



EAST SAVANNAH GATEWAY REDEVELOPMENT: HITCH & WESSELS COMMUNITIES

2011 CHOICE NEIGHBORHOOD PLANNING GRANT

AGENDA

PRESENTATION SEQUENCE

9:00 am

Opening and Welcome

9:30 am

“The Big Picture” Orientation

10:00 am

Site Tour

12:15 pm

Lunch

1:30 pm

Neighborhood Planning

2:25 pm

Housing Planning

3:10 pm

People Planning

HOUSING

Planning Process





Diversity & Balance

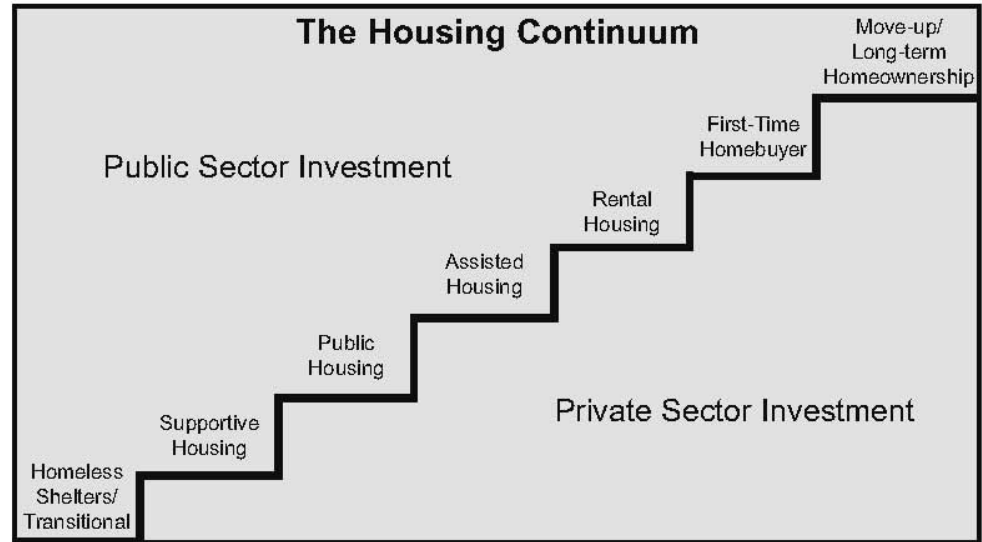
- Create a vibrant and diverse community by incorporating a mix of uses and housing types
- De-concentrate poverty and increase housing opportunities at various income levels: assisted – affordable – workforce – market rate
- Maintain a balance between affordable housing and market opportunities





Diversity & Balance

- Housing Study will look at the continuum of housing types and needs
- Subsidies vary along the continuum of types and needs
- Healthy neighborhoods address the full range of needs



