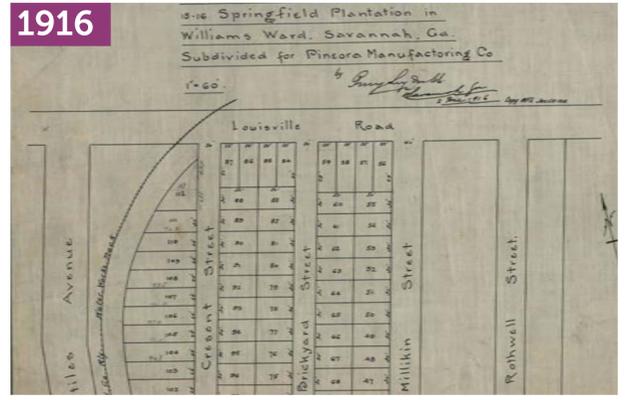


# BACKGROUND INFORMATION

## CANAL DISTRICT MASTER PLAN

### THE EARLY HISTORY OF THE SITE



### THE SITE TODAY





# WHAT DO YOU THINK OF WHEN YOU THINK OF THE CANAL DISTRICT?

"If this project is done right—it's done correctly—it could make Savannah be a world-class city. If it's done wrong, you're gonna have more crime. You're gonna have more depressed people. And you're gonna have deeper depression in these already depressed neighborhoods."

- resident, West Savannah

**This is a much bigger project than I realized.**

- resident, Kensington Park

"It's gonna be a bottleneck on Stiles Avenue...so my concern is, which side—the east side or the west side—are they gonna get land from to widen Stiles Avenue so that we don't have that congestion there. But overall, it's just gonna make Savannah more beautiful."

- resident, Springfield Terrace

**Being able to start to appreciate where we live as a coastal community and that connection to the canal systems and the stormwater system that we have, which people don't really understand how much value that has for us and keeps our homes and streets from flooding.**

- resident, Ardsley Park

**We have been a part of the arena since 2002, so we are very much for it. We just want to make sure that it enhances and don't detract from the neighborhood.**

- resident, Carver Village

"I love where I live, I love where I'm located, and it's a brand-new house! And I love it. I love it. I'm just sorry in the years, we may have to relocate, but I just hate to move, I just hate to move."

- resident, Springfield Terrace

**A lot of work to be done....There's a lot of infrastructure that needs to be implemented, and before we can start talking about all of the beautiful things, I think there's a lot of not-so-beautiful things that have to happen first.**

- local architect, Savannah

**Expansive property with lots of opportunity.**

- city official, Savannah

**My concern is that the people in those communities that are being affected are treated fairly and they're not trampled over, they're not removed from their homes, and the historic status stays right where it should be.**

- candidate, Savannah

**I would like to maintain that community spirit—the one that's already been there.... I'd like to see that area not compete with other districts that are currently being redeveloped right now.**

- resident, Savannah

"Creating something other than just the Historic District... there's so much opportunity for active recreation with the park tracks and then a connection hopefully into some historically African-American neighborhoods that...have seen a barrier build over time...so building some"

- resident, Ardsley Park

**Inclusion, economic development for all, job creation. When I think about the Canal District, I also think about expanding the money that is being concentrated there, to my district.**

- city council, Savannah

"Sometimes I feel like it really doesn't matter what I think about it cause I feel like they gonna do what they wanna do anyway."

- resident, Springfield Terrace

**I think it needs to have some supporting interests too that are not just getting tourists in the area but actually getting people who live in the landmark district...to come to the Canal District and interact more and really link that area with the rest of the community.**

- resident, Savannah

**We would like Carver Village to be preserved....But unless the drainage issue is taken care of, it's just gonna be a huge problem for us.**

- resident, Carver Village

"It's important to bring communities together and have things available for them—not just for tourism, but also for them to enjoy without having to drive out of town four hours to enjoy certain events."

- resident, Pooler

**I think the arena project is gonna be amazing, and stitching that part of the community and stretching the boundary of the city that far west is extremely exciting to me.**

- resident, Downtown Savannah

"I'm wondering what's going to happen to the pipes that are running, like, right outside of my house. Cause the ground is caving in, and the city said it's my responsibility with the ground cavin' in, so I don't know what's going to happen with that."

- resident, Springfield Terrace

**I would like to put a public facility near there, so we can increase the density.**

- city official, Savannah

"Those who will be coming from out of town, who will be coming from other counties, maybe they can find a way there could be a halfway point to minimize some of those traffic concerns."

