

SAVANNAH DOWNTOWN STREETSCAPES

Discovery Workshop #1 | December 5, 2016



AGENDA

- Introduction
- Discovery
- Visioning
- Conclusion

PROJECT TEAM

- City of Savannah
- EDSA, Inc. (Prime Consultant)
 - Coastline Consulting Services, Inc. – Cost Estimator
 - Collins Engineers, Inc. – Structural Engineer
 - ECS Southeast, LLC – Geotechnical Engineer
 - JB+A, Inc. – Local Landscape Architect
 - Jerry Holcomb – Arborist
 - Long Engineering, Inc. – Civil Engineer
 - LS3P Dawson – Historic Preservation Architect
 - Sustainable Design Consultants – Electrical Engineer
 - Symbioscity – Public Relations
 - Transport Studio – Traffic Engineer

OUR STORY

An aerial night view of a city, likely Dubai, featuring the iconic Burj Al Arab hotel on the left, illuminated against a dark blue sky. The foreground shows a canal with palm trees and buildings along its banks, all lit up with warm lights. The overall scene is a vibrant cityscape at night.

55 YEARS OF
EXPERIENCE

300+ DESIGN AWARDS

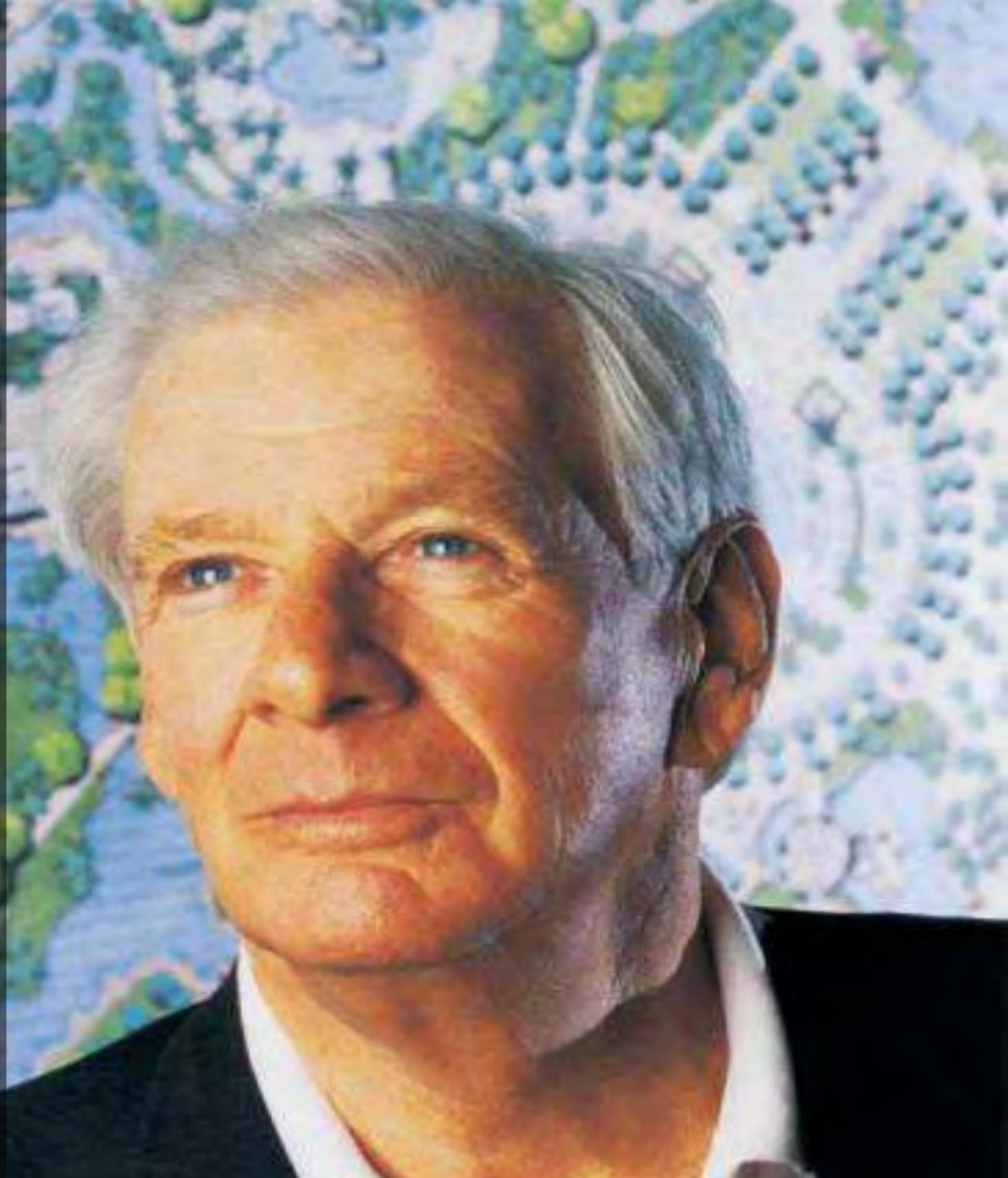
GLOBAL PRESENCE

HISTORY

SINCE 1960

“It is a Landscape Architect’s job to fortify lasting impressions and continuously look for ways to improve quality experiences in the projects we design.”

- Ed Stone Jr., Founder EDSA



To create sustainable places to live, work and play. The services we offer, the designs we create and the passion we possess provide a foundation for success for both our clients and ourselves.



MISSION

Savannah Downtown Streetscapes



While we celebrate our individual and team successes, we are humble; treating others as we would want to be treated.

We carry ourselves with a quiet confidence because we believe our character and our work creates the EDSA brand.



VALUES

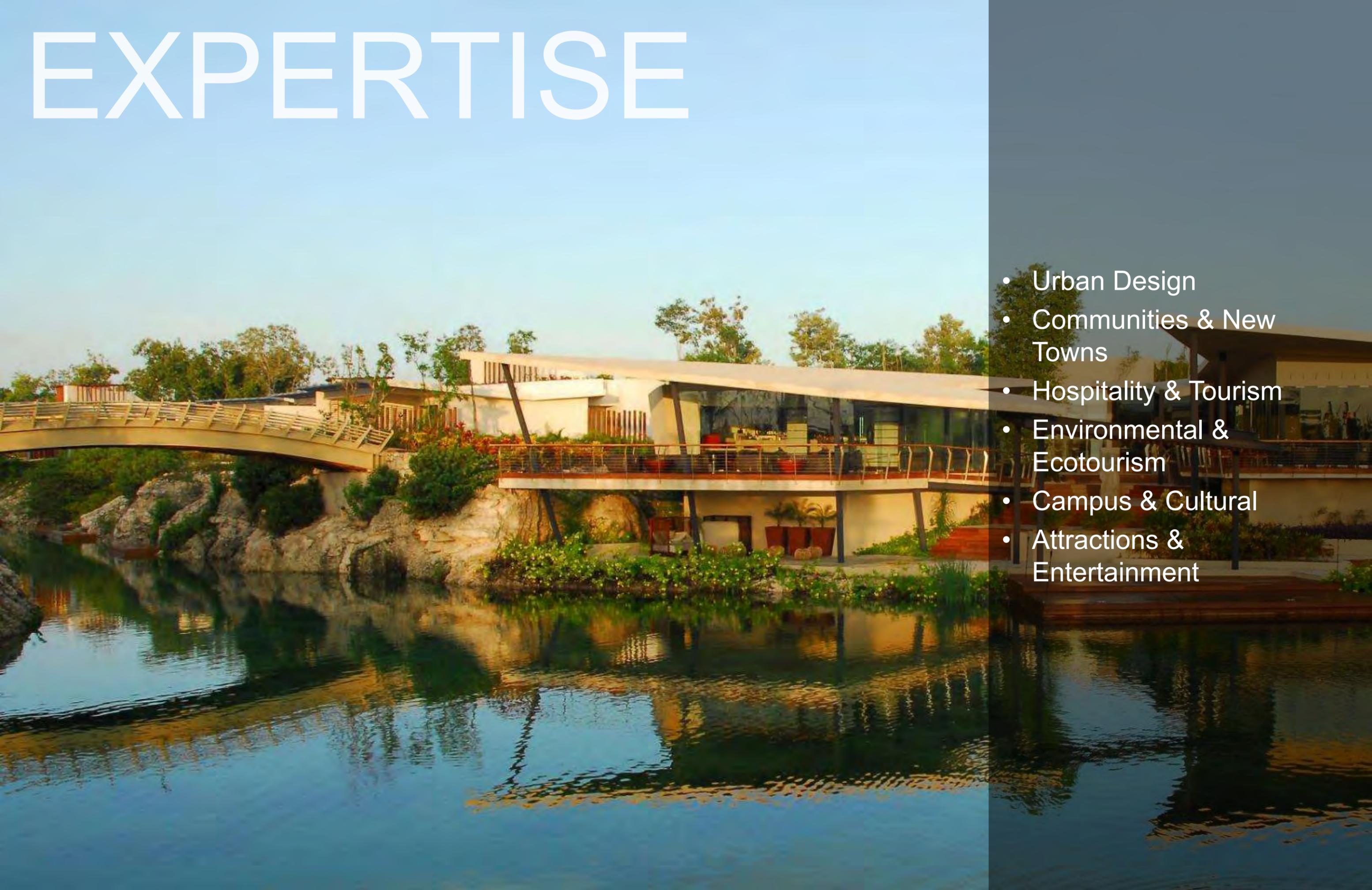
STUDIO ORGANIZATION

Adventurous
Creative
Dynamic
Innovative
Passionate



STUDIO

EXPERTISE

A photograph of a modern architectural complex. On the left, a curved, elevated walkway with a wooden railing spans across a rocky embankment. To the right, a multi-level building with a long, white, cantilevered roof and large glass windows is situated on a hillside. The building's lower level is supported by dark columns. The entire scene is reflected in a calm body of water in the foreground. The sky is a clear, light blue.

- Urban Design
- Communities & New Towns
- Hospitality & Tourism
- Environmental & Ecotourism
- Campus & Cultural
- Attractions & Entertainment



CREATIVE

WITH EVERY ASSIGNMENT, WE STRIVE TO
DESIGN A HEALTHY LIVING ENVIRONMENT

CULTURE



Friendship



Respect



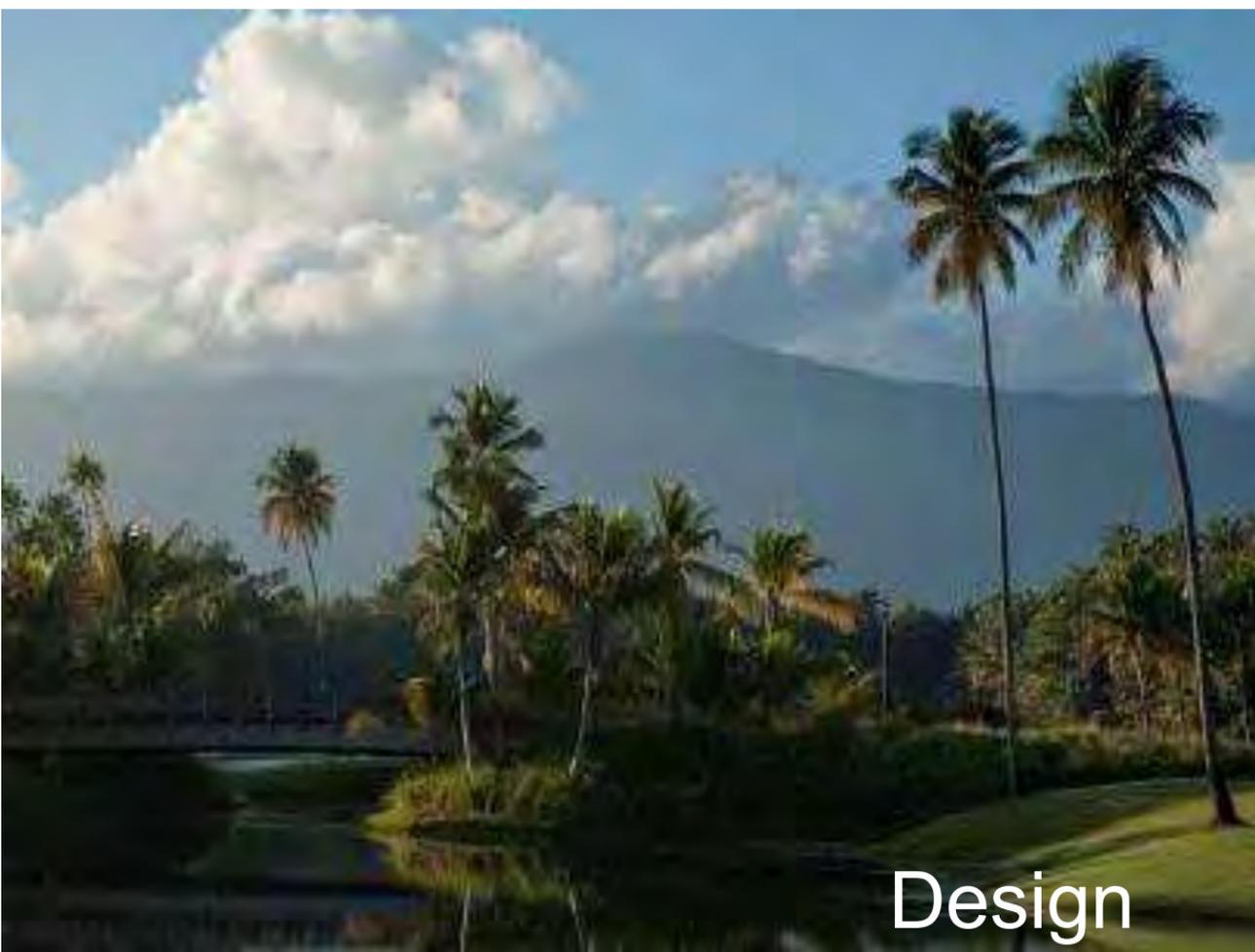
Travel



Stewardship



Creativity



Design



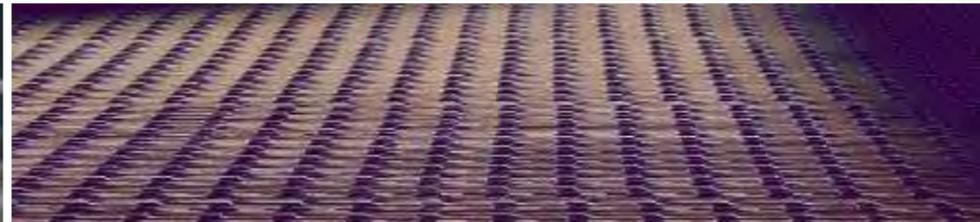
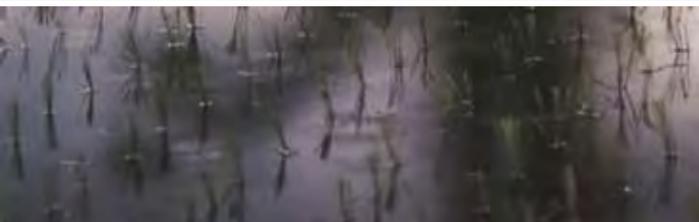
Experience



DESIGN



Design is always based on a thorough understanding of the unique environments in which we work. Diversity in people, project types, locations and places of origin provide us with an increased sensibility in global design.





“In partnership with EDSA, we have worked on more than a dozen residential projects. They are very responsive, attentive, address our concerns, and challenge us when and where appropriate. They are an extremely valuable team member and from a consultative perspective get involved with all aspects of our business to ensure a design framework that not only meets our financial goals, but one that works for the community and future homeowners.” John Carter, Minto Communities, LLC.

CLIENTS



Opera House Downtown Dubai | Dubai, UAE

PROJECTS



Las Olas Blvd. Corridor Improvements | Fort Lauderdale, FL



Fort Lauderdale Beach Revitalization | Fort Lauderdale, FL



Pompano Beach | Pompano Beach, FL



Millville Riverfront | Millville, New Jersey



Fort Lauderdale Riverwalk | Fort Lauderdale, FL



Lehigh Waterfront | Allentown, Pennsylvania



Owensboro Riverfront | Owensboro, Kentucky

DESIGN PROCESS

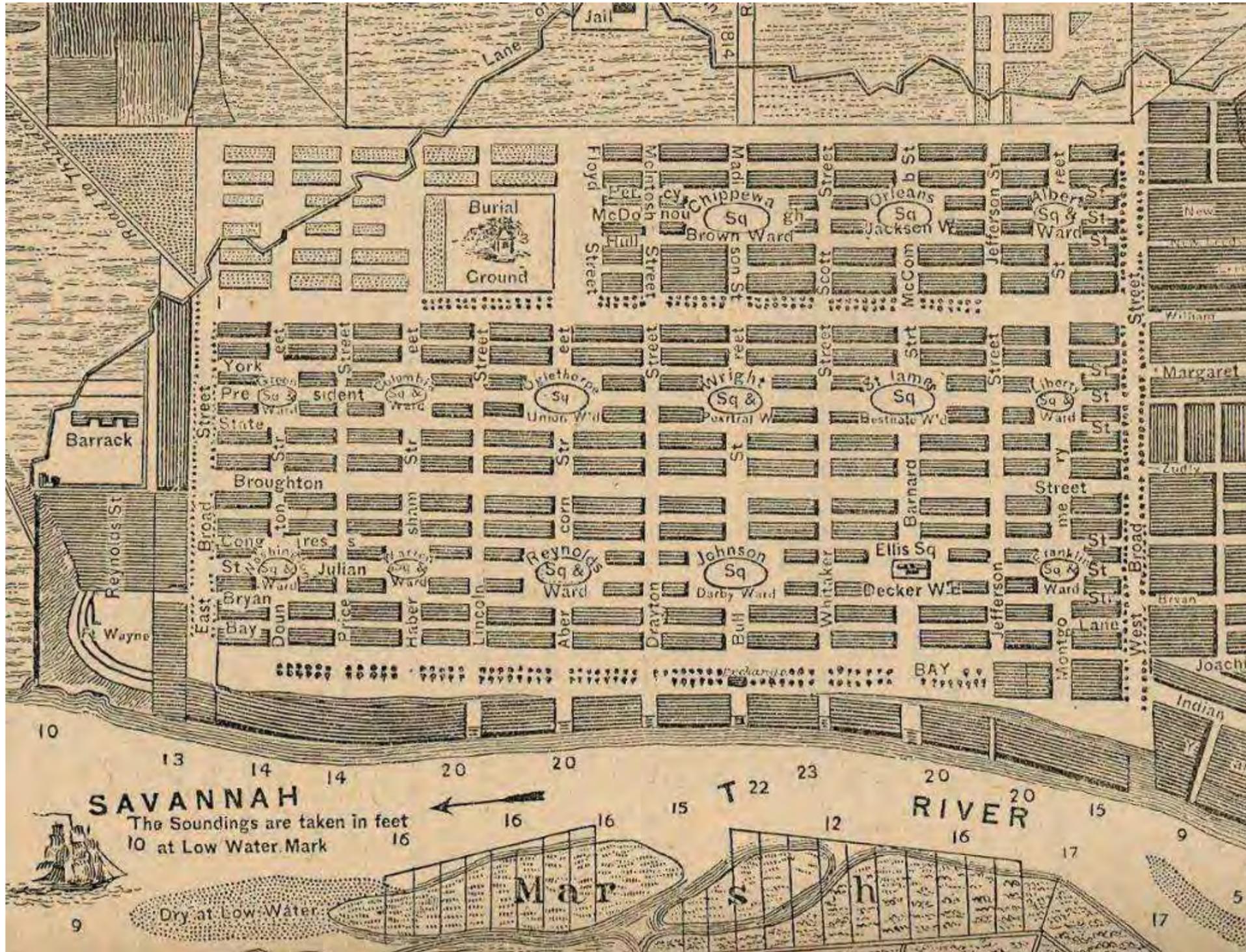
1. Listen
2. Analyze
3. Design
4. Review
5. Refine





DISCOVERY

HISTORY



- Savannah was founded in 1733.
- Laid out by General James Edward Oglethorpe.
- The squares allow for more open space than in any city layout in history.

HISTORY



- As Savannah has changed and evolved over the years, Oglethorpe's vision of unity and organization remains intact.
- Even today, the plan continues to adapt to contemporary needs, providing a model for new urban developments across the United States.



*James Oglethorpe
(1696-1785)*

PURPOSE

The City of Savannah has an opportunity to rethink the purpose, functionality, and characteristics of three core streets within the historic district of downtown Savannah.

- Broughton Street
- Bay Street
- River Street

Together we can create a fresh and appealing image as a downtown gateway, corridor and destination.