Graphic Source: Henry Cisneros, former Secretary of HUD



Replacement Housing

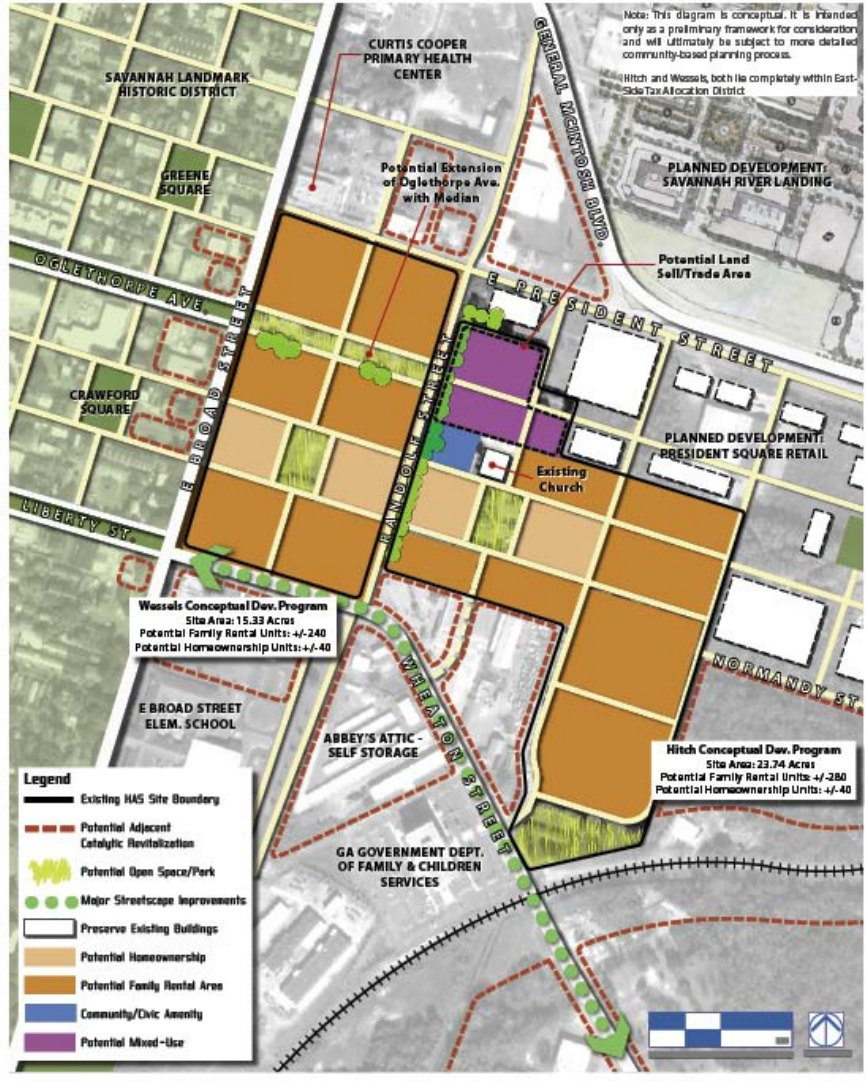
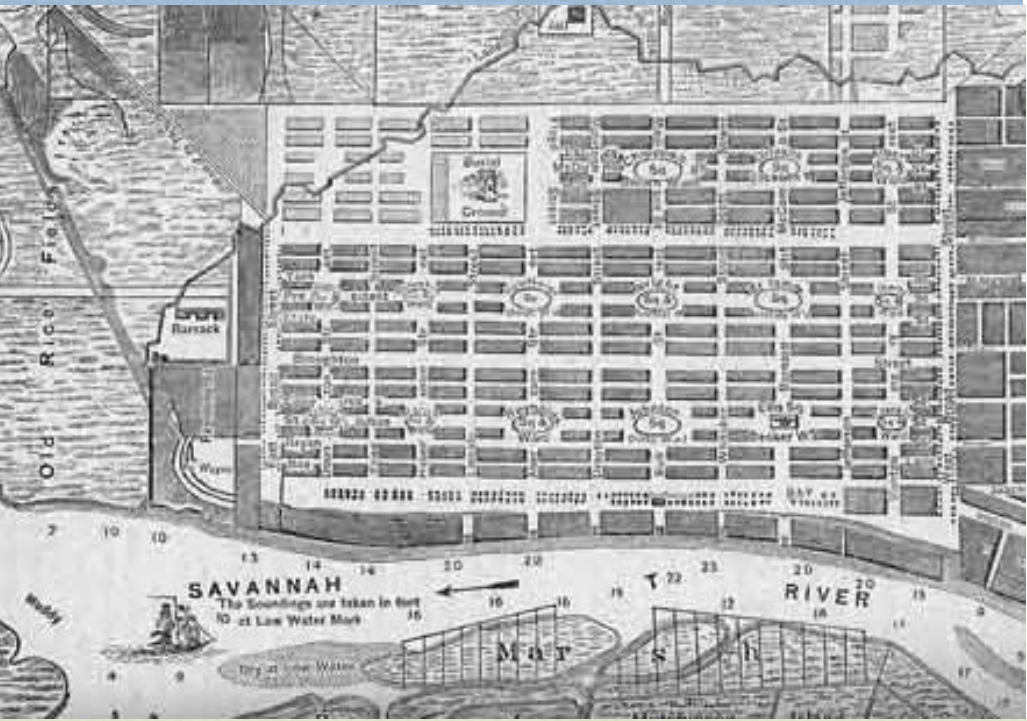
- One-for-one replacement of the 337 units demolished at Robert Hitch Village
- The Housing Study will focus on the replacement and mix of these public housing units on the current Hitch site, or seek replacement at other off-site properties (currently being identified)





Compatibility

- “Expand” the historic Downtown fabric and grid in a compatible manner





Compatibility

- Increase Density in a manner that is more sustainable and compatible with the historic Downtown
- Be mindful of previous east side development plans (Presidential Square & Savannah River Landing)





