



HAS – HUNT  
TEAM

**Hitch Village, Fred Wessels, & Edgar  
C. Blackshear Homes  
Redevelopment**

*February 12, 2015*

# Agenda

- Team Introduction
- Overview/Goals
- Hitch Village & Fred Wessels Master planning
- Hitch Village Phase I
- Hitch Village Phase II
- Fred Wessels & Edgar C. Blackshear  
Redevelopment

*Goal: The Redevelopment of East Savannah Gateway Based on Community-Wide Consensus with Emphasis on Sensitivity to Resident and Stakeholder Needs and Input*

### HOW WILL WE MEET OUR GOAL?

- By Collaboratively Creating a Process that Engenders Trust and Assurance That We, Collectively, Build Consensus.
- By Previous and Continued Engagement With Residents and Stakeholders, and Soliciting Resident and Community Feedback
  - City and MPC Meetings
  - Community Meetings and Design Charrettes
  - Other Stakeholder Meetings (Elected Officials, Civic Organizations, the City)
- By Candid and Open Communication: Sharing Information with Stakeholders in Timely Fashion Will be a Central Objective
- By Establishing Realistic Timelines

# Relocation

- **Relocation Plan**

The Housing Authority, in partnership with the Development Team will work to finalize a flexible relocation plan that provides residents with or connects residents to resources and that includes a comprehensive, effective communications strategy

- **Relocation Timing**

Relocation planning will begin immediately. A potential development schedule could call for commencement of relocation as early as this Summer 2015.

- **Notices**

The timing of relocation notices will be a function of planning sessions.

# Preliminary Timeline

-Fred Wessels & Edgar C. Blackshear

- |                            |                 |
|----------------------------|-----------------|
| • Community Planning       | On-Going        |
| • Relocation Planning      | On-Going        |
| • Relocation Commencement  | Summer 2015     |
| • Begin Rehab Construction | Early Fall 2015 |
| • Construction Duration    | 18-24 Months    |

# Preliminary Timeline

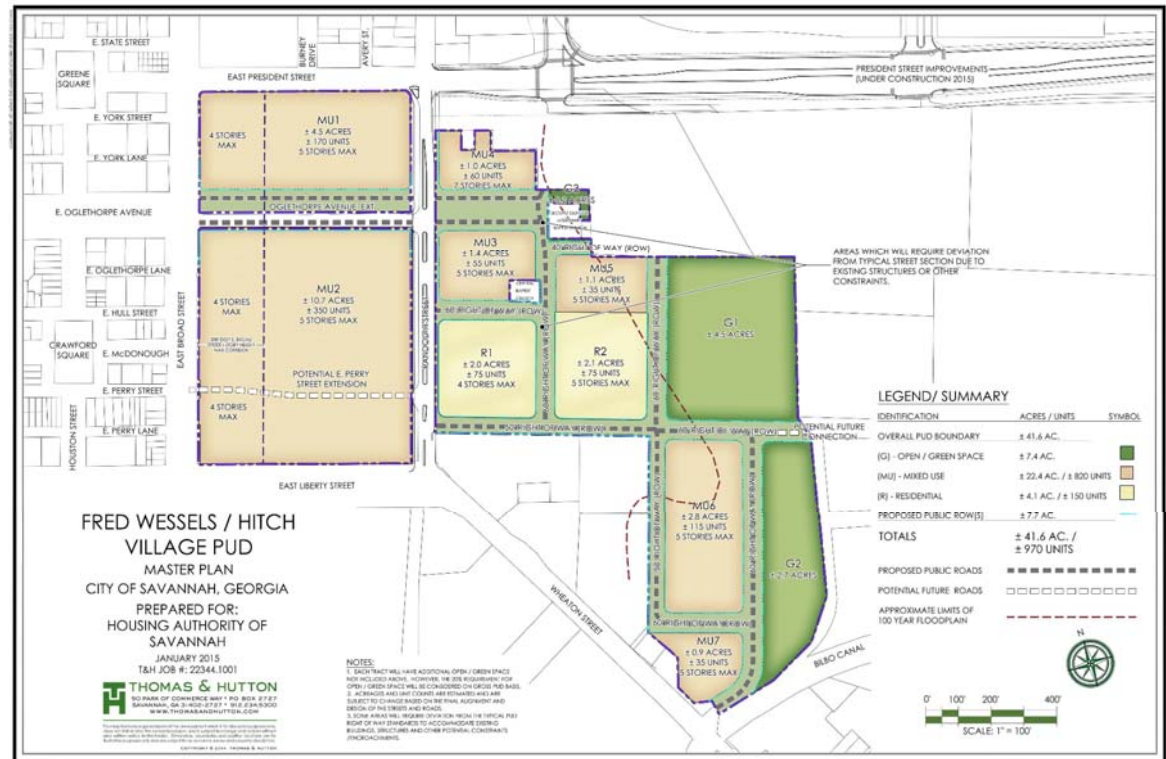
*-Hitch Village Redevelopment*

- Community Planning On-Going
- Phase I Construction Late Summer '15
- Construction Duration 12-18 Months
  
- Phase II 9% Application June 2015
- DCA Awards Tax Credits Fall 2015
- Commence Construction Summer 2016
- Construction Duration 12-18 Months

