


APPENDIX I: EIG APPLICATION

Date of Application:	
Building/Property Address:	
Applicant's Name:	
Name of the Business:	
Ownership Status:	<input type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input type="checkbox"/> I will lease the property <input type="checkbox"/> Other _____
Primary Project Contact:	Name:
	Phone: Email:
	Mailing Address:
Describe the existing condition of the property.	
Describe the proposed future use of the property.	
What exterior improvements do you plan to make to the property?	
Architect (if applicable)	Name: Phone: Company:
Total Project Budget:	
Total Grant Requested:	
Property Owner: (If not the applicant)	Name:
	Phone: Email:
	Mailing Address:

<p>Disclaimer:</p>	<p>The CCDC, DMC, and its affiliates are not responsible for business consulting, planning, design, or construction of improvements to property that is owned by the applicant or any other entity. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Exterior Improvement Grant. The applicant is advised to consult with licensed architects, engineers, and/or building contractors before proceeding with final plans or construction.</p>
<p>Legal Disclosure:</p>	<p><i>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy. Also, disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment:</i></p>
<p>Board Relationship Disclosure:</p>	<p><i>Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board.</i></p>
<p>Applicant's Certification:</p>	<p>This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show best faith efforts with regard to the employment of minority and/or women contractors and subcontractors in the project development. The applicant specifically</p>

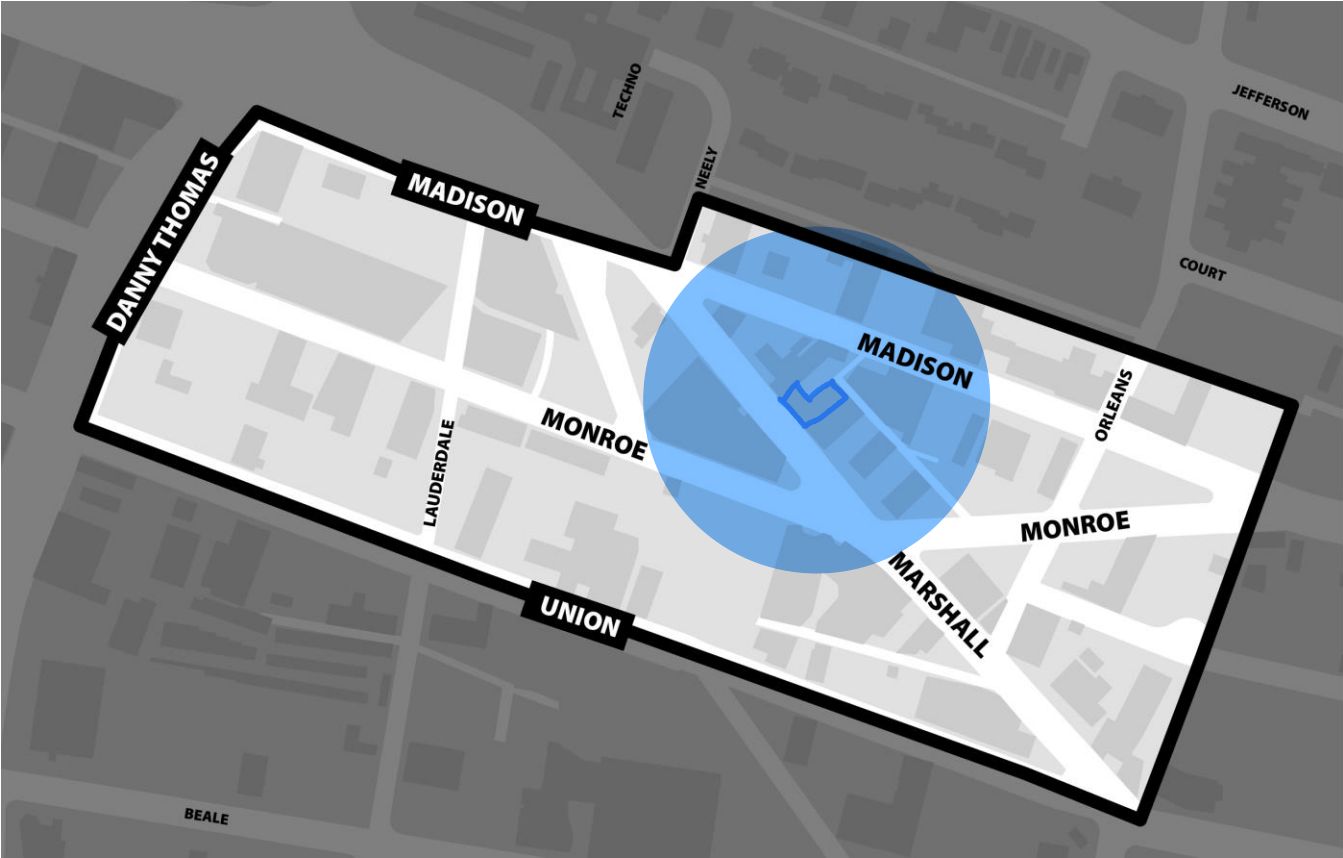
	agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.  _____ Signature: _____ Date: _____
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Application Attachments