21st- Century Practices

- Create long-term sustainability through energy efficiency and tying housing to job locations
- Utilize current best practices for neighborhood and site design: walkability – connectivity – CPTED
- Create a “neighborhood” not a “project”

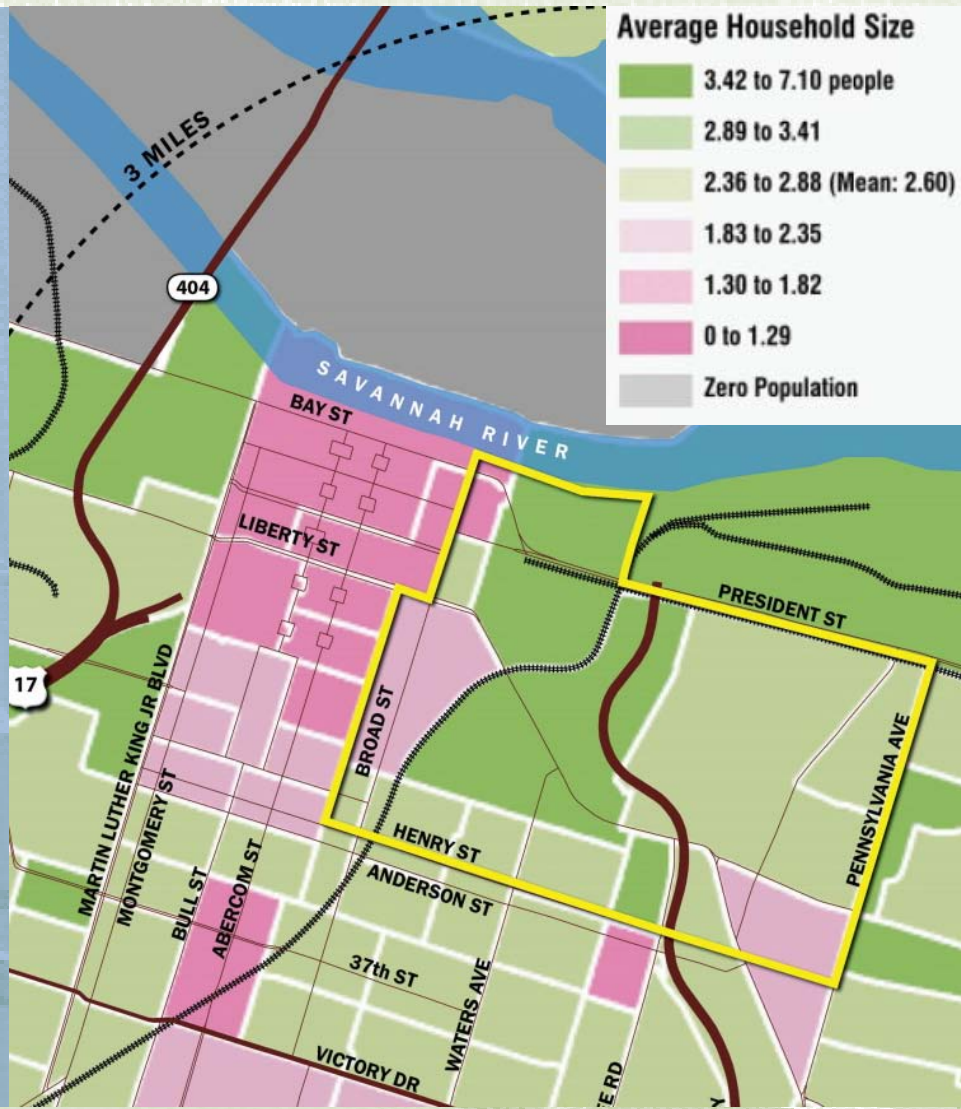


Rendering: Phase 1



Household Size

