



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 1 Beale St

Applicant Name & Mailing Address: Carlisle Development Company, LLC | 1 Dr. MLK Jr Ave Ste 130

Applicant Phone Number: 901-526-5000 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: One Beale, LLC | 1 Dr. MLK Jr Ave Ste 130

Property Owner's Phone Number: 901-526-5000

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

- Sign Renovation
New Building Other Exterior Alteration


Project Description:

The Grand Hyatt is a 360+ key luxury hotel with a 44,000sf meeting & event center. See additional detail & narrative attached.

Status of Project:

Design Development

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: 

Date: 7/19/2021

*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.

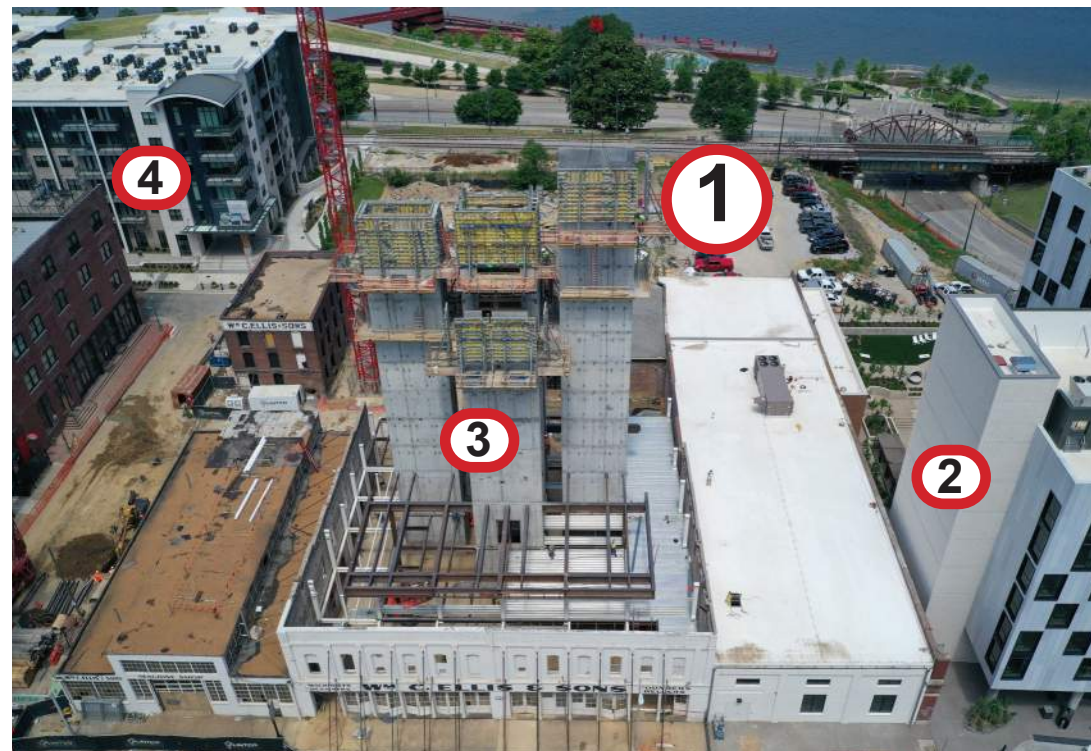


Grand Hyatt Memphis at One Beale Street

Design Review Board Submittal
Memphis, TN
7.14.21

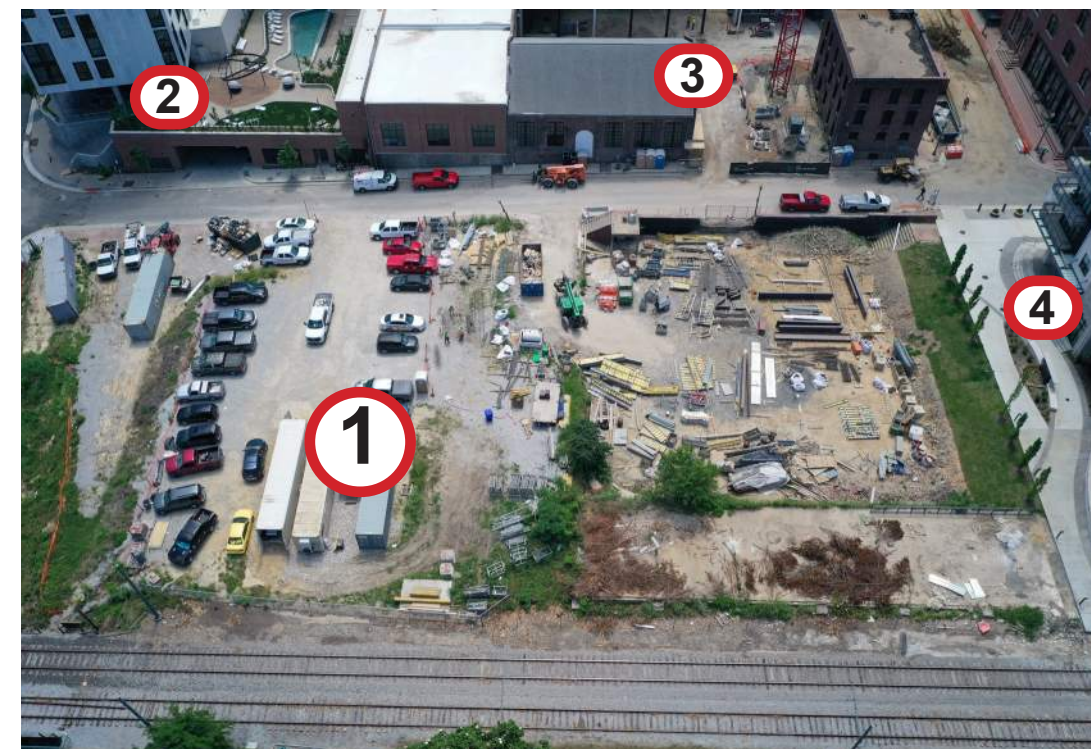


PROJECT SITE - AERIAL



SITE CONTEXT

- 1 - ONE BEALE GRAND HYATT
- 2 - HYATT CENTRIC
- 3 - HYATT CAPTION (UNDER CONSTRUCTION)
- 4 - THE LANDING RESIDENCES





1. ELLIS BUILDING FACADE REMAINED AT HYATT CAPTION



2. ELLIS BUILDING 3



3. ELLIS BUILDING 2 - MACHINE SHOP



4. ELLIS BUILDING 1

ONE BEALE CONCEPT

SITUATED AT THE WEST END OF BEALE STREET, WHERE THE CITY MEETS THE RIVER, THE GRAND HYATT IS ENVISIONED TO BE A BEACON FOR DOWNTOWN MEMPHIS AND THE ONE BEALE DEVELOPMENT, WHILE PAYING HOMAGE TO THE CITY'S HISTORIC PROSPERITY IN COMMERCE, EDUCATION AND THE ARTS.

WITH ALLUSIONS TO THE NATURAL GEOLOGICAL CONDITIONS OF THE REGION, AS WELL AS THE MANMADE CUTS THROUGH THE BLUFFS THAT CONNECTED THE CITY TO THE RIVER, THE BUILDING'S DESIGN INCORPORATES A SIGNATURE FACETED GLASS TOWER, ANCHORED ON A SOLID BASE. SERVING AS A FOIL TO THE JEWEL-LIKE TOWER IS THE LOW RISE BUILDING MASS OF THE CONFERENCE CENTER, WHICH DRAWS ITS INSPIRATION FROM THE HISTORIC BRICK WAREHOUSES THAT OCCUPIED THE SITE. STITCHED INTO THE FAÇADE EXPRESSIONS AT THE PEDESTRIAN LEVELS ARE MOMENTS OF UNEXPECTED MOVEMENT, INTENDED TO RECALL THE EXCITEMENT AND GRITTY ENERGY OF BEALE STREET.

