



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 341 Union Ave, Memphis TN, 38103

Applicant Name & Mailing Address: ROY BEAUCHAMP. 50s B.B. King Blvd. Suite 600 Memphis Tn, 38103

Applicant Phone Number: 901-521-1440 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: Big River Development

Property Owner's Phone Number: 901-832-6334

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

- Sign
- Renovation
- New Building
- Other Exterior Alteration

Project Description:

With over 400 new apartments and 27,000 sf of restaurants and retail – “The Walk” will be the new front door to downtown Memphis. It is part of a multi-phased mixed-use development, wrapping around an activated street and central lawn space that acts as a vibrant outdoor living room for both residents and guests alike, creating a unique opportunity for The Walk to open its front doors and host the Memphis community. The Walk’s architectural detailing is inspired by the historic industrial and local arts communities in Memphis, while also looking toward a progressive future for Memphis.

Status of Project: The project is currently in construction documentation.

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:  ROY BEAUCHAMP

Date: 03/29/2020

*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.



DRB Submittal

The Walk

Memphis, TN

March 16, 2021



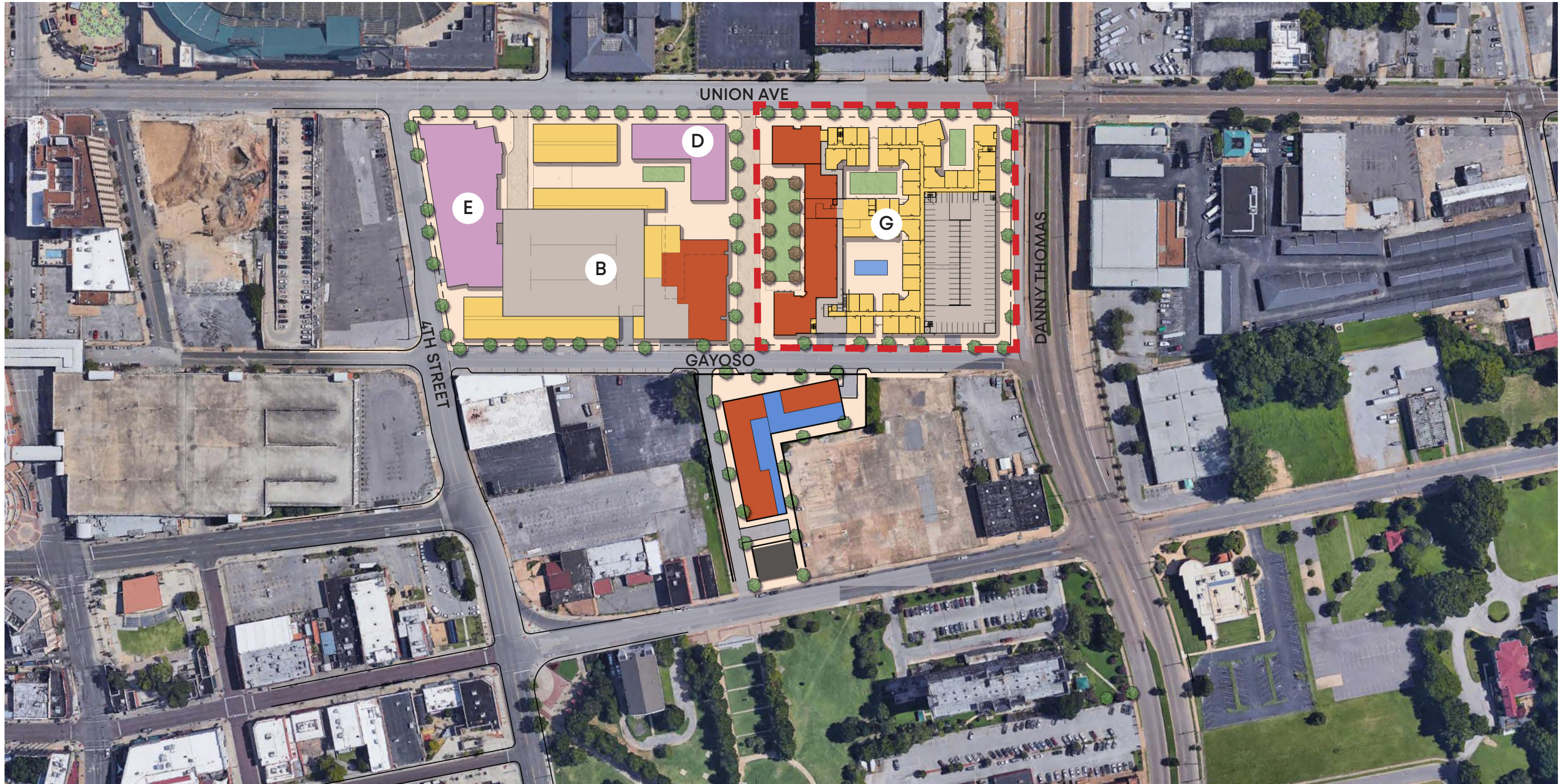


The Walk | Site Aerial

Memphis, TN | 02.18110.00 | March 16, 2021

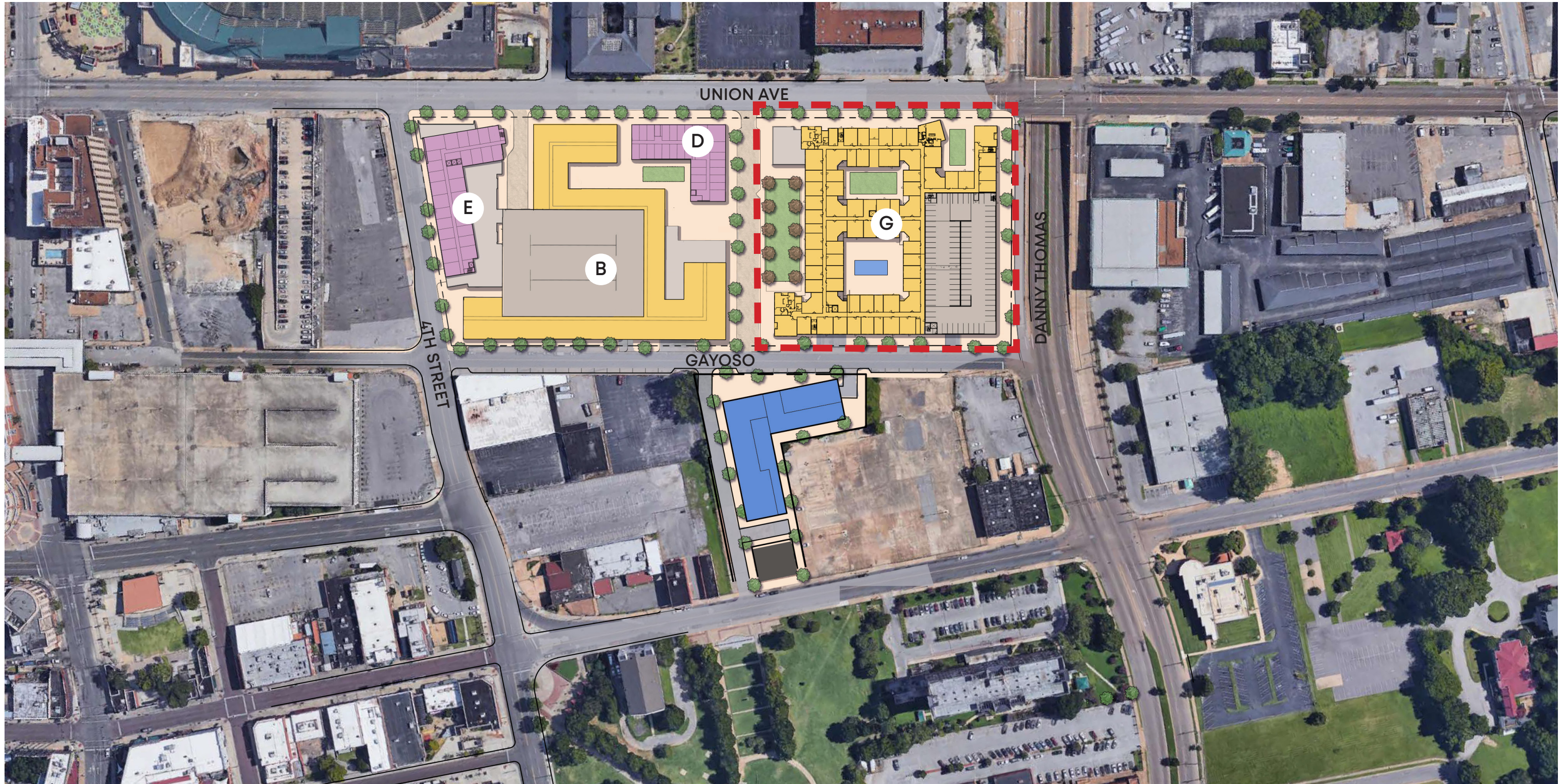
50 South B.B. King Blvd., Suite 600 | Memphis, TN 38103 | T 901.521.1440 | ©2019 LRK Inc. All Rights Reserved.





