



## DESIGN REVIEW BOARD APPLICATION

**Administered by:  
Design Review Board**

Property Address\*: 2 N. Main St., Memphis, TN 38103

Applicant Name & Mailing Address: Katie Flaim - 1123 Zonolite Rd. NE Suite 30, Atlanta, GA 30306

Applicant Phone Number: 404.368.9801 Applicant Fax Number: \_\_\_\_\_

Property Owner's Name & Mailing Address: Max Cookes - 1031 Marietta St. NW Suite A, Atlanta, GA 30318

Property Owner's Phone Number: 404.376.3454

The proposed work consists of the following (check all that apply):

- Sign
- New Building
- Renovation
- Other Exterior Alteration

**Project Description:**

Drapac Capital Partners has partnered with local architecture firm PKM to revamp the existing Walgreens store located on the north-east corner of Main St. and Madison Ave. on the Main Street Mall. Scope of work includes: masonry and tuck-point repairs, painting of exterior brick and stone pilasters, new steel wrap panel between floors, new signage, new recessed storefront and canopy, new exterior lighting, new floor to ceiling windows on first level, new windows on second level.

**Status of Project:**

CCDC Approval of \$100,000 EIG on August 16, 2020

**A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board.** Please contact Abe Lueders at (901)575-0565 or alueders@downtownmemphis.com with any questions and to submit an application.

Owner/Applicant Signature: *Katie Flaim*

Date: 9/17/20

\*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact the Shelby County Division of Planning & Development at (901) 576-6601 for more information.



September 1, 2020

Katie Flynn  
Development Project Manager  
Downtown Memphis Commission  
[flynn@downtownmemphis.com](mailto:flynn@downtownmemphis.com)  
P: (901) 575-0561

Dear Ms. Katie Flynn,

**RE: 2 N Main Exterior Improvements Grant Request**

Drapac Capital Partners has partnered with local architecture firm PKM to revamp the existing Walgreens store located on the north-east corner of Main St and Madison Ave (2 N Main Street, Memphis, TN 38103). Walgreens has been a staple in this location for over 66 years, and as their lease term is coming to an end, they have been considering closing the store, and abandoning Downtown Memphis. Walgreens' business has changed over the decades, and they prefer a smaller footprint, and typically require substantial onsite parking and drive-thru facilities. Drapac has been working diligently with Walgreens to convince them to stay and commit to a long-term lease. In order to do so, Drapac has proposed major exterior renovations that will elevate this building to a flagship store for Walgreens, and drastically enhance the entire Main Street Mall area with improvements that have not been seen since its original iconic delivery in the 60's. These proposed improvements have been a huge contributor and catalyst to the negotiations with Walgreens to sign a long-term commitment to the space and has ultimately led to the success of agreed upon terms. However, the ball is now in our court to figure out how we can fund the \$400,000 tenant improvement allowance Walgreens require for their internal fit out, plus the \$331,970 for the external building works. The biggest contributor to moving forward with the external works and added interior expense will be the \$100,000 grant we are requesting.

**The proposed improvements include:**

- Masonry and tuck point repairs
- Painting of exterior brick and stone pilasters on both levels to blend masonries
- New steel wrap panel between floors
- New and additional horizontal and vertical Walgreens signage
- New recessed storefront, canopy and lighting at Walgreens Storefront

**US - CORPORATE HEADQUARTERS**

1031 Marietta Street NW,  
Suite A, Atlanta, GA 30318  
T + 1 (404) 480 4900  
E [contact@drapacgroup.com](mailto:contact@drapacgroup.com)

**AUSTRALIA**

Suite 2, Level 3, 200 Lygon Street,  
Carlton, VIC 3053  
T + 61 3 9321 2500  
E [contact@drapacgroup.com](mailto:contact@drapacgroup.com)

- New front, canopy and exterior lighting at both 2<sup>nd</sup> floor entrances on Main St and Madison Ave
- Architectural lighting between windows on Main St and Madison Ave
- New larger floor to ceiling windows on first level
- New windows on second level

Drapac will also be working with Walgreens on their major interior improvements of \$400,000 to open the floor's layout, storefront and windows, and show a clean modern look that flows seamlessly from the exterior to the interior. These internal works to the ground floor and basement will be very extensive, with the cost and scope exceeding the external improvement works.

In addition, Drapac has teamed up with CBRE's local team to market the second floor as open plan office space, shared office space, and/or as a residential multi-family use. With the property's current dilapidated condition, it has been extremely challenging to secure a tenant on the second floor through the current ongoing marketing campaign. The exterior improvements will create a very desirable location and building for a future multi-family or office location.

We are excited to have the opportunity to partner with the Downtown Memphis Commission in order to bring this project and area to life!