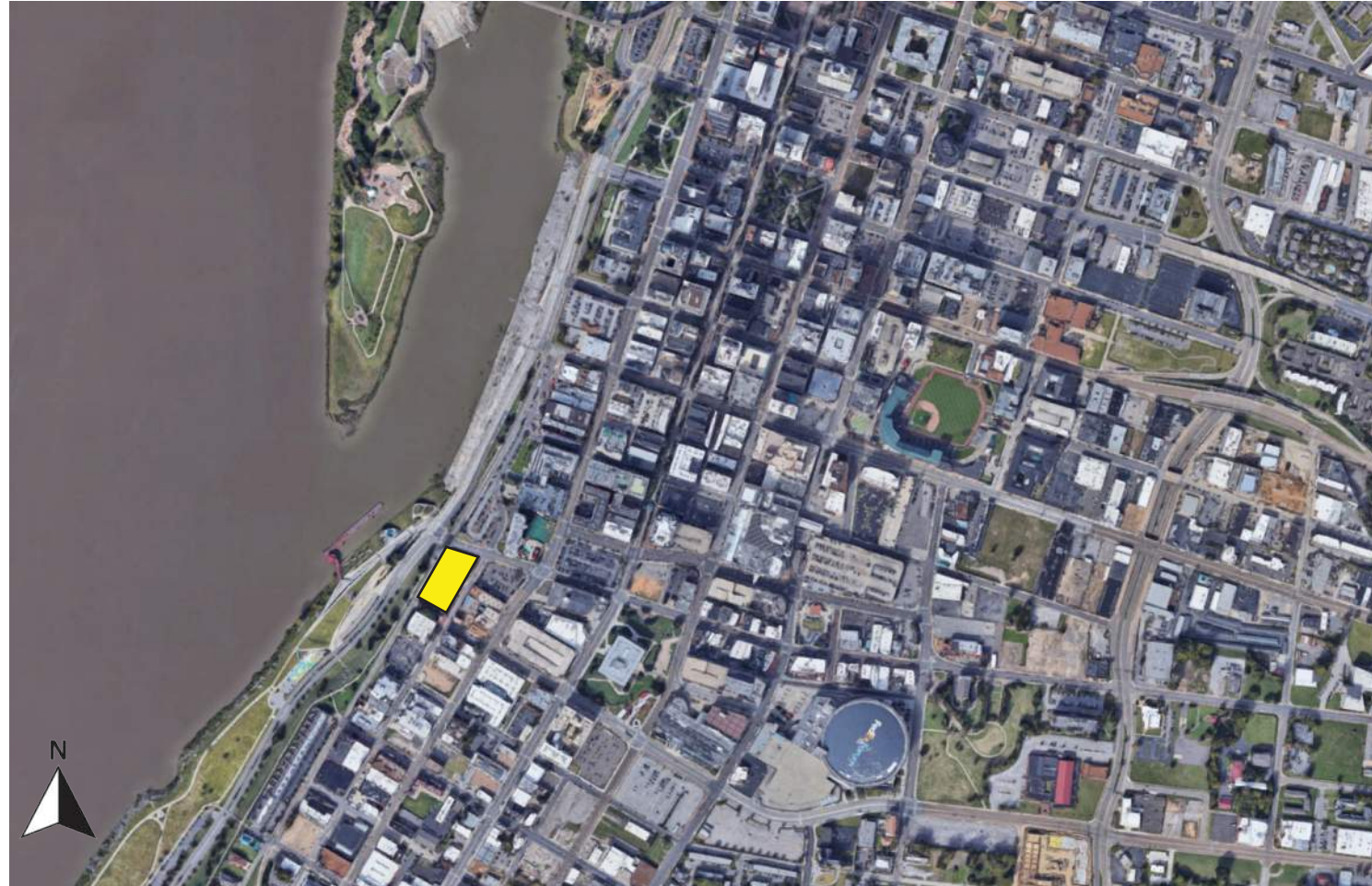
AT THE HEART OF THE PROJECT, A DYNAMIC MULTI-STORY ATRIUM - CONCEPTUALLY THE VESTIGE OF THE MANMADE AND WATER-FORMED CUTS THROUGH THE BLUFF - CONNECTS THE MAJOR PUBLIC SPACES OF THE BUILDING AND AFFORDS SPECTACULAR FRAMED VIEWS TO THE RIVER, THE BRIDGES, AND THE WESTERN HORIZON.

AS AN EXPRESSION OF THE PHYSICAL AND IDEOLOGICAL FORCES THAT FORMED MEMPHIS, THE OVERALL BUILDING IS DESIGNED TO ENHANCE THE EXPERIENCE OF ITS GUESTS, AND TO CONNECT THEM IN A MEANINGFUL WAY TO THE CITY AND THE RIVER.



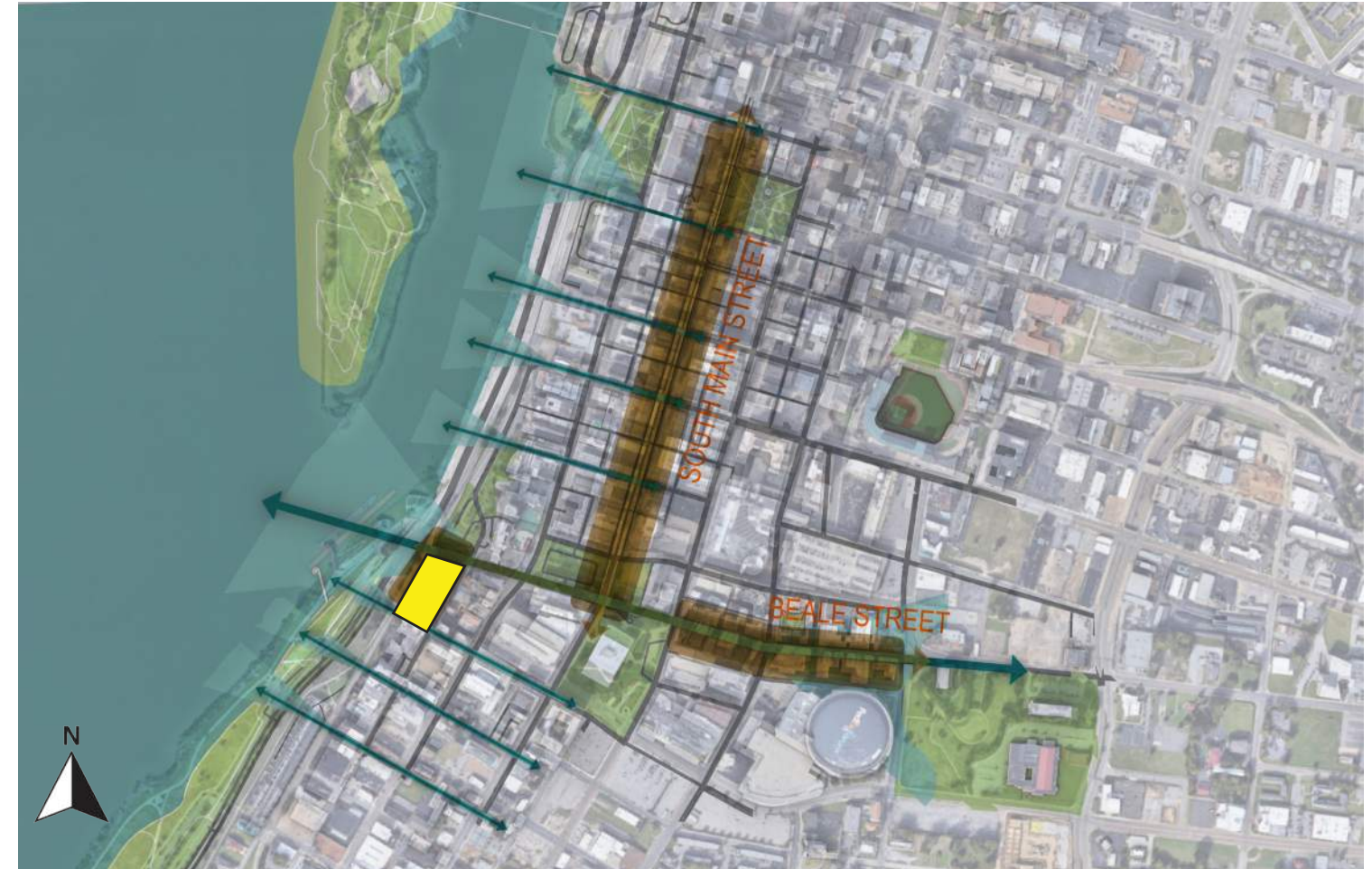
SITE LOCATION

CRITICAL SITE PLACEMENT BETWEEN RIVER EDGE AND RETAIL ON THE INLAND SIDE



ACTIVITY INFILTRATION

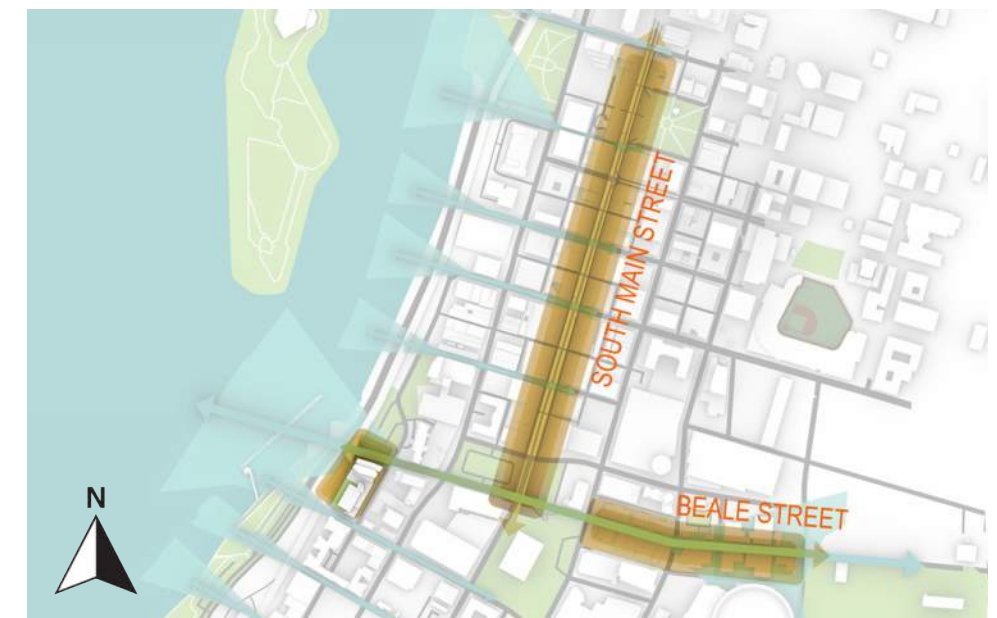
ACTIVITY INFILTRATION FROM RIVERFRONT MERGES WITH RETAIL ALONG BEALE AND MAIN, CULMINATING AT ONE BEALE