PREVIOUS STUDIES

- Downtown Streetscape Initiative, 2015
- Downtown Master Plan, 2011
- River Street Vision and Gateway Plan (draft), 2010
- Broughton Street Streetscape Improvement Plan, 2008
- Broughton Street Landscape Analysis and Plan, 2005
- Parking Matters, 2015/2016

PREVIOUS STUDIES

Downtown Streetscape Initiative, 2015

- Public meetings to obtain feedback on streetscape planning.
- Participants input:
 - Long-term infrastructure needs, repairs, and maintenance
 - Desired experiences in selected streetscapes
 - Visual preference surveys
- Unify previous plans with new ideas to create a revised streetscape plan



Your Role

We ask that you take the time to look at each station and comment on what you like and do not like, what you think the benefits would be and what the liabilities might be. Think earnestly about the best use of the public realm; be mindful of long-term infrastructure needs, repairs and maintenance and ultimately consider what experience you would like to have as you enjoy Broughton Street.

Station #1: Sidewalks & Tenant Zone

What should or should not be permitted in the tenant zone?

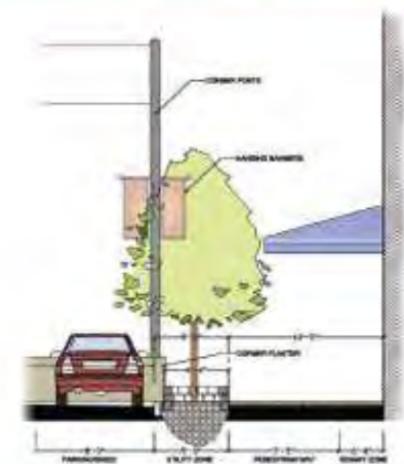


Image provided by Ben Carter Enterprises.



Station #2: Lighting & Overhead Lighting

What kind of lighting is appropriate for Broughton Street?

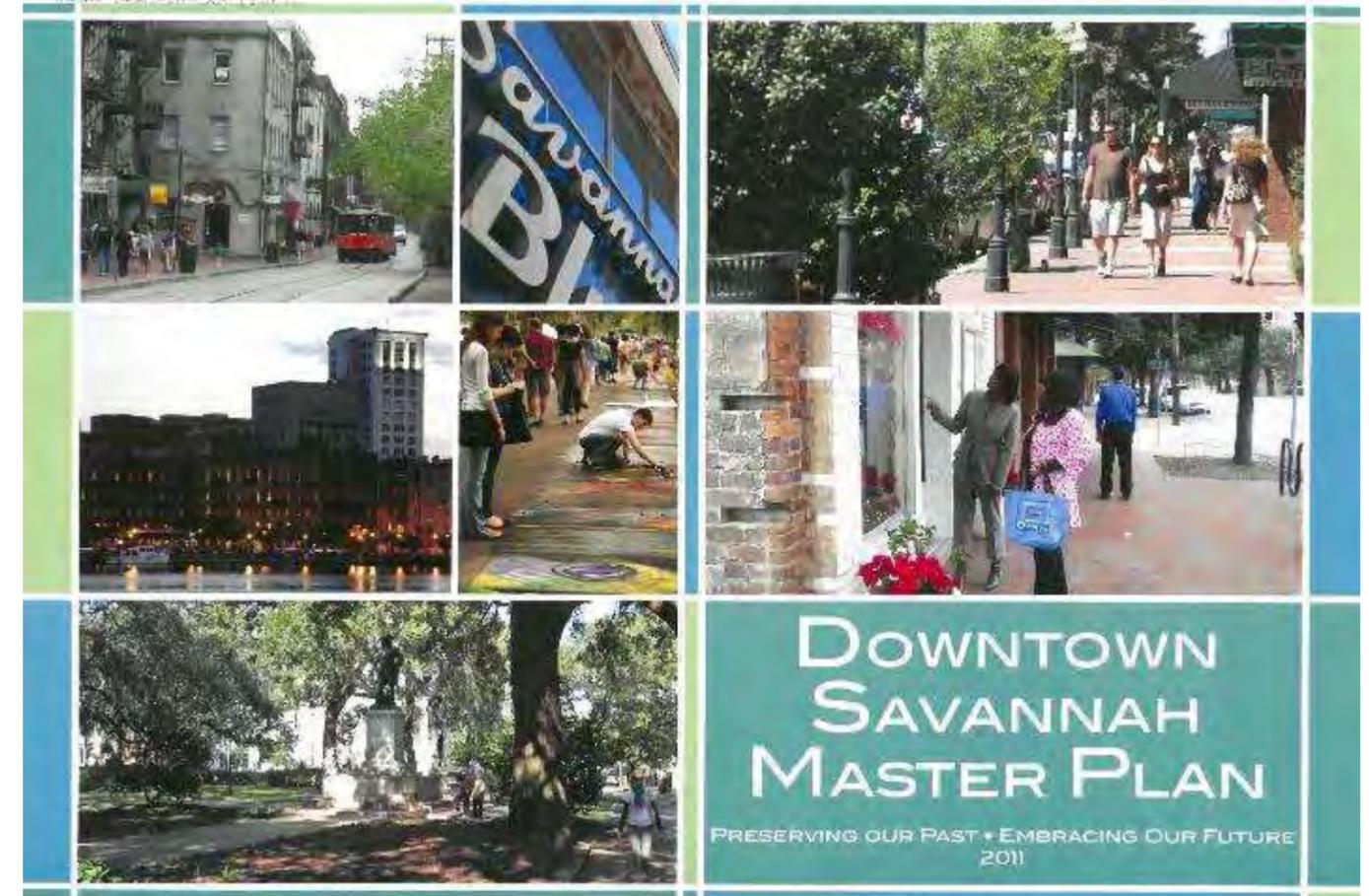


PREVIOUS STUDIES

Downtown Master Plan, 2011

Achieving the City's vision by:

- Diversifying economic opportunity
- Creating vibrant neighborhoods with appealing and affordable housing
- Ensuring a strong quality of life
- Maximizing mobility
- Retaining the fundamental of elements of the Oglethorpe Plan



PREVIOUS STUDIES

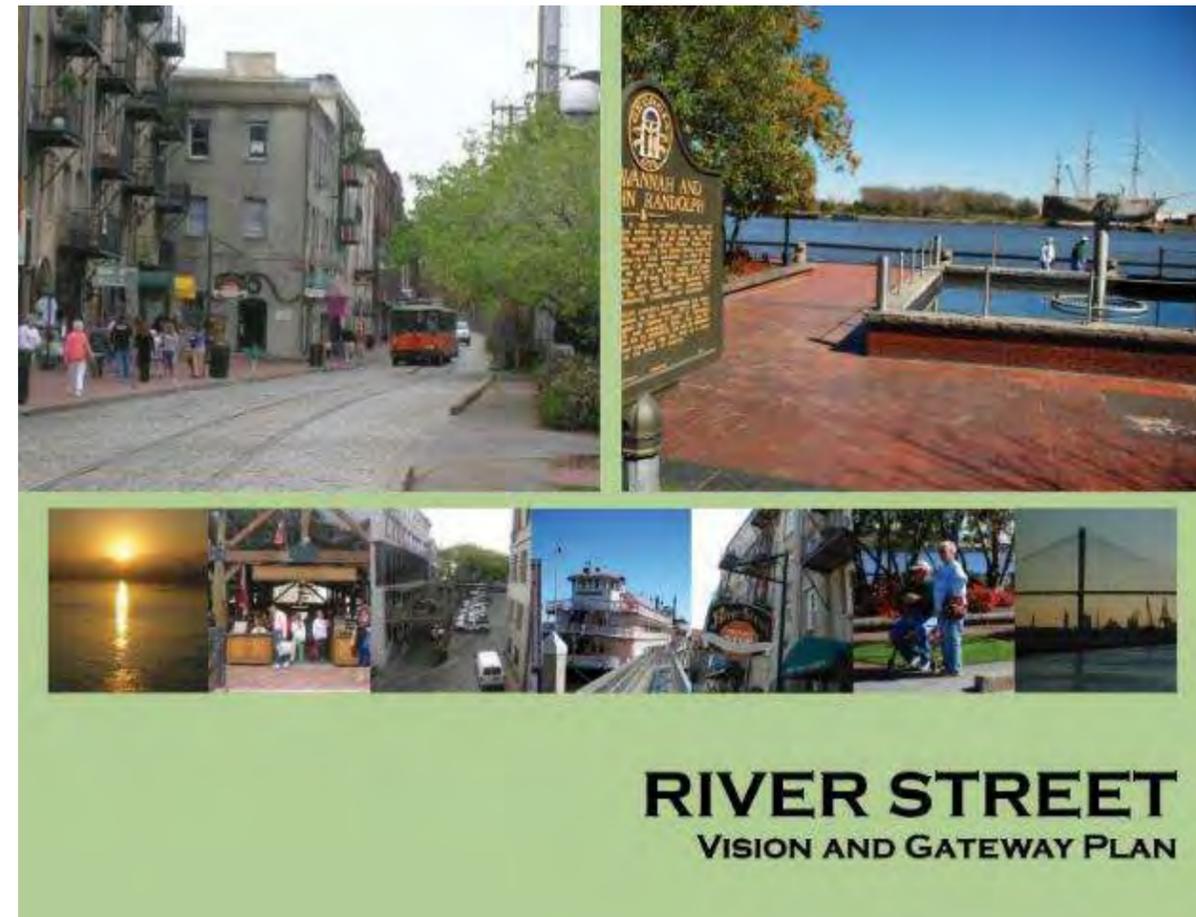
Downtown Master Plan, 2011 (cont.)

Transportation Recommendations include:

- Remove parking from the north side of Bay Street.
- Preserve on-street parking along the south side of Bay Street.
- Accommodate wider travel lanes.
- Narrow the pedestrian crossings of Bay Street at Bull Street.
- Enforce the restriction of truck traffic to the center lanes.
- Reducing the speed limit to 25 mph
- Use long-term solutions to address the east-west truck and traffic concerns

PREVIOUS STUDIES

River Street Vision and Gateway Plan (Draft), 2010



- Study builds on River Street's history from the 18th century - present.
- Create recommendations that celebrate Savannah's unique history and create opportunities for diverse activities.
- Parking, Mobility, and Accessibility have a strong influence on economic vitality and quality of life.

PREVIOUS STUDIES

River Street Vision and Gateway Plan (Draft), 2010 (cont.)

Pedestrian orientation and walkability are some of River Street's greatest assets.

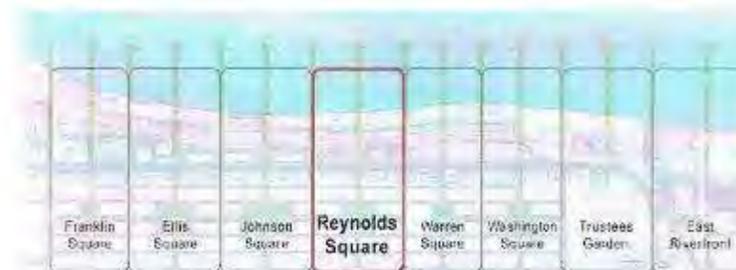
- Provide uniform parking standards along River Street
- Limited to pedestrians only?
- Expand the streetcar
- Create intermodal hubs that connect ferry landings with the DOT shuttle and streetcar stops
- Enhance ADA accessibility and bicycle routes

PREVIOUS STUDIES

River Street Vision and Gateway Plan (Draft), 2010 (cont.)

Enhance public space on River Street through:

- Pedestrian wayfinding and directional signage
- Improved lighting
- Screened mechanical equipment and trash compactors
- Consistent design
- Public Art



REYNOLDS SQUARE AND ABERCORN STREET

The Drayton Street passage under the Cotton Exchange is an important historic connection between River Street and Factors Walk. To improve the area, increased should be added during the daytime hours and at night. A thorough cleaning of the stone walls and relocating or eliminating some of the mechanical equipment would make this historic passage more attractive and safe. Additionally, signage and more pedestrian-friendly paving in key areas would help to define pedestrian routes.

A public riverfront parking lot directly east of the Abercorn Street right-of-way creates a barrier for pedestrians along Rousakis Plaza. Although the riverwalk extends along the northern edge of the lot at the river, the parking lot itself is sunken and represents a large area that is difficult to traverse. A paving improvement that matches the brick palette of River Street would help make the area appear as part of the riverwalk and encourage its flexible use as additional public space during major events.

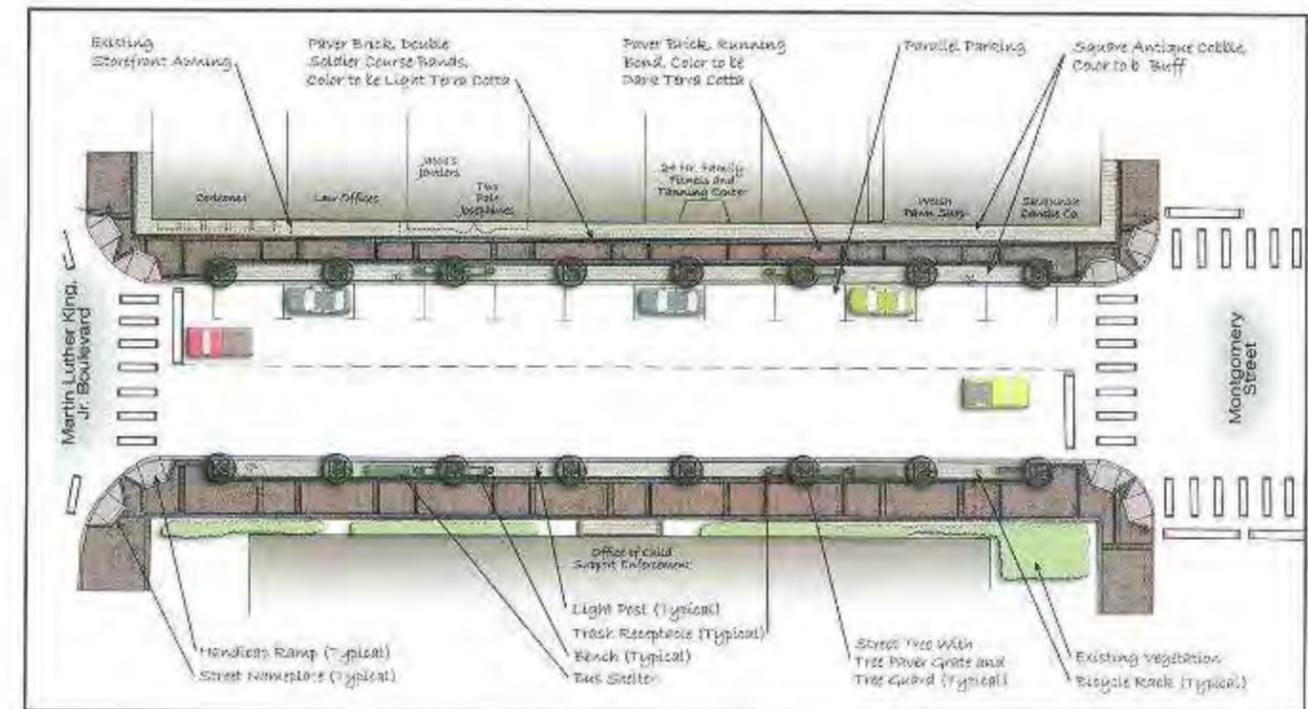


PREVIOUS STUDIES

Broughton Street Streetscape Improvement Plan, 2008

Goals include:

- Create a cohesive feel and unified aesthetic appropriate to the Downtown Historic District through consistent design elements:
 - One type of tree species (Bosque Elm)
 - Sidewalk and lighting enhancements
 - Traffic signalization
 - Site furnishings
- Improve pedestrian safety
- Improve ADA compliance



PREVIOUS STUDIES

Broughton Street Landscape Analysis and Plan, 2005

- Recognized the public desire to enhance the landscape along Broughton Street
 - Developed a History of Broughton Street
 - Analyzed problems with existing trees
 - Analyzed existing conditions (at the time)
 - Launched a public process
 - Finalized the results and crafted recommendations
- Recommended planting three tree species:
 - High Rise Live Oak
 - Loblolly Bay
 - Bosque Elm
- These species provide a narrow canopy that creates shade, helps reduce temperatures, and filters the sunlight

PREVIOUS STUDIES

Parking Matters, 2015 / 2016

The development of this Plan was created to:

- Identify the existing conditions with regards to parking supply and demand in greater downtown
- Incorporate feedback from members of the community
- Develop strategies for Downtown Savannah's parking and transportation system that bolster economic development, provide mobility options, and enhance the overall quality for life for residents, employees, and visitors alike

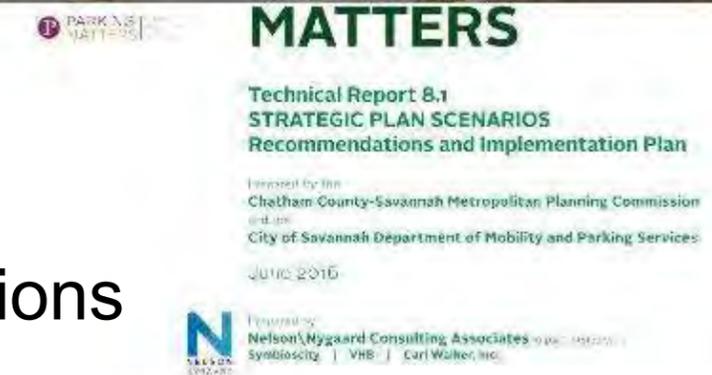


PARKING
MATTERS

A Strategic Plan for
Parking + Mobility
in Savannah

PREVIOUS STUDIES

Parking Matters, 2015 / 2016 (cont.)



Summary of recommendations:

- Integrate parking as part of a larger system
 - Coordinate parking with other transportation options
- Increase access for all users
 - Create more evenly dispersed parking in high-demand locations
- Plan for long term parking needs
 - City to coordinate future parking facilities in strategic areas
- Expand mobility options
 - Offer other uses of mobility to decrease parking pressure
- Make system more user friendly
 - Increase convenience will support more confidence in parking options

Financial pro forma was created to demonstrate annual revenue / expense benefits by the use of Parking Matters recommendations

PROJECT GOALS

Phase One of the Streetscape Improvement Initiative will seek to improve three of historic downtown's most prominent urban corridors – Broughton Street, Bay Street, and River Street.

- Our primary goal will be to realize each street's full potential as a rich and varied pedestrian experience.
- We are committed to building our design solutions based on the five previously completed studies.
- Our efforts will be focused on **implementation**.

FOCUS AREAS

- Pedestrian Safety
- Bicycle Safety
- Vehicular Functionality
- Smart Transportation Design
- Historic Preservation
- Visual Identity
- Activities and Events
- **USER EXPERIENCE!**





SITE CONTEXT



MLK Jr. Blvd.

River St.
Bay St.

Broughton St.

Oglethorpe Ave.

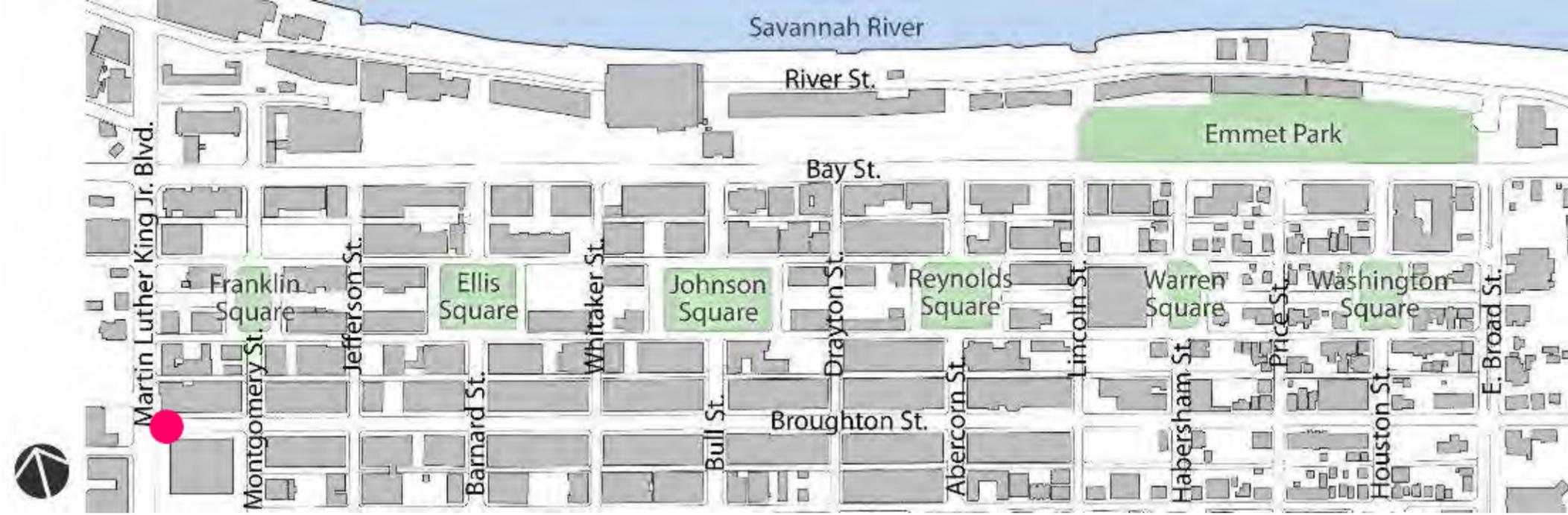
Broad St.

