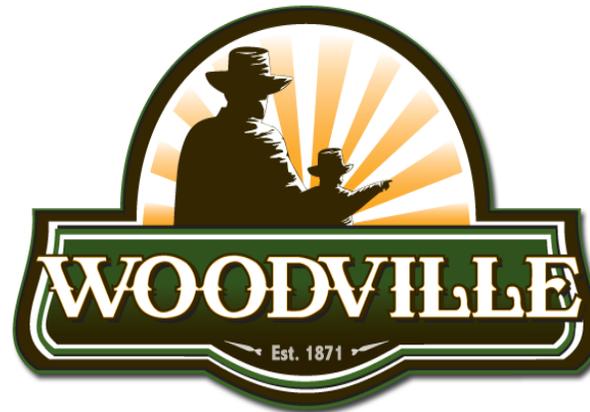


WOODVILLE NEIGHBORHOOD PLAN

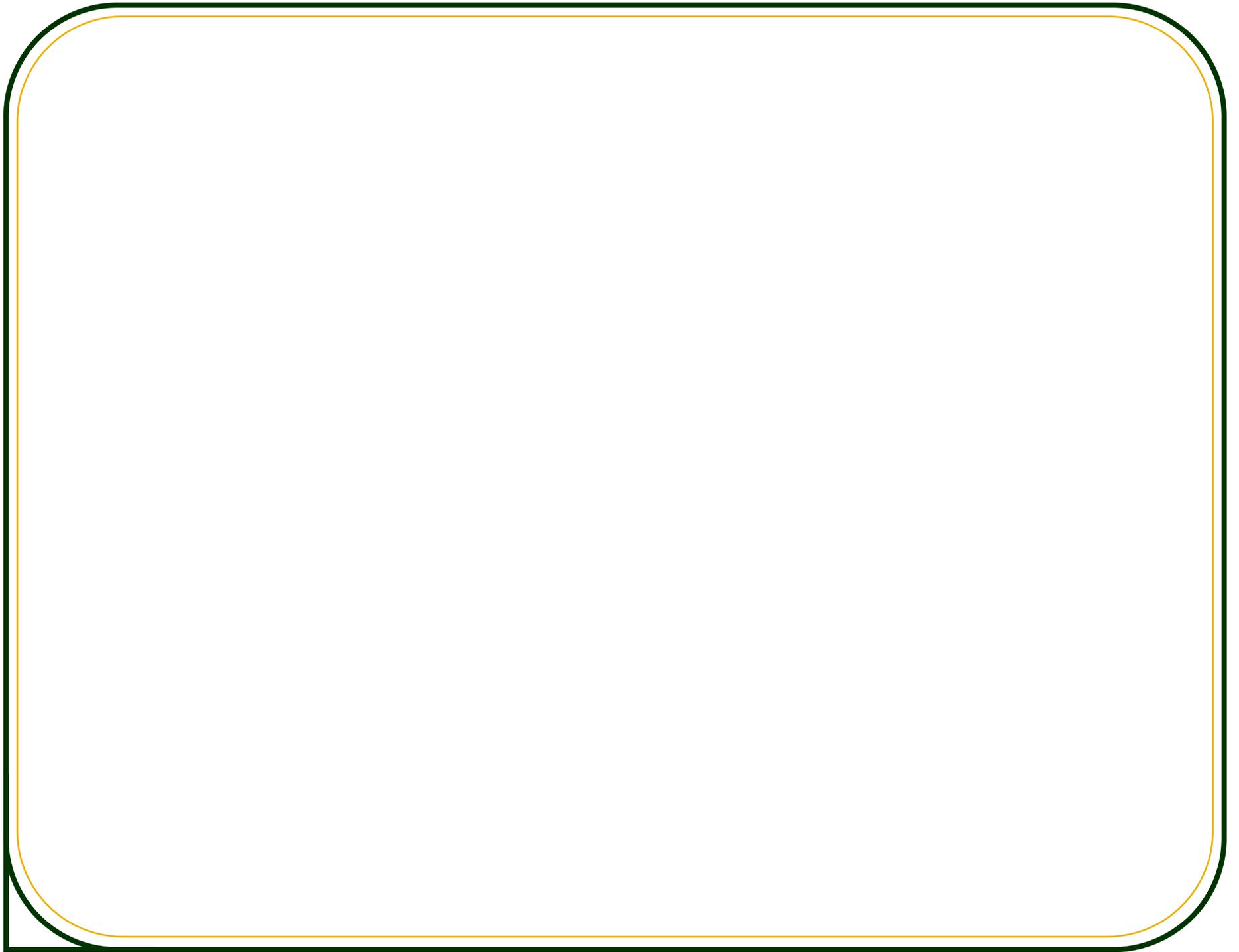


Building on History. Continuing a Legacy.

City of Savannah
Community & Economic Development Bureau
Community Planning & Development Department
and the
Woodville Community Action Organization

2012





WOODVILLE NEIGHBORHOOD PLAN

Building on History. Continuing a Legacy.



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Taffanye Young

COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

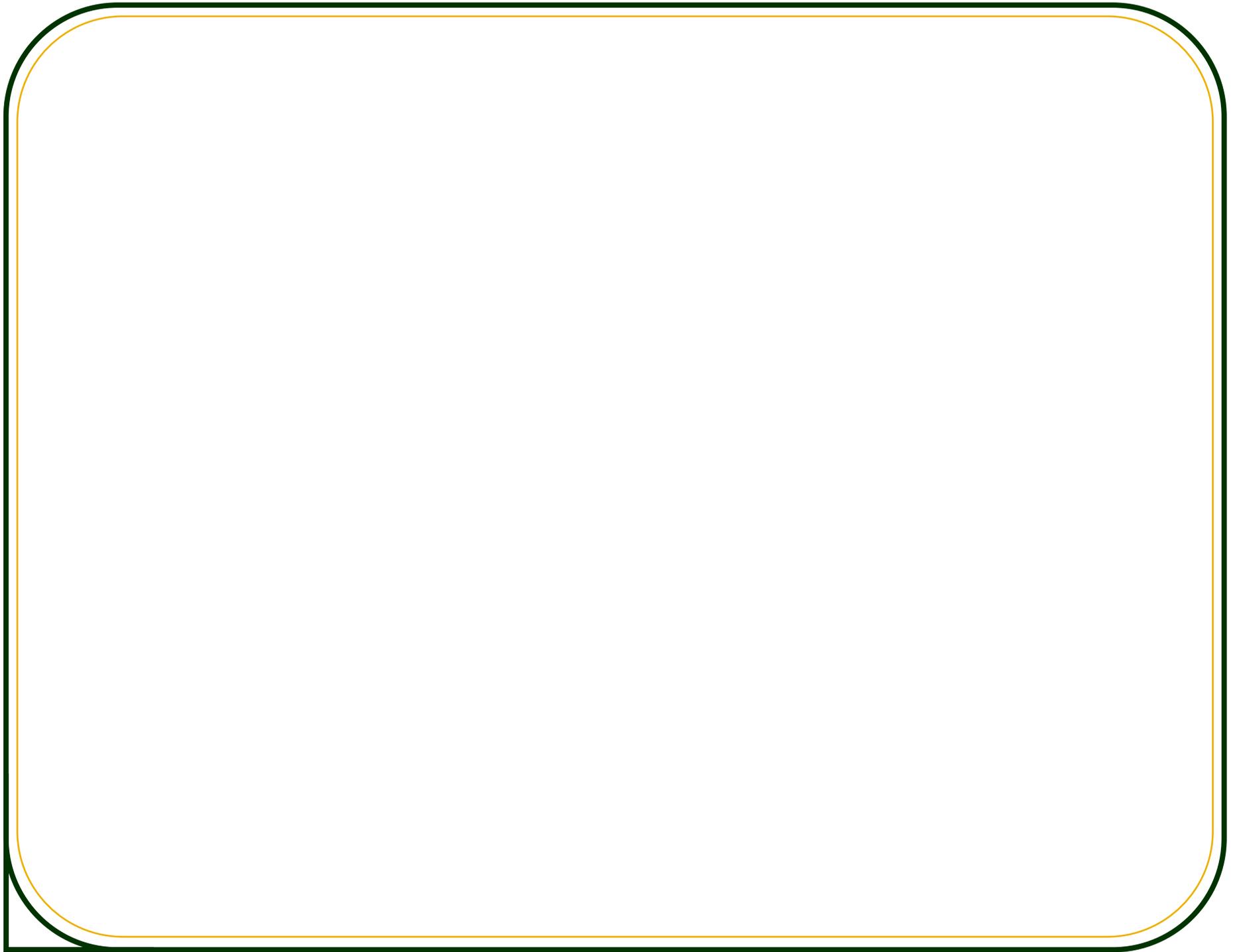
Brian White
Tom Stephens
Chris Gooby
Naomi Brown

Senior Planner
Community Planner
Planning Specialist
Neighborhood Coordinator

WOODVILLE COMMUNITY ACTION ORGANIZATION OFFICERS

Tyrone Ware
Margaret A. Sheppard
Ashia Brantley
Thelma Honeyblue
Rose L. Everett
Rufus Lloyd Miller
Jessie D. Miller
Roberta Cave, Delores Manor
Vernon Bowen

President
Vice President
Secretary
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1

EXECUTIVE SUMMARY

THE WOODVILLE NEIGHBORHOOD PLAN

Plan Summary

The Woodville neighborhood is an established neighborhood that dates to the 1870's. The neighborhood has seen much change in that time. Originally an unincorporated area outside the city of Savannah, it has been slowly annexed within the city limits.

Over the last year and half the Woodville neighborhood association—the Woodville Community Action Organization—has been working with the city's Community Planning and Development Department to create a vision of what the residents would like to see the neighborhood become in the future. City staff compiled information to create a view of existing conditions within the community. Staff then worked with the neighborhood association to develop an action plan with goals, objectives, and strategies that will guide the neighborhood forward.

The following goals were created in the action plan process:

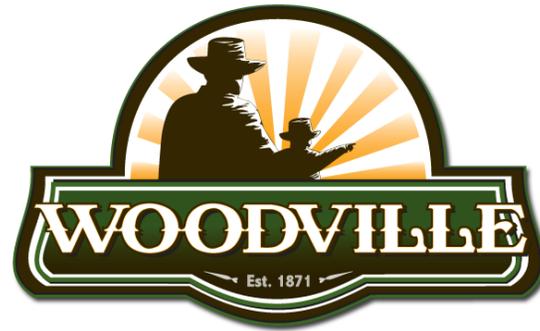
- A neighborhood that provides economic opportunities, in appropriate areas, to residents to reduce poverty and increase self-sufficiency.
- A neighborhood consisting of safe and decent housing that is of an appropriate density, conforms to the current zoning, is compatible with the existing housing styles, and affordable for all who wish to make Woodville home.
- A neighborhood that is free of crime and has safe traffic conditions for visitors and residents.
- A neighborhood that has sufficient infrastructure in good condition.
- A neighborhood that has appropriate space to develop and offer opportunities for recreation and leisure which enrich the quality of life for all citizens, and to efficiently manage the public resources placed under its stewardship.
- A neighborhood that is healthy and free of environmental hazards.
- A neighborhood with land use and zoning standards that support and maintain the predominately residential and traditional character of the Woodville neighborhood, while allowing commercial land uses at appropriate locations along West Bay Street.

Plan Document Overview

The Woodville Neighborhood Plan is organized into four sections:

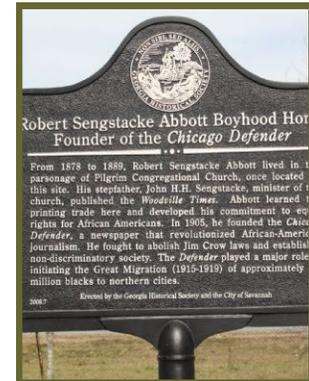
- Introduction
- Existing Conditions
- Action Plan
- Implementation Plan

The first section introduces the reader to the neighborhood planning process and the Woodville community. Secondly, the existing conditions report looks at Census data, 2010 survey results, and other data items that are relevant to the completion of the plan. The action plan was resident-driven with input from city staff on developing achievable goals, objectives and strategies. The implementation plan looks at how the plan can be implemented upon adoption by city council. Cost estimates for various objectives should be developed as the implementation plan is carried out to best reflect current conditions.



Woodville Community Vision

The Woodville Community will be a safe, healthy, environmentally friendly community where residents are engaged in uplifting each other spiritually, socially and economically while cherishing our cultural heritage and promoting our significant history.



2

INTRODUCTION

& METHODOLOGY

CREATING THE NEIGHBORHOOD PLAN

Purpose of the Neighborhood Plan

The purpose of this plan is to act as a guide for development and improvements within the Woodville neighborhood. This plan speaks to the vision that the residents have to grow into the 21st Century. The City of Savannah's Community Planning and Development Department worked closely on the development of the plan with neighborhood residents and the neighborhood association.