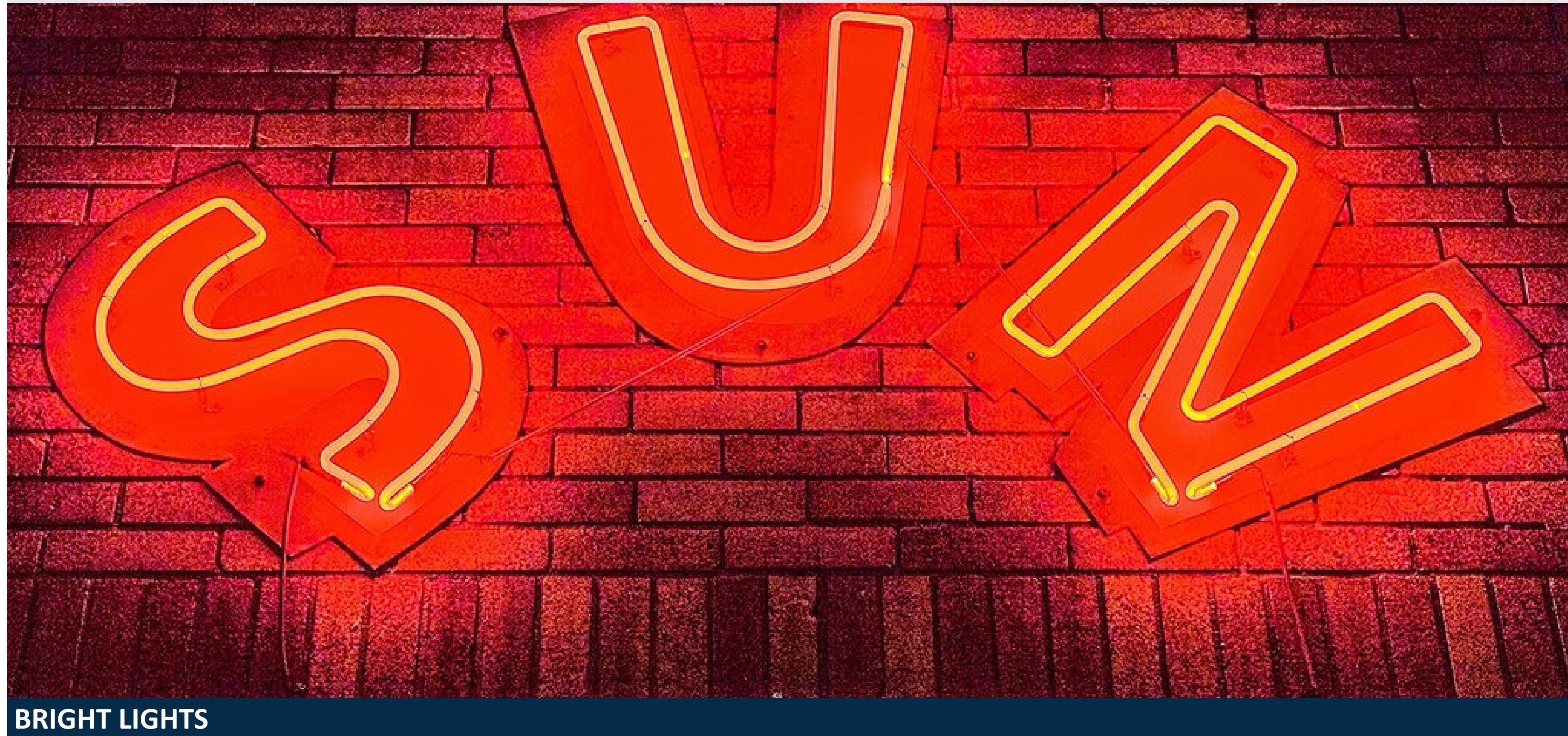
GROUND LEVEL





TYPICAL UPPER LEVEL





BRIGHT LIGHTS



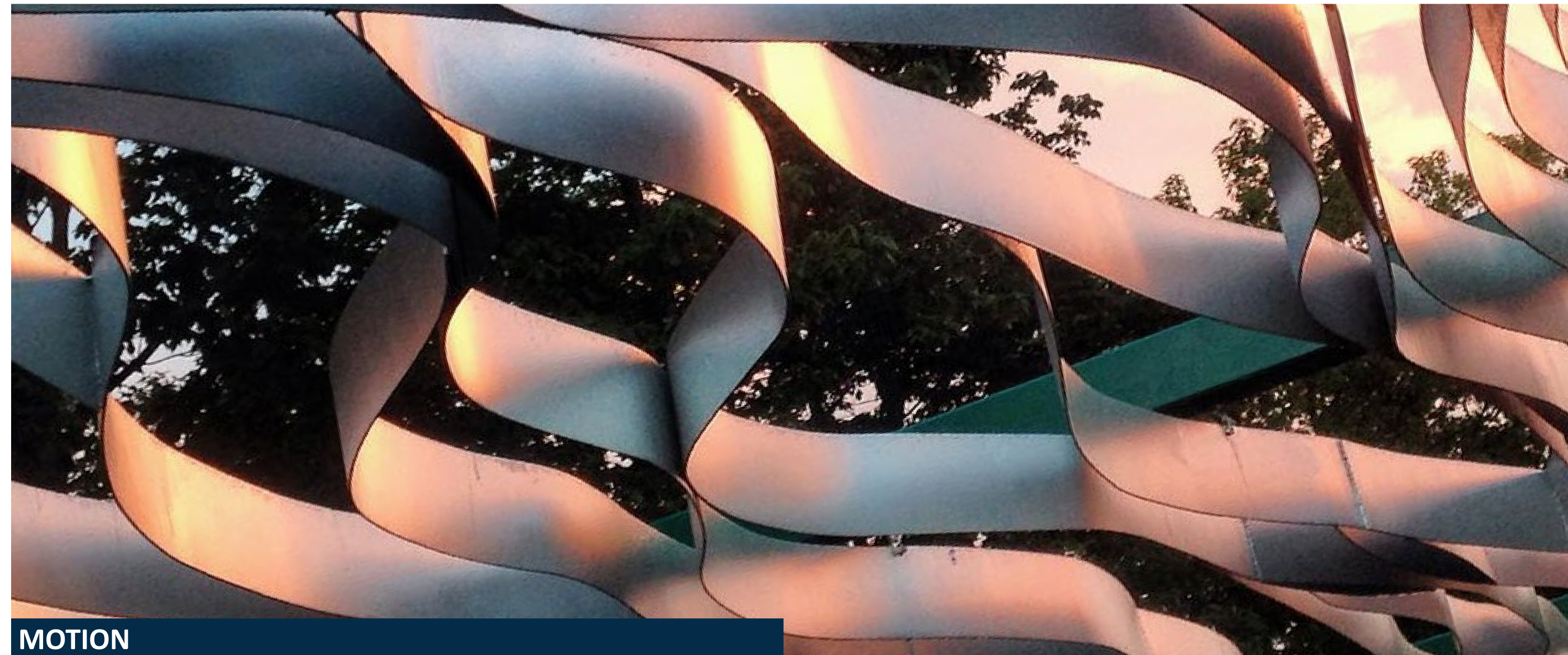
REPETITION



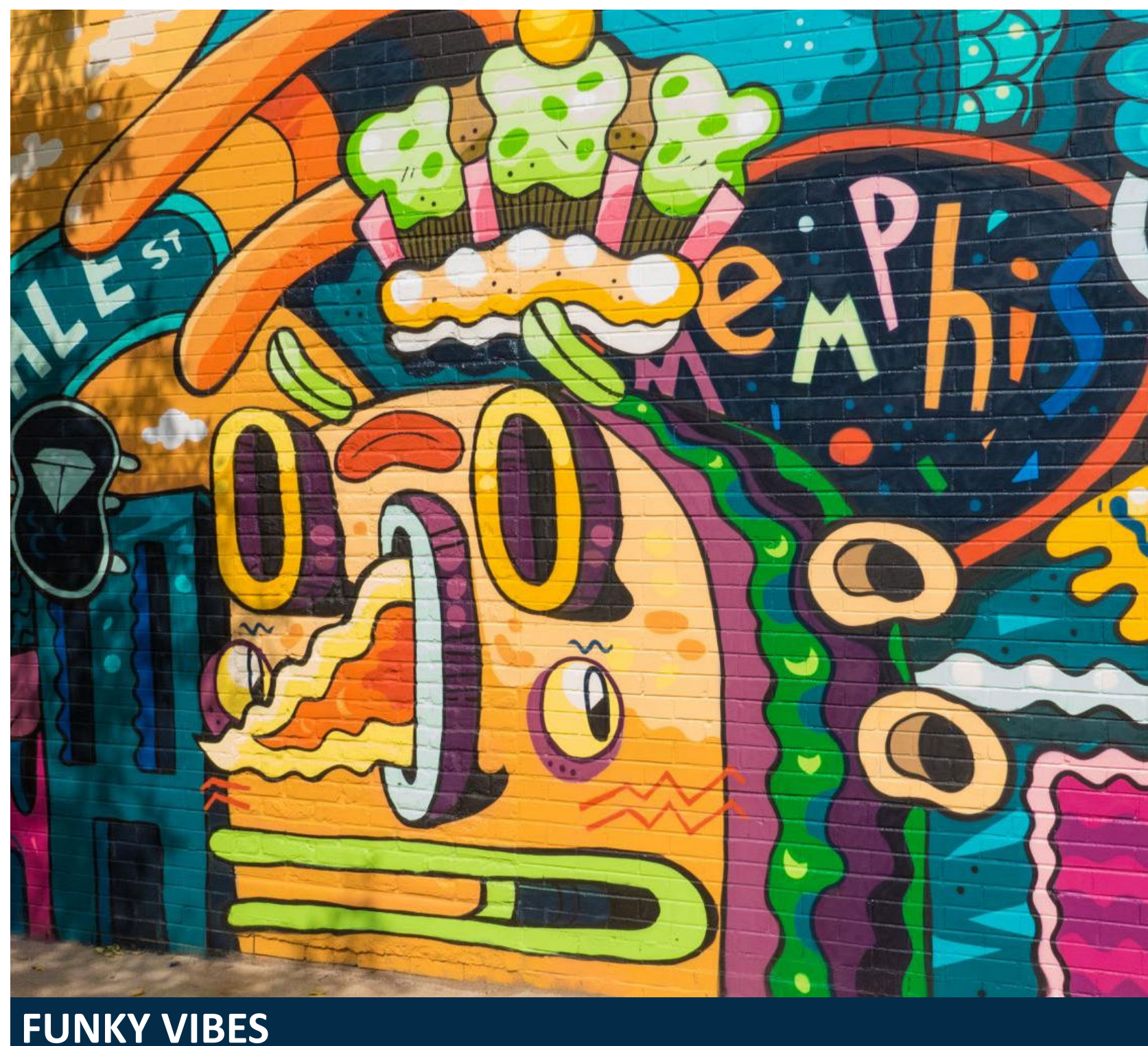
INSPIRING ANGLES



PROGRESSIONS



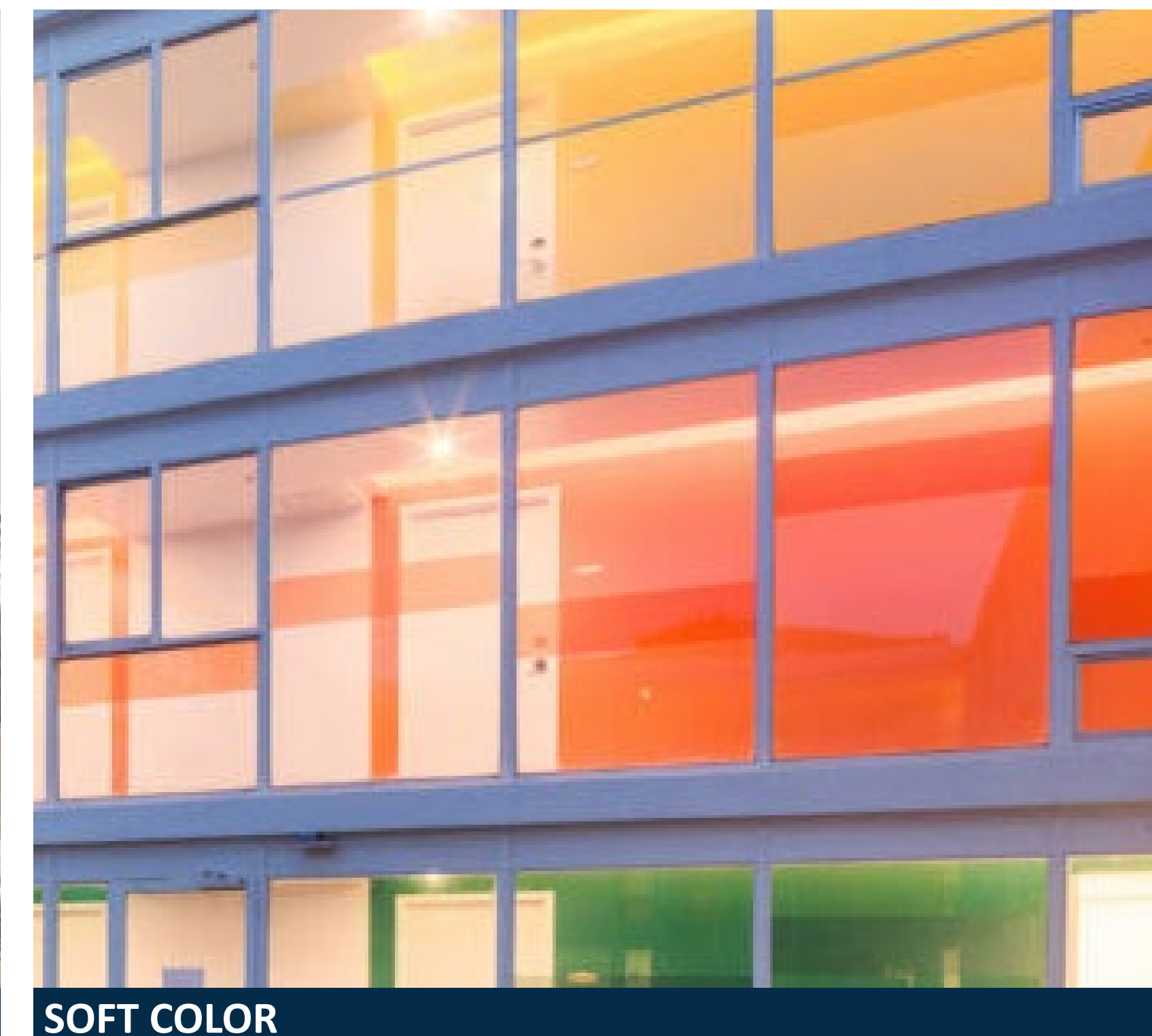
MOTION



FUNKY VIBES



COLOR CONTRAST



SOFT COLOR



ACTIVE
STREETSCAPES



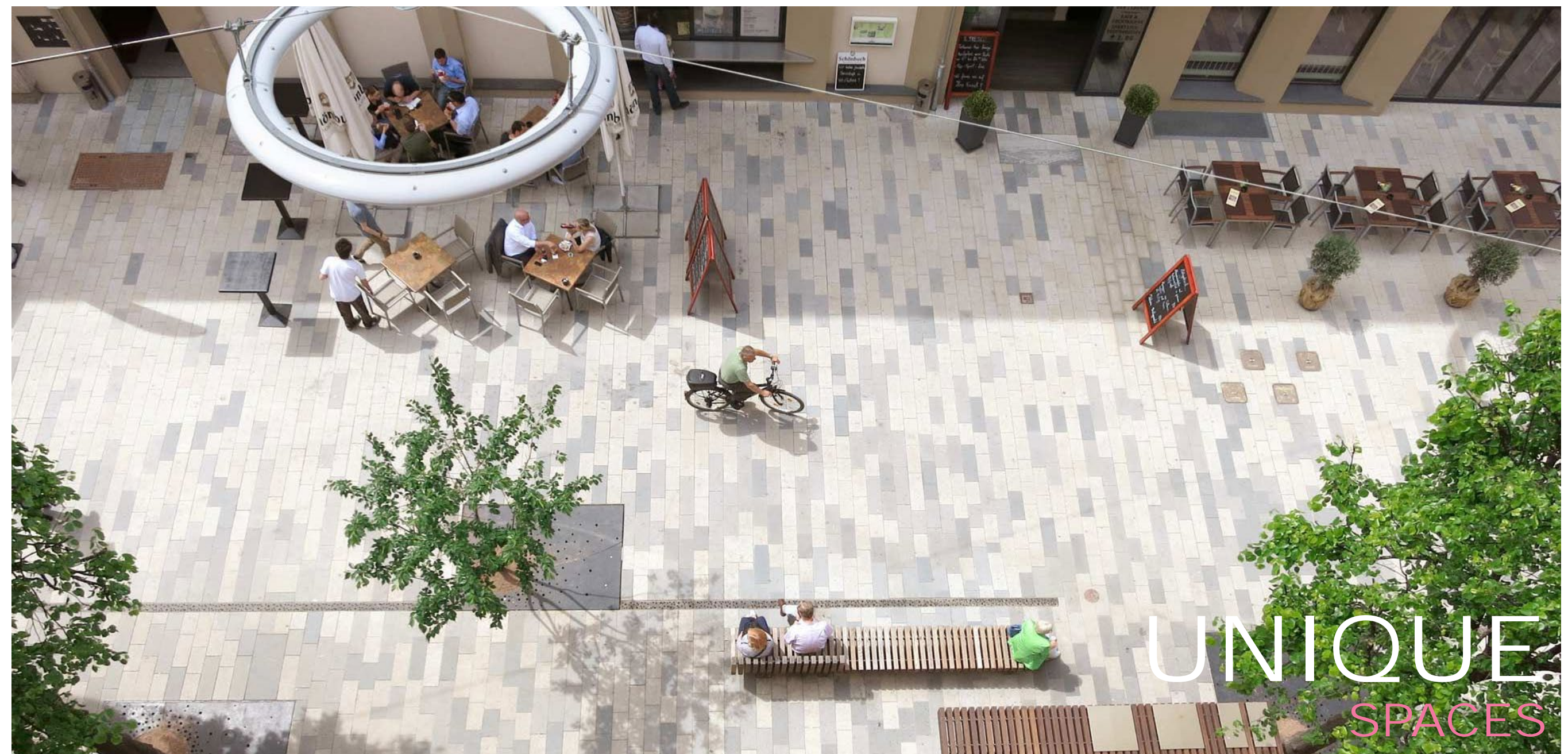
FLEXIBLE
SPACES



ARTFUL
EXPRESSIONS



SOCIAL
SETTINGS



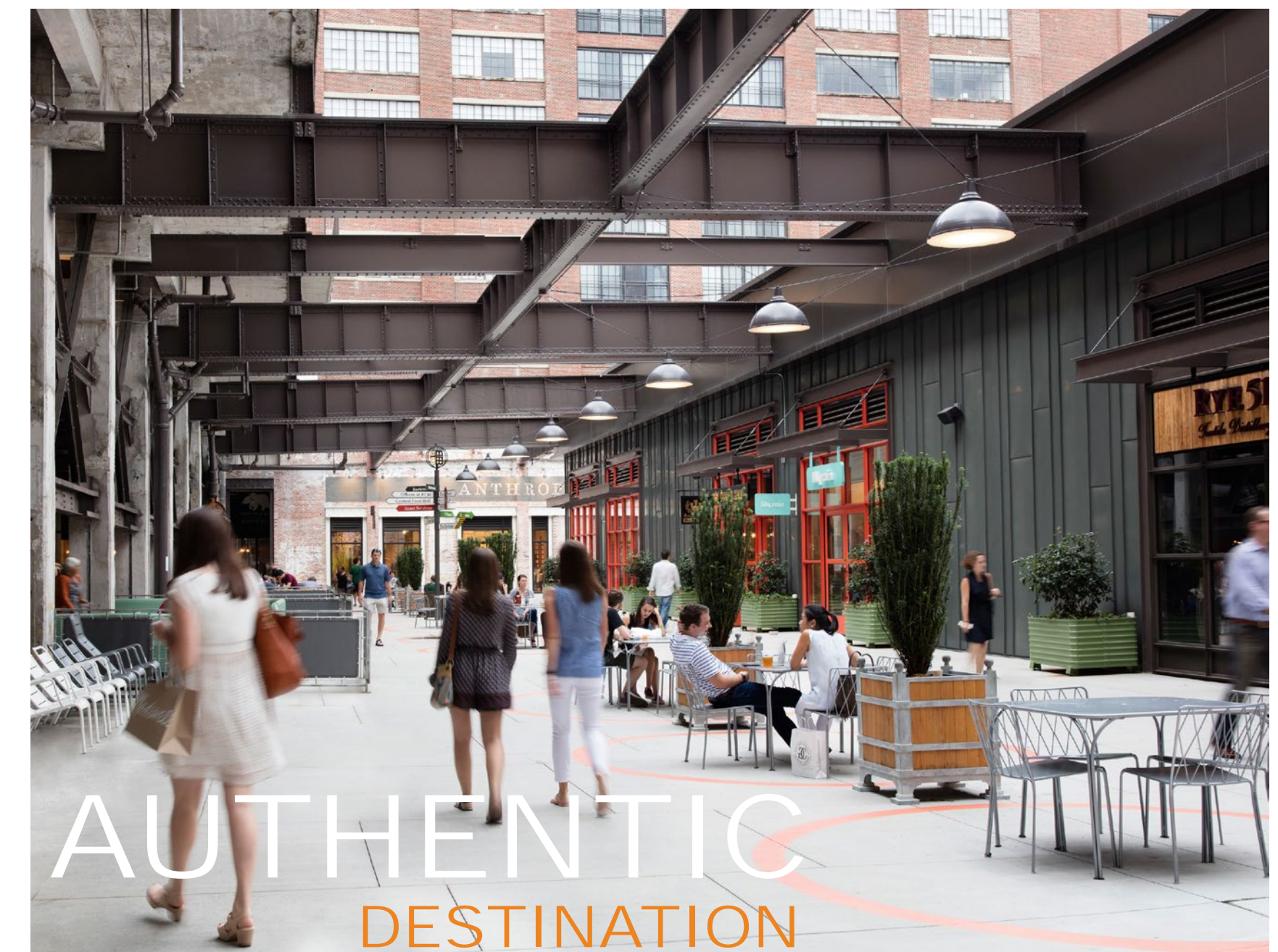
UNIQUE
SPACES



