



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 20 Huling Avenue Memphis ,TN 38103

Applicant Name & Mailing Address: LRK Inc. 50 S. Beale Street Suite 600, Memphis, TN 38103

Applicant Phone Number: 901-521-1440 Applicant Fax Number: 901-525-2760

Kemmons Wilson Companies
Property Owner's Name & Mailing Address: 8700 Trail Lake Dr. Suite 300, Memphis, TN 38125

Property Owner's Phone Number: 901-346-8800

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

Sign ☐

Renovation ☐

New Building ☐

Other Exterior Alteration ☒

Project Description:

The existing parking lot for the Kemmons Wilson Companies' new Headquarters will be improved to include planter beds, re-stripped parking spots, and controlled access to the site.

Status of Project:

We would like to begin the site improvement construction as soon as possible. The tenants are moving into the building served by the parking lot the week of August 23, 2021.

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:  LRK

Date: 8.19.21

*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.



The images in this document were taken from public sites to inspire and provoke design conversation.

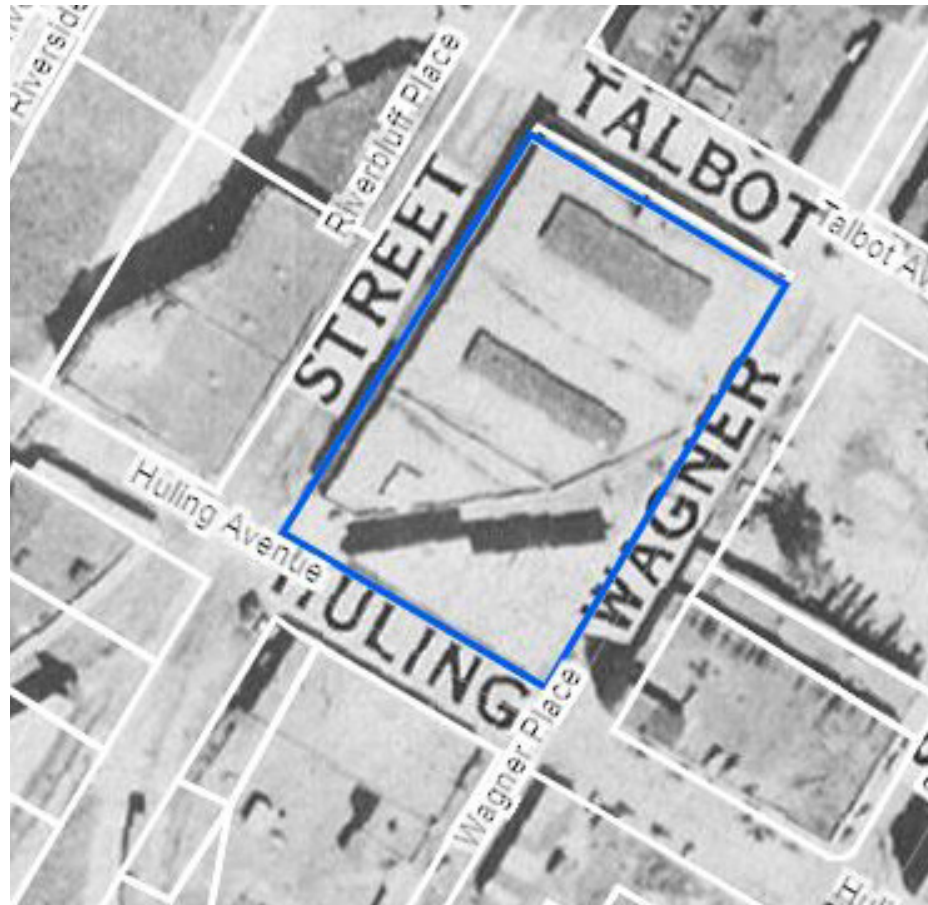


Kemmons Wilson Headquarters

Site Improvements

Memphis, TN | 01.20005.00 | 09.01.21

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1905

ORIGINAL THREE BAY WAREHOUSE

RAILWAY SPUR POSSIBLY ADDED BY 1938 (IMAGE ABOVE)