The plan addresses existing conditions in the neighborhood. Taking into account these conditions led to the development of an action plan that will be used to implement projects and improvements within the neighborhood. The plan is a partnership between the city and the neighborhood association in taking the necessary steps to improve the quality of life for residents of Woodville.

The second purpose of the Woodville Neighborhood Plan is to meet the requirements of Title 36, Chapter 61 of the Code of Georgia, as amended, known as the Urban Redevelopment Law. Compliance with this law grants certain powers to the City of Savannah that are necessary to carry out redevelopment activities in the area.

The Planning Process

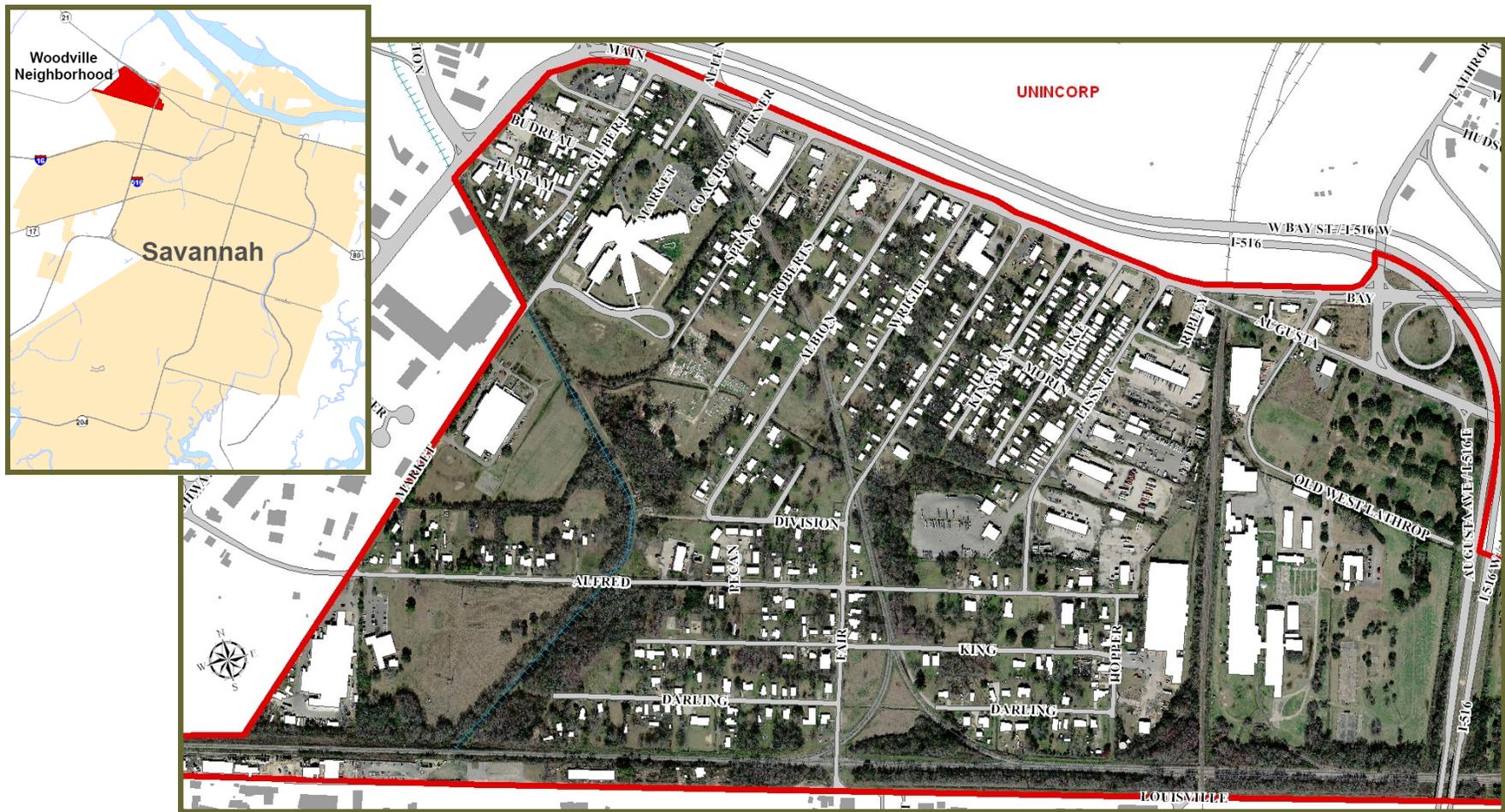
The planning process was started by city staff performing a conditions survey on all parcels within the Woodville neighborhood. This survey gave staff information that could be used to determine what issues existed in the neighborhood. Once the survey data and demographic data were collected, city staff started working with a planning committee established by the neighborhood association. Driven by the wishes of the neighborhood, an action plan was created for implementing the needs of the community. This action plan was vetted by relevant city departments to ensure that everything in the plan could be accomplished.

Once City Council adopts the plan, the document moves into the implementation phase. Implementation will take place through a partnership between the city, neighborhood association, and other entities to ensure that the plan is implemented in a timely manner. The action plan is intended to last five years after adoption.

NEIGHBORHOOD LOCATION

The Woodville Neighborhood Plan Area is contained by West Bay Street on the north; Louisville Road on the south; I-516 or Lynes Parkway on the east; and Market Street, US Highway 80 and the Dundee canal on the west.

Two distinct areas are within the plan area boundaries. The plan primarily focuses on the Woodville community which lies west of the rail line adjacent to Old West Lathrop Avenue. East of the rail line lies several large parcels, including the former Francis Bartow property owned by the Housing Authority of Savannah.



WOODVILLE HISTORIC OVERVIEW

Development History

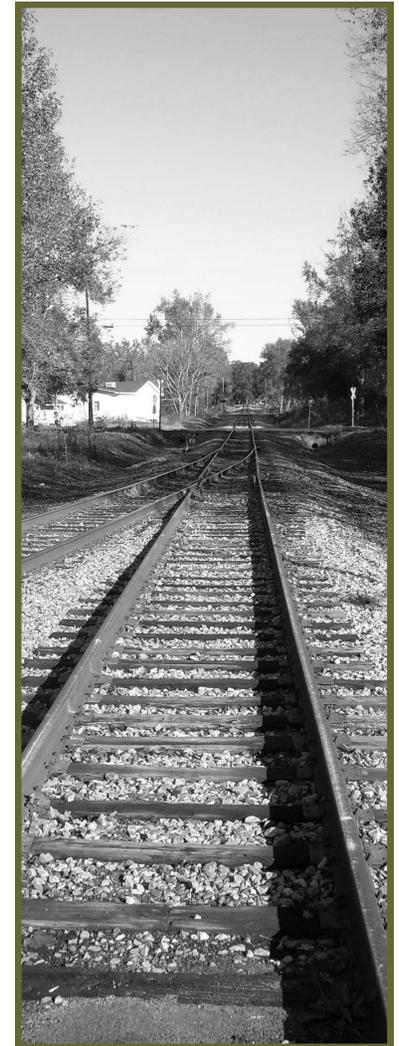
The area that would become Woodville belonged to the Yamacraw Indians until after Chief Tomochichi's death in 1739. When the local Yamacraw moved off to other villages, the colonists gained control of those lowlands west of the city of Savannah. In the 1750s much of the area west of Savannah became plantation lands, including Royal Vale Plantation and Hermitage. Woodville, for the most part, was not part of these colonial plantations but remained forested land until the 1800s when smaller farms, mostly lots for vegetables, were established in the area. In 1869 Charles J. Hull from Chicago purchased a large tract of land which he subdivided by 1871. He called his subdivision Woodville and began selling lots to African Americans for \$75 each on installments. In 1873, Hull deeded land to the Chatham County Board of Education to build the first Woodville School (later, Tompkins).

In the early twentieth century, Woodville was still rural in nature, with a mixture of large and small landowners, although developers were beginning to subdivide lots. In the search for housing, workers for companies such as Union Bag and Paper Corporation, Adeline Sugar Company (Dixie Crystals), the Central of Georgia Railroad and the Port of Savannah were by-passing the already-crowded Yamacraw area and settling further west in Woodville.

Most houses in Woodville were small and one-story. The majority were shotgun houses (one room wide and one or more rooms deep, lined up one behind the other with no hallway). Craftsman-style homes became widespread in the early 20th century. Throughout the century, many of the original small homes were enlarged by additions and newer homes were built larger than earlier ones. Electricity was common in homes by mid-century and gas replaced wood- and/or coal-heat in the 1950s. Modern plumbing and sewer access was not as quickly available. The majority of homes did not have both running water and sewer access before 1980.

During most of the 20th century Woodville had a number of small, family-run businesses such as food shops, gas stations, barber shops, restaurants, beauty shops, and laundromats. There were both black-owned and white-owned establishments. As integration and the civil rights movement progressed and car-ownership increased, the number of these local businesses decreased. Economic times changed. As part of white flight, many white business owners living in the neighborhood sold or relocated their businesses. With increased mobility, neighborhood residents increasingly chose to take their purchasing power elsewhere. Many small businesses today stand empty or have disappeared altogether.

The character of Woodville remained largely rural well through the 1950s, where many, if not all, residents maintained vegetable gardens. In the early 20th century hog pens and chicken coops were common. The gardens and rural nature slowly faded with time. The development of paved roads and sidewalks also proceeded slowly. Lynes Parkway was developed in the 1970s and incorporated into the interstate highway system in 1985. Unpaved roads remained in Woodville until at least 1982. In that year, the residential portions of Woodville were annexed into the City of Savannah, with the remaining industrial areas annexed into the city in 2006.



Organizational History

The Woodville community has a long and well documented history of influential community organizations led by important people. Included within these influential organizations are neighborhood churches, schools, and civic associations. In 1874, Reverend John H.H. Sengstacke secured funds from the American Missionary Association to buy land in Woodville and reorganize and rebuild the Woodville Church as Pilgrim Congregation Church and the associated Twichel School which would become Sengstacke Academy. Rev. Sengstacke published the *Gospel Trumpet* and *Woodville Times*. His stepson, Robert Sengstacke Abbott, learned the printing trade in Woodville. He developed a commitment to equal rights for African Americans and would go on to found the Chicago Defender, a leading and revolutionary newspaper in African American journalism

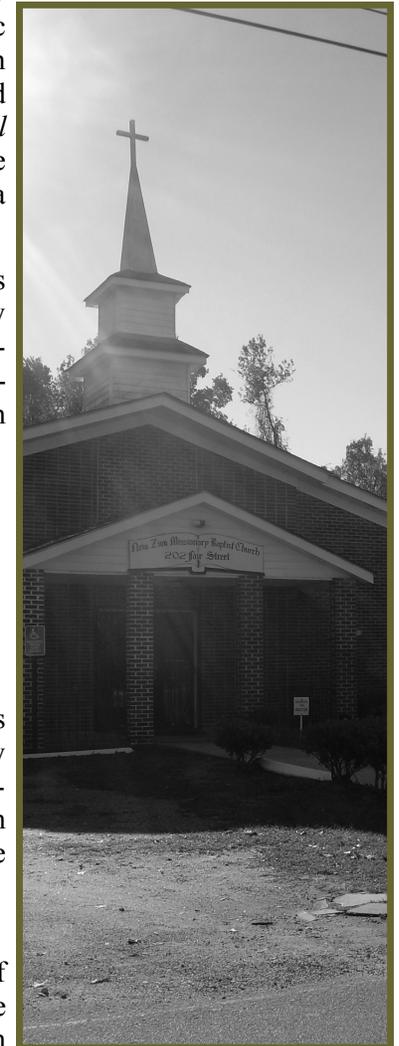
Today numerous churches carry the legacy of the early Christian churches in Woodville. Some of these churches had their beginnings on the Savannah River plantations that covered the area upstream of Savannah. Additionally churches were started by mission organizations seeking to build new congregations. Churches in Woodville include Woodville Community Holiness Church, Holy Jerusalem Church, New Zion Missionary Baptist Church, Little Bryan Baptist Church, Taylor Chapel AME, First African Missionary Baptist Church, Word First Christian Church, Brampton Baptist Church, and Colty Temple.

The Woodville Community Action Organization was formally organized in 1968 with Charlie Bryan serving as President until 1992. The organization can be credited with many accomplishments over its long history. Notable accomplishments include raising funds to establish street lights, speeding the progress of street paving, natural gas connections for homes, changing neighborhood zoning from industrial to residential, installing additional fire plugs, increasing police protection, and establishing a Neighborhood Watch. On the old Sengstacke property the Urban Health Center was established under Curtis V. Cooper and is now named for him.

After acquiring the land, a playground was opened and named Charlie “SAD” Bryan Park in 1992. Three years later land for the Woodville Center was acquired on Darling Street. This joint effort between the City and County has provided a community facility for the Golden Age program, exercise classes, youth sports and games, after-school activities, and computer education. Numerous other activities have been and continue to be conducted in Woodville. The Woodville Community Action Organization continues to be a dynamic and integral part of the neighborhood’s future.