# FRED WESSELS / HITCH VILLAGE

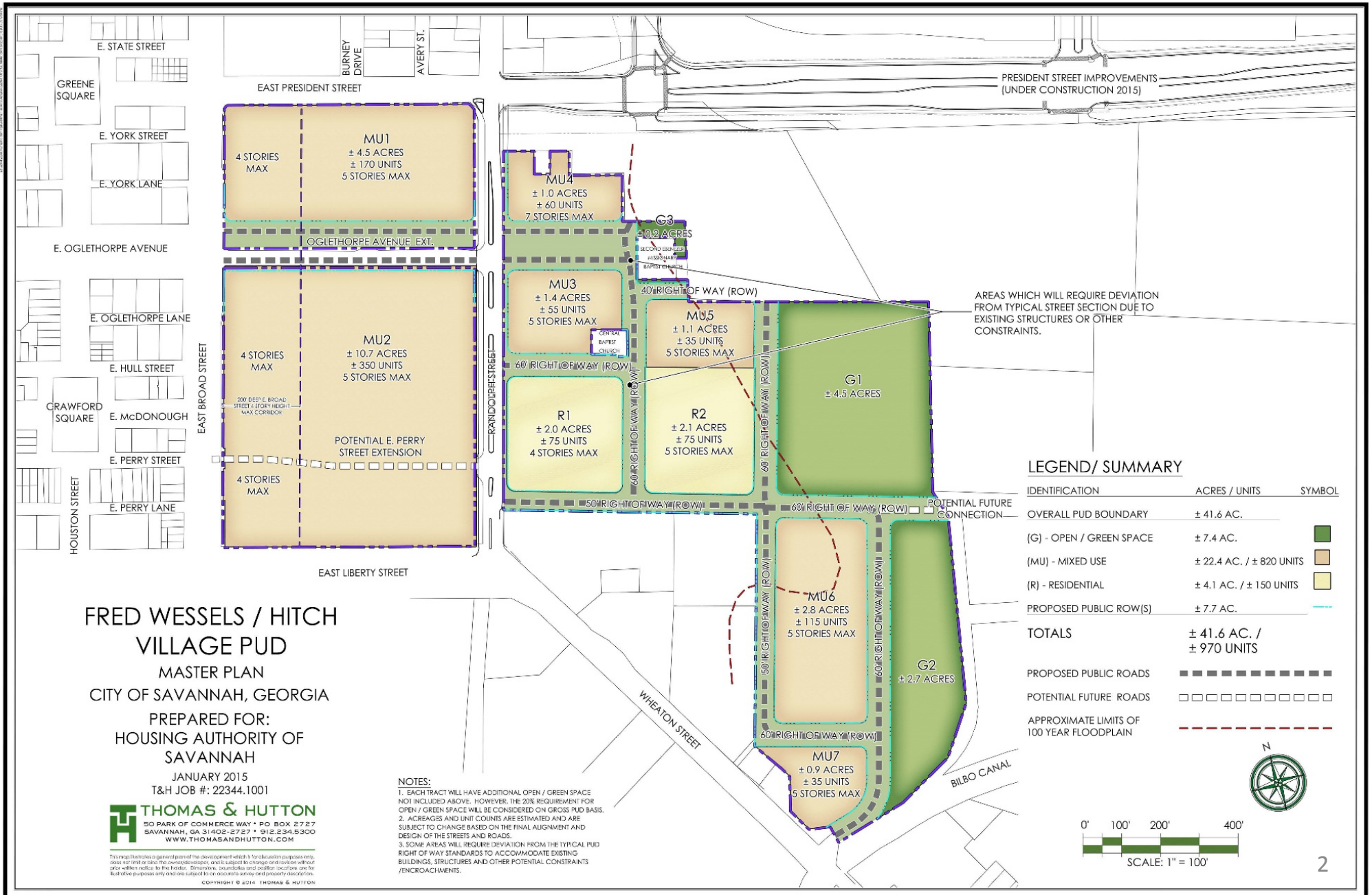
## FRED WESSELS / HITCH VILLAGE PUD

- Respect for the adjacent Historic District
- Create a unified plan for future development
- Based on continuing the Historic Savannah grid
- Extension of Oglethorpe Avenue
- Eliminate the need for multiple future variances
- Focus on providing replacement housing while accommodating the potential for a mixture of uses
- Scheduled for MPC Agenda February 24, 2015