- former resident, Cloverdale

**Leafy vegetation, trees, kind of like little parks and... canals along them, linking different urban areas together so that you can bike or walk down them and then maybe sit down and have a picnic.**

- resident, Savannah

**The gathering place.**

- childhood resident

**I look forward to the time when we can all congregate in that one location with a large crowd and get the energy going that I think is gonna be there.**

- city official, Savannah

"I just want to make sure there's a community-benefits agreement in place, that we protect the people who live there, protect the businesses, protect the churches. And we can have a free-flowing walkway, waterway, and a good box in place so that we can drain the water off, so it's a win-win for everybody: the city, the community, and people ten years down the road."

- candidate, Savannah

**A space where the community has the opportunity to be active and get out and walk in a more beautiful environment.**

- resident, Savannah

"An opportunity to...make something happen on an open canvas with community feedback and input in order to ensure we're capturing what the future of Savannah should look like in that area."

- city official, Savannah

**We are looking at what that arena could bring about to help the people who are already there. We don't want to be displaced. We don't want our neighborhoods to gentrify. Historically we've been there all of the time, and we would love to remain in place. Many of us are aging in place in our homes. We want to be able to do that.**

- resident, West Savannah

"I would like to see vehicles excluded except for possibly bicycles and have it just open for people to come down to relax in."

- resident, Ardsley Park

**I'm happy and excited to see the growth that Savannah is going through. It's a lot of transformation that's happening...and I embrace it.**

- resident, Pooler

**I don't know if it'd be big enough, if the water channel would be able to connect to the Savannah River and have small boats come up it?**

- resident, Savannah

"We moved into Carver Village in 1955, so we've been in it and we're still there....even though we've remodeled it and everything. But drainage is still an issue for us....It's only improved slightly."

- resident, Carver Village

# COMMUNITY VISION FEEDBACK

On August 22, we asked about your priorities. This is what we heard from you.



## What strengths should be preserved in your community?

01

### Cultural Heritage

- "Preserve and celebrate the diversity of Savannah's historic communities."
- "Preserve socioeconomic diversity."
- "Brings in all residents to the area."
- "Must be for the people who call it home. Can't forget all of the history."

02

### Neighborhood Fabric

- "Cloverdale Library and public space immediately surrounding it."
- "Connect Cohen Street to West Side."
- "Preserve existing neighborhoods."
- "The existing community."

03

### Historic Features

- "Historic community."
- "Preserve historic architecture and features."
- "Highlight the history of different communities."
- "Must be for the people who call it home. Can't forget all of the history."
- "Use documented points about Savannah's streetscape."

04

### Homes and Jobs

- "Preserve living area, do not turn all of it to commercial."
- "Keep housing affordable, provide more housing for established communities."
- "Don't rezone all industry out, keep West Savannah working!"

## What benefits could the district provide to your community?

01

### Natural Environment

- "Cleanup the canal on both sides. How will the canal and adjacent alleyways be maintained?"
- "Commit to keeping enough water in the canal for kayaking."
- "Preserve open space."
- "Create more park space."

02

### Built Environment

- "Save the industrial buildings (brick warehouses, train stations, churches, canals) and train tracks that will lend to linear parks."
- "Create a buffer wall on either side of Cloverdale and canal."
- "Buffer industrial sites with trees."
- "Provide noise and visual barriers on Highway 16 next to Cloverdale and Carver Village."

03

### Community

- "Inclusion, equity and unity"
- "Something for all, not just those of privilege."
- "Community Benefits Agreement with surrounding community"

04

### Entertainment

- "Disc golf"
- "New, Mercer Theater in Arena District?"
- "Brickyard – FEMA, parks, grills, volleyball, trees, etc., neighborhood ban"
- "Theater/performance space"

05

### Economic Mobility

- "Maintain affordable housing for all neighborhoods in the area – rent control"
- "Don't penalize those already living here by raising property taxes."
- "Community residents are offered a first chance or special consideration for new business locations."
- "'Teaching Development', hospital, fund unemployed through project with skilled trade"
- "More training to younger residents, and trade certifications"

06

### Well-Being

- "Need a green grocery store!"
- "Affordable housing and community services"
- "Grocery store, necessity store, park with walking trails, and a lightly wooded nature area"
- "Assess existing housing"
- "Revitalize homes, don't tear down homes on city property."
- "Affordable housing, connectivity to neighborhoods"
- "We need grocery stores and other services."
- "Senior Housing near Barlow? What happened to that promise in 2004?"

07

### Connection and Movement

- "Connection from Bay Street viaduct to Canal District"
- "Multiple transportation connection options"
- "Remove the transition center at Stiles Ave and Louisville Rd. Easy and safe walk to the Arena District from the Historic or Victorian District."