Francis Bartow Place

Separated by rail lines from Woodville proper, Francis Bartow Place was built as defense housing for workers of the Savannah Machine & Foundry Company's shipbuilding division and the Armed Forces Service Depot. After the war Bartow became a low-income neighborhood for whites but was converted to housing for African Americans in 1960. Interstate 516 later divided Bartow into two sections and eliminated nearly 50 apartments. In 2001, while it was undergoing major modernization, termites were found throughout the complex. The damage was such that the property was demolished in 2005. The site remains vacant today.



3

EXISTING CONDITIONS

DEMOGRAPHIC PROFILE

Population

Woodville is a unique community within the City of Savannah. The neighborhood is a small one in terms of population. The plan area had a population of 1,105 in 2000 and 832 in 2010.

Woodville is a predominantly African American community. 94% of Woodville residents are African American while 55% of Savannah residents are African American. The area has a older than average population with the median age being 35.3 in Woodville and 31.3 in Savannah. This is a significant change for Woodville from the 2000 Census when the median age in the neighborhood was 27.8. The changing demographics suggest an aging population and a loss of children and young adults in the neighborhood

Housing & Households

In 2010 Woodville had housing stock nearly identical to the City of Savannah in many ways. The rate of vacancy, owner occupancy and renter occupancy were essentially the same in both areas. Similarly, both areas have a mixture of older and newer housing stock accounting for similar median age of homes. The one noticeable difference in housing stock between the neighborhood and the whole city was the median value of the owner occupied homes.

Household and family makeup in Woodville identified several noticeable differences from the city as a whole. Woodville data reveals a make higher rate of single parent headed families, particularly female headed families. Greater than 1 in 3 households in Woodville is identified as a single female headed household. Conversely, the City of Savannah in total had a higher rate of married couple family households as well as non-family households. Finally, the average household size in Woodville is larger than the average household size citywide. This is not surprising considering the different rates of non-family households. These non-family households can include unrelated individuals living together or individuals living alone.

Population & Race Data	Woodville/ Bartow	City of Savannah
Total Population	832	136,286
Population Density	1,201	1,260
Black	94%	55%
White	4%	38%
Other Race	< 1%	4%
Multi-Racial	1%	2%
Hispanic (ethnicity)	< 1%	5%
Median Age	35.3	31.3

All data from 2010 Census.

Housing Data	Woodville/ Bartow	City of Savannah
Total Housing Units	363	61,883
Vacant	15%	15%
Owner occupied	41%	40%
Renter occupied	44%	45%
Median year home was built	1962	1966
Median value owner occupied units	\$91,500	\$144,900

All data from 2010 Census

Household & Family Data	Woodville/ Bartow	City of Savannah
Total Households	307	52,545
Married Couple Family	24.1%	29.9%
Single Female Headed Family	37.5%	22.4%
Single Male Headed Family	6.2%	4.7%
Non-Family Households	32.2%	43.0%
Persons/Household	2.7	2.4

All data from 2010 Census

The 2010 Census changed the way data is collected and made available. Economic and social data can only be obtained for the Census Tract or Place level (county, city, etc). For Woodville data comes from Census Tract 116, a tract containing two City of Savannah neighborhoods, Woodville/Bartow and Hudson Hill/Bayview.

Education & Employment

Of the adult population in the area, 23% had less than a high school diploma or GED. 50% of adults had a high school diploma or GED as their highest level of attainment while 6% had a college degree, including Associate, Bachelor or higher level degrees. In the city as a whole 32% of adults hold a college degree.

Unemployment rates in the area are reported to be higher than unemployment city-wide, with little change since 2000. However, the area’s labor force participation rate has improved and comes in higher than the city wide participation which has dropped. Further, the major employment sectors of the area indicate the level of economic well-being in a neighborhood. In Woodville and citywide the major employment industries are service based including education, health care and social assistance. In Woodville the second and third leading employment industries are retail trade, traditionally a lower wage industry, and Transportation & Warehousing. The latter is not surprising given the close proximity to the port and its associated warehousing, and the location of numerous hauling companies in Woodville.

Income

Economically, households in Census Tract 116 had lower incomes than households citywide. The median household income in the area is about \$6,500 less per year compared to households throughout the city. This economic difference is also reflected in the poverty rate. 29% of individuals in the area live under the poverty line, compared to 24% in Savannah.

This level of economic hardship is reflected through housing expenses as well. 44% of home owners in the area were “cost burdened”, meaning they pay more than 30% of their income in housing expenses. That is the case for 1 in 3 homeowners across the city, itself an increase from 1 in 4 ten years previous. Renters face an even greater challenge. 56% of area renters were cost burdened, similar to renters citywide.

Education Data (Age 25+)	Census Tract 116	City of Savannah
Less than high school grad	23%	15%
High school graduate	50%	32%
Some college	21%	21%
College degree	6%	32%

All data from 2006-2010 American Community Survey, US Census Bureau

Employment Data (Age 16+)	Census Tract 116	City of Savannah
Unemployment rate	14.0%	8.0%
Civilian labor force participation	69.7%	57.5%
Top 3 Employment Industries		
1.	Education, Health Care, Social Assist.	Education, Health Care, Social Assist.
2.	Retail Trade	Entertainment, Accomodation & Foodservice
3.	Transportation, Warehousing	Retail Trade
Average travel time to work	23.4 min	19.8 min

All data from 2006-2010 American Community Survey, US Census Bureau

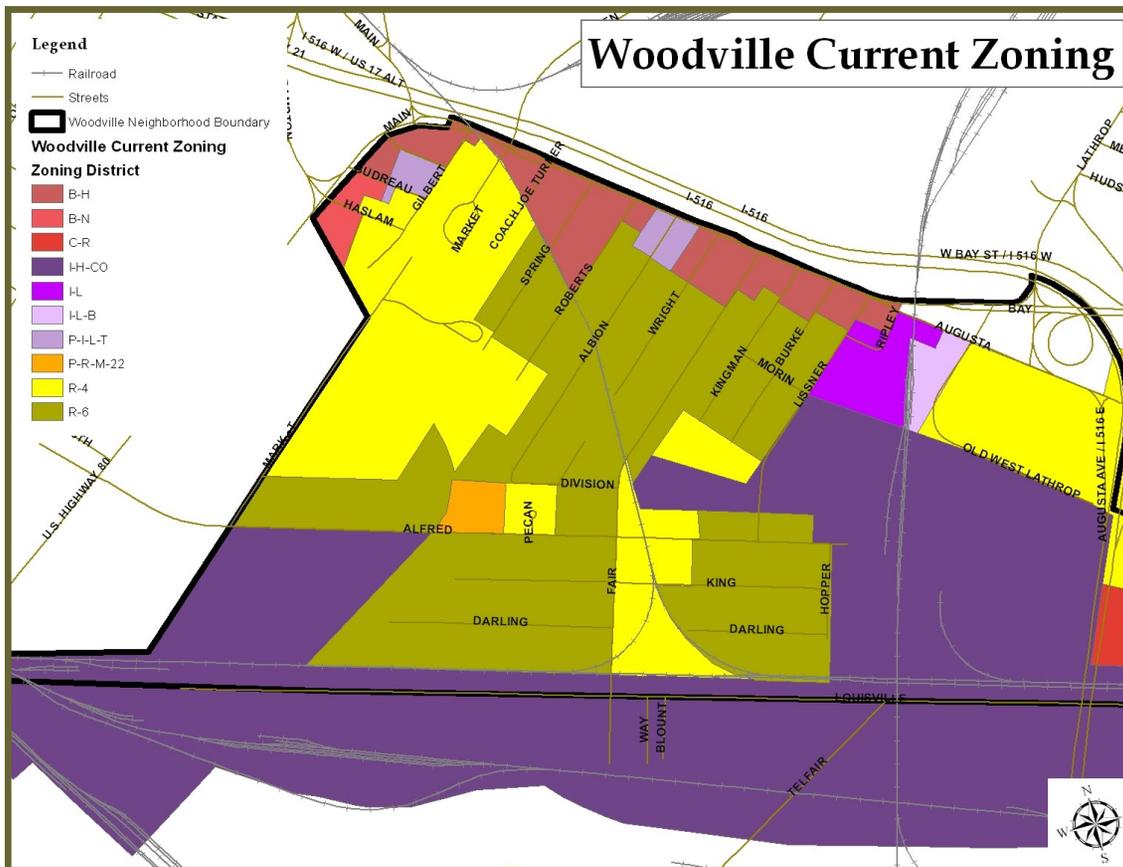
Income Data	Census Tract 116	City of Savannah
Median Household Income	\$26,722	\$33,316
Persons in poverty	29%	24%
Cost burdened home owners	44%	33%
Cost burdened renters	56%	56%
>30% income spent on housing		

All data from 2006-2010 American Community Survey, US Census Bureau

ZONING & LAND USE

All three general categories of land use and zoning are found in the Woodville neighborhood. All of the business zoning is found off of W. Bay Street. Many of these businesses are serviced based, offering services from car care to restaurants. The Bradley Plywood Company property is also zoned for business. It is located on Old West Lathrop, adjacent to the former Bartow Homes sites. The residential zoning within the neighborhood is located off of the thoroughfares located within the boundaries of Woodville. The industrial zoning in the neighborhood is primarily industrial land which was located in the unincorporated county until annexation in 2006. All of this zoning is heavy industrial.

The Woodville neighborhood association has worked with the Metropolitan Planning Commission to change some of the zoning within the neighborhood to be more consistent with what is actually constructed on the sites that were changed. In addition to this work, the Metropolitan Planning Commission is working on a rewrite of the zoning code for both the city and the unincorporated county. The updated zoning code is scheduled to be completed in 2012.



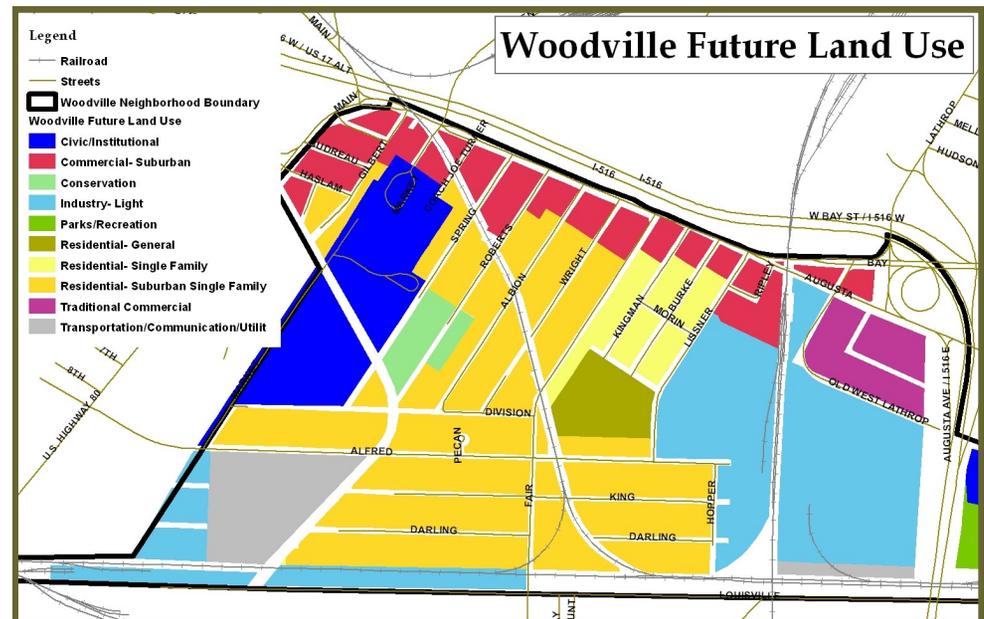
- B-H: Highway Business.**
Service areas to accommodate the traveling public.
- B-N: Neighborhood Business.**
Market of 3,000 to 5,000 people
- C-R: Recreational Conservation.**
- I-H: Heavy Industrial.**
Industries not permitted for I-L.
- I-L: Light Industrial**
- I-L-B: Light Industrial/Business.**
- P-I-L-T: Planned IL Transition.**
Residential & industrial uses in close proximity
- R-M: Residential.**
Up to 40 units/acre
- R-4: Residential.**
Up to 12 units/acre
- R-6: Single Family Residential.**
Up to 6 units/acre.

As a part of the physical conditions survey, Community Planning and Development staff surveyed each parcel within the neighborhood for information on the parcel. One of the items surveyed was the land use of the parcel. The table below shows the general classifications of our survey. These land use categories show the general classification of the parcels and are not as specific as the Future Land Use categories used by the MPC.

