

# **Starland Preservation Plan**

**A Guide to Preserve Savannah's  
Thomas Square Streetcar  
Neighborhood**



## **Starland Preservation Plan**

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# Executive Overview

Savannah's Starland District (also known as the Thomas Square Streetcar District) is a rapidly changing neighborhood, and implementation of a preservation plan is imperative in order for the community to continue to grow in a way that is healthy, inclusive, and able to facilitate diversity while maintaining its historic character.

Preservation planning takes the existing urban fabric and the historic structures it holds and allows for them to continue to be used and loved by those who live and work in the neighborhood. Preservation planning strives to integrate the old with the new to create a functional, walkable city that encourages community involvement and responds to its needs. In order for a plan to be successful, it must consider the current social and political landscape and celebrate what makes the neighborhood special while also looking ahead and determining what will continue to make the neighborhood special for future generations. Without an in-depth, holistic plan, the rapidly evolving Starland district could easily lose its inclusive, artistic character in exchange for gentrified placelessness.

This document functions as a workable guide toward preservation of the Starland neighborhood, and the area's recent boom makes it the perfect subject not to learn about from a distance, but to dissect, engage with, and hopefully affect positive change. Despite its connotations, the use of the word "preservation" is not limited to material assets.

Instead, what the community aspires to preserve is an environment that fosters creative growth, encourages local businesses to succeed, and welcomes locals and visitors alike. This is a plan written by young minds to use the neighborhood's existing buildings and streetscapes to nurture the creative spirit that makes the Starland neighborhood unique.

## Local Values

What makes the Starland district stand out is its diversity. The neighborhood is currently in an opportune position; there is a blend of new and old that exhibits the authentic character of the neighborhood while also revitalizing the social and economic landscape. The remixing of classes and backgrounds creates a place that is welcoming to everyone. Over the years, local involvement has fostered a sense of community helping the neighborhood thrive, so revitalization efforts should be focused on amplifying the existing values rather than creating a brand new set of synthetic ideals. The success of Starland would not be possible without the efforts of those who have been around for years fighting for an inclusive, art-focused community. To keep Starland authentic, the intentions of these advocates must be celebrated and enhanced, and their neighborhood must remain affordable to encourage them and other like-minded artists and entrepreneurs to stay and create.



Local artist, Jose Ray for the Starland Mural Project.  
[Hannah Eyre, 2019]



Starland Field Trip.  
[Yue Chaw, 2019]

## Rapid Change

When it comes to revitalization, the problem lies in the speed at which this evolution is occurring. Slow, organic growth benefits the small business owner and the resident, whereas rapid development can be overwhelming. The recent surge of activity in the area calls for an urgent hunt for the perfect amount of revitalization that helps the area prosper without displacing longstanding businesses and lower income residents.

Gentrification is a delicate, uncomfortable subject that has plagued city revitalization efforts nationwide. Though some believe it to be the best thing to happen to American cities, the consequences of gentrification are much more severe than the remixing of classes to create a more diverse neighborhood. Instead, the phenomenon is widely regarded as the process by which a (typically white) upper class moves into a neighborhood, drawn in by a thriving artistic environment and interesting restaurants. This influx of economic activity revitalizes the area, driving up property values to a point at which the original residents and grassroots business owners are forced out and their narratives are overwritten.

With an understanding of the neighborhood's historic resources and an update of the policy laid out in NewZO, the Starland district can remain and

strive to become more safe, affordable, walkable, and focused around the needs of the community. By dissecting the language of the current zoning, restrictions on short-term vacation rentals, building height limitations, and parking can be reworked to be forward thinking and benefit local business owners, pedestrians, and longtime residents.

The demand for affordability and retention of local values is one that is happening now. With the accelerated revitalization, action must be taken sooner rather than later, and plans for Starland must be projective rather than retroactive to allow locals a chance to remain and thrive in the neighborhood they have built over the years.

# Thomas Square/ Starland in Context

## Base Map

The Starland/Thomas Square Metropolitan Neighborhood officially lies between Anderson Lane and Victory Drive and stretches from Martin Luther King Jr. Boulevard to East Broad Street.

The neighborhood is primarily residential. However, there is significant commercial activity along Martin Luther King Jr. Boulevard, Bull Street, Abercorn Street, and Victory Drive.



Starland Neighborhood Base Map.  
[Jillian Nadolski, 2019]



Lynchian Map Exercise.  
[Nicole Katzarkov, 2019.]

## Lynchian Map

Lynchian mapping is a cognitive exercise to examine a city's form and function. Lynchian mapping pairs down a city to its basic elements:

- paths
- edges
- districts
- nodes
- landmarks

According to Kevin Lynch, “paths are channels of movement.” In the Starland neighborhood, these are the more heavily trafficked roads and are depicted in blue. Edges are boundaries; they are “linear,” but not “considered as paths by the observer.” Here, they are the definitive boundaries of the neighborhood: Anderson Lane, East Broad Street, Victory Drive, Martin Luther King Junior Boulevard, and the railroad that cuts through the district. Districts are areas that have a distinct identity separate from surrounding areas. The entire neighborhood could be thought of as a district separate from surrounding neighborhoods such as Ardsley Park, Cuyler-Brownville, and the Victorian district. Nodes are meeting points or areas of convergence along paths. They are seen in red. Landmarks are stand alone “reference points” in an area. Significant tree coverage is shown in green.



# Historical Narrative



Map of Savannah, circa 1800.  
[Hargrett Library Rare Map Collection.]

The city of Savannah is defined by its distinctive grid layout established in the Oglethorpe Plan. This particular layout was developed as a mixture between the British Grand Modell for Colonial settlement, the grid system developed by Hippodamus, and influences from the Italian Renaissance. The Savannah regional plan was avant-garde for the time, acting as a unique alternative to the dualism between the rural and urban layouts of Britain.

The 1733 town was laid out for 240 houses, separated into sets of 40, with each set laying out six wards. These wards were contained by the town commons and a garden district with a farm district laid out on the outskirts of town.

The area that would later become the Thomas Square District remained as cotton farms up until

the 19th century when the land was developed into a residential area as the city expanded. The development of this area in the 19th century is greatly attributed to the African American community.

## Streetcar Suburb

The Savannah and Albany Railroad line was established in 1856, and it runs diagonally through the corner of that old farmland district. In 1867, the push for modernised transportation encouraged the city to pass an ordinance authorizing the implementation of carriage railways in the streets of Savannah. In the next year, David R. Dillon purchased 100 acres in the Holland, Tything, and Percival wards which were bounded by Bull Street, Victory Drive, 37th Street and Florance Street. These areas were divided into three squares and named Dillontown.

Following the Civil War, the extension of streetcar lines opened up new areas for development. In 1875, much of the land east of Bull Street and south of Anderson Street was still laid out in farm lots and sparsely developed, whereas developments such as Dillontown were plotted for the former farm lots west of Bull Street.

In 1883, this area became part of the city of Savannah when the boundaries were expanded from Anderson Street to 42nd Street and what is now

Victory Drive. In 1886 the squares created by Dillon were subdivided into multiple lots. The official manuscript of the city delineates one large park known as Thomas Place, however only part of Thomas Square, west of Drayton Street, was laid out.

