

DRB Board Meeting

April 1, 2020

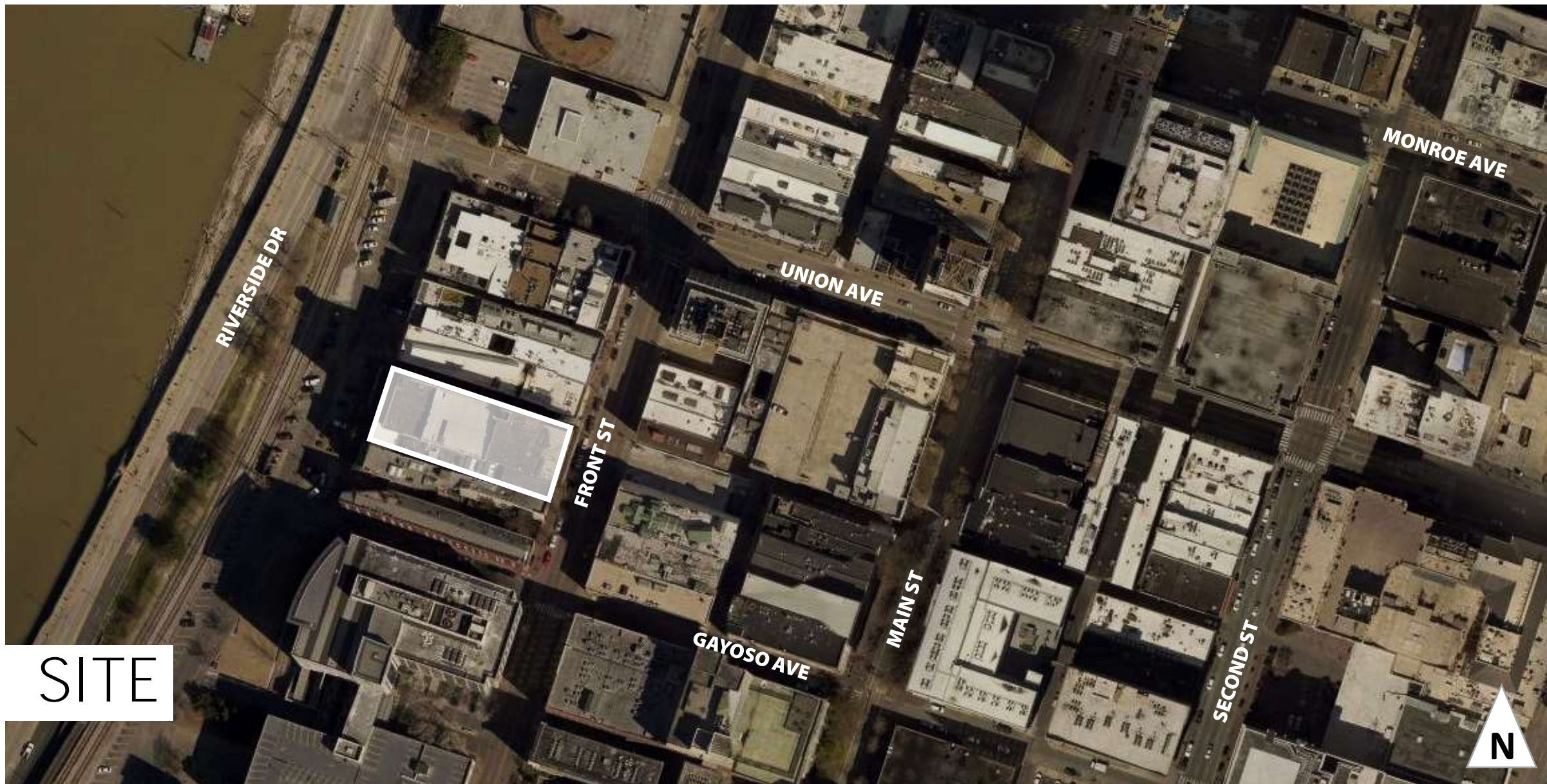


Approval of the March 4, 2020 Minutes

99 – 105 S. Front Street

Exterior Renovation





SITE



99 S. Front

- Joseph N. Oliver Bldg.
- Built 1905
- 5-story historic building
- Within Cotton Row National Register District

105 S. Front

- Built 1900 as Stewart Building
- 3-story historic building
- Within Cotton Row National Register District





Background

- DMC Anti-Blight priority property
- Emergency scaffolding (Oct. 2017)
- Building was in poor condition due to water infiltration and resulting decay
- Billy Orgel purchased the property in Dec. 2018
- Received 20-Year PILOT at September 10, 2019 CCRFC board meeting.