In addition to this completed and signed application, include the following attachments when you submit your grant request:

- **Required Drawings and Exhibits**
Work with CCDC staff to determine which of the following application materials are necessary for your specific project:
 - Architectural drawings, including dimensions and materials listed
 - Rendering or sketch of proposed improvements
 - Current photo(s) of the subject property
 - Color and material samples for paint, awning, signs, etc.
 - Sign plans, including dimensions/measurements and materials listed
 - Other information and drawings as deemed necessary by staff
- **Estimated Costs & Bids**
 - Complete Sources and Uses Statement (Attachment B)
 - If requested by DMC staff, provide copies of vendor bids / estimates
- **Project Timeline**
List estimated dates to begin and finish construction

Map 4. Edge target area



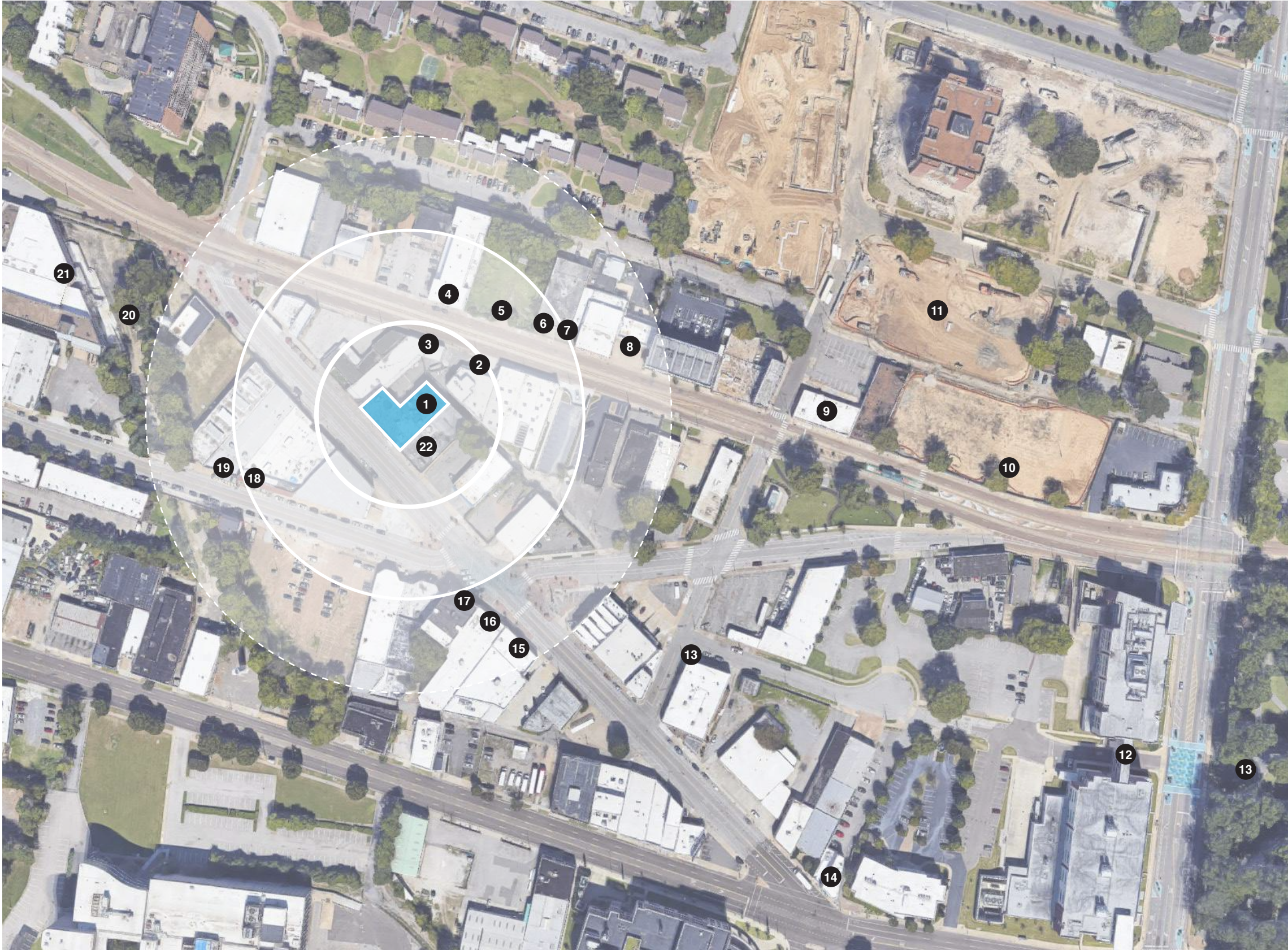
ATTACHMENT B

Example of Sources and Uses Statement

Sources:	Amount
<i>List the amount of CCDC grant funding requested</i>	\$60,000
<i>List the source and amount of the matching funds you are providing</i>	\$105,000
Total Sources	\$165,000
Uses:	Cost
exterior demolition	\$8,000
misc materials and framing	\$5,000
glass and glazing	\$65,000
exterior doors and hardware	\$8,000
brick repair & detailing	\$3,500
electrical and lighting	\$25,000
misc repairs	\$8,000
signage	\$4,500
concrete planters	\$10,000
exterior painting	\$10,000
landscaping	\$8,000
public art	\$10,000
Total Uses:	\$165,000

Vicinity Map

- 1 635 Madison Ave.
- 2 Sam Phillips Recording Studio
- 3 Inkwell
- 4 620 Madison Ave. (in progress)
- 5 Parking
- 6 Rootstock
- 7 Three of Cups (in progress)
- 8 Sabor Caribe
- 9 Trolley Stop Retail
- 10 Orleans Station Retail
- 11 Orleans Station Apartments
- 12 UT Health Sciences Campus
- 13 Health Sciences Park
- 14 Sun Studio
- 15 Edge Motor Museum
- 16 Marshall Art
- 17 Heartbreak Hotel (in progress)
- 18 Edge Alley
- 19 High Cotton Brewery
- 20 The Ravine
- 21 Memphis Made (in progress)
- 22 616 Marshall Ave. (future development)



Project Description

The following project proposal is located at 635 Madison Avenue within the Edge District. Tucked between the historic Sam Phillips recording Studio and Inkwell Cocktail lounge, 635 Madison will include a series of creative spaces including an art gallery, pop-up retail, and creative offices.

organized around a central courtyard, 635 Madison will bring sustained activity throughout the day and into the evening.