In 1869, just eight years after the invention of the electric streetcar the Savannah-Skidaway and Seaboard Railway company was formed, and



Savannah Streetcar.  
[<http://www.railwaypreservation.com>]

Savannah's own intercity manual streetcar service was developed. These streetcars were horse-drawn, and each car could hold up to 12 people. It was not until 1890 that the first electric streetcars began to run on the Savannah Street Railways, defining what is now known as the Thomas Square Streetcar District.

By the 1880s, the land still largely consisted of garden and farm lots, leading to the development of a particular landscape architecture style known as “door yard” gardens which are unique to Savannah. These gardens consist mainly of mostly mature oak lined streets with brick roads, sidewalks, and landscaped medians.



Liberty Street Trolley, Circa 1890.  
[<https://www.catchacat.org/about-cat/history/>]

During this time there was a rise of active floriculture, or flower farming, which largely defined these gardens and their functions. This business would slowly die out as the district became more subdivided and developed through the twentieth century due to its new transport-related accessibility.

As a result of the electrification of the city’s streetcar lines, the district developed as a mostly white working-to-middle-class neighborhood; the electrification of the streetcar lines in 1888 provided people the opportunity to move their homes farther away from the historic center of Savannah. Today the district is mainly residential with the period of greatest residential development being from 1890 to 1920.

The usage of electric streetcars was continued up until 1920 due to the increased use of cars and buses rendering the old streetcars obsolete. The district filled up in the 1930s and 1940s, and construction in the area began to slow down with the continued development of new districts and neighborhoods south of Thomas Square in the 1950s and 1960s.

## Thomas Square Architecture

Unlike Savannah’s other historic neighborhoods, the Thomas Square Streetcar District consists of a mixture of single and multiple family homes. The houses were built in a mixture of styles from the eighteenth to the twentieth centuries. However, after the end of World War II, the neighborhood would fall into decline as the residents opted to move to the suburbs further outside of the city, giving way to new lower-income residents.

The outstanding architectural styles of the buildings housed in the district include Side Hallway, Hall Parlor, Georgian, Queen Anne, Gable Ell, Shotgun, Folk Victorian, Italianate, Neoclassical Revival, Colonial Revival, Beaux Arts, and Craftsman.

During the years of peak residential development in the area, houses that would later define and add to the historic integrity of the area



Elizabeth’s on 37th.  
[Yue Chaw, 2019]

such as Elizabeth’s on 37th (built ca. 1900) and the Gingerbread house (also ca. 1900) would become forerunners of the more distinguished and lavish design styles of the time.



## The Starland Dairy

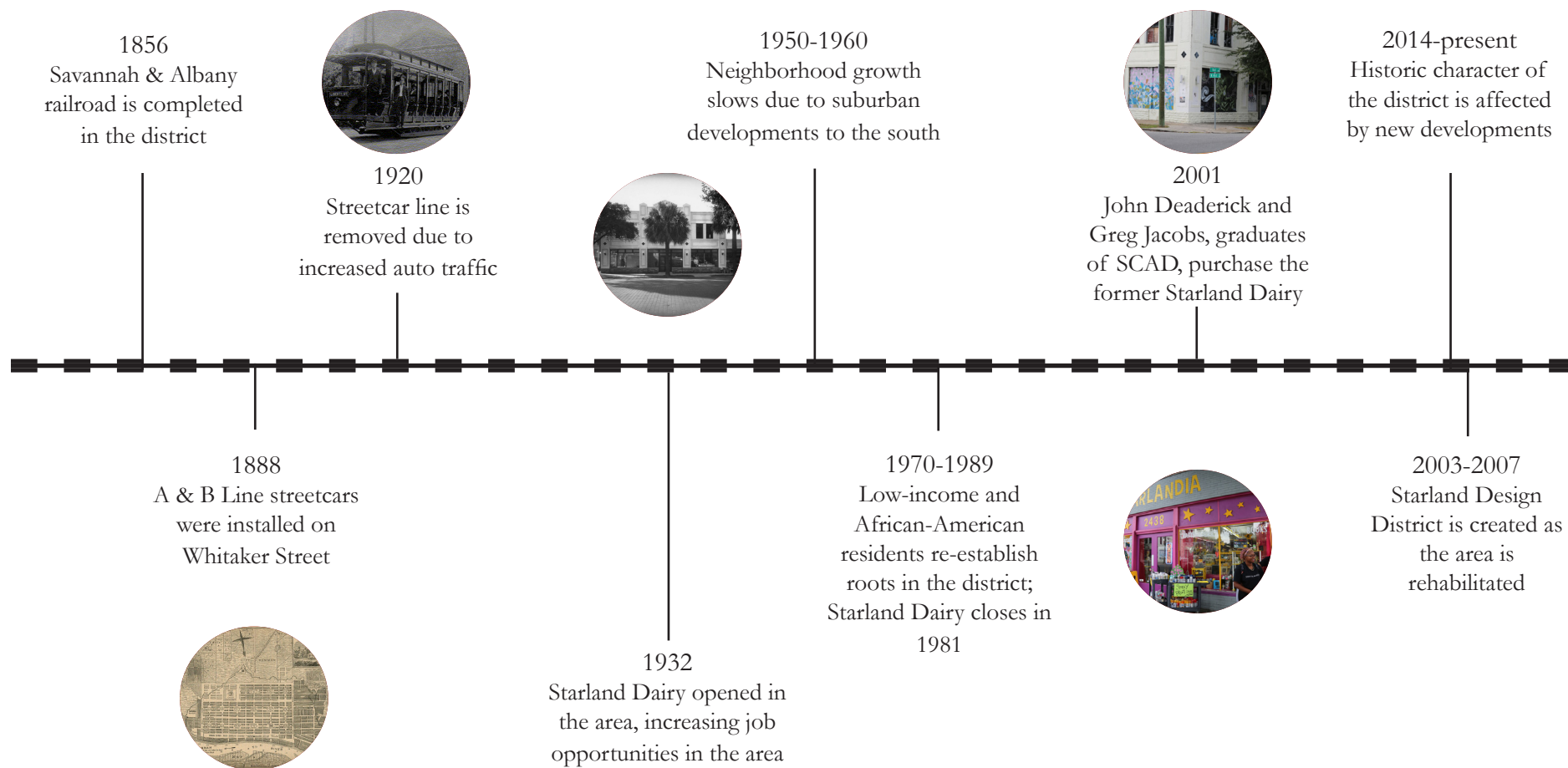
In 1932, a complex known as the Starland Dairy was built in the Thomas Square district, providing milk and other dairy products to the neighborhood. The dairy provided jobs and brought more residents into the new and readily growing area, establishing a center point for the neighborhood as other businesses began to take root and flourish around the building. By the mid twentieth century, a commercial hub would be established along Bull Street. The neighborhood initially began to decline due to a large-scale migration of the upper middle class out of urban areas and into the suburbs. This phenomenon is known as “white flight.” The dairy would remain a neighborhood staple until 1980s when the stark effects of this migration would ultimately force the institution to shut down as workers and customers disappeared.

Today, the district retains a rich mixture of transportation and community development, and is notable for its distinct blend of architecture and commerce, giving the Thomas Square Streetcar District grounds to be designated as a National Register Historic District in 1997. The official district stretches from Anderson Lane to Victory Drive, and East Borad Street to Montgomery Street.