Scope of Work

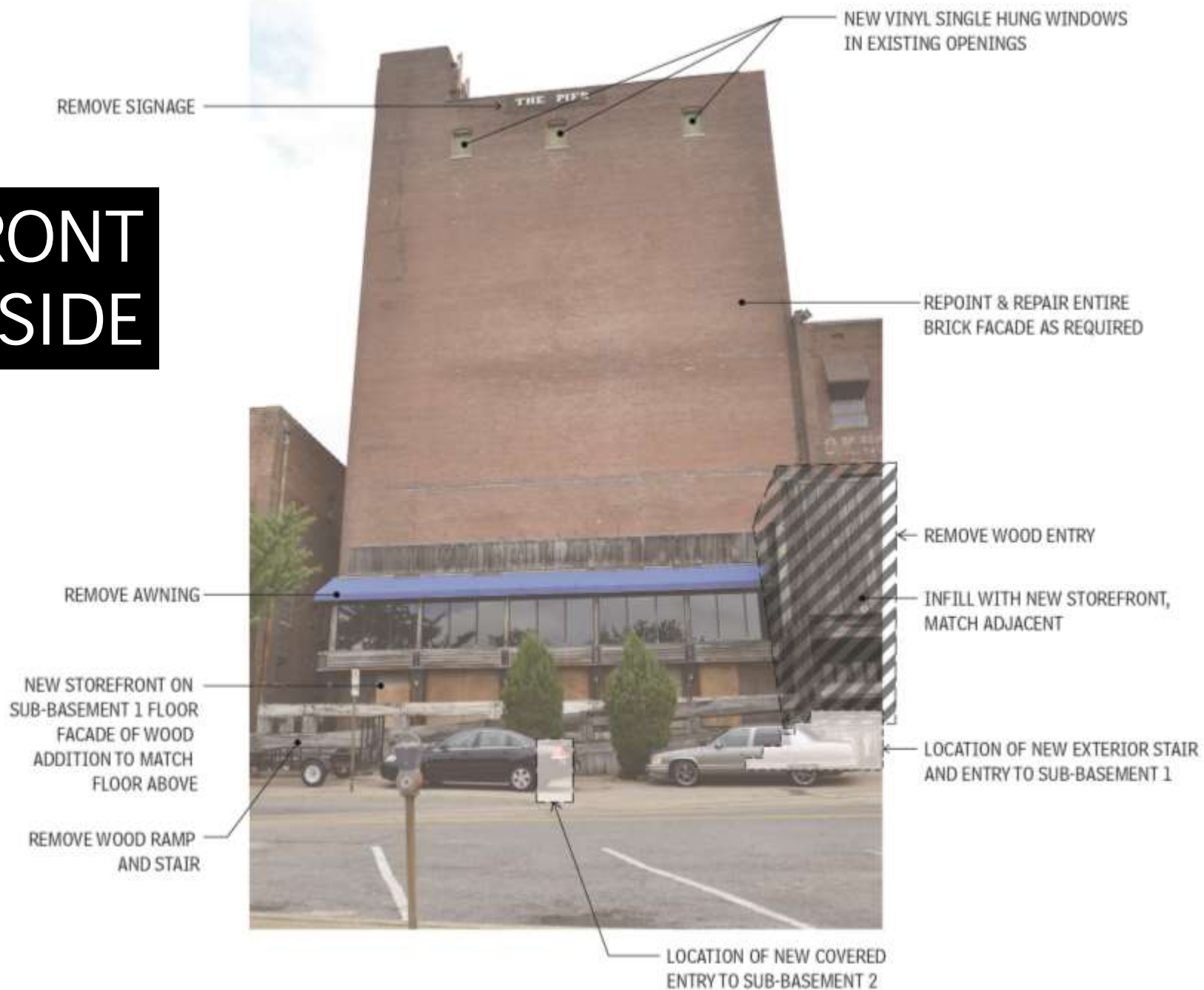
- New windows in existing openings on 99 S. Front's Front St. façade.
- Other windows repaired or replaced in kind as necessary.
- Existing brick and masonry cleaned and repaired.
- New windows on secondary north and south elevations of 99 S. Front.
- New entry to underground parking on Wagner side of 105 S. Front.