HUMAN
SCALE

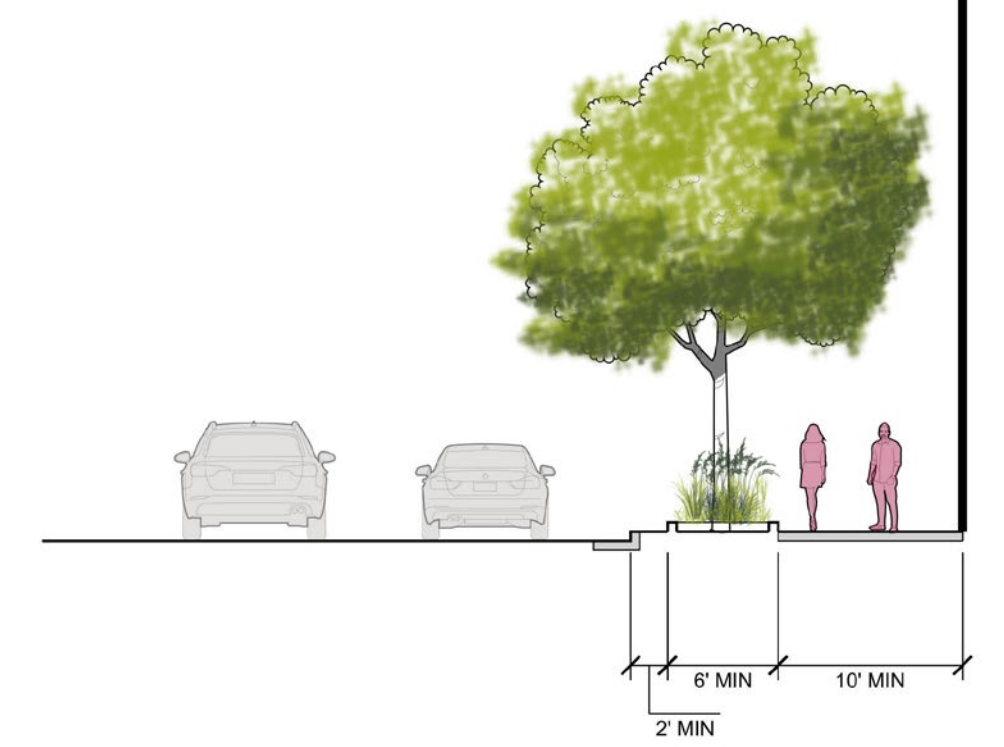
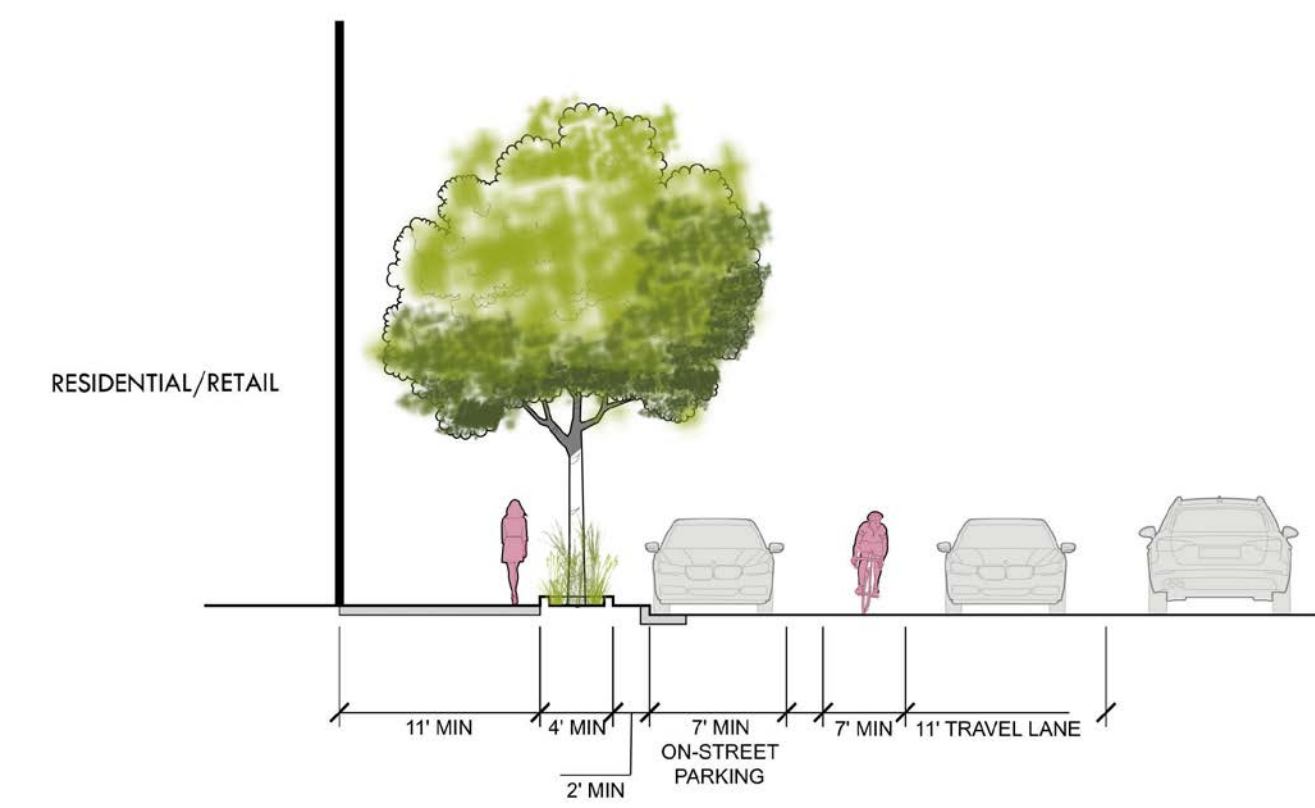
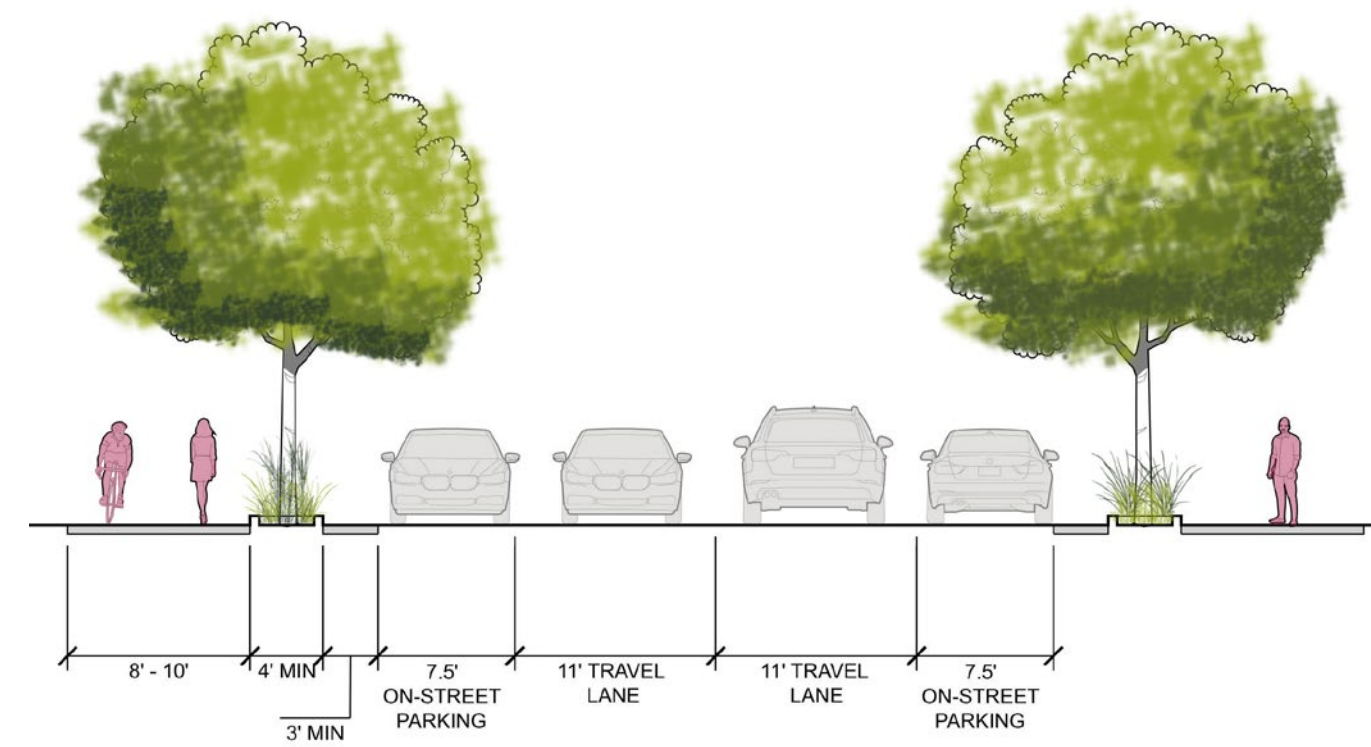
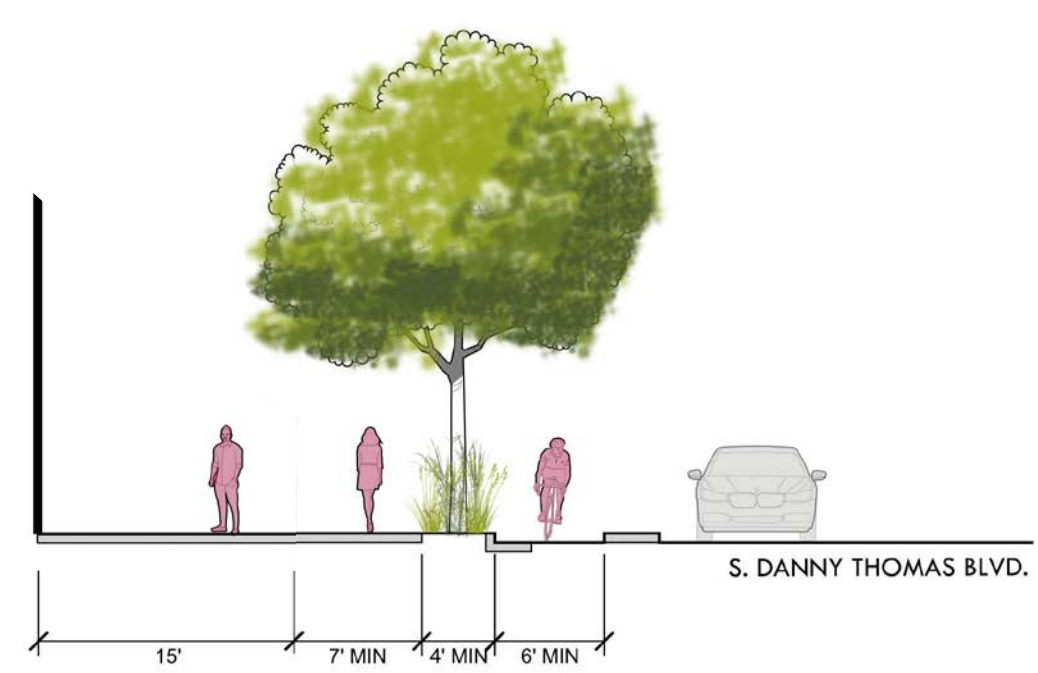
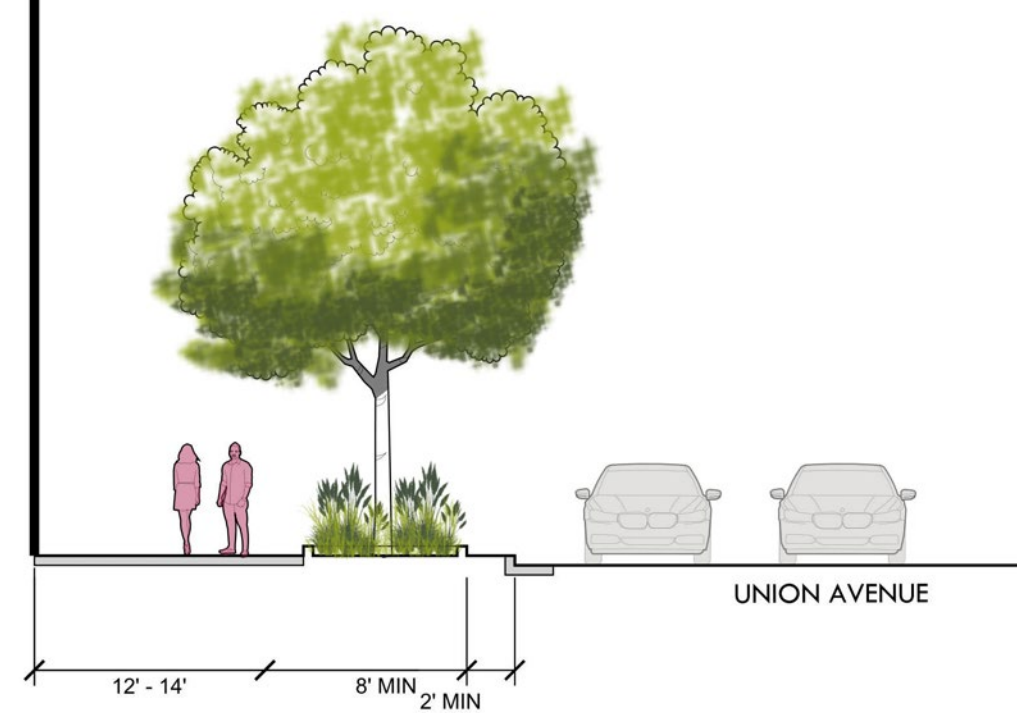
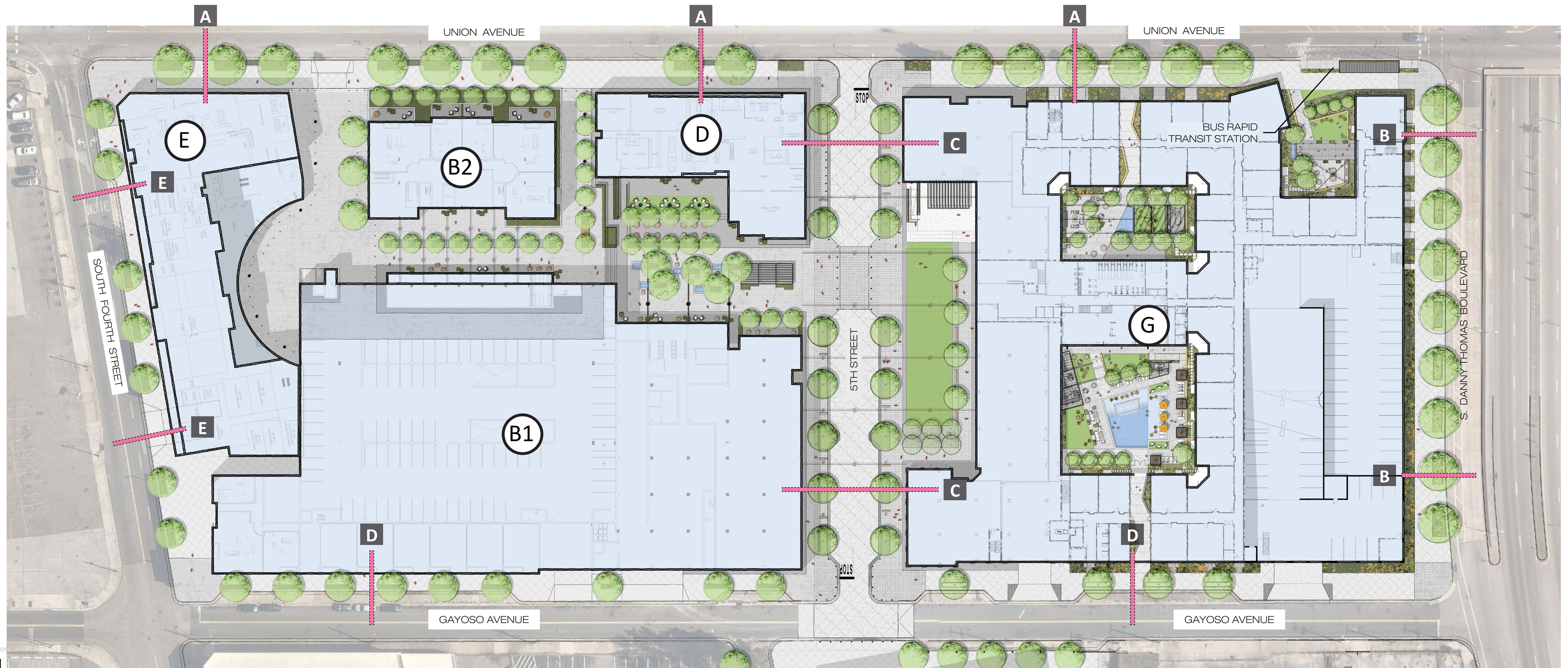


CREATIVE
PEOPLE SPACES



AUTHENTIC
DESTINATION

STREETSCAPE TYPICAL CROSS-SECTIONS



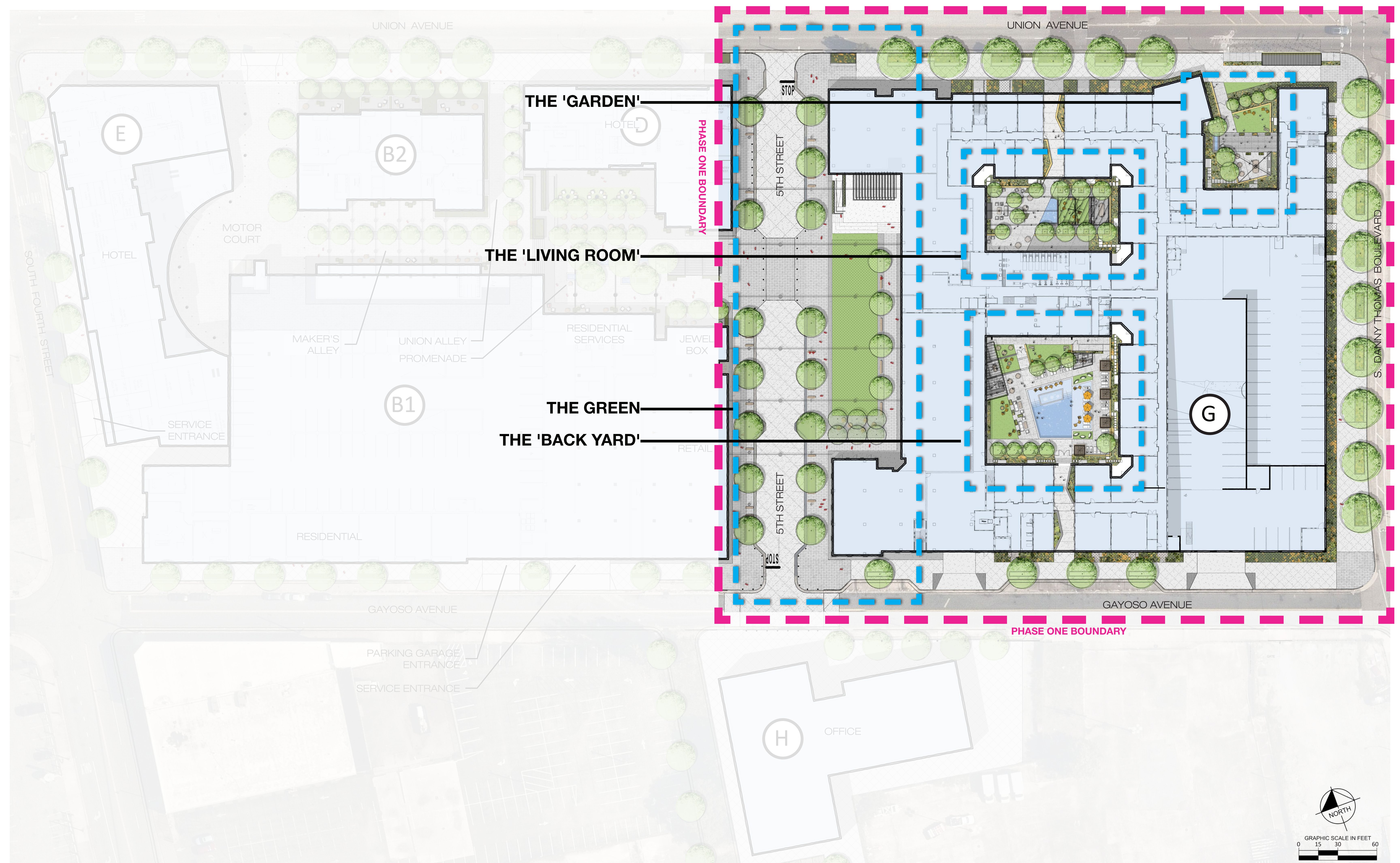
A UNION AVENUE STREETSCAPE SECTION

B SOUTH DANNY THOMAS STREETSCAPE SECTION

C PROPOSED PRIVATE DRIVE (5TH STREET)