The Starland Dairy, Circa 1935.  
[<https://www.dosavannah.com/>]

## Timeline of Thomas Square/Starland



# Inventory of Historic Resources

## **The Cottage Shop**

2422 Abercorn Street  
Contributing  
Built 1799 with a 1970s addition

Built for residential use in the 1700s, the original building is made of wood siding with a 1970s brick addition has been relocated from its original location. Today the structure houses an antique shop.



## **The Little Sisters of the Poor Complex**

222 E 37th Street  
Main Structure is contributing  
Surrounding Shops are noncontributing  
Built in 1894

The building was constructed as a Roman Catholic-based residence for aging members of the church after the city's outgrowth created a need for these types of building complexes within communities.



## **Cord Asendorf House (The Gingerbread House)**

1921 Bull Street  
Contributing  
Built 1899

Built by Cord Asendorf, this house is considered among the finest examples of Steamboat Gothic and Folk Victorian architecture in the United States. It currently serves as a wedding and event venue.





### **Victory North**

2603 Whitaker Street  
Noncontributing  
Built 1900

Victory North served as a former ice factory, a local antique store “Pinch of The Past,” and a church. It was later converted to an event space in 2019. The building is a large, warehouse-like building, a type of large-footprint structure that is becoming more rare in the realm of remaining historical architecture.



### **Lone Wolf Lounge**

2429 Lincoln Street Ramp  
Noncontributing  
Built 1901 and remodeled in 1975

This is a single floor building originally built in 1901 and redone in 1975. The building is a wood frame, single floor, turn of the century building.



### **Sacred Heart Church**

1707 Bull Street  
Contributing  
Built 1905

Organized by the Benedictines, the parish of Sacred Heart was established south of Forsyth Park in Savannah's Victorian district. By the turn of the century the Parish had outgrown the small church, and purchased an entire block of land in the Thomas Square neighborhood, creating the present footprint of Sacred Heart Church and the educational building. The cornerstone of the new Church was laid in 1902, with the dedication taking place in 1905.



### **Collegiate Church of Saint Paul the Apostle**

1802 Abercorn Street  
Contributing  
Built 1907

The church can trace its origins directly back to 1852 and the creation of the City Mission, under the visionary leadership of the Reverend Thomas L. Smith. The parish was founded as a “free church” (meaning there were no rented pews which was a rarity in the 19th century) and continues to value the openness and inclusivity that this implies.



### **Foxy Loxy Cafe**

1919 Bull Street  
Contributing  
Built 1910

Foxy Loxy is a coffee shop with a menu of Tex-Mex fare, beer & wine, plus art displays and outdoor seating. Housed in a former residence, the cafe opened in September 2011.



### **Wax and Wane**

1917 Bull Street  
Contributing  
Built 1910

Wax and Wane is a two-story residential building, currently in use as a top level waxing shop.





### **Wallin Hall**

312 E 37th Street  
Contributing  
Built 1912

Designed by architects Henrik Wallin and Edwin Young, and built in 1912 in the Prairie style, Wallin Hall features brick sloping walls, deep eaves and an ornamental bell tower. The former elementary school was acquired by SCAD in 1988 and today houses the school's foundation studies department.



### **Christ Church Anglican**

2020 Bull Street  
Contributing  
Built 1913

The current building was first known as Hull Memorial Presbyterian Church, and later The Christian Revival Center. The fellowship hall, Hebron Hall, is named in memory of the noted pastor of The Christian Revival Center, the late Reverend Freddie Hebron.



### **Bull Street Library**

2002 Bull Street  
Contributing  
Built 1915

The library was built at a cost of \$104,041.78 with a Carnegie grant. Its neoclassical design is attributed to architect H. W. Witcover, who also designed Savannah's City Hall.



### **St. Paul Christian Methodist Episcopal Church**

1601 Barnard Street  
Contributing  
Built 1917

The St. Paul Christian Methodist Episcopal Church was originally founded by a congregation of enslaved African Americans. After emancipation, they formed their own church, the Colored Methodist Episcopal Church, which moved to its current location in 1917 and changed its name to St. Paul Christian Methodist Episcopal Church.



### **Atlantic: Neighborhood Eatery**

102 E Victory Drive  
Noncontributing  
Built 1918

Atlantic is an example of adaptive reuse and the building's design is commemorative to the history of the building. Restoration efforts have won the restaurant multiple preservation awards. Its name is a reference to the former gas station's original title, Atlantic Service Station. The restaurant opened in 2016.



### **Arnold Hall**

1810 Bull Street  
Contributing  
Built 1920

Arnold Hall is a historically significant educational facility and a prominent structure in the district. It was restored to award winning excellence and included the preservation of proscenium murals and restoration of the auditorium and balcony.



### **Central Animal Hospital**

2417 Bull Street  
Contributing  
Built 1920

This building is part of what was once the Starland Creamery but is now part of a strip that has been converted into an area for small businesses. It is currently an animal hospital.



### **Elizabeth's on 37th**

105 E 37th Street  
Contributing  
Built 1920

Originally built as an Italianate southern mansion, the structure was converted into a restaurant in the 1980s. Elizabeth's is among the first fine dining establishments in Savannah, and the first in the Thomas Square neighborhood.



### **David's Supermarket**

2400 Bull Street  
Noncontributing  
Built 1930

This was Savannah's first self serve market. The store was family owned and a feature of the district for 70 years. In 2008 it was converted into a Save-a-Lot, and the structure was completely altered. The building is currently not in use.





### **Starland Creamery**

2425 Bull Street  
Contributing  
Built 1932

Once part of the Starland Dairy complex, this building provided jobs to the readily growing area in the mid twentieth century. The dairy would remain a staple until 1980s when the upper middle class migrated out of urban areas to the suburbs, ultimately causing the facility to close as workers and customers disappeared. Currently, the building acts as a canvas for local artists as a part for the Starland mural project.



### **Two Tides Brewing Company**

12 W 41st Street  
Noncontributing  
Built 1932

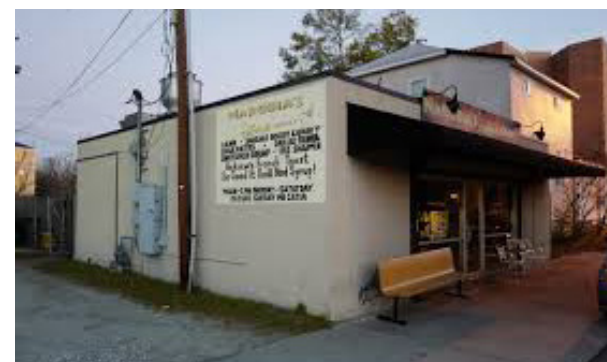
The building was originally part of the Starland dairy complex. It has been fully restored and now houses a locally owned and operated bar.



### **Narobia's Grits and Gravy**

2019 Habersham Street  
Noncontributing  
Built 1951

Narobia's is a modest breakfast and comfort food restaurant largely frequented by locals.



**Picker Joe's Antique Mall and Vintage Market**

217 E 41st Street  
Noncontributing  
Built 1951

The midcentury modern building houses a locally owned and operated antique store.



**St. Paul's Evangelical Lutheran**

10 W 31st Street  
Noncontributing  
Built 1957

The church is a rare example of midcentury modern architecture in Savannah.



**Boyz II Men Barber Shop**

2302 Bull Street  
Noncontributing  
Built 1958

Boyz II Men is a central point in the surrounding African-American commercial district. In addition, the building serves as an example of midcentury modern architecture.