EAST - WEST INFILTRATION

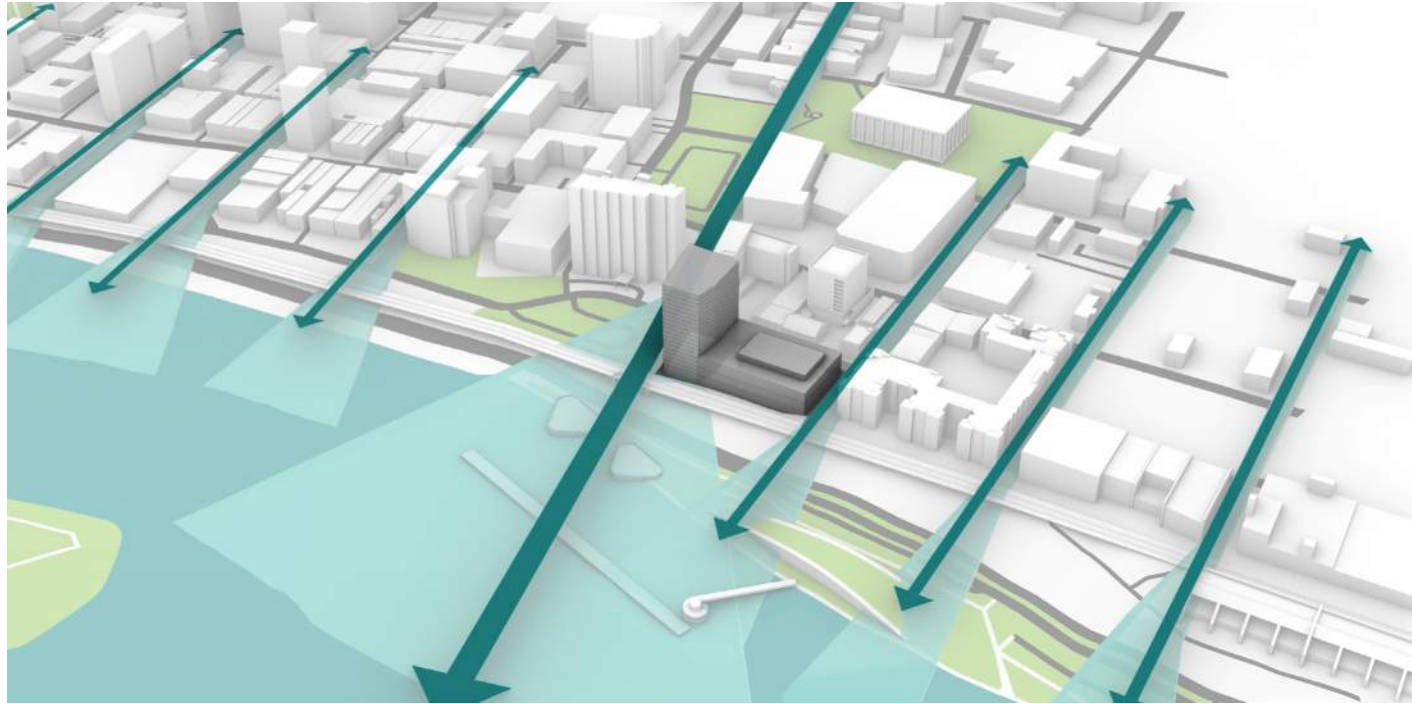


HOTSPOT & ACTIVATION



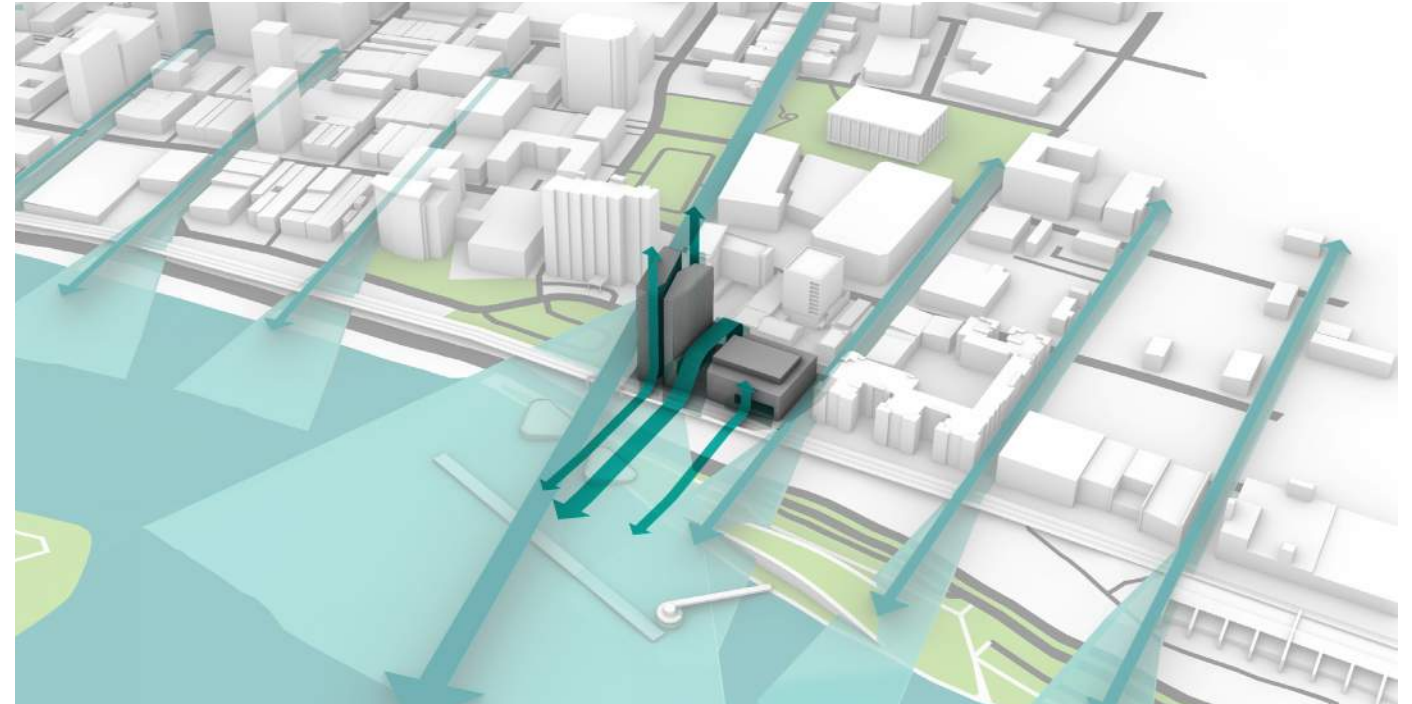
FORM

AN EXTRUSION ARISES WITHIN THE CITY GRID AN EXTRUSION ARISES WITHIN THE CITY GRID



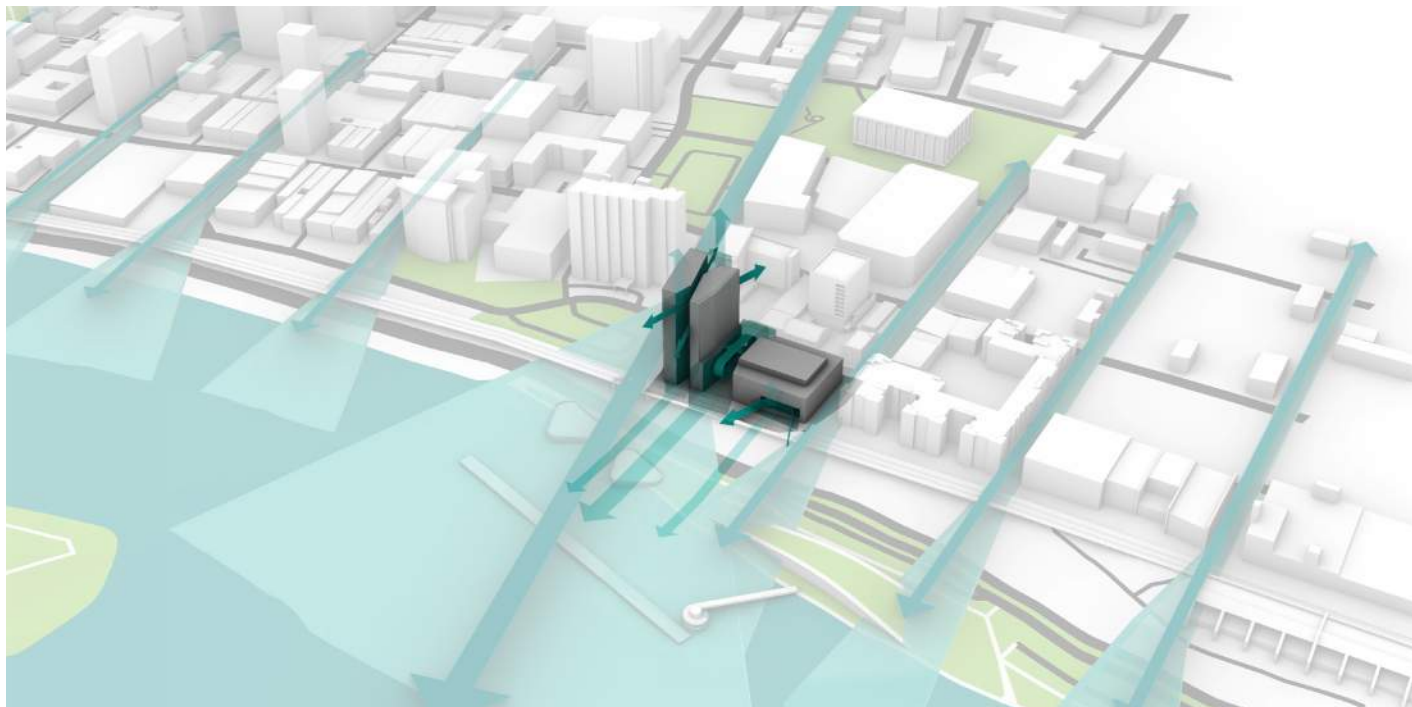
FORM INFILTRATION

WATER SEEPS OVER RIVER'S EDGE, INFILTRATING THE EXTRUSION, SETTLING WITHIN THE FORM



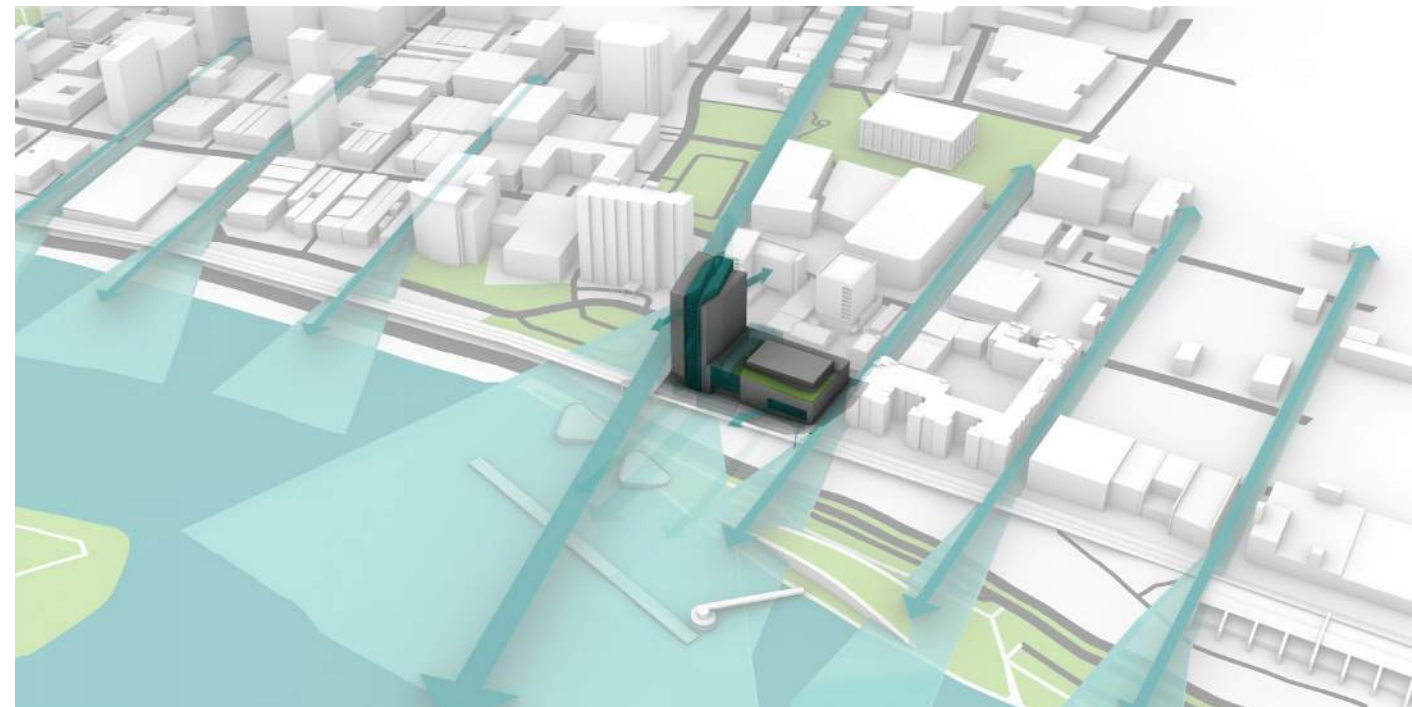
FORM EROSION