99 S FRONT WAGNER SIDE



99 S FRONT WAGNER SIDE



105 S FRONT
WAGNER SIDE



105 S FRONT WAGNER SIDE

REMOVE AWNINGS

REMOVE WOODEN ENTRY

REPLACE WINDOWS IN KIND
AS NEEDED

REPOINT & REPAIR ENTIRE
BRICK FACADE AS REQUIRED

REPAIR OR REPLACE METAL WINDOWS
IN KIND AS NEEDED

NEW SINGLE HUNG METAL WINDOWS
IN EXISTING OPENINGS

LOCATION OF NEW ENTRY TO
PARKING GARAGE

REPLACE LOADING DOCK WITH
NEW RAMP FOR PARKING



105 S FRONT
FRONT SIDE



99 S FRONT FRONT SIDE

REPOINT & REPAIR ENTIRE
BRICK FACADE AS REQUIRED

REPOINT & REPAIR STONE
DETAILING AS REQUIRED

REPLACE CENTER WINDOWS
WITH NEW WOOD SINGLE
HUNG WINDOWS, TO MATCH
EXISTING

NEW WOOD SINGLE HUNG
WINDOWS IN EXISTING
MASONRY INFILL LOCATIONS

NEW WOOD STOREFRONT TO
MATCH HISTORIC IMAGES

NEW WOOD SINGLE HUNG
WINDOWS IN EXISTING
MASONRY INFILL LOCATIONS

NEW WOOD STOREFRONT TO
MATCH HISTORIC IMAGES



105 S FRONT
FRONT SIDE



105 S FRONT FRONT SIDE

REPAIR EXISTING WOOD
STOREFRONT AS REQUIRED

WOOD ENTRY DOOR
TO MATCH EXISTING

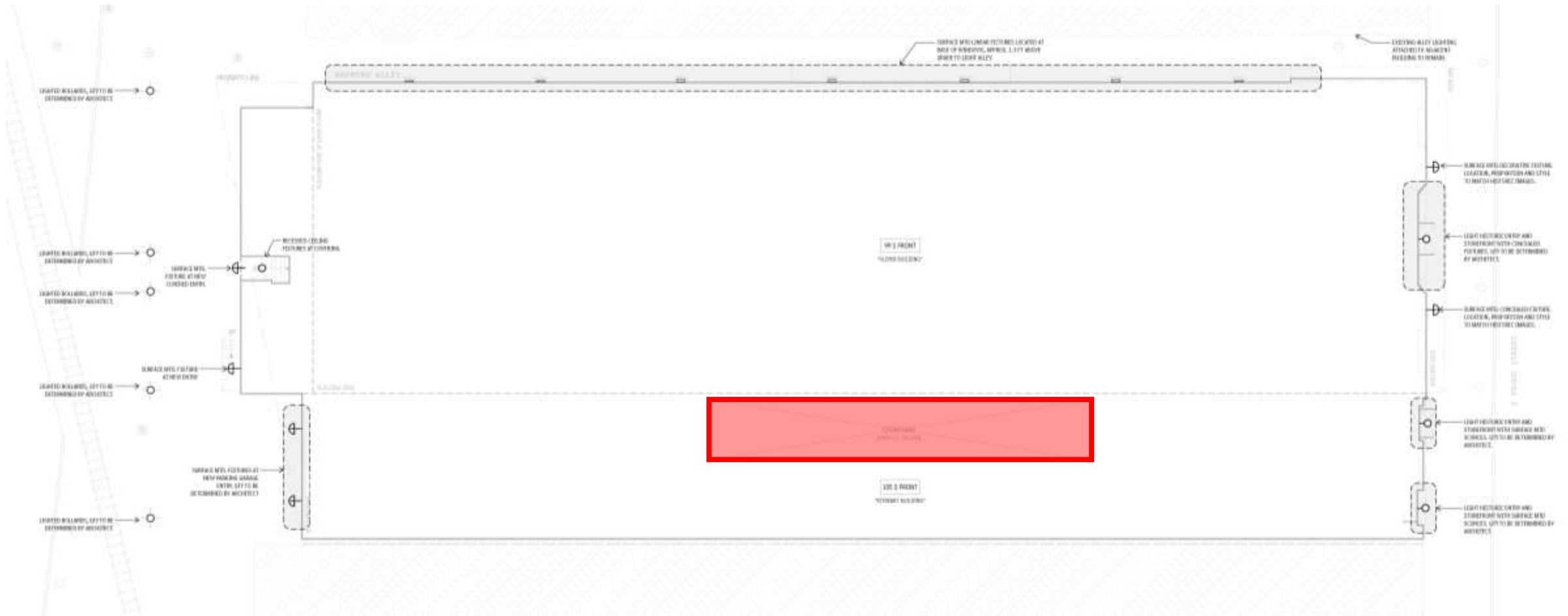


REPOINT & REPAIR ENTIRE
BRICK FACADE AS REQUIRED

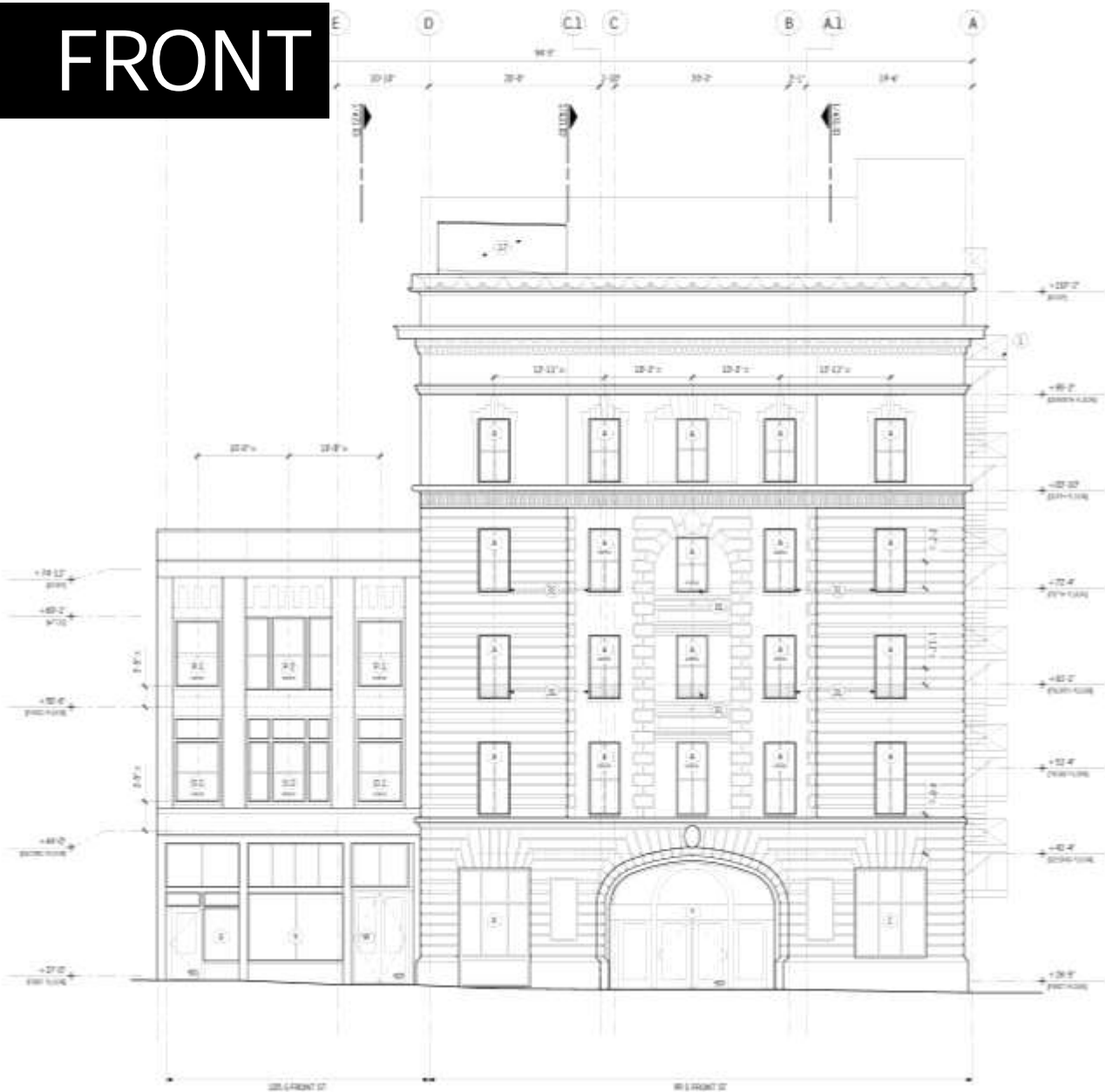
REPAIR AND REPLACE WOOD
SINGLE HUNG WINDOWS AS
REQUIRED & MATCH EXISTING

REPAIR EXISTING WOOD