The majority of the parcels within the Woodville neighborhood are used for residential purposes. Woodville has very high percentage of undeveloped lots. These lots are spread equally throughout the neighborhood and offer many opportunities for redevelopment ranging from passive parks to infill housing. The neighborhood is home to two public school facilities. Woodville-Tompkins Institute was recently reconstructed in the neighborhood in 2008. This is the location of the old Woodville-Tompkins High School that was the high school for the area in the past. The school focuses on getting Savannah-Chatham County students connected to technical opportunities. The school has been successful in the short time it has been open. The other facility is the Scott Alternative School. This facility offers students a second chance at achieving their education. The industrial properties do not account for a large number of parcels, however the individual parcels are large in size and represent a significant portion of the plan study area. Many of these properties are near the railroad tracks that run through the neighborhood. As was stated at the beginning of the section, the commercial properties are all located along West Bay Street.

The Future Land Use Map was created as a part of the Tricentennial Plan for the City of Savannah and Chatham County. Future Land Use is supposed to act as a guide for making development decisions throughout the city. The Future Land Use Map is not legally binding. There are very few changes on the Future Land Use Map. One of the biggest changes is changing the former Bartow site into a commercial property. Many other changes are minor.

Existing Use of Parcels		
Land Use	Count	Percent
Commercial	27	4.4%
Industrial	20	3.3%
Institutional	19	3.1%
Residential	330	54.2%
Undeveloped Lot (including Parks)	213	35.0%
Total	609	100.0%



TRANSPORTATION & MOBILITY

Roadways

Looking at early plat maps, it appears that Woodville was platted with the intention of making the street network a grid. Today in Woodville, the streets mostly run off of West Bay Street. There is not a lot of connectivity between West Bay Street and Louisville Road. Fair Street is the only street that runs north to south through the neighborhood. Alfred and West Bay both go from east to west through the neighborhood. Railroad lines cut off Darling and King Streets from going across the neighborhood. The neighborhood is different in character from other neighborhoods in the city, as it has more of a suburban/semi-rural feel to it.

Roadways carrying the heaviest traffic around Woodville include Louisville Road, West Bay Street and Highway 80, located on the neighborhoods edges. West Bay Street/Highway 80 connects Woodville to downtown Savannah on the east as well as Garden City and other points west. It is a heavily traveled arterial and serves as the commercial corridor within the neighborhood. Businesses along the south side of West Bay are mostly auto-oriented commercial or heavy commercial/light industrial operations. The north side of the West Bay corridor is occupied by the right-of-way for Interstate 516. Planning for improvements and widening of portions of West Bay Street that lie just east of Woodville are currently underway. Louisville Road carries significant heavy truck as well as bicyclists. This road also connects Woodville with the south Historic District at Liberty Street and Martin Luther King, Jr. Blvd. Other heavily traveled roads include Alfred and Fair streets, both which carry traffic through the heart of the Woodville community and therefore provide unique mobility challenges. Issues along these routes include speed, heavy truck traffic, limited shoulders and sidewalks that may limit the safe movement of cyclists and pedestrians.

Nearly every other roadway in Woodville serves as a residential street. As mentioned many of these streets do not include through connections owing to their proximity to rail lines or the Dundee Canal. The residential streets without outlets can have problems with vehicles attempting to turnaround or park at their endpoints, especially near the canal.



Fair Street travels through Woodville from W. Bay Street to Louisville Road



Traffic on West Bay Street



Heavy truck traffic on Fair Street near Darling Street & Louisville Road

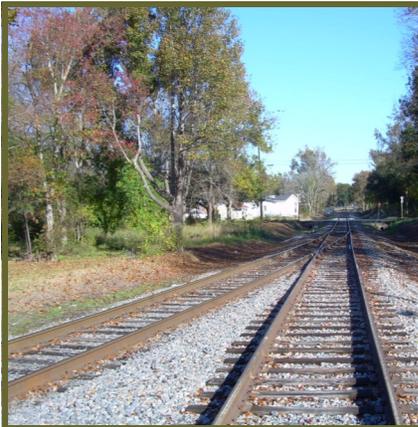
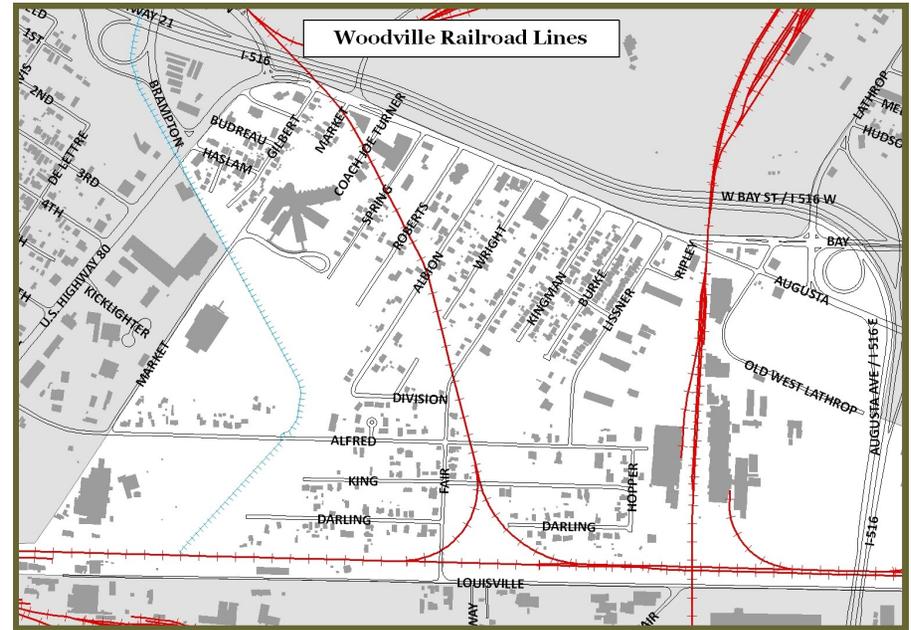


Multiple modes of transportation utilize Woodville roadways

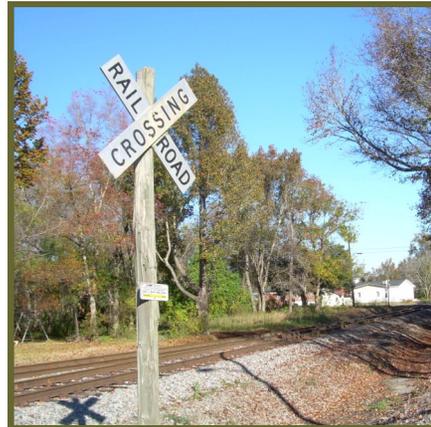
Rail

Railroads have a long and important history in Woodville and continue to have a significant impact today. Several rail lines run through Woodville today. These include two lines that run north and south through the neighborhood and a line that runs east and west parallel to Louisville Road. The north-south lines pass through the community and connect with industry and the ports adjacent to the Savannah River. The east-west lines also connect to the port close to downtown Savannah, as well as industries in western Savannah and Chatham County. Heading south and west from Woodville and the Savannah River these lines approximate the direction of US Highway 17 and Highway 80 away from Chatham County.

Today these rail lines impact street patterns, traffic crossings, and residential quality of life in the Woodville community. Rights of way and land held by railroad interests make up a significant part of Woodville and may be seen as a vital part of the neighborhood's character. It may also hold potential as an asset for civic uses or public green space.



Multiple rail lines through Woodville



Rail crossings are numerous along Woodville's residential streets



Land controlled by the rail companies is prominent in the neighborhood



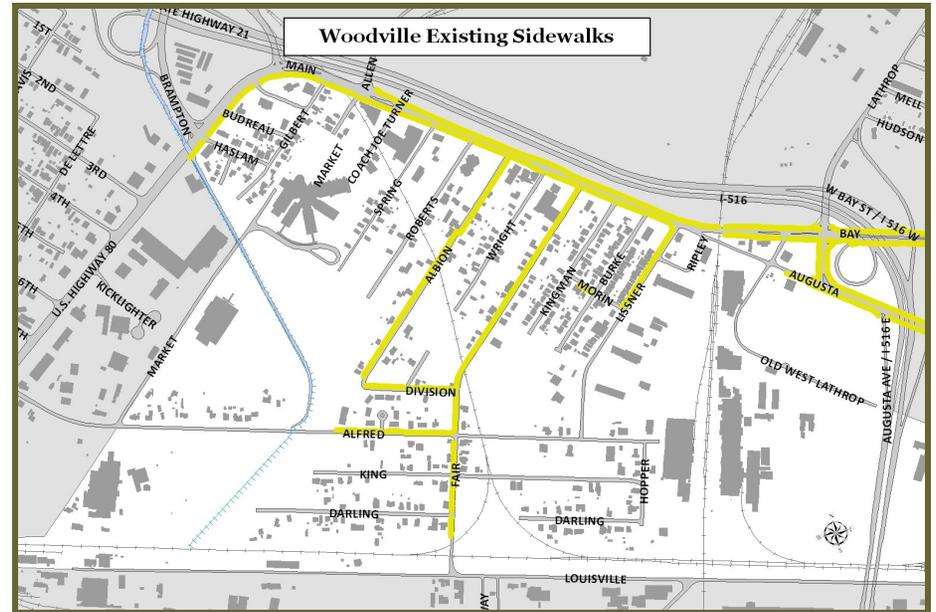
Amtrak lies in close proximity with its station south of Louisville Road

TRANSPORTATION & MOBILITY

Pedestrians & Bicyclists

Pedestrians and bicyclists make up a significant portion of the traffic in the Woodville community. Even with limited sidewalks there is a historical precedent for pedestrian traffic between homes, businesses, schools, parks, and places of employment and worship. However, the limited sidewalk infrastructure provides a safety concern for pedestrians of all ages and abilities. This is particularly true along heavily traveled roads including Fair and Alfred streets through Woodville, as well as West Bay Street on Woodville's northern boundary. Existing sidewalks are identified at left, however, the condition of the existing sidewalks, crosswalks, light and other pedestrian considerations varies. Along Fair Street they are continuous but often narrow and overgrown, along Bay Street they are generally well maintained and sufficiently wide but lack any buffering from adjacent traffic, and along Alfred Street they are in great shape but do not connect with streets further east and west.

A major source of bicycle traffic is the designated bike route that follows U.S. 80 through Woodville, including Louisville Road, Fair Street and Alfred Street. Along with local cyclist, large groups of cyclists add noticeable traffic on local roadways as well.



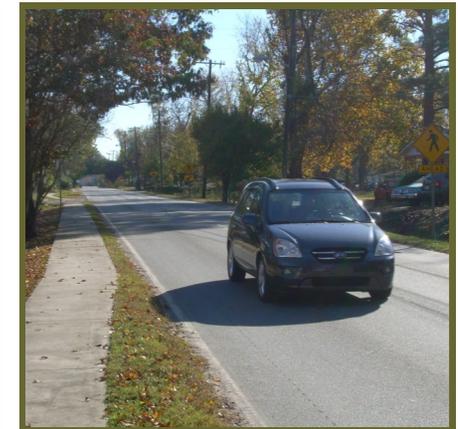
A pedestrian along Alfred Street stops to allow traffic to safely pass



Bicyclists on West Bay Street riding in the eastbound right turn lane



Narrow and overgrown sidewalks along Fair Street



Well-maintained sidewalk on Alfred Street with signage for motorists

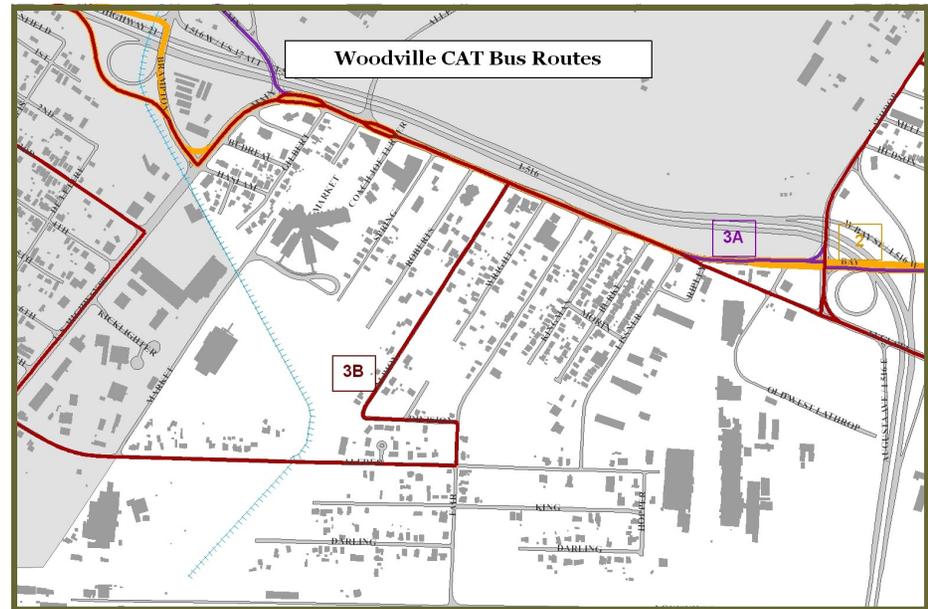
Transit

Adequate and reliable transit is essential to any healthy urban community. Transit can and should connect residents in a timely and efficient way to job centers, schools, retail areas, and other neighborhoods, as well as other modes of transportation.