### **The Vault Kitchen & Market**

2112 Bull Street  
Noncontributing  
Built 1959

The building was originally a Bank of America that served the Savannah community for fifty years. Today, it has been fully rehabilitated and converted into a locally owned restaurant.



### **Big Bon Bodega**

2011 Bull Street  
Contributing  
Built 1960

Originally built as a mechanic's garage and fuel station, this art moderne building was fully renovated to house a bodega and bagel shop. Historic architectural features were preserved in the renovation, including the original bay windows. A contextual infill structure was built behind the building in 2018.



### **Savannah LGBT Community Center**

1515 Bull Street  
Noncontributing  
Built 1960

The LGBTQ Center opened in 2017, creating a culturally significant addition to the Starland District. This was Savannah's first LGBTQ Center.





### **Old Savannah City Mission**

2414 Bull Street  
Noncontributing  
Built 1965

The building was originally an ice cream parlor; an commemorative plaque still stands outside. It was converted into a shelter founded through the inspiration of Larry McDaniel, Pastor of the Sanctuary in Savannah, after he was invited to preach at the Los Angeles Mission by Reverend Jim Lewis. Under Larry's leadership, the Old Savannah City Mission was established in 1997.



### **Starlandia**

2438 Bull Street  
Noncontributing  
Built 1975

Formerly Smith Brothers Meats Shop, Starlandia is a locally owned and operated art store. The shop caters to local students by offering affordable new and gently used art supplies.



### **Henny Penny Art Space and Cafe**

1514 Bull Street  
Noncontributing  
Built 2000

Created due to a partnership between Foxy Loxy and Scribble Art Studios, this half cafe and half studio space has been integrated as a community spot within the commercial corridor.



# Proposed Contributing Structures Update

A contributing structure is a building, site, or object that supports the architectural, cultural, or historical significance of a neighborhood. The Metropolitan Planning Commission recommends using the Secretary of the Interior's Standards for Historic Preservation and the Seven Aspects of Integrity to make the determination for what should be considered a contributing structure. The following is a compilation of noncontributing structures that should be considered contributing due to their significance to the neighborhood.

## Current Noncontributing Structures

1. Henny Penny
2. LGBT Community Center
3. Narobia's Grits and Gravy
4. The Vault
5. 2222-2226 Bull Street
6. Boyz II Men Barber Shop
7. Starlandia
8. Picker Joe's
9. Atlantic
10. Victory North



Proposed Map of Contributing and Noncontributing Structures.  
[Savannah Metropolitan Planning Commission]

**1. Henny Penny Art Space and Cafe**  
1514 Bull Street

The *location* of Henny Penny allows for the community to get involved as it's integrated within the mixed use building, single building, and two-story multi-family homes, letting a diverse group of people to experience the cafe. With its *association* of the sibling to Foxy Loxy and Coffee Fox, it further advertises the importance of having a communal coffee shop, where people can sit down and talk with one another. Being near other eateries and homes it creates a *feeling* of connection as it contributes to the other business and neighborhood, specifically Foxy Loxy because it has a similar atmosphere, but is more of a playful environment with activities for kids to enjoy. In addition, this promotes a family-friendly area. Having this half cafe, half young arts studio space on Bull Street, it corresponds to the active *setting* because it's along the major commercial corridor, lending to a lot of foot and vehicle traffic.



Henny Penny.  
[Naturalbabydoll.com]





The LGBTQ+ Community Center.  
[Hannah Eyre, 2019.]

## 2. Savannah LGBTQ Community Center 1515 Bull Street

Built in 1961, the LGBTQ Center is newest addition to First City Network, Georgia's oldest LGBTQ organization as a result of expansion of services and participants. It is a 501(c)(3) non-profit organization that provides often lifesaving services to the LGBTQ community. With the *location* of this center being on bull street, where there is a lot of activity, it creates a strong connection between the neighborhood, allowing the LGBTQ+ community to gather and feel welcomed in the society. The *design* of the structure reflects the midcentury modern design with smooth lines. Relating to the design are the *materials* that were being used express its modernity such as steel and glass. Being close to schools, small shops, coffee shops, restaurants, and small eateries it promotes a *feeling* of support and acceptance from the businesses around because it reflects upon the character of the area as it represents inclusion for all kinds of people.

### 3. Narobia's Grits and Gravy

2019 Habersham Street

Narobia's *location* is across from residences and Wallin Hall, a SCAD building with foundational classes, creating a powerful relationship with the neighborhood, which is maintained by the residents and students. The structure is indicated as the “heart and soul” of the community because it reflects the *feeling* of togetherness, which signifies the atmosphere of the district.



Narobia's Grits and Gravy.  
[<https://www.roadfood.com>]





The Vault.  
[Hannah Eyre, 2019.]

#### 4. The Vault

2112 Bull Street

The *location* of the Vault promotes that it was once a bank, as it's still on the same lot and represents a time when people came to the bank to deposit money or receive money. With the form of the structure being a reminder of what it once was, it represents a unique *setting* because it allows locals to have that feeling of being back in a bank as there is a room called, The Vault Room. In addition, the atmosphere in the interior reflects upon the eclectic neighborhood because they serve dishes that are unique. Even though, the *design* has been modernized with large, glass windows to be more inviting to customers, it has maintained the floor plan of the bank. Not only does this building have modern *materials* but it also incorporates materials from the past as seen in the vault room, where the walls are made out of metal, and the lock boxes that support the weight of the bar, which are a true representation of the former bank. The *workmanship* of the original ionic columns reflect the classical movement in Savannah and in the surrounding neighborhood.

## 5. Longshoreman Union Building 2222-2226 Bull Street

The *location* of the mixed office space encourages the community to be apart of what's going on around as this space hosts galleries with an association the innovative district. With the building representing a 20th century *design*, it shows the *workmanship* of this architectural form by incorporating large windows that provide an openness to it, which intrigues people around the area to visit. With its *setting* as an exhibition space and a place for people to get food, it creates an engaged *feeling*, which helps maintain the purpose of the community.



Squirrel's Pizza.  
[Hannah Eyre, 2019.]





Boyz II Men Barbershop.  
[Hannah Eyre, 2019.]

## 6. Boyz II Men Barbershop 2302 Bull Street

With the diverse neighborhood of different family homes, the *location* connects to the energetic environment as it's a social space for the African-American community in the area. The *workmanship* of its modern architectural style is emphasized from the *design* of its neutral colors that is seen on all sides of the building and reflects other buildings in the area like the Starlandia as the front facade has large, glass windows. The *feeling* of support it has for the African-American community reflects upon how the area brings people together to feel welcomed.

## 7. Starlandia

2438 Bull Street

The *location* of Starlandia encourages a positive, creative, and influential community, where people can bring in their gently-used art supplies so it can be resold at a budget-friendly cost. Furthermore, it creates a strong relationship to the neighborhood because it reflects the artsy environment. With the *association* of it being an art store, it further supports the idea of having a creative space that feels good to be in as it caters to customers. Being near tons of action, it creates a *feeling* of relationship to the other local businesses, for example, Henny Penny because it has an imaginative ambience that is alike. Having this structure within the growing *setting* of starland, it allows more artists to come in, as there is a shop for them, leading to more galleries for locals to enjoy and involvement in the community as this idea reflects upon the district.



Starlandia.  
[Yue Chaw, 2019.]