Savannah River

SITE AERIAL

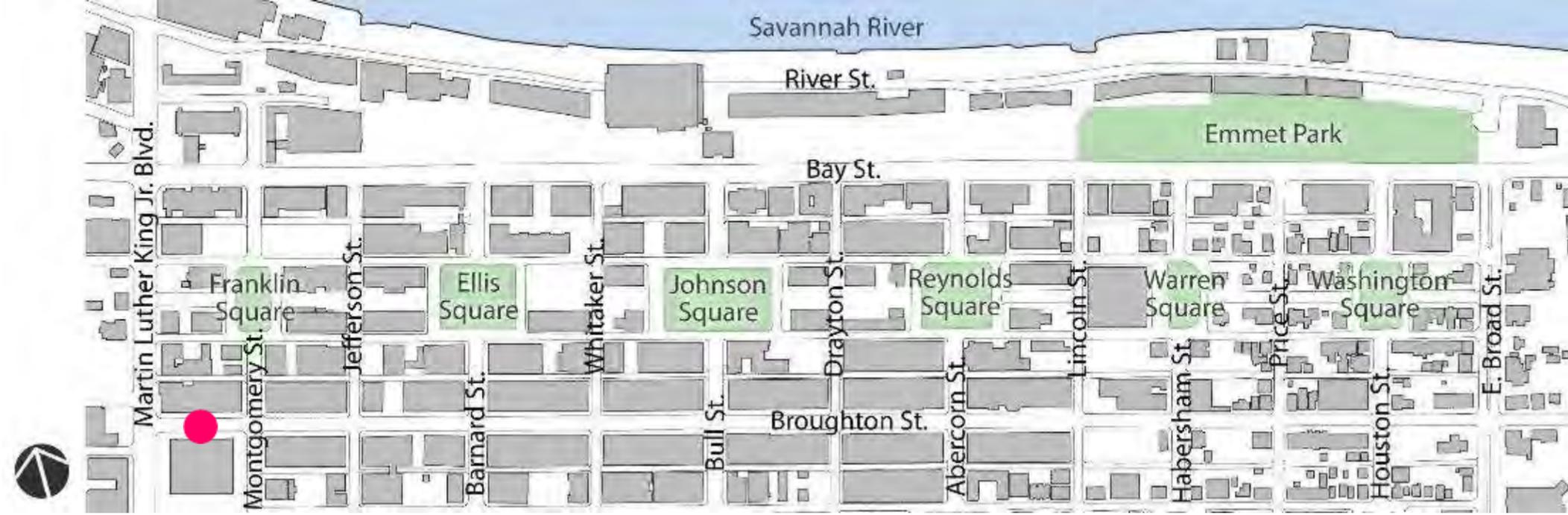
INVENTORY

Broughton Street



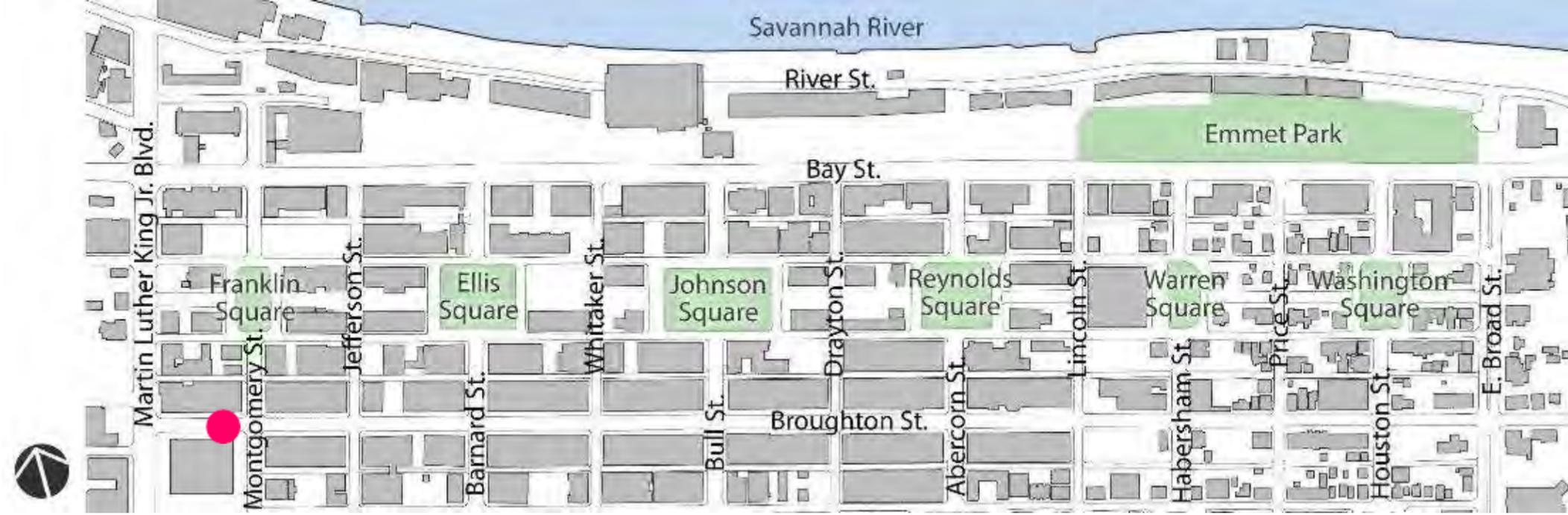
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Broughton Street