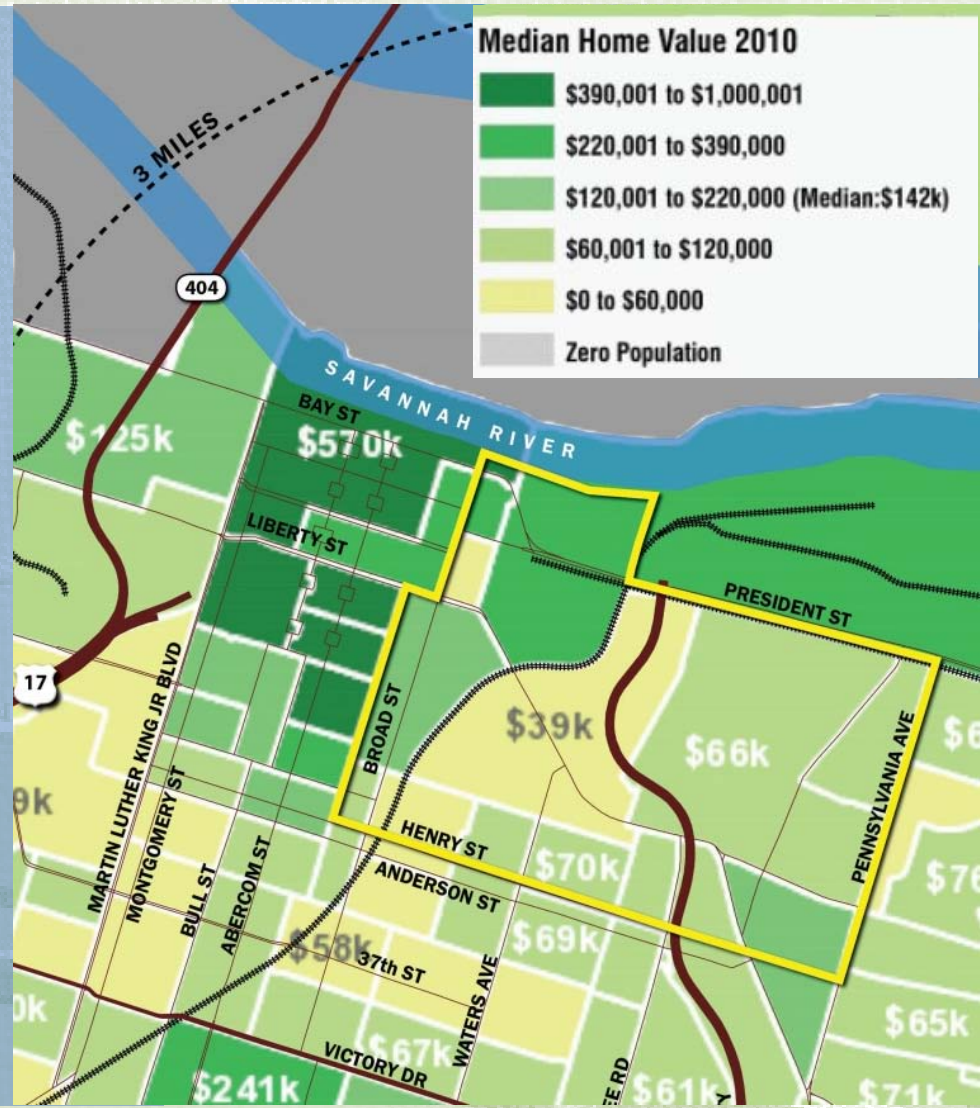
- Very large existing household sizes in most of study area (3.5+ persons)
- Existing household densities are not consistent with the adjacent historic Downtown or other intown neighborhoods
- New housing types designed for large household sizes are generally not supported by the current market