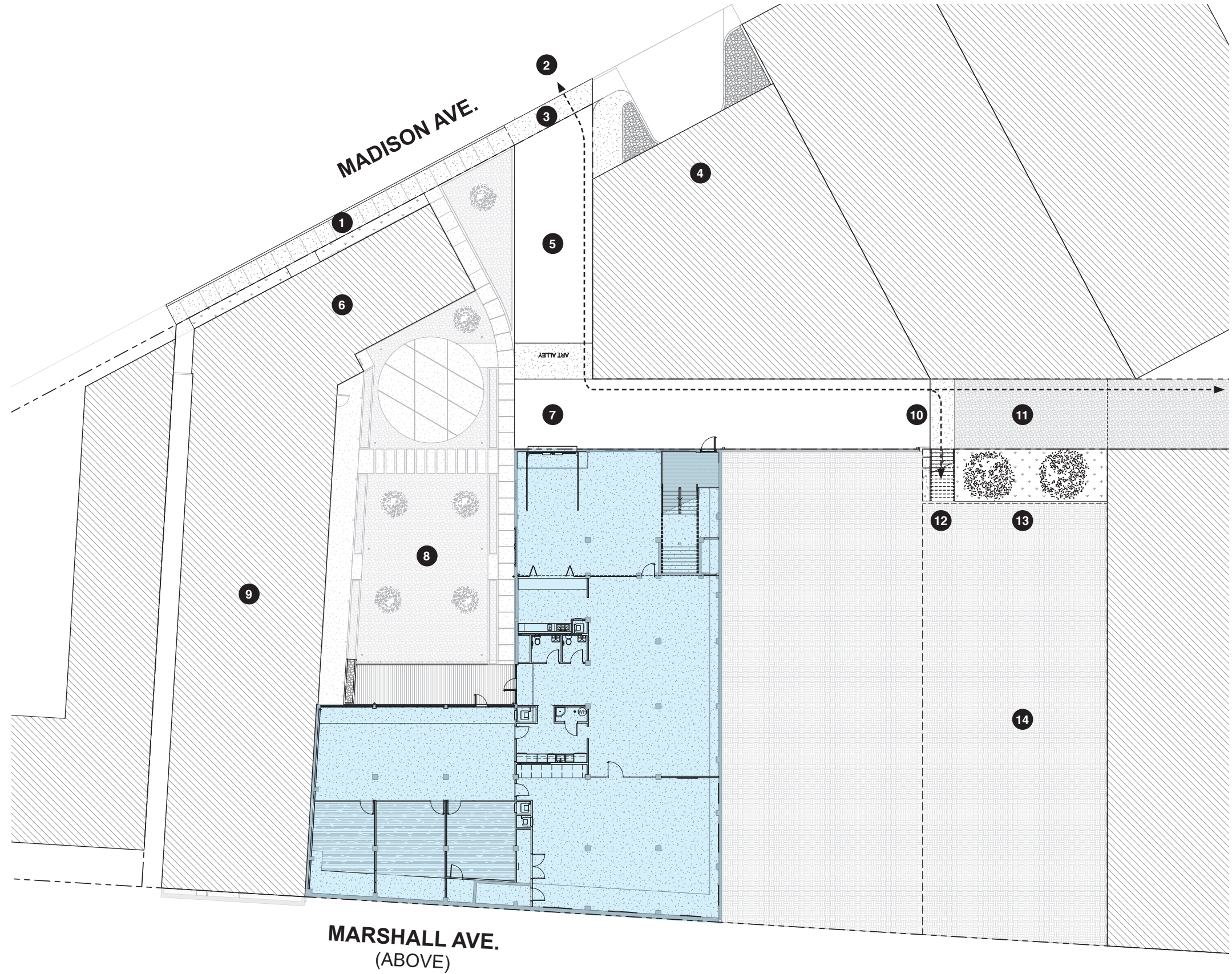
the development will re-purposes an existing alley as a walkable connection from Madison to Marshall. This connection will improve safety and decrease travel time between retail and residential developments-- creating a more vibrant and sustainable district.

cnct. design, an affiliate of cnct. development, is the architecture firm responsible for the building's renovation and will occupy 2,500 sf of "carbon-positive" office space.