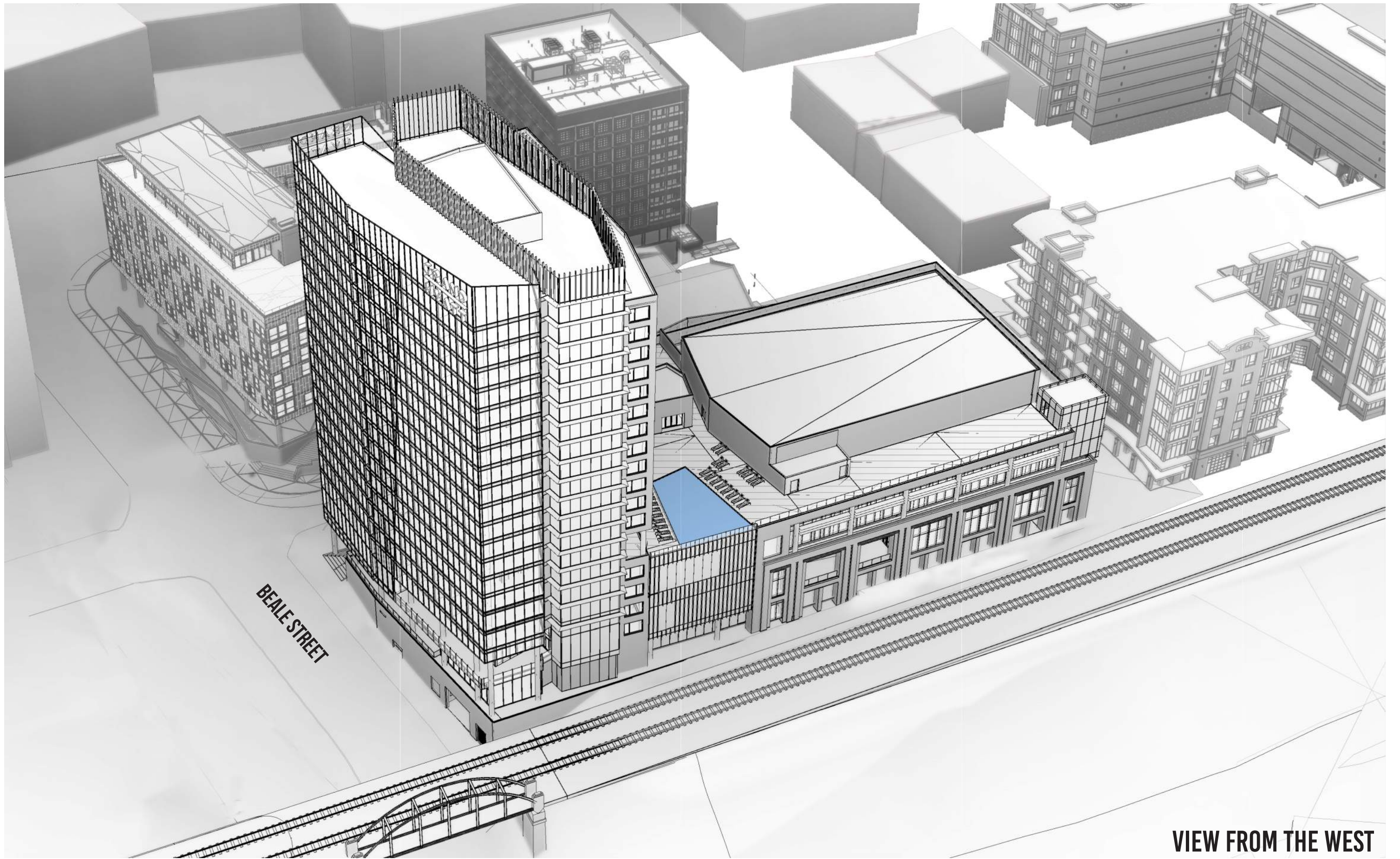
CONTINUOUS INFILTRATION CREATES FISSURES, FURTHER SHAPING THE FORM



FORM REFINEMENT

THE FORM OF ONE BEALE ANCHORS ITSELF, AS AN ICONIC FORM TO DOWNTOWN MEMPHIS





VIEW FROM THE WEST

BUILDING AERIAL VIEWS

GRAND HYATT MEMPHIS
at One Beale Street

7.14.21





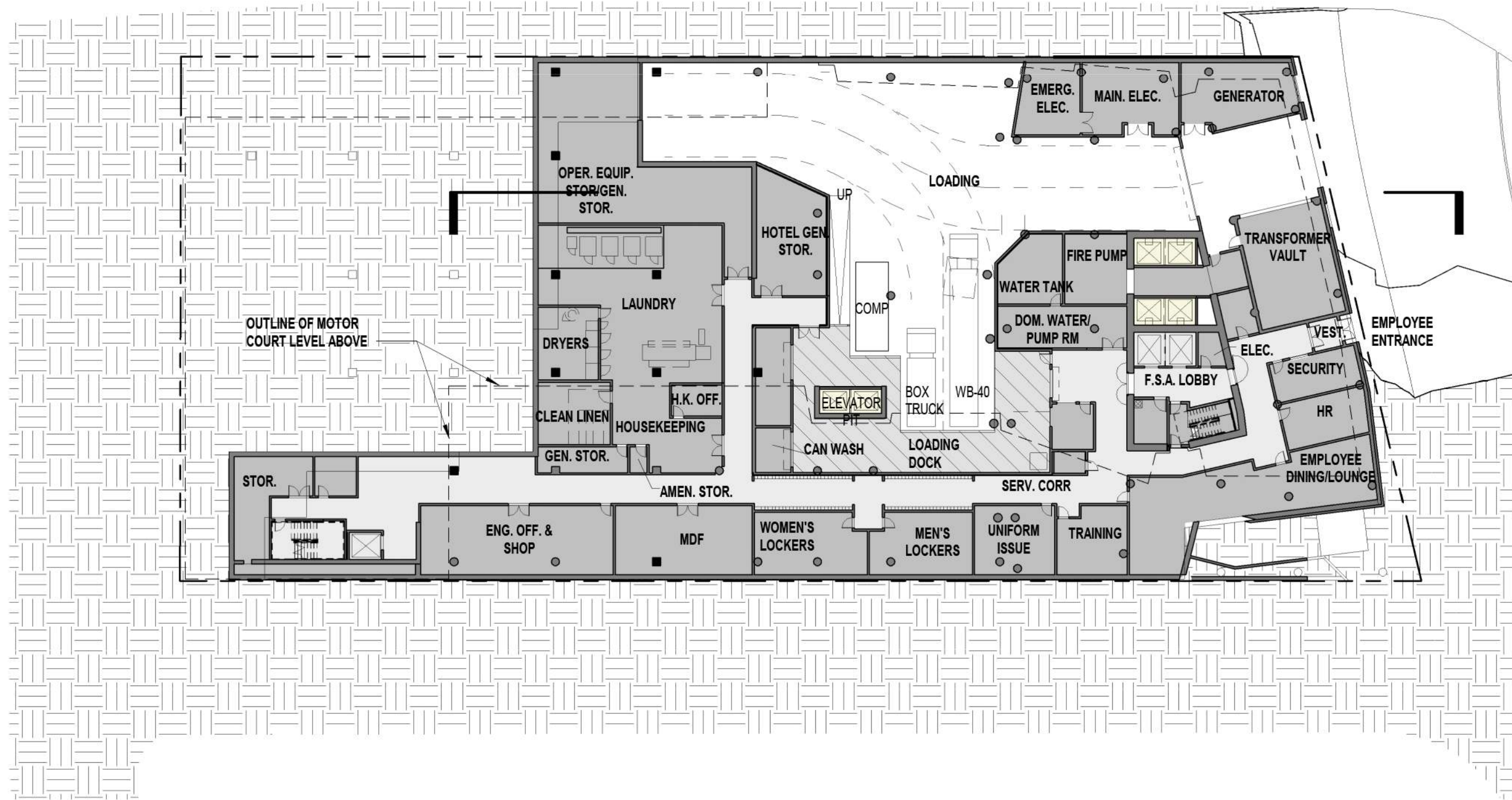
VIEW FROM THE EAST

GRAND HYATT MEMPHIS
at One Beale Street

7.14.21

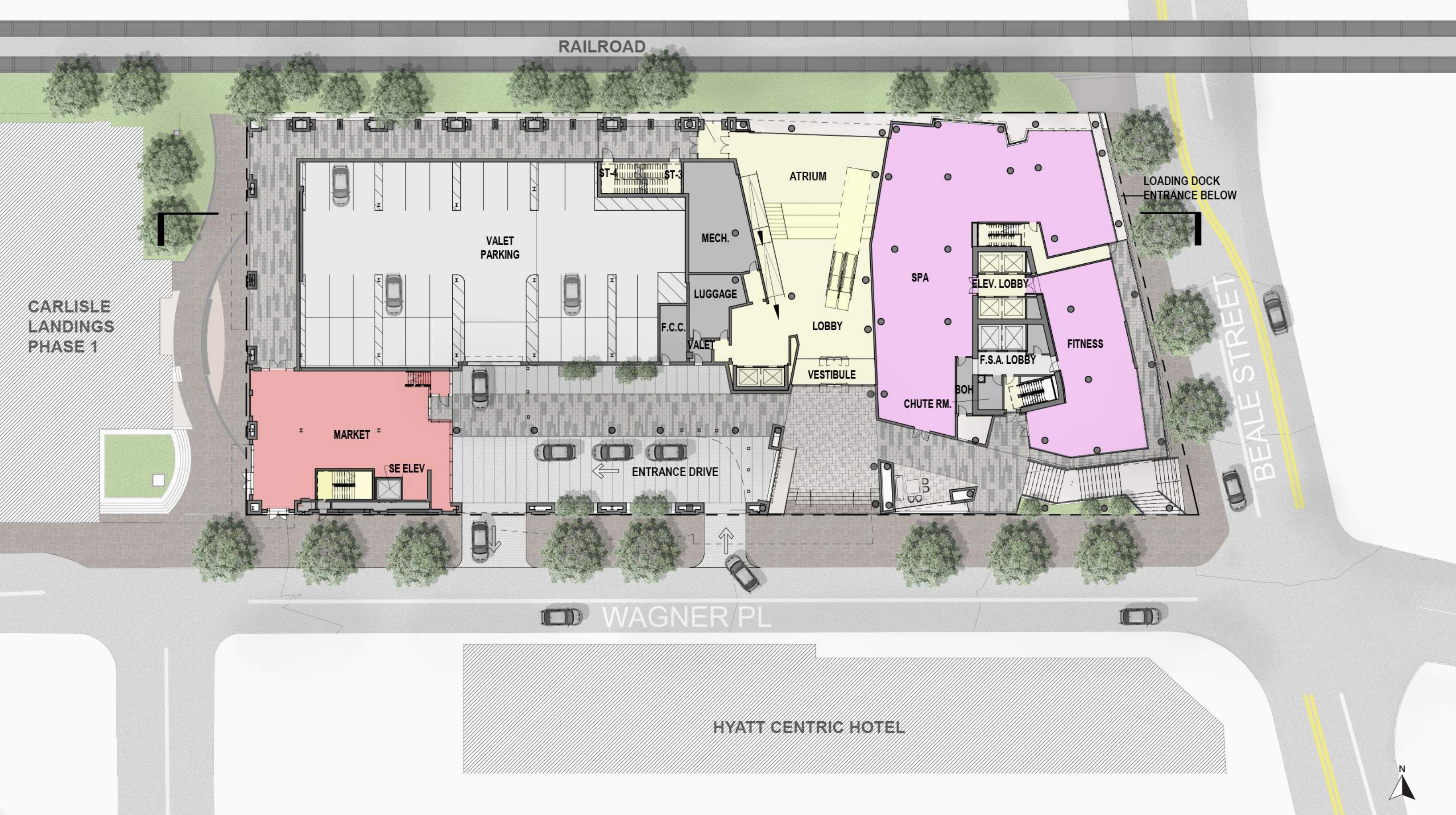
