



**Design Review Board (DRB)
Staff Report**

Exterior Lighting

- Case # 21-19: 107 S. Main St.
Memphis, TN 38103
- Applicant & Owner: Tom Intrator
845 Third Ave. Floor 6
New York, NY 10022
- Background: DRB review is required for this project because it received a 15-year PILOT at the November 12, 2019 Center City Revenue Finance Committee (CCRFC) board meeting.
- The subject property is a vacant and blighted four-story commercial building on the west side of South Main Street, between Gayoso and Union. Plans for the exterior renovation of the building were approved at the March 3, 2021 DRB meeting as DRB case #21-13. The present application is for the exterior lighting component of the development.
- Project Description: Two different lighting fixture types will be used on the east elevation of the building facing Main Street. Recessed light fixtures will be used to downlight the ground floor storefront. On the third and fourth floor, compact linear floodlights will be installed on the windowsills to uplight the building's historic masonry detailing.
- On the building's west elevation facing Center Lane, wall-mounted downlights will be installed between the building's cast-iron pilasters to illuminate the ground floor.
- Staff Report: The Downtown Design Guidelines recommend using exterior lighting to enhance the public realm and improve the pedestrian experience. Exterior light fixtures should also be focused and shielded to prevent unnecessary glare. The proposed exterior lighting for 107 S. Main meets these recommendations. The lighting package includes both functional lighting for pedestrians on the east and west sides of the building, as well as focused lighting that highlights the building's architecture on Main Street. These fixtures will provide a more comfortable realm, and enhance the appearance of the building itself.

Staff Recommendation: **Staff recommends approval.**