STOREFRONT AS REQUIRED

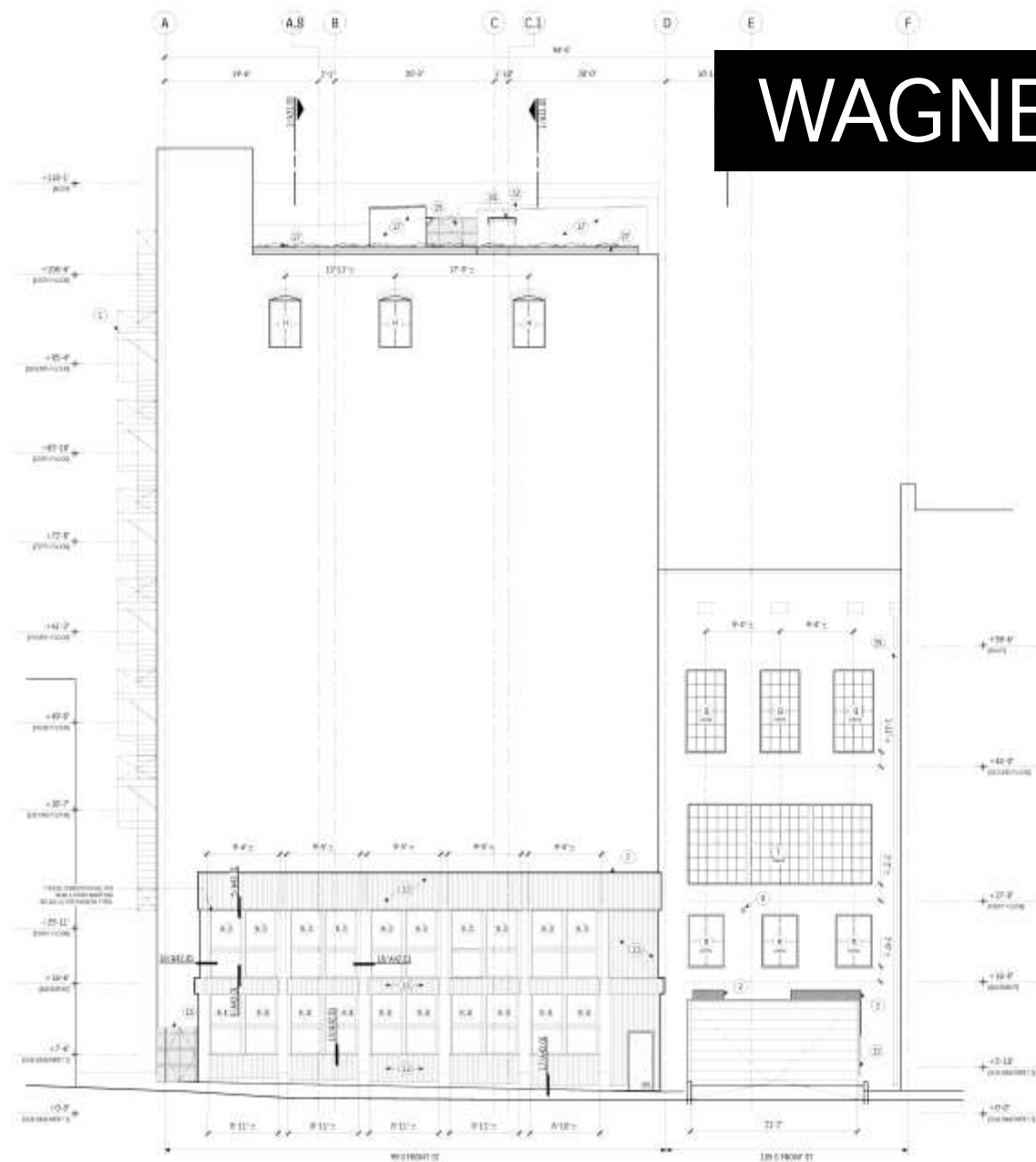
SITE PLAN



FRONT

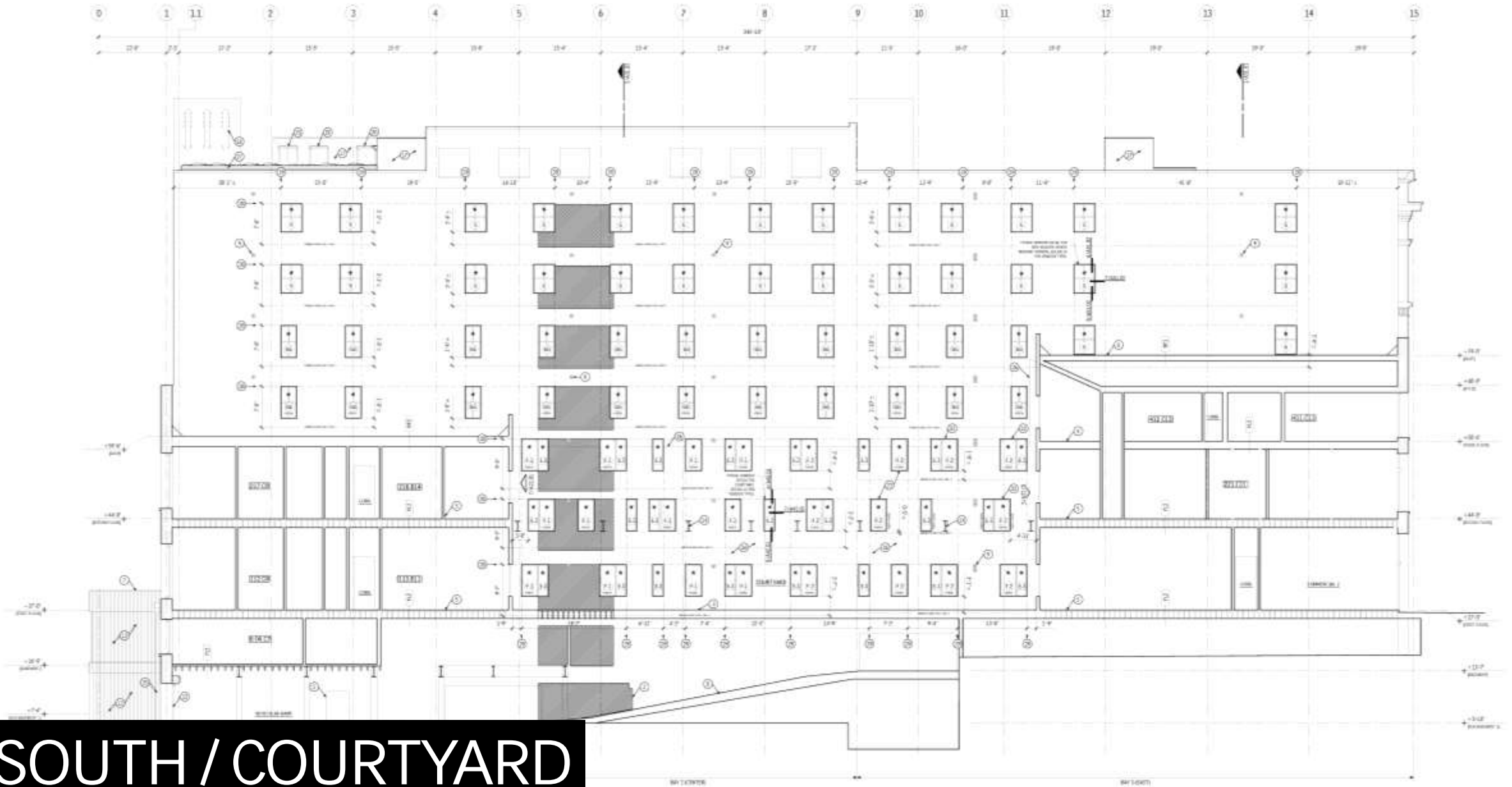


WAGNER





SOUTH / COURTYARD



Recommendation:

Approval*



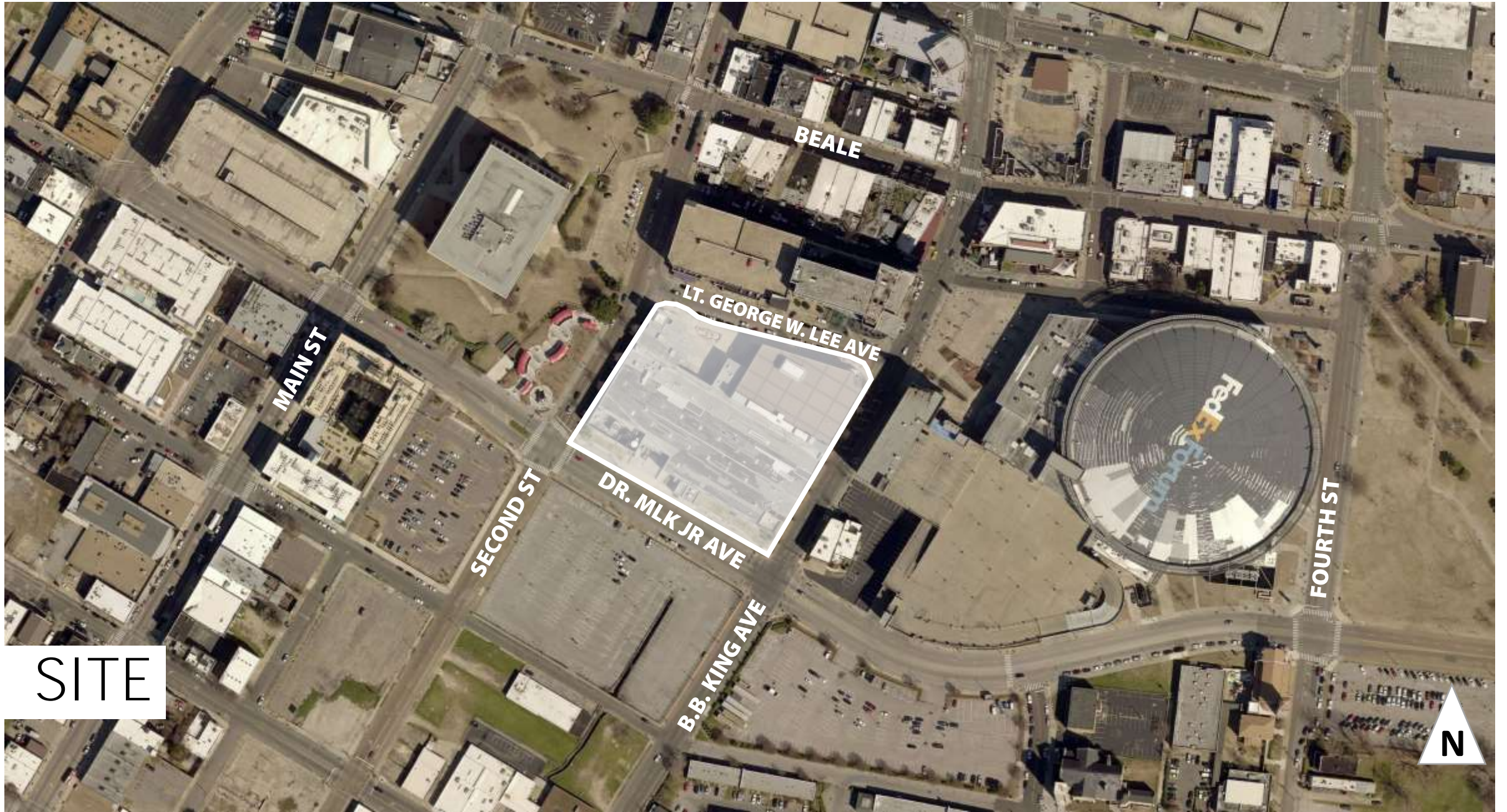
- Proposed renovation is highly sensitive to preserving the historic character of the subject buildings.
- The most significant alterations are designed to have a minimal visual impact on the primary elevations and are necessary for conversion to residential use.

*With the condition that the applicant return with a later application for exterior lighting and signage.

