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May 10, 2022

City of Savannah Development Services

RE: Tempo Hotel Project Narrative
220 E. Bryan Street
Savannah, GA
EMC Project #22-0036

To Whom it May Concern:

The proposed site is located on 3 tracts that total 0.38 acres at 220 E. Bryan Street near the intersection of E. Bryan Street and Lincoln Street. Tract 1 (0.32 ac -pin #20004 17004): The site is currently home of an old office building, sidewalks, and unloading areas. The building is currently vacant and not is use. The owner is proposing to demolish the existing building, parking areas, sidewalks, and remove utilities. Tract 2 (0.035 ac -pin #20004 17002): The site is currently home of an old, dilapidated building. The building is currently vacant and not is use. The owner is proposing to demolish the existing building and remove any utilities. Tract 3 (0.034 ac -pin #20004 17003): The site is currently home of an old building that has a newer 1 story addition to the historic structure. The building is currently being used as a bar (Abe's on Lincoln). The owner is proposing to demolish the existing more recent 1 story addition to Abe's. The original structure will remain. A small portion of Tract 2 and 3 is proposed to be re-combined with Tract 1 to create a new larger 0.323 acre parcel. The new Tempo Hotel is proposed for this location. It will be a 7 story hotel with basement. It will have 154 rooms, a 58 seat café, and 86 seat roof top bar. Access to the front of the hotel is provided by East Bryan Street and secondary access is provided by East Bay Lane for deliveries and trash pickup. A drop off lane is proposed at the front of the hotel while maintaining the existing travel lane. Pedestrian access is also provided by maintaining the sidewalk along East Bryan Street. Parking will be provided by on-street spaces and adjacent parking decks. The City of Savannah Water and Sewer Department will be the water and sewer provider for the proposed building. Sewer will be connected to an existing 8" gravity sewer in East Bay Lane. There will be a regular connection and also a connection with a grease trap being provided. The water service will be provided by an existing 6" water main in East Bryan Street. A domestic and fire service line will be provided. The building will have a fire sprinkler system. Storm drainage for the area is primarily surface drainage into East Bryan Street and East Bay Lane. Water drains to the East and West along the street into the City's storm system located along Lincoln Street and Abercorn Street. The proposed development results in a 46.8% reduction of impervious area from the previous use. This will be accomplished by using pervious pavers on sidewalk along the front of the hotel. According to City of Savannah stormwater regulations, a 20% or higher reduction in impervious area exempts a development from providing storm water detention, runoff reduction and water quality. Storm water runoff from the site will be directed to follow existing drainage patterns into the city streets and into the city's storm drainage system.

Sincerely,

Alec B. Metzger, P.E.
Principal