Picker Joe's Antique Mall.  
[<https://www.twitter.com/pickerjoes>.]

#### 8. Picker Joe's 217 E. 41st Street

With the building matching the mid 20th century warehouse *design*, it represents the *workmanship* of this architecture form by utilizing minimal ornamentation, uncluttered and seek lines, and neutral colors to bold, for example, the white face of the building with the black color on the window frames. In addition, the exterior of this building reflects the appearance of the Atlantic, connecting a style throughout the community. The experience of being in an antique store reflects the eclectic *feeling* of the area and maintains it.



## 9. Atlantic

102 E. Victory Drive

The *location* of the Atlantic creates a strong relationship to the area that is maintained by the locals. In addition, this structure signifies the *design* of the Art Deco style as it utilizes geometric shapes, streamlined forms, and brightness, but preserves the original shape with the large garage area serving as a dining room. With this structure being relatively new to the neighborhood it repurposes the original *materials* that are seen on portions of the floor and on the bench, which is positioned around the corner of the restaurant. Furthermore, it reminds the people who come in of its prior use. With its *association* of being identified as a neighborhood eatery, it creates the *feeling* of fellowship as it supports the local community, especially because they locally source their food.



Atlantic.  
[Hannah Eyre, 2019.]



Victory North.  
[<https://www.dosavannah.com>.]

#### 10. Victory North 2603 Whitaker Street

Situated across from Coyote and their rooftop bar on Victory Drive, it reflects the *association* of it being a multi-purpose building as the space is utilized for weddings, private events, concerts, and outdoor events. The *location* of the venue being away from the busy downtown area allows local residents to attend shows without having to contend with downtown parking, traffic, and tourists. In addition, it signifies *workmanship* because it honors the architectural beauty of Savannah's past with all the comfort and technology of the present and future.

# Assessment of Threatened Properties

## Threats to the Neighborhood

The Starland District's historic resources are vulnerable to a number of adverse threats. Among them are:

1. Gentrification as a result of rising property values can lead to an affordable housing crisis.
2. An increase of vacant properties as property values increase acts as a catalyst for shortened commercial business shelf-life. The quick changeover of the area with new residents lends itself to less diversity in the district.
3. Natural disasters and environmental factors have quickly deteriorated vacant and poorly maintained properties that have been left exposed to the elements, allowing for demolition by neglect. The neighborhood has also been struck by tragedy in the form of fire in multiple cases of contributing properties.
4. Climate change and global warming will eventually lead to adverse effects such as hurricanes, flooding, and moisture damage.
5. New developments and incompatible additions and renovations can detract from the historic character and authenticity of the neighborhood.



Map of Threatened Properties.  
[Jillian Nadolski, 2019]



## Properties Threatened by Demolition by Neglect

### 2026 Habersham Street

The building is a noncontributing structure built in 1900. There is a massive hole in the second story wall which is likely a result of a fire which has remained for over a year with no apparent effort to repair it. The damage has undoubtedly led to water damage and further deterioration, likely resulting in demolition if the problem is not addressed. A COA is currently posted for new construction.



### 108 E Victory Drive

The building is a noncontributing structure built in 1940. It is rapidly heading towards demolition by neglect. The window frames are rotting and nearly falling out. Additionally, the porch ceiling is deteriorating and on the verge of caving in. This damage all appears to be a result of moisture.



#### **421 W 37th Street**

The contributing structure has seen immense repairs in recent years. However, extensive restoration work is still necessary, and as of now, the repairs have apparently been stalled. The lack of maintenance is sending this home back into a state of deterioration.



#### **315 W 38th Street**

The contributing structure was built in 1900, and was known as St. Paul's Academy for Boys, one of Savannah's first schools to have electricity and running water. The building was purchased by SCAD in 2015 but is currently vacant, and the lack of maintenance has given way to deterioration. The structure should be restored due to its historic and architectural significance.



#### **306 E 39th Street**

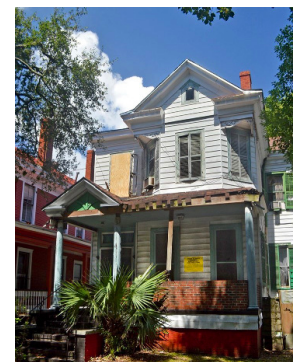
This contributing structure was built in 1920 as a high style Greek Revival residence. The condition of the building makes it appear as if it has been abandoned even though it is currently inhabited. The building has gorgeous wood, stained glass, and unique features, but is overgrown and deteriorating.



## **Properties Threatened by Demolition**

### **208 W 37th Street (The Webb House)**

The contributing structure was built in 1902 in the Free-Classic Queen Ann style. The home suffered from years of neglect, hoarding, and a tragic fire that resulted in the property being condemned on November 10, 2018. The building would have been demolished had the Historic Savannah Foundation not stepped in and saved it.



### **202 W 37th Street**

The contributing structure was built in 1900 as a single family residence. It was burned and condemned as a result of the 2018 Webb House fire. The building remains vacant, but will likely be demolished.



### **217 E 38th Street**

The contributing structure was built in 1920, and is one of the most recognizable residential styles seen in the Thomas square neighborhood. It was originally a duplex, but half was demolished in 2018 due to fire damage and years of abandonment. The remaining half has suffered fire damage at some point in the last few years and requires significant repairs, or it will see the same fate as its counterpart.



## **Incompatible Additions and Rennovations**

### **2201 Bull Street**

The former Epworth United Methodist Church was built in 1912. It is contributing and currently being redeveloped into Starland Village, a multi-use property with multifamily residential units, artist studios, retail spaces, and restaurants.





#### **410 E 37th Street**

The contributing structure is a former 1920s service station. The building was under construction, but the most recent design proposal has been denied. It currently sits vacant.



#### **Block bounded by W Victory Drive, Montgomery Street, W 44th Street, and Barnard Street**

Victory Village 2 is SCAD's newest dormitory, and it is currently under development. It features two six-story buildings with 355 units and a parking deck.



#### **17 E 31st Street**

The Porch college ministry has been approved for demolition in favor of a new multifamily, mixed use building. It is proposed to include a four-story building with 81 apartments, on-site parking, and five 1,700-square-foot retail bays on the ground floor. Its incompatible generic architectural style could potentially alter the character of the area.



**The block bounded by Montgomery Street, 31st Street, Martin Luther King Jr. Boulevard, and 32nd Street**

A proposed four-story, 135 unit multifamily building featuring one commercial space has been approved for the block with 98 off and on street parking spaces.



**2400 Bull Street**

The contributing structure that was once Save-A-Lot and David's Supermarket has been the target of recent development rumors. For example there was talk of a Trader Joes or of a food hall with an adjacent food truck park.