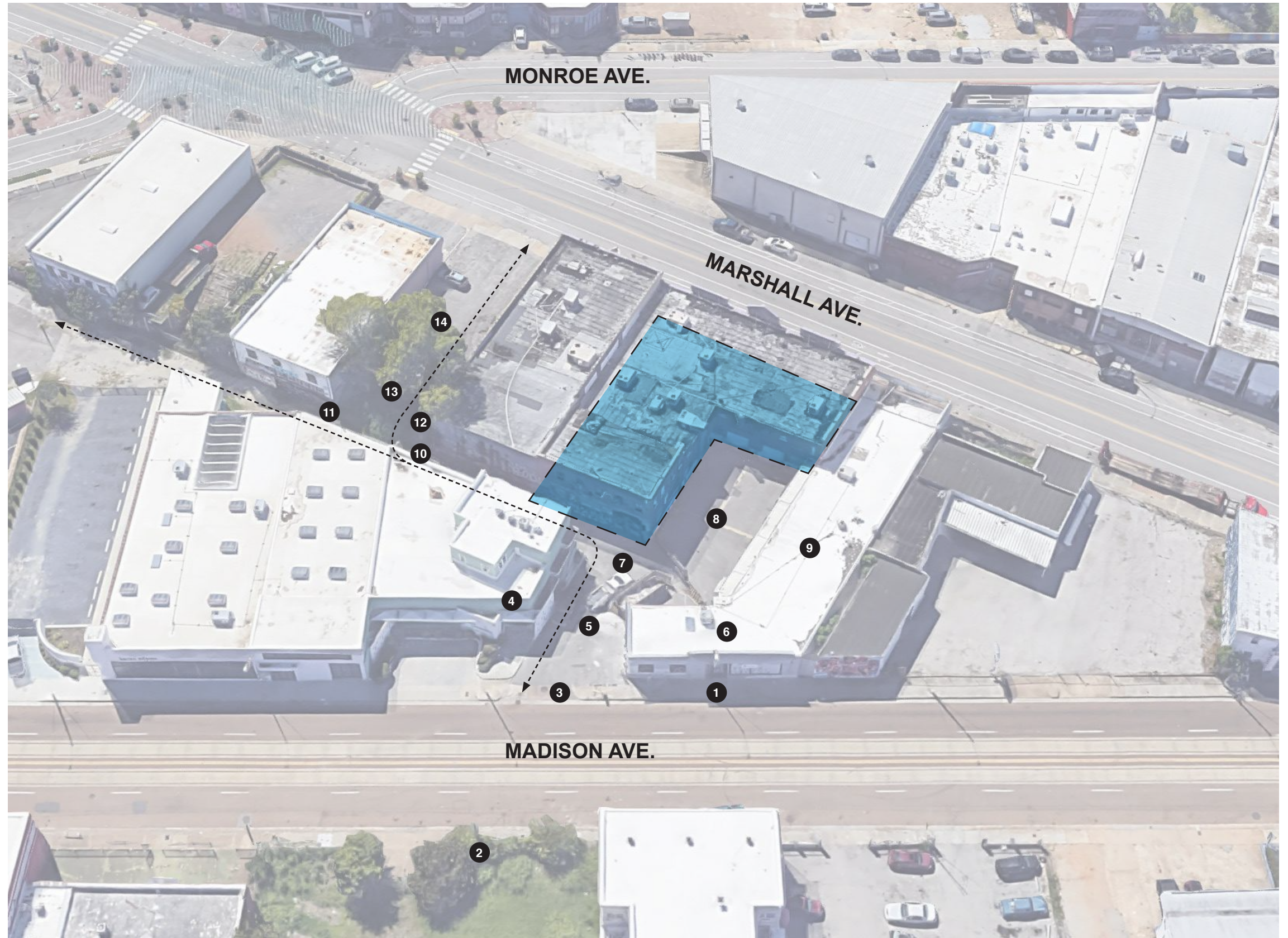
Proposed Site Plan

- 1 New Concrete Sidewalk and Frontage Improvements
- 2 Shared Parking Lot Across Street
- 3 Replace Existing Curb Cut
- 4 Sam Phillips Recording Studio
- 5 Re-surface Asphalt Alley Pavement
- 6 Inkwell Cocktail Bar
- 7 Art Alley Improvements and Exterior Lighting
- 8 Shared Courtyard
- 9 Airbnb's
- 10 Pedestrian Short cut to Marshall & Monroe
- 11 Alley Cleanup and New Gravel
- 12 Site Stair and Trash Access
- 13 Dumpster Enclosure
- 14 Shared Parking Lot From Marshall Ave.