# FRED WESSELS / HITCH VILLAGE

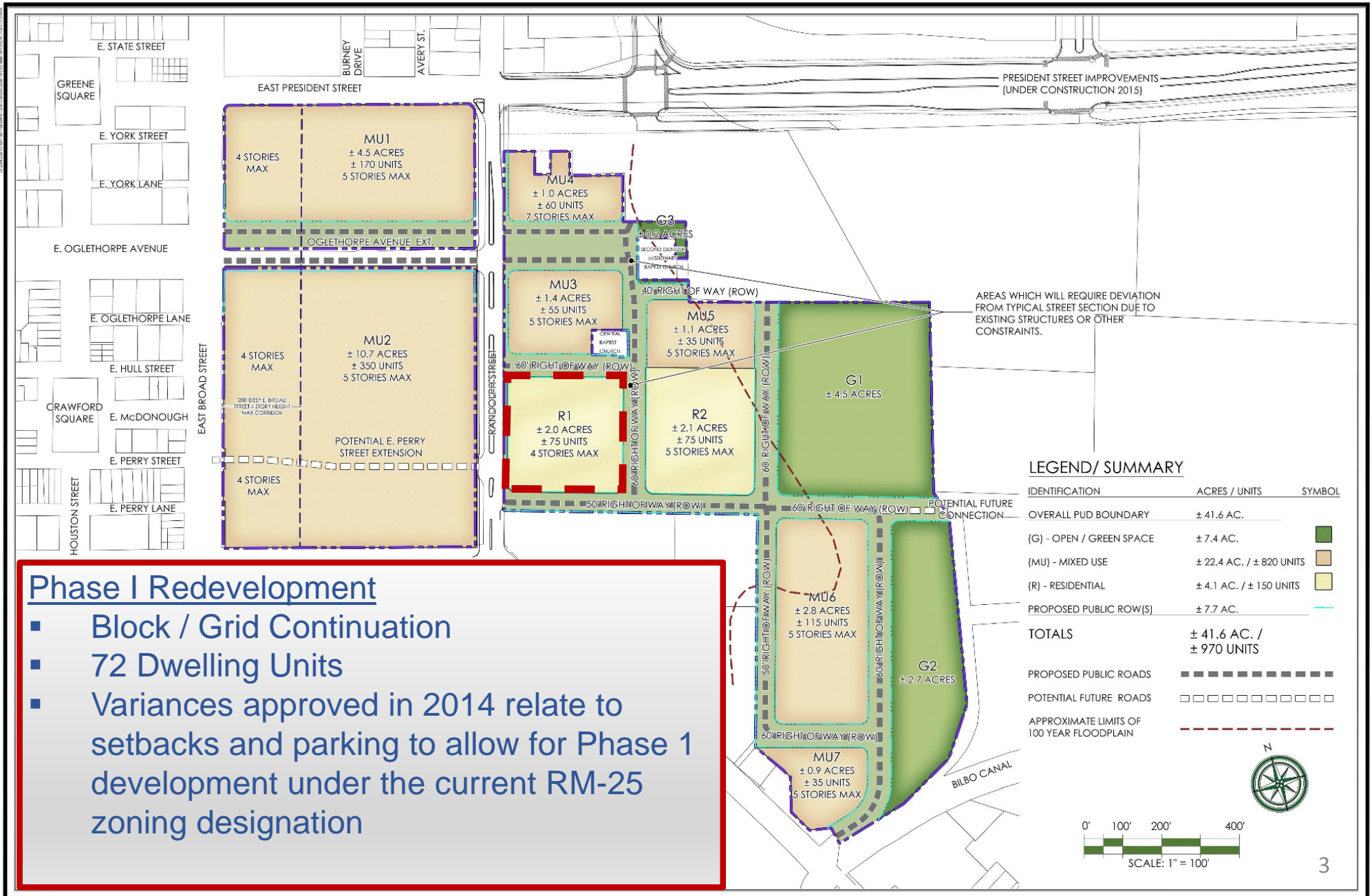
## PHASE I HITCH VILLAGE REDEVELOPMENT





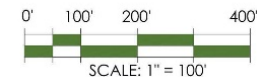
# FRED WESSELS / HITCH VILLAGE

## PHASE I HITCH VILLAGE REDEVELOPMENT



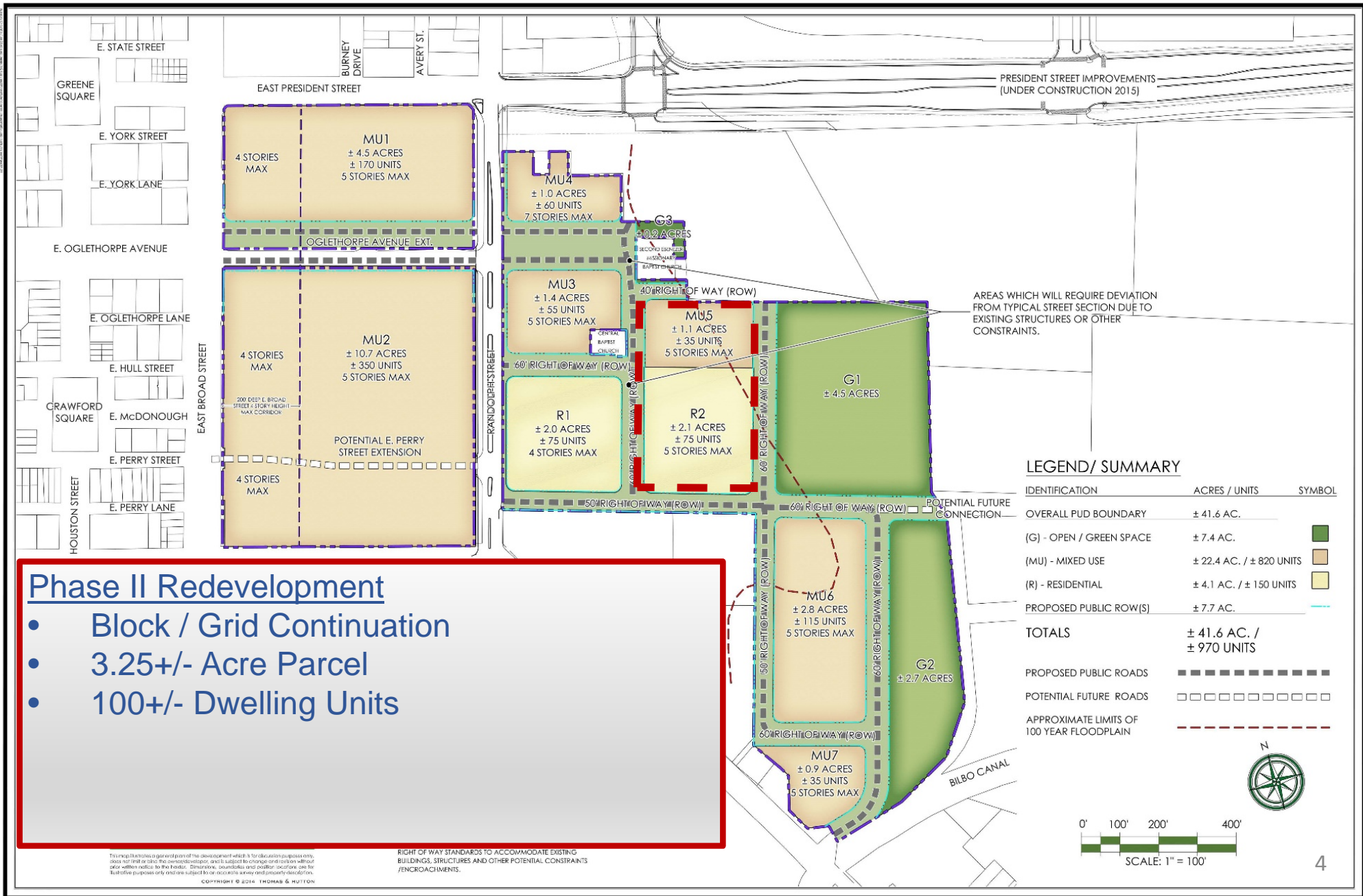
### Phase I Redevelopment

- Block / Grid Continuation
- 72 Dwelling Units
- Variations approved in 2014 relate to setbacks and parking to allow for Phase 1 development under the current RM-25 zoning designation



# FRED WESSELS / HITCH VILLAGE

## PHASE II- HITCH VILLAGE REDEVELOPMENT

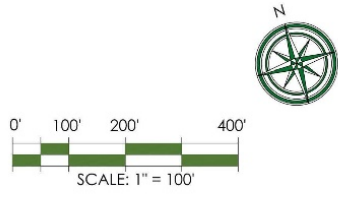


**Phase II Redevelopment**

- Block / Grid Continuation
- 3.25+/- Acre Parcel
- 100+/- Dwelling Units

### LEGEND/ SUMMARY

IDENTIFICATION	ACRES / UNITS	SYMBOL
OVERALL PUD BOUNDARY	± 41.6 AC.	—
(G) - OPEN / GREEN SPACE	± 7.4 AC.	■
(MU) - MIXED USE	± 22.4 AC. / ± 820 UNITS	■
(R) - RESIDENTIAL	± 4.1 AC. / ± 150 UNITS	■
PROPOSED PUBLIC ROW(S)	± 7.7 AC.	—
<b>TOTALS</b>	<b>± 41.6 AC. / ± 970 UNITS</b>	
PROPOSED PUBLIC ROADS		—
POTENTIAL FUTURE ROADS		□
APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN		- - -



This map illustrates a general view of the development which is for information purposes only, does not constitute a contract, and is subject to change without notice. Dimensions, boundaries and other information are for illustrative purposes only and are subject to change without notice. COPYRIGHT © 2014 THOMAS & HUTTON