Home Values

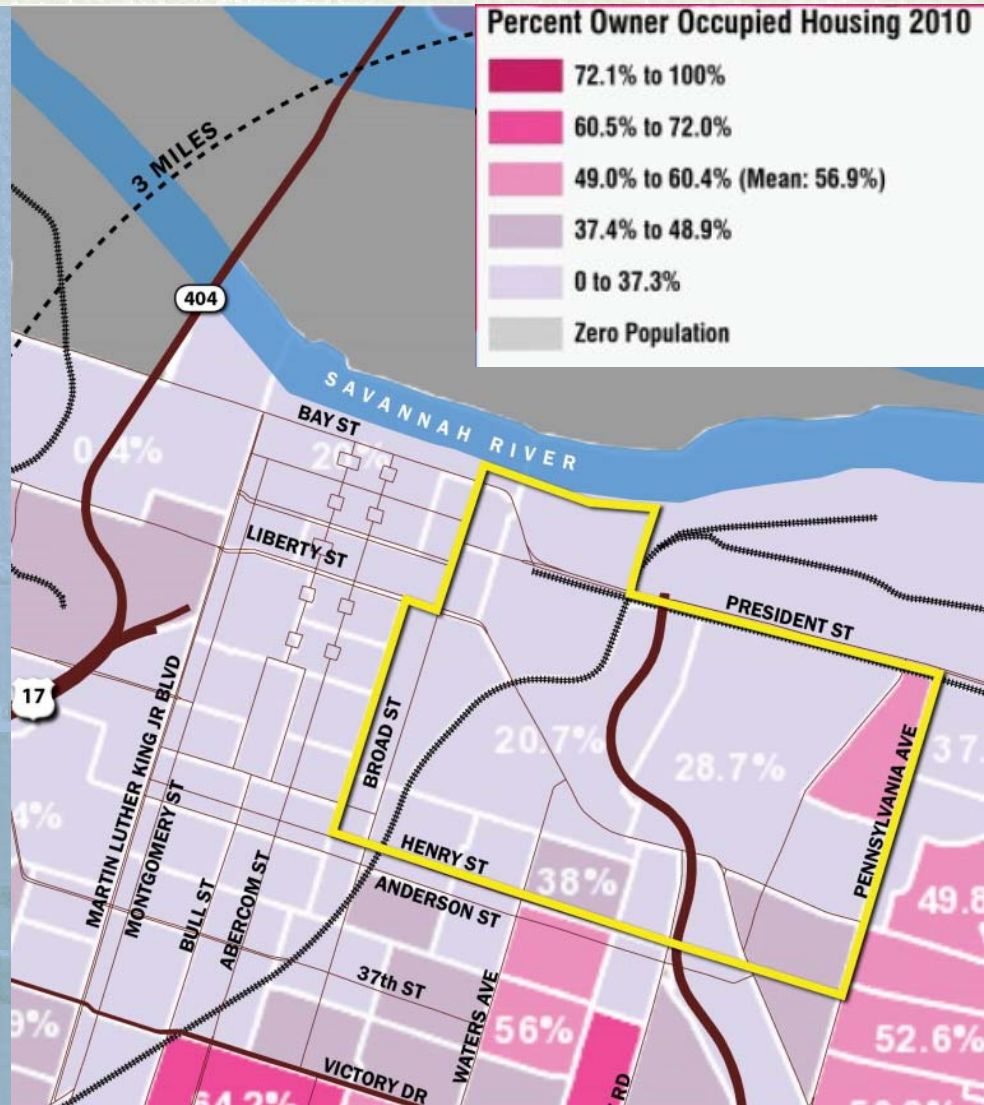
- Home values in parts of Eastside study area among the lowest in the central city
- Extremely high home values in most of Historic District
- Contrast in existing values will require a careful strategy to create a more diverse and sustainable mix of home values (to address the CN goal of creating a mixed-income neighborhood)