BUILDING AERIAL VIEWS



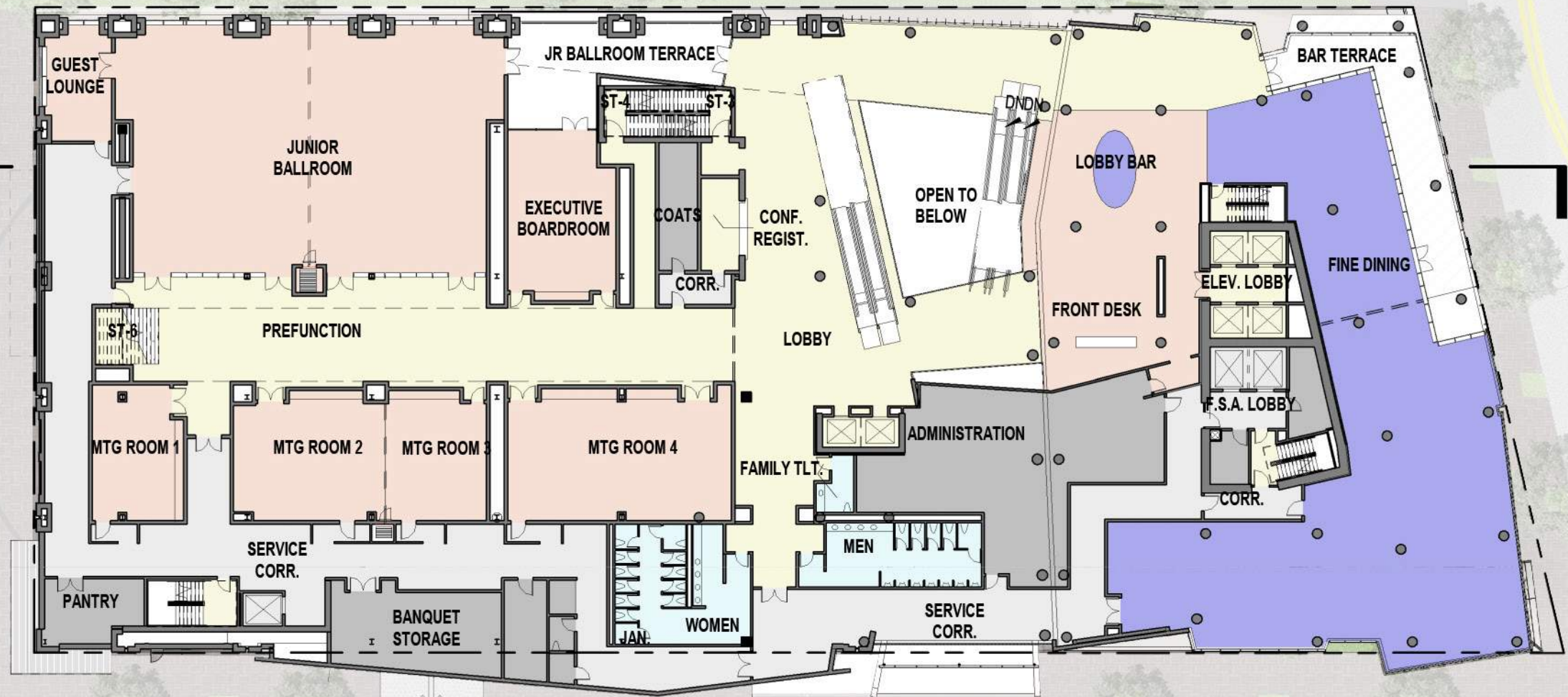


PLAN - DOCK LEVEL





CARLISLE
LANDINGS
PHASE 1



BEALE STREET

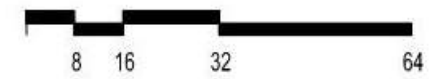
WAGNER PL

HYATT CENTRIC HOTEL

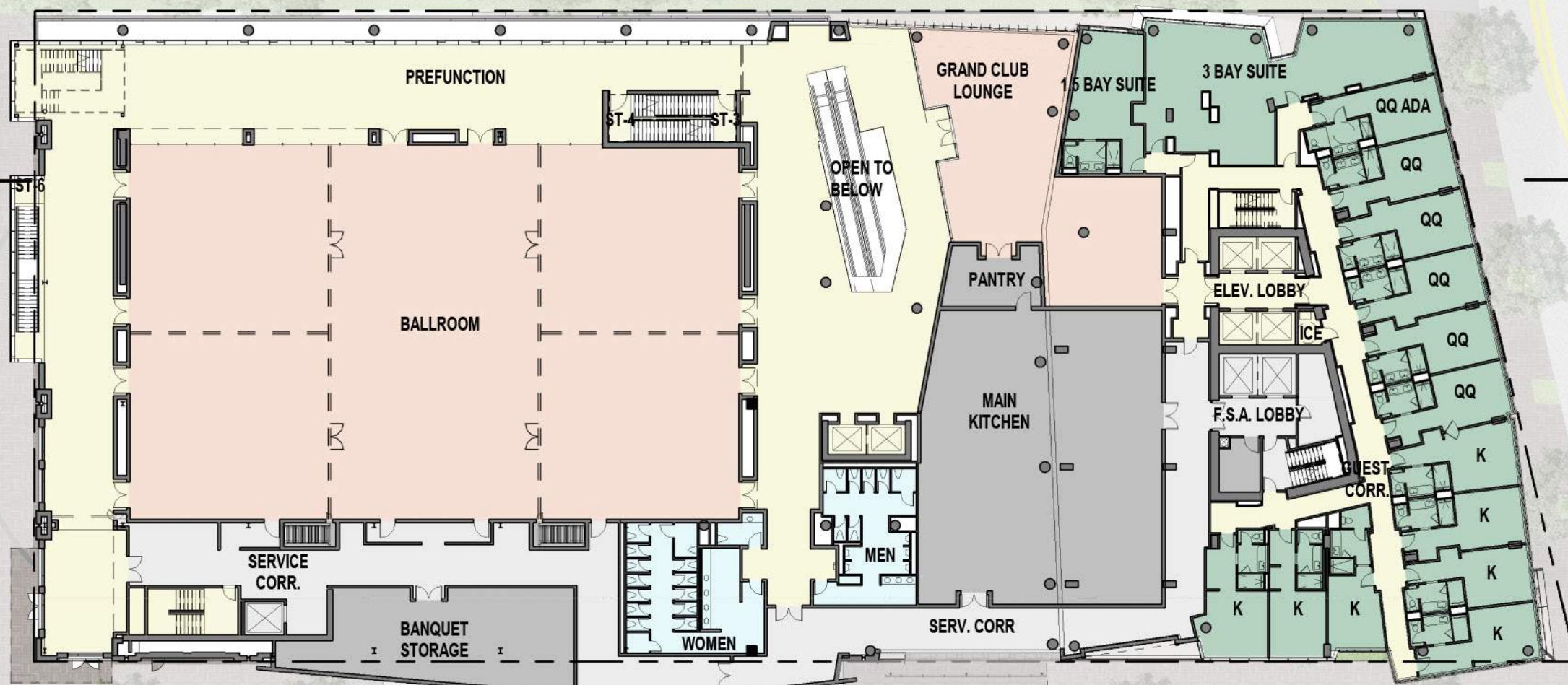
GRAND HYATT MEMPHIS
at One Beale Street

7.14.21

PLAN - LOBBY LEVEL



CARLISLE
LANDINGS
PHASE 1



BEALE STREET

WAGNER PL

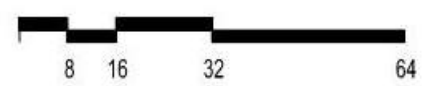
HYATT CENTRIC HOTEL