# Policy Scan and NewZO Recommendations

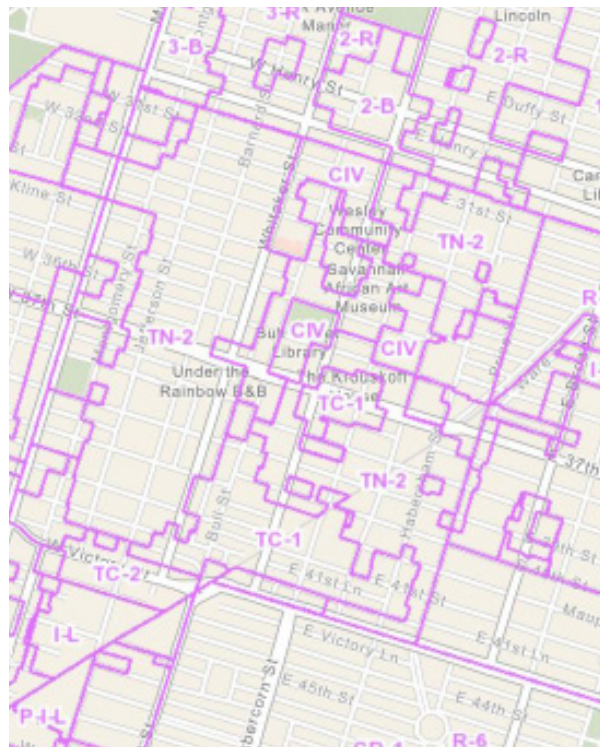
## NewZO

As of September 1, 2019, the city of Savannah has adopted a new zoning ordinance, commonly known as NewZO. In the Starland neighborhood, this updated policy builds off of the foundation laid in the former zoning in Article K, but strays from the limitations of the form-based code. Instead, the Euclidian zoning focuses on the types of uses that are allowed in each district, encouraging mixed use and walkability.

The Starland neighborhood is divided into three major districts: Traditional Commercial-1, Traditional Commercial-2, and Traditional Neighborhood-2.

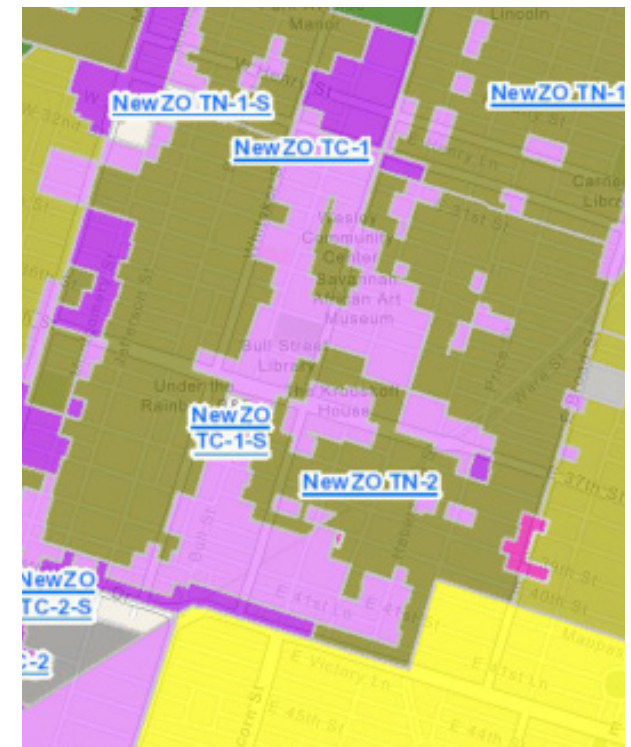
According to NewZO, “the TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of the Thomas Square district during the streetcar and early automobile era. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.”

“The TC-2 District is intended to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for



Former Zoning Map.  
[Savannah Area GIS, 2019]

arterial commercial corridors that traverse historic neighborhoods and serve through traffic as well as local markets. This is a higher level of classification which appears along Martin Luther King Boulevard, Victory Drive, and Montgomery Street. The location is much more auto oriented with fewer residential units.”



NewZO Map (Effective September 1, 2019).  
[Savannah Area GIS, 2019]

“The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were



historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Streetcar Historic Overlay District.”

Recommendations for improving these areas lie primarily in three categories: parking, short-term vacation rentals, and height restrictions.

## Parking

In the TC-1 district, there is a variety of visitors, locals, and residents who come to shop in the area. With the increase of consumers coming to visit and enjoy the district, it is important to make sure that walkability remains at the forefront of planning. One of the ways to encourage this, is by re-examining the extent of off-street parking. Under 9.3.4 Off-Street Parking Requirements “off-street parking for all use(s) shall be located on the same lot as the use(s) to be served unless approved in accordance with Section 9.3.8.”

The reduction or elimination of off-street parking should be highly considered, specifically focusing along the Bull Street corridor, where there is a mixture of establishments such as Foxy Loxy, Bull Street Tacos, and Arnold Hall with off-street

parking spaces that are not being used to their full potential, bringing into question whether they are actually necessary.

While there are mixed feelings regarding parking among residents, it can be argued that the area is more popular when street parking is not being utilized.

For instance Big Bon Bodega’s parking lot is often converted into an event space temporarily eliminating parking. During these events Big Bon Bodega is more populated than when parking is encouraged. Thus proving the availability of off-street parking is not necessary to create a lively environment for consumers

However, on-street parking should still remain an option. Making these adjustments allows for the introduction of new buildings to take the place of parking, increasing accessibility and creating more options for residents.

In Savannah, biking is quite common due to the close proximity of the city. However, Thomas Square is lacking in terms of the availability of places for people to safely lock up their bikes. While there are a few bike racks in the neighborhood, adding more would help encourage usage and push Savannah to become more bike friendly. Adding art racks, or non-standard decorative bike racks, can also create more bike parking options while also allowing



Whisk-shaped Art Rack.  
[<https://www.portlandoregon.gov/transportation>]

local artists to get innovative and come up with unique designs. For instance, in Portland, a local artist designed a whisk shaped bike rack adding to the funky character of the neighborhood. Another solution is to adopt a bike share program that would be available all over the district in a similar fashion as Citi Bike in New York or Divvy Bike in Chicago.





Street Sweeper Sign on Bull and 33rd.  
[Hannah Eyre, 2019]

As far as TC-2 districts are concerned, the current regulations listed under Article 7.9.14 state that any parking facility that is unstructured is required to provide a six-foot high fence to provide separation from any residential property. It is proposed that the height be increased to eight-feet in order to provide more adequate privacy to neighboring residential buildings.

Moreover, regulations for on-street parking should be implemented. For example, parking on weekends along Bull Street should be paid because doing so would encourage and promote walkability in the area. Currently the only signs to promote parking turnover are the posted street sweeper signs.

Additionally, an interesting alternative to the neighborhood's excess of parking availability are

parklets. A Parklet is a parking spot or an area of roughly the same size, to be used as an area of urban real estate in place of cars.

Through these temporary spaces, urban areas can be transformed. This is a phenomenon which has led to a street-side ping pong table in Los Angeles, a delightfully succulent garden in Madrid, and a giant inflatable Pokemon in Singapore.

What is interesting about parklets is that it creates an opportunity for the community to connect through a shared space very similar to Savannah's Landmark district's squares but on a smaller and more temporary scale promoting walkability and community engagement.

When it comes to TN-2 Districts, Residential homes make up most of the Thomas Square district and many of the residents rely on street parking. However, parking spaces are quite frequently taken by people shopping or visiting the district. The people that live in this district should receive a pass of some sort to put on their car that identifies them as a resident of the neighborhood, guaranteeing them an on-street parking space.