Home Ownership

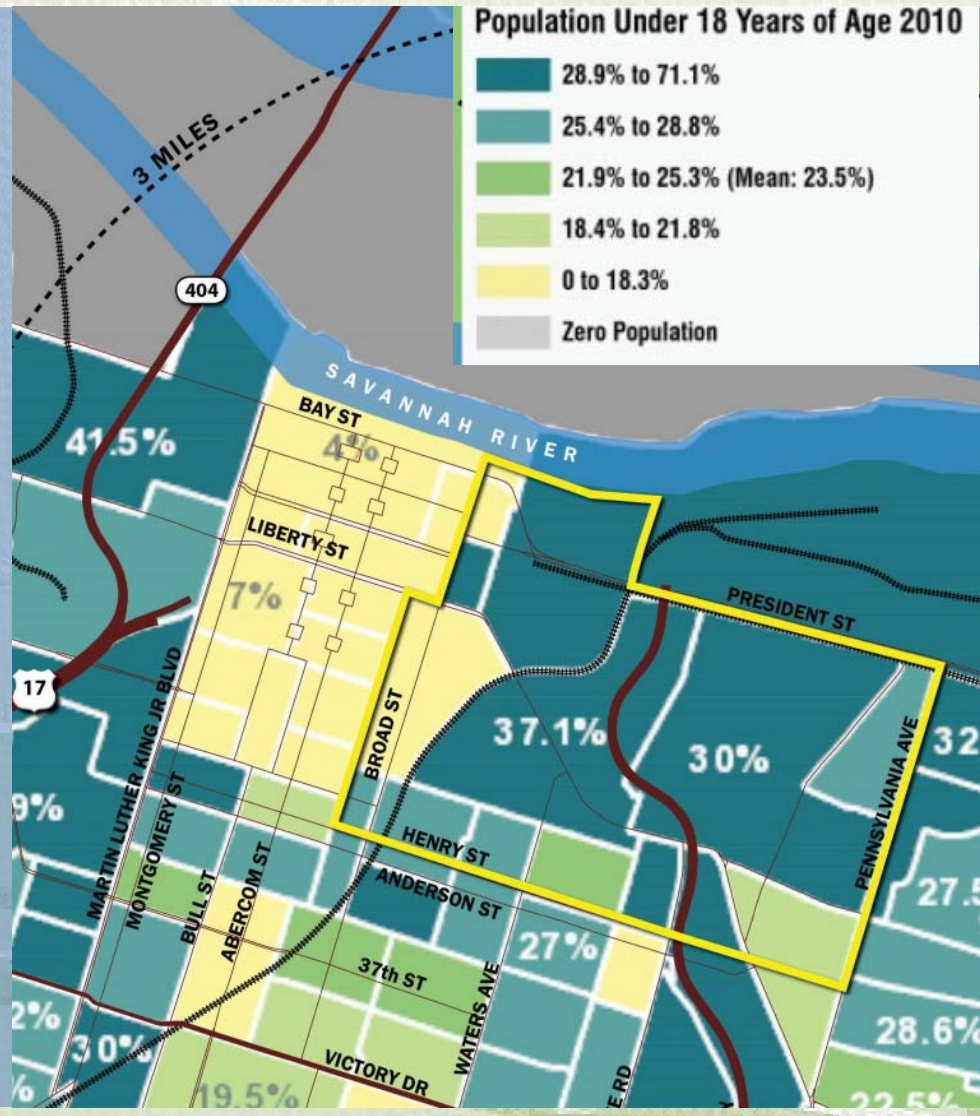
- Eastside study area ~80% rental housing
- Large concentration of existing rental housing is generally consistent with the historic Downtown...but...
- Existing rental products in the study area differ greatly (style and price) from the historic Downtown
- Higher ownership rates are a fundamental aspect of long-term sustainability and will need to be incorporated in this effort – few applicable precedents in Downtown





Family Housing

- Few children in the adjacent historic Downtown
- Large concentration of children in the study area
- New housing will need to continue accommodating school-age children





Downtown Expansion?

- There is an overarching desire and opportunity to physically expand downtown...but...
- Some of the new housing in the study area will likely be very different than existing housing types in the historic core – needs for larger household sizes, family housing, and homeownership
- New housing types will need to be carefully designed in order to ensure compatibility with the historic Downtown and adjacent intown neighborhoods...but also serve a different need