LORD  
AECK  
SARGENT

# Hitch Phase 1 Architectural Design

2.12.15

## Overview

### PROCESS:

**Met with Historic Savannah  
Foundation**

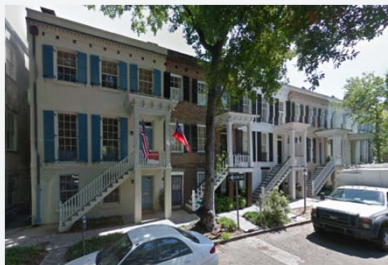
**Review of Similar Downtown  
Precedents**

**Informal Image Survey**

**Discussion with HAS Staff in  
October 2014**



# Precedents



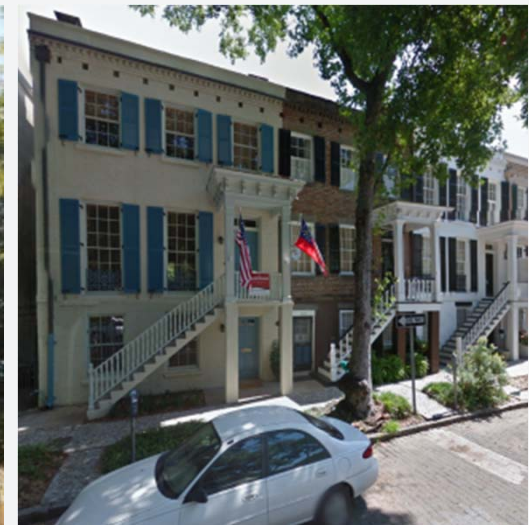
# Preferred Precedents

Based on Stakeholder  
Preferences & Common Features



## Precedent Design Elements:

- Vertical “Row House” Delineation
- Ground Floor Entries At Sidewalk
- Vertical Double Hung Windows
- Delineated Base Across First Floor
- Brackets At Eave
- Savannah Porch
  - Roof at Second Floor
  - Projecting off Front of Building
  - One Porch per “Row House”



# Site Plan

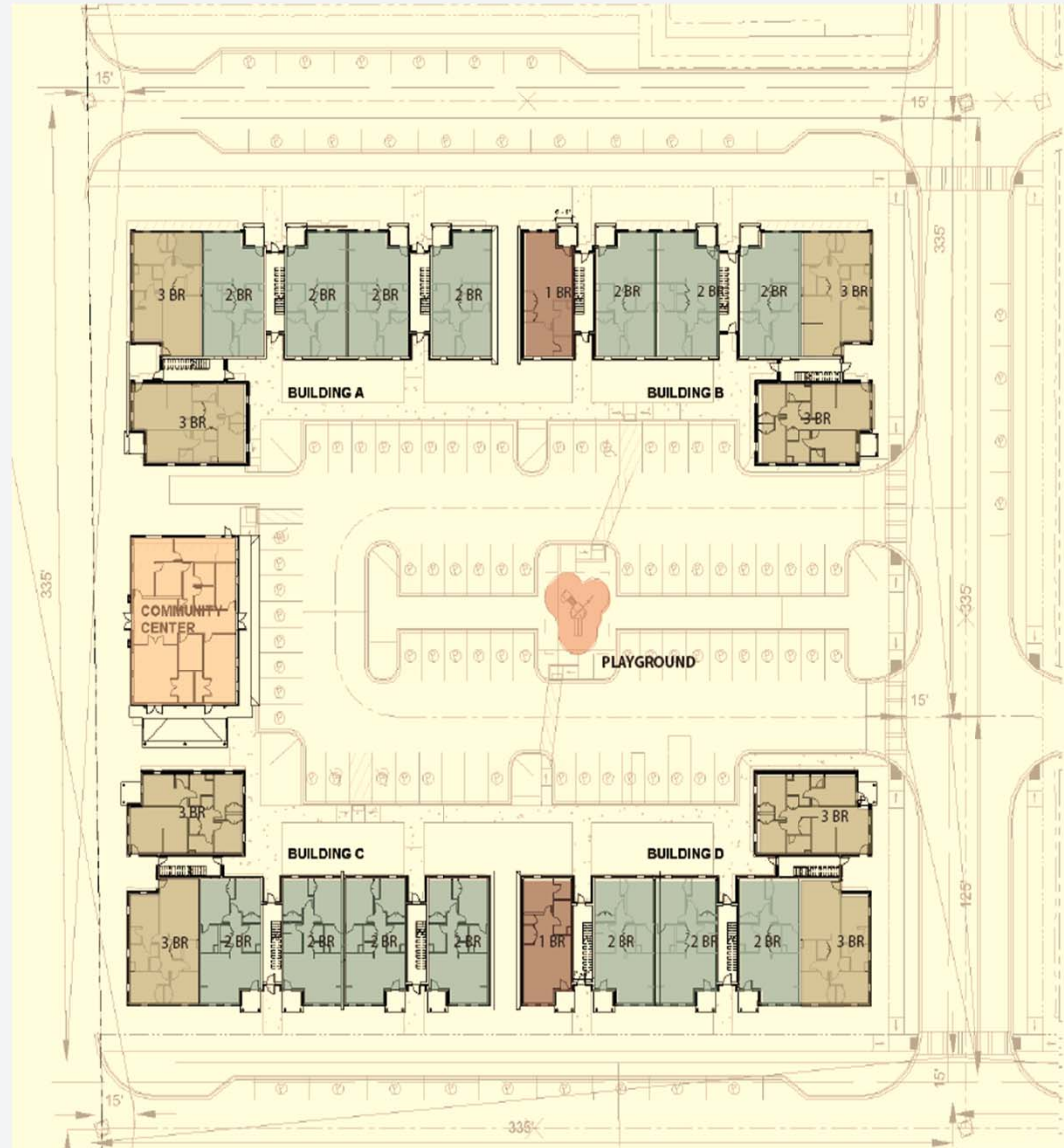
72 Units

- 6 – 1BR
- 42 – 2BR
- 24 – 3BR

Laundry in units

### Community Building

- Leasing/Management
- Mail
- Fitness Center
- Computer Room
- Covered Patio/ BBQ
  