"Parklet" Parking Intervention.  
[<https://www.terracestandard.com>]

## Short Term Vacation Rentals

Over the past three years there has been a significant growth in the Starland district which has allowed for new businesses to flourish; benefiting local businesses and the neighborhood as a whole. However, with these additions comes the influx of tourists as the area becomes a more popular destination. In 2017, it was estimated that Savannah had over 14.1 million visitors and these numbers have continued to climb in the past five years. Tourism has largely benefited Savannah's economy bringing in \$2.5 billion from last year alone. The challenge is providing a space that welcomes tourists but also takes into account the locals that are living in the district in order to prevent it from becoming another version of River Street or Broughton Street.

The main issue with both Broughton Street and River Street is that they are streets that are not frequented by locals. They have instead become much more tourist-based due in part to the fact that these are areas where a majority of the city's hotels are located and the tour buses run. As a result, it has become a tourist attraction and discourages use by locals.

The current zoning of TN-2 states that "a short-term vacation rental use is limited to one dwelling per parcel and only when the principal dwelling unit is owner-occupied." By having the short term vacation rentals limited by only being owner occupied it means that not just anybody is able to start one.

This is a good thing for the district because it provides some protection from transforming into an area that is overrun with short term vacation rentals and overpopulated by visitors. While visitors do contribute to Savannah's economy, the people who actually live in the area year round contribute to the community as a whole.

In the TC-2 districts, one aspect that could provide a solution is lodging, which is limited under NewZO. By reinforcing these regulations further, in particular with short term vacation rentals, hotels,

and motels it allows for the district to remain strictly residential while still integrating tourists.

Hotels and motels are currently listed as special use. The problem is that they allow for a total of sixteen to seventy-four rooms and should be considered being removed entirely from the district

By controlling the number of lodging types this will hopefully "preserve traditional communities and culturally significant landscapes and directs development to infill areas that already support an urban growth pattern and infrastructure." With the current regulations, they state that "for parcels of land that are not owner-occupied and that have a Conservation or Residential zoning district, the short-term vacation rental use is limited to no more than 20% of parcels in the Conservation and Residential districts within the ward where the property is located."

This should be considered to be applied to not just the Historic District or Victorian District but also the Starland District providing a cap to limit the usage of short term vacation rentals in the district. This cap should be used in all districts as a way to provide even distribution of short term vacation rentals.

By limiting this further and keeping rentals strictly owner-occupied, the goal is that these restrictions will help to provide limitations that will be

beneficial to the people living in the area. By making sure that not just anyone can start their own short term vacation rental the majority of the area can remain actively residential.

## **Building Height Regulations**

The neighborhood currently lacks visual variety, making it easy for one block to blur with another. This is largely due to the fact that so many residential buildings are two or three stories resulting in a very harmonious blockface. The issue with this is it can become easy to get turned around in an area, especially if someone is unfamiliar. Even locals have found it challenging locating new places due to the lack of variety. What is even more important to address is the fact that the area hasn't hit its historical density which means that there is more room to grow. By increasing building height in the TN-2 district, it would help both issues.

A good example to look towards is Charleston which has a mixture of differing building heights; creating a space that allows for more density at the same time welcoming more businesses. By growing up and not out there can be more commercial buildings made available which benefits the people living in the area as well.

Additionally, there are currently a lot of vacant lots in the area that could be examined by the neighborhood as alternative solutions to create

more density. Specifically looking into the development of more planned unit developments or multifamily housing. In order to do this survey should be conducted by the neighborhood in partnership with the city to examine such areas. The study would address what areas the neighborhood thinks could use more housing such as Starland Village and come to some sort of consensus which would make it legal to implement such additions.

In TC-2 areas, the current regulations under Article 5.13.5 Development Standards for Permitted Use, state that the height max falls under 3 stories that are up to 45 feet for all buildings in the area.

While there are some exceptions being made for taller buildings, such as Starland Village which falls under the planned unit development, the majority are placed under these height restrictions. One of the challenges that comes from this is the lack of height variation. This is not to say that there should be a huge influx in mid-rises, which in the context of Savannah would mean 5-6 floors; rather a more methodical approach should be taken to ensure the selective placement of taller buildings.

By adding an additional fourth story under TC-2 it could prove to be beneficial in not only providing a solution for the increasing population and allow for



Proposed Starland Village.  
[The Savannah Metropolitan Planning Commission]

visual variety in regards to the streetscape, ultimately resulting in more mixed-use properties over time. This fourth floor could be recessed as well so as not to visually detract from current structures. However, this is not necessary due to the coverage of the tree canopy.



## **The Streetcar Overlay District**

According to Section 7, “the purpose of the Streetcar Historic Overlay District is to promote the educational, cultural, and economic welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations and additions are visually compatible with the existing resources within district.”

Historic district overlays are tools used to incorporate design limitations into regional zoning ordinances. Overlays are beneficial to a historic neighborhood because they preserve historic integrity by limiting incompatible additions and renovations. Below are some recommendations for the restrictions placed on buildings in the Thomas Square district.

### **Height**

The current tree canopy in Savannah is something that can be looked at when it comes to rethinking the building heights in the area, specifically scaling building height to in correlation to the height of the trees. The trees provide a lot of coverage, preventing taller buildings from being seen from far away. As a result, the trees work in a positive way to prevent the construction of buildings from hindering any views while at the same time providing a solution to increasing density.

The tree population must be maintained and planning for the future would mean planting saplings so that once the older trees reach their maturity new ones have already been placed to ensure the keeping of the tree canopy in the area.

Something else to consider is contextual infill because buildings don't always have to be exactly the same to fit into contextual fabric. This is important to consider because as far as height is concerned, it can allow for more density-oriented flexibility.

### **Housing**

In regards to the increase in density one of the zoning adjustments could examine the possibility of adding more multi-family housing and accessory dwellings along busier corridors as an alternative to single family housing. The modification to the existing height limit of accessory dwellings should also be reconsidered to be taller than two stories with the introduction of taller buildings that have a required setback so as not to create disharmony along a blockface and to maintain airlight quality.

### **Parking**

As far as parking is concerned, the amount of parking provided for businesses, houses, and lodging should be reconsidered to focus on walkability. With the current parking provided there is an unnecessary number of spaces that are not used to their full

potential. With this in mind, there should be a reduction in the amount of parking provided. For instance looking at restaurants and shops in the area there is an excess of off street parking spaces that go unused. A perfect example is the Lester's Flower shop located on the corner of Bull St. and E 37th Street which has 14 parking spots but a majority of the time, half of those spaces are not in use. The same is true of the Vault which has both customer and employee parking. However, both employee and customer parking spots aren't being used completely showing that the majority of people are walking or using other transportation methods. With this in mind there should be reconsideration for how often parking spaces are actually being used and if they are even necessary or if we can begin to decrease the number of spaces by reducing the off street parking.

### **Exterior Walls**

In Article 7.0, under section 7.11.9 Streetcar Historic Design Standards, it mentions that exterior walls should be repaired instead of being replaced unless the degree of degradation does not allow for this. If so, there should be photographic documentation and must be verified by a Planning Director as well as being of the same materials and configuration to what was there prior. However, this is something that could be reconsidered so that instead of using the exact same materials, there could be an alternative material, that is still compatible but is better quality and longer lasting.



## Windows

Once again this mentions staying true to historic context with materiality and configuration. However, with the development of longer lasting materials that could benefit buildings better it makes sense to use them especially when the original materials are no longer viable. With windows the use of newer quality materials could also help to keep in the air conditioning and heat better during the different seasons. Often times with older windows they lack the proper insulation that is needed. As of right now the current list of materials is too limiting and should be expanded upon to include more modern

## Visual Compatibility

### Height

The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

This is an important aspect of zoning because it helps to provide a standard to go off of for districts as well as provide a solution to issues regarding density. While there is a growing variety in building height it should remain complementary to existing buildings and harmonize with the surrounding area.