FedEx Logistics

Landscaping and Exterior Lighting





SITE





Background

- Adaptive reuse of the Gibson Guitar Factory for FedEx Logistics HQ
- Received a 20-year PILOT
- DRB approved exterior renovation at June 5, 2019 meeting

NE Corner



APPROVED RENOVATION - BEFORE

NE Corner



APPROVED RENOVATION - AFTER

SE Corner



APPROVED RENOVATION - BEFORE

SE Corner



APPROVED RENOVATION - AFTER

N Entrance



APPROVED RENOVATION - BEFORE

N Entrance



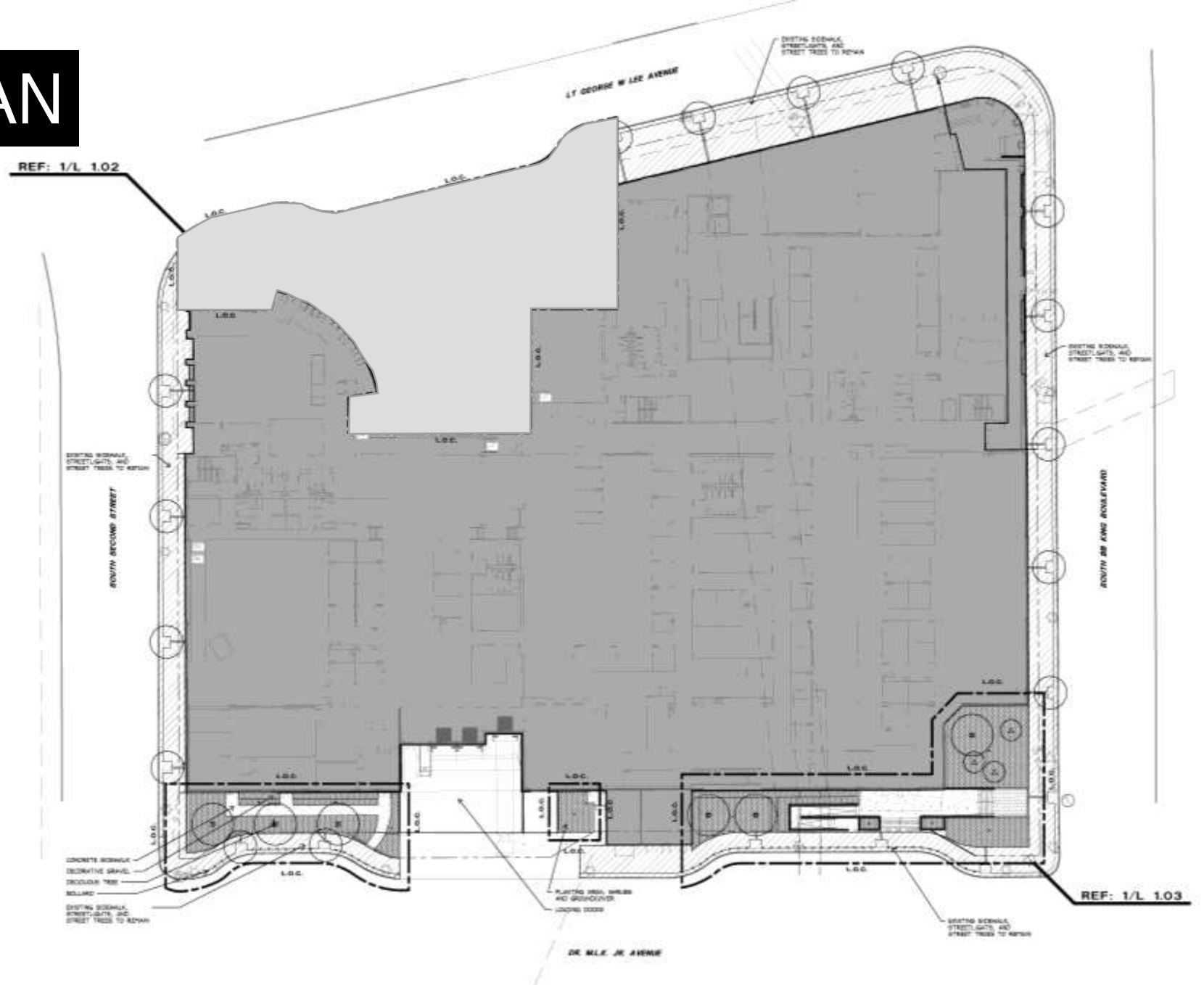
APPROVED RENOVATION - AFTER



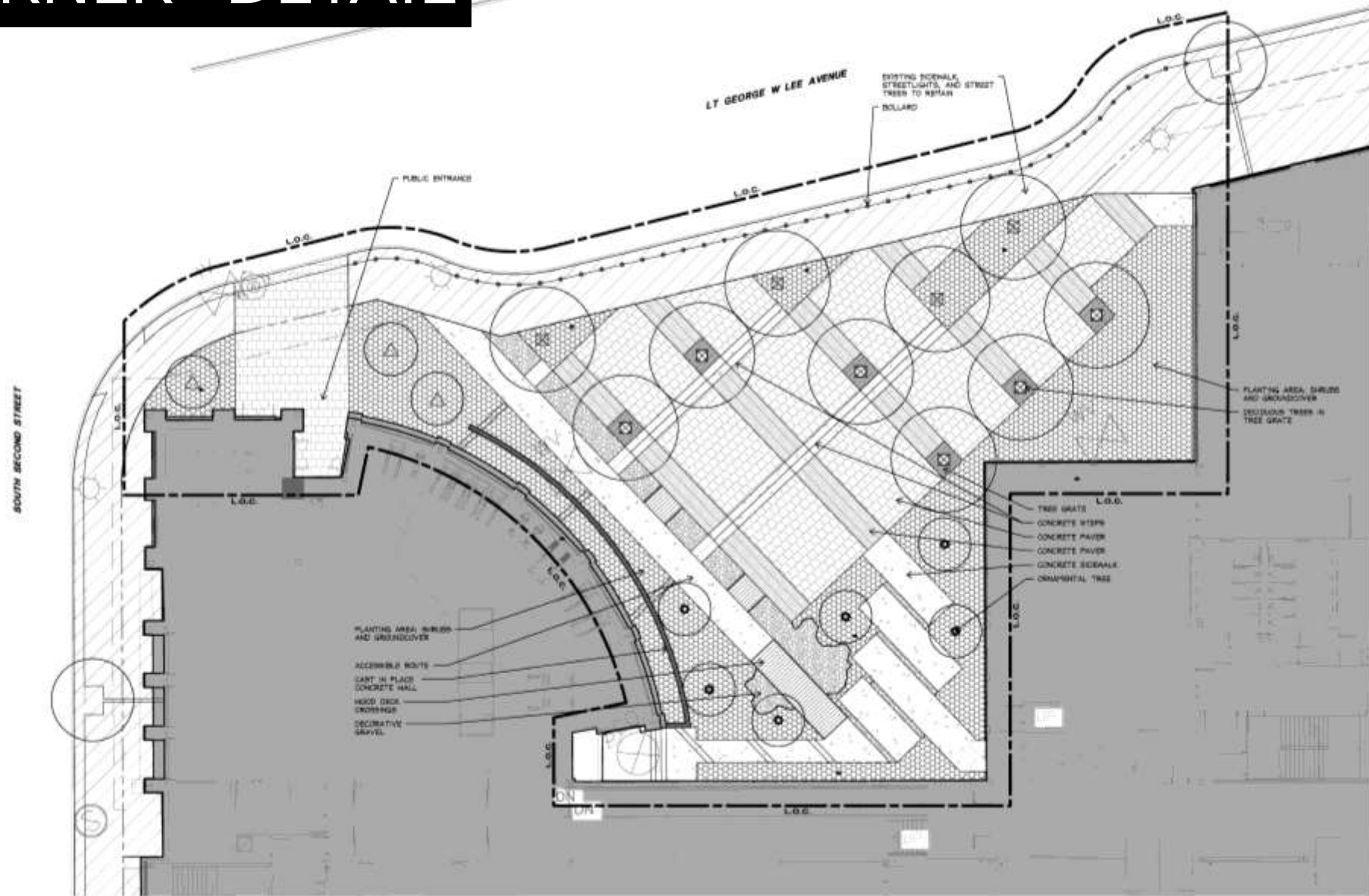
Current Application

- Per DRB approval conditions, applicant is submitting an application for the landscaping and exterior lighting components of the project.