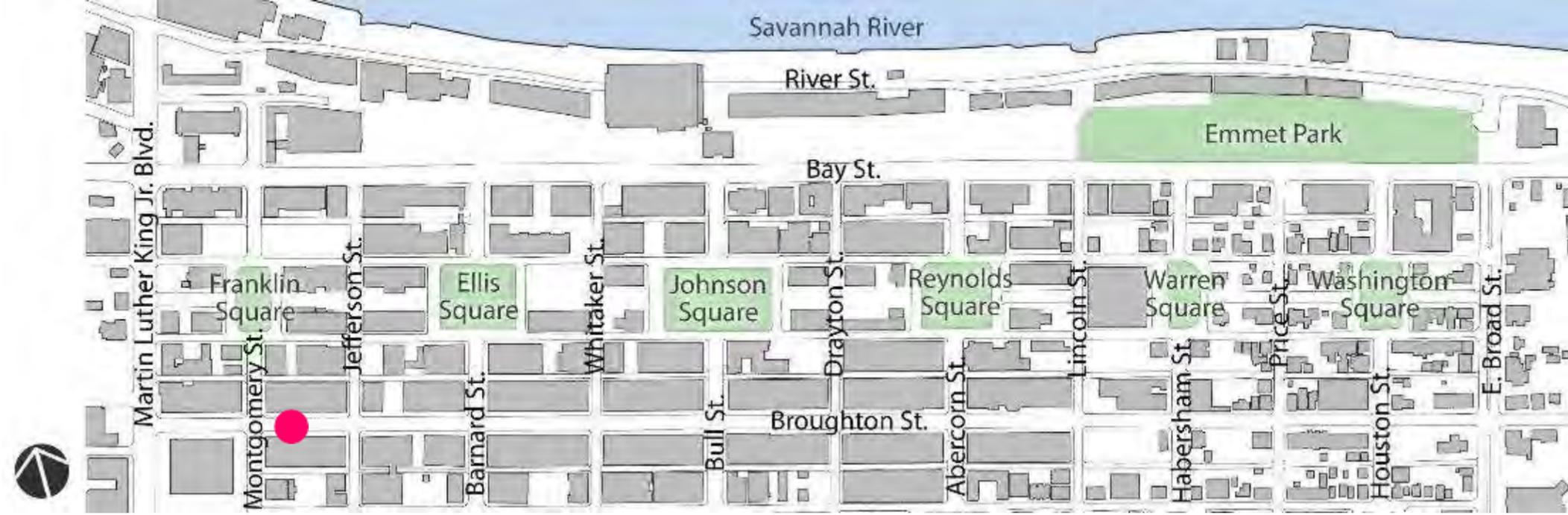
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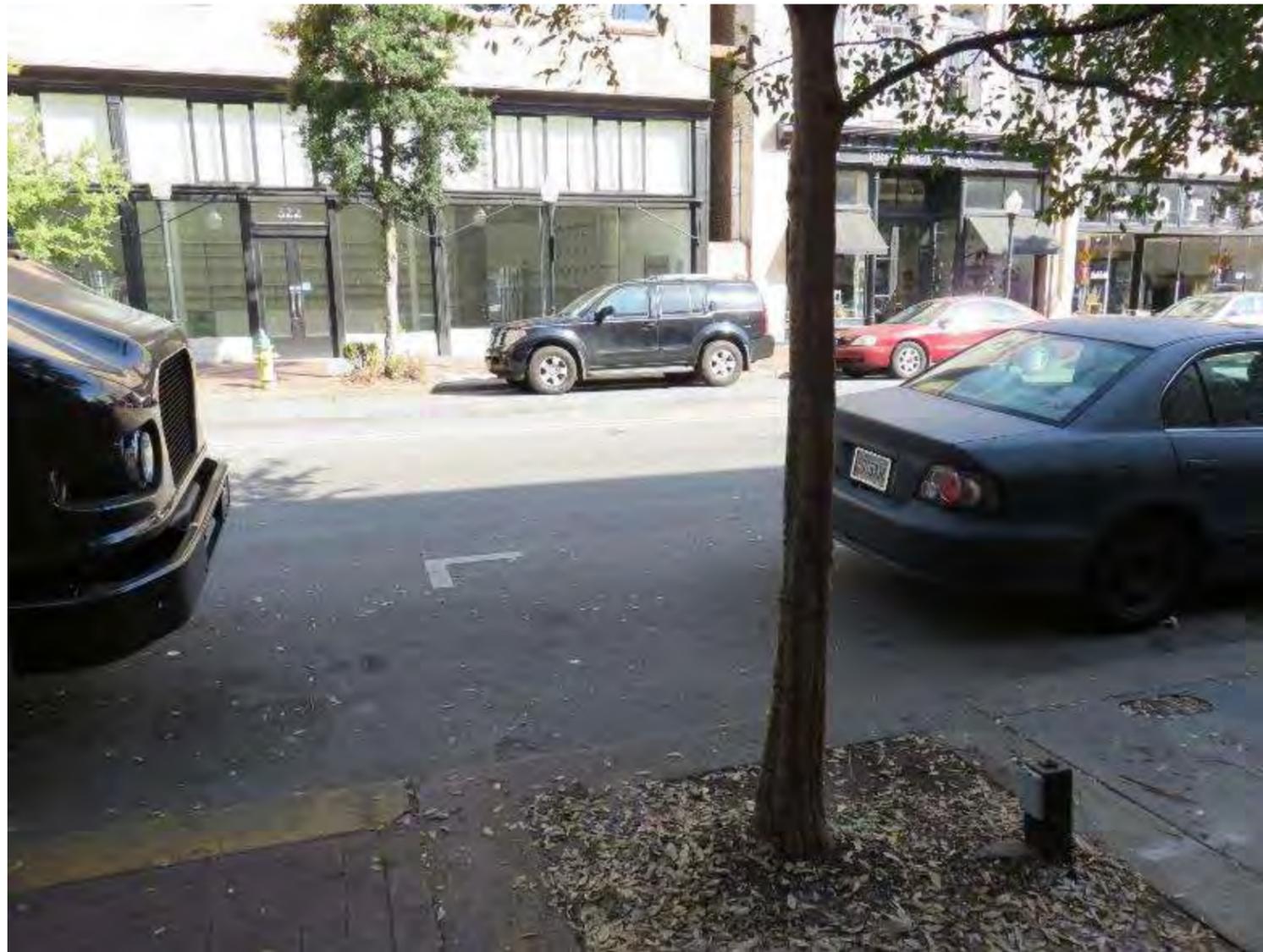
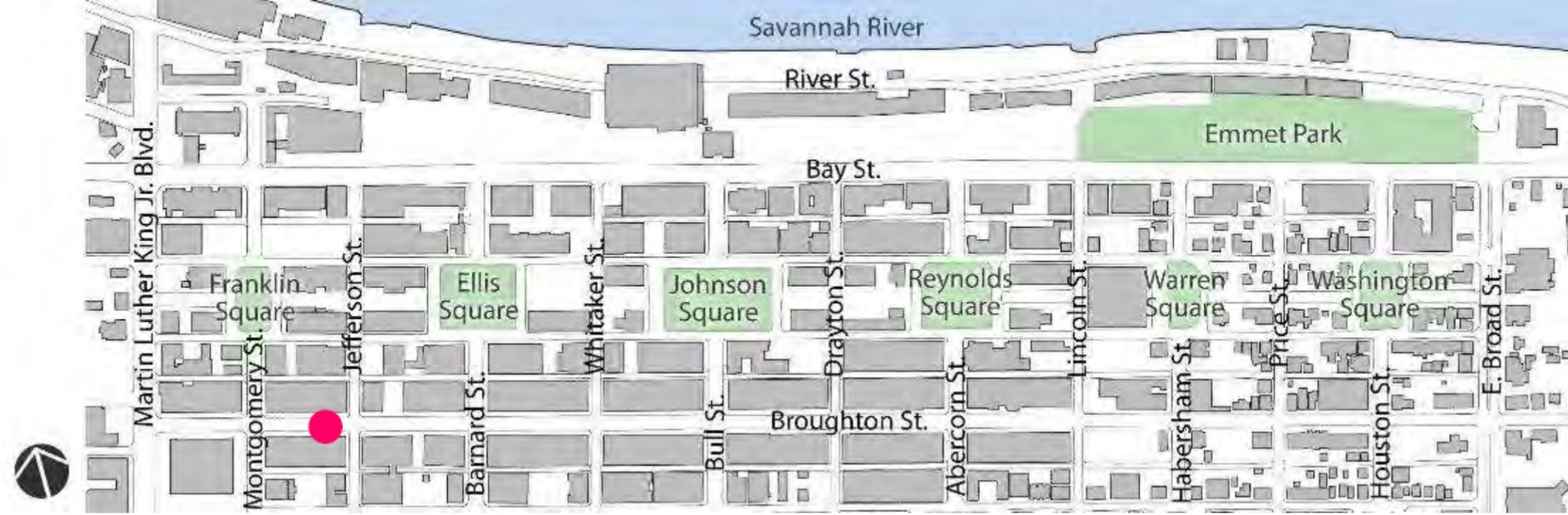
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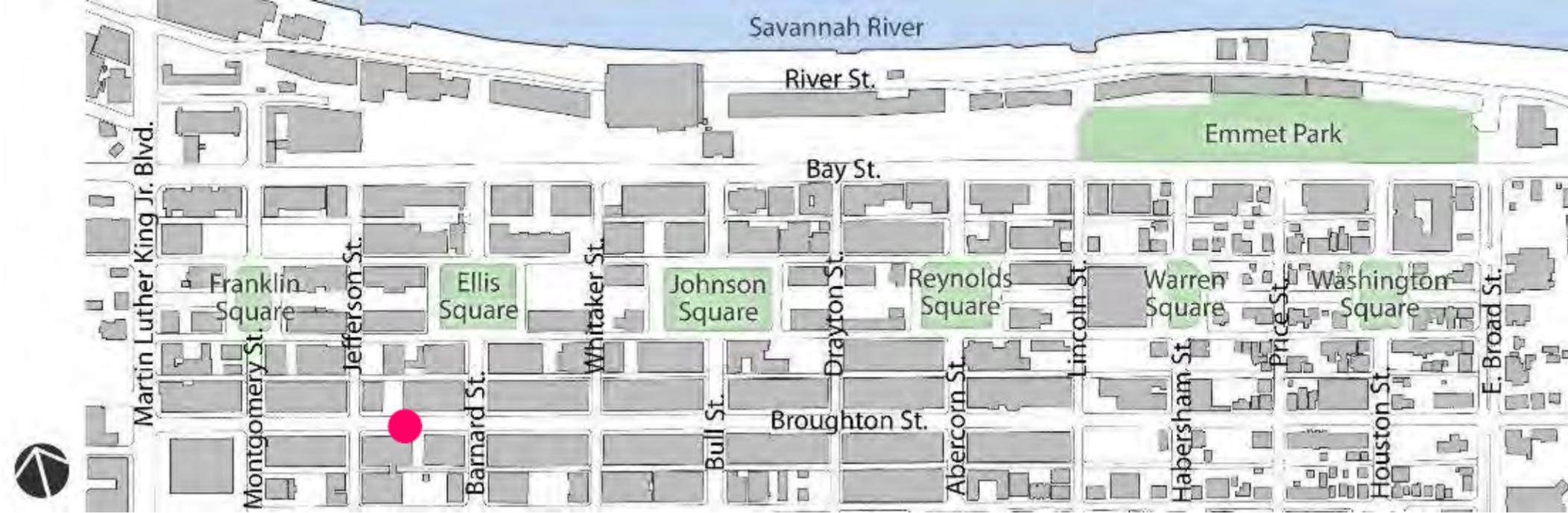
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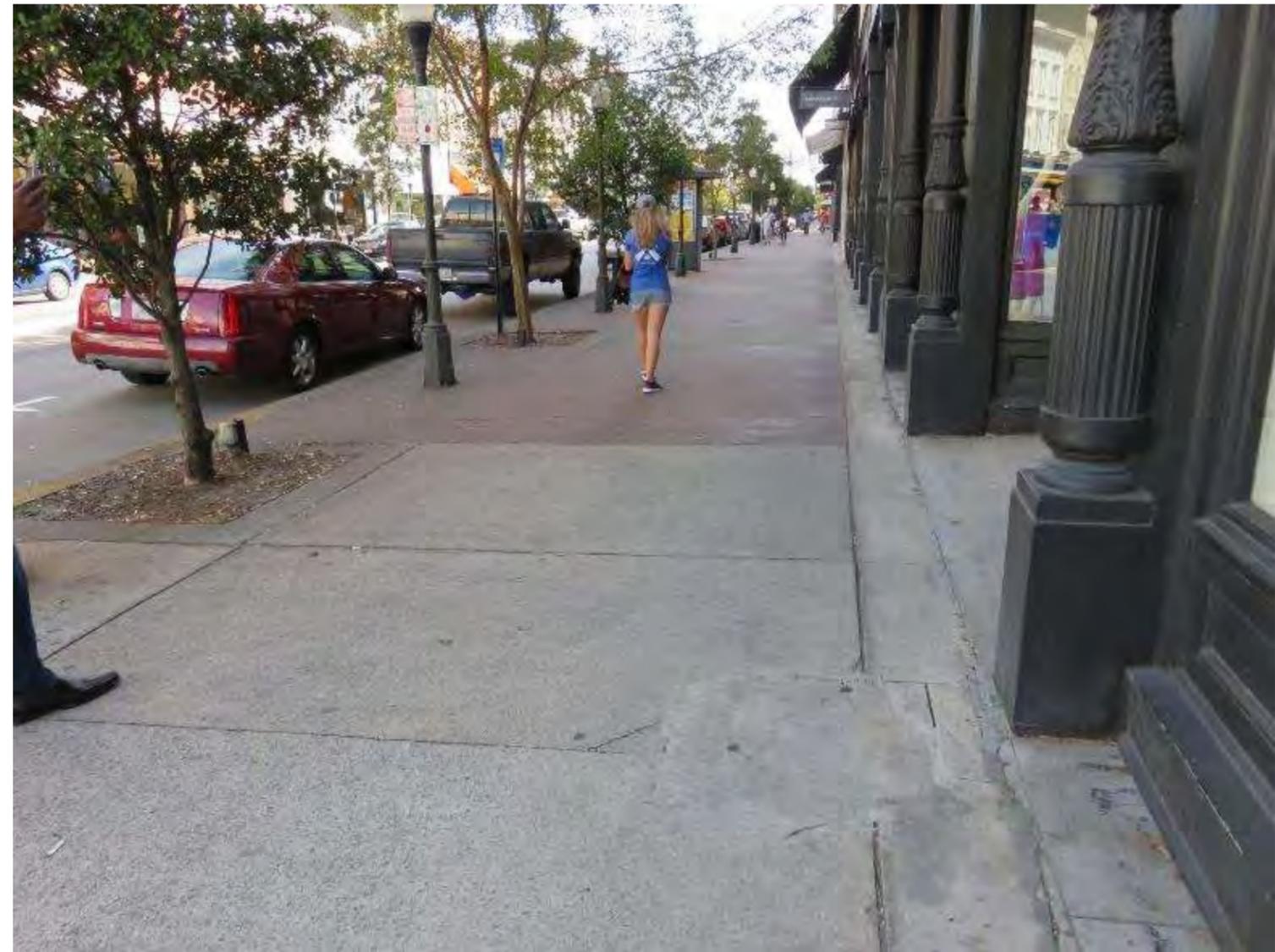
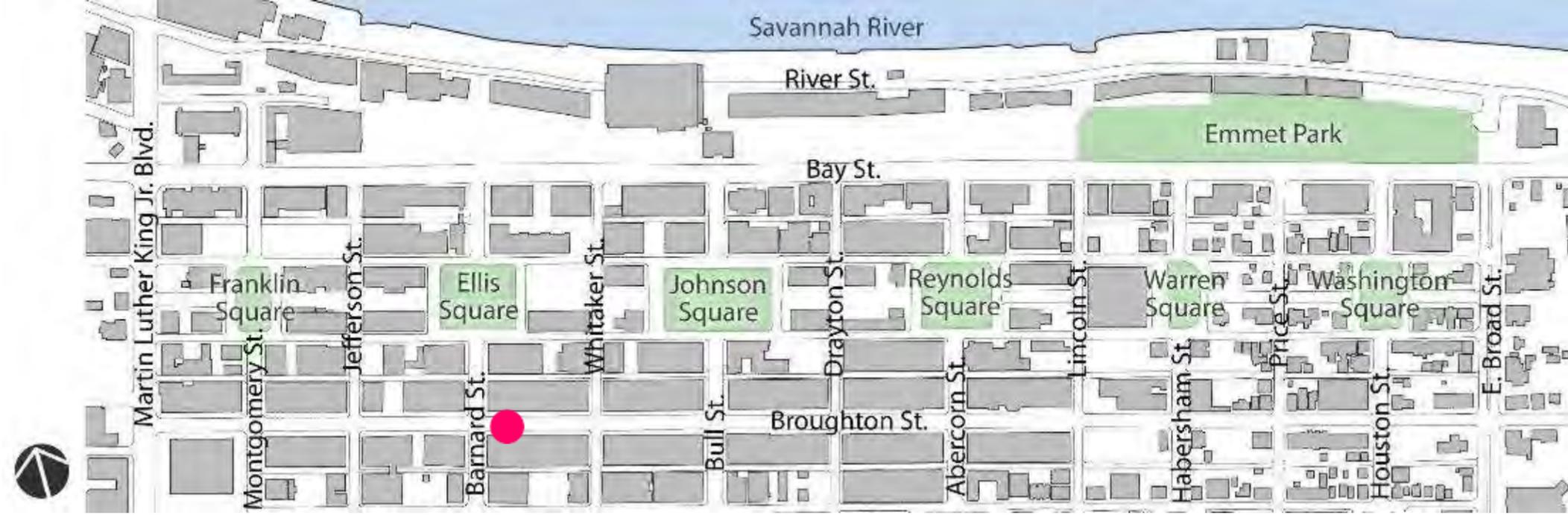
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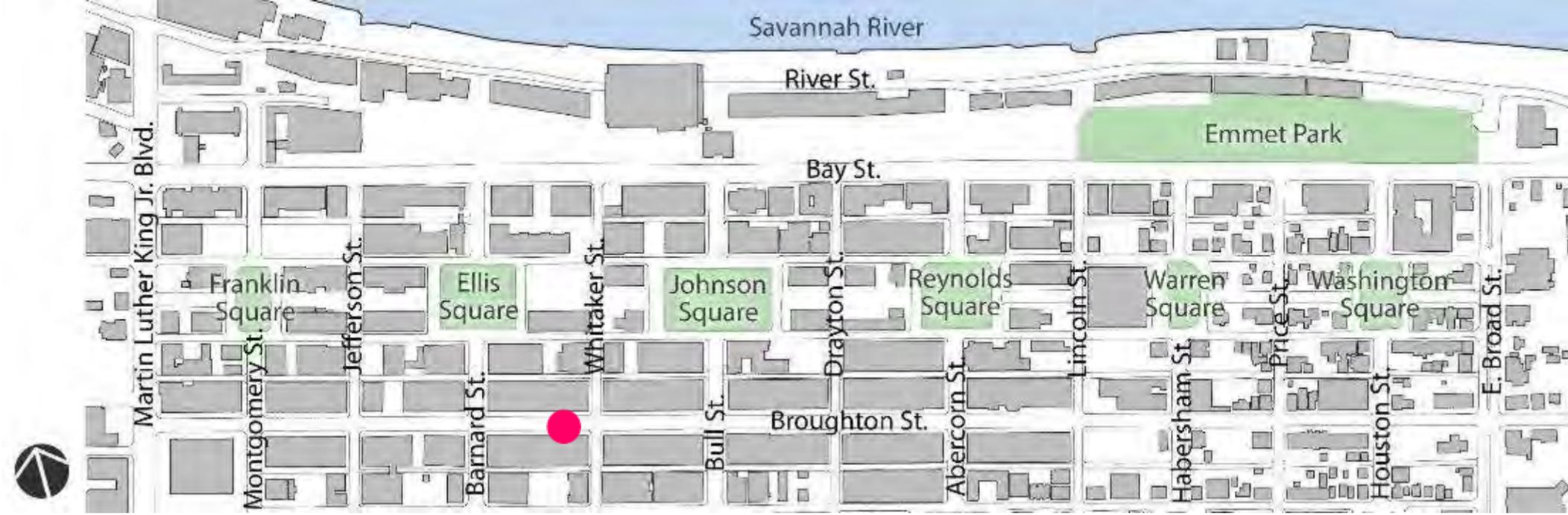