# YOUR COMMUNITY VISION PRINCIPLES

We've translated your priorities into principles for the Canal District Master Plan. Post your thoughts.



The Canal District Master Plan should build on our communities' strengths by:

01

Cultural Heritage

Elevating the people who are rooted in this community.

02

Neighborhood Fabric

Preserving the neighborhood fabric that connects our community.

03

Historic Features

Keeping the historic features that celebrate our heritage and share our stories.

04

Homes and Jobs

Preserving and respect our livelihood.

The Canal District Master Plan should benefit our communities by:

01

Natural Environment

Enhancing our access to greenspaces and the canal.

02

Built Environment

Enhancing the physical characteristics of our community.

03

Community

Strengthening our community as a network of neighborhoods.

04

Entertainment

Bringing prosperity to our youth and future generations.

05

Economic Mobility

Providing places where neighbors can play and gather.

06

Well-Being

Providing nourishment to our community.

07

Connection and Movement

Connecting us from within our community to our city.

# THE CANAL DISTRICT FEEDBACK

On August 22, we asked you to imagine using the Canal District. This is what we heard from you.



**HOW DO YOU IMAGINE YOURSELF AND OTHERS USING THE CANAL DISTRICT IN THE FUTURE?**  
Choose as many as you want.

I would use the Canal District...	I/We would visit the Canal District to...	I/We would visit the Canal District...
<input checked="" type="checkbox"/> On my own	<input type="checkbox"/> Go for a run	<input type="checkbox"/> In the morning
<input type="checkbox"/> With my spouse	<input type="checkbox"/> Shop for clothes	<input type="checkbox"/> At lunch
<input type="checkbox"/> With my children	<input type="checkbox"/> Picnic	<input type="checkbox"/> In the afternoons
<input type="checkbox"/> With my whole family	<input type="checkbox"/> Travel a job	<input type="checkbox"/> In the evenings
<input type="checkbox"/> With my best friend	<input type="checkbox"/> Watch birds	<input type="checkbox"/> Daily
<input type="checkbox"/> With my significant other	<input type="checkbox"/> Entertain guests	<input type="checkbox"/> Several times per week
<input type="checkbox"/> With my friend group	<input type="checkbox"/> Visit my doctor	<input type="checkbox"/> Weekly
<input type="checkbox"/> With my classmates	<input type="checkbox"/> Attend a festival	<input type="checkbox"/> Several times per month
<input type="checkbox"/> With my coworkers	<input type="checkbox"/> Go out to eat	<input type="checkbox"/> Monthly
<input type="checkbox"/> With hobby enthusiasts	<input type="checkbox"/> Play in a sports league	<input type="checkbox"/> Several times per year
<input type="checkbox"/> With my church group	<input type="checkbox"/> Grab a drink	<input type="checkbox"/> During the Winter
<input checked="" type="checkbox"/> <i>On my own</i>	<input type="checkbox"/> Spend some alone time	<input type="checkbox"/> During the Spring
<input checked="" type="checkbox"/> <i>as a resident user</i>	<input type="checkbox"/> Meet friends	<input type="checkbox"/> During the Summer
	<input type="checkbox"/> Buy weekly groceries	<input type="checkbox"/> During the Fall
	<input type="checkbox"/> Go on a walk	<input checked="" type="checkbox"/> <i>live full time</i>
	<input type="checkbox"/> Celebrate a birthday	<input checked="" type="checkbox"/> <i>live full time</i>
	<input type="checkbox"/> Hike	<input type="checkbox"/> Fly a kite
	<input type="checkbox"/> Pick up my dry cleaning	<input type="checkbox"/> Barbecue on the grill
	<input type="checkbox"/> Fly a drone	

**Which experience will you value the most?**

I would use the Canal District... *to live & work*

I/We would visit the Canal District to... *Buy weekly groceries & live*

I/We would visit the Canal District... *to live & work*

## How do you imagine yourself and others using the Canal District in the future?

### WHO

#### I would use the Canal District with...

	VOTES
On my own	18
With my whole family	11
With my spouse	10
With my friend group	10
With my church group	10
With my best friend	9
With my significant other	8
With hobby enthusiasts	7
With my coworkers	6
With my children	5
With my classmates	3