- One parking space per unit on site
- New Street Parking

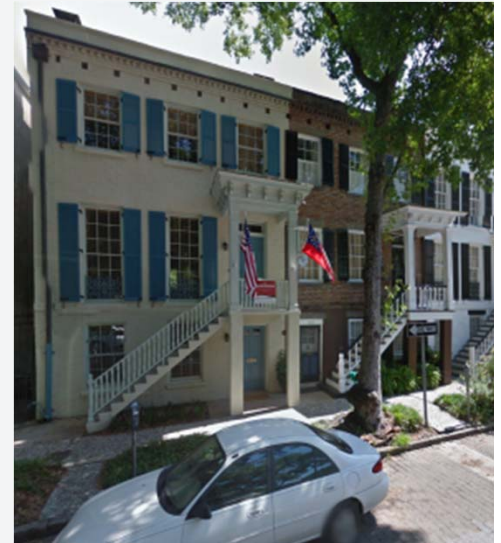




## Design Solution: Hull St. Elevation



## Design Solution: Precedent Comparison



## Corner Design Solution: Precedent Comparison



## Street Level Character



## Design Solution: Randolph Elevation



## Community Building - Precedent Design Elements:

- Symmetrical Hipped Roof
- 4 Sides, Full-Height Brick
- 1 Story But Tall Eave Height
- Centralized Entry with Pediment & Arch
- Ganged Double Hung Windows
- Cornice and Base Detail
- Open Weave Brick Fencing



## Design Solution: Community Building



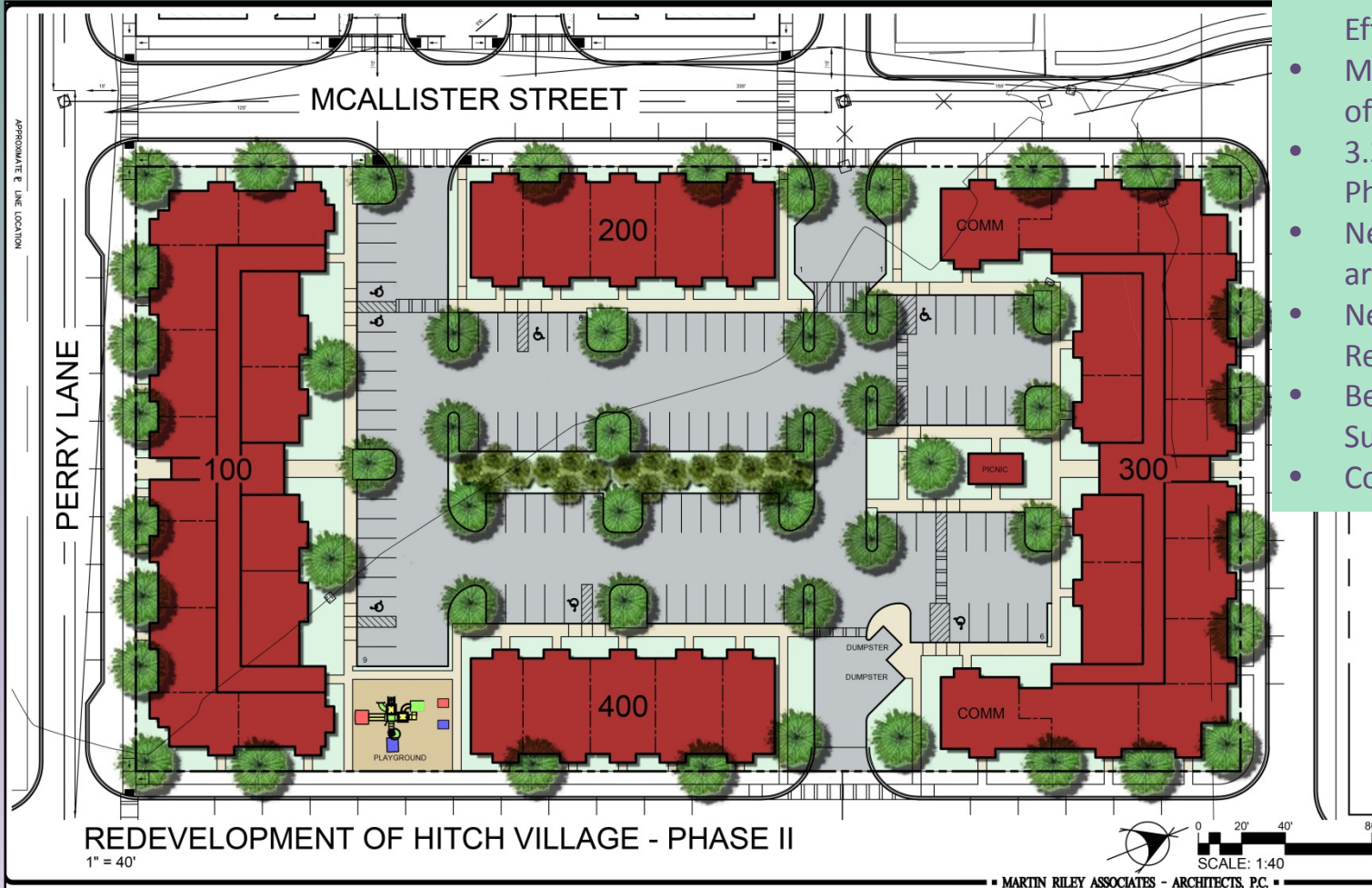
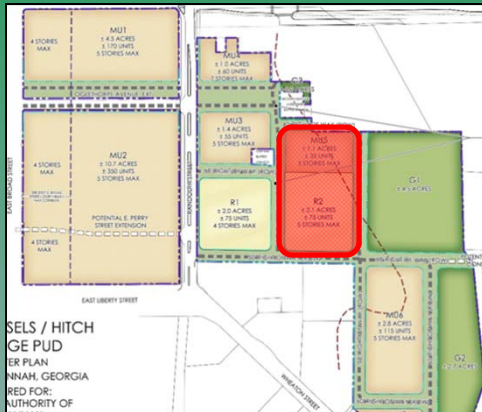
# HITCH VILLAGE PHASE II

## SAVANNAH, GEORGIA





# HITCH VILLAGE PHASE II PRELIMINARY CONCEPT



- 100+/- New Energy Efficient Homes
- Match Historic Character of Savannah
- 3.3 Acres Adjacent to Hitch Phase I
- New Playground & Picnic area
- New Community Leasing & Resident Activity Space
- Begin Construction Summer 2016
- Completion Late 2017

