

October 28, 2022

WRITTEN PROJECT DESCRIPTION FOR NEW CONSTRUCTION PART I: HEIGHT AND MASS

916 Martin Luther King Blvd.

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The proposed new construction project is designed as a place to assist in helping Savannah's homeless population. One component is located at street level facing ML King Boulevard and provides administrative space to assist homeless people be able to seek and receive support services. The second component is a complex of breezeway-connected apartments designed to be a place for transitioning single parent families, usually women with children, out of homelessness and into the mainstream. The project is being sponsored in conjunction with Community Housing Services Agency and the Savannah Homeless Authority utilizing resources from the City of Savannah as a non-profit enterprise.

The sites are owned by the City of Savannah and consist of a single lot that will be used for remote parking for residents, and some nearby urban lots that will be combined to create an L-shaped site that wraps around an existing non-contributing building at the corner of MLK and West Waldburg Streets. This presents two well-proportioned street facing facades. The proposed design is for three stories which is allowed by the current zoning. All aspects of the design are intended to meet the relevant portions of the Zoning Ordinance for the area, with one exception.

The exception is a request to allow the reduction of the ground floor height from 13'-0" to 11'-0". This will allow the building to be more in scale with the adjacent non-contributing building. It will also allow the ground floor residential apartments to have 9' ceilings, as the upper floors need to be aligned vertically. The appearance is visually compatible. The Petitioner requests permission for this one exception, and approval of the Part One Height and Mass so that the project can move forward in providing desperately needed housing for currently transitioning homeless families.