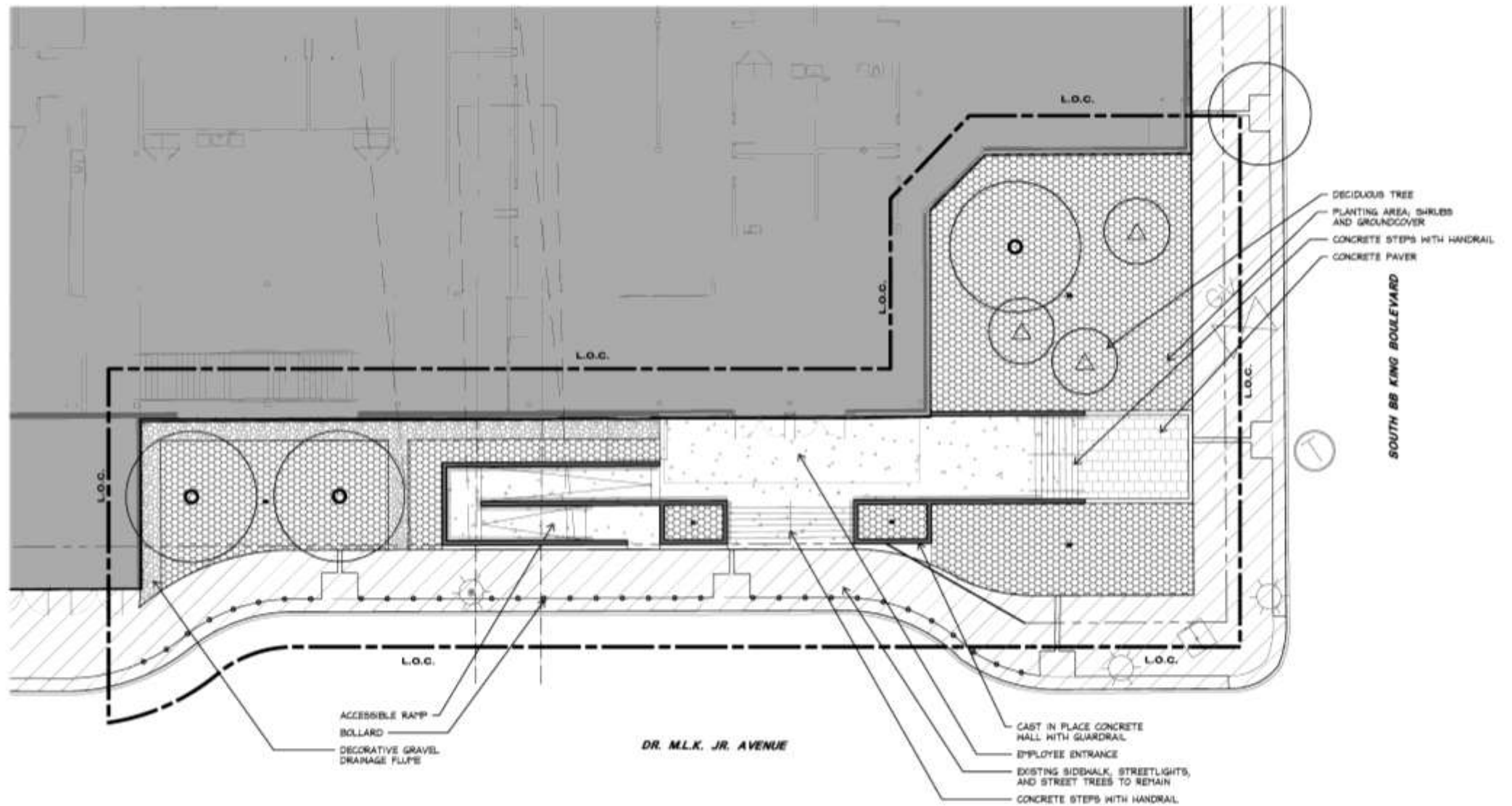
LANDSCAPING PLAN



NW CORNER - DETAIL



SE CORNER - DETAIL



LIGHTING PLAN – SOUTH ELEVATION



SS1



SS2



SS8



SS10



SS13

LIGHTING PLAN – WEST ELEVATION



SS2



SS4



SS7

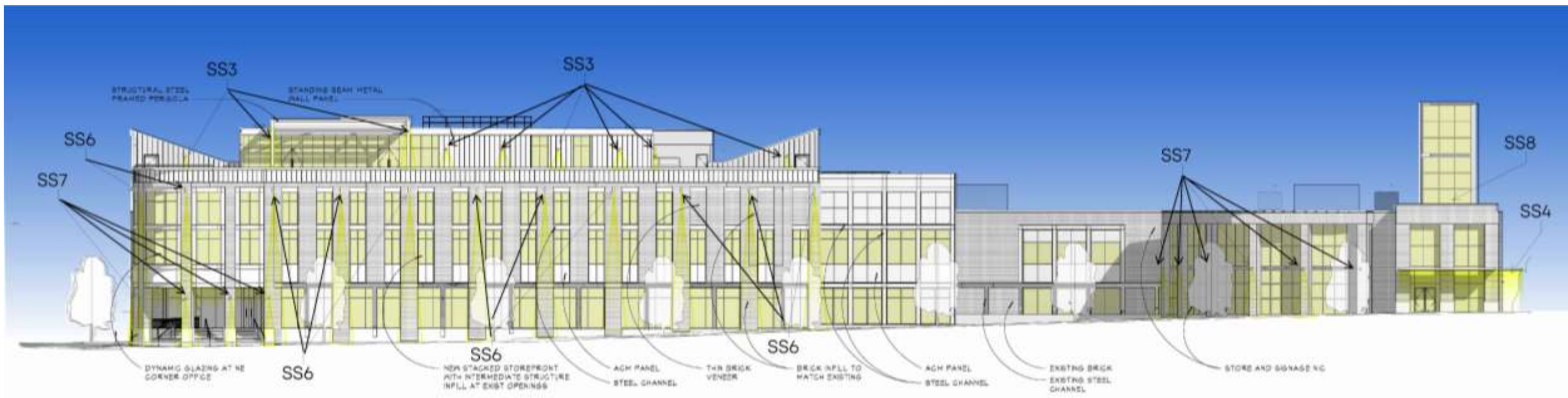


SS8



SS10

LIGHTING PLAN – NORTH ELEVATION



SS2



SS3



SS4



SS6, SS7



SS8

LIGHTING PLAN – EAST ELEVATION



SS1



SS3



SS6, SS7



SS10



SS13



Recommendation:

Approval*

- Reasons for previous recommendation still stand (parking is screened, quality materials, oriented toward street)
- Revised design makes a solid effort to meet the board's conditions.

*With the condition that the applicant return with a later application for exterior lighting signage, public art and additional landscaping.

BYLAW CHANGES



DIVERSITY REPORT/ EBO PROGRAM OVERVIEW



EBO: WHY WE DO WHAT WE DO

CREATING A DOWNTOWN FOR EVERYONE

DMC PRIORITY

Increase contracting opportunities for **minority** and **women owned business** (MWBE)

DMC STRATEGY

Projects requesting support from the DMC **must meet the requirements** of our equal business opportunity program.



EBO: TWO SIMPLE STEPS FOR SUCCESS

HOW TO MEET THE **DMC'S** PROGRAM REQUIREMENTS

1. REQUIRED

Demonstrate a **best faith effort** to be inclusive when selecting who to hire. Meet with DMC early, identify opportunities for outreach.

- Create outreach plan
- Implement plan
- Document results

2. GOAL

Strive to exceed the DMC's minimum goal of **25% MWBE participation**.





BUSINESS DIVERSITY MIXER

Networking event. January 23, 2020. 4-6pm

Encouraging relationships between developers, general contractors, and related minority-owned businesses in the greater Memphis area

**Downtown Memphis Commission,
114 N Main, Street, Downtown Memphis**

light hors d'oeuvre, wine & conversation

rsvp: Christine Taylor, taylor@downtownmemphis.com or 901-525-0543

DOWNTOWN MEMPHIS COMMISSION

EBO CAPACITY BUILDING

