Pink Zone Workshop

Presentation of Findings

12 October 2017
Lean Urbanism: Making Small Possible

A RETURN TO COMMON SENSE

CURRENT SYSTEM
- UNFAIR
- PROBLEMS
  - TAKES TOO LONG
  - COSTS TOO MUCH
  - REQUIRES EXPERTS
  - REQUIRES CERTIFICATION
  - PRIVILEGES HIGH TECH

SOLUTIONS
- PINK ZONES
- THRESHOLDS
- WORKAROUNDS
- APPRENTICESHIP
- VERNACULAR SYSTEMS

UNFAIR PROBLEMS TAKES TOO LONG COSTS TOO MUCH REQUIRES EXPERTS REQUIRES CERTIFICATION PRIVILEGES HIGH TECH

THE YOUNG • THE SMALL • THE MAKER • THE IMMIGRANT

A RETURN TO COMMON SENSE
Savannah Pilot Project

- Savannah is one of five national pilots for the Project for Lean Urbanism. The project sponsor is the Savannah Development and Renewal Authority, with support from elected officials, municipal staff, nonprofits, and neighborhood leaders.

- Phase 1, Savannah pilot: October 2016 to August 2017. A team from the Project for Lean Urbanism visited to identify obstacles to small-scale economic development.

- Phase 2: This week is the main workshop to establish an Action Plan and Lean projects in two Pink Zones within the city.
What is a Pink Zone?

• A Pink Zone — an area where the red tape is lightened — is the focus for Lean strategies and improvements. It is an area where new protocols are pre-negotiated and experiments are conducted.

• Barriers to revitalization and infill development will be identified, in code requirements and in processes, and strategies will be created to reduce barriers, and de-risk projects by small developers or individual property or home owners.
Two Pink Zones
Mongomery/MLK and Waters Ave.

Pink Zone Location 1

Pink Zone Location 2

E 34th St.
E 35th St.
E 36th St.
E 37th St.
Waters Ave.
Seiler Ave.
Live Oak St.

Burroughs St.
W. Anderson St.
Mauldin Lumber Klopfer Blvd.
Jefferson St.
33rd St.
34th St.
35th St.
36th St.
37th Street

Pink Zone Location 1

Pink Zone Location 2
Vacant Buildings and Parcels for Scenario Testing

Pink Zone Location 1

Pink Zone Location 2

Vacant Buildings and Parcels for Scenario Testing
MLK/Montgomery Police Precinct
Waters Ave.
City-Owned Property
Waters Ave.
Streetscape Improvements
Potential Building Types in Pink Zones

- Single-story Commercial
- Single-family Detached
- Duplex (40’, 45’ 50’ Frontage)
- Four-plex (50’,60’, 65’ Frontage)
- Carriage House
- Live-Work Unit
- Market Building
- Event Space
“Unregulating” Plan

- Test new uses in the Pink Zones per zoning, building and other permitting processes such as food and beverage licensing.
- Identify barriers and local precedents that could remove those barriers.
- These form the basis of an “Unregulating Plan.”
Waters Ave. City Property: Incremental Revitalization
Waters Ave.: Possible Redevelopment of Three Parcels
Team developed a number of viable, contextual and desirable building types that would fit onto parcels in the Pink Zone. All are building types that already exist in the neighborhoods.

These were tested against both the existing zoning and the proposed new zoning ordinance (v.3).

Where the buildings were not permitted, we looked for precedents elsewhere in Savannah that made them possible and applied them.
Duplex; 40 Foot Lot

40' Lot (Duplex)
Option 1: Open Parking

First Floor

40' Lot (Duplex)
Option 2: Carriage House

First Floor

40' Lot (Duplex)
Option 1: Open Parking

Second Floor

Front Elevation

40' Lot (Duplex)
Option 2: Carriage House

Second Floor
Four Plex, 50' Lot

Second Floor

Front Elevation

First Floor

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the project for LEAN URBANISM
Four Plex, 60’ Lot
Four Plex with Carriage House, 65’ Lot
Carriage Houses

**The Daisy**
- First Floor Plan: 887 square feet
- Second Floor Plan: 489 square feet

**The Jil**
- First Floor Plan: 319 square feet
- Second Floor Plan: 321 square feet

**Carriage House 1**
- 645 Sq.ft.
- Living Area

**Carriage House 2**
- 288 Sq.ft.
- Living Area

*This is an artist’s rendering. The final set of construction documents may have been updated from this conceptual plan. 180 Degrees Design Studio, LLC reserves the right to make any alterations.*

956 sq. ft.
1 bedrooms
1 baths
Basement: N
Width: 24'0"
Depth: 22'0"

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FAX: 816-531-9695
www.180DEG.COM

KANSAS CITY, MISSOURI
Single-story Commercial Buildings
Market

Elevation
Barriers

- Restrictions on uses — Montgomery Corridor
- Parking Requirements in excess of other neighborhoods
- Setbacks, especially side setbacks for commercial corridors
- Frontage conditions vary, some are prohibitive
- Complexity: four different zoning conditions, multiple overlays
## THE PROJECT FOR LEAN URBANISM
### SAVANNAH PILOT PROJECT