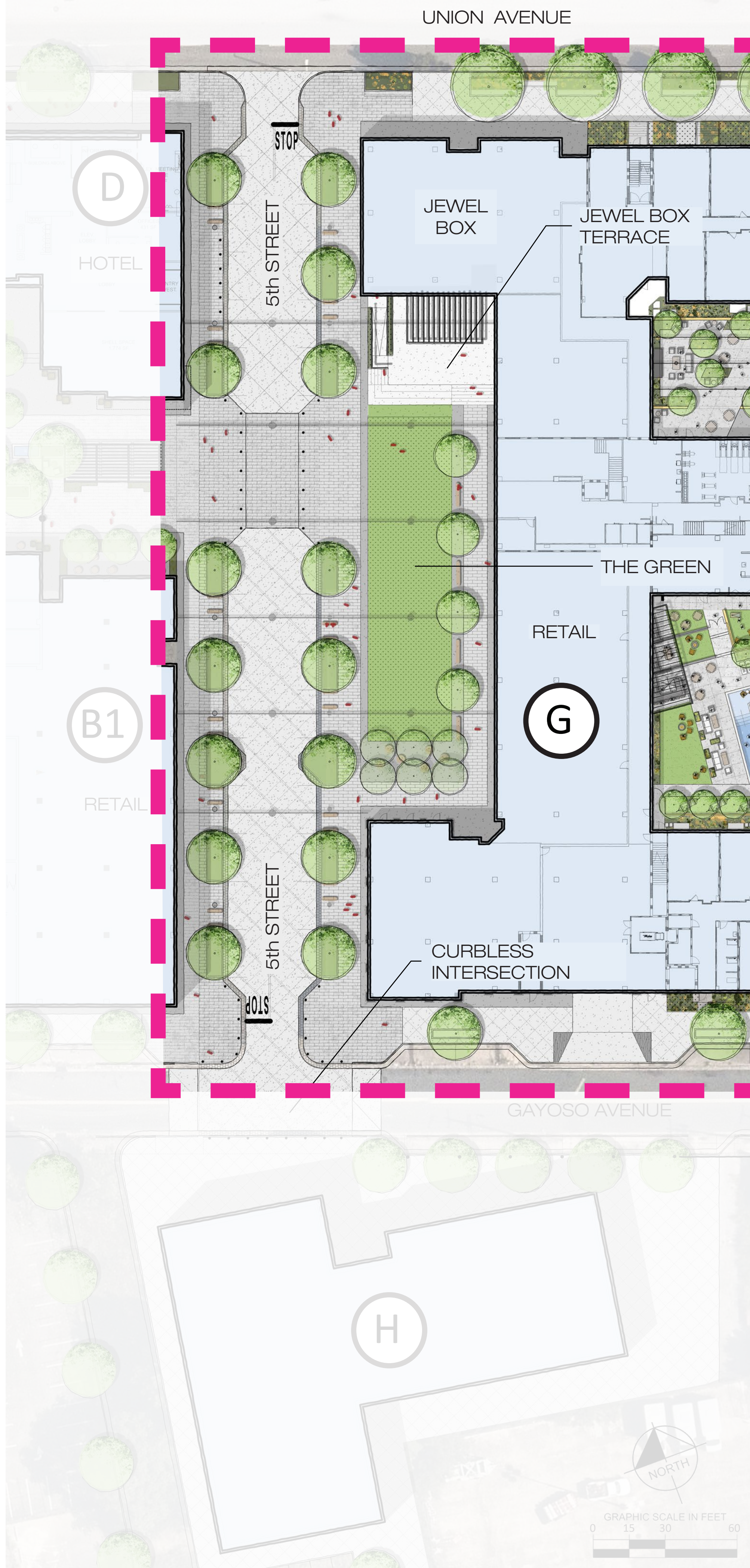
D GAYOSO AVENUE STREETSCAPE SECTION

E SOUTH FOURTH STREET STREETSCAPE SECTION

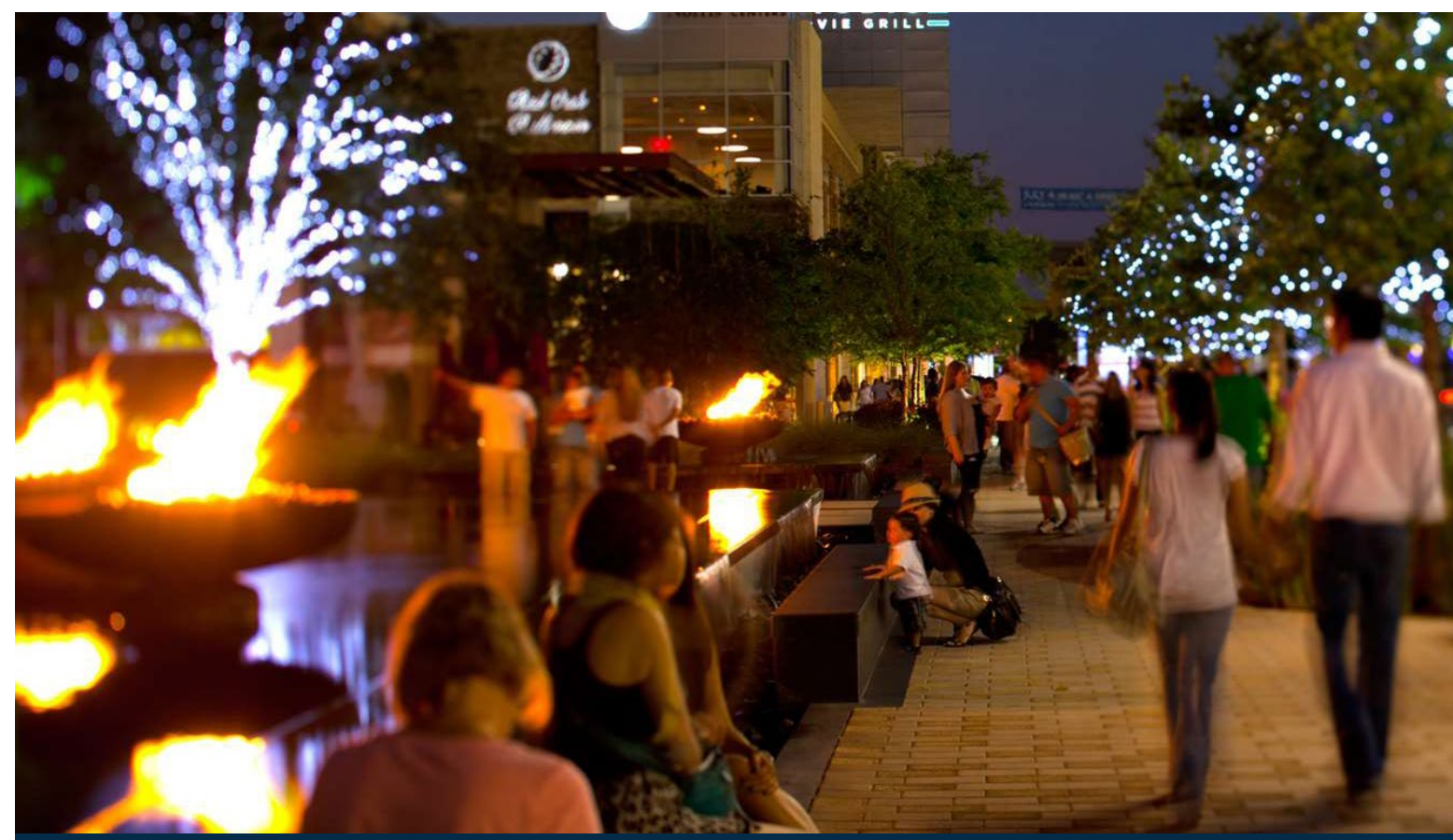


GRAPHIC SCALE IN FEET
0 15 30 60

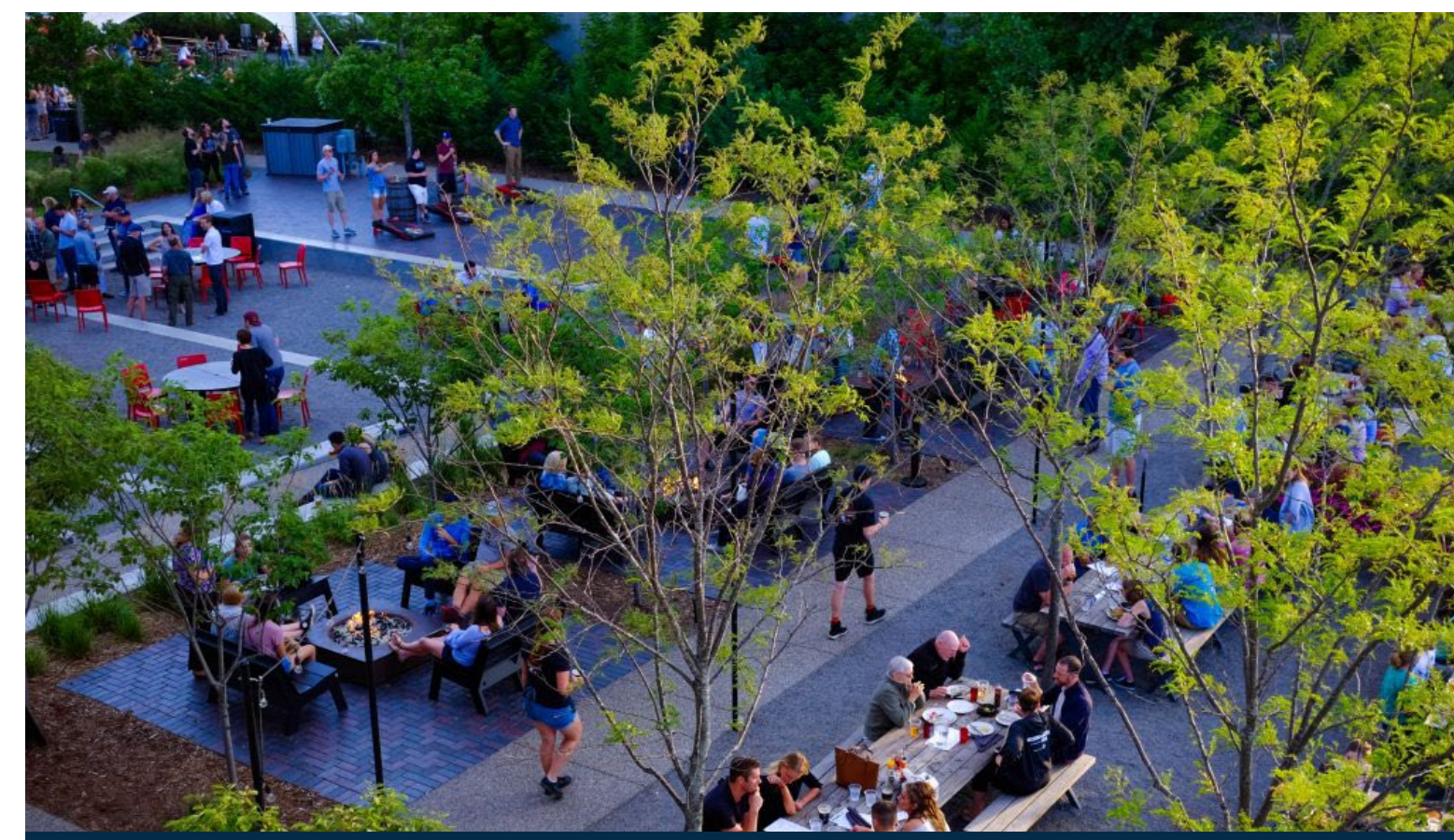
5th STREET / THE GREEN PLACEMAKING



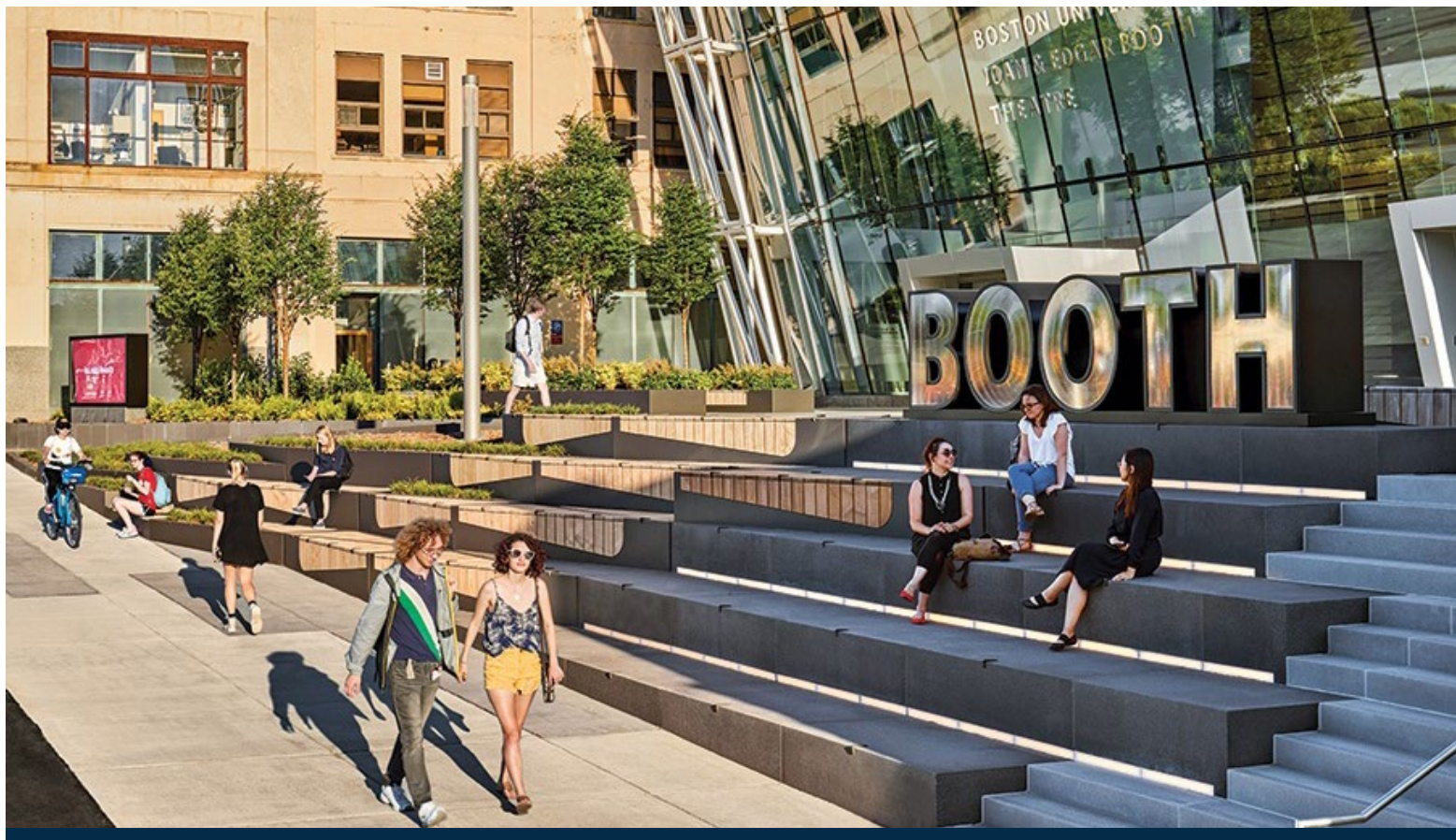
PEDESTRIAN FRIENDLY SPACES



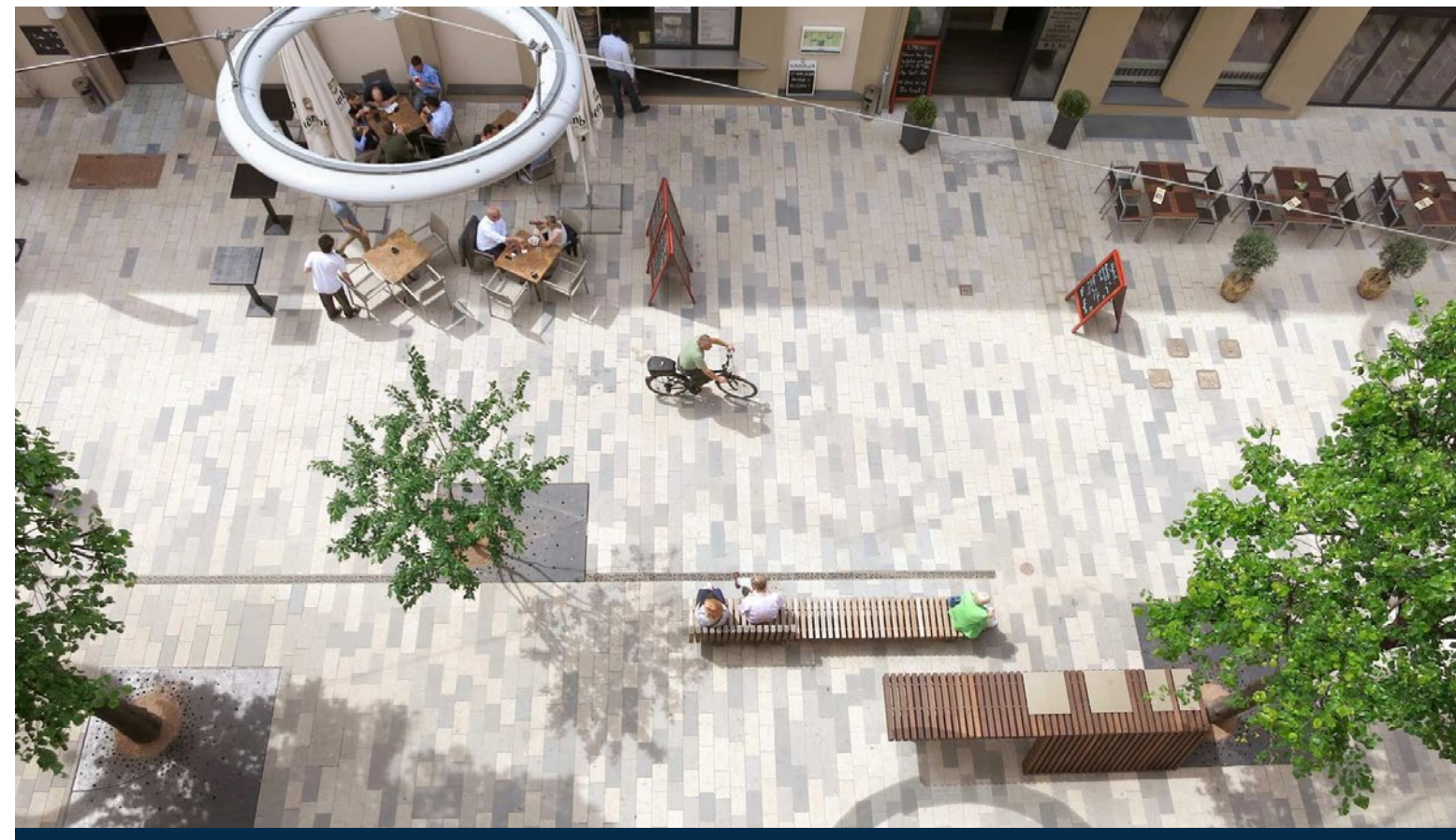
CREATIVE LIGHTING IN THE LANDSCAPE



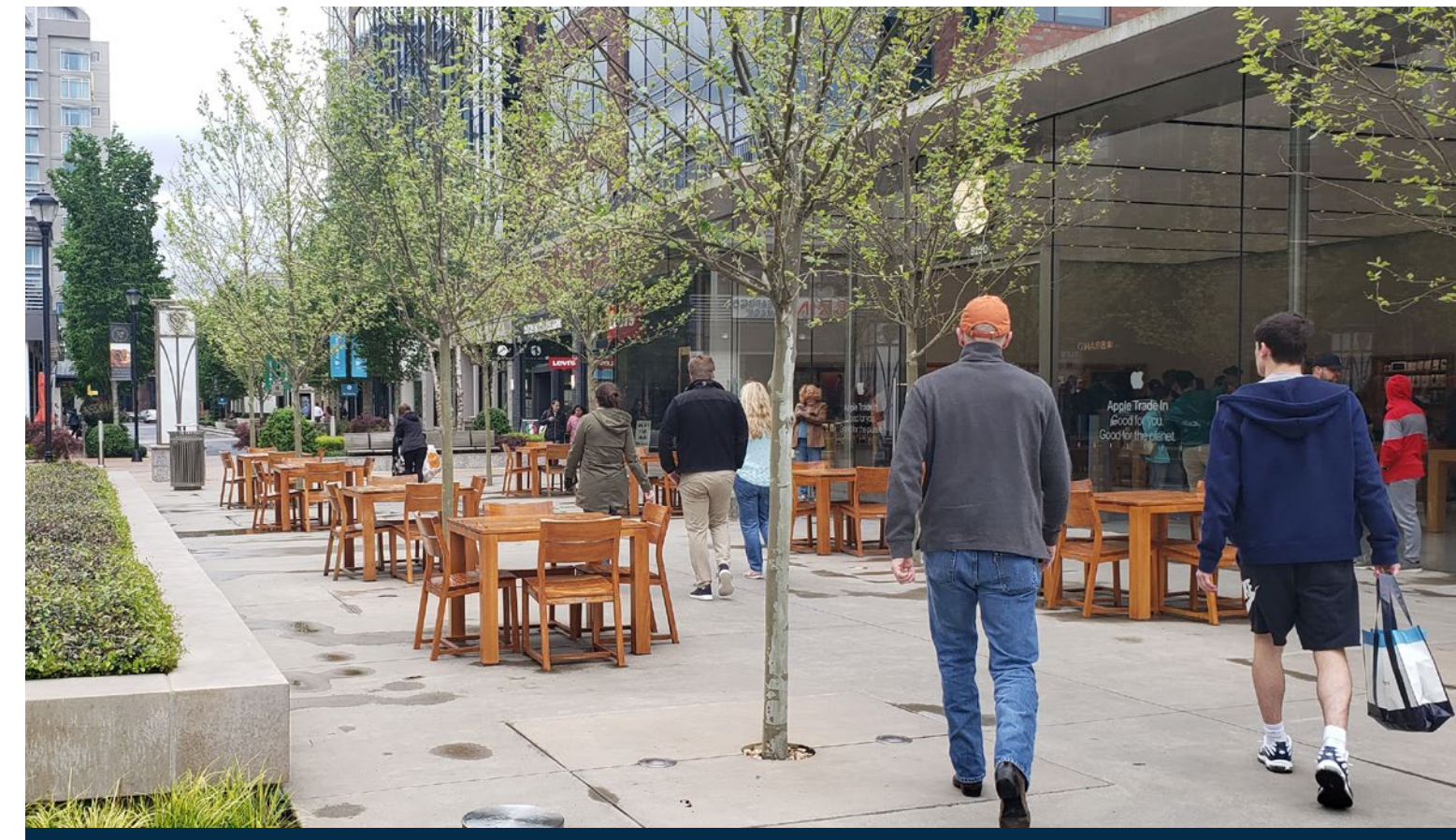