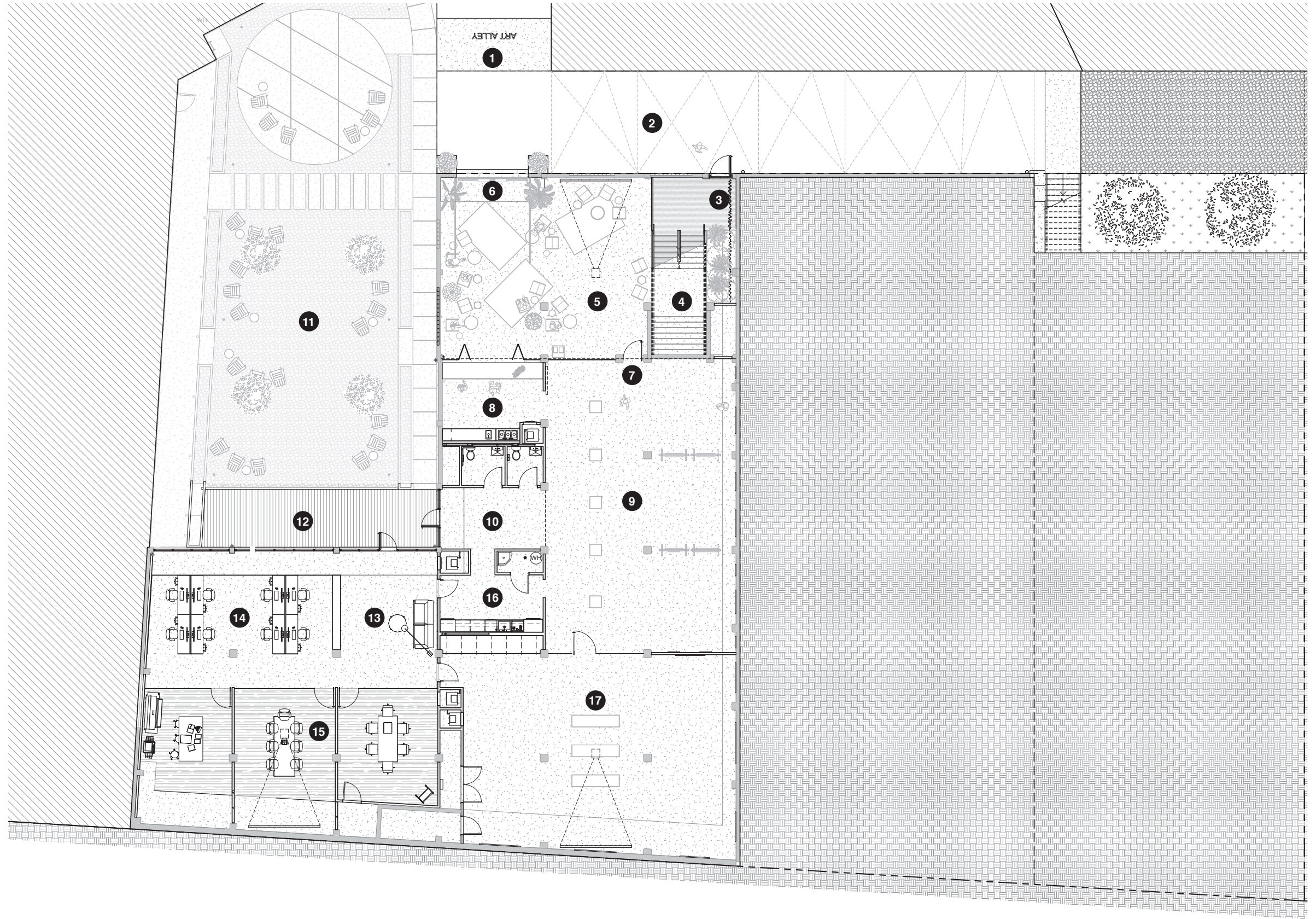
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