Sincerely,



**Max Cookes**

*Manager*

Enclosures:

Appendix I: EIG Application

Exhibit A: Existing & Original Photos

Exhibit B: Rendering of Proposed Improvements

Exhibit C: Sources & Uses

cc: Ms. Katie Flaim  
Mr. Brett Roler

Exhibit "A"  
Existing Photos



**Exhibit "A" Continued  
Existing Photos**



Exhibit "A" Continued  
Original Photos



Main Street & Madison Avenue - circa 1954



Main Street & Madison Avenue - circa 1959

# 2 N Main Street – Planned Improvements

8. Masonry & Tuck Point Repairs

2. Storefront: Composite Wood Installation

6. Signage: Installation of New Walgreens Sign & Custom Blade Vertical Sign

10. New Floor-to-Ceiling Windows

4. New Aluminum Recessed Storefront

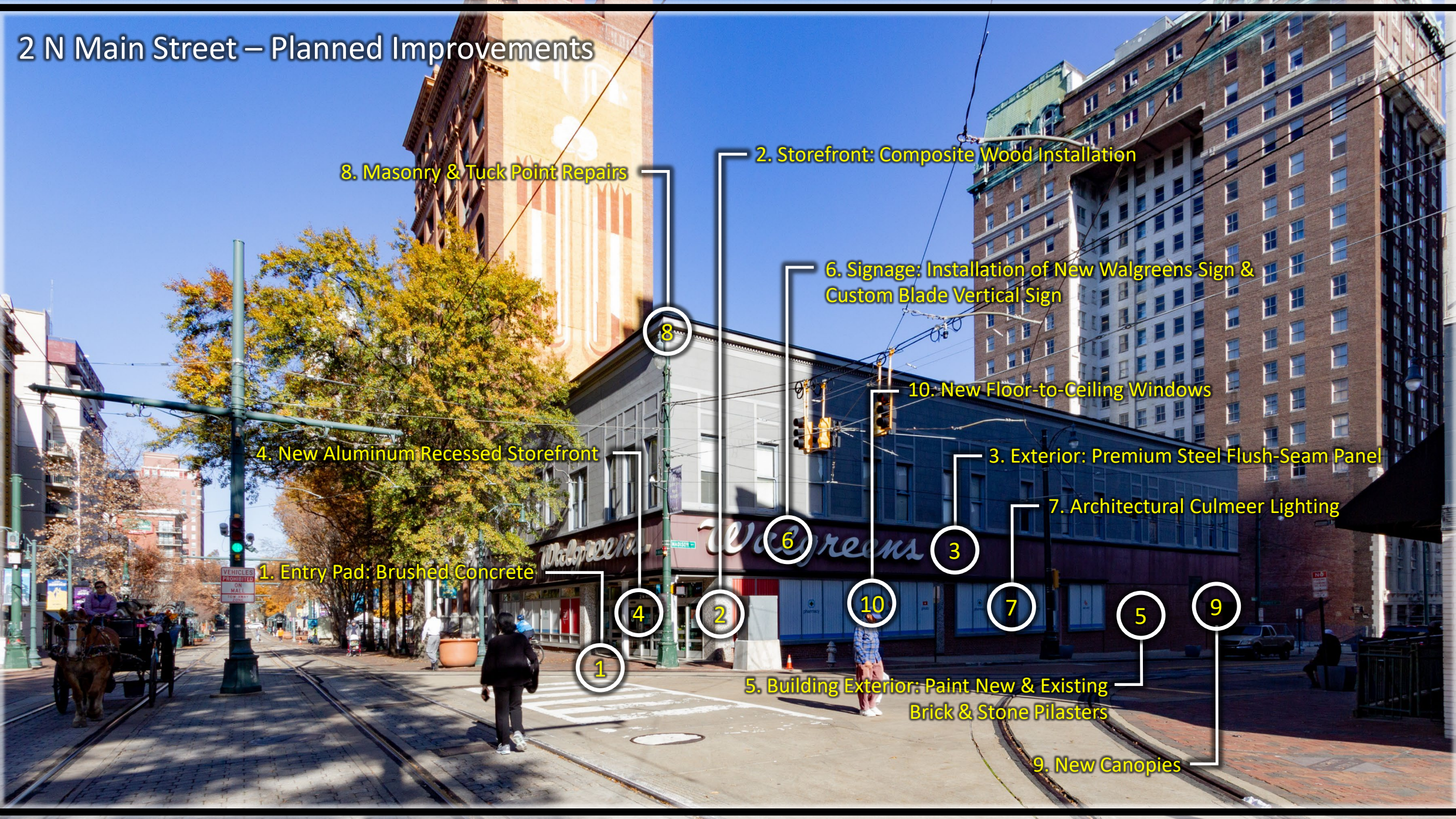
3. Exterior: Premium Steel Flush-Seam Panel