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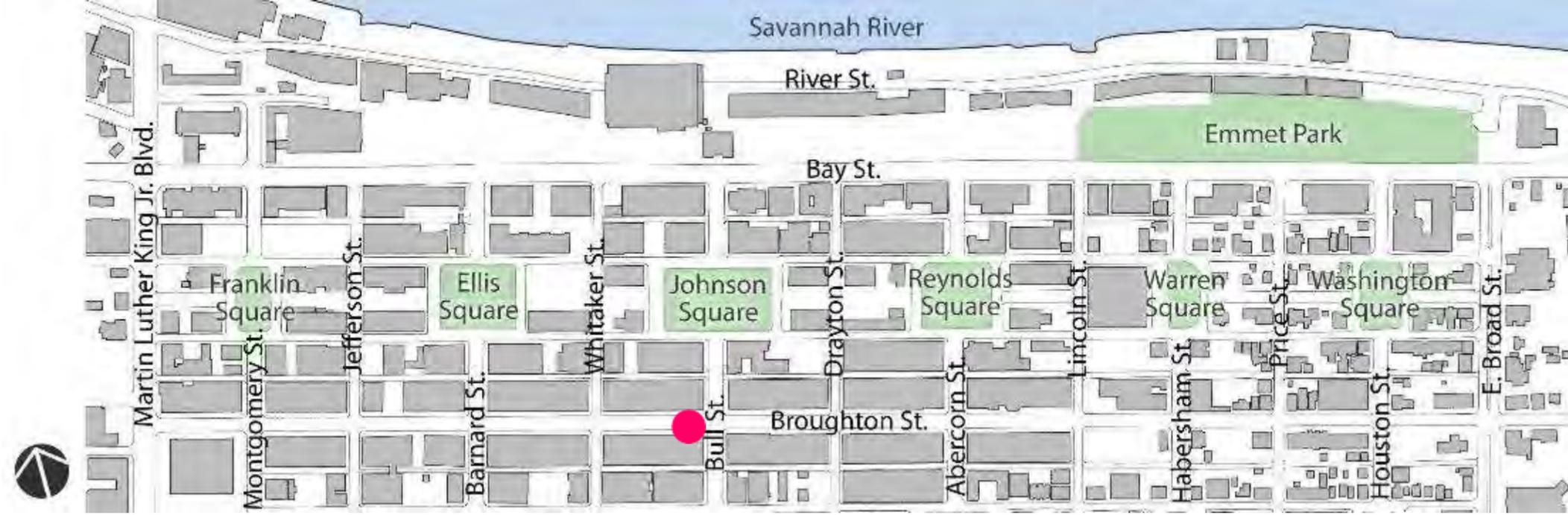
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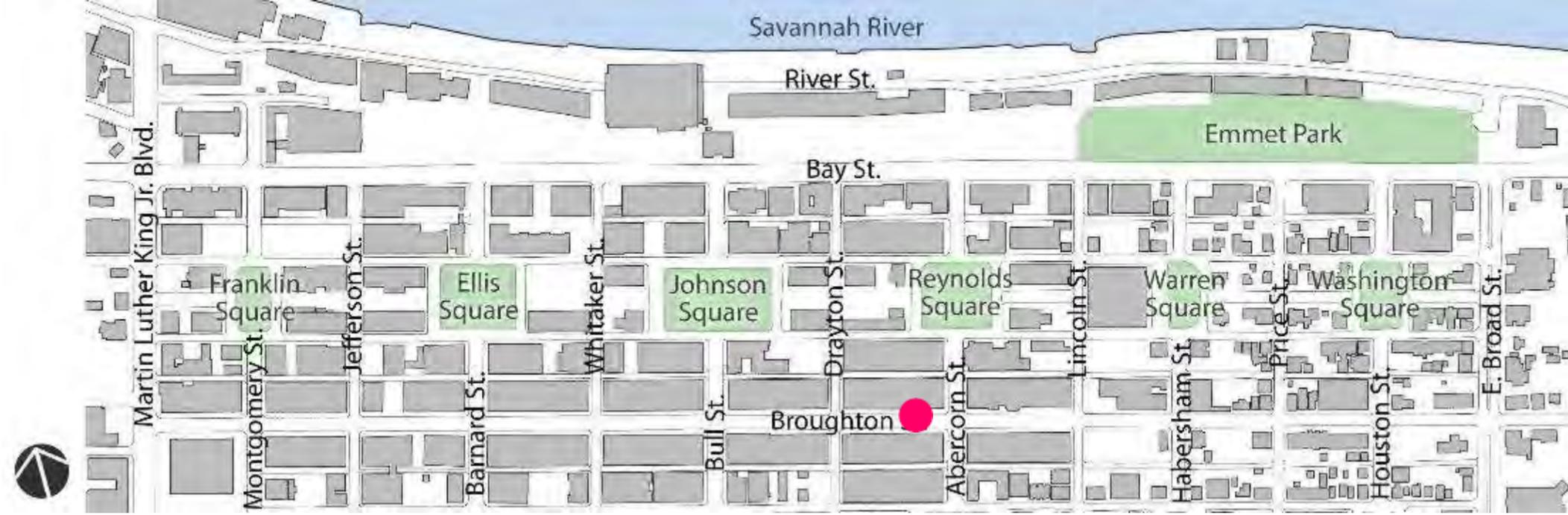
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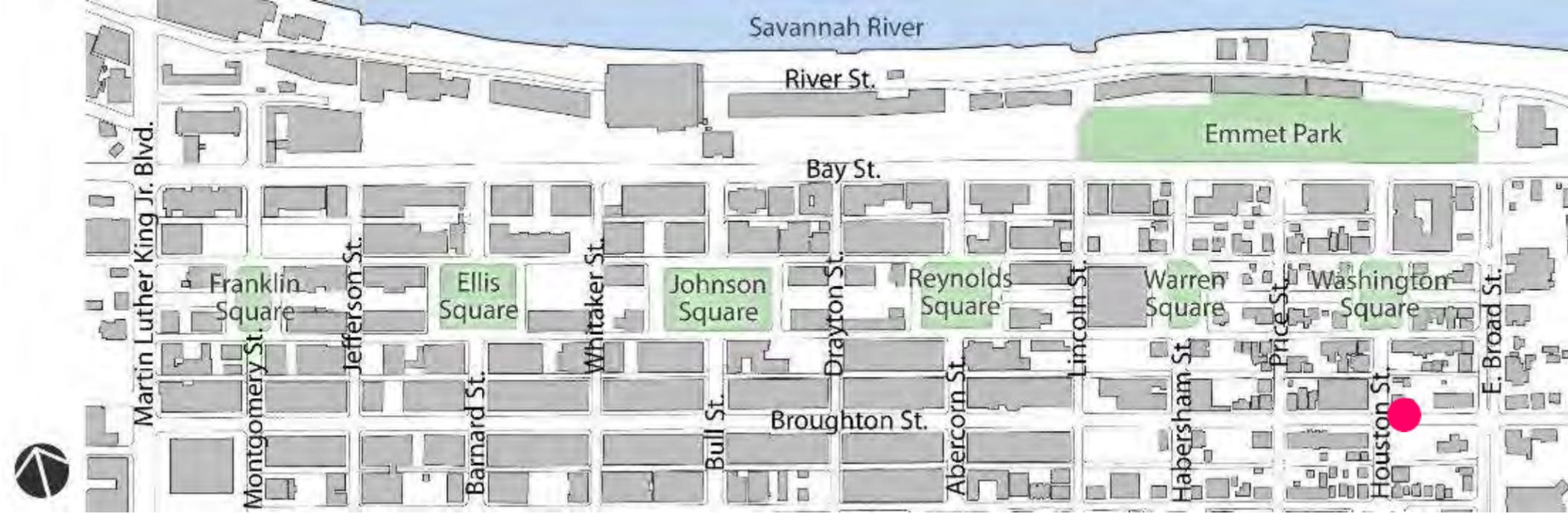
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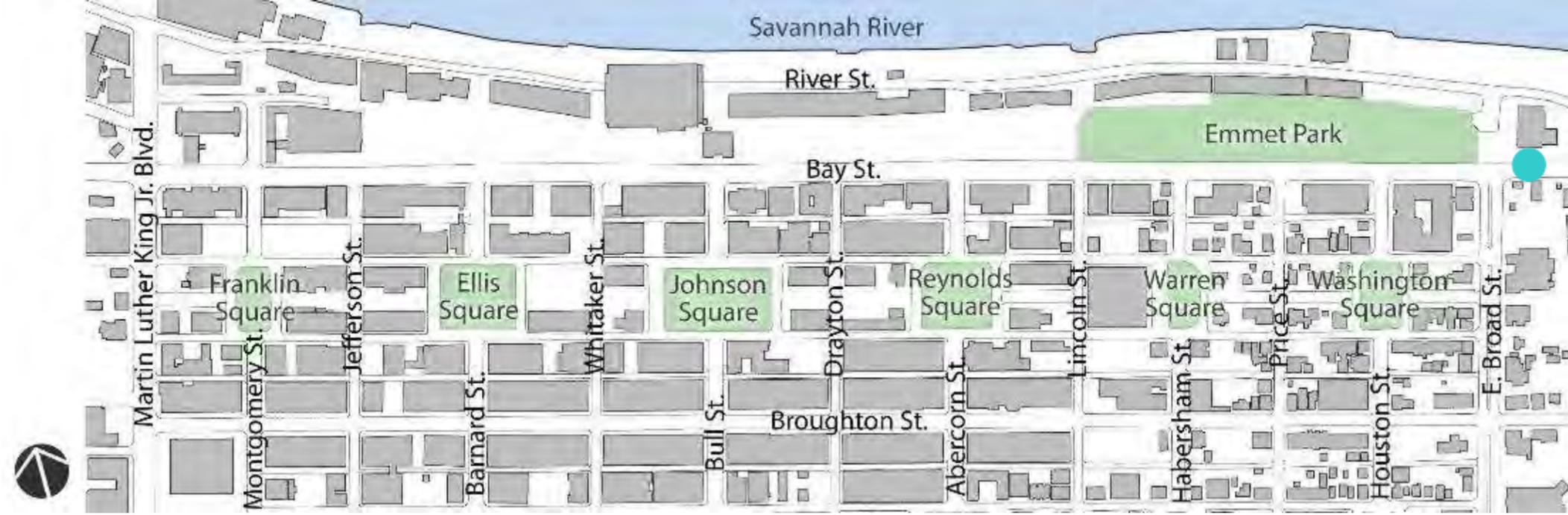
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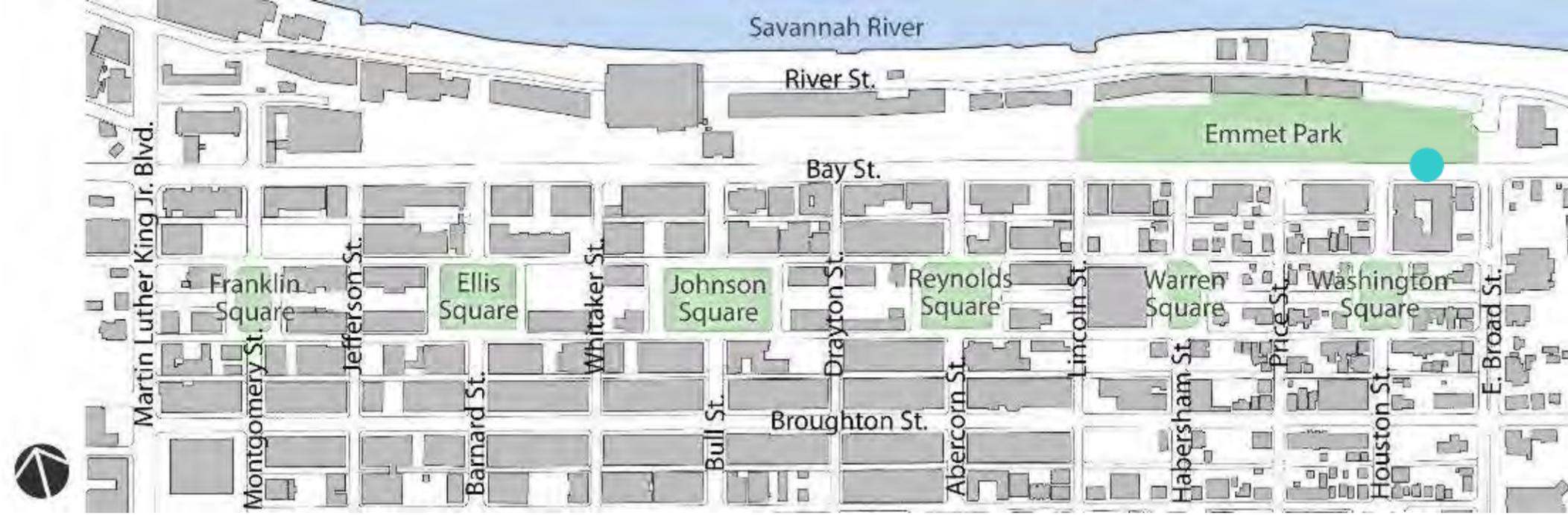
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Bay Street



