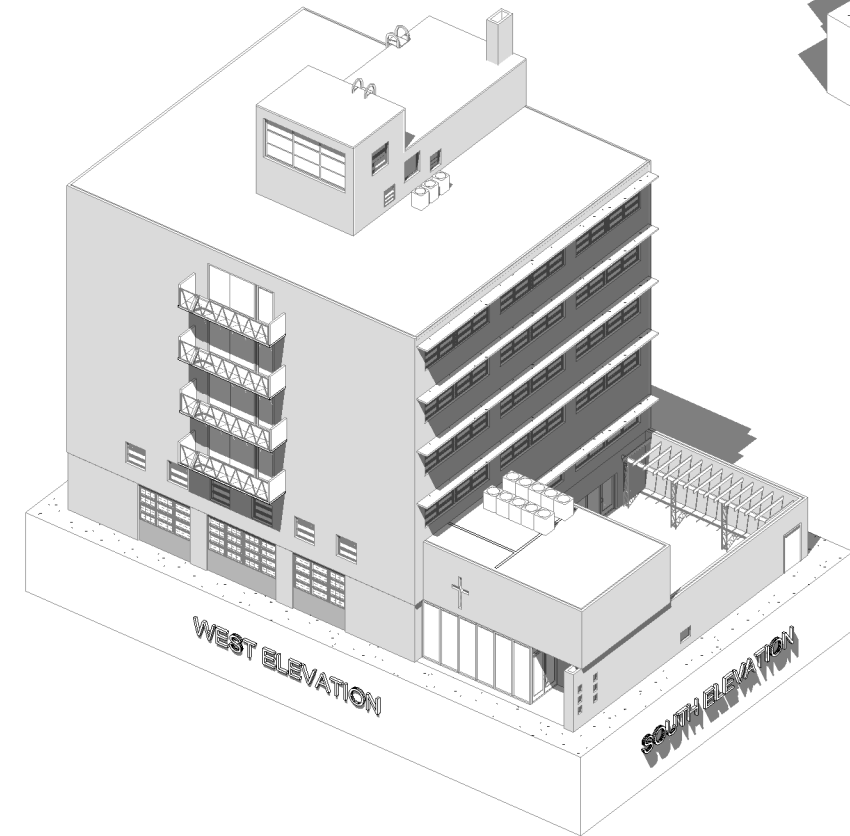
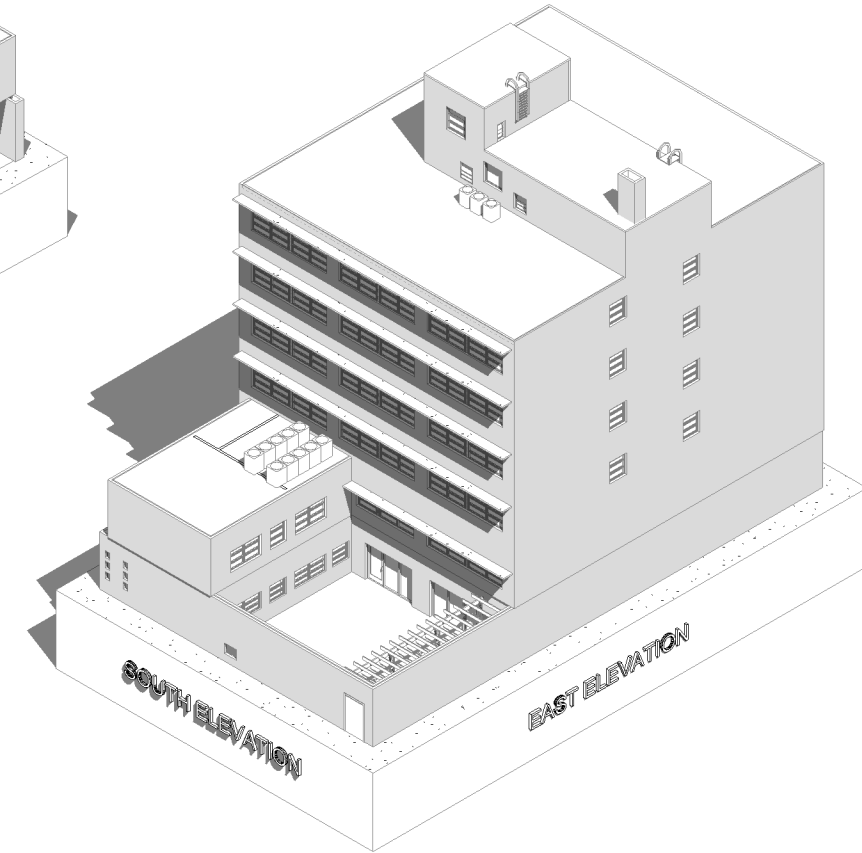
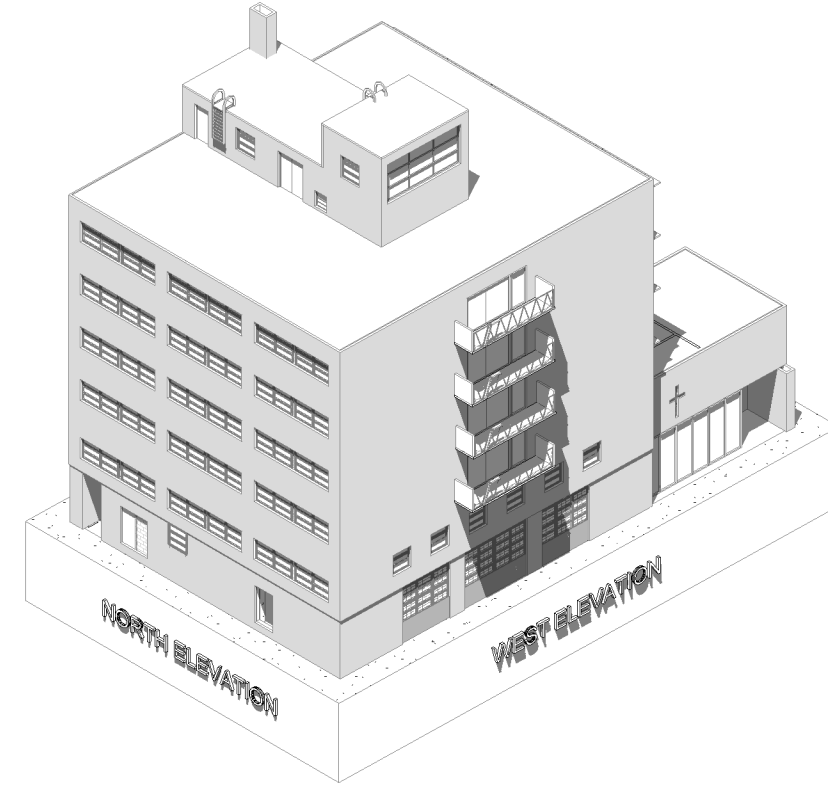