LANDSCAPE ROOMS



VIEWSHED OPPORTUNITIES



CREATING HUMAN SCALE



TRANSPARENT LANDSCAPE



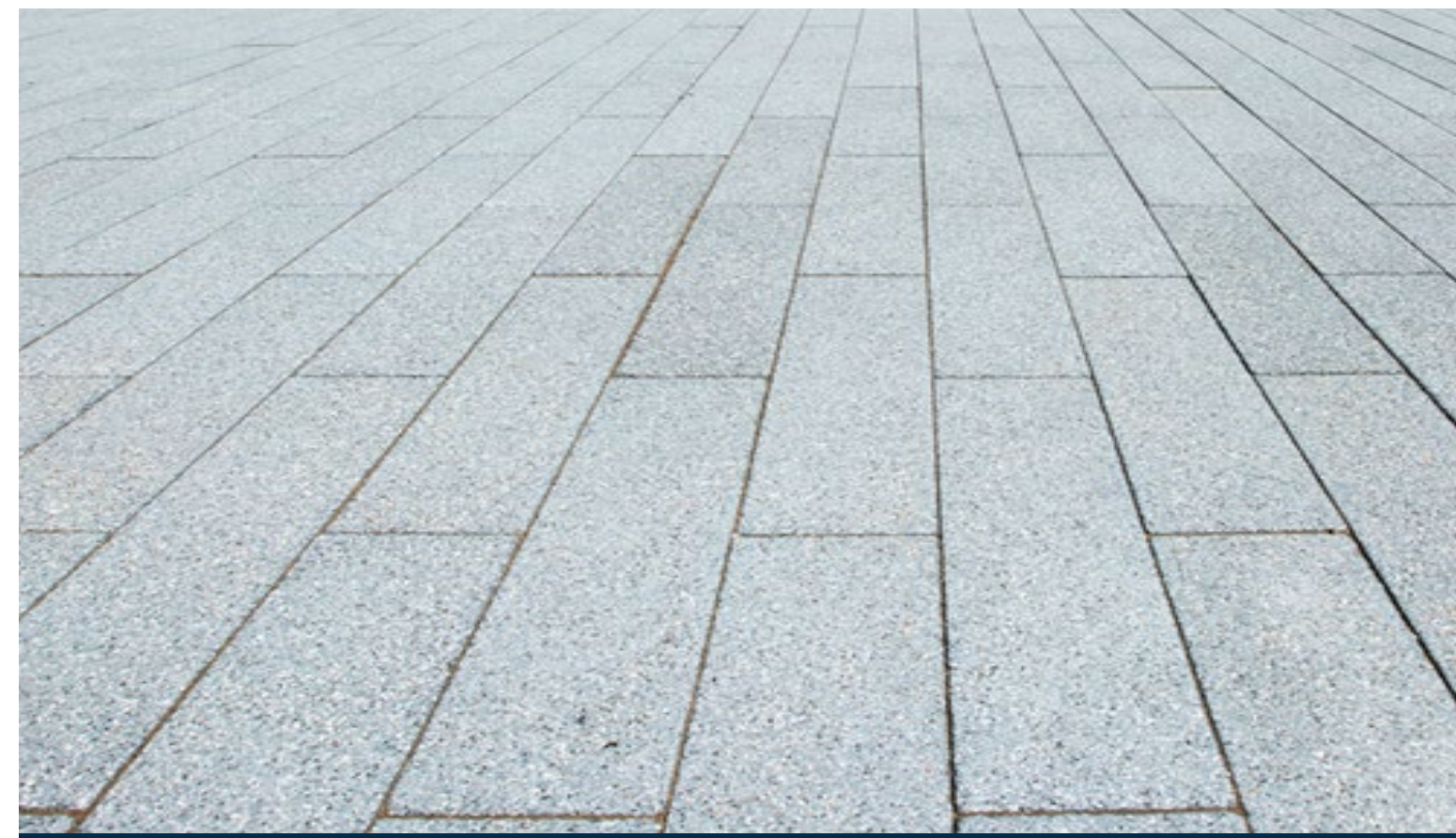
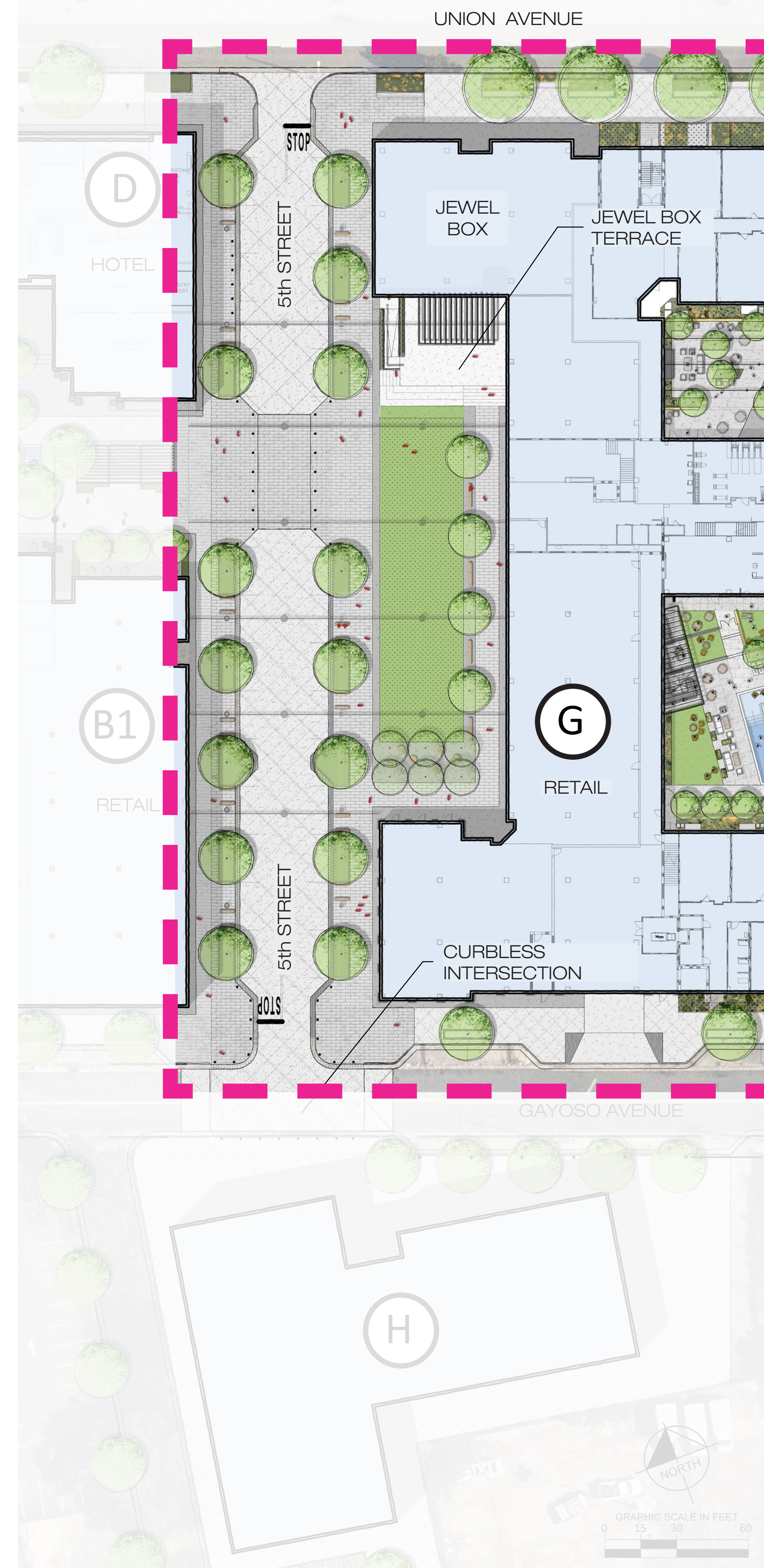
FLEXIBLE AND PROGRAMMABLE TURF LAWN



PLAYFUL SOCIAL SETTINGS

PROGRAMMING OPPORTUNITIES

- MUSIC CONCERTS AND SHOWS
- MOVIE NIGHTS ON THE LAWN
- RETAIL OPEN HOUSE NIGHTS
- ART WALKS
- FOOD, WINE, BEER FESTIVALS
- ROTATING ART INSTALLATIONS
- SEASONAL ACTIVITIES
- FOOD TRUCK FESTIVALS