7. Architectural Culmeier Lighting

1. Entry Pad: Brushed Concrete

5. Building Exterior: Paint New & Existing Brick & Stone Pilasters

9. New Canopies

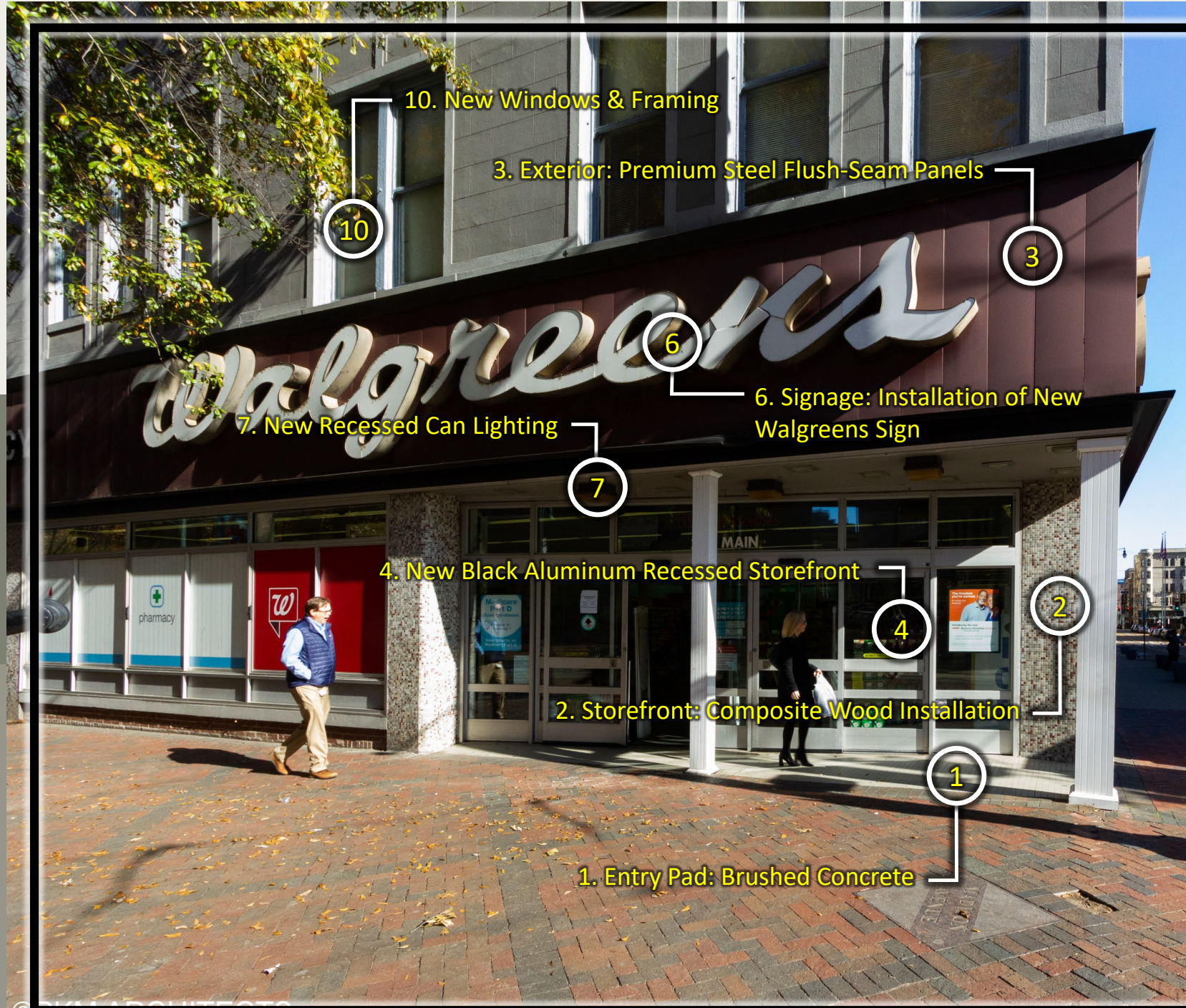


# Planned Improvements

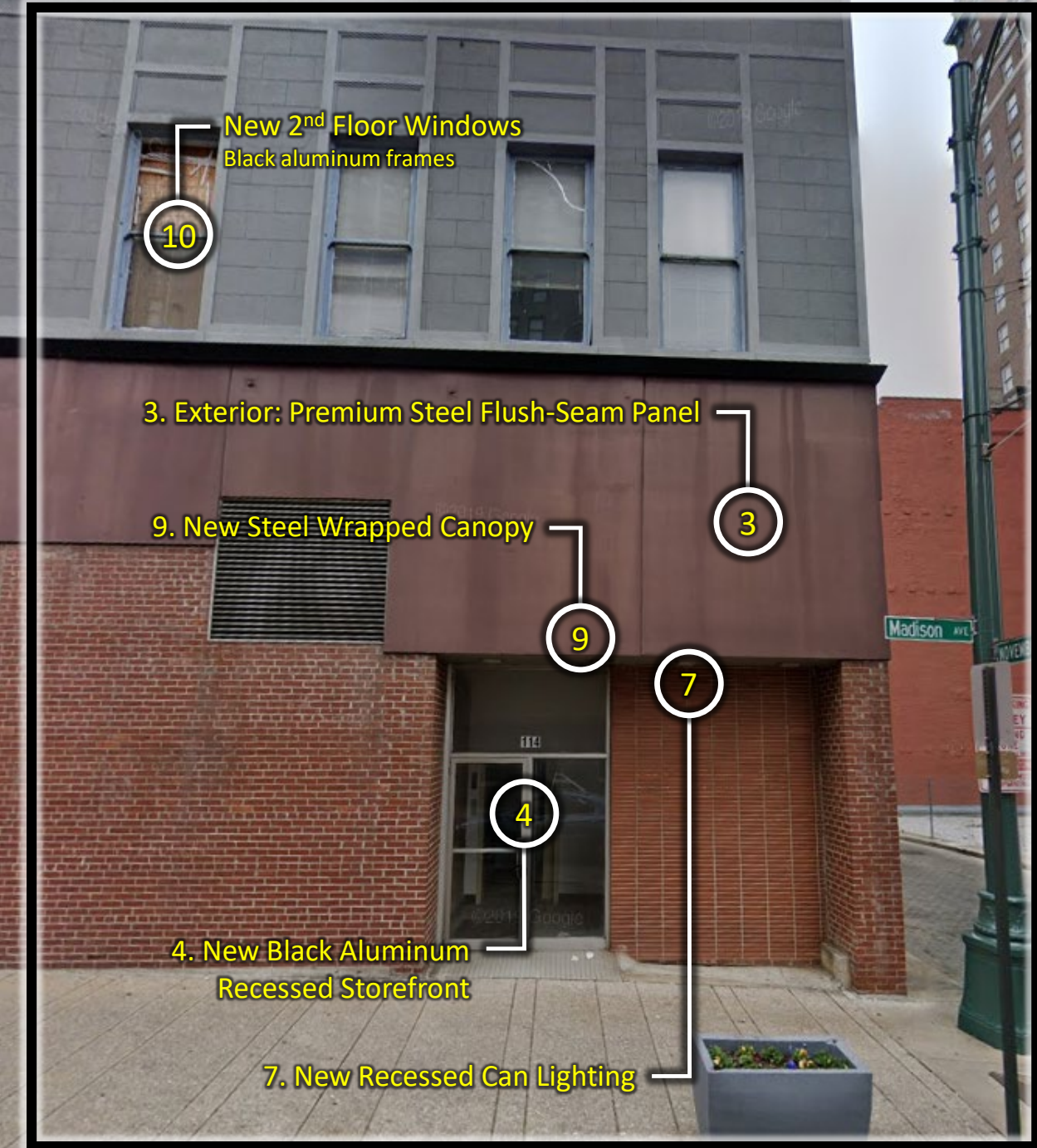
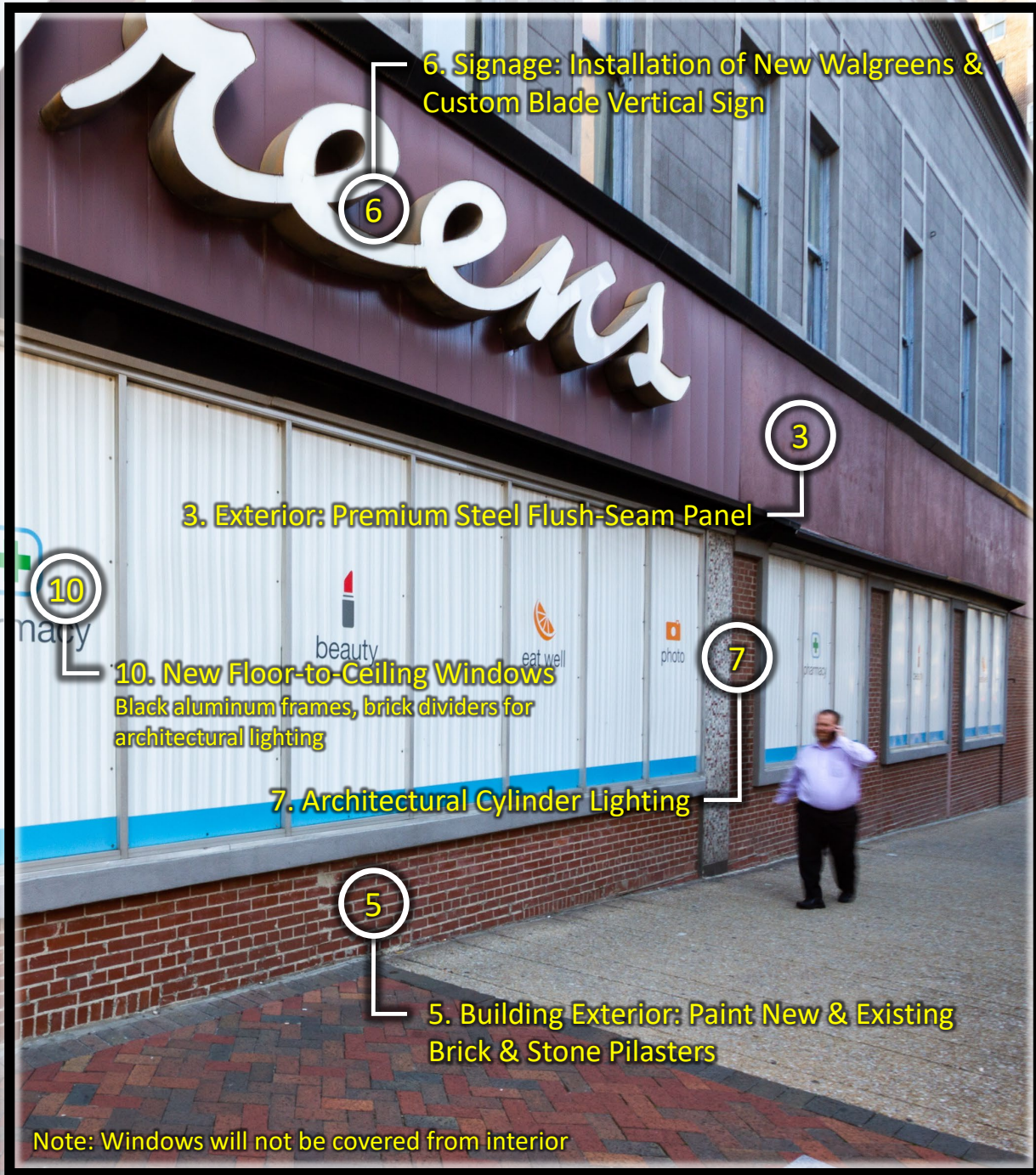
2 N Main Street