MIXED-USE CONCEPT

422 HABERSHAM ST. SAVANNAH, GA WHITFIELD SQUARE - WESLEY WARD

PROJECT OVERVIEW

LOCATED IN THE SAVANNAH HISTORIC DISTRICT AT THE INTERSECTION OF HABERSHAM STREET AND TAYLOR STREET IN WESLEY WARD. THE BUILDING CONSISTS OF A SIX STORY YELLOW AND RED BRICK TOWER THAT INCLUDES A BASEMENT AND ROOF TOP EQUIPMENT PENTHOUSE STRUCTURE AS WELL AS A TWO STORY APPENDAGE AND ENCLOSED COURTYARD. THIS STUDY LOOKS AT THE FEASIBILITY OF CONVERTING THE EXISTING BUILDING FROM AN OFFICE OCCUPANCY TO A MIXED USE OCCUPANCY WITH COMMERCIAL TENANT SPACE ON THE GROUND FLOOR, AND COLIVING RESIDENTIAL UNITS WITH SUPPORTING AMENITY SPACES THROUGHOUT. THIS REPORT PROVIDES ANALYSIS OF THE SAVANNAH / CHATHAM AREA, THE NEIGHBORHOOD AND SURROUNDING RESIDENTIAL AREAS AS WELL AS THE LOCAL HISTORIC DISTRICT AND WESLEY WARD.