# WESSELS AND BLACKSHEAR HOMES REHABILITATION

Rental Assistance Demonstration  
Projects  
SAVANNAH, GEORGIA



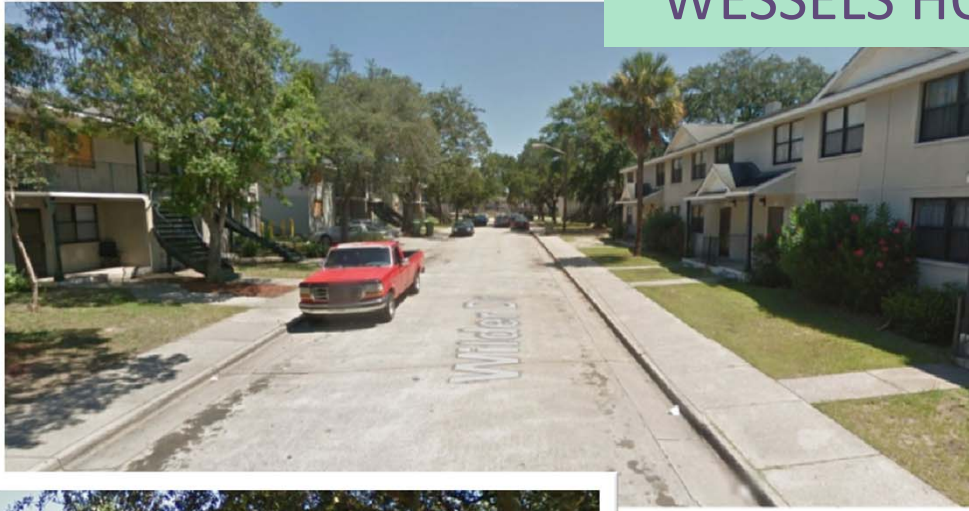
## EXISTING SITE PLANS AND CONTEXT



Both Wessels and Blackshear are part of the East Savannah Gateway Study

- Existing developments
- To be rehabilitated under the RAD (Rental Assistance Demonstration) Program
- Redevelopment will include selective demolition to allow for additional new units.
- First phase will renovate existing units: new units will be added in future phases.
- Existing community buildings and spaces will be renovated in the first phase.

## WESSELS HOMES REHABILITATION

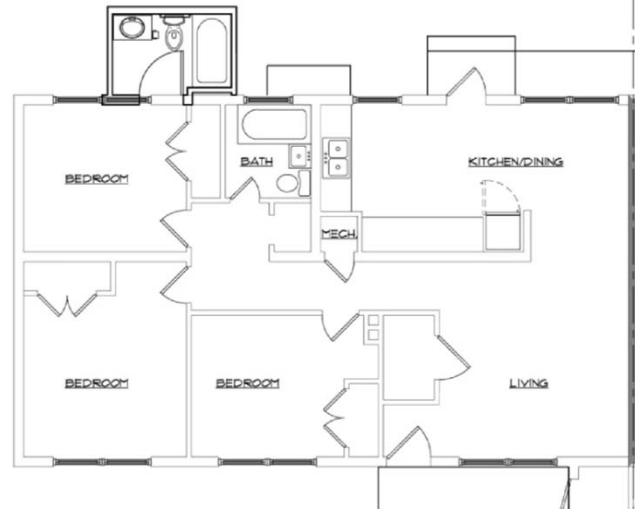


### Wessels Challenges:

- Building stairs and entries need repair and replacement.
- Interior upgrades for HVAC left exposed ductwork and conduit.
- Stucco exteriors and windows are not appropriate for Savannah context.
- Amenities lacking: no community room.



## WESSELS HOMES UPGRADES



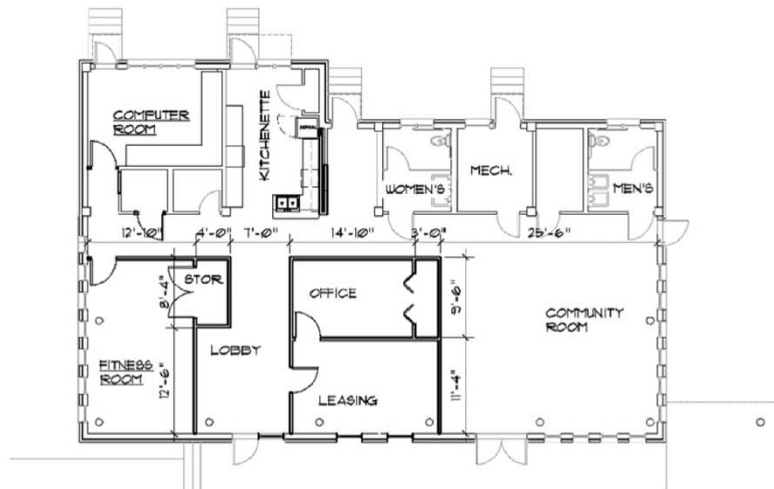
2 THREE BEDROOM  
1,047 - 1,128



### Unit upgrades:

- New entry stairs fully covered with roofs.
- Added bathrooms to 3br and 4br units.
- Washer and dryer included in all units.
- Larger, more energy efficient windows.
- Renovated kitchens and bathrooms.
- New roofs, gutters and downspouts.
- Exposed ductwork and exposed conduit covered with drop ceilings and concealed.
- New paint and finishes (paint, flooring, etc.)

# WESSELS HOMES UPGRADES



2 COMMUNITY BUILDING - RENOVATION PLAN  
1/8" = 1'-0"

## Community Building:

- Renovated first floor of HA office building:
  - Fitness Center
  - Computer Room
  - Community Room with kitchenette
  - Upgraded restrooms
  - Office for leasing and management



