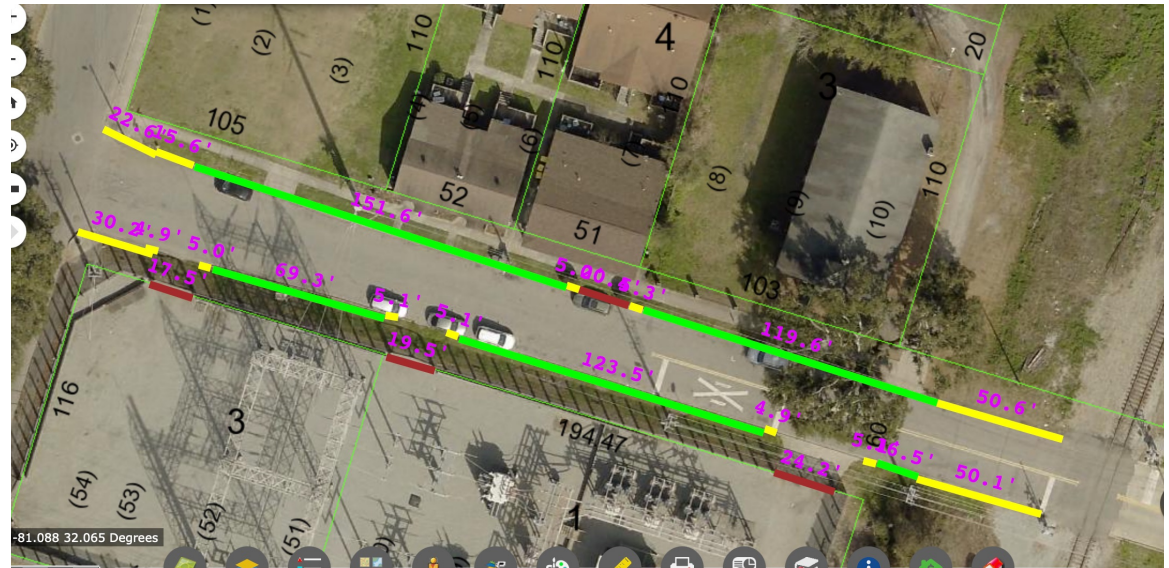
Historic Preservation Commission (HPC) Would Likely Save the Five Workmen Houses at E Broad and E Gwinnett from Demolition

- On June 28, 2023, HPC Unanimously, (vote 4-to-ZERO), to save from Demolition, 3-buildings in the Victorian District.
- HPC would be the oversight body when Eastside Savannah has Historic Preservation Protections in The City Ordinances.
- Eastside Savannah was recognized a National District in 2002. **22-years ago.**
- The petition area was developed in the 1870s by Savannah's African American Population during Reconstruction.

Only Immediate Street Parking – 600 E Bolton

- Single vehicular access point. (Fire Lane: North and East)
- Only 24-to-27 Street Parking spaces available in the immediate area.
- Georgia Code: §40-6-203

Street	Side	Distance	20' Spaces	18' Spaces
600 E Bolton	North	120	6	7
	North	152	8	8
	South	70	4	4
	South	124	6	7
	South	17	1	1
		Total	24	27



Reserve Apartment Fire on Lavista in Atlanta ← Click



- Five story Apartment Complex (November 2023)
- Threat of Building Collapse caused Ladder Trucks to stay at a distance. Wide street allowed distance from building.
- Cause: Roof Fire
- Video of Aftermath of fire below (click arrow).



Increase Risk of Childhood Leukaemia within 50m (164Ft) of powerlines.

Methods:

The study included 5788 childhood leukaemia and 3308 central nervous system (CNS) cancer cases (for comparison) born in and diagnosed in California (1986–2008), and matched to population-based controls by age and sex. We geocoded birth address and estimated the distance from residence to transmission lines using geographic information systems, aerial imagery, and, for some residences, site visits.

Results:

For leukaemia, there was a slight excess of cases within 50m of a transmission line over 200 kV (odds ratio 1.4, 95% confidence interval 0.7–2.7). There was no evidence of increased risk for distances beyond 50 m, for lower-voltage lines, or for CNS cancers.

Conclusions:

Our findings did not clearly support an increased childhood leukaemia risk associated with close proximity (<50m) to higher voltage lines, but could be consistent with a small increased risk. Reports of increased risk for distances beyond 50m were not replicated.