Building Heights in the TN-2 District.  
[Hannah Eyre, 2019.]

### Scale

The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

The scale and massing refers to the overall size. These are important aspects to understand in the context of zoning because they can be helpful to use as a guide for neighboring structures and buildings. This can also be useful when it comes to zoning because it allows for the site owner to build up to the maximum density.

## Setbacks

The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.

This can be seen connecting to zoning because it allows for the conforming of buildings in its existing historic context and offers a preventative measure to ensure that landowners don't encroach on neighboring properties. These also preserve sightline obstructions meaning that setbacks can help to prevent the blocking of views for pedestrians and drivers.

### Width

The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

This is beneficial because it allows for aesthetically pleasing proportions that create a sense of harmony with the structures that they are a part of. This is an important aspect of zoning because it allows for a well proportioned building that is visually compatible with surrounding buildings.

## Projections

Entrances, porches and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

Porches allow for the breaking up of the mass of the facade. Through the alternative use of the space it promotes connection within the community by connecting people together.

## Rhythm of Buildings

The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with open spaces between contributing buildings or structures to which it is visually related.

Rhythm is beneficial in the way that it provides for a unified blockface. Through the use of zoning it can promote new buildings to be oriented so that they are consistent with surrounding historic houses throughout the district.

## Roof Shapes

The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually

This is an important element when it comes to the historical character of a house. In connection to zoning, it provides a basis for the existing roof types in the area so that with the addition of new buildings they keep with a similar style and or materiality. The existing rooflines should be prevented from being altered to extend out or over an area of house because this can result in the concealing of architectural details and changes in historic character.

## Materials

The relationship of materials and textures of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

This is also an important part of what makes up the historical character of a house and it provides a basis off of which other buildings can work from in regards to keeping everything accurate. Through the use of zoning regulations can promote the use of higher quality materials that can endure the test of time.

## Signs

Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

One of the ways that signage is beneficial in

zoning is that it provides opportunities to enhance neighborhoods by creating areas regulated through the use of signage. A great example is parking and taking advantage of signs that encourage the idea of walkability.



Signage at Al Salaam Deli.  
[Yu Chaw, 2019.]

# Next Steps

To ensure that the future of the Starland neighborhood is lively, walkable, and focused around the needs of the community, a few changes must be made, and they fall under three categories: taking advantage of underutilized properties, updating the policy laid out in NewZO, and focusing on pedestrian-centric planning.

## Utilizing Underutilized Properties

To make use of the neighborhood's available resources, infill developments should be introduced to vacant lots and non-contributing vacant properties. New development would give the underutilized lots a chance to engage in the revitalization of the neighborhood. Infill projects could potentially include affordable housing opportunities which would counteract the damages of increasing property values as more residential options begin to flood the market. This process would delay the housing crisis and maintain the neighborhood's affordability and sense of inclusivity. On the same note, the integration of rent stabilization in the neighborhood would keep rent affordable to support the current population.

Additionally, pre-existing structures can be repurposed and restored to develop better sustainability practices in the neighborhood. Structures that are currently abandoned or being neglected can be adaptively reused in order to maintain the historic character of the neighborhood



Contextual Housing Infill at Big Bon Bodega.  
[Yu Chaw, 2019.]

while breathing new life into the structures.

For example, one adaptive reuse opportunity lies in the old Save-A-Lot. The building or another large central property could be converted into a grocery store. Currently the neighborhood is in need of such a business, so reinstating a grocer would be a

valuable addition to the community. Its inclusion would plainly be an effort to instate a business that directly benefits the community.



## NewZO Recommendations

By dissecting the language of NewZo, the policy can be reworked to be forward thinking, and beneficial for local business owners, pedestrians, and longtime residents. Specifically, what is currently worth delving into are concepts of tourism, walkability, and density which can be improved by limiting short-term vacation rentals, loosening restrictions on building heights, and updating parking.

In order to prevent a deluge of tourist activity, short-term vacation rentals must be regulated. To preserve the authenticity of the neighborhood, it is recommended that special use hotels and motels are kept out of Traditional Commercial districts, and short-term rentals are limited to owner occupied parcels. This way, there is an abundance of housing options available to the resident, keeping rent affordable, and preventing major corridors such as Bull Street from becoming commodified tourist hubs that discourage locals to stay.

The current parking situation also begs for readjustment. Initiating paid parking on Bull Street on weekends (Friday and Saturday) would increase vehicle turnover and encourage walkability. Additionally, unused parking spaces can be converted into parklets to provide temporary shared community spaces.

Moreover, to increase population growth and

promote more visual architectural diversity, building height restrictions should be lessened so that buildings are capped at four stories tall rather than just three.

## Pedestrian Focused Planning

To maintain and enhance Starland's liveliness and community-driven spirit, the neighborhood must be walkable. Walkability is a term used to describe compact, mixed-use, pedestrian-friendly areas that discourage auto-dependency. The Thomas Square metropolitan neighborhood currently has a Walkscore of 87.5, meaning that a majority of errands can be performed on foot. However, this score can be improved through pedestrian-centric planning, a focus on alternative transportation, and limitations on parking. To make the neighborhood more comfortable for pedestrians there should be an investment in infrastructure such as streetlights, sidewalks, and crosswalks. Additionally, streets that are tree lined are more inviting to pedestrians than those that are not. Trees should be planted along major corridors between the sidewalk and the street to provide shade and a sense of protection from nearby vehicles.

A city that is walkable is one that discourages automotive transportation and instead provides an alternative means of getting from point A to point B efficiently. In the Starland neighborhood, this can be



Uninviting Starland Sidewalk.  
[Jillian Nadolski, 2019.]

accomplished by making streets more accessible to those who bike. It would be a fairly inexpensive and worthwhile investment to create sharrows like Savannah currently sees on Lincoln Street and Price Street. These are lanes shared by both automobiles and means of alternative transportation such as bikes and scooters. In Savannah, these are painted



bright green to make their function clear. The sharrows do not limit traffic to only bicyclists, but it does discourage automobile traffic.

Additionally, implementation of a bike share initiative would encourage a more sustainable commute without having to own a bike. Bike sharing eases the transition from an automobile dependent city to a pedestrian-dominated city by making alternative transportation accessible to everyone.

A push for walkability in the neighborhood could also be pushed with the reinstitution of a streetcar line down Whittaker Street. The streetcar could act as a mode of public transportation that gets people excited. The line could run from the Thomas Square district into the downtown Landmark district, letting the neighborhood reclaim its initial historic purpose of being a streetcar suburb. This change would allow for easier travel downtown, lessen the community's dependence on automobiles, and entice commuters to move into the city, generating density.

By focusing on the needs of the community and working to be projective rather than retroactive, the Starland neighborhood can remain diverse and artistic while it learns to grow in a healthy, organic, and inclusive way. Making use of Thomas Square's historic context without fixating on the creation of



Students and Community Members Enjoying First Friday Art March.  
[Hannah Eyre 2019.]

a nostalgic, tourist-centric environment will allow the future of the community to be forward-thinking yet grounded in consideration for the people and events that have shaped the neighborhood.