Currently, the Woodville neighborhood is served directly by three Chatham Area Transit bus routes. Route 3B travels through the neighborhood using Albion, Division, Fair and Alfred streets roughly hourly six days a week, and less frequently on Sundays. The other routes, 3A and 2, operate along West Bay Street, generally with 30-60 minute headways during peak times. These routes provide efficient service to downtown Savannah and West Chatham, including Savannah-Hilton Head International Airport.

Existing Bus Routes Include:

- 2—West Chatham, Savannah International Airport
- 3A—Augusta Avenue, Garden City
- 3B—Augusta Avenue, Garden City, Hudson Hill



CAT bus stop on Division Street at Fair Street



CAT bus shelter on W. Bay Street at Albion Street



Amenities, including benches, can enhance the appeal, safety and convenience of public transit

ECONOMIC DEVELOPMENT

Woodville's economy has historically been tied to the land with numerous residents generating income by growing fresh produce or creating products for local markets. Jobs have often been found in nearby industries, the railroads, port-related businesses, or through entrepreneurial ventures, especially those serving a neighborhood clientele. These economic drivers are still essential to the neighborhood's economic vitality.

Woodville is a largely residential neighborhood surrounded by industrial and commercial activities. Neighborhood residents are concerned about the intrusion of commercial activities into the neighborhood. With the exception of Lissner Avenue, much of the commercial and industrial businesses are located on the periphery of the neighborhood. Lissner is home to a number of trucking and shipping companies on the east side of the street and homes on the west side. Several home-based businesses are located in Woodville as well. Many of the other businesses are located on West Bay Street. These businesses range in services but many are auto-related or manufacturing-related. There are a few businesses that serve a local clientele such as restaurants and banks. Most of the businesses have a market that expands outside the neighborhood. It is essential to keep the businesses on West Bay Street viable; keeping these businesses ensures that the street will have business activity that would not create disinvestment along the corridor and related disinvestment in adjacent residential areas.

The neighborhood association with the assistance of several partners created a community garden. They are looking at expanding this program with the hopes of using the gardens as an economic development activity. They plan to have young people in the neighborhood work to cultivate the gardens then sell the produce to local businesses and residents.

The City of Savannah is interested in working with businesses and residents to create a business environment that is suitable for everyone. Through the EPA CARE grant process, the neighborhood association has had the opportunity to create a dialogue with Arizona Chemical, Ashland Chemical (formerly Hercules), Colonial Oil, and International Paper. There is interest to expand this group to include more businesses in the neighborhood. Another positive benefit that could come out of this dialogue is to see what potential there is for local businesses to hire neighborhood residents.



Existing restaurant at Bay & Wright Street



Former restaurant at Bay & Burke Avenue



Former auto parts store on West Bay

Woodville Businesses By the Numbers

40 Business licenses in 2011

34 Business Tax Licenses

3 Commercial Decal Licenses

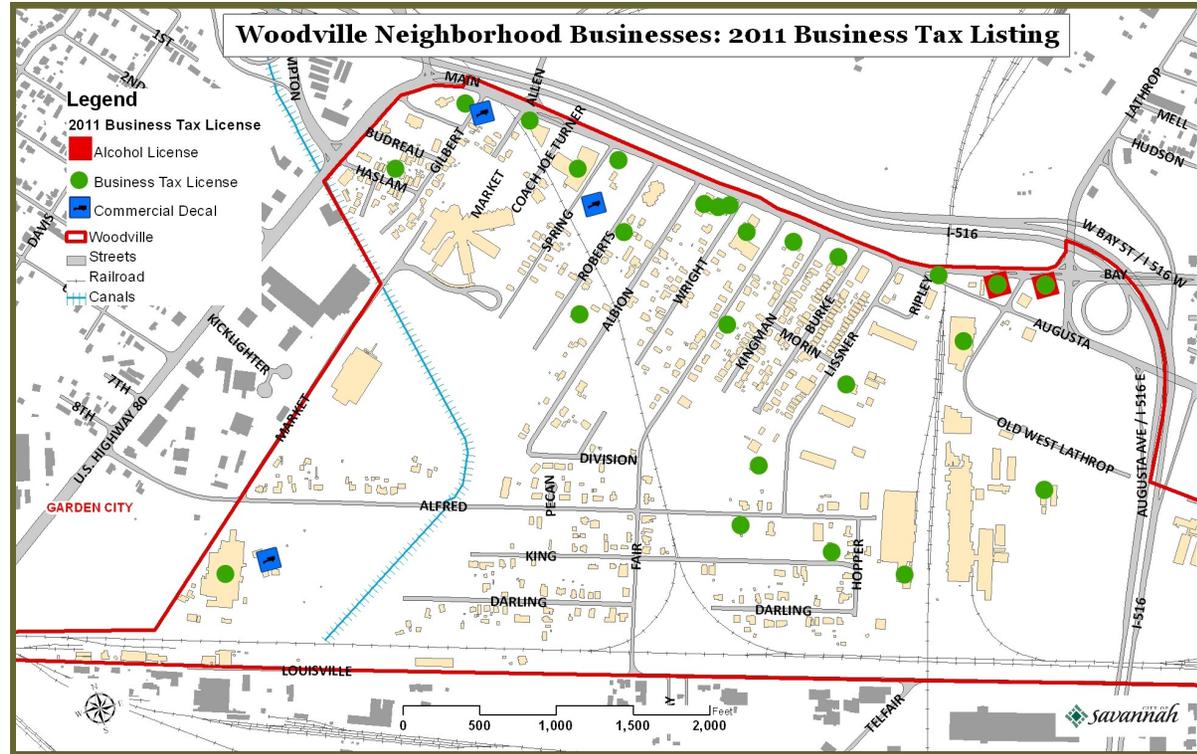
3 Alcohol Licenses

53% of all businesses are located on
West Bay Street

28% of businesses are auto
service related, including towing

2 restaurants, including 1 take out and
1 national fast food franchise

0 markets, pharmacies or delis



Commercial freight operations occupy the east side of Lissner Avenue from Ripley to Alfred St



Auto service related businesses are prevalent on West Bay, this one at Coach Joe Turner St



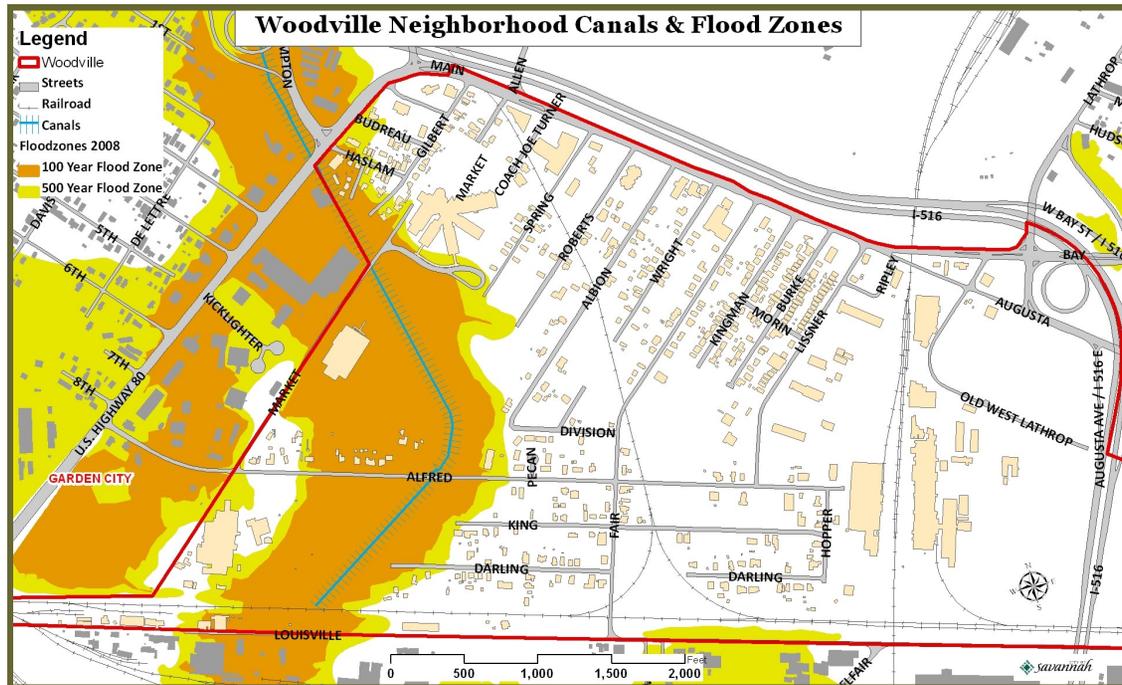
National chains, including fast food, are more common on US 80 near and in Garden City

HEALTH & SAFETY

Environment

The Woodville community is one with long standing ties to the land and the environment. From its earliest days Woodville had a connection to the agricultural history of the Savannah area. Even today that agricultural heritage can still be seen. The Woodville community has numerous environmental resources that provide, or can provide, a higher standard of healthy living in the community. Included among these environmental resources are water features, virgin woodland, developed park space, as well as small and large open tracts of land.

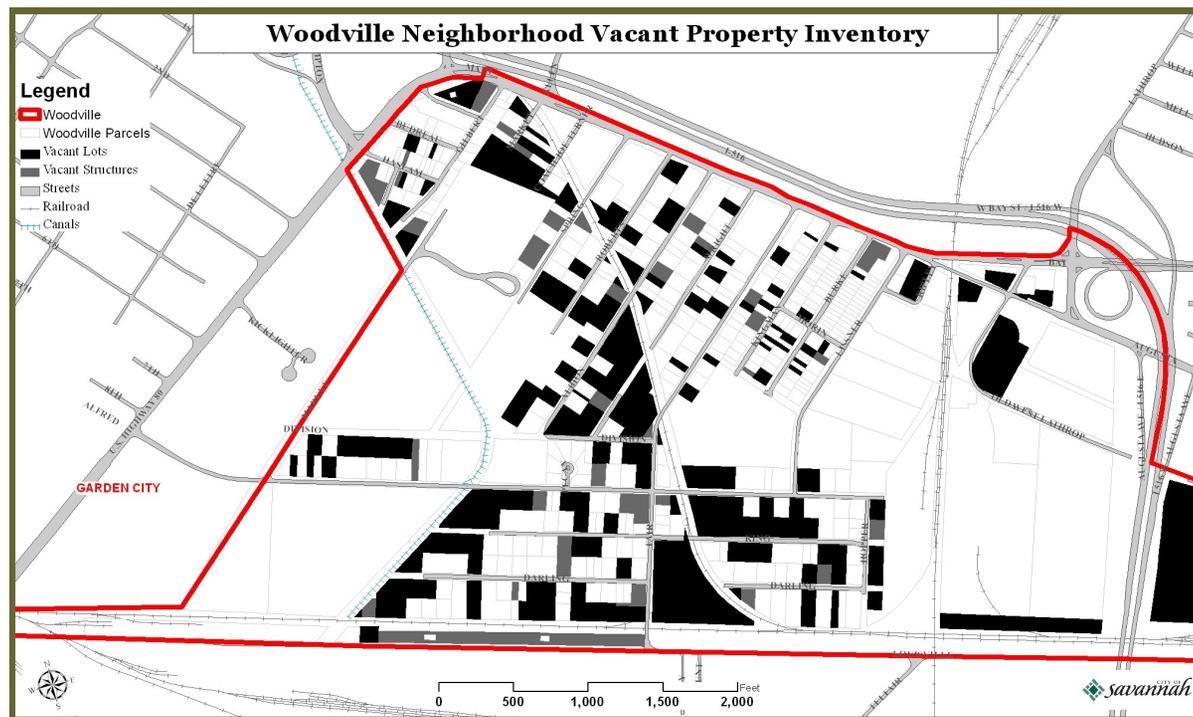
A great resource that holds incredible potential for the Woodville community is the Dundee Canal. The canal runs through the western third of the neighborhood from Louisville Road to US Highway 80 crossing Alfred Street and Market Street along its route in Woodville. The Dundee Canal had an Army Corps of Engineers study completed in 1972. This is the only known study completed on this canal and drainage basin. Its drainage basin reaches for 5.5 square miles. The Canal runs from the Savannah-Ogeechee Canal to the Savannah River. The study mentions that one of the problems with the canal is keeping it clean of natural obstructions such as, trees, leaves, branches, and other items that would obstruct the flow of the canal. The City's Stormwater Department regularly maintains the canal to ensure that it is as clear as possible allowing the water flow where it needs to go. Residents have complained of flooding at the end of the dead end streets adjacent to the canal. Many streets in Woodville do not have curb and gutter which can help move water to proper drainage facilities. The residents would like to see some type of trail system adjacent to or along the Dundee Canal. This could help toward keeping the area clean and preventing man-made and natural obstructions from getting in the canal. As an environmental resource, the canal and adjacent woodland holds great potential for contributing to the neighborhood's environmental health, natural resource education, outdoor recreation, and personal health and well-being.