1. Entry Pad: Brushed Concrete
2. Storefront: Composite Wood Installation
3. Exterior: Premium Steel Flush-Seam Panels
4. Storefront: New Black Aluminum Storefront
5. Building Exterior: Paint New & Existing Brick & Stone Pilasters
6. Signage: Installation of New Walgreens Sign & Custom Vertical Blade Sign
7. Exterior: Architectural Lighting at Entrances & Along Exterior
8. Exterior: Masonry & Tuck Repairs
9. Exterior: New Canopy at 2<sup>nd</sup> Floor Entrance

*\*Final materials, colors and design subject to final DRB and Owner approval and construction drawings.*







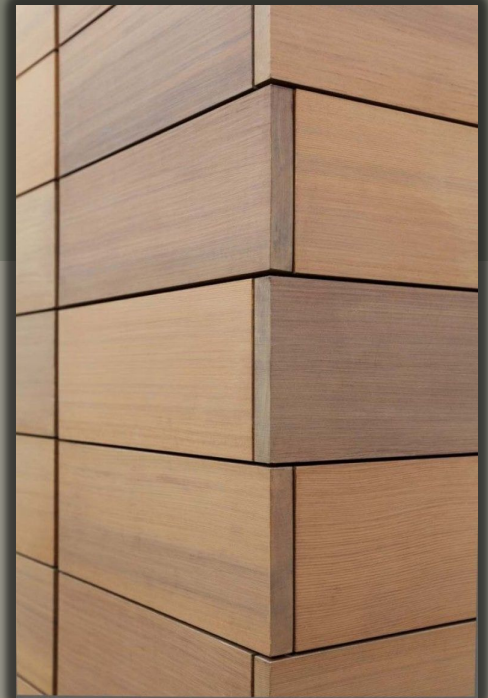
2 N Main Street – Rendering



1. Walgreens Entry Pad: Brushed Concrete



2. Walgreens Storefront: Composite Wood Installation



3. Building Exterior: Premium Steel Flush-Seam Panel (wrap between 1<sup>st</sup> and 2<sup>nd</sup> floor & 2<sup>nd</sup> floor entrances)