Downtown Context

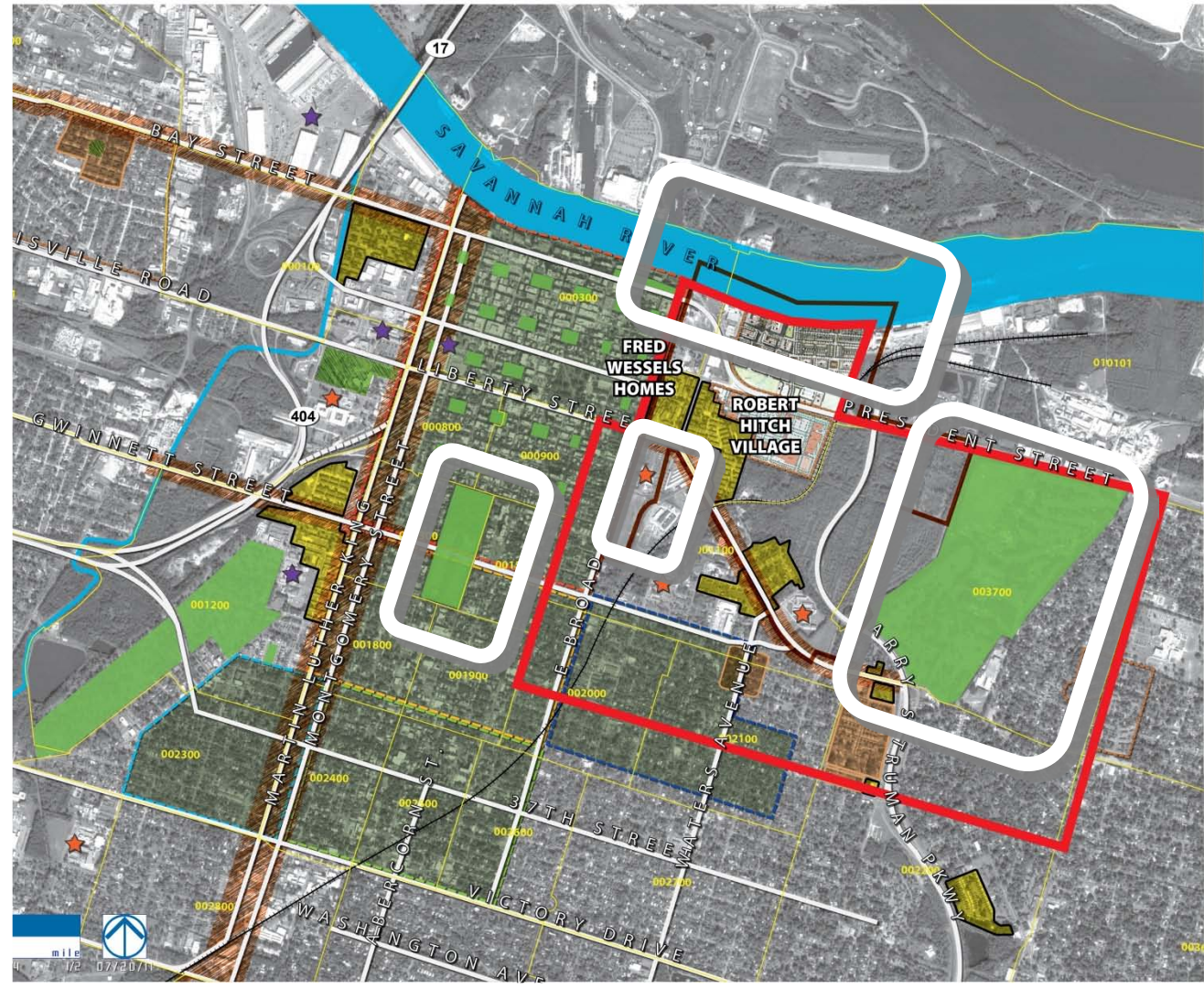
- Study area (and primary sites of Hitch and Wessels) are immediately adjacent to historic Downtown
- Deep inventory of existing historic structures / architecture – opportunity for compatible design using existing precedents
- Close-in access to jobs, shopping and entertainment using Wheaton, Liberty, Oglethorpe, President and Truman Parkway