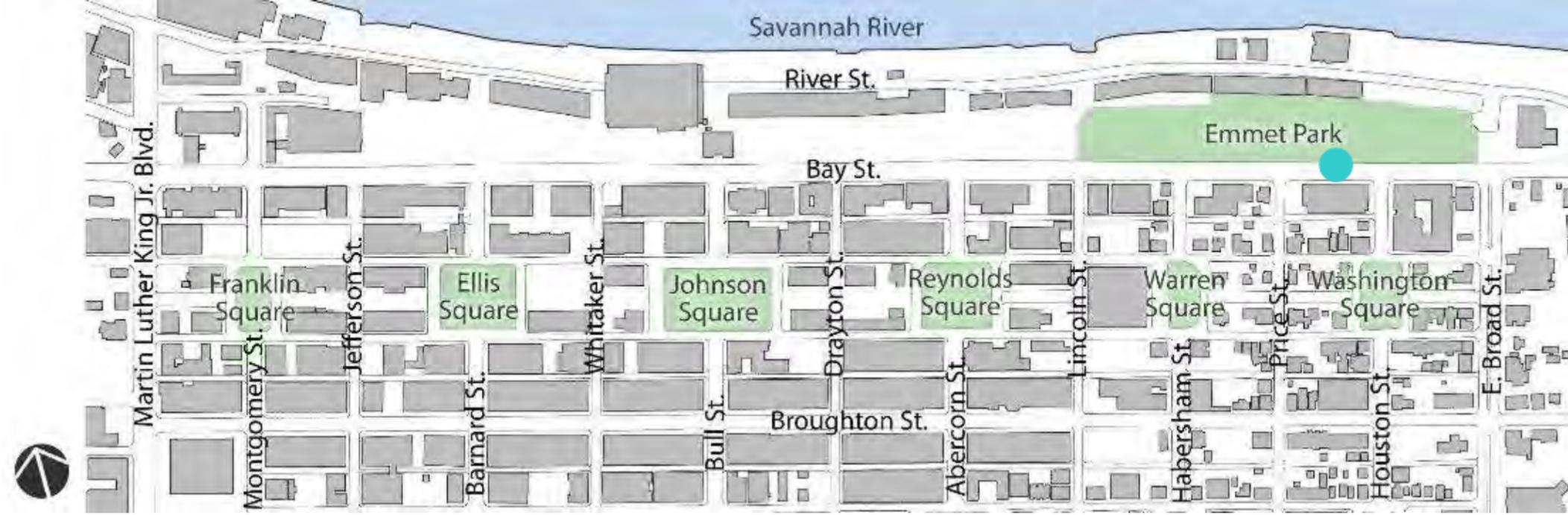
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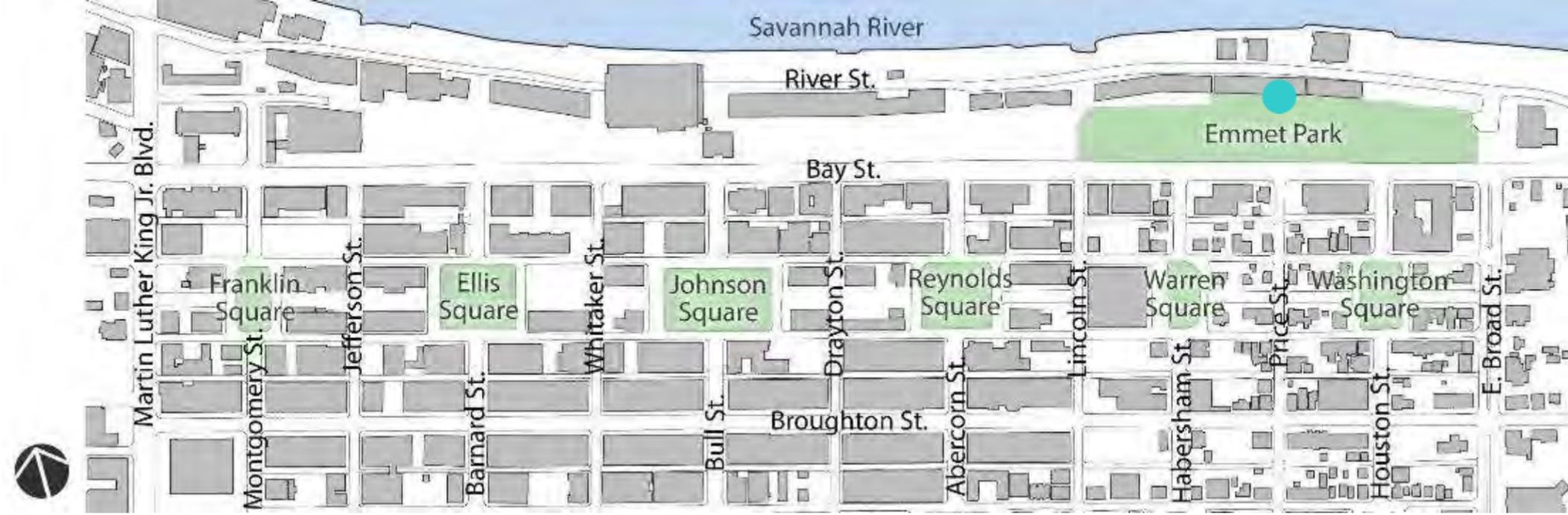
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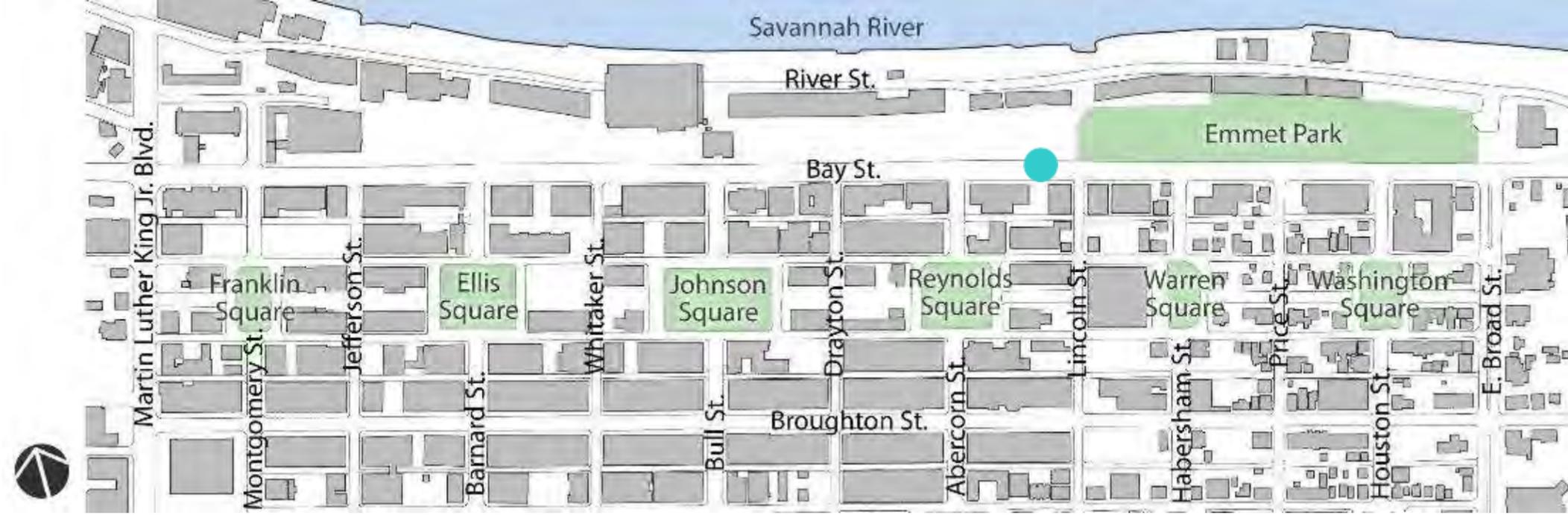
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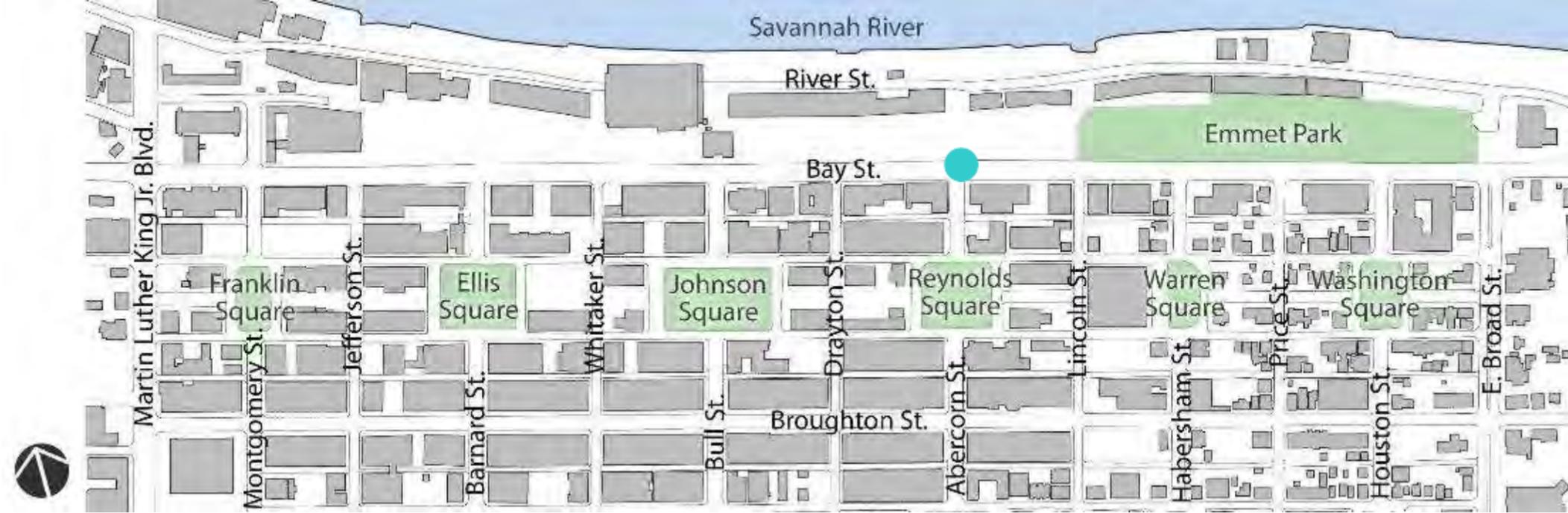
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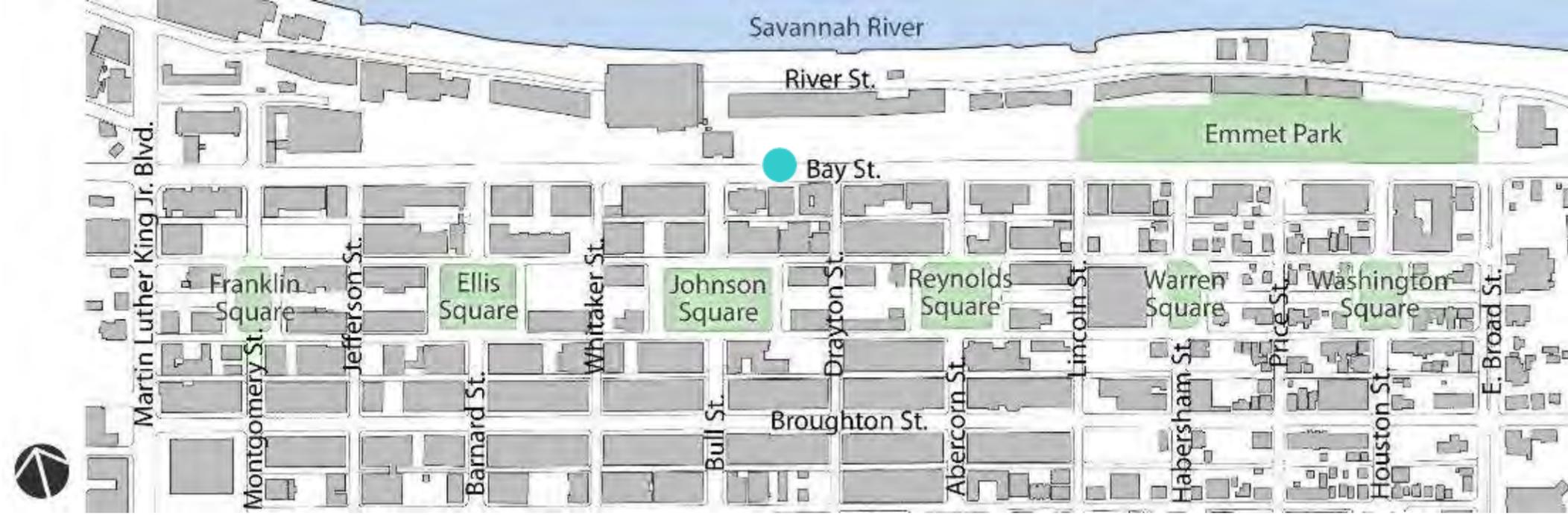
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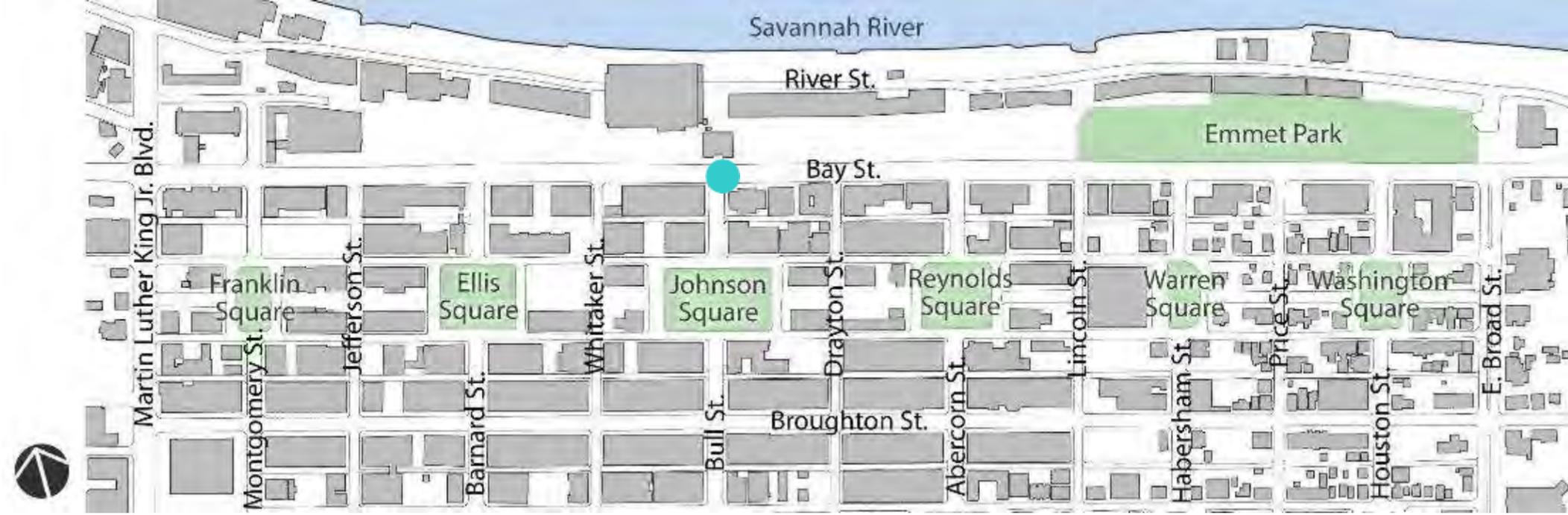
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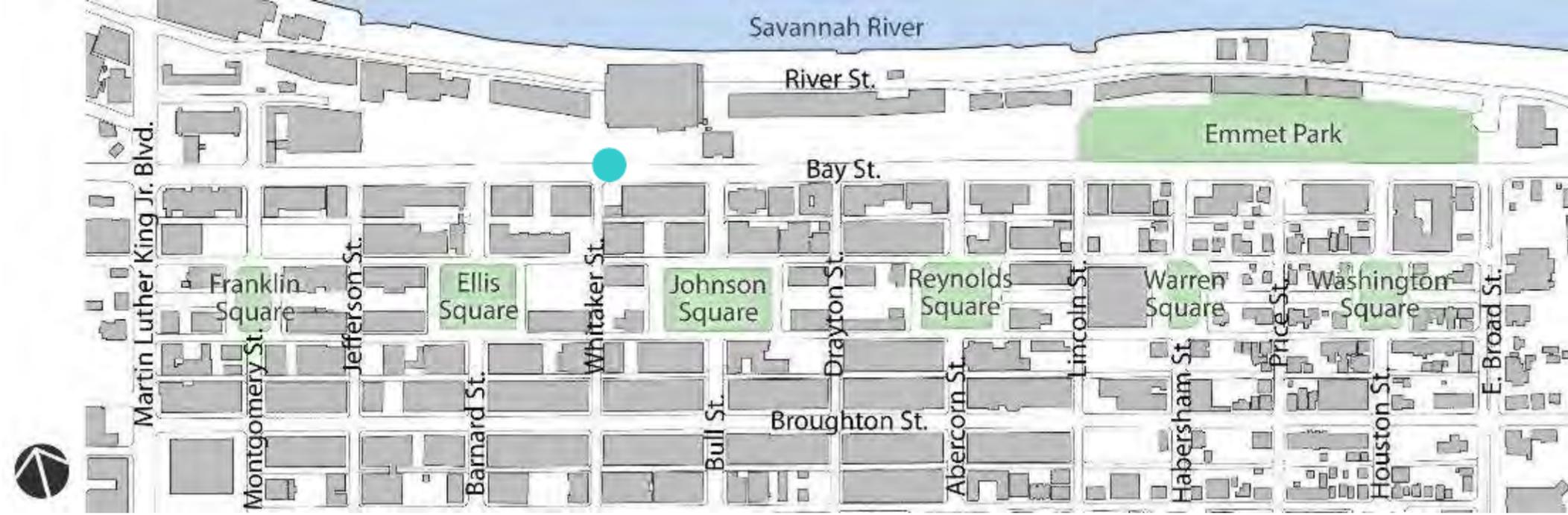
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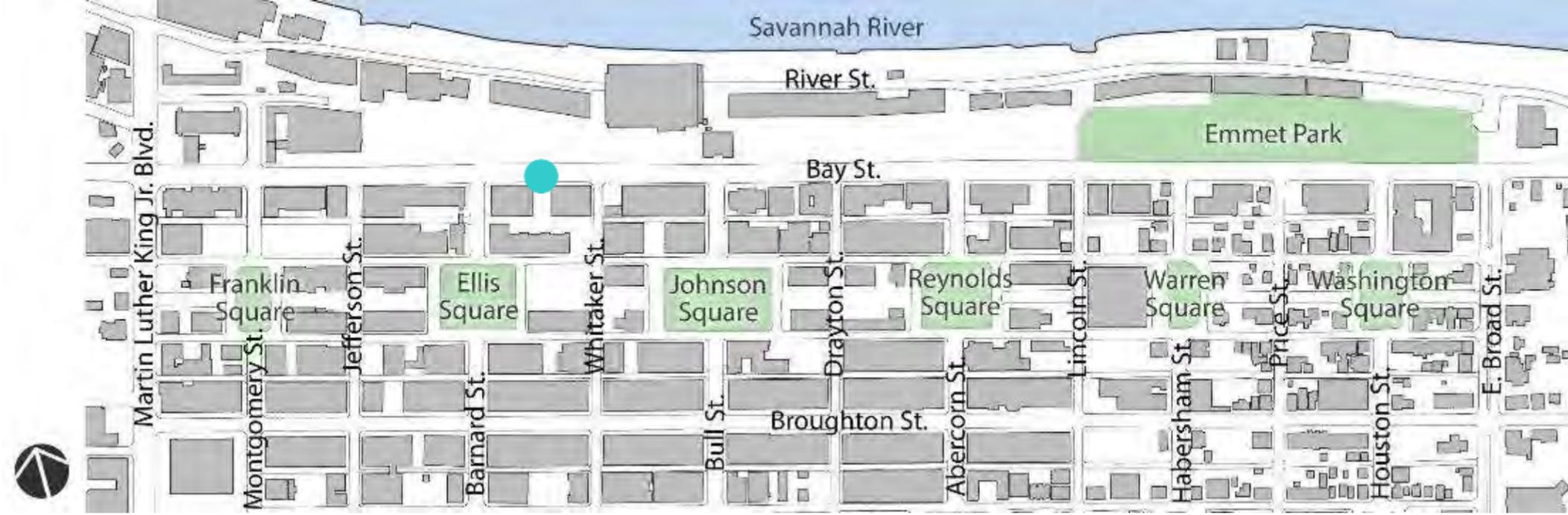
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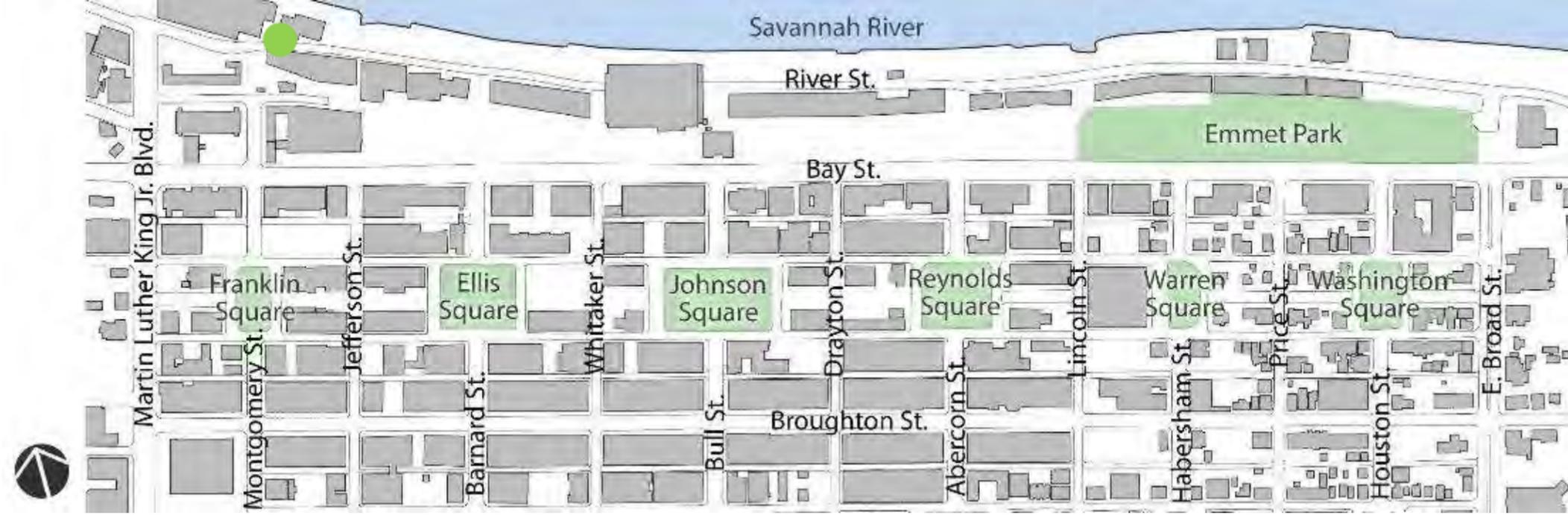
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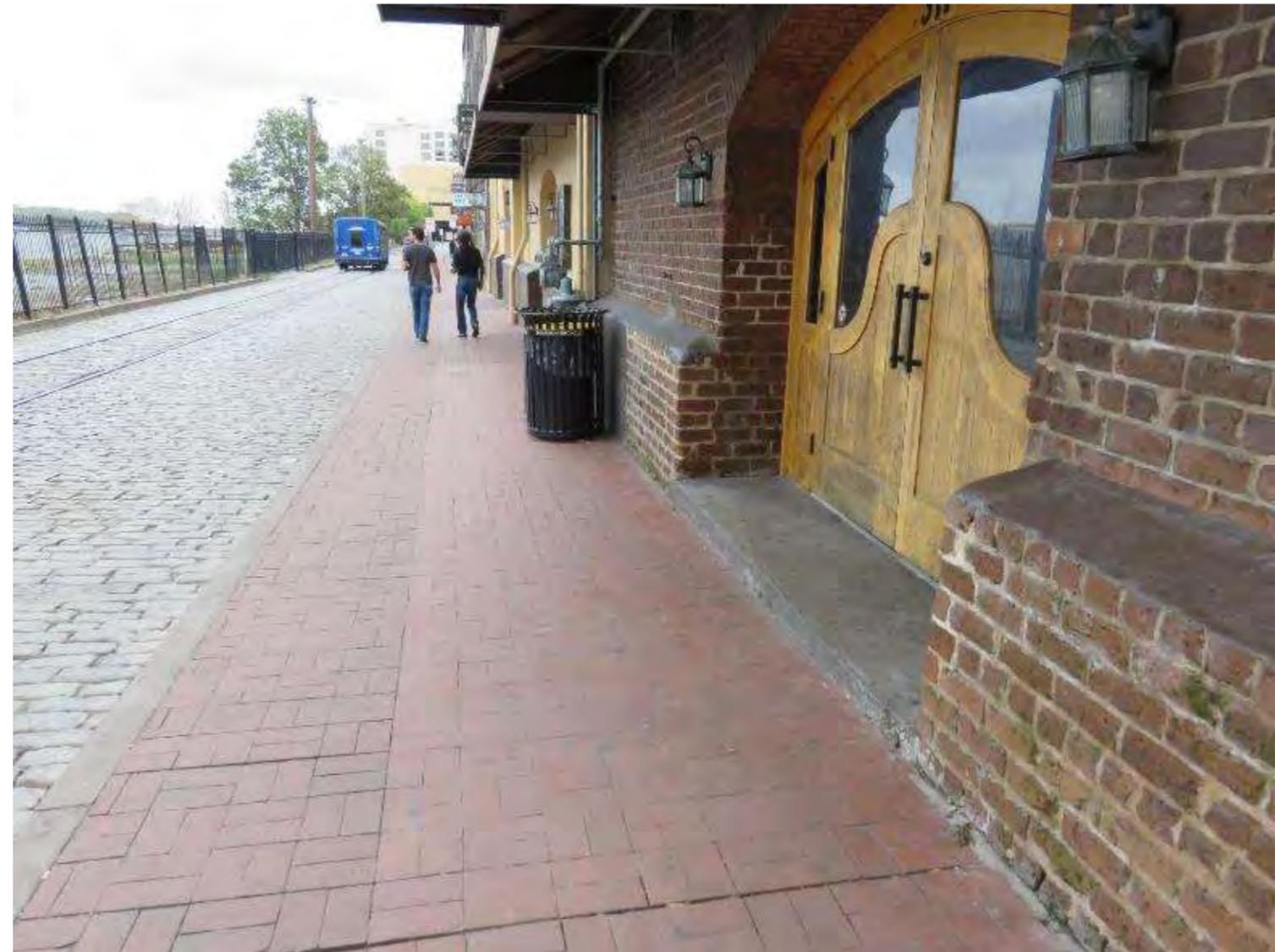
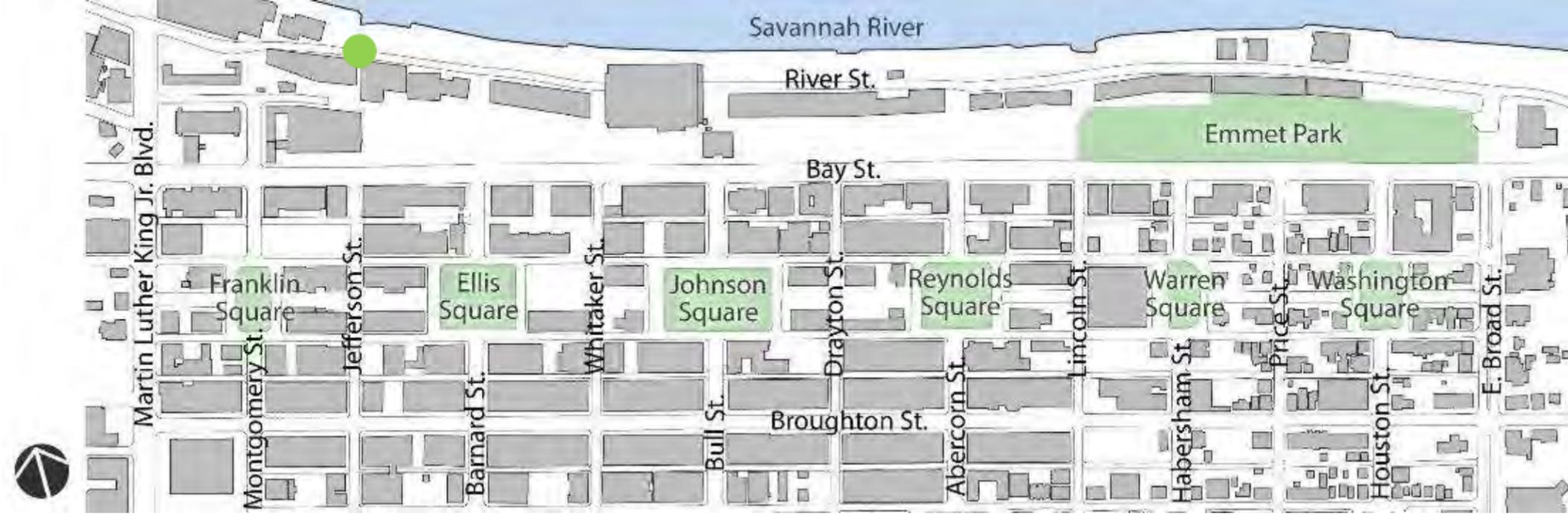
INVENTORY