4. Storefront: New Recessed Aluminum Storefront



5. Building Exterior: Paint New & Existing Brick & Stone Pilasters



## 6. Signage: Installation of New Walgreen Sign & Custom Blade Vertical Sign



## 7. Exterior Lighting

Architectural Cylinder Lighting: 1<sup>st</sup> Floor



Recessed Can Lights: Above Walgreens Storefront & 2<sup>nd</sup> Floor Entrance



**NOT FOR  
CONSTRUCTION**

2 N. MAIN

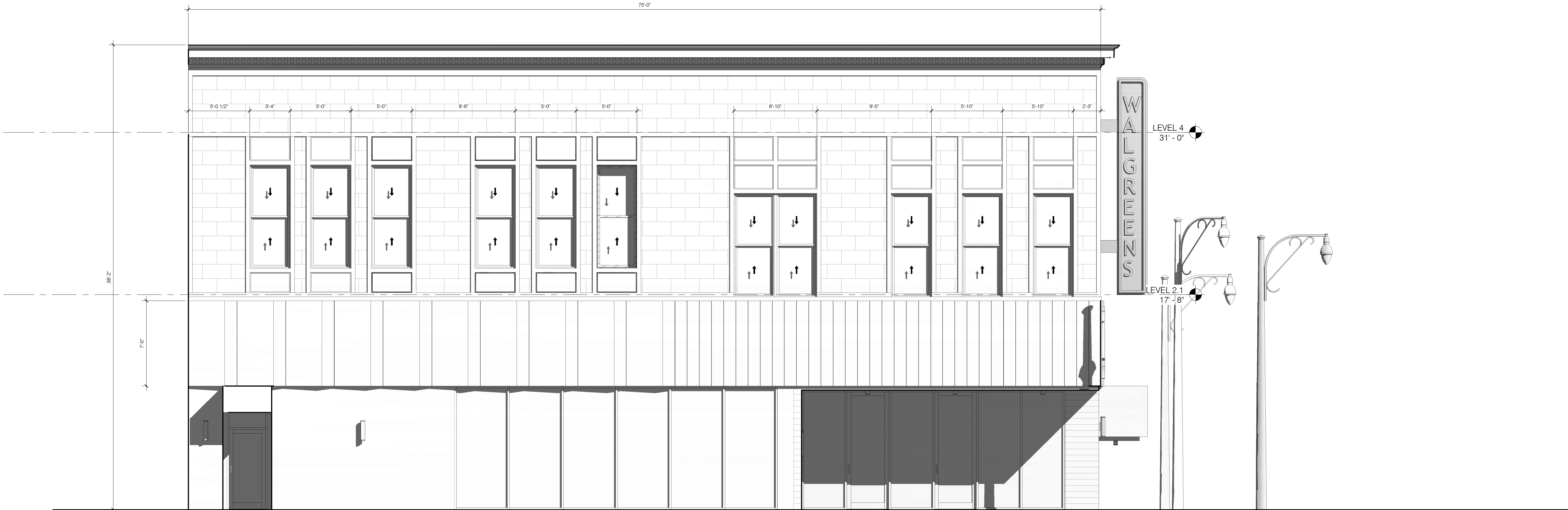
2 N. MAIN ST.  
MEMPHIS, TN 38103

West Elevation

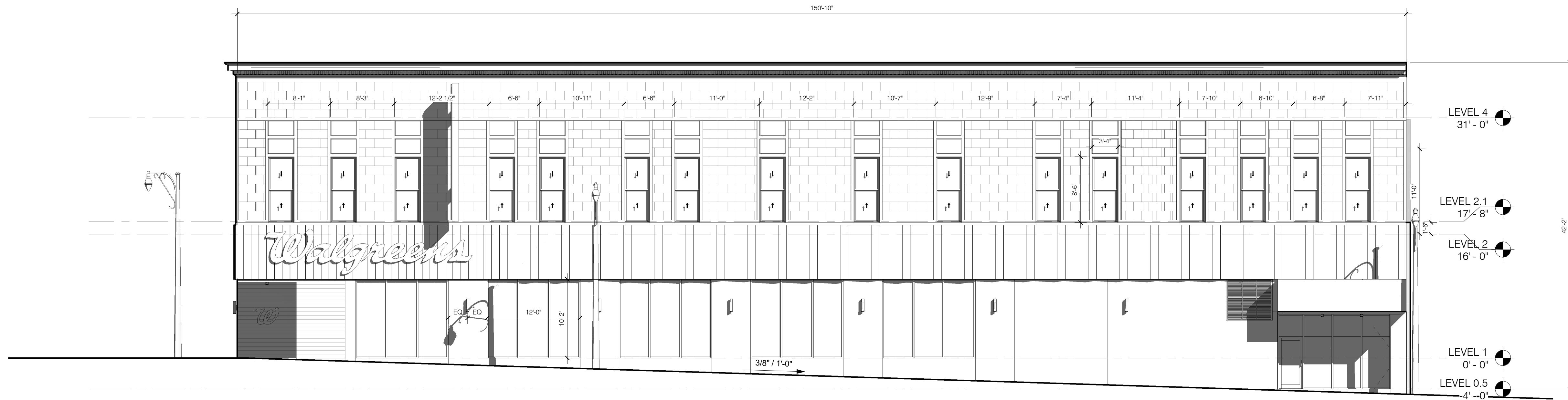
19036

05/18/13

**A6.0**



**1 MAIN STREET ELEVATION**  
1/4" = 1'-0"



**1 MADISON ELEVATION**  
1/8" = 1'-0"



**\*POTENTIAL MULTI-TENANT OFFICE USE OF SECOND FLOOR\***

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**ADDRESS**  
Pat Kelley Magruder  
Architect, AIA