EBO/DIVERSITY REPORT

4Q 2019



I. MWBE Classification Expenditures *(30% of major projects since tracking began in 2010)*

Category	Amount	%
African American	\$99,810,345	59.0%
White Female	\$52,802,014	31.2%
Asian-Indian American	\$8,907,178	5.3%
Native American	\$3,186,558	1.9%
Asian-Pacific American	\$2,603,997	1.5%
Hispanic American	\$1,917,211	1.1%
Disadvantaged Business Enterprise (DBE)	\$80,053	0.1%
Total	\$169,307,356	100%

II. Significant Completed Projects

Project	Incentive	EBO Eligible	EBO Eligible Completed	MWBE Participation		% Complete
				Amount	%	
Medical Arts Bldg	PILOT	\$19,911,316	\$19,911,316	\$4,107,975	21%	100%
Bakery Garage	PILOT, Parking Incentive	\$8,308,405	\$8,308,405	\$2,031,157	24%	100%
Total		\$28,219,721	\$28,219,721	\$6,139,132	22%	

III. Projects Under Construction

Project	Incentive	EBO Eligible	EBO Eligible Completed	MWBE Participation		% Complete
				Amount	%	
The Citizen (Union & McLean)	PILOT	\$28,038,808	\$28,038,808	\$6,843,032	24%	100%
Bakery Apartments	PILOT	\$27,974,947	\$27,444,422	\$6,028,630	22%	98%
Canopy Hotel	PILOT	\$25,860,674	\$14,216,279	\$3,744,057	26%	55%
Orion Federal Credit Union	PILOT	\$20,059,982	\$19,469,296	\$5,441,711	28%	97%
Arrive Hotel	PILOT	\$8,277,802	\$7,974,632	\$2,387,612	30%	96%
Wiseacre Brewery	PILOT	\$7,231,974	\$3,776,836	\$597,254	16%	52%

IV. Review - Inclusion levels, and status of development projects and expenditures since EBO tracking began in 2005:

- Completed Development Projects - 30%
- Retail and Office Projects - 28%
- Certification & Diversity Status

V. Other efforts and highlights included (but not limited to):

- DMC Expenditures for FY2019 - 29%
- DMC Expenditures for FY2020 to date – 44%
- Conducted strategic planning meetings with Office of Business Diversity & Compliance, MAMCA, City and County as well as developers to maximize inclusion in DMC-incented projects
- Held EBO Mixer

Next DRB Board Meeting

May 6, 2020