



Design Review Board (DRB) Staff Report
Prepared for the March 1, 2023 DRB Meeting

New Construction & Landscaping

Case # 23-07: Greenbelt Park
830 Island Dr.
Memphis, TN 38103

Applicant: Susan Golden
BRG3S
631 Madison Ave
Memphis, TN 38103

Owner: City of Memphis
125 N Main
Memphis, TN 38103

Background: DRB review is required for this project because it is a publicly-funded development project located in the Central Business Improvement District (CBID). The subject property is a portion of Greenbelt Park, near the north end of Mud Island, which currently contains a surface parking lot and a single boat ramp. The proposed improvements are designed to help this portion of the park accommodate increased numbers of cruise ship dockings.

Project Description: The following improvements are proposed for the north end of Greenbelt Park:

- An additional concrete boat ramp on the north end of the parking lot.
- Two new shade structures on the north and south ends of the lot, adjacent to the two boat ramps. The shade structures will consist of standing seam metal roof panels supported by steel tubes in concrete footings.
- A new one-story golf cart storage structure located near the intersection of the park's existing pedestrian path and the parking lot's vehicular entrance. The storage structure will be clad with Geolam composite siding and covered by standing seam metal roof panels. The north side of the structure will feature a hollow metal door, and an overhead coiling door for access. The south side of the structure will feature a coated CMU wall that is intended to become a mural wall.

- A 10 ft. 2 in. (h) by 13 ft. 3 in. (w) wall sign mounted on the east side of the golf cart storage structure reading “GREENBELT PARK” followed by “MEMPHIS RIVER PARKS.” The sign will consist of individual non-illuminated letters mounted next to a non-illuminated circular logo.
- A new dumpster enclosure immediately to the west of the golf cart storage structure, and adjacent to the parking lot. The structure will be composed of Geolam fencing on a concrete base. Access to the enclosure will be provided by a steel frame gate on the west side.
- New 10 ft. wide pedestrian paths on the east and west sides of the parking lot, as well as a short curvilinear pedestrian path connecting the existing pedestrian path adjacent to Mud Island Rd. to the new pedestrian path on the east side of the lot.
- New trees planted on the north half of the lot, as outlined in the applicant’s attached landscaping plan.
- Restriping and repaving the existing parking lot. The reconfigured lot will include 80 parking spaces and 12 ft. bus parking lanes on the east and west sides.

Staff Report:

In addition to providing additional capacity for boat docking, the proposed alterations to Greenbelt Park will improve the park’s pedestrian experience. The new pedestrian paths will help connect visitors to the park’s existing trail system, and the shade structures will provide a welcome amenity during warm weather. The proposed structures blend well with the landscape of the park, and the use of the golf cart storage structure for signage and art near the entrance to the lot will assist with wayfinding.

Staff Recommendation:

Staff recommends approval, with the condition of an additional application for the final public art.