SOUTH VIEW FROM TAYLOR STREET



NORTH WEST VIEW FROM HABERSHAM STREET



PROJECT SITE

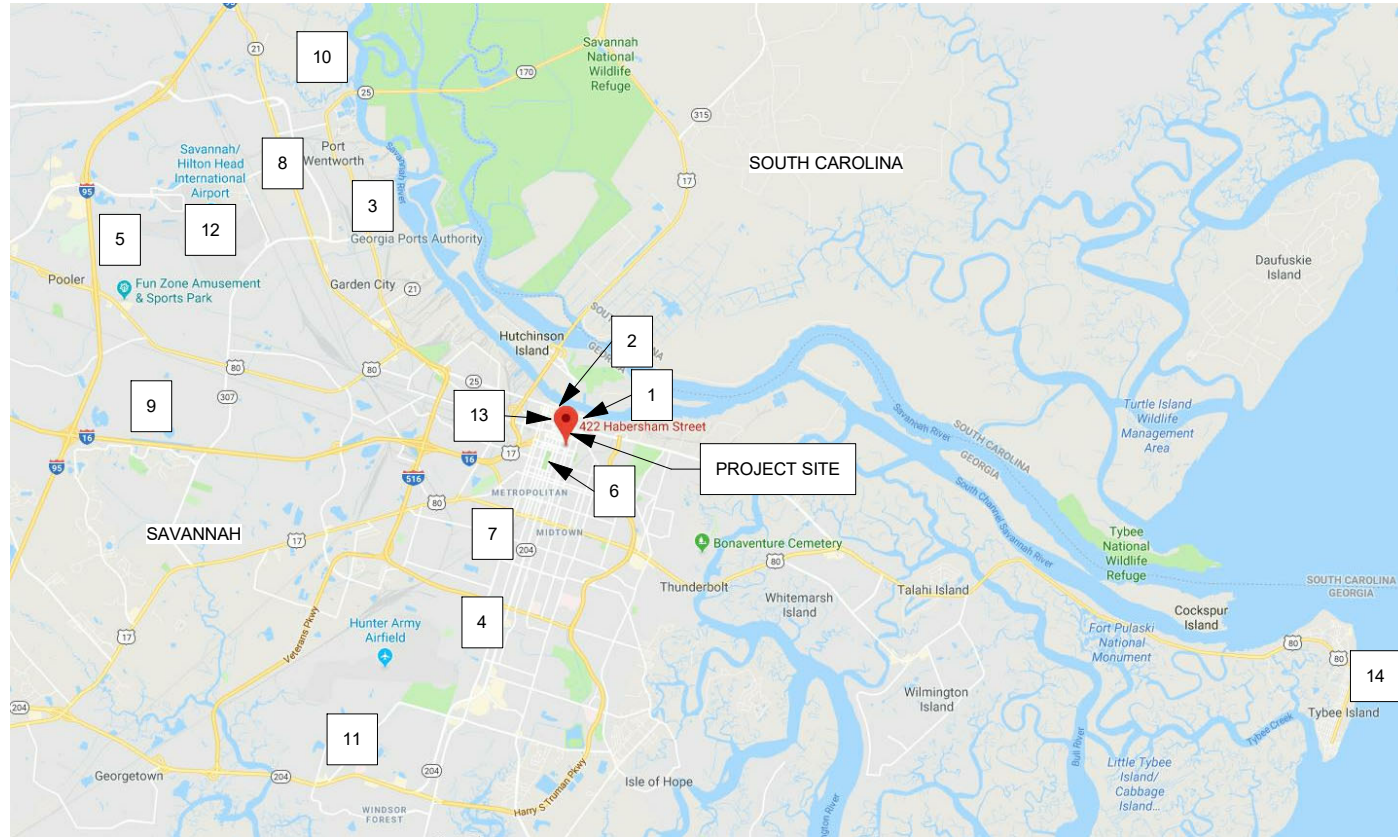
PROJECT LOCATION MAP

PROPERTY INFORMATION

PARCEL ID:	20032-11007
LOT DESCRIPTION:	LOT 12 OF WESLEY WARD
ZONING:	D-R DOWNTOWN RESIDENTIAL
OCCUPANCY:	344 OFFICE BUILDING
CLASS:	C3 COMMERCIAL LOTS
LAND CODE:	O2 - OFFICE 2
LOT SIZE:	6,100 SF (.14 ACRES)
YEAR BUILT:	1954
LAST PERMIT:	14-08543-2 DM - DEMOLITION - 2014
NEIGHBORHOOD:	04500.00 - D500 DNTN MLK TO E B
BUILDING SF:	32,289 GROSS 26,013 NET
COURTYARD SF:	1,050 SF, OPEN AIR W/ WALL

SAVANNAH / CHATHAM ECONOMIC OVERVIEW

SAVANNAH IS A MID-SIZED COASTAL CITY THAT HAS SEEN AN INCREASE IN POPULATION, TOURISM, HISTORICAL RENOVATION / RESTORATION AND INDUSTRIAL DEVELOPMENT OVER THE LAST DECADE. THE OLDEST CITY IN GEORGIA, SAVANNAH IS LOCATED JUST ACROSS THE SAVANNAH RIVER FROM SOUTH CAROLINA. THE CITY IS EASILY ACCESSIBLE BY CAR, PLANE, RAIL AND WATER MAKING IT ATTRACTIVE FOR BUSINESSES, RESIDENTS AND TOURISTS. IT IS HOME TO THE 4TH LARGEST, 2ND BUSIEST AND FASTEST GROWING PORT IN THE NATION. THE AREA HAS 18 COLLEGES AND UNIVERSITIES THAT GERNERATE APPROX. 16,000 GRADUATES A YEAR PROVIDING A DIVERSE, YOUNG AND HIGHLY SKILLED TALLENT POOL, ATTRACTING MANY BUSINESS TO THE AREA IN SEARCH OF WORKERS.