Another primary environmental resource is the availability of park space and open land in Woodville. Public parks, while part of the built environment, provide an essential environmental role in a neighborhood. Charlie “Sad” Bryan Park is a great asset to the Woodville community as it provides public green space, recreational areas and a public gathering space.

Woodville also contains a significant amount of open space and undeveloped lots. This open space helps to minimize storm water runoff and the heat island effect that more urban residential neighborhoods typically deal with. The open lots also provide neighborhood green space in addition to the public parks. Undeveloped lots can also be used for activities such as community gardening which further add to neighborhood residents’ physical health, and potentially their financial well-being as well.

The abundant open space is indeed an asset to the Woodville community and it directly contributes to the community’s identity as the “country in the city”, however, poorly maintained lots and open spaces can place a heavy burden on the neighborhood. Poorly maintained lots can become a blight on a neighborhood when they are allowed to be overgrown, collect trash and bulk items, or be used for unauthorized or illegal activities.



HEALTH & SAFETY

Crime

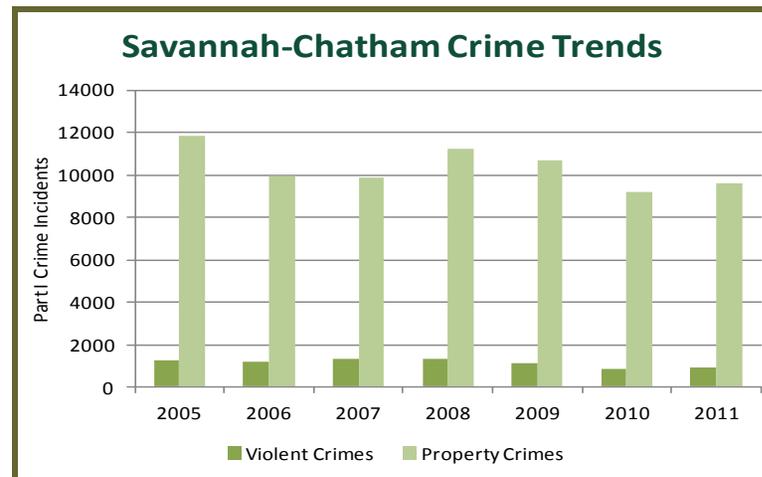
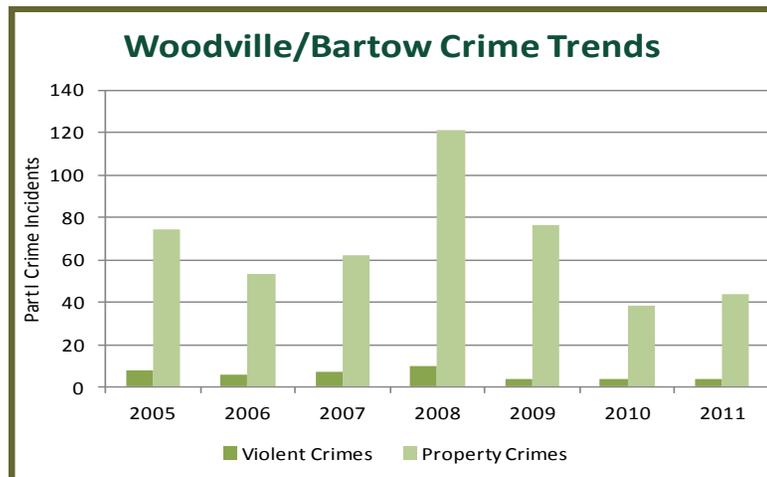
The Woodville community is generally a safe and low crime area. When looking at crime in the entire Savannah-Chatham County jurisdiction Woodville tends to report an average number of crimes relative to its population size. Trends can fluctuate from year to year and 2008 saw a spike in neighborhood crime in Woodville while 2010 had a seven year low for Part I crimes in Woodville and Savannah. Overall the neighborhood is better than average in terms of violent crime. The Woodville/Bartow neighborhood is a designated neighborhood in the Savannah-Chatham Metro Police Department annual reports.

City of Savannah and Savannah-Chatham Police neighborhood boundaries are not always identical. In 2010 Census figures, Woodville/Bartow had approximately 1.5% of the West Chatham Precinct's total population and 0.4% of the police jurisdiction's total population. When looking at property crimes in 2011, the last full year of data available, Woodville was about average in its representation of burglary and larceny reports but had higher reports of auto theft relative to its population size. The 2011 data reveals a slight increase in property crimes and no increase in violent crime in Woodville.

2011 Part I Crime Statistics

	Homicide	Rape	Robbery	Assault	Burglary	Larceny	Auto Theft	Part I Totals
Woodville/ Bartow	0	0	1	3	7	30	7	48
% of West Chatham Crimes	0.0%	0.0%	1.7%	4.5%	2.0%	3.4%	4.7%	3.2%
% of SCMPD Crimes	0.0%	0.0%	0.2%	0.9%	0.3%	0.5%	1.0%	0.5%

Data obtained from SCMPD 2011 Data



Part 1 crimes during 2011 in the Woodville neighborhood tended to be geographically dispersed throughout the community.

The predominant crime reported was larceny with 30 incidents followed by burglary and auto theft with 7. More specifically, there were 7 reports of larceny from buildings, 8 from autos, and 12 from yards. 8 reports of residential burglaries was a 33% decrease from the previous year. The other most common crime reported was auto theft with 7 reports.

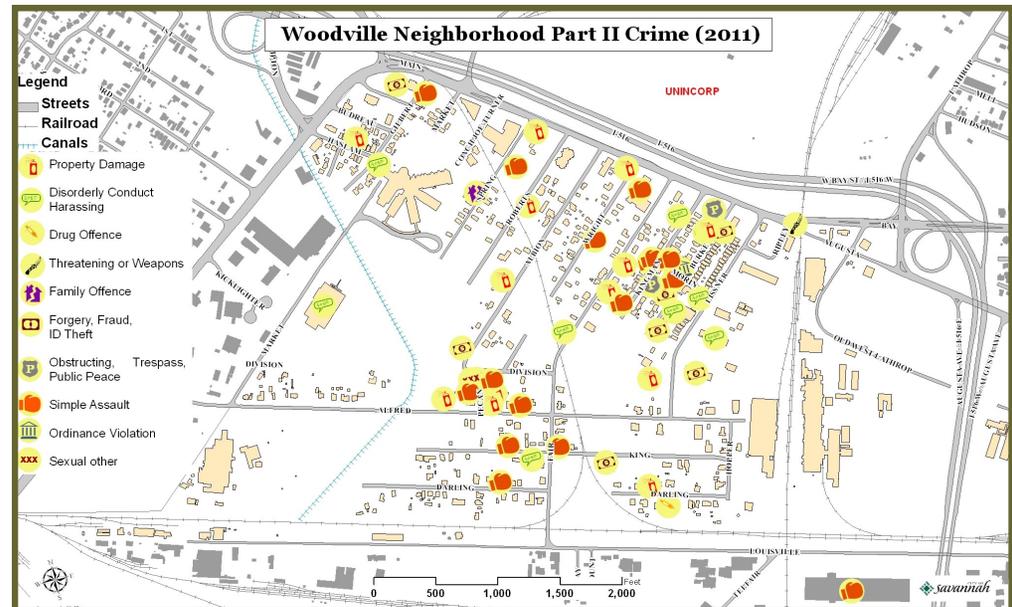
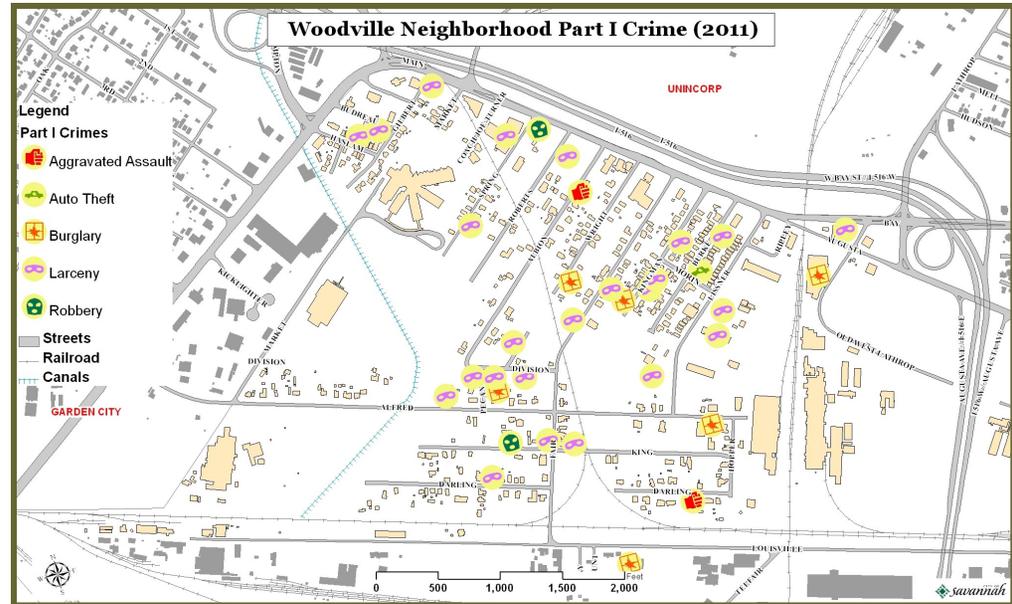
While the property crimes seem scattered and random they predominate at homes and parked cars. These crimes of opportunity may be minimized through greater owner vigilance and community wide awareness and cooperation.

A listing of Part 1 crimes is seen in the table on the previous page. Virtually all other crimes are reported as Part 2 crimes.

Part 2 crimes reported in Woodville during 2011 also tended to be somewhat scattered, though some clustering can be seen, most notably, simple assault.

The predominant Part 2 crimes reported was property damage and battery with 17 incidents each. The other most reported Part 2 crimes include disorderly conduct, harassment and fraud.

Again, Part 2 crimes are scattered throughout the neighborhood, however, clustering can be seen in the area of Alfred Street & Pecan Court as well as Kingman & Burke Avenues near Morin Street.



PROPERTY CONDITIONS SURVEY

Community Planning and Development (CPD) staff completed a parcel by parcel survey of the neighborhood as part of the planning process. The survey gathers basic information concerning the parcel and records the conditions of the structure(s) located on the parcel. Staff looked at the land use that most accurately describes the use on the parcel. The categories of land use are residential, commercial, industrial, institutional, undeveloped lot, and mixed-use. Staff also listed the occupancy of the structures on the parcel. 'Lot and Yard Cleanliness' issues dealt with a few conditions on the lots. They included litter, growth, bulk items, debris, and abandoned auto. The building conditions are divided into minor, moderate, and major issues. Minor issues are those issues including dirty/mildewed paint, fence in need of repair, eave repair needed, and screens needing replaced. Moderate issues included chipped/peeling/failing paint, 25%-50% of siding or wood needing replacement, Door/window frames deteriorated, and eave replacement needed. Major problems were steps missing, over 50% of siding needs replacement. A copy of the survey instrument is located in the appendix. The map on the following page represents the total scores from the building and lot survey.