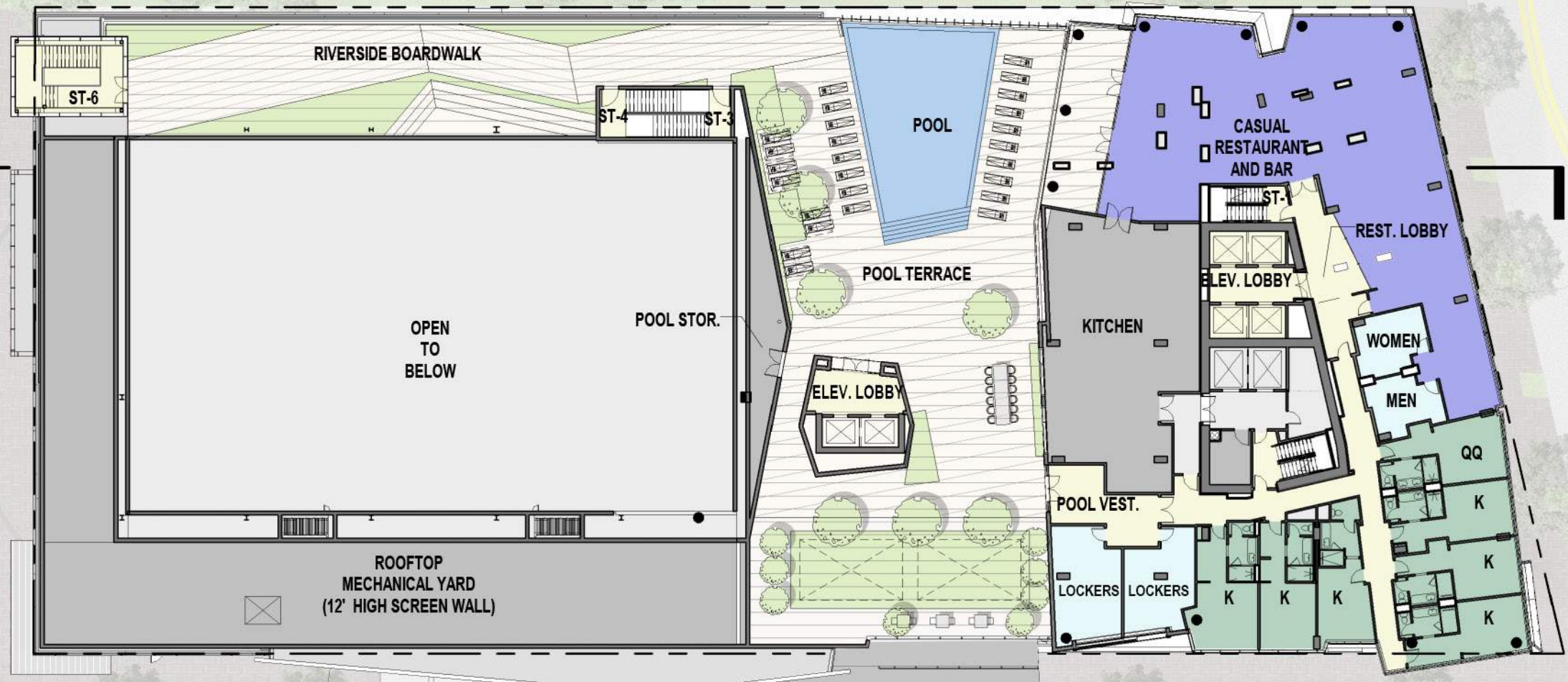
GRAND HYATT MEMPHIS
at One Beale Street

7.14.21

PLAN - BALLROOM LEVEL



CARLISLE
LANDINGS
PHASE 1



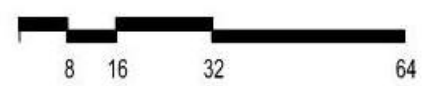
WAGNER PL

BEALE STREET

HYATT CENTRIC HOTEL

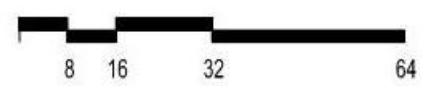


PLAN - POOL DECK LEVEL



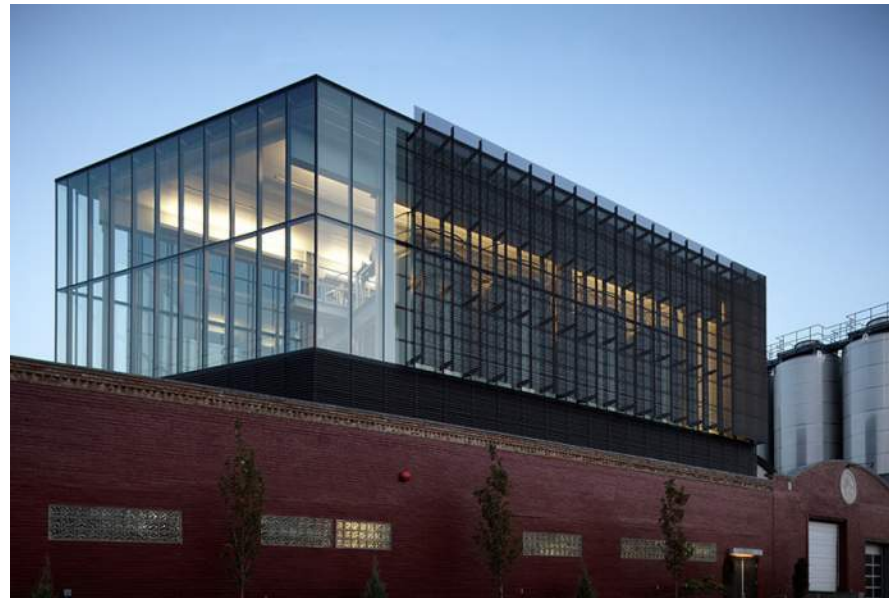


PLAN GUESTROOM LEVEL





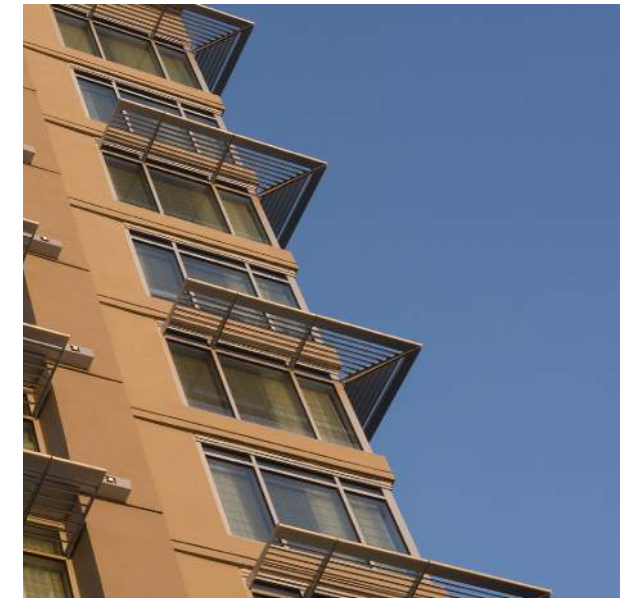
GLASS BOX STRETCHING BETWEEN SOLID VOLUMES