#### WRITE-IN RESPONSES:

Out-of-town visitors/guests

### WHAT

#### I would use the Canal District to...

	VOTES
Go to a concert	20
Attend a festival	18
Go out to eat	18
Go on a walk	17
Picnic	16
Meet friends	14
Grab lunch	14
Spend some alone time	13
Entertain guests	12
Buy weekly groceries	12
Ride my bike	12
See a movie	12
Kayak on the canal	12
Grab a drink	11
Hear a lecture	10
See a play	10
Walk the dog	10
Get in some reading	10
Share a date night	9

#### WRITE-IN RESPONSES:

Visit a farmers market  
Live in an apartment  
Visit green space  
Visit an amphitheater

	VOTES
Go for a run	8
Hike	8
Take a class	8
Visit a museum	8
Visit a fitness center	7
Play on a playground	6
Work on my art	6
Shop for clothes	5
Celebrate a birthday	5
Practice my hobby	5
Fly a kite	5
Pick up my dry cleaning	4
Pick up medications	4
Play a pickup game	4
Barbecue on the grill	4
Watch birds	3
Play in a sports league	3
Fly a drone	3
Visit my doctor	1

Watch a drive-in movie  
Socialize  
Visit a dog park  
Utilize daily services

### WHEN

#### I would use the Canal District...

	VOTES
In the afternoons	15
During the Spring	15
In the evenings	14
Several times per month	13
During the Fall	13
In the morning	11
During the Winter	11
Several times per week	10
During the Summer	10
At lunch	9
Daily	8
Weekly	8
Monthly	8
Several times per year	7

#### WRITE-IN RESPONSES:

All the time  
Full-time  
Often

## Given the options above, which experience(s) will you value the most?

### WHO

#### I would use the Canal District with...

With my whole family  
With friends and family  
With my significant other  
With my community  
With visitors  
With others  
With my whole community

### WHAT

#### I would use the Canal District to...

Explore and relax  
For recreation  
Walk and hike  
Live and work  
Go out to eat  
To run across Savannah  
Build community  
Escape the city without actually leaving  
Bike and walk  
See shows at an amphitheater  
Bike through nature  
Experience black entertainment  
Connect with nature  
Connect to the community  
Relax enjoying nature  
Take part in events, concerts, and festivals  
Enhance my environment  
Eat and be social  
Take advantage of open space  
Access green space  
Spend family time  
Relieve stress  
Exercise  
Buy weekly groceries  
See what's new in Savannah

### WHEN

#### I would use the Canal District...

As often as possible  
In the fall (less mosquitoes)  
Weekly in the afternoons  
Often  
All the time  
A couple of times per month  
Daily  
Monthly  
Always  
Several times a week

# YOUR CANAL DISTRICT PRINCIPLES

We've translated your priorities into principles for the Canal District Master Plan. Post your thoughts.



## The Canal District should:

01

### Family-Friendly

Be a place where families can gather.

02

### Fosters Community

Encourage a sense of community.

03

### A Place to Relax

Be a place to escape and relax.

04

### For Daily Use

Be a place that supports daily life.

05

### Platform for Culture

Foster local and citywide culture.

06

### Recreation Hub

Offer many types of active recreation.

07

### Engage with Nature

Allow people to connect with nature.

08

### Entertainment District

Offer entertainment options.

09

### At All Times

Be active throughout the day and throughout the year.

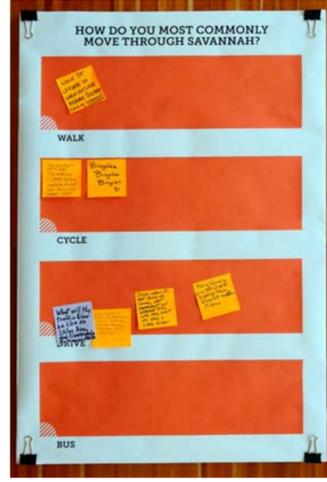
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### Changes with Seasons