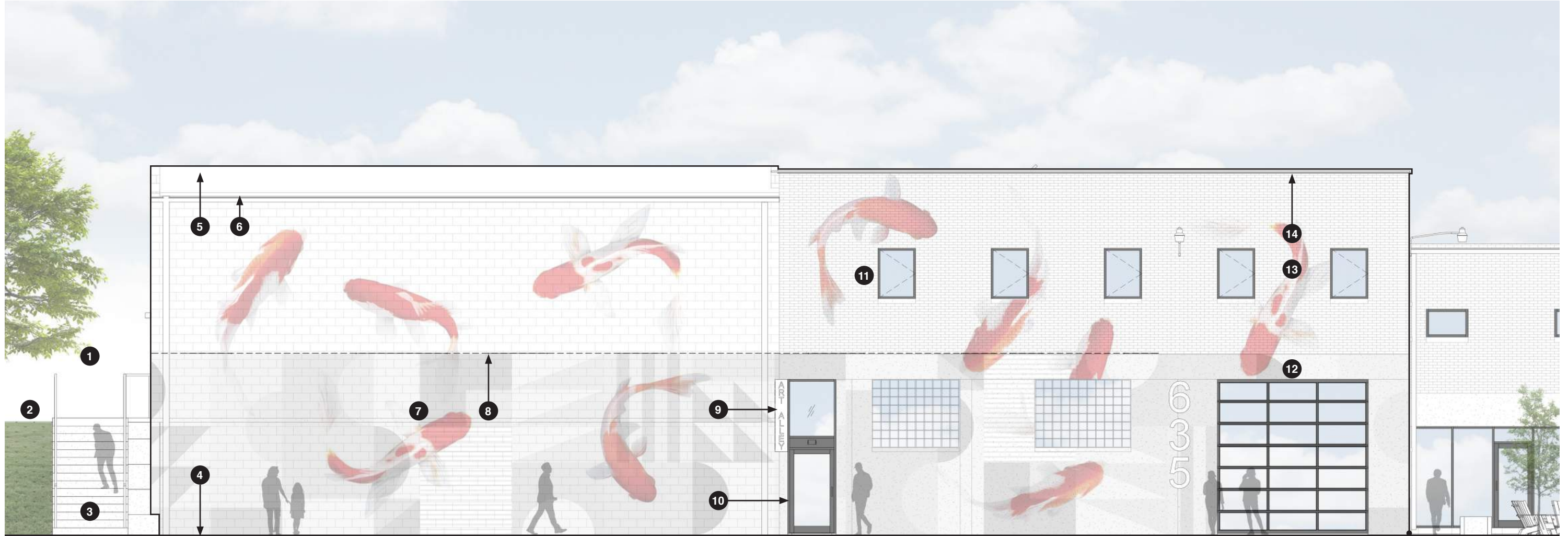
Proposed Floor Plan