BRICK WAREHOUSE WITH GLASS ENCLOSURE AT THE TOP



PUNCHED OPENINGS ON BRICK MASSING



SUN SHADE OUTRIGGER SYSTEM



GLASS VOLUME RISING FROM THE "VESSEL" OF THE WAREHOUSE



GLASS ENCLOSURE PROTRUDING OUT FROM THE WAREHOUSE



CURTAIN WALL WITH VERTICAL FINN ACCE- TUATING THE HEIGHT OF THE TOWER

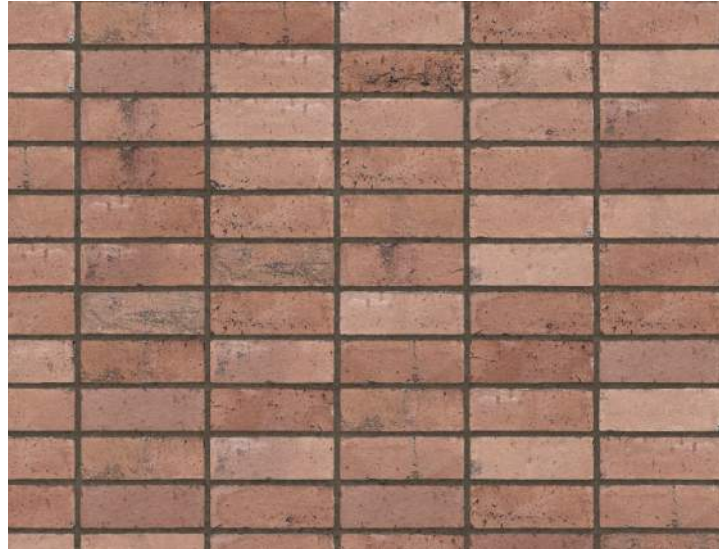


MURAL SHOWCASING ONGOING EVENTS

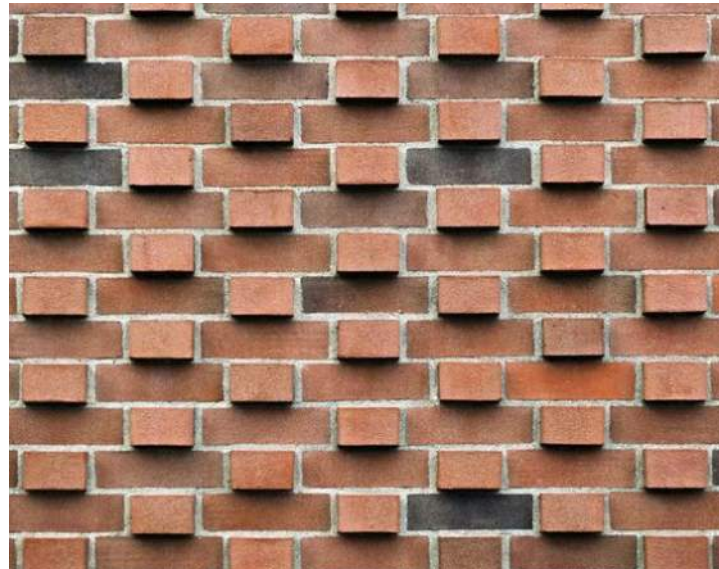
EXTERIOR CONCEPTS

BRICK

BRICK (BR-01)
STACKED BOND, COLOR VARIES

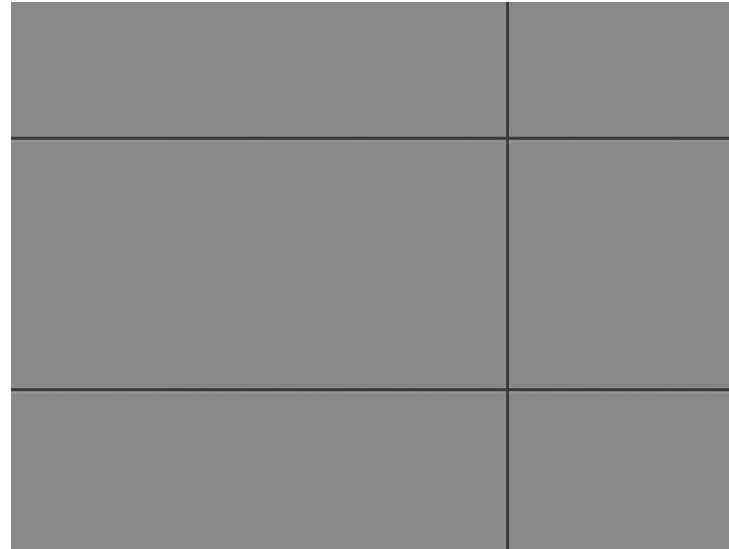


BRICK (BR-02)



METAL PANEL

METAL PANEL (MP-01)



METAL PANEL (MP-02)



GLASS

GLASS (GL-01A, GL-01B)



GLASS (GL-02)

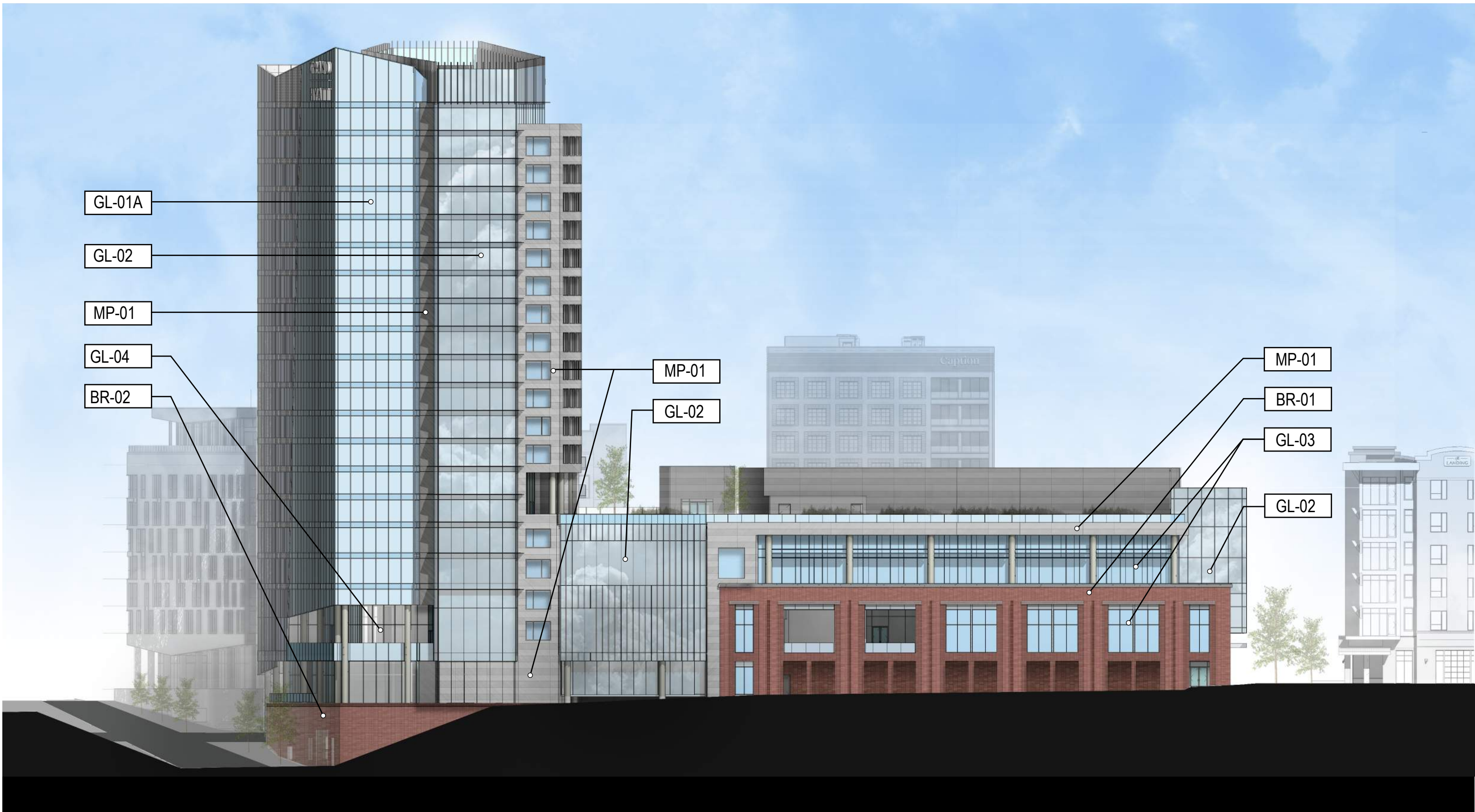


GLASS (GL-03)



GLASS (GL-04)