PAVERS IN PEDESTRIAN SPACES



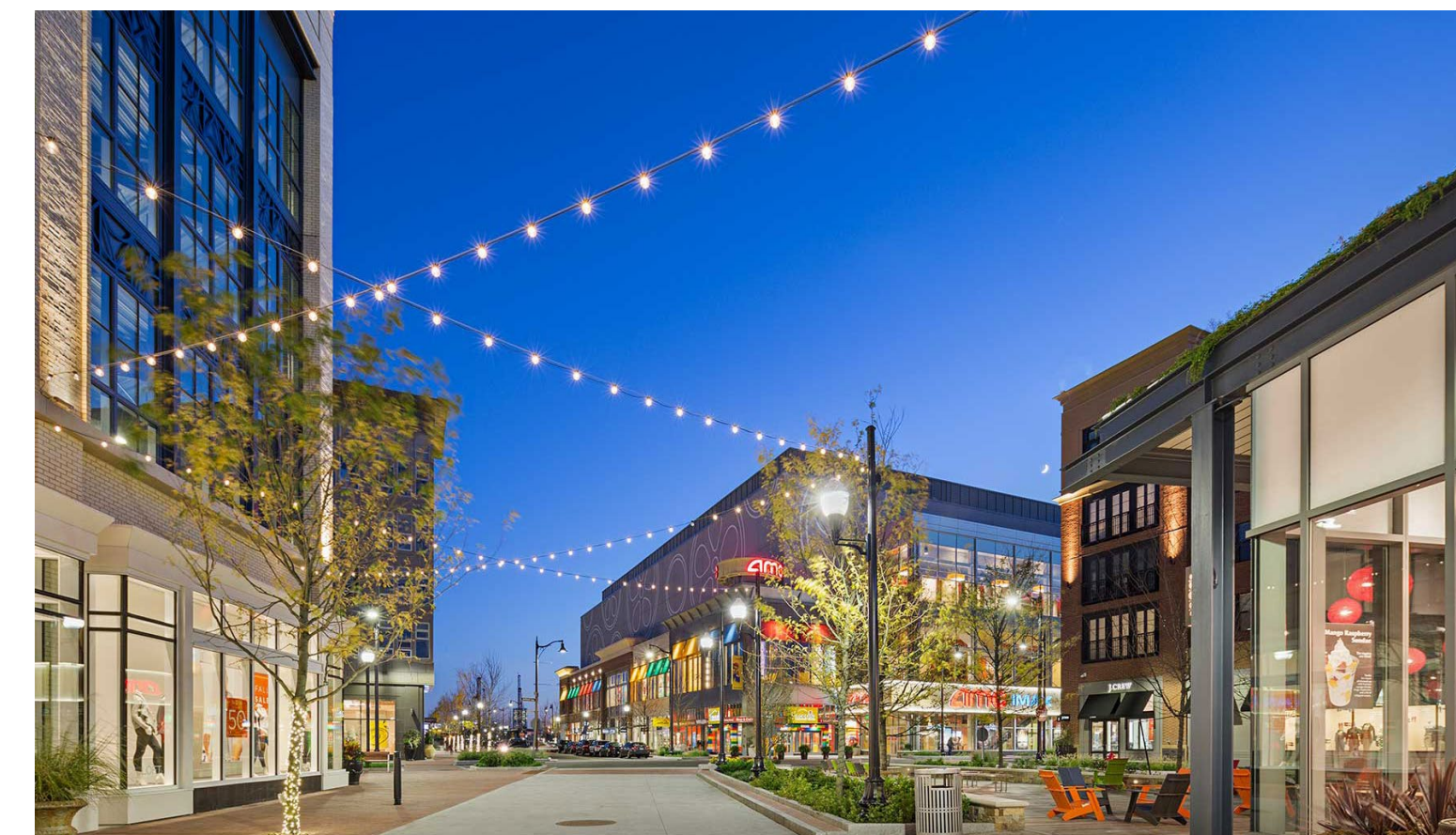
CREATIVE LIGHTING IN THE LANDSCAPE



TURF LAWN



CONCRETE SEATING STEPS



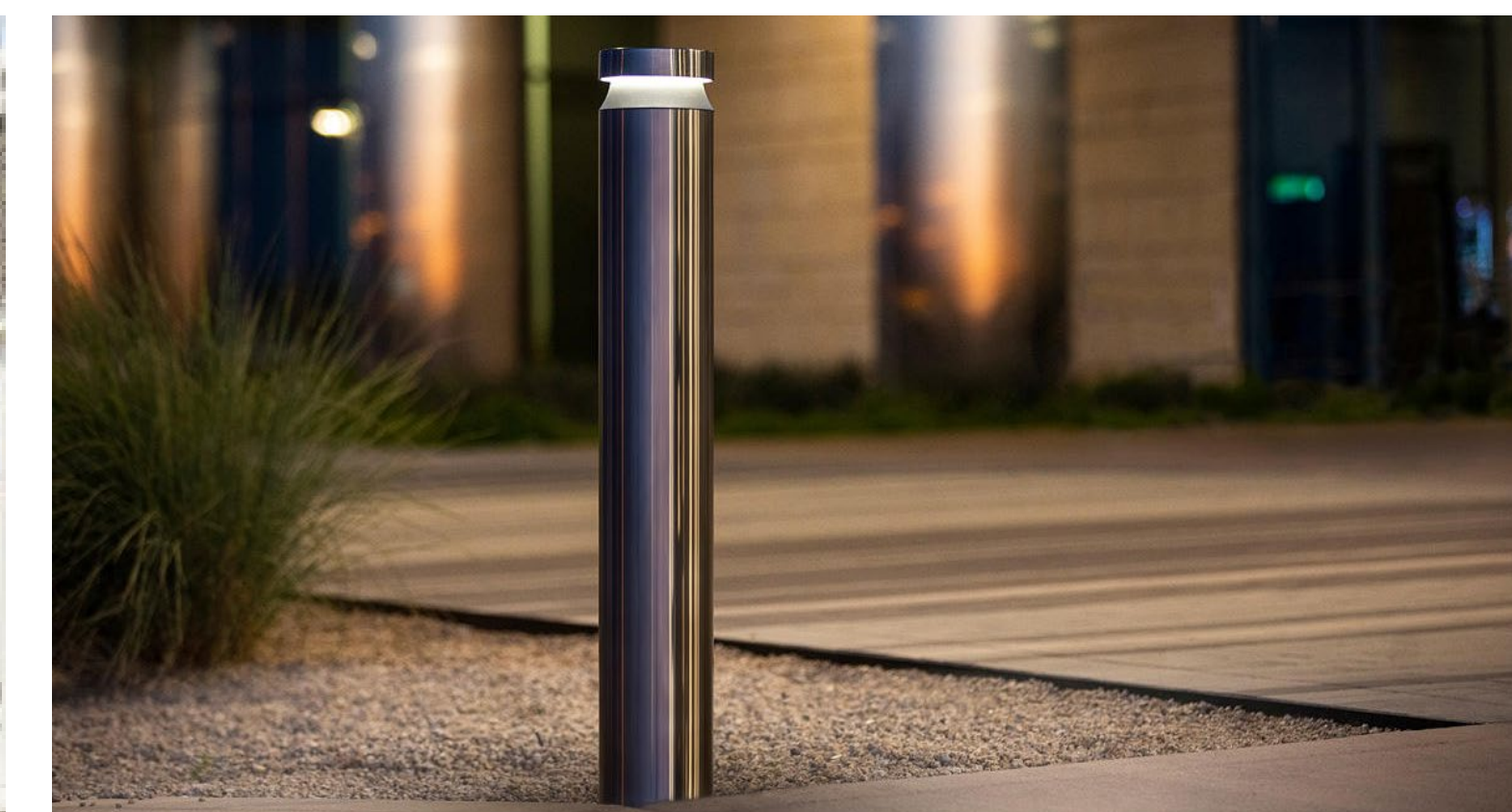
CATENARY LIGHTING



STREETScape SEATING



PEDESTRIAN SAFE MATERIALS

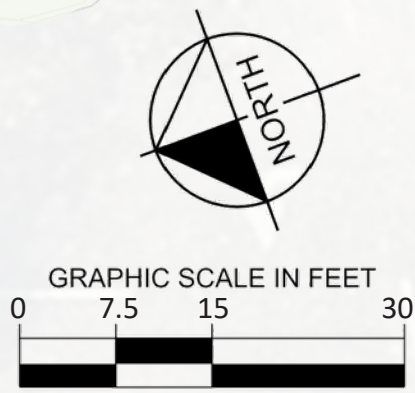


BOLLARDS WITH INTEGRATED LIGHTING

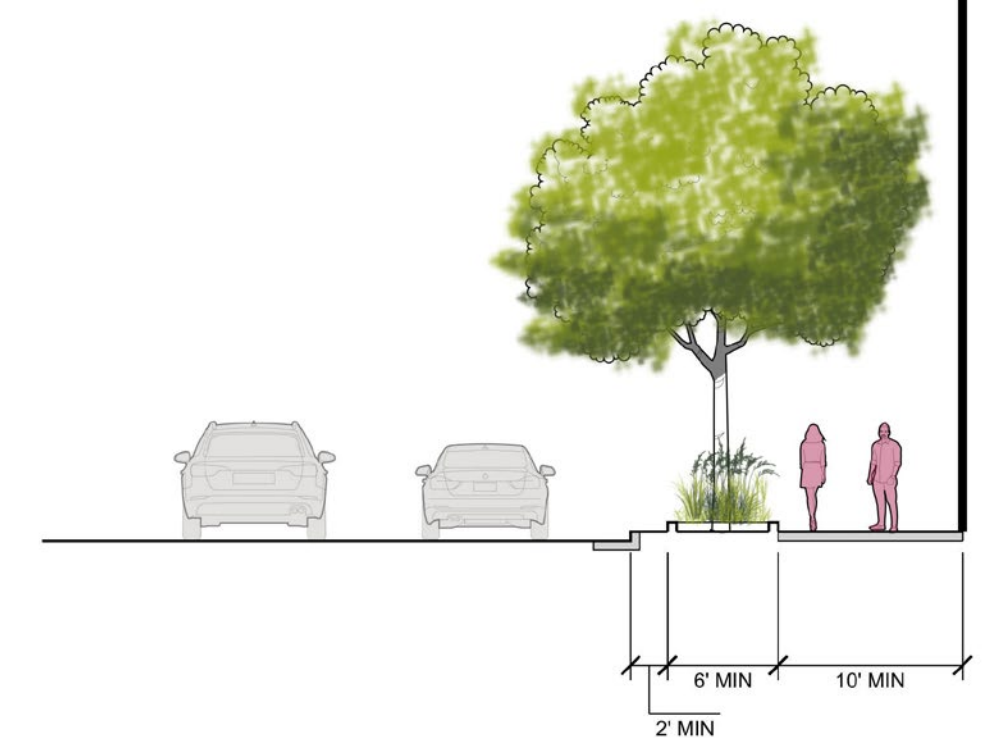
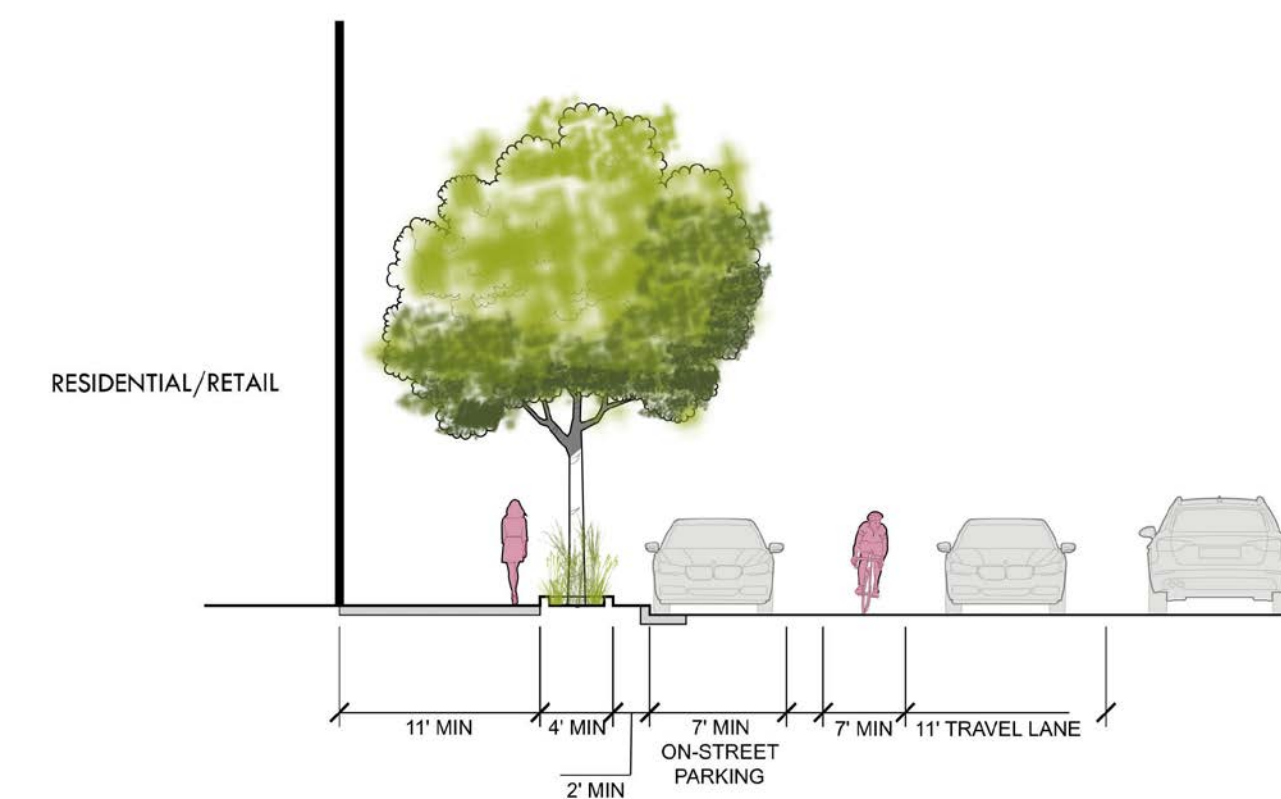
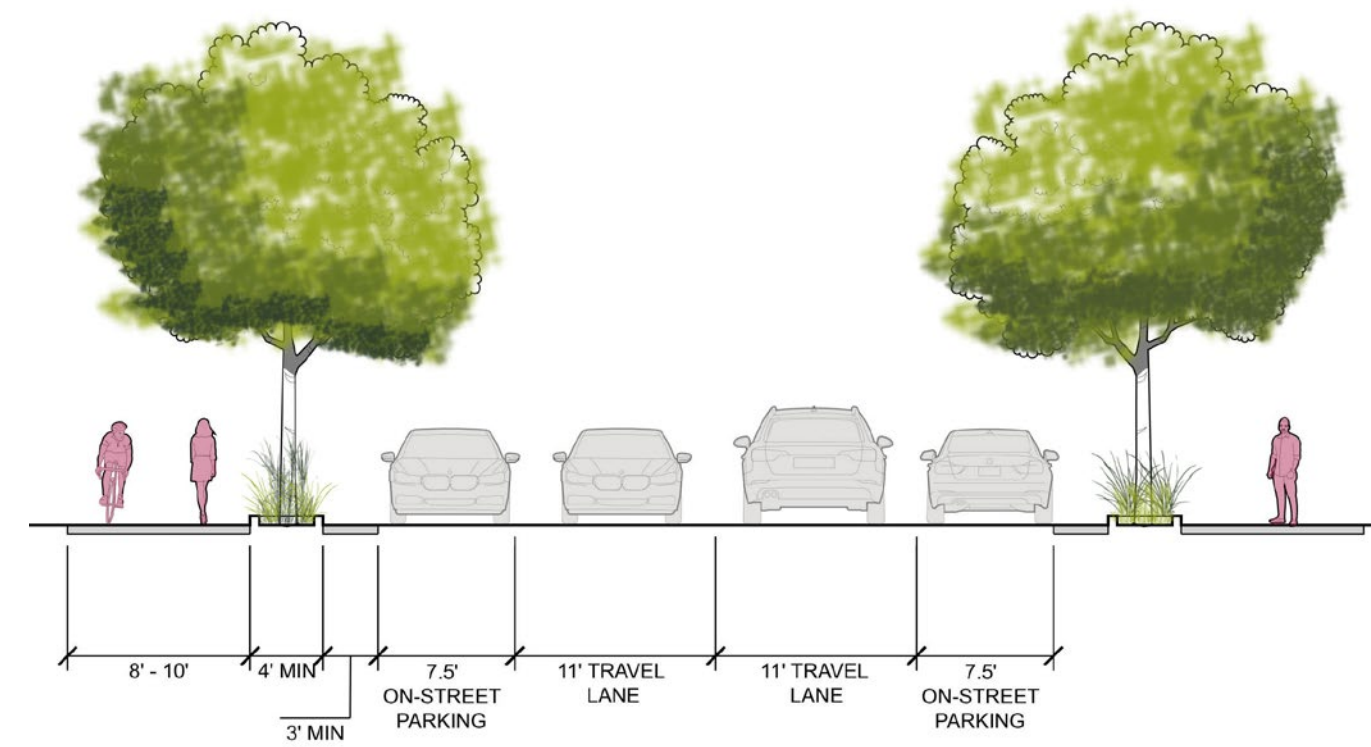
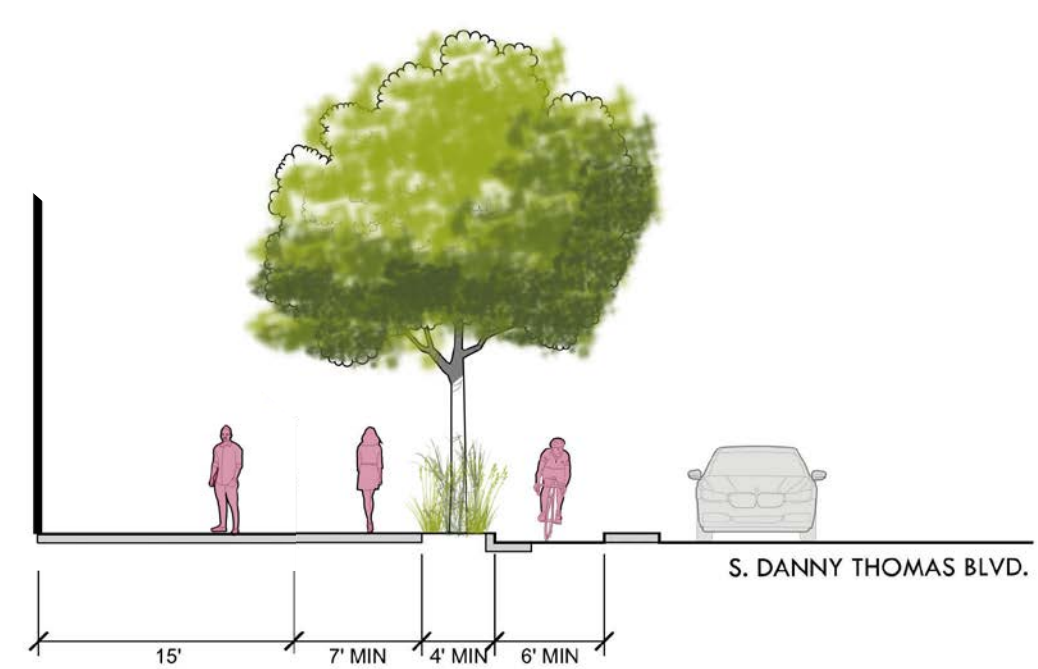
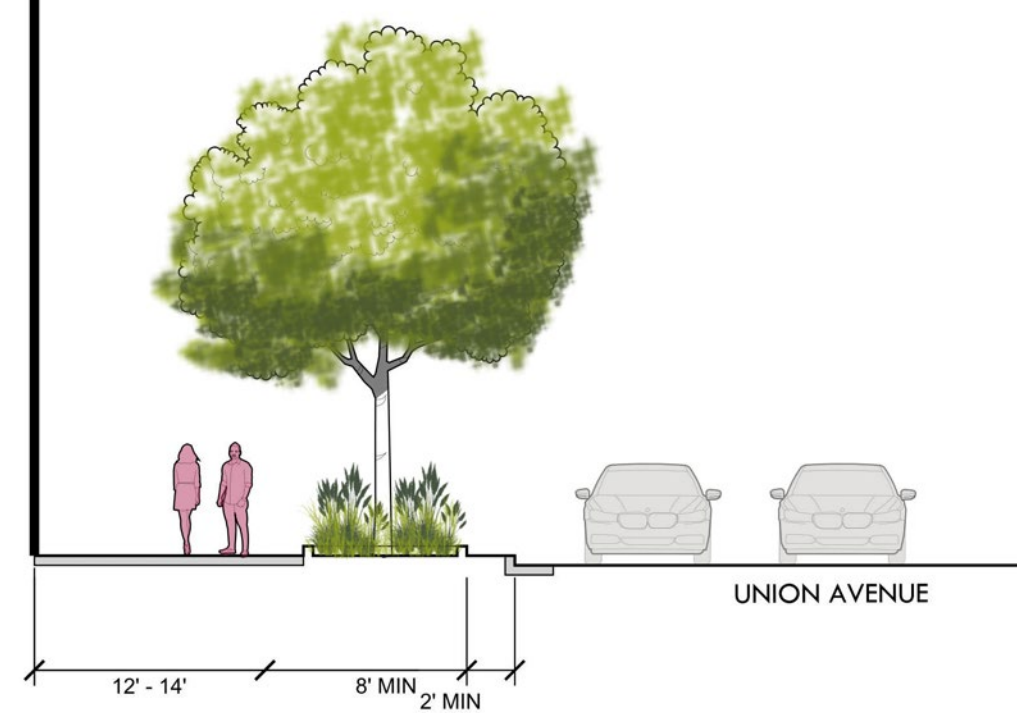
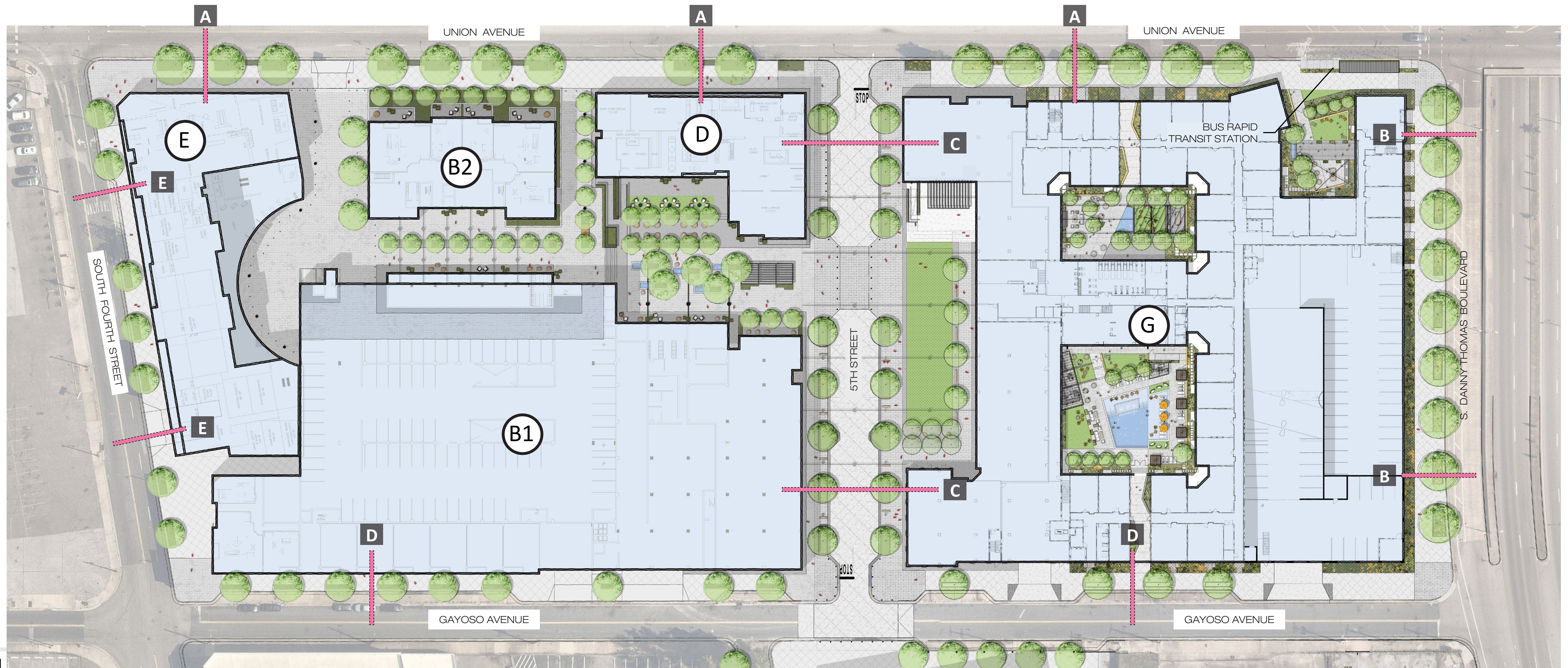


MOVABLE SEATING

5th STREET / THE GREEN ENLARGEMENT



STREETSCAPE TYPICAL CROSS-SECTIONS



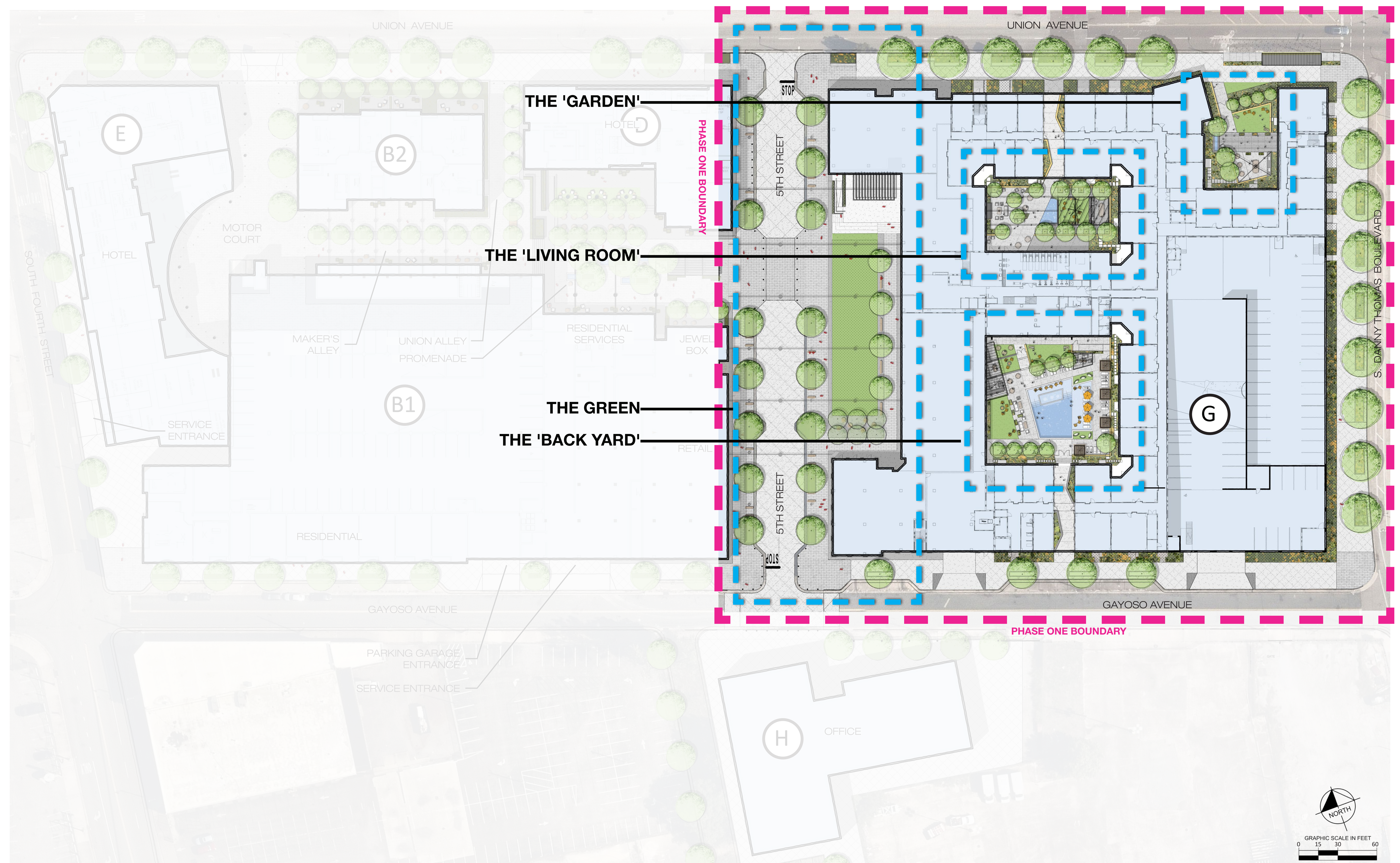
A UNION AVENUE STREETSCAPE SECTION

B SOUTH DANNY THOMAS STREETSCAPE SECTION

C PROPOSED PRIVATE DRIVE (5TH STREET)

D GAYOSO AVENUE STREETSCAPE SECTION

E SOUTH FOURTH STREET STREETSCAPE SECTION



THE 'GARDEN'

THE 'LIVING ROOM'

THE GREEN

THE 'BACK YARD'