MAJOR ECONOMIC DRIVERS

TOURISM - HISTORIC DISTRICT, RIVER STREET, CITY MARKET, TYBEE ISLAND
 INDUSTRY - PORTS, MANUFACTURING, WAREHOUSING, CONSTRUCTION, UTILITIES
 EDUCATION - SAVANNAH COLLEGE OF ART AND DESIGN (SCAD), SAVANNAH TECH, GEORGIA SOUTHERN
 HEALTHCARE - MEMORIAL HEALTH, ST. JOSEPH'S / CANDLER, ANTHEM
 MILITARY - HUNTER ARMY AIRFIELD, FORT STEWART - 3rd INFANTRY DIVISION

POPULATION GROWTH

AREA	2010	2017
CHATHAM COUNTY	265,128	290,501
SAVANNAH MSA	347,611	387,543
GEORGIA	9,687,653	10,429,379
UNITED STATES	308,745,528	325,719,178

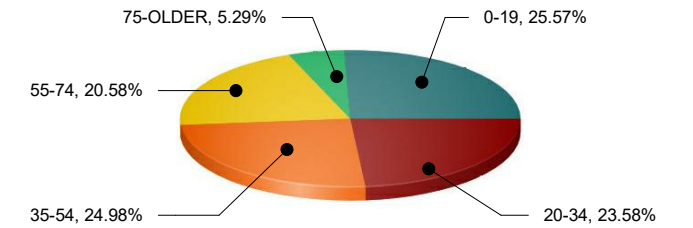
REGIONAL GROWTH

TIMEFRAME	2 YEARS	1YEAR
POPULATION	1.65%	0.82%
JOBS	3.01%	-1.91%
WAGES	11.44%	8.13%
UNEMPLOYMENT	-0.92%	0.12%
HOUSING	2.19%	1.13%

WAGES AND EMPLOYMENT

INDUSTRY	NO. EMPLOYED	AVG. WEEKLY WAGE
HEALTH CARE	20,702	\$989
MANUFACTURING	15,797	\$1,848
WAREHOUSING	12,594	\$881
EDUCATIONAL	11,252	\$943
PUBLIC ADMINISTRATION	8,511	\$1,148
CONSTRUCTION	6,275	\$1,045
WHOLESALE TRADE	5,439	\$1,333
PROFESSIONAL SERVICES	5,248	\$1,218
FINANCE	2,957	\$1,488