GL-01A

GL-02

MP-01

GL-04

BR-02

MP-01

GL-02

MP-01

BR-01

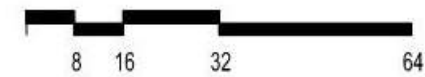
GL-03

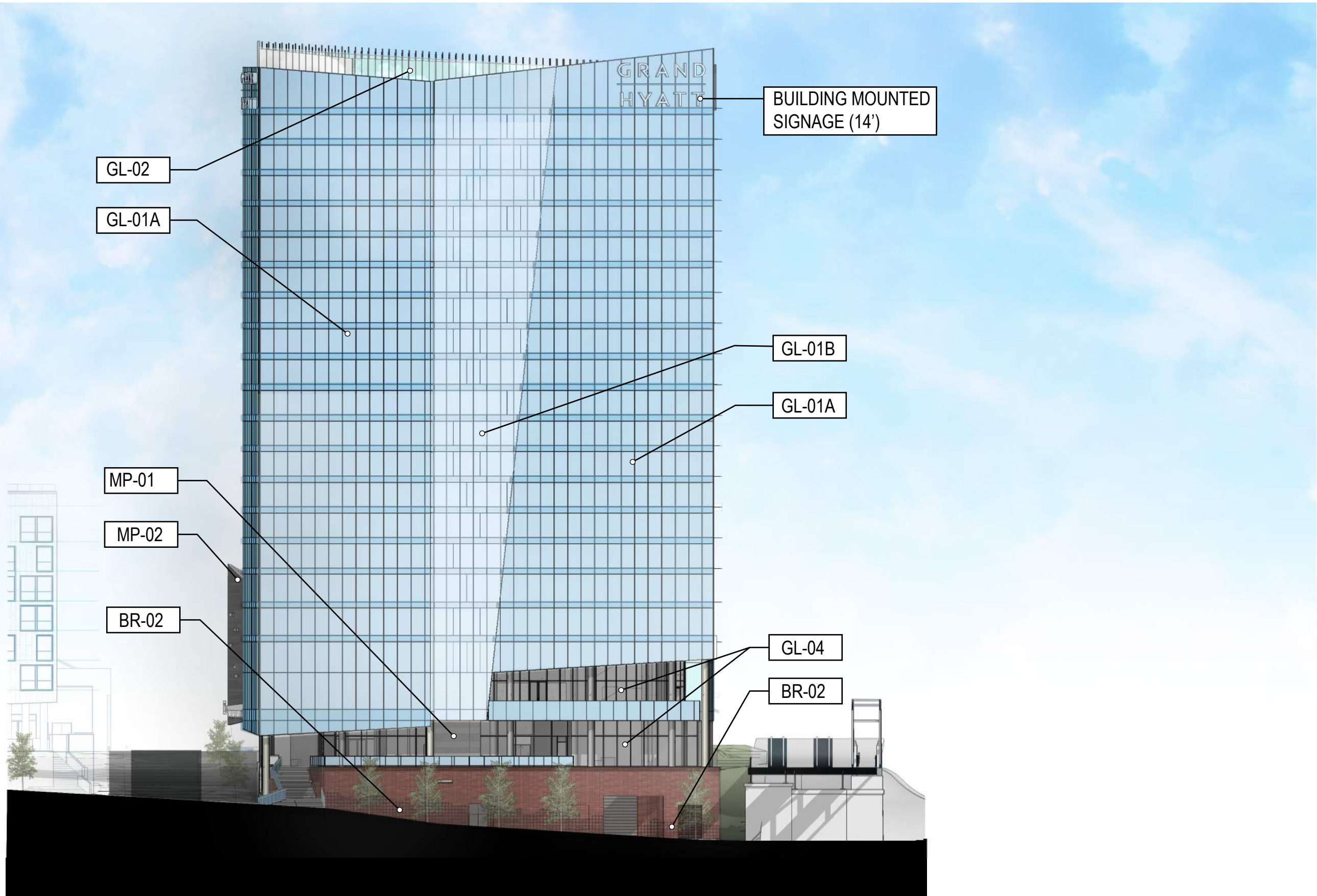
GL-02

GRAND HYATT MEMPHIS
at One Beale Street

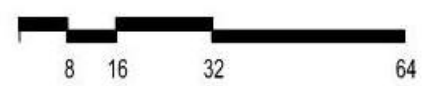
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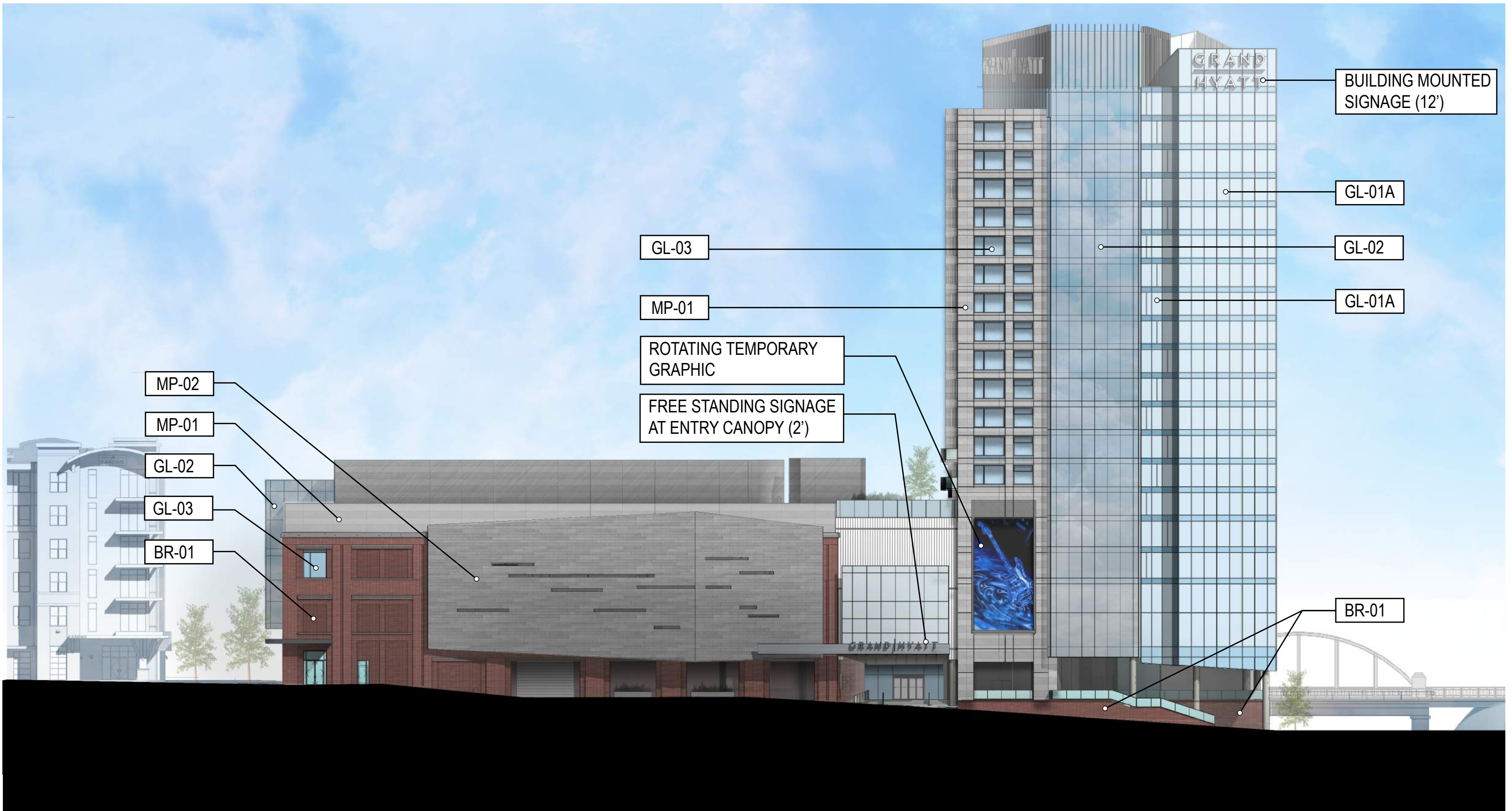
WEST ELEVATION





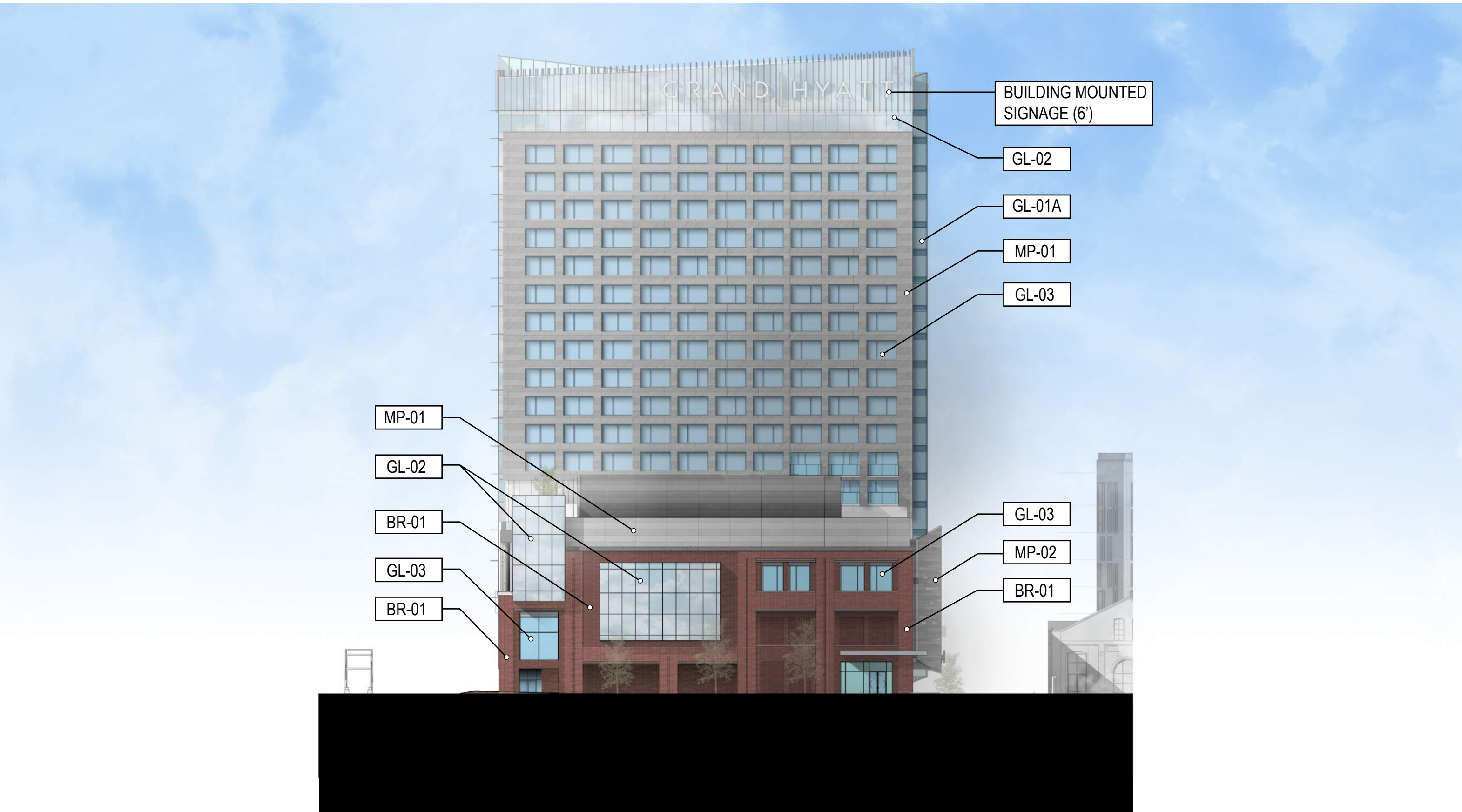
NORTH ELEVATION





EAST ELEVATION





SOUTH ELEVATION