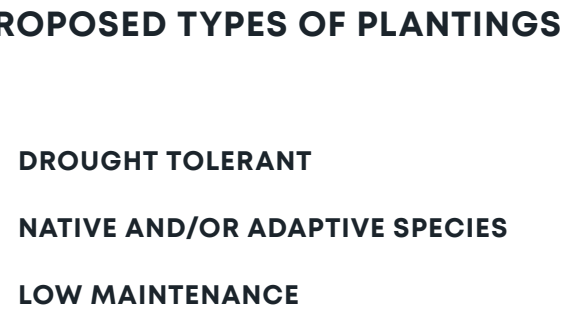
1987

SOUTHERN WAREHOUSE BAYS REMOVED

SOUTH FACADE ADDED

SPAGHETTI WAREHOUSE RESTAURANT OPENS



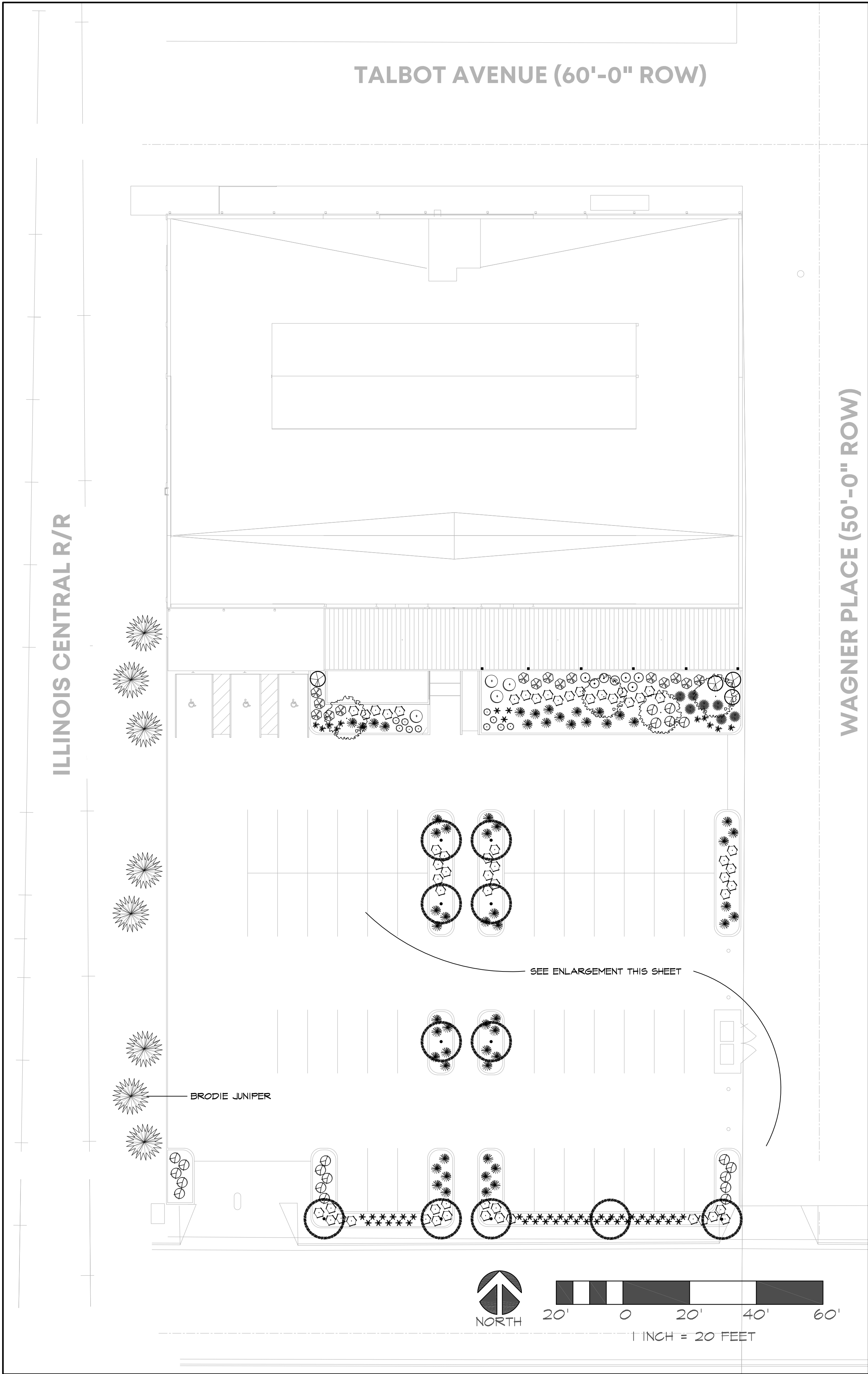


PROPOSED TYPES OF PLANTINGS

- **DROUGHT TOLERANT**
- **NATIVE AND/OR ADAPTIVE SPECIES**