POPULATION AGE DISTRIBUTION

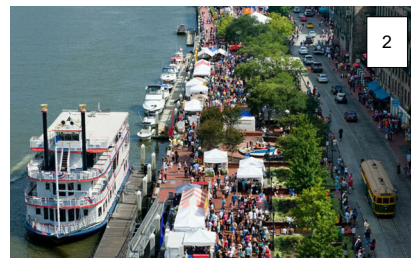


NOTEABLE AREA EMPLOYERS

GULFSTREAM AEROSPACE - HQ
 MEMORIAL HEALTH UNIVERSITY CENTER - HQ
 ST. JOSEPH'S / CANDLER HEALTH SYSTEM - HQ
 GEORGIA PORTS AUTHORITY - HQ
 PORT CITY LOGISTICS - HQ
 CHATHAM STEEL CORPORATION - HQ
 GREAT DANE TRAILERS - HQ
 TMX FINANCE - HQ
 JCB, INC. - HQ
 BASF CORPORATION
 MITSUBISHI HITACHI POWER
 CSX TRANSPORTATION
 INTERNATIONAL PAPER
 COCA-COLA BOTTLING
 IKEA DISTRIBUTION
 HORMEL FOODS
 KINDER MORGAN
 OWENS CORNING



1 BROUGHTON STREET - FILM FESTIVAL



2 RIVER STREET



3 GEORGIA PORTS AUTHORITY



4 SAVANNAH TECHNICAL COLLEGE



5 JCB, MANUFACTURING FACILITY



6 FORSYTH PARK



7 MONTGOMERY HALL - SCAD



8 GULFSTREAM AEROSPACE



9 MITSUBISHI-HITACHI POWER SYSTEMS



10 IKEA DISTRIBUTION CENTER



11 ST. JOSEPH / CANDLER HEART HOSPITAL



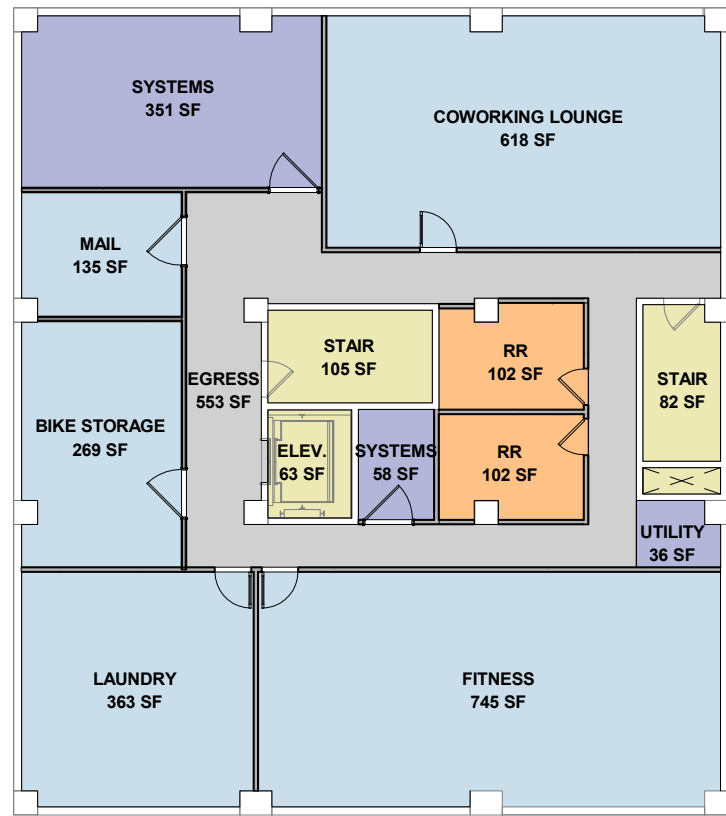