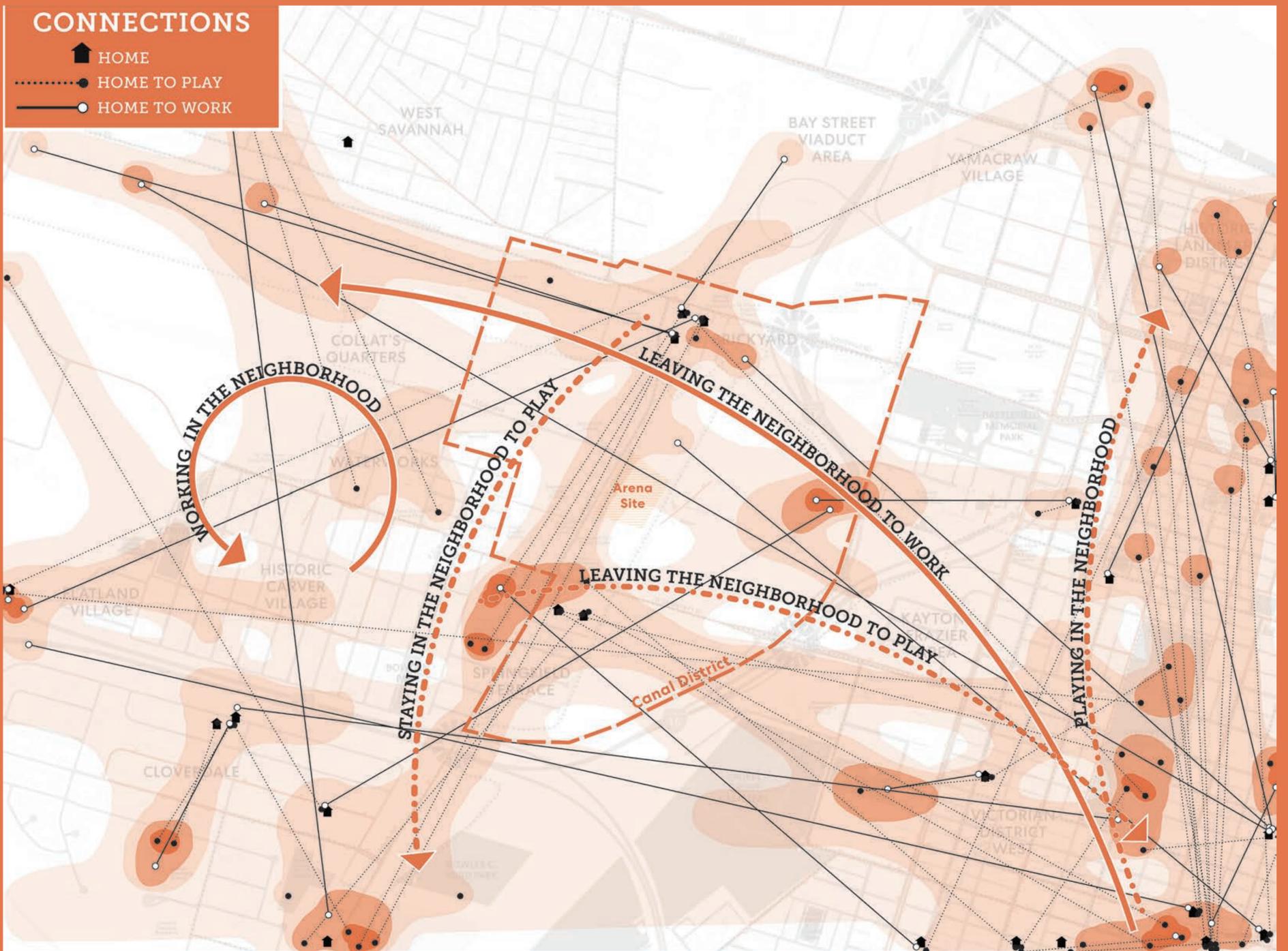
Offer new experiences with every season.

# CONNECTIONS FEEDBACK

On August 22, we asked how you move around Savannah. This is what we heard from you.



Where do you live, where do you work, and where do you play?

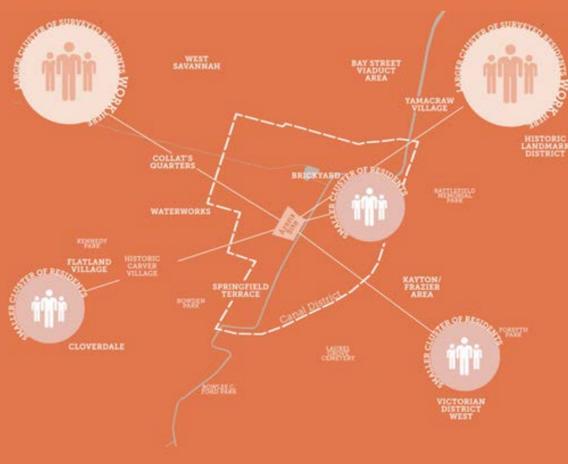


In relationship to the Canal District, these are the patterns of where people:

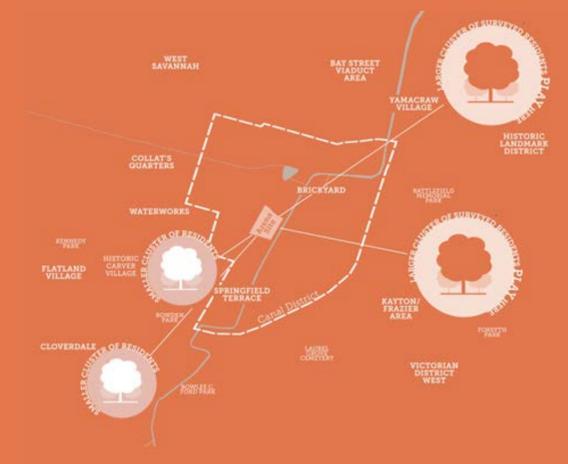
## LIVE



## WORK



## PLAY



# YOUR CONNECTION PRINCIPLES

We've translated your priorities into principles for the Canal District Master Plan. Post your thoughts.



The Canal District should increase the connectivity of people and places by:

**01**

**A Connected Place**

Connecting destinations in the city.

**02**

**Within Reach**

Bringing new offerings, such as jobs and amenities, closer to existing neighborhoods.

**03**

**Walkable**

Being a place for walking.

**04**

**Bikeable**

Promoting the use of bicycles as transportation.

**05**

**Supports Transit**

Promoting the use of public transit.

**06**

**Reduces Car Reliance**

Reducing the reliance of residents, both present and future, on the automobile for daily travel.

**07**

**Addresses Traffic**

Helping alleviate potential traffic increases around the arena and new urban development.

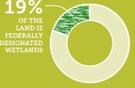
# OPEN SPACES FEEDBACK

On August 22, we asked about your parks and open spaces. This is what we heard from you.

IN THE CANAL DISTRICT TODAY:

**318 ACRES**  
TOTAL CANAL DISTRICT AREA

**62 ACRES**  
FEDERALLY DESIGNATED WETLAND



**200 ACRES**  
100-YEAR FLOODPLAIN



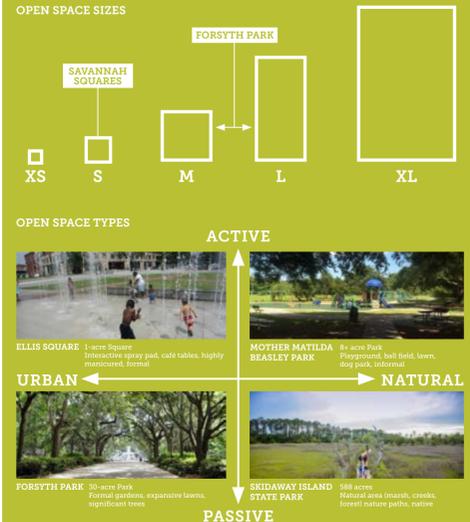
**49 ACRES**  
500-YEAR FLOODPLAIN



THE CANAL IS AN OPPORTUNITY IN ADDITION TO MITIGATING FLOODING...

- PERFORMANCE**
  - FLOOD-MITIGATING INFRASTRUCTURE
  - STORMWATER CONVEYANCE
- ECOLOGY**
  - NATIVE WILDLIFE HABITAT
  - WETLANDS
  - RIPARIAN CORRIDOR
- CONNECTIONS**
  - MULTIUSE TRAILS
  - A MEETING PLACE
- PLAY**
  - STORMWATER GARDEN
  - NATURAL PLAY
- EDUCATION**
  - WATERSHEDS AND NATURAL SYSTEMS
  - OUTDOOR CLASSROOM
  - PROGRAMS AND EVENTS (I.E. CANAL HISTORY WALK)

OPEN SPACES CAN BE A RANGE OF SIZES AND SPACE TYPES.



## Your Comments:

## Themes:

"What is the plan to address the **greater impact** area?"

"**Water** is the big **challenge** but it is also the **beauty** of all this!"

"What is the **condition** of the Tennenbaum Property - has there been a Phase II **Environment Report**?"

"**Water should be a feature** instead of a problem."

"You can't fight nature - **design the park to flood**, construct wetlands."

"Will **Taxes** Increase?"

"**Preserve Bowles C. Ford Park and Library.**"

"**Green buffer** between industrial site -- **save industry!** But screen."

"This should be something different ... a **stormwater nature park.**"

"**Green buffers** between neighborhoods and development."

"**Bier Garten** near the Arena."

"**Widen Stiles** - will it be widened from East or West?"

"Need **Canal Widening** South of I-16"

"**Keep the History** (Pearl Smith School and Historic Water Works Pump House)."

"**Turn junk yard into a park** and **connect to Bowles C. Ford Park** under Hwy 17 -- provide water drainage, park green space, and stormwater basin."

