



**MINUTES OF THE  
DESIGN REVIEW BOARD**

Wednesday, October 7, 2015  
4:00 PM

**Board Members Present:** Chairman Ray Brown, Mr. Carl Person, Ms. Joyce Selina Love, Mr. Rod DeBerry, Mr. David Schuermann, Ms. Suhair Lauck, and Ms. Rebecca Conrad

**Board Members Absent:** Ms. Nancy Jane Baker and Mr. Bill Denton

**DMC Staff Present:** Mr. Jaske Goff, Ms. Debra Streeter, Mr. Paul Morris, Ms. Jennifer Oswald, Ms. Christine Taylor, and Mr. Brett Roler

**Guests:** Mr. Tony Pellicciotti, Ms. Kandi Williams, Mr. Adam Slovis, Mr. Kevin Woods, Mr. Keith Alexander, Ms. Carole Hanson, Mr. Jeff Germany, and Mr. Steve Markowitz

**I-II. Call to Order & Approval of Minutes:**

Mr. DeBerry joined the meeting via conference call. Chairman Brown brought the meeting to order at 4:03 PM. Ms. Conrad made a motion to approve the minutes from the September 2, 2015 DRB meeting as prepared by staff. Mr. Schuermann seconded the motion, which passed unanimously.

**III. Project Application:**

**DRB #15-71 – Butler Parking Garage & Bottle Shop, 11 Butler Ave.**

Mr. Roler presented the staff report and recommendation to approve the new construction project known as the Butler Parking Garage & Bottle Shop Apartments at the northeast corner of Tennessee Street and Mina Alley with the following two conditions:

1. DRB approval is contingent on the applicant receiving any and all necessary approvals from City of Memphis Engineering regarding the technical considerations of parking garage ingress, egress, and traffic capacity of Mina Alley.
2. Any substantive change to the scope of work, overall site plan, or exterior design must be approved by the Design Review Board.

Mr. Slovis represented the development team and spoke on behalf of the project. Mr. Pellicciotti discussed technical details of the project including the potential materials for the proposed architectural screen. He also mentioned several modifications to the parking garage design that were made as a result of feedback from neighborhood residents including removing an east

vehicular entry, lowering the overall height of the garage to better fit the surrounding context, and placing precast concrete panels to block the headlights of parked cars from being visible from surrounding residential buildings.

Chairman Brown opened the meeting for public comment. Mr. Keith Alexander spoke on behalf of Ms. Carole Hanson, who owns a residential property located east of the proposed garage. Ms. Hanson is in strong opposition to the garage project and believes that a new parking structure is out of character with the residential uses in the neighborhood. She also expressed concerns about the adequacy of Mina Alley to handle the traffic generated by a parking garage.

Mr. Jeff Germany spoke on behalf of Dr. Rande Lazar, a resident of City House Condominiums. Dr. Lazar is in opposition to the project and believes that Mina Alley is not sufficiently wide to handle new traffic. He is also concerned that traffic congestion will present an unsafe condition with respect to life safety and the ability of first responders to access properties along Mina Alley. Dr. Lazar suggested that vehicular access to the garage be accomplished from Tennessee Street only.

Mr. Steve Markowitz spoke on behalf of an unnamed property owner in City House Condominiums. Mr. Markowitz stated that Mina Alley is insufficiently wide to accommodate new traffic and that adding new cars to Mina Alley will make the neighborhood less pedestrian friendly. He asked that the design be changed to have the vehicular exist and entry on either Butler Avenue or Tennessee Street.

Mr. Slovis, Mr. Woods, and Mr. Pellicciotti responded to the public comments and reminded the Board that the application materials include an Engineer's letter stating the professional opinion that Mina Alley can accommodate the new traffic that is expected to be generated by the proposed parking garage.

Ms. Conrad made a motion to approve the application per the staff's recommendation. The motion was seconded by Ms. Love. Upon calling for a voice vote, it was determined that the vote resulted in a tie.

Chairman Brown opened the meeting for Board discussion. The Board members had an extended deliberation about the potential traffic issues raised by those opposed to the project. Mr. Morris and Mr. Roler reiterated that the staff recommendation includes a condition that City Engineering review and approve the design relative to traffic considerations, including the ability of Mina Alley to accommodate new traffic. Mr. Morris reminded the Board that the garage will be a public garage and as such, the DMC has a vested interest in making sure that the design is successful and functions well. Chairman Brown added that the DMC's purpose is to increase vibrancy Downtown, and that often includes building and developing new projects in an area with existing stakeholders and residents. He stated that things do not remain static and unchanged in a healthy Downtown.

Chairman Brown called for a roll call vote of the motion to approve the project subject to the following conditions as recommended by staff:

1. DRB approval is contingent on the applicant receiving any and all necessary approvals from City of Memphis Engineering regarding the technical considerations of parking garage ingress, egress, and traffic capacity of Mina Alley.
2. Any substantive change to the scope of work, overall site plan, or exterior design must be approved by the Design Review Board.

Mr. Roler called the roll. The motion passed unanimously with Ms. Conrad, Mr. Schuermann, Ms. Lauck, Ms. Love, Mr. Person, and Mr. Brown voting yes. Mr. DeBerry was no longer on the conference call and did not cast a vote.

Seeing no further business, the meeting was adjourned at approximately 4:58 PM.