Land Use Types



Residential



Commercial



Industrial



Civic



Open Space

Property Conditions



No Problems



Minor



Moderate



Major

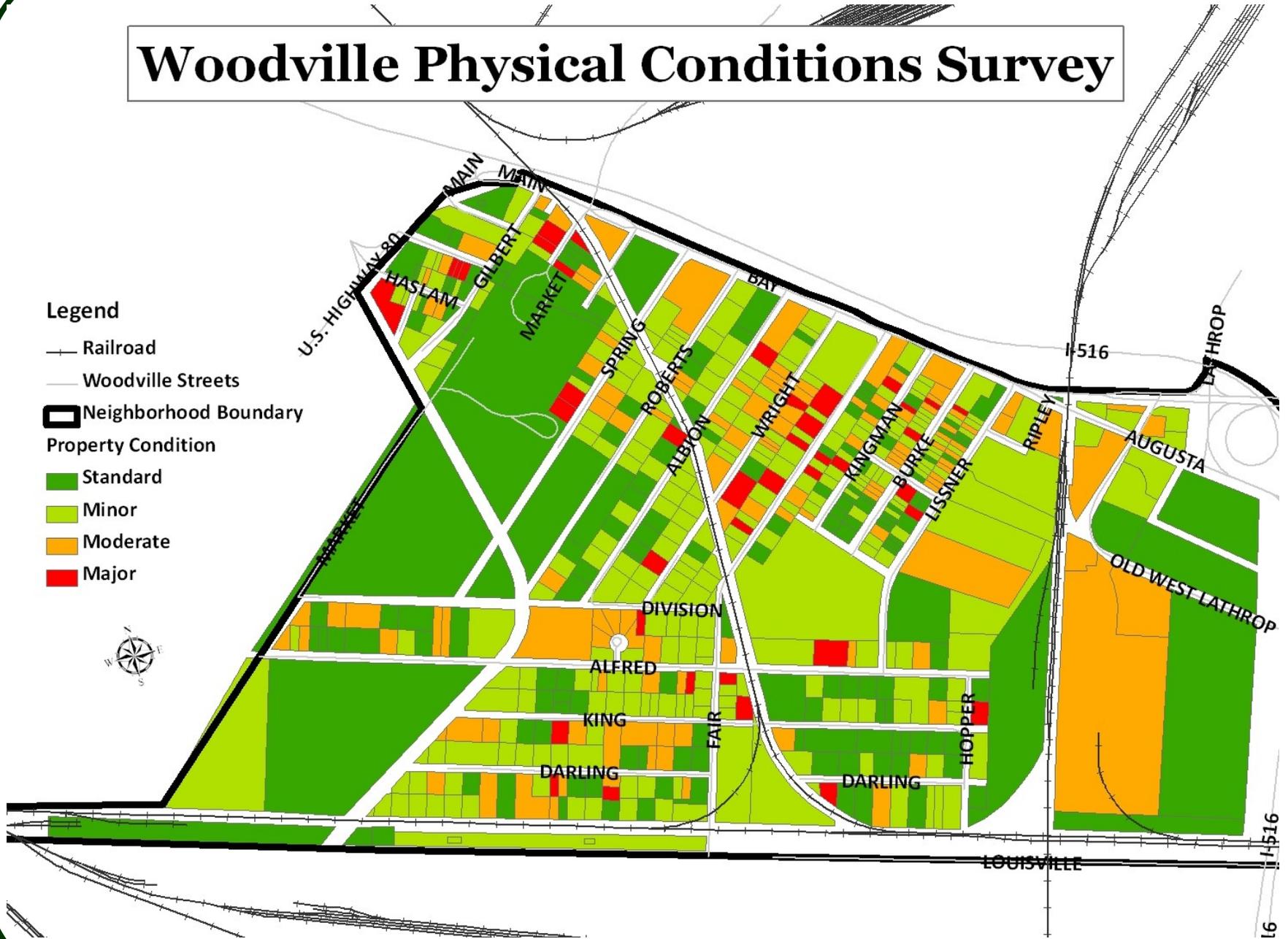
Woodville Physical Conditions Survey

Legend

- Railroad
- Woodville Streets
- ▭ Neighborhood Boundary

Property Condition

- Standard
- Minor
- Moderate
- Major



PROPERTY CONDITIONS SURVEY

Findings

Many of the properties within the neighborhood were in standard condition or had only minor problems. There is some clustering of properties with major and moderate problems within the neighborhood. The amount of properties with major problems was far less than other areas where a similar survey has been conducted.

Seventy-two percent of the properties surveyed were either classified as standard condition or having minor problems. The largest category was the one with minor problems. Forty-four percent of the properties had a minor issue. Minor problems are those addressed in the opening paragraph of this section that can easily be fixed. Many of the properties with major issues were vacant properties.

Within our survey we found there to be an overall vacancy rate in the neighborhood of 15.2%. Industrial properties had the highest vacancy rate of all the uses. The commercial and residential uses have a high vacancy rate as well. Some of the vacant properties were for sale, but many were abandoned buildings that did not appear to have been occupied for some time.

Woodville/Bartow Survey — Property Ratings		
Category	Count	Percent of Total
Standard (Zero points)	169	28%
Minor Problems (1 to 3 points)	270	44%
Moderate Problems (4 to 8 points)	128	21%
Major Problems (9+ points)	42	7%
Total Property Count	609	100%
Average Property Score	2.8	

Occupancy Status of Parcels with Structures				
Land Use	Occupied Count	Vacant Count	Total Count	Vacancy Rate
Commercial	23	4	27	14.8%
Industrial	16	4	20	20.0%
Institutional	18	1	19	5.3%
Residential	279	51	330	15.5%
Total	336	60	396	15.2%

When conducting the survey, staff noted the land use of the property by using the categories noted on the survey form. The table at right represents the more specific land uses for the parcels surveyed. The total number does not represent the units within the neighborhood, but rather the amount of parcels that were surveyed. Some parcels had more than one structure on them, so there are multiple records for each parcel. The largest land use represented in the neighborhood is the single family residence. The next largest land uses are undeveloped lots. Vacant lots were the second largest and side yards were third. A side yard is a vacant lot used and maintained by an adjacent property as a part of the yard. There is a mix of uses in the neighborhood though the uses tend to be clustered near similar land uses.

Existing Use of Parcels		
Land Use (Specific)	Count	Percent
Commercial: Office	6	1.0%
Commercial: Other	12	2.0%
Commercial: Retail	9	1.5%
Industrial: Heavy	1	0.2%
Industrial: Light	18	3.0%
Industrial: Utility	1	0.2%
Institutional: Medical	2	0.3%
Institutional: Other civic building	5	0.8%
Institutional: Public school	2	0.3%
Institutional: Religious	10	1.6%
Residential: Duplex	16	2.6%
Residential: Multi-family	9	1.5%
Residential: Single-family detached	305	50.1%
Undeveloped Lot: Parks/Recreation	7	1.1%
Undeveloped Lot: Side yard	28	4.6%
Undeveloped Lot: Vacant lot	178	29.2%
Total	609	100.0%

CHALLENGES & OPPORTUNITIES

Challenges

In reviewing the existing conditions of the Woodville Neighborhood Plan Area it is evident that numerous challenges exist. Challenges represent barriers to neighborhood development and revitalization. However, they also represent opportunities for creative problem solving, collaborative partnerships, and the exercise of patience.

One of the primary challenges the Plan Area must face is the ongoing economic recession and its affect on governmental budgets, private business and household budgets. The national, state and local economy appear to be recovering but at a pace that continues to make capital for projects hard to obtain. Likewise, city budgets have been down therefore making public investment through maintenance, improvements and new projects difficult. This will continue to be a challenge for the budgets in the foreseeable future.

The economic downturn has also undoubtedly hurt household budgets in the Woodville community, an area which has had lower household incomes compared to the city as noticed in past Census data. The reality of tight household budgets can limit the potential for households to invest in their own physical improvement.

Another challenge facing the area is the presence of competing land uses. While the core of the Woodville community is residential there are competing land uses along the periphery of the Plan Area. While a balance seems to be maintained presently it will be an ongoing challenge to ensure an appropriate balance of adjacent land use. Tied to this is the challenge of having proper parking facilities for trucks and other large vehicles without damaging the character and safety of the residential community. Similarly, the presence of significant railroad owned property in and around Woodville can be a challenge to appropriate future development.

Other challenges also exist for the community in moving forward. An aging population presents a challenge for service delivery and mobility in the neighborhood. Limited infrastructure in terms of sidewalks, roadways and drainage must be assessed continually as development is proposed and completed in the area. The existing low density residential area makes it hard to recruit and sustain neighborhood focused business while older housing stock limits the pool of potential home buyers in a down market—though this may encourage reinvestment from existing property owners. Finally, manmade barriers including railways, highways and canals make it difficult to reap benefits from any future investment and enhancements in nearby neighborhoods. This challenge is intensified because of the municipal boundaries that touch the Plan Area on two sides. While synergy is possible at these points it is more difficult to tap into across municipal boundaries.

These challenges do indeed provide opportunities for creative problem solving. Meanwhile, numerous opportunities do exist in the area.

Opportunities

The Woodville community, as noted, has a long history of active resident engagement. A key opportunity for Woodville is the presence of a neighborhood association that is willing to partner with organizations for the betterment of the community. Partnerships between the association and local businesses, nearby schools, non-profit organizations and faith communities can yield significant gains for all parties involved. A high level of citizen engagement also presents an opportunity to build deeper community relationships through resident led community projects—whether home improvement, aesthetic enhancements, or economic development.

An opportunity exists for the Woodville community to leverage its assets for positive improvements and appropriate growth. At its core Woodville is a family oriented residential community which is a desirable trait for many home seekers. Housing at an affordable price point is also a significant asset for an in town neighborhood. Also, existing new residential construction has the capacity to draw new families and other new investment from other homeowners, developers and business owners.

Unlike many city neighborhoods there is land available in Woodville for suitable development. This available land gives the neighborhood the opportunity to chart its own course in terms of development. This land could be used for private residential development, active or passive open space, civic use, economic development or other uses compatible with the neighborhood's character and zoning. The underutilized built environment, especially along Bay Street, presents an opportunity to develop a stronger commercial presence centered on resident's needs and West Bay Street traffic counts.

Location and transportation options make the area accessible to thriving employment sectors. There is real potential in and around the community for strong connectivity and multi-modal roadways. Woodville also has the opportunity to enhance itself through the redevelopment of underutilized land and waterways. In both these areas the community is positioned to be a model and leader for other Savannah neighborhoods.

Opportunities in Woodville also stem from the various community assets found in neighborhood organizations such as the Woodville Community Action Organization and in neighborhood churches including Woodville Community Holiness Church, Holy Jerusalem Church, New Zion Missionary Baptist Church, Little Bryan Baptist Church, Taylor Chapel AME, First African Missionary Baptist Church, Word First Christian Church, Brampton Baptist Church, and Colty Temple. The Curtis V. Cooper Westside Health Clinic is also a significant local asset.

Charlie "Sad" Bryan Park provides a great community recreation and gathering space while the affordable housing stock, location near downtown Savannah, convenient access to public transportation, and nearby access to Interstate highways offers multiple desirable traits in one location.

4

ACTION PLAN

ECONOMIC DEVELOPMENT

Goal:

A neighborhood that provides economic opportunities, in appropriate areas, to residents to reduce poverty and increase self-sufficiency.

Objectives:

Objective 1: Connect 75 residents, over the next five years, with job training programs within city of Savannah and Chatham County.

Objective 2: Connect 25 residents, over the next five years, with opportunities that could allow them to pursue entrepreneurial opportunities.

Objective 3: Neighborhood Association will engage 15 youth annually in developing their economic and job skills.

Strategies:

Strategy 1: Connect Woodville residents with opportunities in skill building, continuing education, employment assistance, or small-business assistance.

Strategy 2: Provide a fact sheet that will give residents information into agencies that offer these services in the community.

Strategy 3: Connect neighborhood youth with Moses Jackson Advancement Center and other youth development opportunities.

Strategy 4: Connect with local businesses to see what programs or opportunities they could offer to neighborhood youth and residents.

Strategy 5: Use Community Gardens as an economic development enterprise providing jobs to youth and other community members.

HOUSING

Goal:

A neighborhood consisting of safe and decent housing that is of an appropriate density, conforms to the current zoning, is compatible with the existing housing styles, and affordable for all who wish to make Woodville home.

Objectives:

Objective 1: Develop 10%, or 21, of vacant lots into active uses in the next five years.

Objective 2: Work towards reducing the number of substandard houses in the neighborhood by 10%, or 17, in the next five years.

Objective 3: Increase homeownership by 10%, or 16, in the neighborhood over the next five years.

Strategies

Strategy 1: Work with property owners of vacant lots to determine what technical/financial assistance needs owners might have to developing their lots.

Strategy 2: Investigate other incentives that are available and not being currently used to develop vacant lots.

Strategy 3: Work with Land Bank Authority and Real Property Services to purchase suitable properties within the neighborhood for redevelopment.

Strategy 4: Utilize existing housing programs that will assist residents to help repair their homes and increase home ownership within Woodville. Also see how Federal Programs can assist individuals toward becoming homeowners.

Strategy 5: Connect landlords to Community Housing Services Agency, Inc. (CHSA) for potential assistance to repair rental properties within the neighborhood.

Strategy 6: Work with the Property Maintenance Department to ensure that property codes are met and any dilapidated/unsafe buildings are either brought up to code or demolished.

PUBLIC SAFETY

Goal:

A neighborhood that is free of crime and has safe traffic conditions for visitors and residents.

Objectives:

Objective 1: Work with residents and law enforcement to lower the crime rate by 5% annually

Objective 2: Reduce all traffic related violations regarding truck traffic and parking within the neighborhood by 5% annually.

Strategies:

Strategy 1: Establish a neighborhood watch in areas that currently are not covered in the neighborhood. Re-establish the watch in areas where it is not active.

Strategy 2: Work with local businesses to see what steps can be taken to lessen the truck traffic that goes through the neighborhood.

Strategy 3: Identify areas for increased heavy truck restrictions, including appropriate signage and pavement marking.

Strategy 4: Connect local parolees and probationers to local programs assisting them.

Strategy 5: Set up a mentoring program for local youth.