12 SAVANNAH / HILTON HEAD AIRPORT



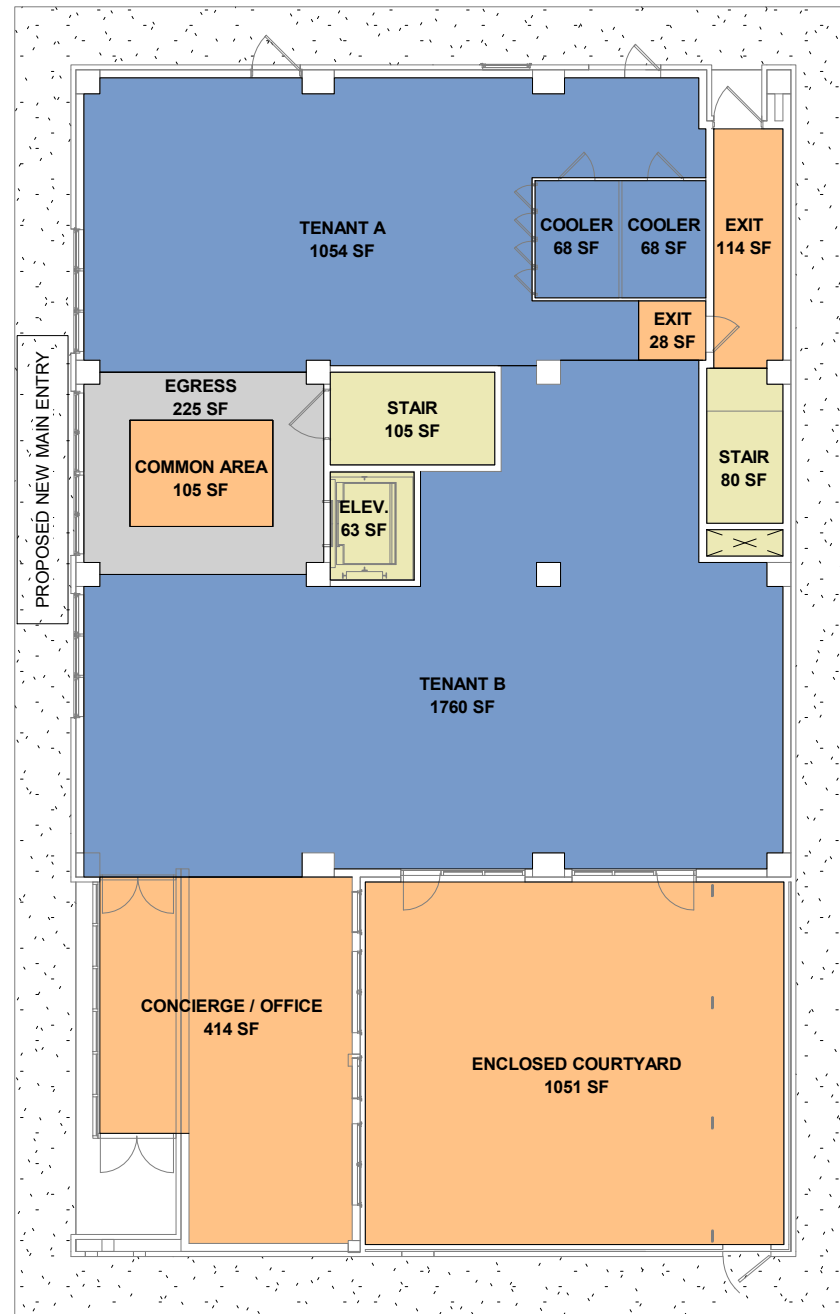
13 CITY MARKET



14 TYBEE ISLAND



1 BASEMENT CONCEPT STUDY
1/16" = 1'-0"



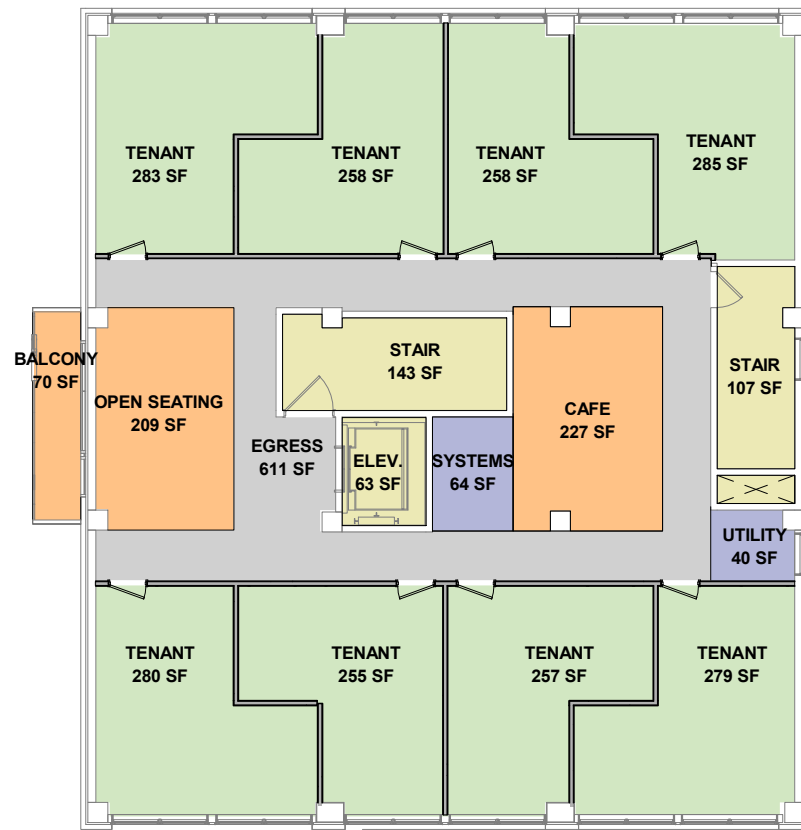
2 FIRST FLOOR CONCEPT STUDY
1/16" = 1'-0"



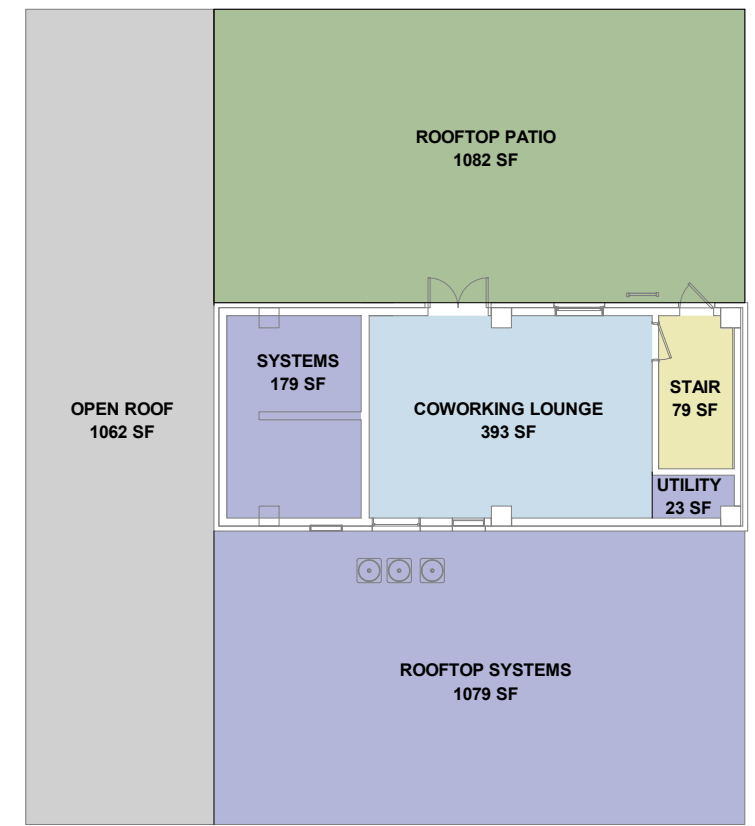
3 SECOND FLOOR
1/16" = 1'-0"



① THIRD FLOOR CONCEPT STUDY
1/16" = 1'-0"



③ FORTH-FIFTH-SIXTH FLOORS CONCEPT STUDY
1/16" = 1'-0"



② ROOFTOP AND PENTHOUSE CONCEPT STUDY
1/16" = 1'-0"