676 Marshall Ave. Ste. 101  
Memphis TN 38103

p 870.735.2757

www.pkmarch.com

**PROJECT CONTACT**

Austin Magruder

676 Marshall Ave. Ste. 101  
Memphis TN 38103

**CONSULTANT / SEAL**

**NOT FOR  
CONSTRUCTION**

**PROJECT NAME**

2 N. MAIN

2 N. MAIN ST.  
MEMPHIS, TN 38103

**PROJECT LOGO**

**REVISIONS**

**SHEET TITLE**

AREA DIAGRAM

**PROJECT NUMBER**

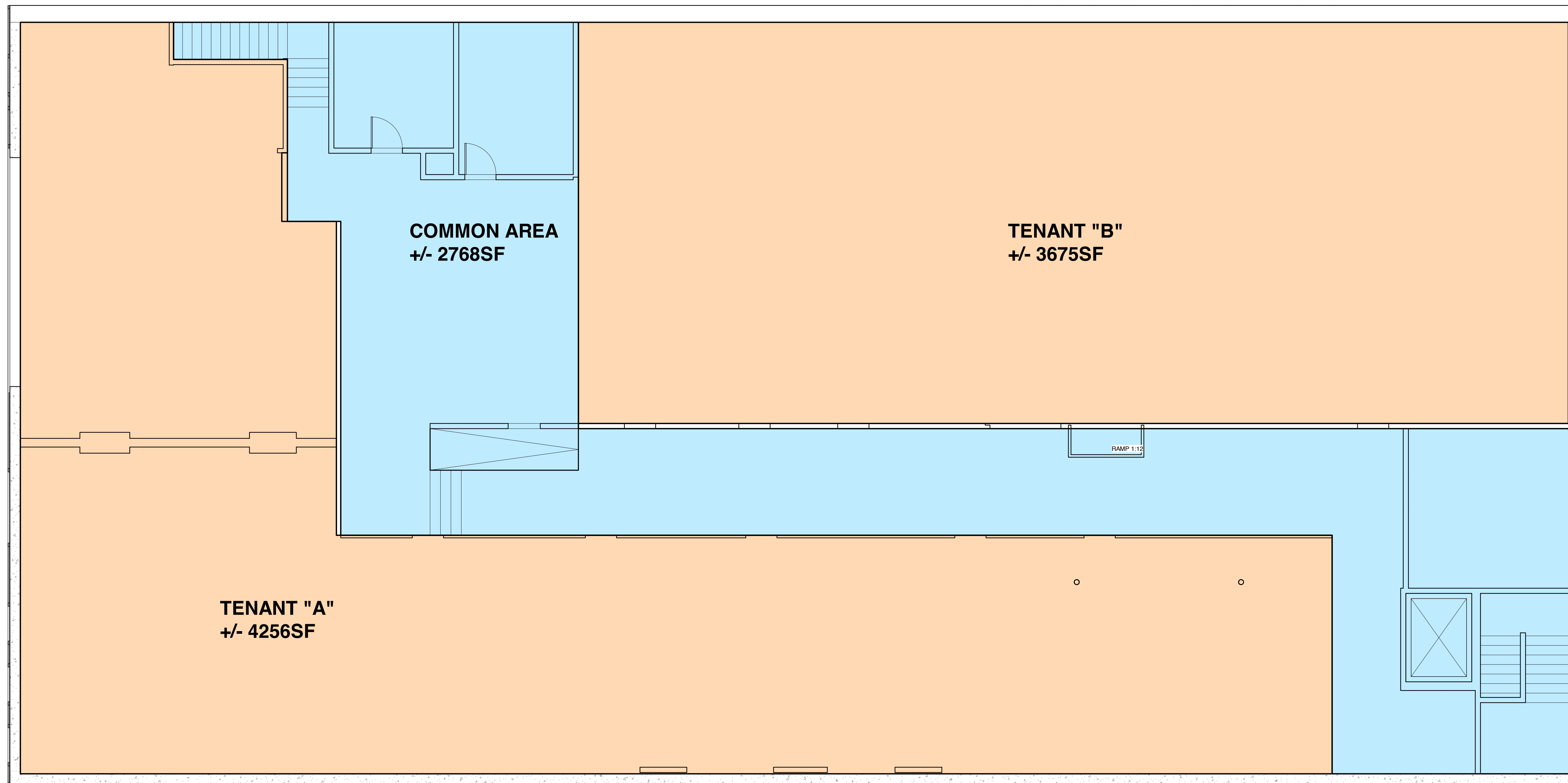
19036

**DATE**

08/07/19

**SHEET NO.**

**A1.2**

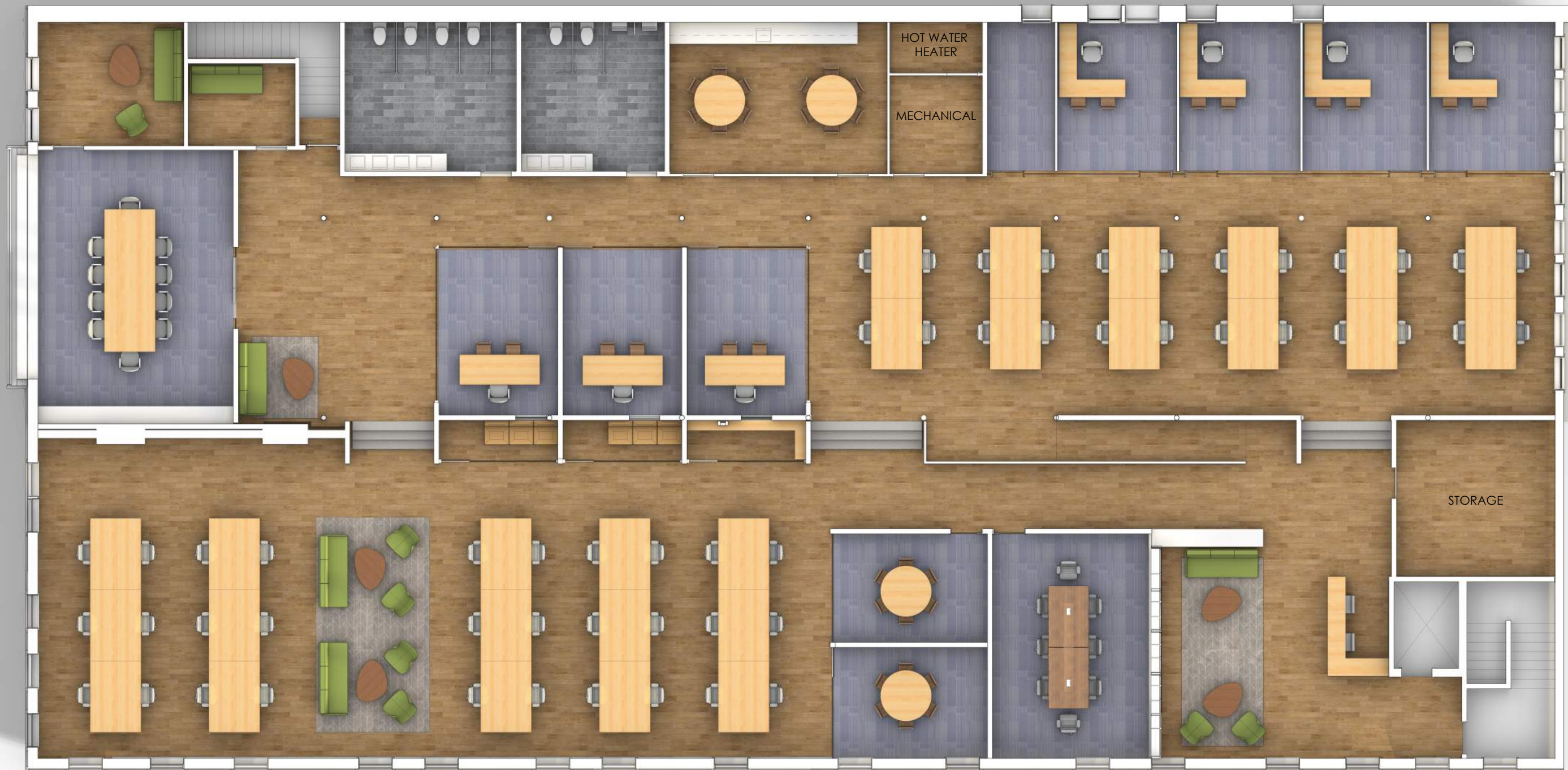


MAIN ST.