- **LOW MAINTENANCE**

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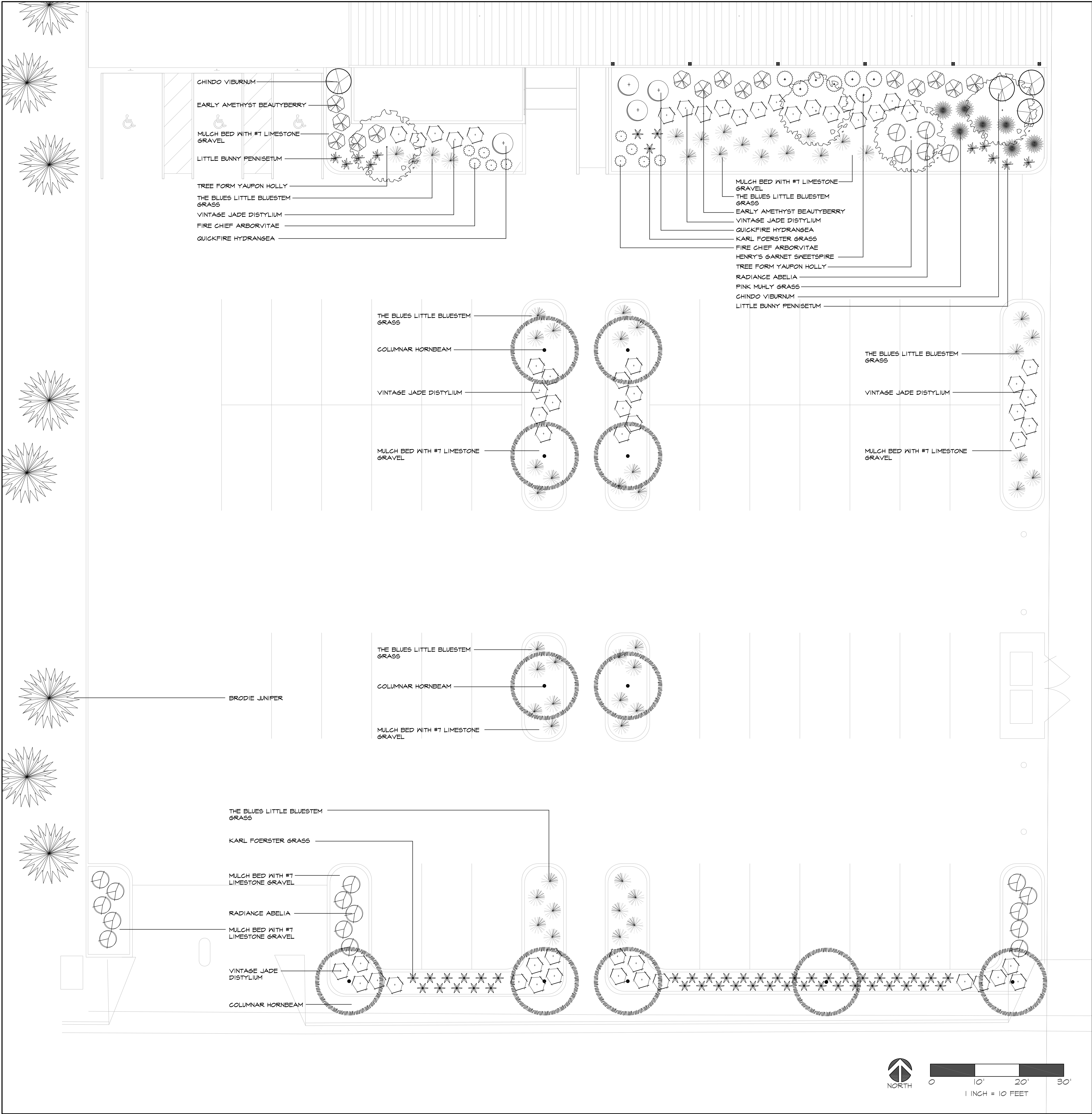
OVERALL VIEW

PLANT MATERIAL SCHEDULE

CAL. HEIGHT AND SPREAD SIZES SHOWN ARE MINIMUMS. ANY PLANT MUST MEET OR EXCEED EACH SPECIFIED SIZE.