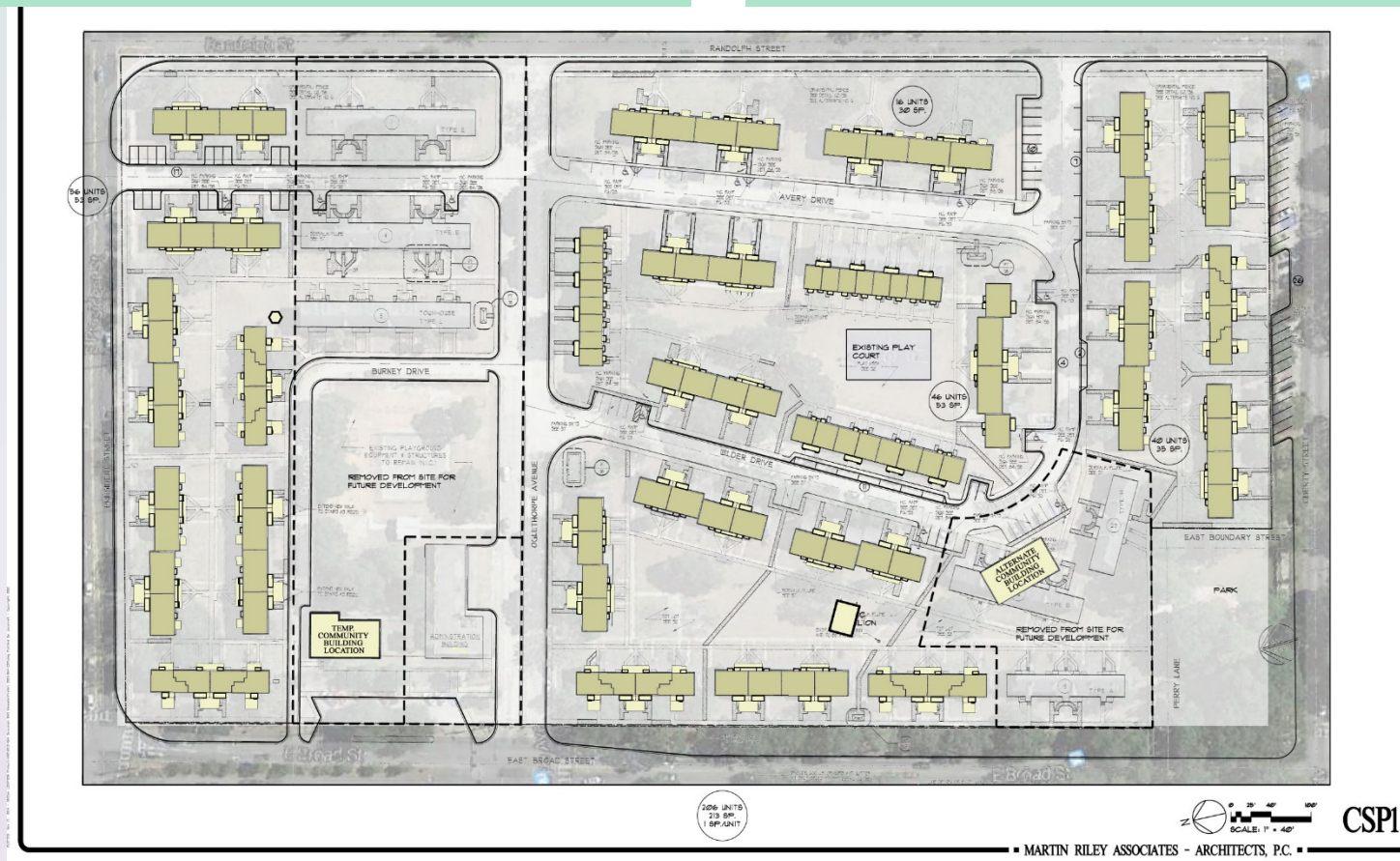
# WESSELS SITE PLAN – INITIAL PHASE

## Site Work Includes:

- Improved parking for all units – permanent parallel spaces and additional parking internal to the unit groups.
- Repair and replace sidewalks.
- Upgraded mail facilities.

## Upgraded or replaced site amenities:

- Play court
  - Picnic pavilion
  - Tot lot
  - Gazebo
- Final amenities selections made with community input.



# BLACKSHEAR HOMES REHABILITATION



## Blackshear Challenges:

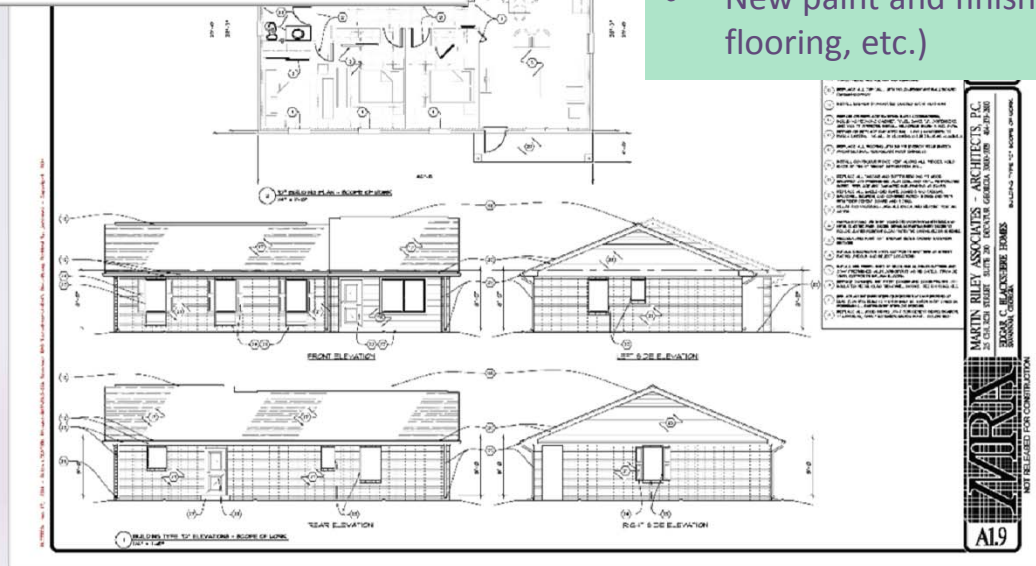
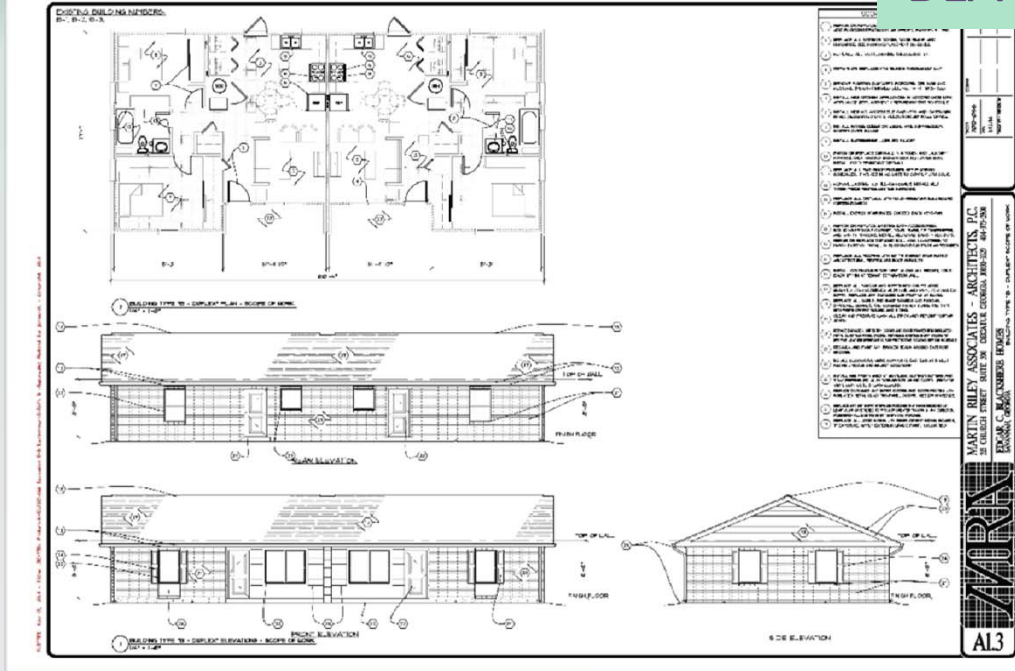
- Units require modernization.
- Exterior materials require replacement and repair.
- Community Room needs repair and upgrading.
- Scattered sites need unifying circulation system for pedestrians.
- Unprotected boundaries.