MADISON AVE

**1** MULTI TENANT LAYOUT  
3/16" = 1'-0"

# \*POTENTIAL SINGLE-TENANT OFFICE USE OF SECOND FLOOR\*



**\*POTENTIAL MULTI-FAMILY RESIDENTIAL USE OF SECOND FLOOR\***

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**ADDRESS**  
Pat Kelley Magruder  
Architect, AIA  
676 Marshall Ave. Ste. 101  
Memphis TN 38103  
p 901.735.2757  
www.pkmarsh.com

**PROJECT CONTACT**  
  
Austin Magruder  
676 Marshall Ave. Ste. 101  
Memphis TN 38103

**CONSULTANT / SEAL**

**NOT FOR  
CONSTRUCTION**

**PROJECT NAME**  
2 N. MAIN  
  
2 N. MAIN ST.  
MEMPHIS, TN 38103

**PROJECT LOGO**

**REVISIONS**

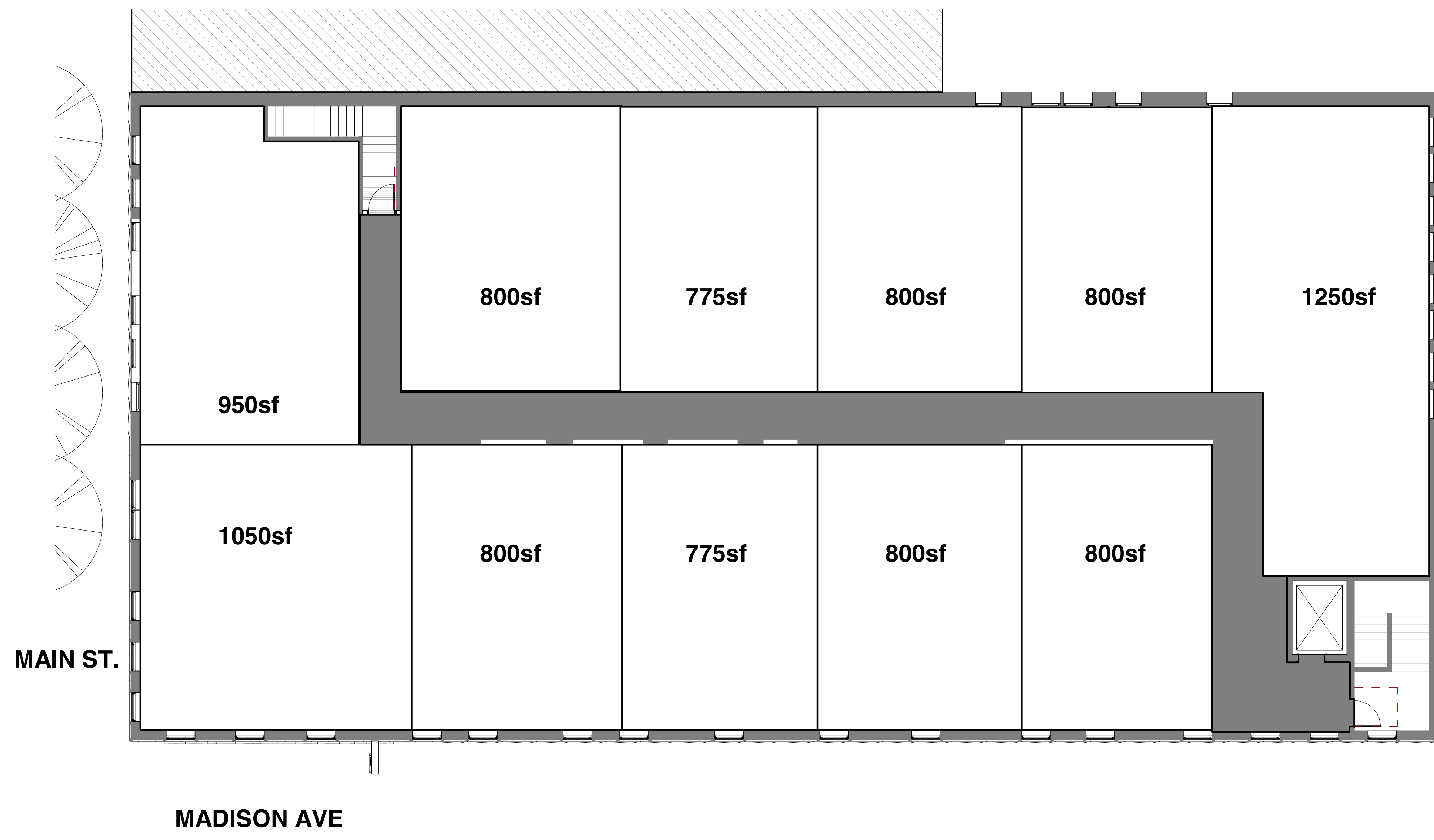
**SHEET TITLE**  
Second Floor  
Plan

**PROJECT NUMBER**  
19036

**DATE**  
01/29/2020

**SHEET NO.**

**A1.1**



**1 MULTIFAMILY DIAGRAM**  
1/8" = 1'-0"