"**Picnic / BBQ Station** with Fence and Trees between Brickyard Neighborhood and Stormwater Pond."

"**Bike / Pedestrian Trail** along Louisville Road (**Rails to Trails** along Viaduct and Rail through middle of site / connection to Cohen Street.)"

"**Parking** (across from Arena Site, other side of canal)."

"**Disc Golf Course** somewhere in future Canal District Park."

"Low-lying areas should be a **wetland park** (Yes! - voted another person) -- Build an elevated boardwalk through wetland (cheaper to build)."

"**Restaurants and Grocery Store** (adjacent to Arena Site)."

"**Flooding** is a challenge near the Brick Works building, along the canal."

01

**Water and Flooding**

02

**Environmental Quality**

03

**Impact**

04

**Preserve History and Assets**

05

**Buffers and Transitions**

06

**Adjacencies**

07

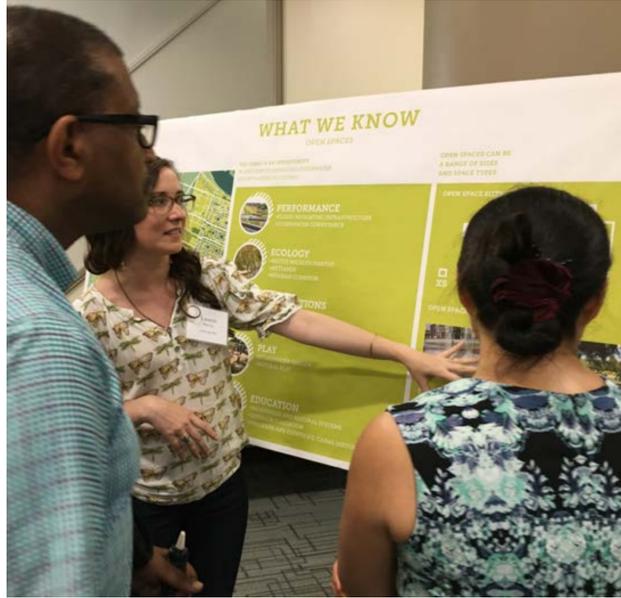
**Connectivity**

08

**Parks and Open Space**

# YOUR OPEN SPACE PRINCIPLES

We've translated your priorities into principles for the Canal District Master Plan. Post your thoughts.



The Canal District Master Plan should integrate infrastructure, historic and natural features, and water management in the design of its open spaces by:

01

## Water and Flooding

Embracing water and alleviating flooding by design.

02

## Environmental Quality

Remediating industrial land that will be reclaimed for future urban development.

03

## Impact

Being sustainably financed and mitigating new burdens on economically sensitive communities.

04

## Preserving History and Assets

Keeping the historic features that celebrate our heritage and share our stories.

05

## Buffers and Transitions

Using natural buffers to transition between residential and industrial uses.

06

## Adjacencies

Clustering active uses near the arena and everyday services near the existing neighborhoods.

07

## Connectivity

Connecting all parks and destinations in the city through multi-use trails and walkable, bike-friendly streets.

08

## Parks and Open Space

Embracing the natural features of the site to create recreational uses for everyone.