River Street



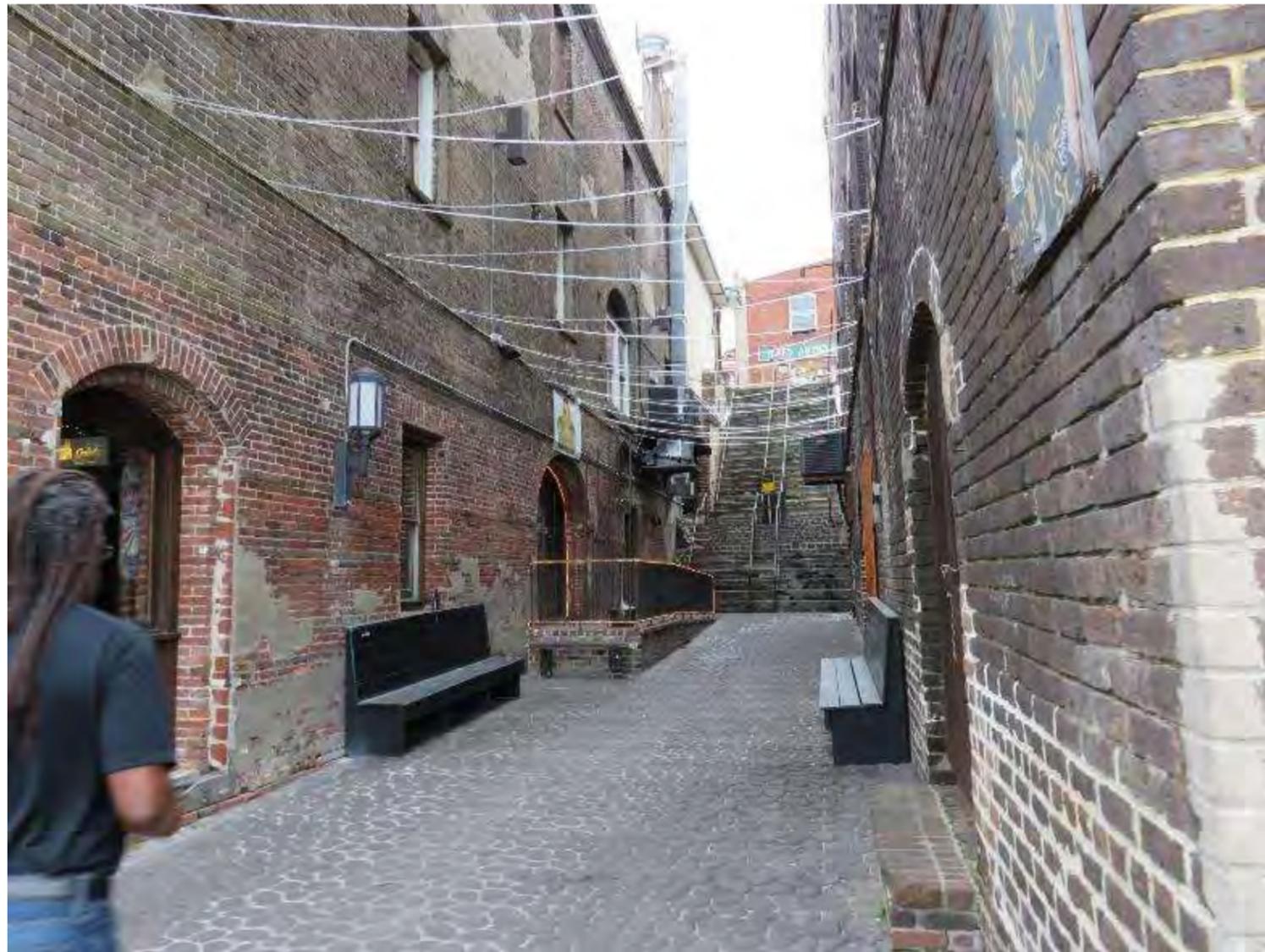
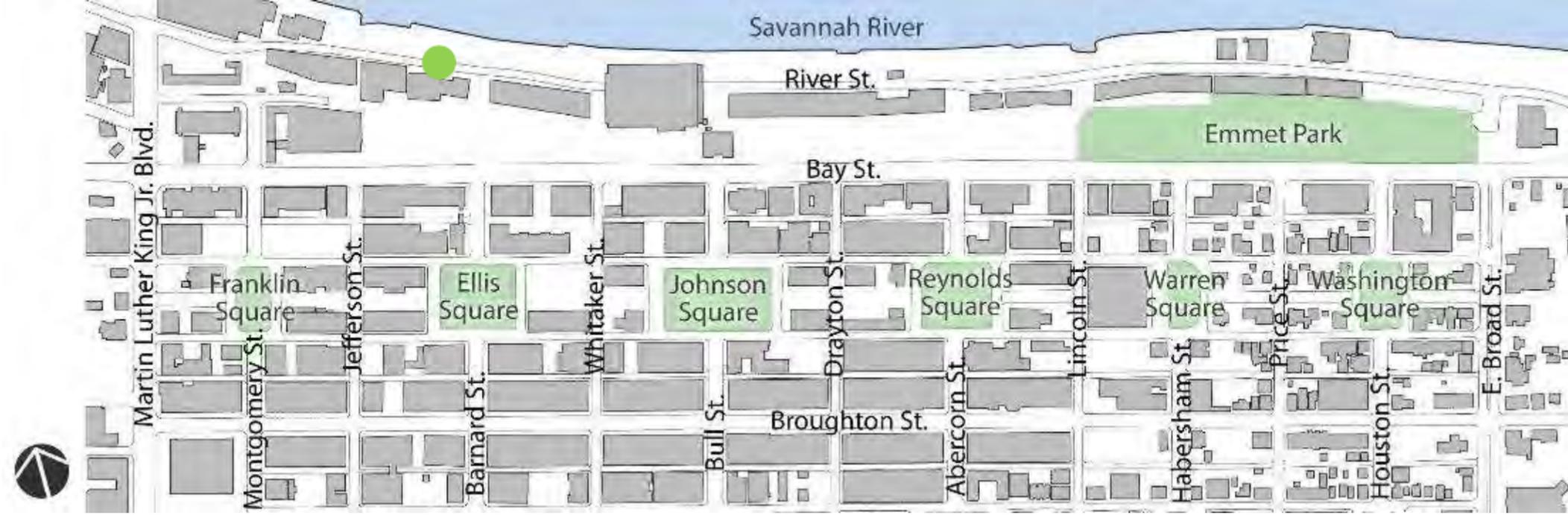
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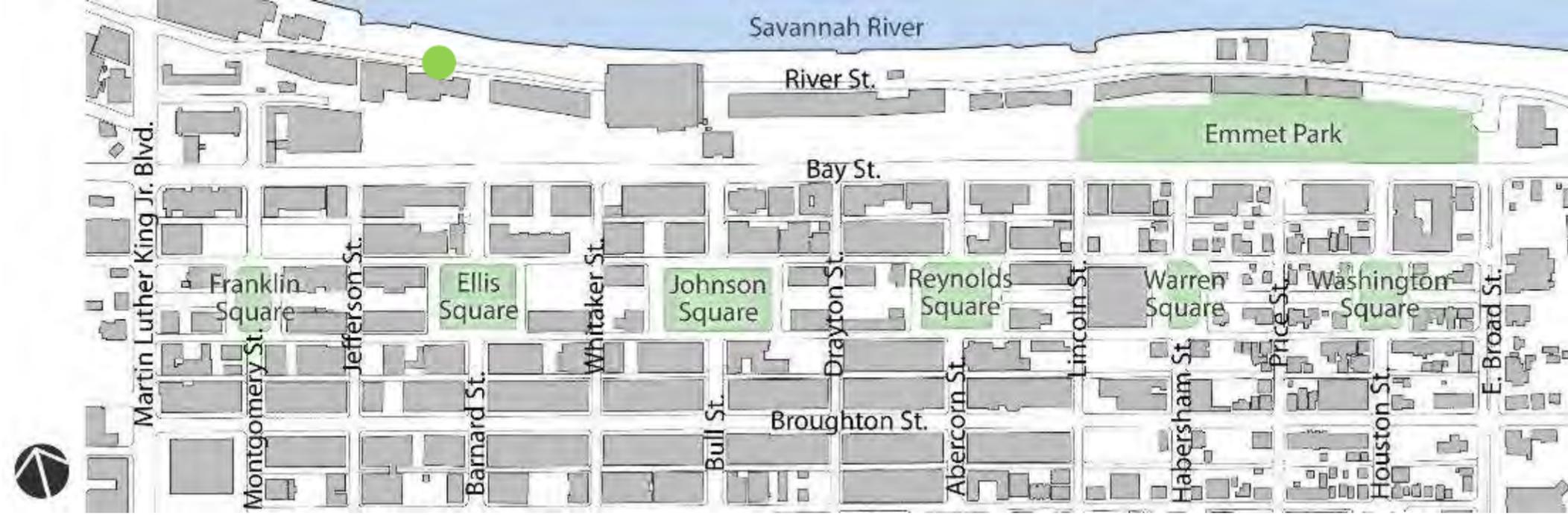
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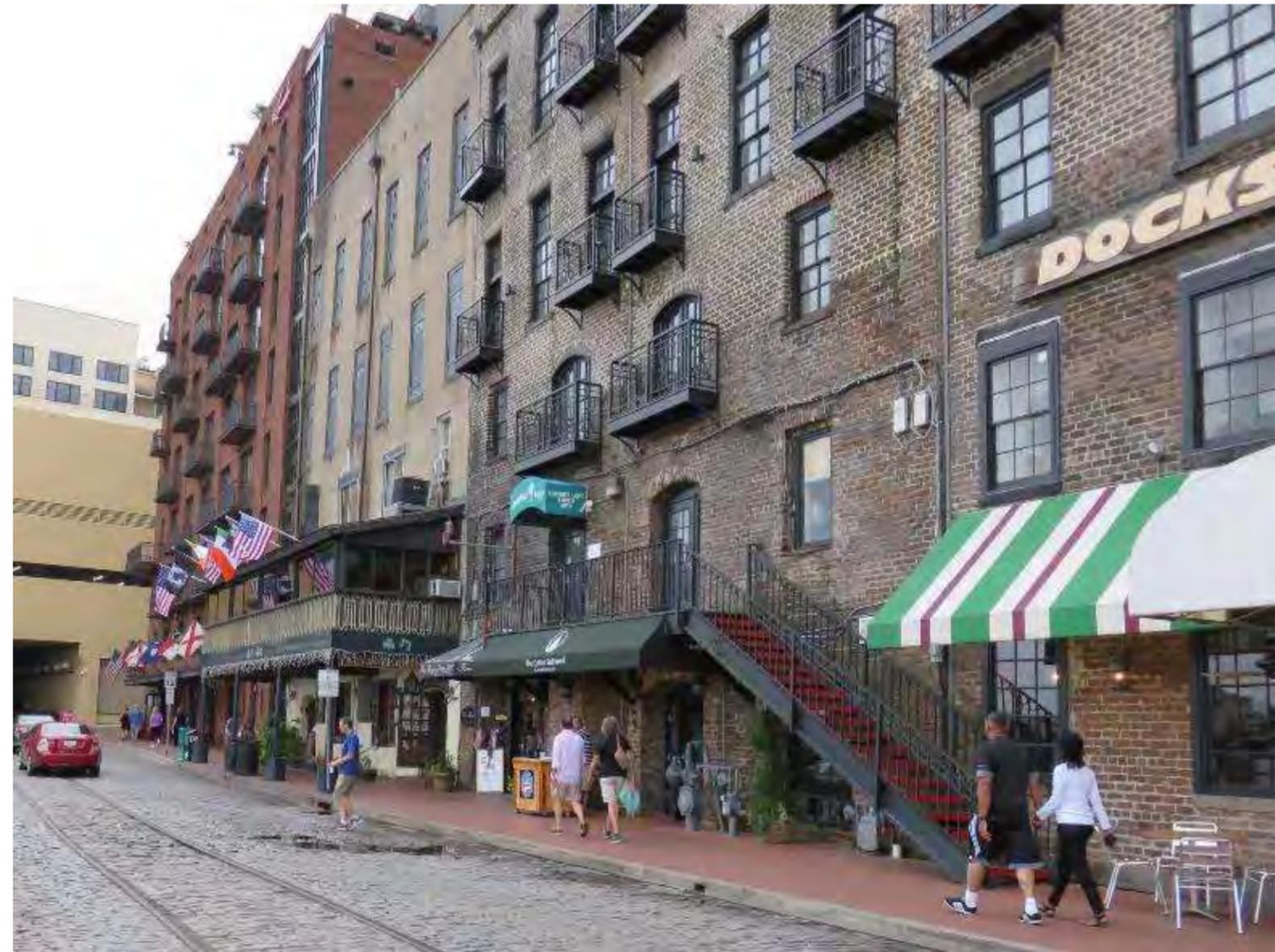
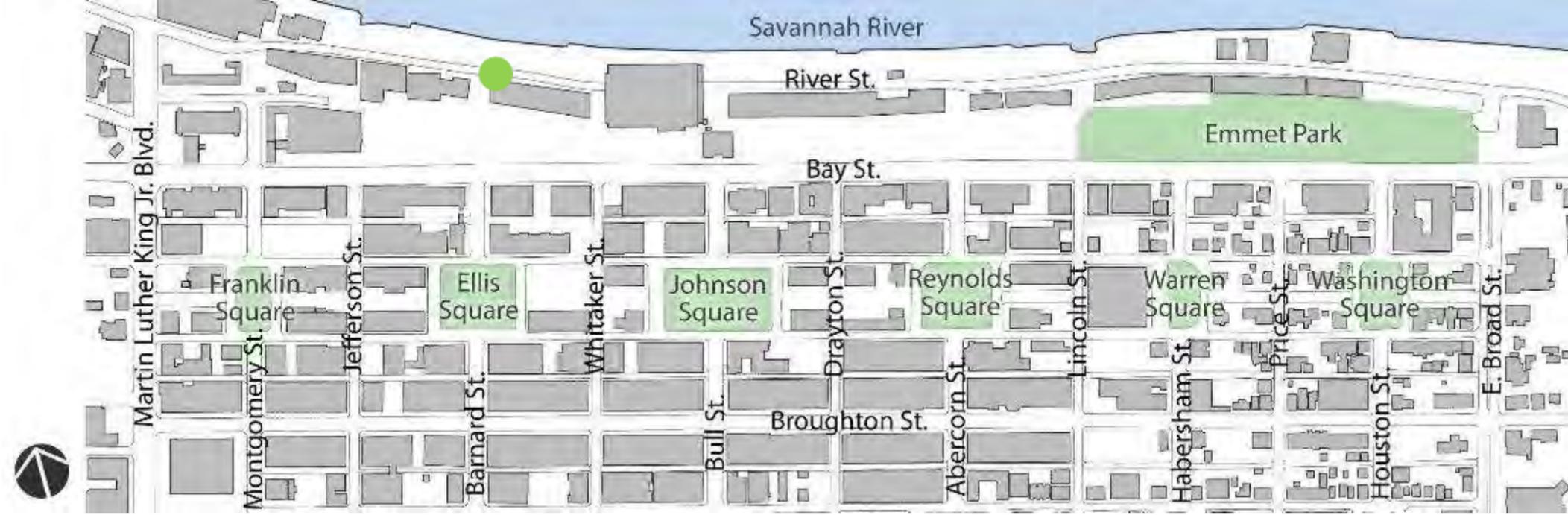
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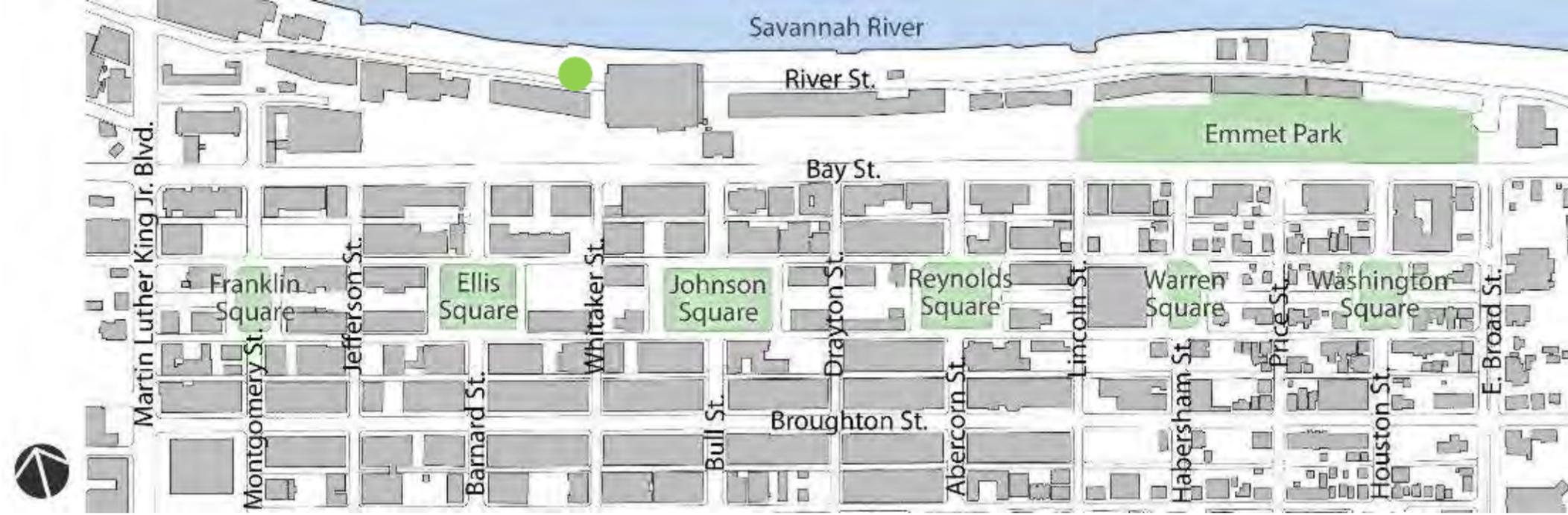
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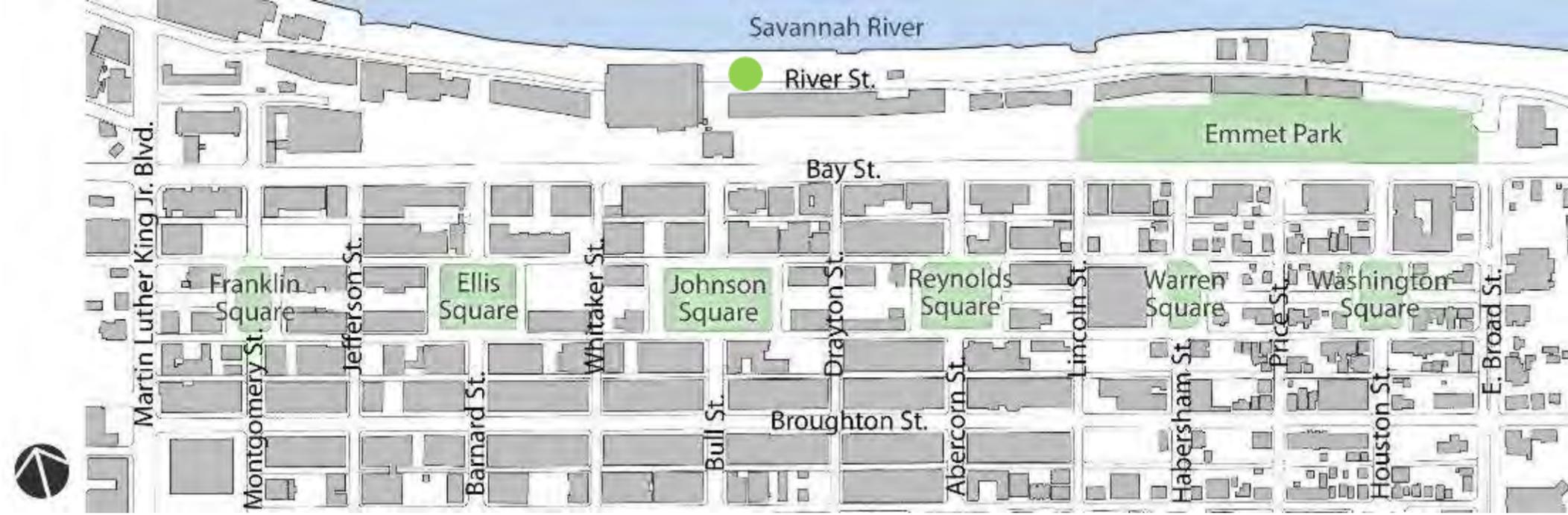
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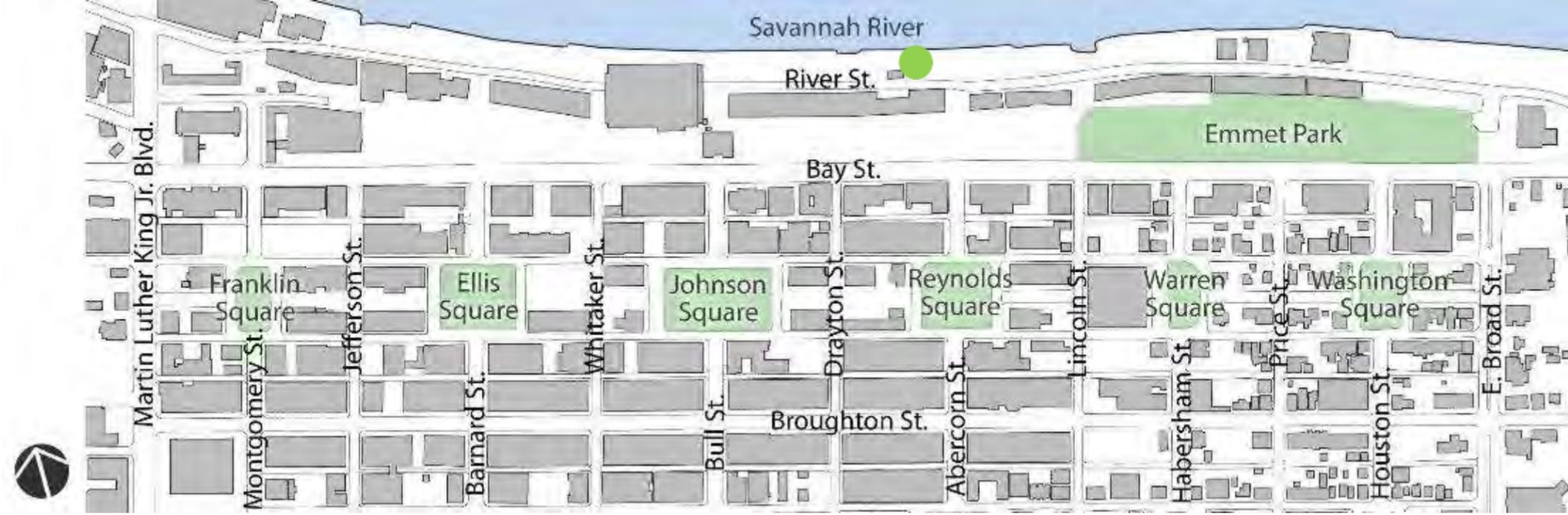
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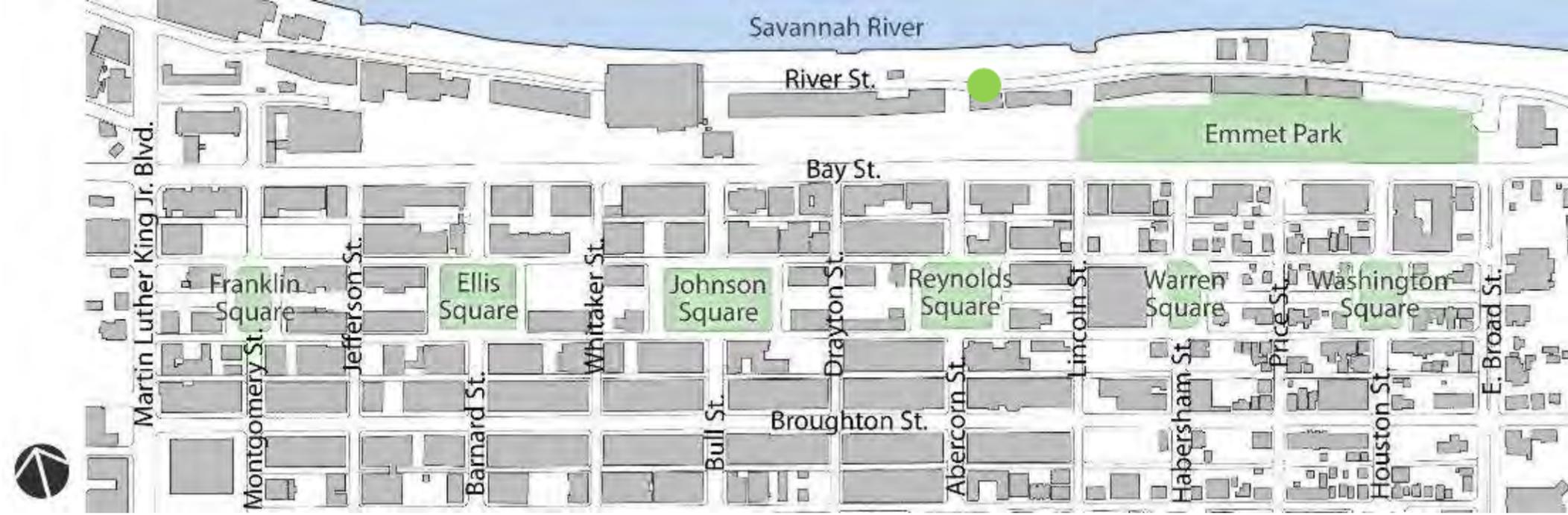
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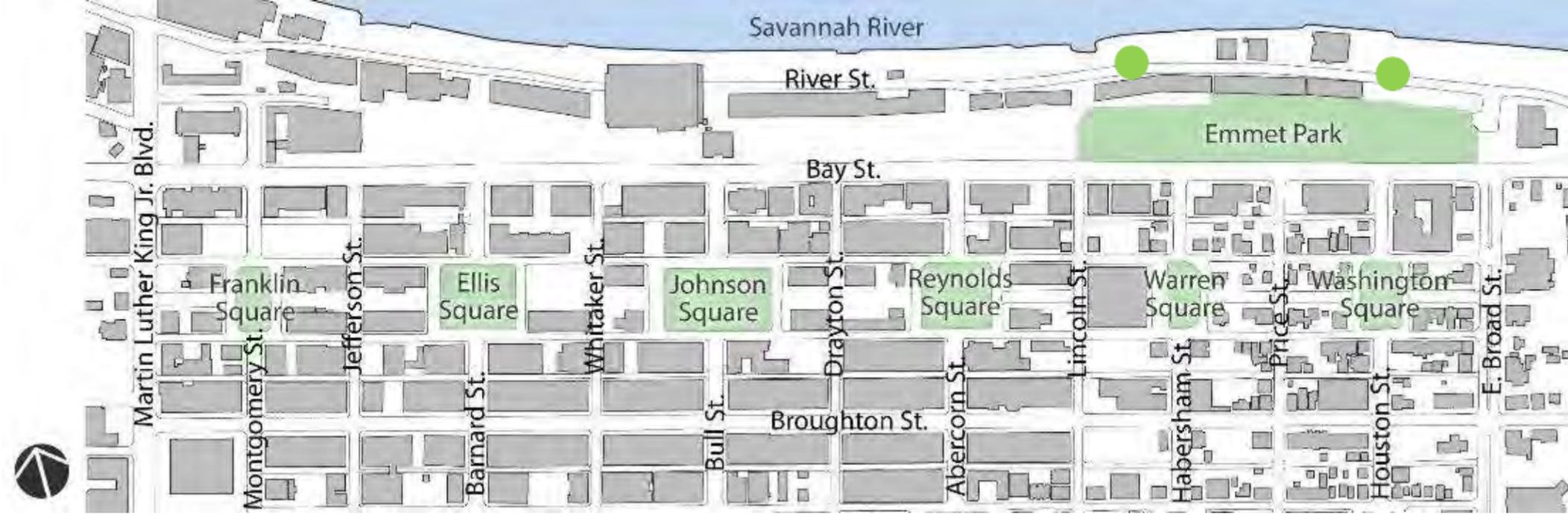
INVENTORY

River Street



INVENTORY

River Street



INITIAL THOUGHTS

Broughton Street

- “Main street USA” architectural character
- Pedestrian realm lacks clear visual identity
- Inconsistent paving theme
- Inconsistent tree spacing, size, type, and rhythm
- Crosswalks are not clearly identified and do not meet ADA accessibility standards
- Retail sidewalks comfortable walking width, but lack seating
- Absence of bicycle amenities including bike lanes and parking
- Lack of sustainable drainage systems (bio-swales, rain gardens, etc.)
- Impractical streetlight spacing
- Lacks certain amenities that attract and keep people outside

INITIAL THOUGHTS

Bay Street

- Clear historical significance
- Main thoroughfare street with focus on the vehicle
- Historic trees being strangled by paving
- Crosswalks are not clearly identified and do not meet ADA accessibility standards
- Factor's walk is incredibly unique, but does not take full advantage of retail and pedestrian opportunities
- Signage and wayfinding in need of organization and consistency
- Southern side of Bay St. lacks landscape and buffer zones.
- Inconsistent paving theme
- Inconsistent sidewalk widths
- Does not take full advantage of the connection to Factor's and the Savannah river

INITIAL THOUGHTS

River Street

- Great views of the Savannah River
- Pedestrian oriented environment
- Deep-rooted architectural character
- Rich and diverse history
- Undulating and uneven paving surfaces
- Lack of trees and landscape areas
- Street and crossings do not meet ADA accessibility standards
- Intriguing alleyways and connection to Factor's Walk
- Pedestrian walkways vary in width
- Various pedestrian obstructions
- Lack of event amenities
- Inconsistent paving theme
- Lacks visual balance

POTENTIAL UTILITY OWNERS

- Atlanta Gas and Light
- Hargray Telephone
- ATT
- Business Telecom Inc.
- Comcast Cable
- Georgia Power Telecom
- Georgia Power Transmission
- Housing Authority of Savannah
(water/sewer)
- Level 3 Communications
- City of Savannah
(water/sewer/storm)
- Turnkey Fiber Networks

UTILITY SCOPE

Provide QLB level utility investigation

- Identify the horizontal location of existing underground utilities
- This allows designers to make intelligent decisions during the design process
- Reduces unnecessary utility relocations
- Reduces construction claims and delays due to unknown utilities
- Reduces damages to the utility infrastructure

VISIONING

MAR. 13th - 100% CDs
→ FEB. 20th - 50% CDs
MAR. 6th - CD REVIEW (Sutter)
MAR. 11-17 - FINAL REVISIONS & COORDINATION.

FEB. 14th - CONCEPT DRAWINGS.

FEB. 10th - PRELIM. DIAGRAMS
→ MAR. 13th - FINAL DIAGRAMS

FEB. 12th - 1st DRAFT
→ MAR. 20th - SITE PLAN

MAR. 10th - REVIEW SUBMITTAL

MAR. 10th - PACKAGE SUBMITTAL

MAR. 17-18 - NEXT WORKSHOPS

FEB. 17th - DRAFT GUIDELINES

FEB. 13th - SKETCHUP MODEL.

- VILLAGE I
- CORAL SPRINGS
- MARSH PARCEL
- HILTON
- NSU BALLFIELDS & 36th ST.
- NSJ U.P.P.