Strategy 6: Utilize City of Savannah Traffic Calming Procedures to make major thoroughfares in Woodville safer.

INFRASTRUCTURE

Goal:

A neighborhood that has sufficient infrastructure in good condition.

Objectives:

Objective 1: Complete 8 public infrastructure improvements to existing lighting, street and drainage.

Objective 2: Install 7,000 linear feet of new and replaced sidewalks and bicycle lanes along major streets where feasible.

Strategies:

Strategy 1: Repair pot holes within public right-of-way

Strategy 2: Identify areas of street light deficiencies

Strategy 3: Correct drainage problems that cause flooding in the neighborhood.

Strategy 4: Correct sewage problems in the neighborhood. Sewage is a problem on the eastside of the neighborhood.

Strategy 5: Identify areas needing sidewalks and look to find funding sources to install them.

Strategy 6: Investigate the feasibility of adding bicycle lanes along Louisville Road, Fair Street and Alfred Street.

Strategy 7: Work towards creation of cul-de-sacs for vehicular traffic on dead-end streets near Dundee Canal where feasible.

PARKS, OPEN SPACE & RECREATION

Goal:

A neighborhood with efficiently managed public resources that provide appropriate space to develop and offer opportunities for recreation and leisure which enrich the quality of life for all citizens.

Objectives:

Objective 1: Enhance 3 existing open spaces for improved public use.

Objective 2: Develop at least 1 new public open space in Woodville.

Objective 2: Increase the percentage of residents participating in Woodville recreational and leisure activities by 20% over 5 years.

Strategies:

Strategy 1: Use Leisure Service Master Plan to determine need for additional open space and recreational uses within Woodville.

Strategy 2: Conduct a feasibility study to explore expanding the Woodville Community Center.

Strategy 3: Explore partnerships with existing community organizations to offer recreation facilities and leisure activities for community members.

Strategy 4: Investigate the vacant lots in the neighborhood to see if any would be suitable for development of additional passive parks.

Strategy 5: Continue working on CARE process concept to develop a passive park on existing CSX railroad property at Fair and King Streets.

Strategy 6: Support the areas adjacent to the canals in Woodville for development of multi-use trails.

ENVIRONMENT & HEALTH

Goal:

A neighborhood that is healthy and free of environmental hazards.

Objectives:

Objective 1: Expand community education regarding healthy lifestyles and environmental hazards to 25% of residents, or 208.

Objective 2: Increase availability of healthy produce among 15% of residents, or 115.

Objective 3: Plant 50 trees in the neighborhood over the next 5 years.

Strategies:

Strategy 1: Conduct community-based workshops on healthy lifestyles and environmental hazards throughout the neighborhood.

Strategy 2: Continue to cultivate community gardens and plant trees throughout the neighborhood.

Strategy 3: Seek funding to address the abatement of residential lead-based paint in Woodville.

Strategy 4: Continue Business Roundtable to maintain a relationship with all interested businesses.

Strategy 5: Work with Chatham Emergency Management Agency (CEMA) to develop an emergency plan for the neighborhood focusing on natural or environmental disasters.

Strategy 6: Re-establish ties and utilize the Curtis V. Cooper Health Center within the neighborhood.

LANDUSE & ZONING

Goal:

A neighborhood with land use and zoning standards that support and maintain the predominately residential and traditional character of the Woodville neighborhood, while allowing commercial land uses at appropriate locations along West Bay Street.

Objectives:

Objective 1: Reduce negative impacts of existing and future commercial, industrial, and non-conforming uses on residential uses.

Objective 2: Maintain and preserve the residential character of the neighborhood by creating a residential design pattern guide.

Objective 3: Apply for historic designation for the Woodville neighborhood.

Strategies:

Strategy 1: Attend public meetings of the Unified Zoning Ordinance to ensure that the neighborhood's voice is heard in this process.

Strategy 2: Call Zoning Inspectors when there is a possibility of a violation of the zoning code within the neighborhood.

Strategy 3: Ensure that when a business is next to residential areas, the buffering standard is being met or exceeded and code enforcement is being met.

Strategy 4: Continue to inform the Woodville Neighborhood Association of new or proposed land use and/ or rezoning within the neighborhood.

Strategy 5: Secure partnerships with local design organizations to conduct public workshops and create a residential design pattern guide.

Strategy 6: Work with historic preservation planners to complete historic designation survey and applications.

5

IMPLEMENTATION PLAN

ECONOMIC DEVELOPMENT

Strategy	Existing & Potential Partners	Completion Date
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Strategy 1: Connect Woodville residents with opportunities in skill building, continuing education, employment assistance, or small business assistance.	Woodville Community Action Organization (WCAO) Community Planning & Development (City) Savannah Technical College	Ongoing
Strategy 2: Provide a fact sheet that will give residents information into agencies that offer these services in the community.	WCAO Community Planning & Development (City) Economic Development Department (City) Savannah Entrepreneurial Center	Year 1
Strategy 3: Connect neighborhood youth with Moses Jackson Advancement Center and other youth development opportunities.	WCAO Community Planning & Development (City)	Ongoing
Strategy 4: Connect with local businesses to see what programs or opportunities they could offer to neighborhood youth and residents.	Economic Development Department (City) Chamber of Commerce Area Business Association	Year 1
Strategy 5: Use Community Gardens as an economic development enterprise providing jobs to youth and other community members.	WCAO Healthy Savannah Savannah College of Art & Design	Year 5

HOUSING

Strategy

Existing & Potential Partners

Completion Date

Strategy 1: Work with property owners of vacant lots to determine what technical/financial assistance needs owners might have to developing their lots.	Housing Department (City) Metropolitan Planning Commission (MPC)	Year 1
Strategy 2: Investigate other incentives that are available and not being currently used to develop vacant lots.	Community Planning & Development (City)	Year 1
Strategy 3: Work with Land Bank Authority and Real Property Services to purchase suitable properties within the neighborhood for redevelopment.	Land Bank Authority Real Property Services (City)	Year 5
Strategy 4: Utilize existing housing programs that will assist residents to help repair their homes and increase homeownership within Woodville. Also see how Federal Programs can assist individuals toward becoming homeowners.	Housing Department (City) Housing Non-profits	Year 5
Strategy 5: Connect landlords to CHSA for potential assistance to renovate rental properties within the neighborhood.	Community Housing Services Agency Inc (CHSA)	Ongoing
Strategy 6: Work with the Property Maintenance Department to ensure that property codes are met and any dilapidated/unsafe buildings are either brought up to code or demolished.	Property Maintenance Department (City) WCAO	Ongoing

PUBLIC SAFETY

Strategy

Existing & Potential Partners

Completion Date

Strategy 1: Establish a neighborhood watch in areas that currently are not covered in the neighborhood. Re-establish the watch in areas that it is not active.	WCAO Savannah-Chatham Metro Police Department (SCMPD)	Year 1
Strategy 2: Work with local businesses to see what steps can be taken to lessen the truck traffic that goes through the neighborhood.	Community Planning & Development (City) Traffic Engineering (City) Private Businesses	Year 2
Strategy 3: Identify areas for increased heavy truck restrictions, including appropriate signage and pavement markings.	WCAO Business Roundtable Traffic Engineering	Year 2
Strategy 4: Connect local parolees and probationers to program assisting them operated by local non-profits.	WCAO Non-Profits Savannah Impact	Ongoing
Strategy 5: Set up a mentoring program for local youth.	WCAO Community Organizations Goodwill's Good Guides	Year 2
Strategy 6: Utilize City of Savannah Traffic Calming Procedures to make major thoroughfares in Woodville safer.	Citizens Office (City) Traffic Engineering (City)	Year 5

INFRASTRUCTURE

Strategy	Existing & Potential Partners	Completion Date
Strategy 1: Repair pot holes within public right-of-way	Streets Maintenance (City)	Year 1
Strategy 2: Identify areas of street light deficiencies	WCAO Facilities Maintenance (City)	Year 1
Strategy 3: Correct drainage problems that cause flooding in the neighborhood.	Stormwater Management (City) Streets Maintenance (City)	Year 5
Strategy 4: Correct sewage problems in the neighborhood. Sewage is a problem on the eastside of the neighborhood.	Sewer Maintenance (City)	Year 5
Strategy 5: Identify areas needing sidewalks and look to find funding sources to install them.	Community Planning & Development (City) Streets Maintenance (City) Traffic Engineering (City)	Year 5
Strategy 6: Investigate the feasibility of adding bicycle lanes along Louisville Road, Fair Street and Alfred Street.	Parking & Mobility (City) Streets Maintenance (City) Traffic Engineering (City)	Year 1
Strategy 7: Work towards creation of cul-de-sacs for vehicular traffic on dead-end streets near Dundee Canal where feasible.	Streets Maintenance (City) Traffic Engineering (City)	Year 3

PARKS, OPEN SPACE & RECREATION

Strategy	Existing & Potential Partners	Completion Date
Strategy 1: Use Leisure Service Master Plan to determine need for additional open space and recreational uses within Woodville.	Leisure Services (City) WCAO	Year 3
Strategy 2: Conduct a feasibility study to explore expanding the Woodville Community Center.	Leisure Services (City) Chatham County	Year 2
Strategy 3: Explore partnerships with existing community organizations to offer recreation facilities and leisure activities for community members.	Community Non-profits	Year 2
Strategy 4: Investigate the vacant lots in the neighborhood and see if any would be suitable for development of additional passive parks.	Community Planning & Development (City) Leisure Services (City) Real Property Services (City)	Year 3
Strategy 5: Continue working on CARE process concept to develop a passive park on existing CSX railroad property at Fair and King Streets.	WCAO	Year 5
Strategy 6: Support the areas adjacent to the canals in Woodville for development of multi-use trails.	Community Planning & Development (City) Leisure Services (City) Healthy Savannah Non-profits	Year 5

LANDUSE & ZONING

Strategy

Existing & Potential Partners

Completion Date

Strategy 1: Attend public meetings of the Unified Zoning Ordinance to ensure that the neighborhood’s voice is heard in this process.	WCAO Community Planning & Development (City)	Year 1
Strategy 2: Call Zoning Inspectors when there is a possibility of a violation of the zoning code within the neighborhood.	WCAO	Ongoing
Strategy 3: Ensuring that when a business is next to residential areas, the buffering standard is being met or exceeded and code enforcement is being met.	WCAO Zoning Office (City) MPC	Ongoing
Strategy 4: Continue to inform the Woodville Neighborhood Association of new or proposed land use and/ or rezoning within the neighborhood.	Metropolitan Planning Commission Zoning Office (City) Community Planning & Development (City)	Ongoing
Strategy 5: Secure partnerships with local design organizations to conduct public workshops and create a residential design pattern guide.	WCAO Housing Department (City) Design organization partner	Year 2
Strategy 6: Work with historic preservation planners to complete historic designation survey and applications.	WCAO Metropolitan Planning Commission	Year 2

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APPENDIX

Surveyor Initials/Date _____

Woodville Property Conditions Survey

Parcel/Address _____
Pin Direction # Name Type

Land Use (circle one)

Residential

Single-family detached Single-family attached Duplex

Multi-family _____ Group quarters
of units

Commercial

Retail Office Other

Industrial

Light Heavy Utility

Institutional

Public school Private school Religious Medical Other civic building

Undeveloped Lot

Vacant lot Park/Recreation Side Yard

Mixed Use: Retail/Residential Office/Residential Notes:

Occupancy(circle one)

Occupied Vacant

If empty, is it boarded up? Yes No Partially

Yard/Lot Cleanliness

Standard *No Problems*

One Point

Litter/ Street Litter _____
Growth =12" < 18" _____

Two Points

Bulk items _____
Debris _____
Growth > 18" _____

Three Points

Abandoned auto _____

Total _____

Building Condition

Standard No problems

Minor Conditions (1 point each)

- _____ Paint dirty/mildewed
- _____ Windows broken
- _____ Siding/shingles missing
- _____ Shutters broken/in need of painting
- _____ Roof shingles curling
- _____ Fence in need of repair, i.e leaning or painting
- _____ Eave repair needed
- _____ Foundation has minor cracks
- _____ Screens need replacing

Moderate Conditions (3 points each)

- _____ Paint chipped/peeling/failed
- _____ Steps damaged or unsafe
- _____ 25 - 50% of siding or wood needs replacement
- _____ Porch defective
- _____ Pieces of foundation missing
- _____ Door/window frames deteriorated, broken or missing
- _____ Eave replacement needed

Major Conditions (9 points each)

- _____ Exterior wall sagging, leaning or cracked
- _____ Foundation has serious defect
- _____ Steps missing
- _____ Roof caved in or has holes
- _____ Over 50% of siding or wood needs replacement
- _____ Fire damage
- _____ Collapsed chimney

Notes:

Total minor problems _____ x 1 = _____

Total moderate problems _____ x 3 = _____

Total major problems _____ x 9 = _____

TOTAL SCORE _____