PHASE ONE BOUNDARY

PHASE ONE BOUNDARY

E

B2

B1

G

H

THE 'GARDEN' MATERIALS & ELEMENTS



SEAT WALLS WITH INTEGRATED LIGHTING



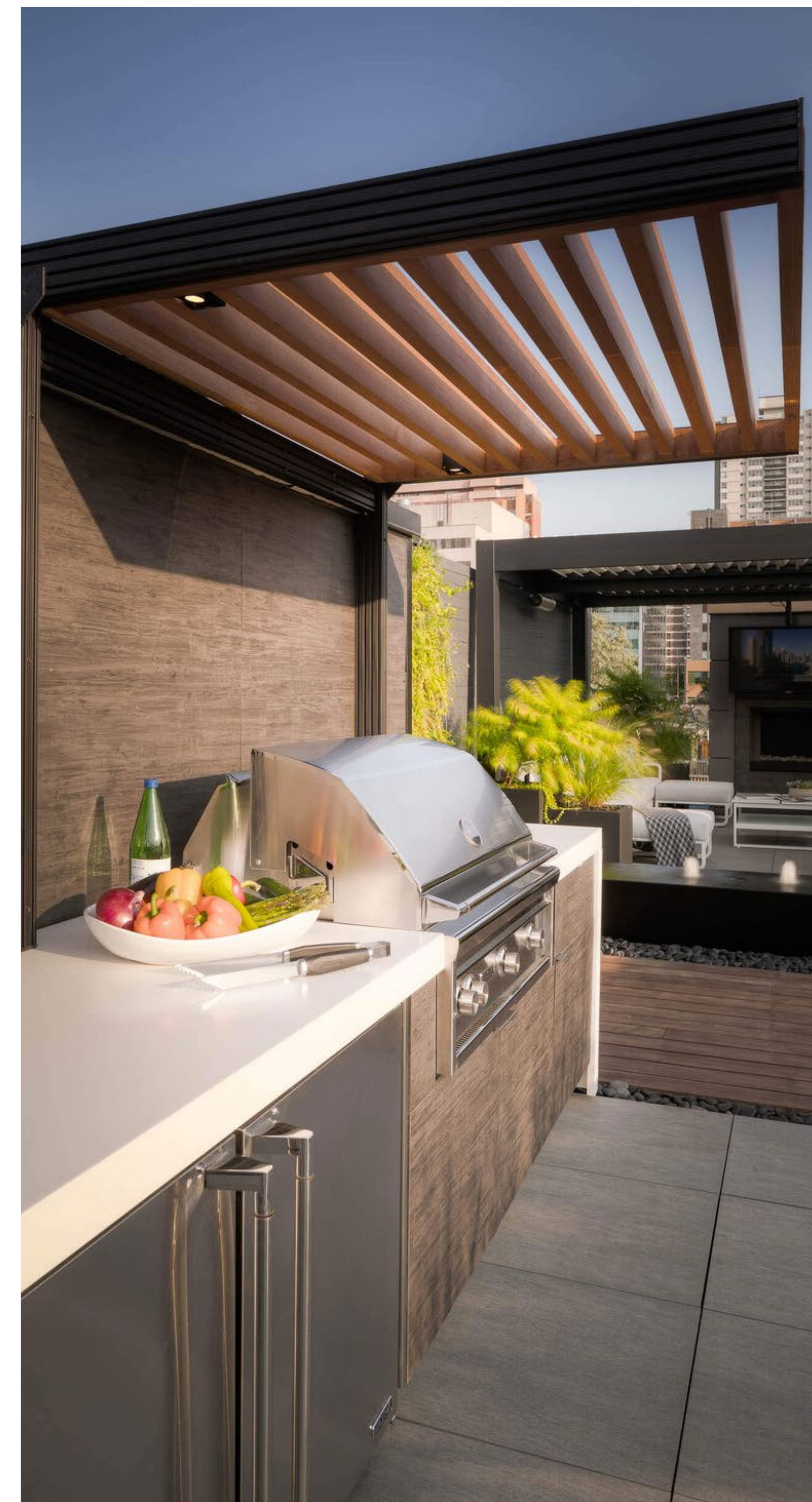
LUSH LANDSCAPE



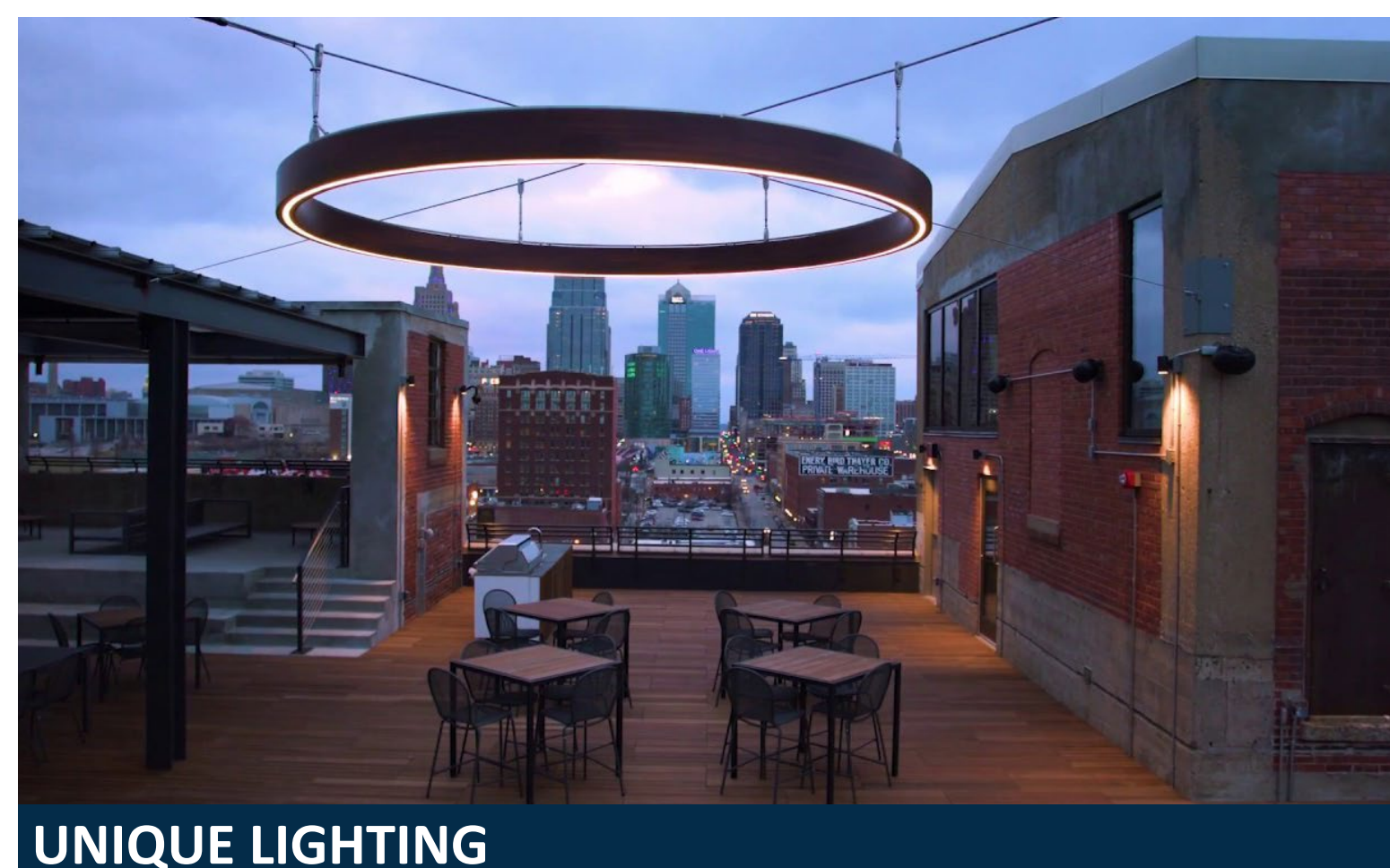
MIX OF MATERIALS



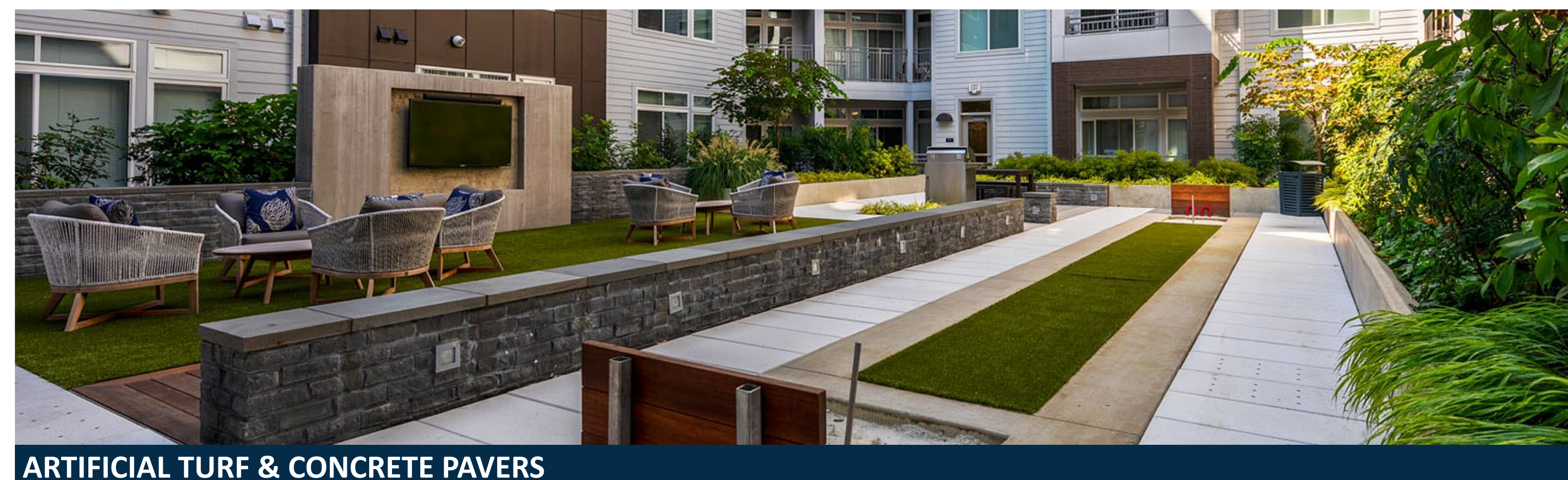
SOCIAL ELEMENTS



OUTDOOR KITCHEN

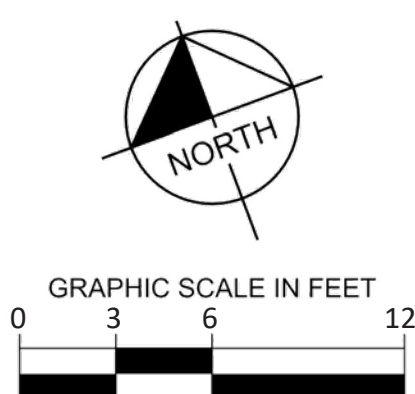


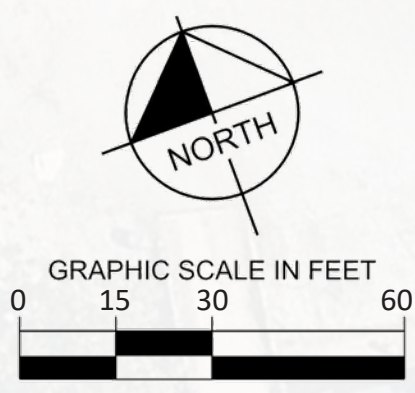
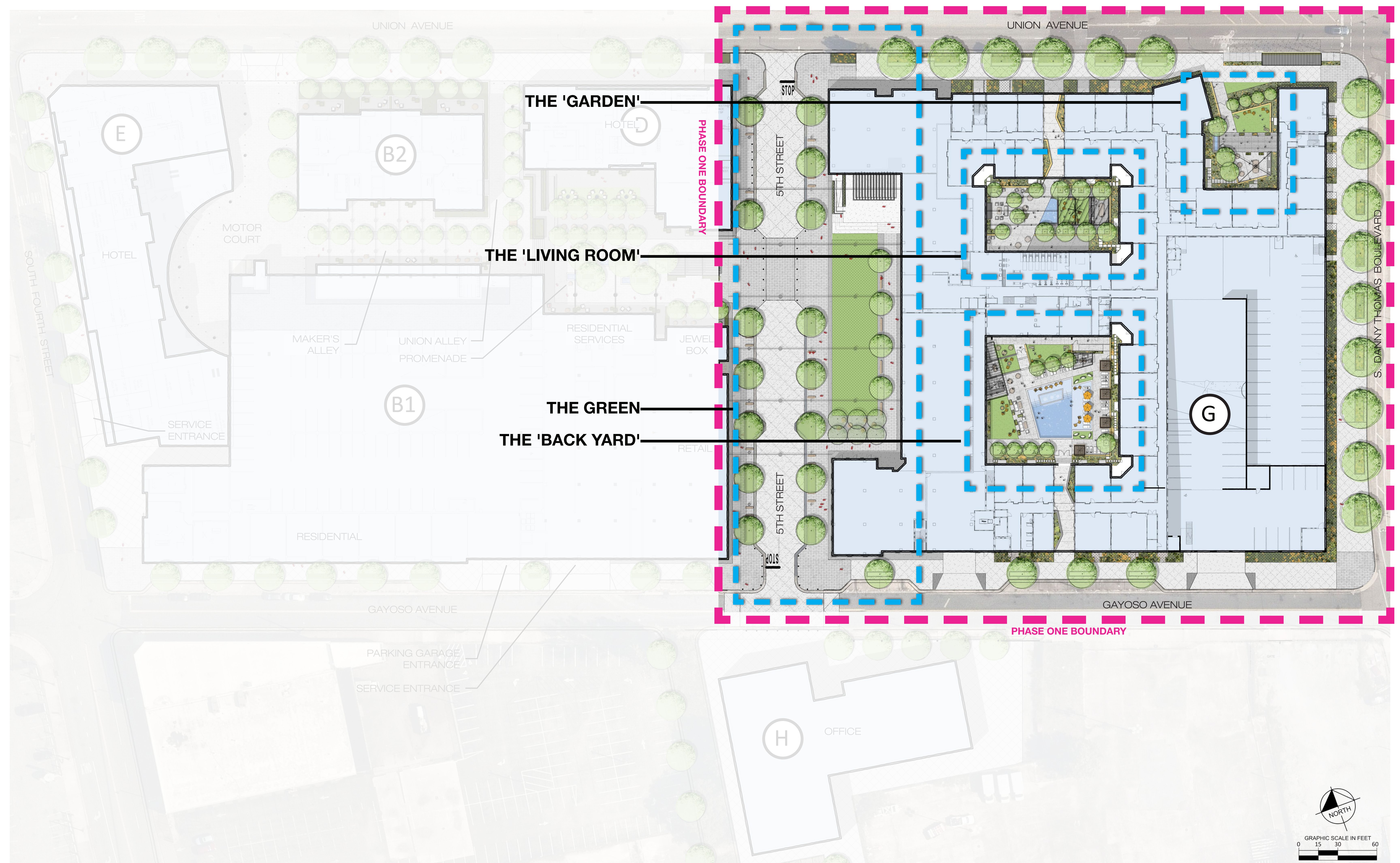
UNIQUE LIGHTING