- 1 Alley Entry/Improvements
- 2 Artist Alley and Exhibition Space
- 3 Primary Entry/Exit
- 4 Grand Stair to Future Phase
- 5 Exhibition/Retail Space
- 6 Glass Over Head Door
- 7 Secure Entry
- 8 Service Counter
- 9 Co-work & Exhibition Space
- 10 Secondary Entry/Exit
- 11 Existing Courtyard
- 12 Patio Addition
- 13 Architecture / Development Office
- 14 Desking Stations
- 15 Private Meeting Rooms
- 16 Shared Core Break Room
- 17 Multi-Purpose Presentation Room



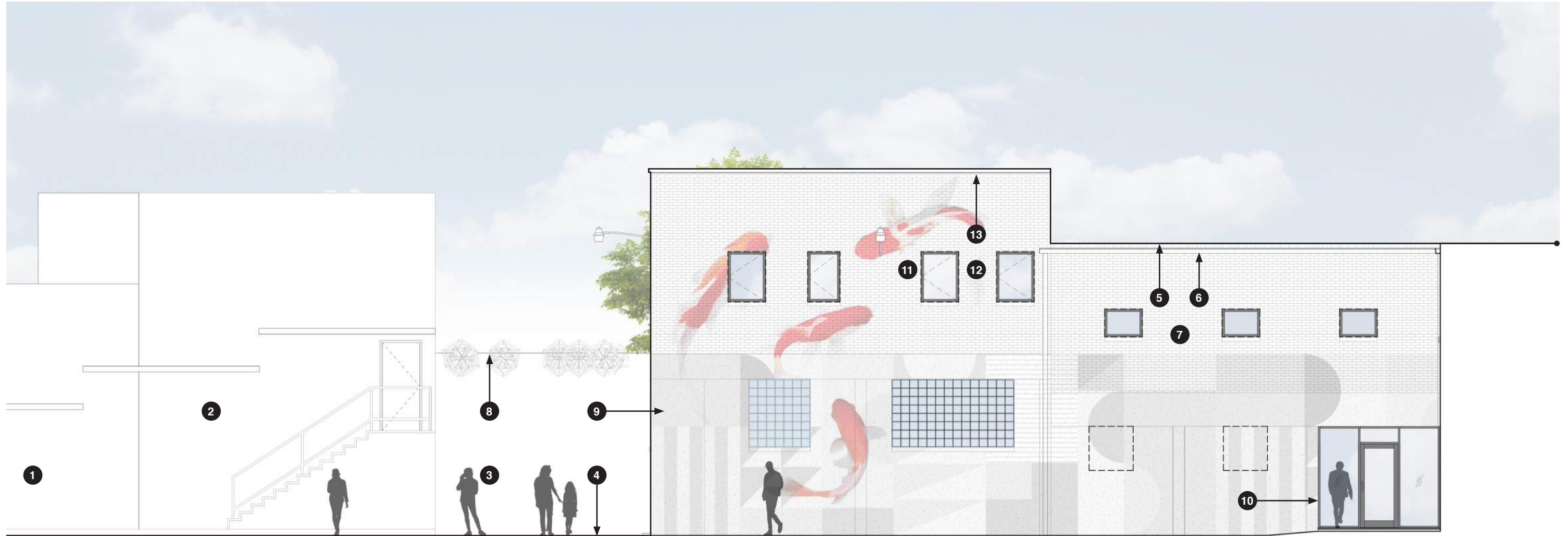
Proposed Exterior - Alley North Elevation