VISIONING PROCESS

1. Project Kick-Off Meeting
2. Initial Site Visit
3. Site Inventory / Research
4. **Public Meeting #1- Discovery**
5. Online Survey
6. Site Analysis
7. Survey Results
8. Visioning
9. **Public Meeting #2 - Streetscapes Overview**
10. Conceptual Design
11. **Public Meeting #3 - Broughton St. Improvements**
12. **Public Meeting #4 - Bay St. Improvements**
13. **Public Meeting #5 - River St. Improvements**
14. Conceptual Refinement
15. **Final Presentation**

GOALS AND EXPECTATIONS

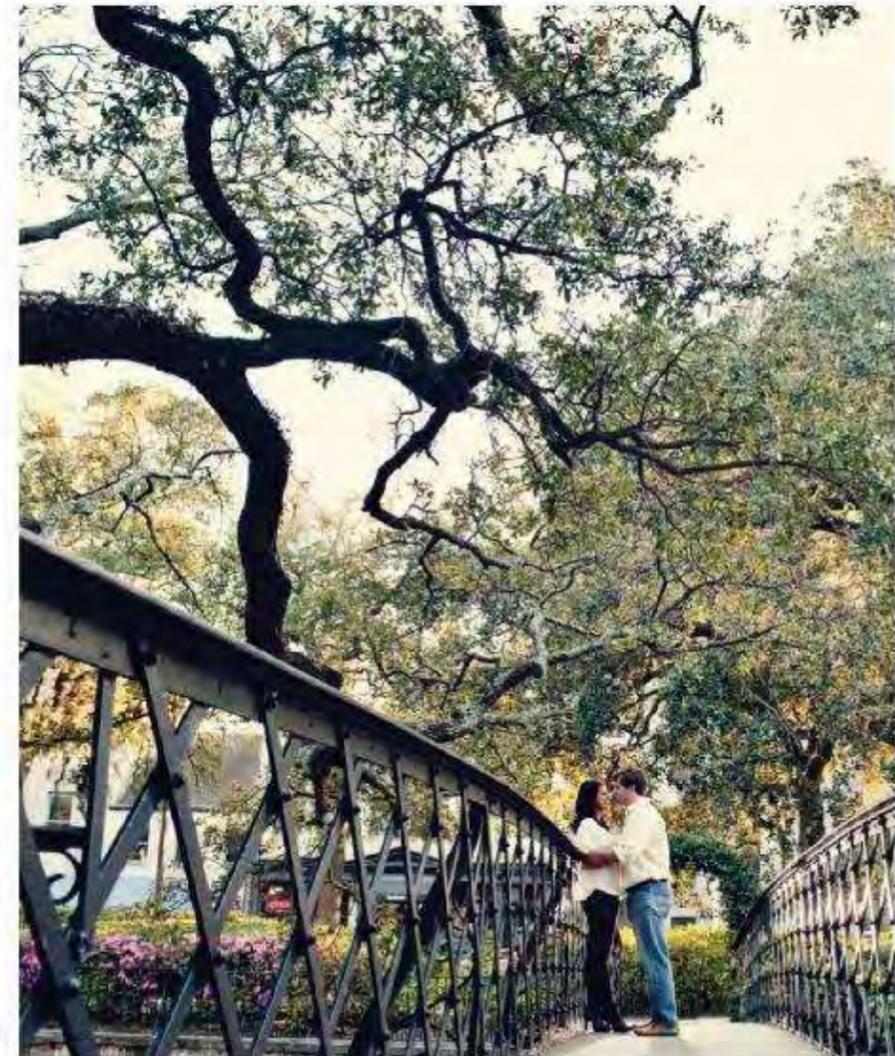
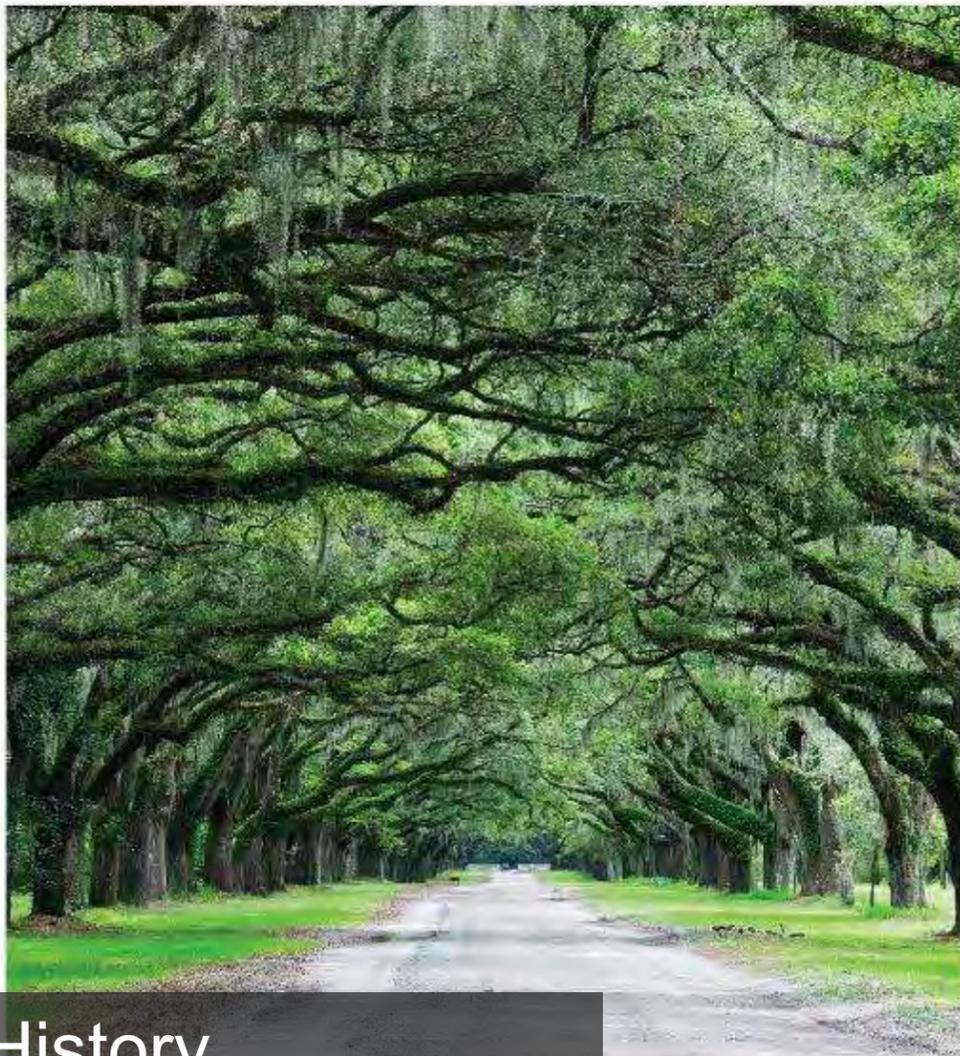
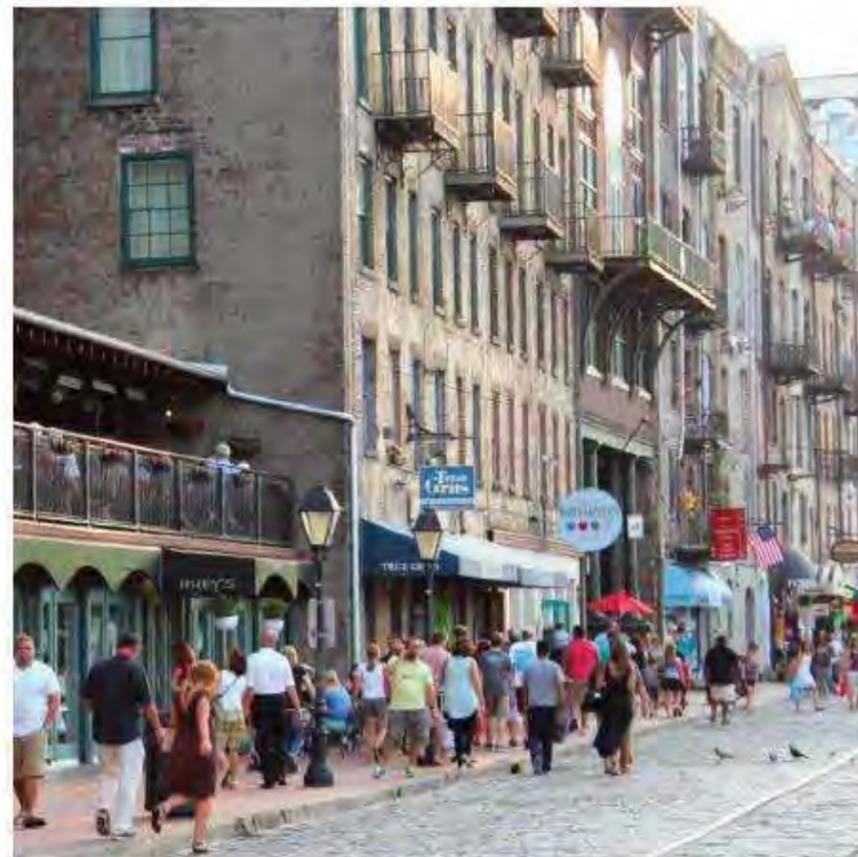
Task Goals

- Listen to your Ideas
- Learn about your aspirations
- Develop a vision

Expectations

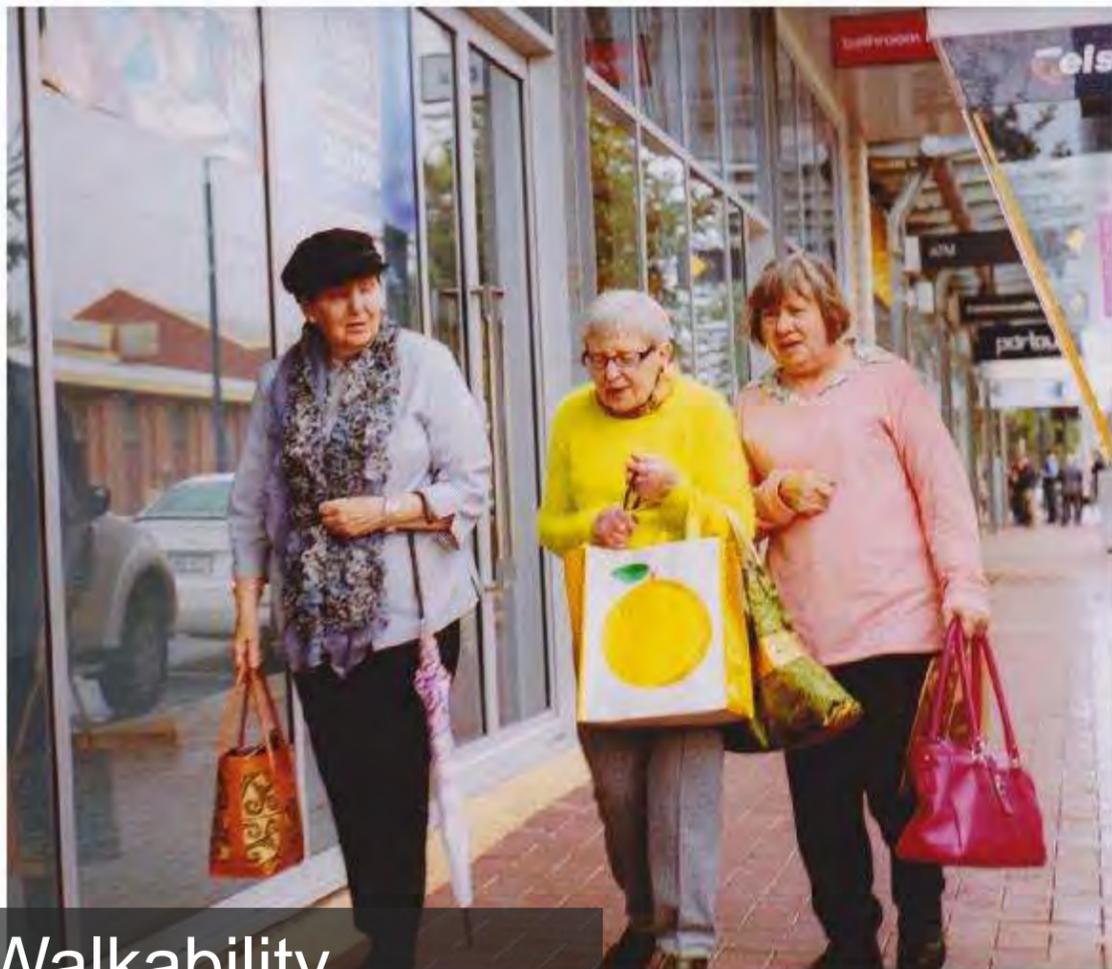
- Dream BIG
- Broaden our perceptions
- Believe in the possibilities
- Prioritize our initiatives
- Focus on the implementation



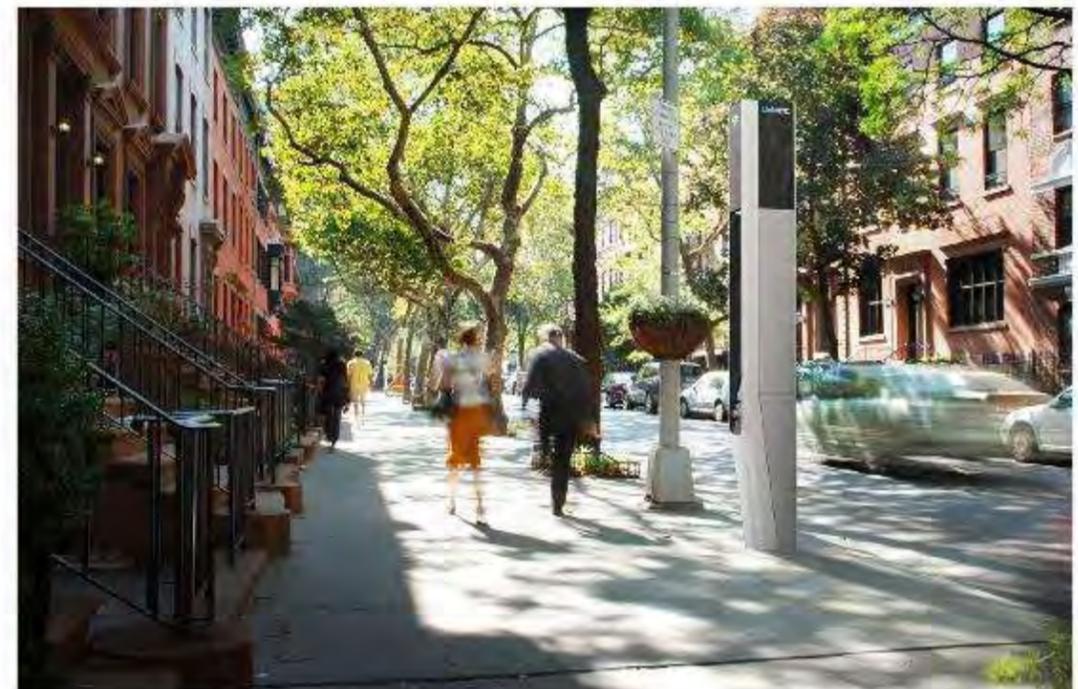
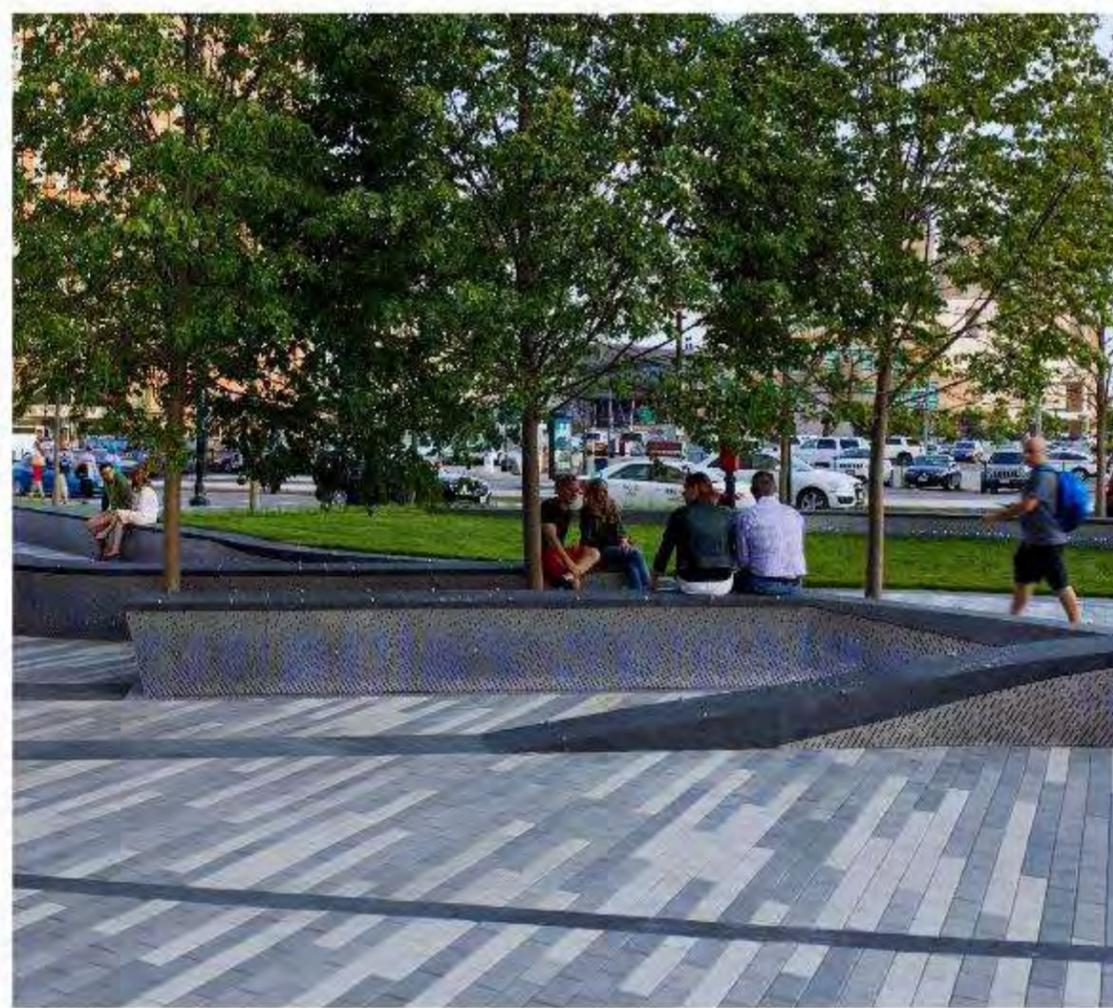


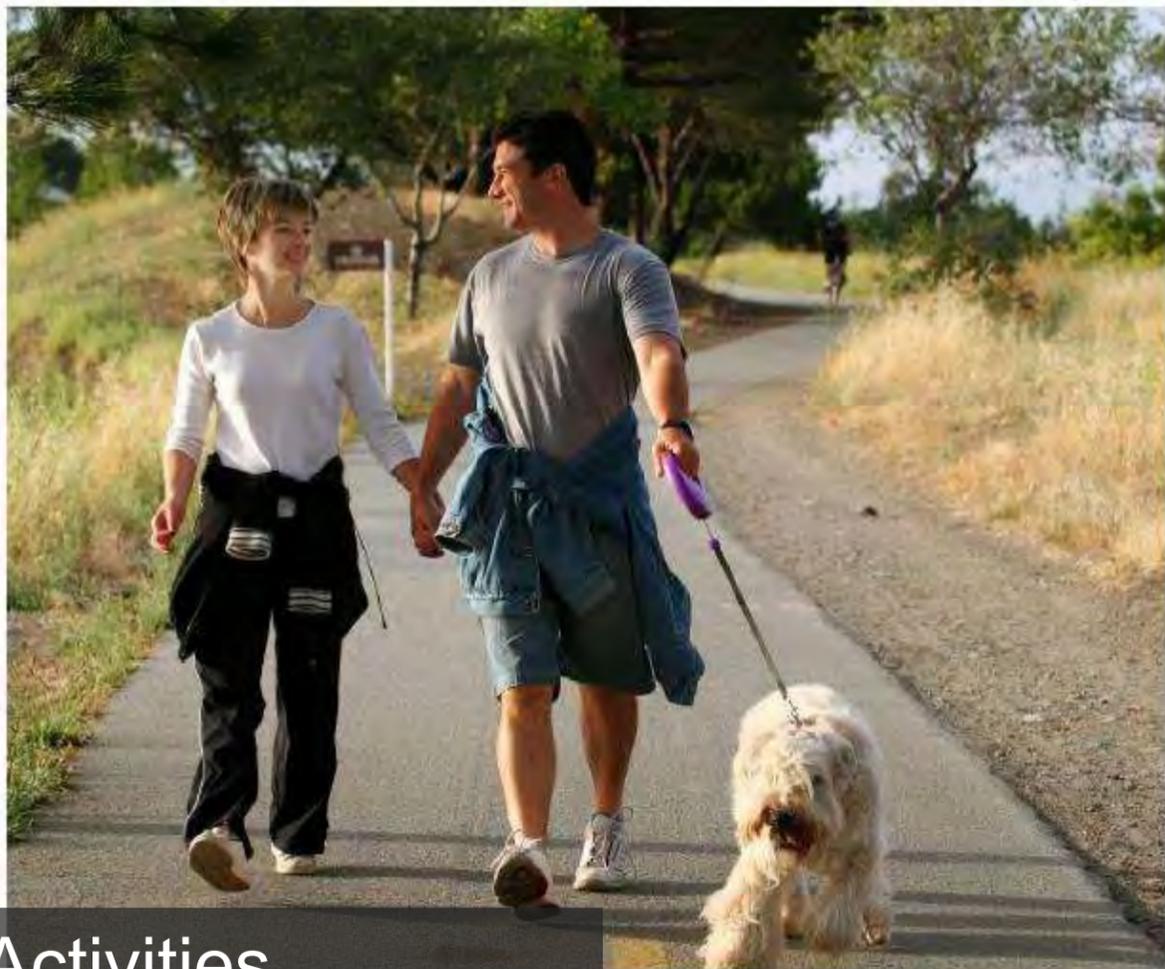
History





Walkability









BIG PICTURE QUESTIONS...

- What are the most important aspects of downtown Savannah that need to be protected?
- How do you want people to feel when experiencing these streets?
- What changes can make downtown Savannah a better place?

WHAT DOES SAVANNAH MEAN TO YOU?





THANK YOU!