# BLACKSHEAR HOMES UPGRADES

## Unit upgrades:

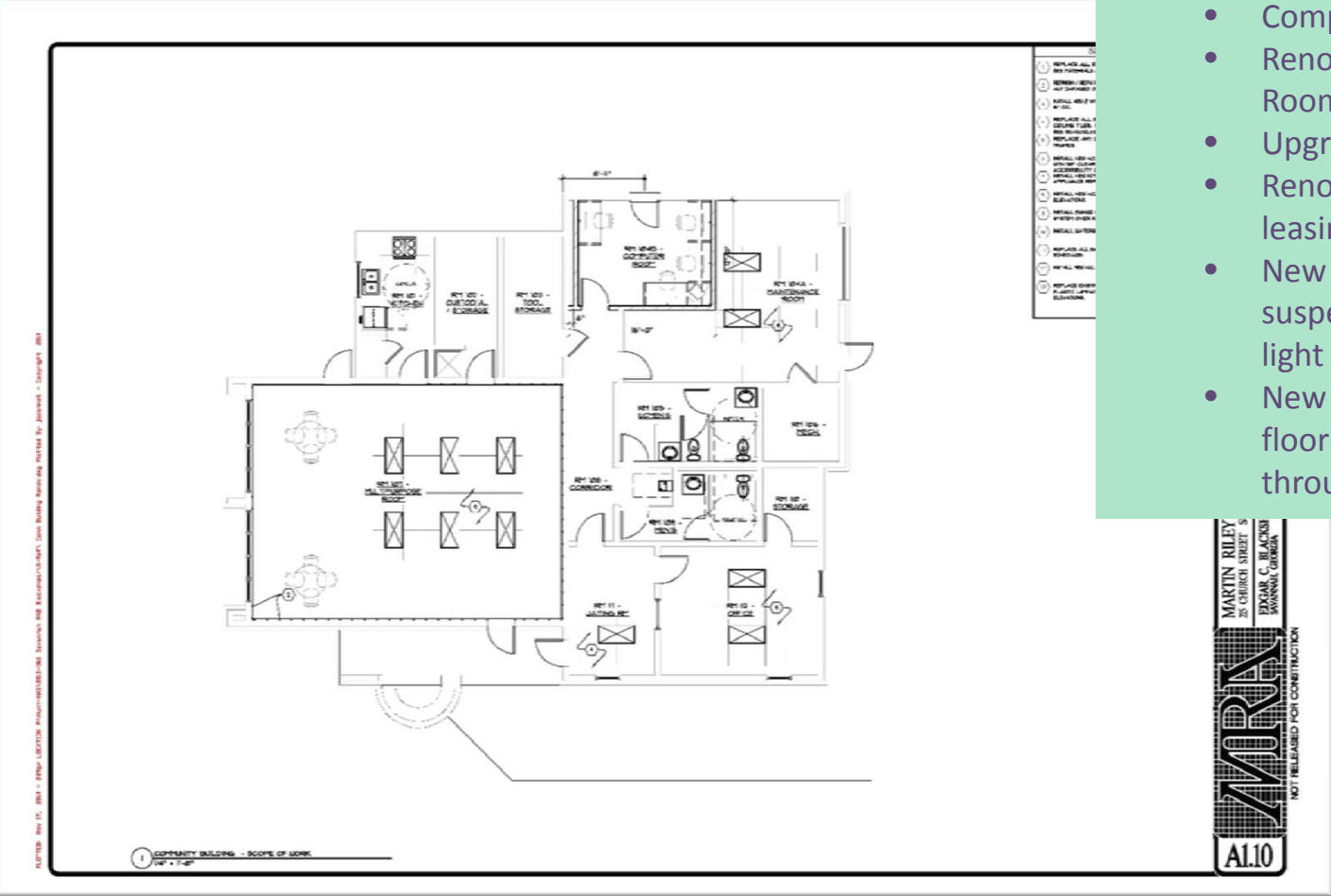
- Replace wood siding with fiber cement. Refurbish brick.
- Replace fascia and soffits.
- Added bathrooms to 3br and 4br units.
- Washer and dryer included in all units.
- Upgraded windows.
- Renovated kitchens and bathrooms.
- New roofs, gutters and downspouts.
- New paint and finishes (paint, flooring, etc.)



# BLACKSHEAR HOMES UPGRADES

### Community Building:

- Renovated Blackshear Community Building:
  - Computer Room
  - Renovated Community Room with kitchenette
  - Upgraded restrooms
  - Renovated Offices for leasing and management
  - New building roof, suspended ceilings and light fixtures.
  - New finishes (paint, flooring, etc.) throughout.



## BLACKSHEAR SITE PLAN – INITIAL PHASE

### Site Work Includes:

- Create internal circulation routes within the site.
- Close off unwanted access of site from the north side of Pounder street with fencing.
- Repair and replace damaged sidewalks.
- Upgraded mail facilities.
- Upgraded or replaced site amenities:
  - Picnic pavilion
  - Tot lot
  - Gazebo
- Final amenities selections made with community input.