Open Space

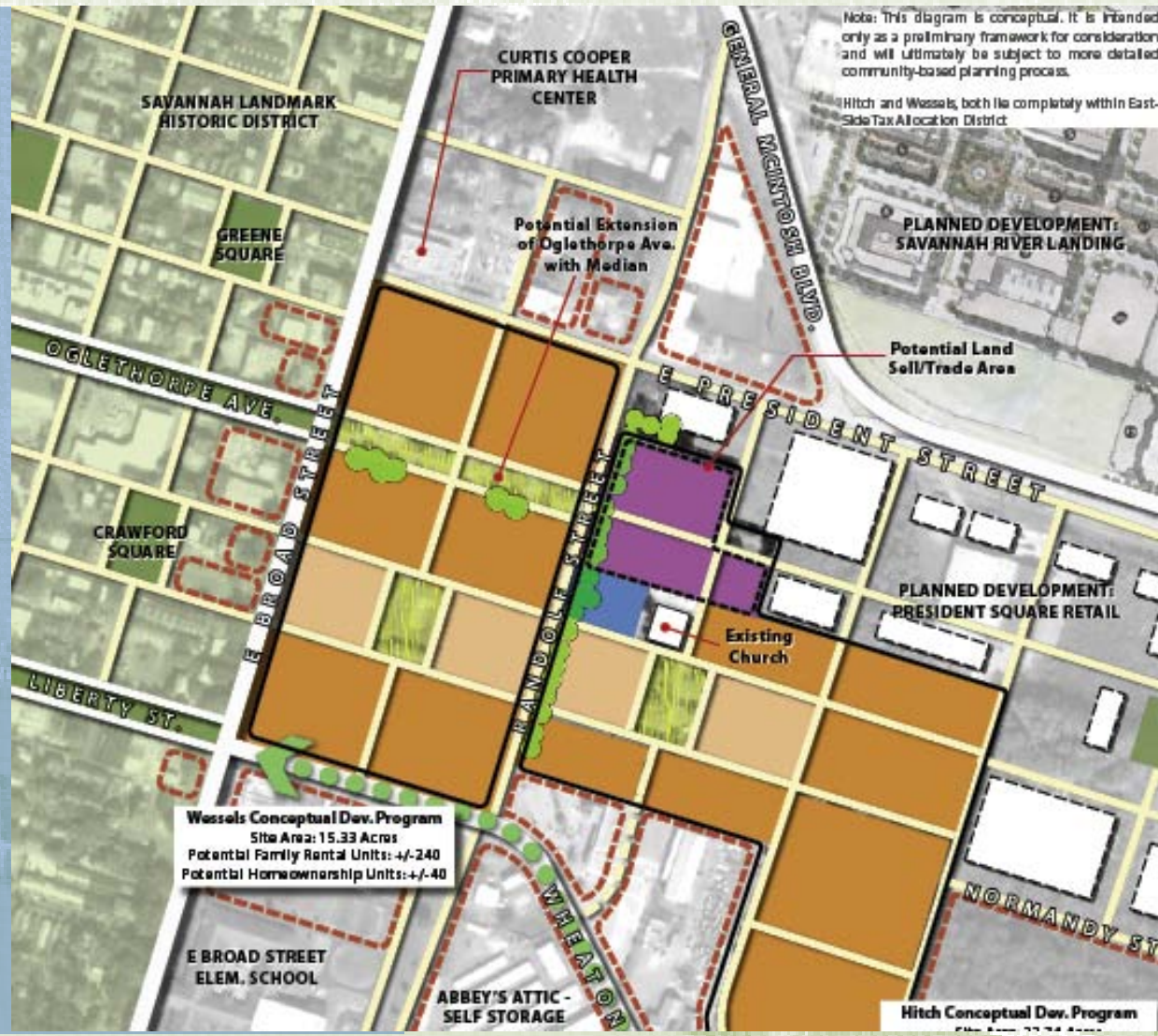
- East side collection of open space – Hillcrest & Catholic Cemeteries, Savannah Golf Club
- Riverfront access on the north
- Beasley Park
- Nearby Savannah Squares: Washington, Greene Crawford, Whitefield
- Forsyth Park a few blocks to the west





Primary Sites

- Hitch-Wessels
- Extend Oglethorpe Avenue
- Continue historic Downtown street grid where feasible
- Opportunity for new Savannah Squares
- Potential land assembly area





Primary Sites

- Additional study of rehab versus new construction at Wessels
- Opportunities with new construction:
 - *Historically-compatible housing arrangements*
 - *Single-loaded buildings facing out to public “squares”*
 - *Parking in block interiors*





Secondary Site

- Blackshear
- Rebuild Wheaton Street Frontage – “gateway” into Downtown
- Selective Demolition / Rehab
- Streetscape Improvements to Wheaton Street



HOUSING : Assets & Opportunities



HOUSING : Assets & Opportunities







Housing Inputs

1. Demand-supply gap analysis



Examples

Affordable housing market, products, and rent

2. Needs assessment and preferences



Unit mixes, sizes, amenities, income distribution

1. Principles to develop housing program around



Overall goals, architectural style

4. Neighborhood assets and services to anchor housing program



Parks, industry, commercial development, schools



Housing Inputs

5. Demolition



6. Site acquisitions



7. Site design



8. Relocation and phasing



9. Financing plan and phasing



Examples

Severity of distress, preferences, and appropriateness

In/outside neighborhood, large parcels for critical mass, infill

Prevailing styles

HAS experience, start with off-site projects

“Early start” before seeking HUD implementation funding



Public Partners

- Housing Authority of Savannah (HAS)
- City of Savannah
- CHSA Development, Inc.
- Metropolitan Planning Commission
- Savannah Development & Renewal Authority (SDRA)
- Trident Sustainability Group
- Chatham County/City of Savannah Land Bank Authority



HOUSING : Partners



Community Partners

- Coastal Empire Habitat for Humanity
- Savannah State University
- Second Ebenezer Missionary Baptist Church
- United Community Bank