- | | | | |
|---|--|----|---|
| 1 | Pedestrian Connection to Marshall Ave. | 8 | Over Head Art Exhibition/Lighting Cables |
| 2 | Dumpster / Waste Collection | 9 | Backlit Acrylic Box Sign |
| 3 | Site Stair | 10 | Main Entry & Exit |
| 4 | Pavement Improvements | 11 | New Operable Glazing in Existing Openings |
| 5 | New TPO Roof System | 12 | New Glass Over Head Door |
| 6 | New Gutter & Downspout | 13 | Paint All Exterior SW Greek Villa |
| 7 | Masonry Tuckpointing & Repairs | 14 | New TPO Roof and Pre-finished Parapet Cap |



Proposed Exterior - East Elevation

- | | | | |
|---|--------------------------------|----|---|
| 1 | Entry From Madison Ave. | 8 | Over Head Art Exhibition/Lighting Cables |
| 2 | Sam Phillips Recording Studio | 9 | Continuation of Alley Art |
| 3 | Art Alley | 10 | Secondary Entry & Exit |
| 4 | Pavement Improvements | 11 | New Operable Glazing in Existing Openings |
| 5 | New TPO Roof System | 12 | Paint All Exterior SW Greek Villa |
| 6 | New Gutter & Downspout | 13 | New TPO Roof and Pre-finished Parapet Cap |
| 7 | Masonry Tuckpointing & Repairs | | |



Proposed Exterior - Courtyard North Elevation

- 1 Architecture & Development Office Entry
- 2 Storefront System
- 3 Operable Glazing In Existing Openings
- 4 New TPO Roof System
- 5 New Gutter & Downspout
- 6 Paint Exterior SW Greek Villa



Proposed Exterior - Rendering



Proposed - Creative Co-work & Exhibition Space

1. Entrance from Madison Ave. alley showing the proposed activation of 635 Madison (Left) abutting the previous development of 631 Madison, Inkwell, shared courtyard, and Airbnb's (Right).
2. Behind the overhead door seen in image (1) is the proposed activation of the on grade basement level of an existing building. Previously used as a night club space, the new program will be a publicly activated space with shared co-work, pop-up retail, and exhibition spaces to be shared to all creatives.
3. The updated interiors will be a minimalistic raw shell prepared for the imprint of the creatives occupying the flexible spaces. Painted exposed board formed concrete ceilings, walls, and columns with the integration of natural wood textures, fabrics, and LOTS of art.
4. Just one example of many, the space is shown as a private art gallery exhibition with movable presentation boards and display podiums. This flexible open space can easily be rearrange as a retail pop-up, one off pop-up event space, and even desking systems for co-work office space.



Proposed - Architecture & Development Office

1. Tucked into the rear of the site will be the new home of the project developers, architects, and property managers cnc+. design + development. Ideal to operate the creative campus and be surrounded by a breadth of other creatives. Interconnected with entirety of the co-work and lifestyle development.
2. View down the center line of the office, there is the entry storefront and open studio desking systems on the left hand side, three private meeting rooms on the right hand side, and central connection to the share co-work multipurpose room.
3. To the right as one would enter are the architects battle stations. Open, flexible, and at front the individuals behind the works will have site lines to the shared courtyard, natural indirect northern light, and have direct connections to the public and activities happening around the campus.
4. At the entry of the office there will be a modest lounge in front, doorway to shared kitchen and rest rooms immediately to the left, entry to shared multipurpose room on the left, and conference/meeting rooms to the back.
5. looking out from within one of the three meeting rooms, these amenities will not only be primarily for the architecture and development office, but also available to the rest of the co-work tenants on an as need basis.