### Montgomery Street Pink Zone

<table>
<thead>
<tr>
<th>TYPE</th>
<th>ZONING DISTRICT</th>
<th>BARRIER</th>
<th>PROPOSAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Story Commercial</td>
<td>TC-1</td>
<td>Prohibited Use: Warehouse or Office Showroom; Flex Space</td>
<td>Remove restrictions</td>
</tr>
<tr>
<td></td>
<td>TC-2</td>
<td>Building Setbacks:&lt;br&gt;Side Yard (int.) = 10 (min)</td>
<td>Remove side yard setback</td>
</tr>
<tr>
<td></td>
<td>TR-1</td>
<td>Prohibited Use: Commercial</td>
<td>Remove restrictions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lot Dimension:&lt;br&gt;Lot Area / Lot Width (various restrictions)</td>
<td>Remove restrictions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building Coverage (max):&lt;br&gt;Two-family, Three &amp; Four-Family = 40%&lt;br&gt;All other housing types &amp; uses = 50%</td>
<td>Remove restrictions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building Setbacks:&lt;br&gt;Front Yard = 5 (min); 10 (max)&lt;br&gt;Side Yard (interior) = 5 (min)&lt;br&gt;Side Yard (street) = 10 (min)&lt;br&gt;Rear Yard = 20 (min)&lt;br&gt;From Access Easement = 5 (min)</td>
<td>Remove setbacks</td>
</tr>
<tr>
<td></td>
<td>TN-2</td>
<td>Prohibited Use: Commercial (various restrictions)</td>
<td>Remove restrictions</td>
</tr>
</tbody>
</table>
# THE PROJECT FOR LEAN URBANISM

## SAVANNAH PILOT PROJECT

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<tbody>
<tr>
<td></td>
<td></td>
<td>Lot Dimension:</td>
<td>Remove restrictions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lot Area / Lot Width (various restrictions)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Building Coverage (max) = 60%</td>
<td>Remove restriction</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Nonres. building footprint (max sf) = 2,500</td>
<td>Remove restriction</td>
</tr>
<tr>
<td>Building Setbacks (blocks w/o contributing):</td>
<td></td>
<td>Front Yard = 5 (min); 10 (max)</td>
<td>Remove setbacks</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side Yard (interior) = 5 (min)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side Yard (street) = 10 (min)</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Rear Yard = 20 (min)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>From Access Basement = 5 (min)</td>
<td></td>
</tr>
<tr>
<td>Building Setbacks (blocks w/ contributing):</td>
<td></td>
<td>Front Yard = average of block face</td>
<td>Remove setbacks</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side Yard (interior) = 3 (min)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Side Yard (street) = average of block face</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rear Yard = 20 (min)</td>
<td></td>
</tr>
<tr>
<td>MLK - Montgomery</td>
<td>Street Overlay</td>
<td>Permitted Use:</td>
<td>Remove restrictions</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Restrictions on Ground Floor</td>
<td></td>
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<tr>
<td>Prohibited Use:</td>
<td></td>
<td>Soup Kitchen; Day Care; Flea Market; Package Store; Laundromat</td>
<td>Remove restrictions</td>
</tr>
<tr>
<td>General Req</td>
<td>Site Plan Review is required</td>
<td>Parking:</td>
<td>Remove requirement</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Retail, General = 1 per 250sf</td>
<td>Utilize Victorian and Streetcar Parking Reductions</td>
</tr>
</tbody>
</table>
Lean Code Overlay

- The proposed changes would be collated into a Lean Code overlay for each Pink Zone, and adopted by Council.

- The Lean Code will define frontage conditions, maximum number of stories, access and servicing, and parking standards on and off street.

- The Lean Code would not restrict density or use, except for nuisance uses.

- The Lean Code shall be applicable to sites of up to four contiguous parcels. Larger sites will be subject to normal processes due to their greater impact.
Pre-Approved Building Types

- Precedent: Master Home Loan Approval Program
- Site Plan
- Plan Set for each building type
- Submit a few house types for pre-approval to test process, then submit plan book with site plan showing all possible types for subject parcels
- Will de-risk process for both developers and lenders/investors
Existing Program: Enterprise Zones

- Requirements: Development must create 5 jobs or increase land value 5 times
- Incentives: Fee Waiver, Tax Abatement for up to 10 Years
- Extend these benefits to all small projects in the Pink Zones
Savannah Pink Zone Work Group

- A work group will be formed to facilitate revitalization in the Pink Zone, including city departments.

- SDRA has championed the Lean pilot project.

- A city coordinator to facilitate development proposals in the Pink Zone through review and permitting, including development review processes for fire safety, traffic engineering, sanitation, water and stormwater.

- The Project for Lean Urbanism will continue to mentor the project.