QTY	SMY	COMMON NAME	SCIENTIFIC NAME	CAL.	HEIGHT	SPREAD	CONT.	REMARKS
11	--	COLUMNAR HORNBEEAM	CARPINUS BETULUS 'COLUMNARIS'	25"	--	--	--	TREE FORM, 40" CLEAR TRUNK, FULL HEADS, MATCHED
8	--	BRODIE JUNIPER	JUNIPERUS VIRGINIANA 'BRODIE'	--	6'	--	--	FULL TO GROUND, MATCHED
4	--	TREE FORM YAU-PON HOLLY	ILEX VOMITORIA	--	6'-8'	--	--	FULL HEADS, MATCHED
4	--	CHINDO VIBURNUM	VIBURNUM ANABUKI 'CHINDO'	--	--	--	5 GAL	FULL MATCHED
15	--	EARLY AMETHYST BEAUTYBERRY	GALLICARPA DICHOTOMA 'EARLY AMETHYST'	--	--	--	3 GAL	FULL MATCHED
10	--	FIRE CHIEF ARBORVITAE	THUJA OCCIDENTALIS 'CONSABE'	--	--	--	3 GAL	FULL MATCHED
7	--	HENRY'S GARNET SWEETSPICE	ITEA VIRGINIANA 'HENRY'S GARNET'	--	--	--	3 GAL	FULL MATCHED
4	--	QUICKFIRE HYDRANGEA	HYDRANGEA PANICULATA 'QUICKFIRE'	--	--	--	3 GAL	FULL MATCHED
20	--	RADIANCE ABELIA	ABELIA 'RADIANCE'	--	--	--	3 GAL	FULL MATCHED
40	--	VINTAGE JADE DISTYLUM	DISTYLUM 'VINTAGE JADE'	--	--	--	3 GAL	FULL MATCHED
10	--	LITTLE BUNNY PENNISETUM	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	--	--	--	1 GAL	FULL MATCHED
57	--	THE BLUES LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	--	--	--	1 GAL	FULL MATCHED
7	--	PINK MUHLY GRASS	MULLENBERGIA CAPILLARIS	--	--	--	1 GAL	FULL MATCHED
47	--	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	--	--	--	1 GAL	FULL MATCHED

A SOIL MOISTURE RETENTION AGENT TO BE ADDED TO ALL PLANTING PITS. A TREE WATERING BAG TO BE PROVIDED AT EACH TREE.



ENLARGEMENT

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PLANTING PLAN
DMC REVIEW ISSUE
FOR REVIEW AND COMMENT ONLY -
NOT FOR CONSTRUCTION

KEMMONS WILSON HQ
40 HULING AVENUE
MEMPHIS, TENNESSEE

REVISIONS		
DATE	MARK	BY
	△	

PROJECT NUMBER
20095

DRAWN BY: JTP
DATE: 06.26.2021
L1.0

KWA
KERSEY/WIKE ASSOCIATES, INC.
Landscape Architecture
5050 Poplar Avenue, Suite 1503 • Memphis, TN 38157 • 901.685.5696 •
www.kerseywike.com

MULCH



#1 LIMESTONE GRAVEL

TREES



COLUMNAR HORNBEAM



BRODIE JUNIPER



TREE FORM YAUPOH HOLLY

SHRUBS



CHINDO VIBURNUM



EARLY AMETHYST BEAUTYBERRY



FIRE CHIEF ARBORVITAE



HENRY'S GARNET SWEETSPIRE



QUICKFIRE HYDRANGEA



RADIANCE ABELIA



VINTAGE JADE DISTYLIUM

GRASSES



LITTLE BUNNY PENNISETUM



THE BLUES LITTLE BLUESTEM GRASS



PINK MUHLY GRASS



KARL FOERSTER GRASS

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REVISIONS		
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20095

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SUPPORT IMAGERY
DMC REVIEW ISSUE
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