# OPEN SPACES FEEDBACK

## What We Heard



## Program Preferences | Community Input

399 Total Responses



total dots / votes ..... 15



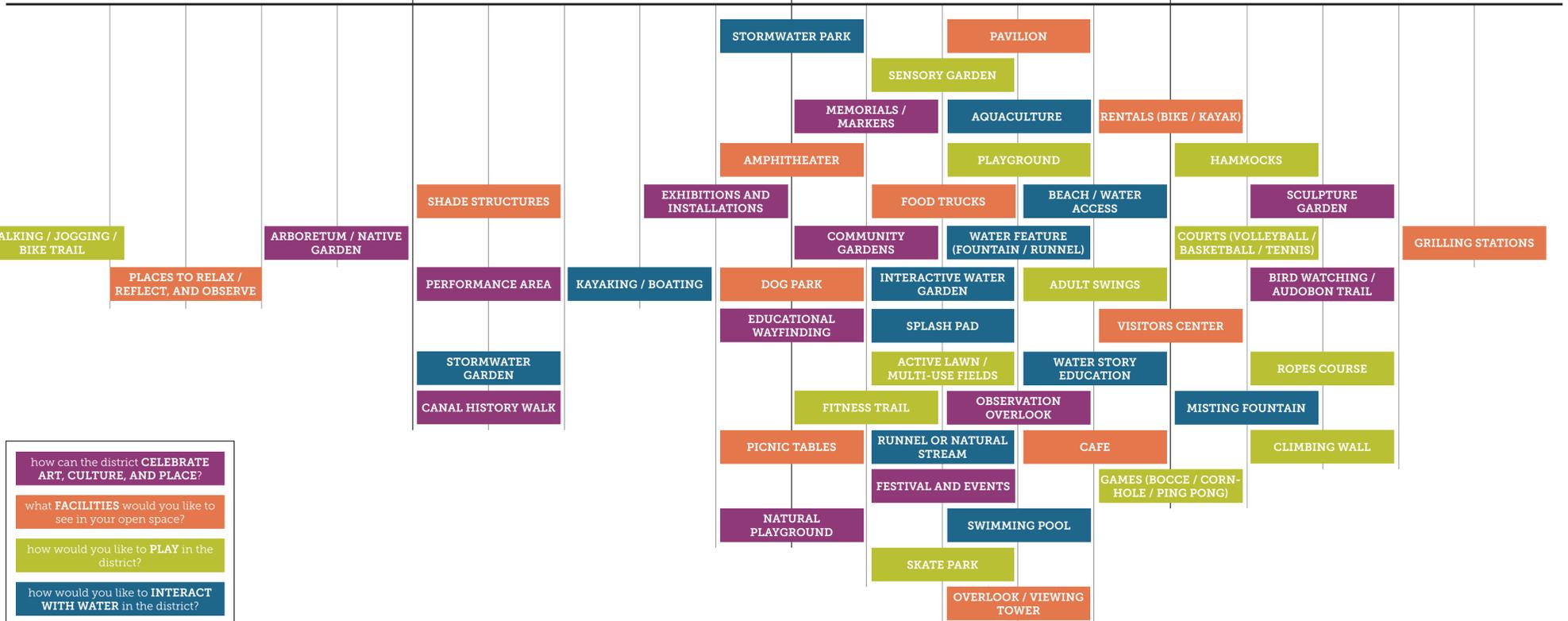
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5



high preference

low preference



how can the district CELEBRATE ART, CULTURE, AND PLACE?

what FACILITIES would you like to see in your open space?

how would you like to PLAY in the district?

how would you like to INTERACT WITH WATER in the district?

# ADDITIONAL PRIORITIES FEEDBACK

On August 22, we asked about your further concerns. This is what we heard from you.



## What else do you want us to know?

01

### History

- "Inventory of history resources."
- "Inventory all eligible historic structures, specifically along Louisville Road."
- "The legacy of trade and skilled labor—telling the story, building businesses."
- "Protect significant architecture."
- "Maritime Museum in the Waterworks Building."

02

### Parks and Trails

- "Connect to the Ogeechee Canal trailhead."
- "Please do not take all of Bowles Park or Cloverdale's library and public space."
- "Preserve Bowles Ford Park."
- "There are snakes and alligators that will go to the arena site."

03

### Transportation

- "How will traffic move? Where will parking be located?"
- "Parking concerns."
- "Bike access from downtown, traffic."
- "Will resident have access to their vehicles when there is massive traffic?"
- "Adequate stops and access to public transportation."
- "Safe spaces for bicycles."

04

### Policy Issues

- "Previous studies must be used."
- "Toxicity of wetlands next to industrial buildings—waste survey."
- "Constant feedback to the community—construction of schools, emergencies."
- "Housing density so it is more affordable. Establish building heights so that people can plan and build without rezoning."
- "This development is great—but, how will it impact taxes in poor communities?"
- "Springfield Terrace residents are concerned about the increase in property taxes."
- "Guarantee that the project won't go over budget over time."

05

### Infrastructure

- "Underground electric is needed."

06

### Neighborhood Access to Opportunity

- "Resilient food strategies for Savannah's largest food desert."
- "Apprenticeships for young, middle aged men who live in the community to be a part of something that will impact their lives."
- "Will residents be able to purchase discounted meat and obtain higher paying jobs?"
- "Small business opportunities."
- "We need to invest in wealth building tools with the current neighborhood."
- "There is a large, vibrant and loving homeless community near Brickyard."
- "Homeless—Church service at 8:30am on Sundays."
- "Showers and changing rooms for the homeless."

07

### Feedback and Corrections

- "Use larger print on surveys (i.e. mad libs)."
- "Water Works and Springfield Terrace is reversed."

# KIDS DISTRICT FEEDBACK

On August 22, we asked kids how they imagine using the Canal District. This is what we heard.



**How do you imagine yourself and others using the Canal District in the future?**  
Draw and/or use words to describe the Canal District of your dreams!