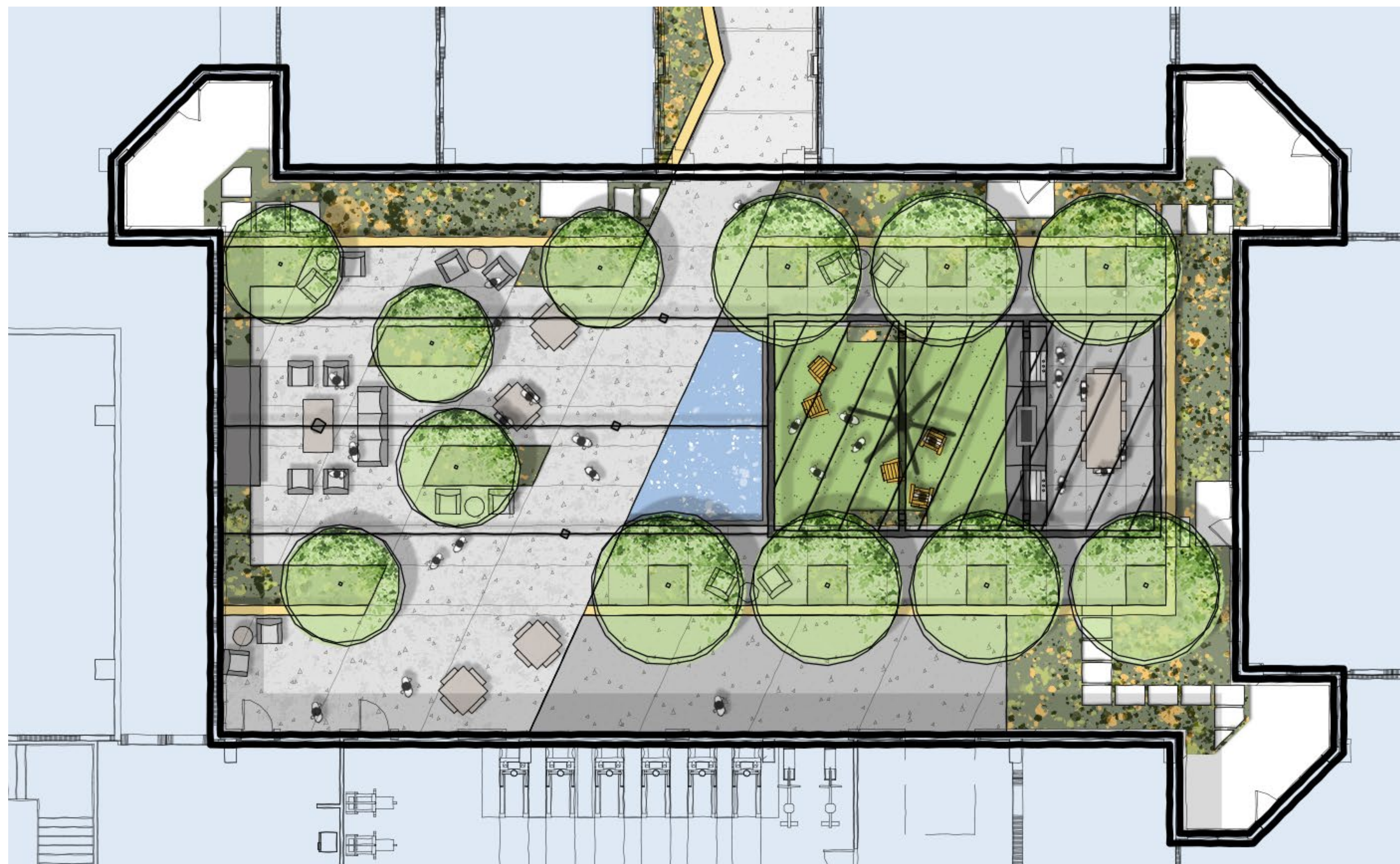
ARTIFICIAL TURF & CONCRETE PAVERS

THE 'GARDEN' CONCEPT ENLARGEMENT

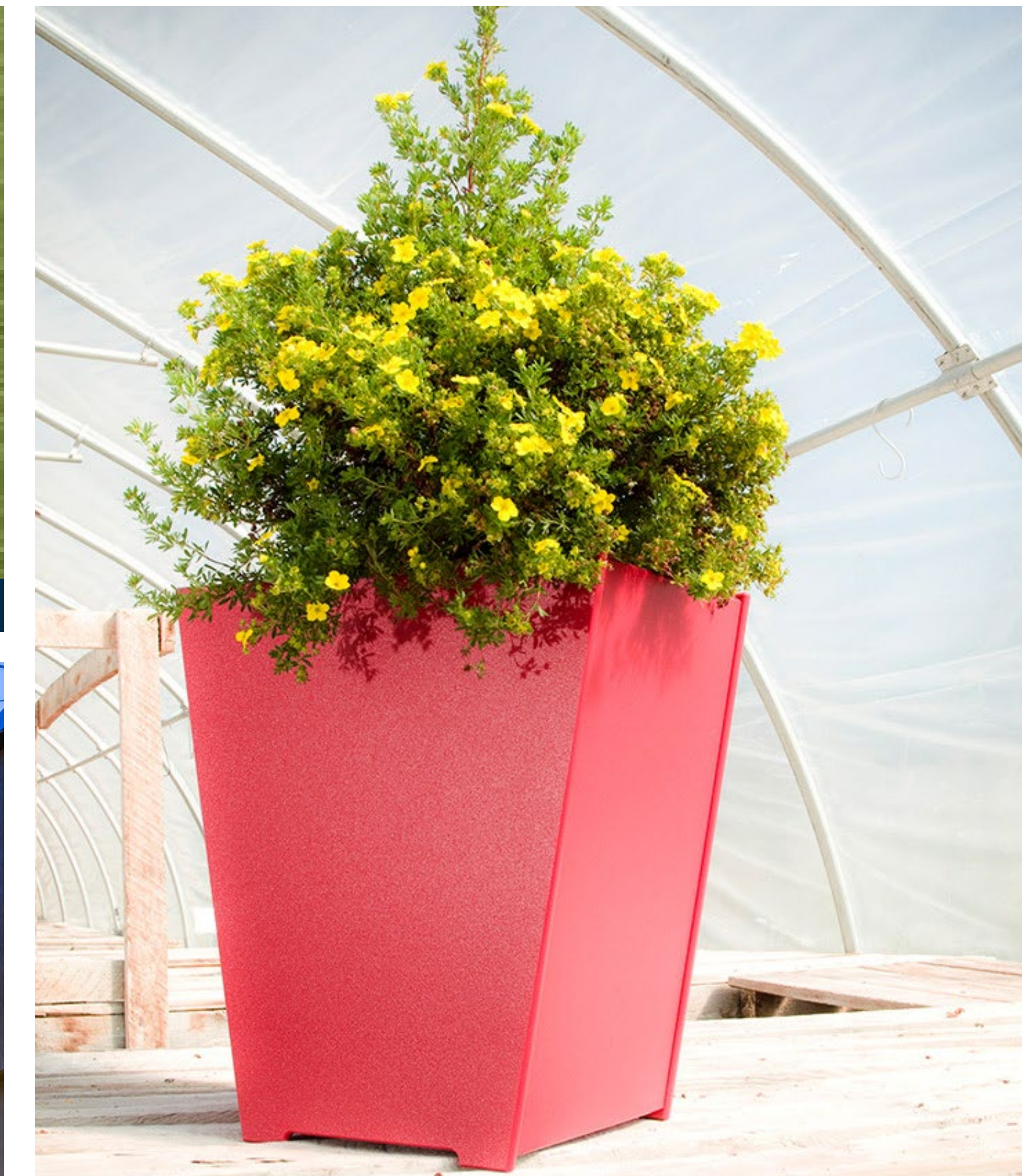




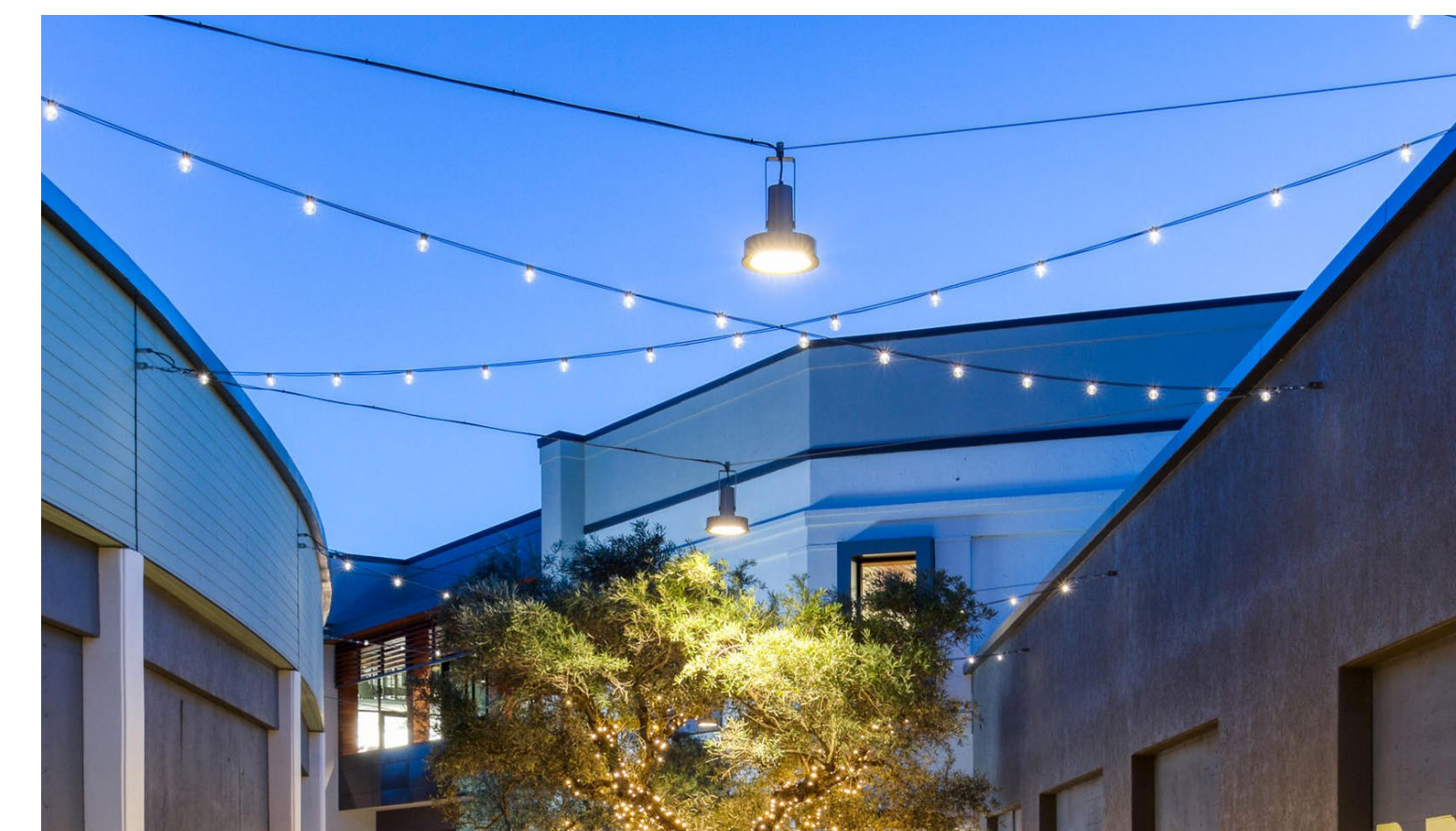
THE 'LIVING ROOM' MATERIALS & ELEMENTS



ARTIFICIAL TURF



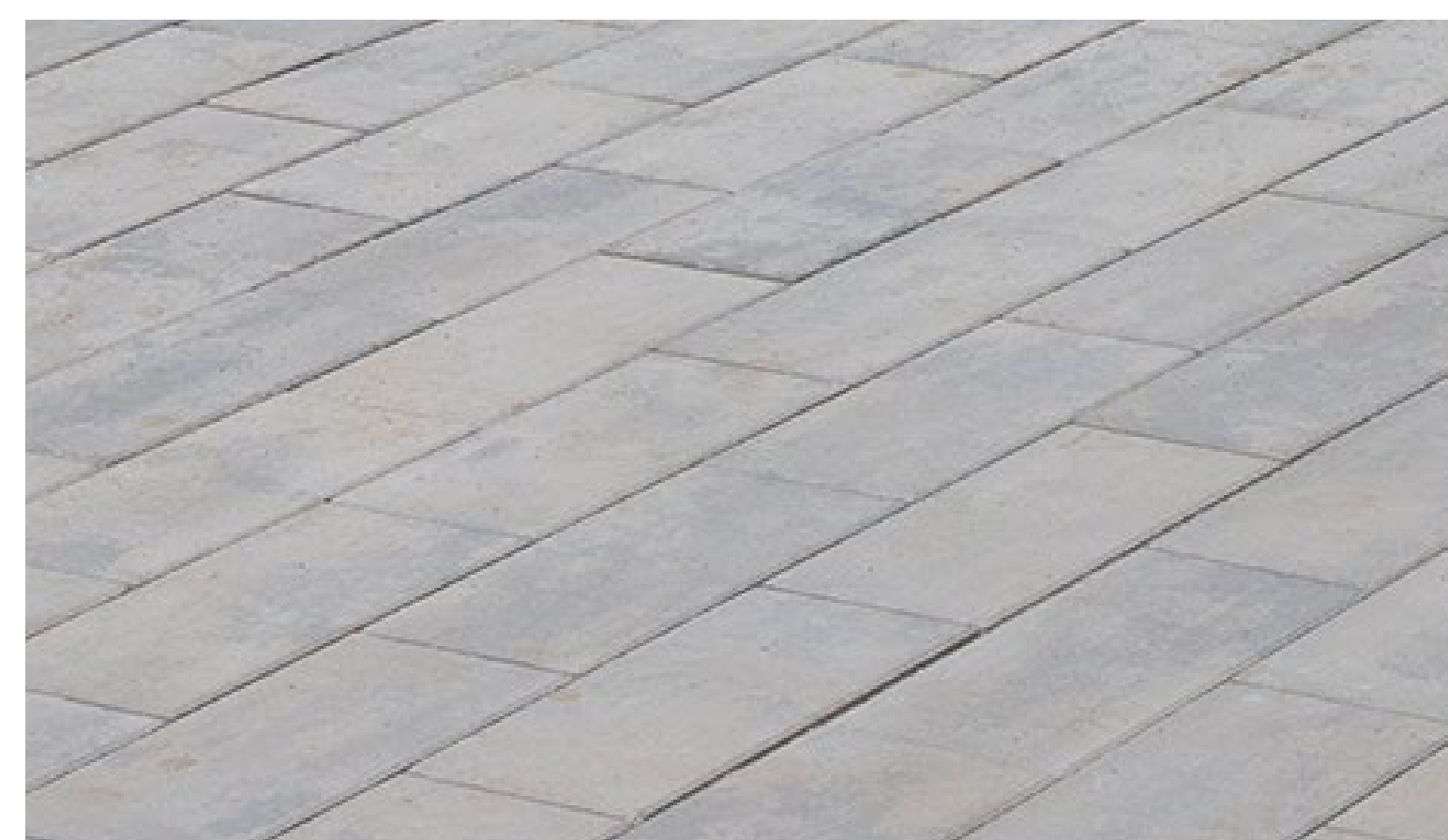
ABOVE-GRADE PLANTERS



CATENARY LIGHTING FIXTURES



MASONRY FIREPLACE



CONCRETE PAVING



CONTEMPORARY WATER FEATURE



AIRY OVERHEAD STRUCTURE



HUMAN SCALE DESIGN ELEMENTS



COMFORTABLE FURNISHINGS



FLEXIBLE SPACES

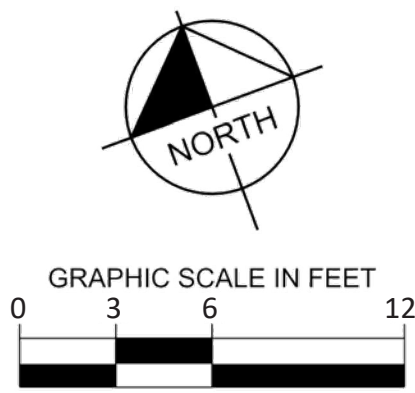
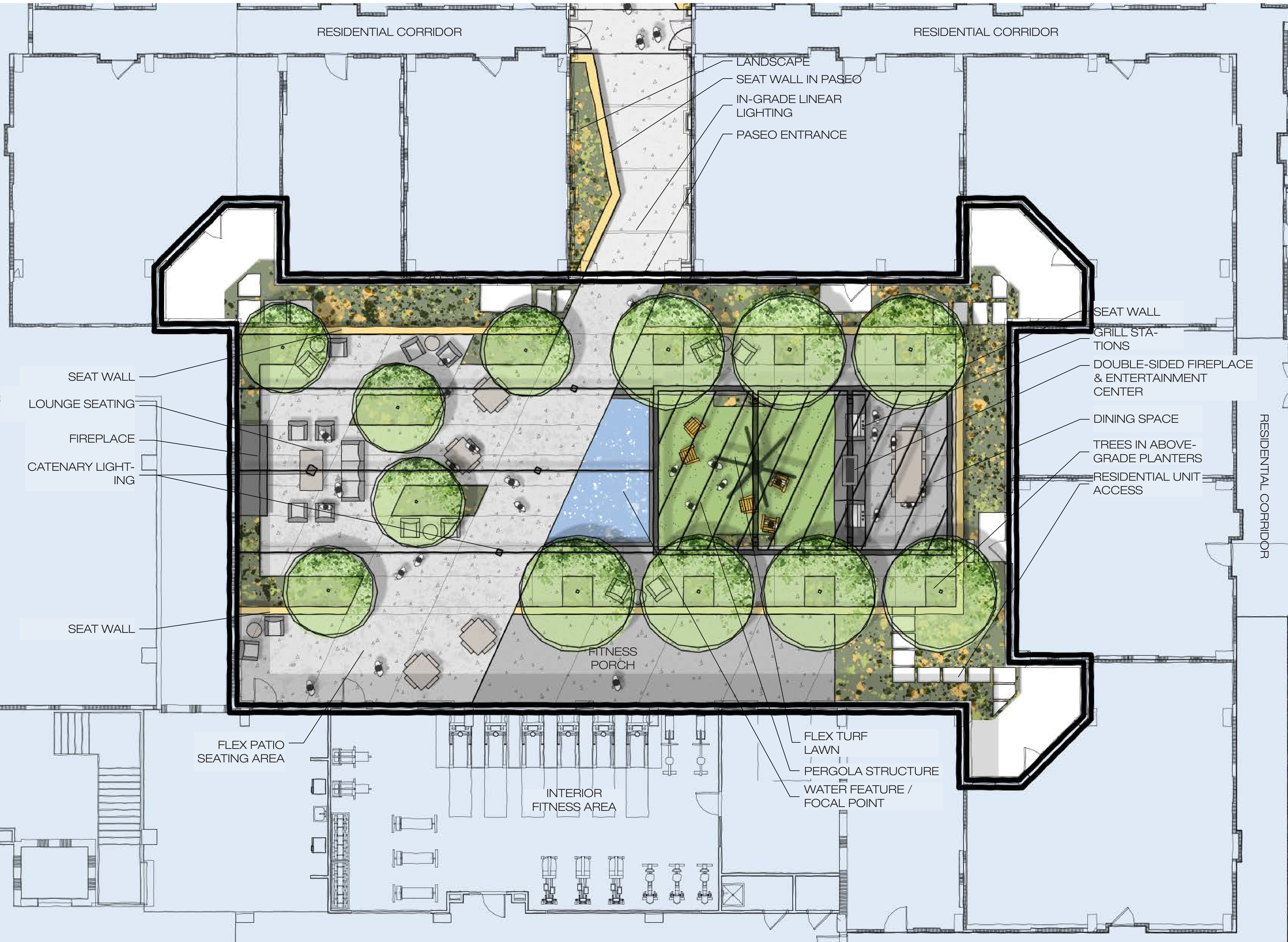


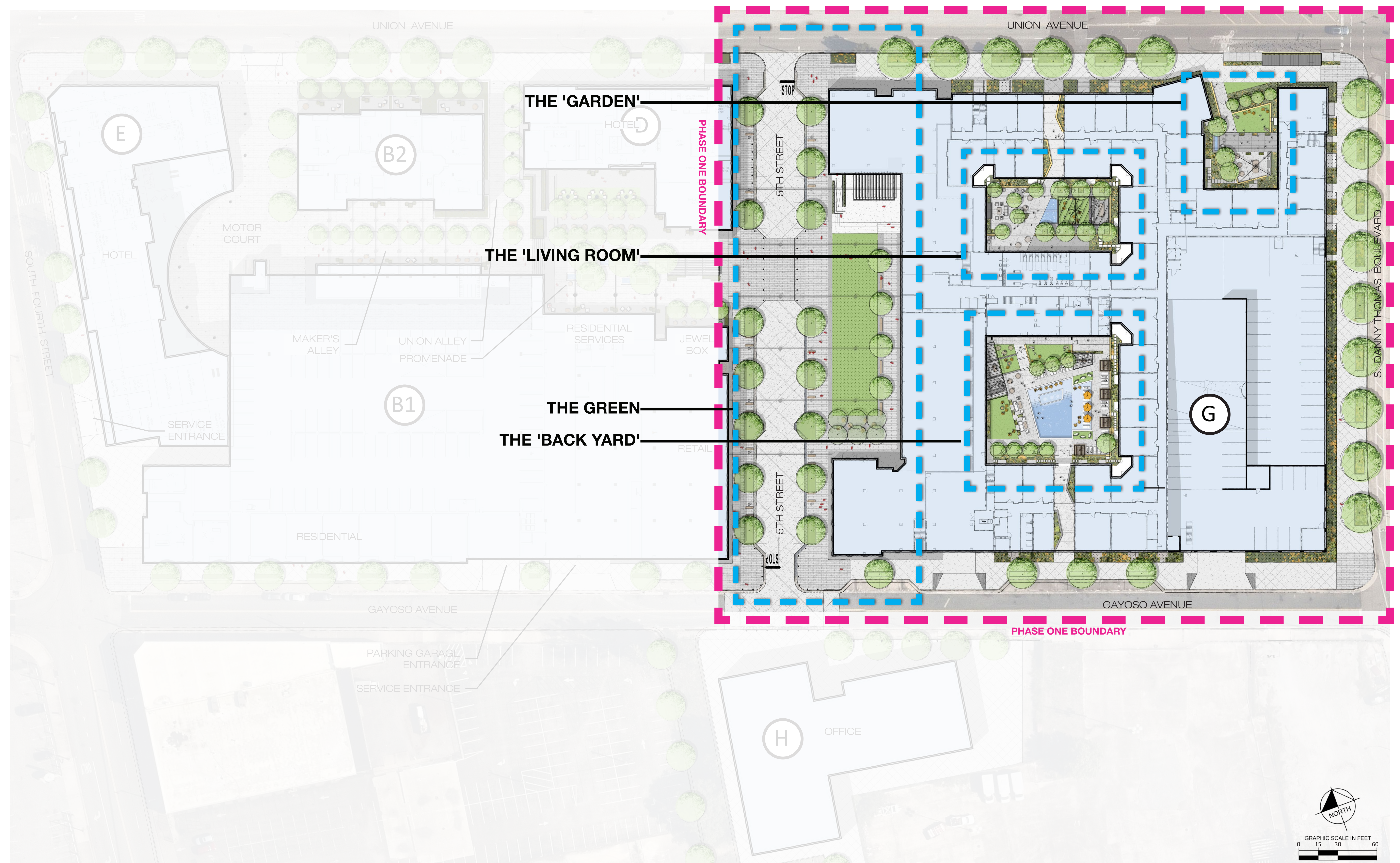
INTIMATE GATHERING SPACES



OUTDOOR FITNESS PATIO

THE 'LIVING ROOM' CONCEPT ENLARGEMENT





THE 'GARDEN'

THE 'LIVING ROOM'

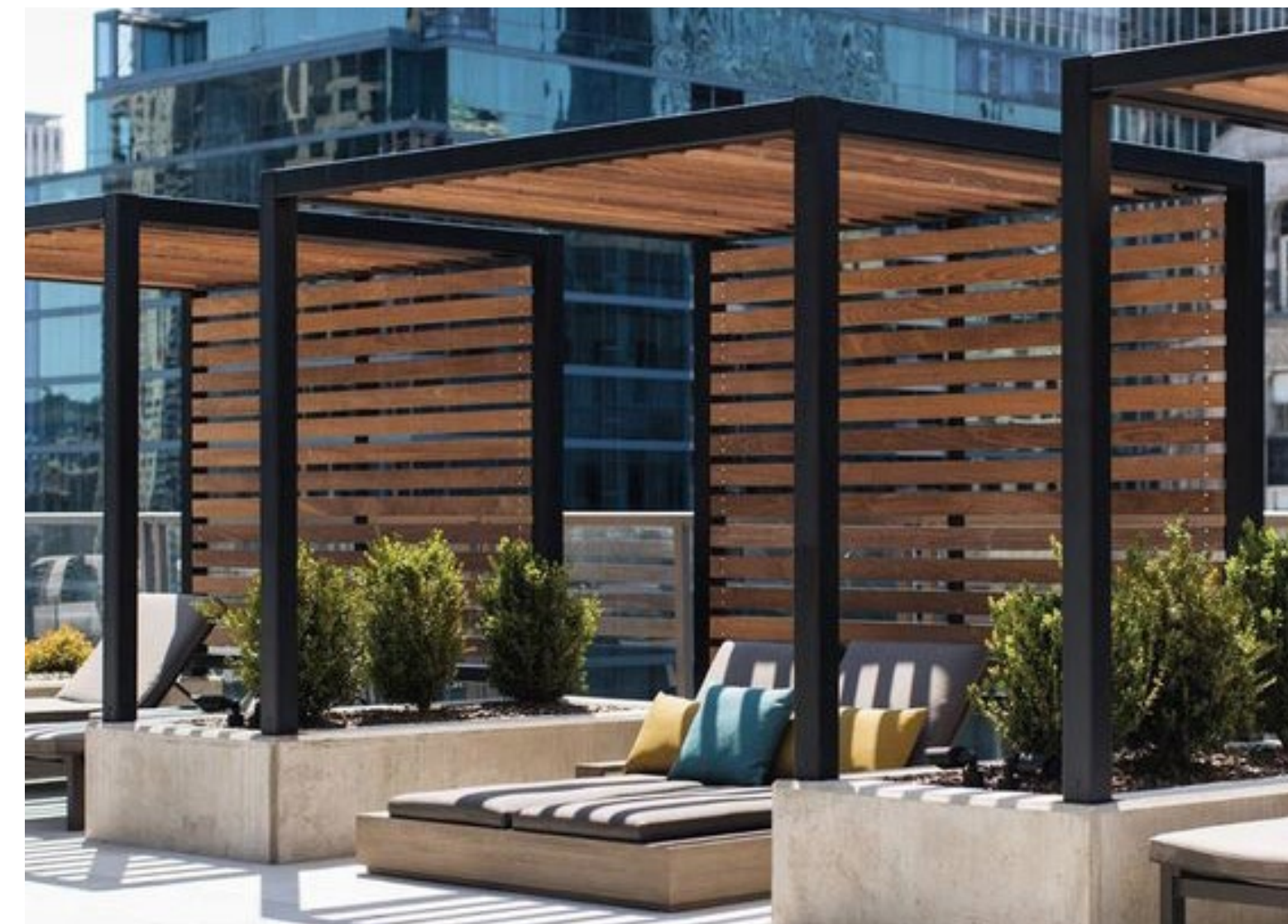
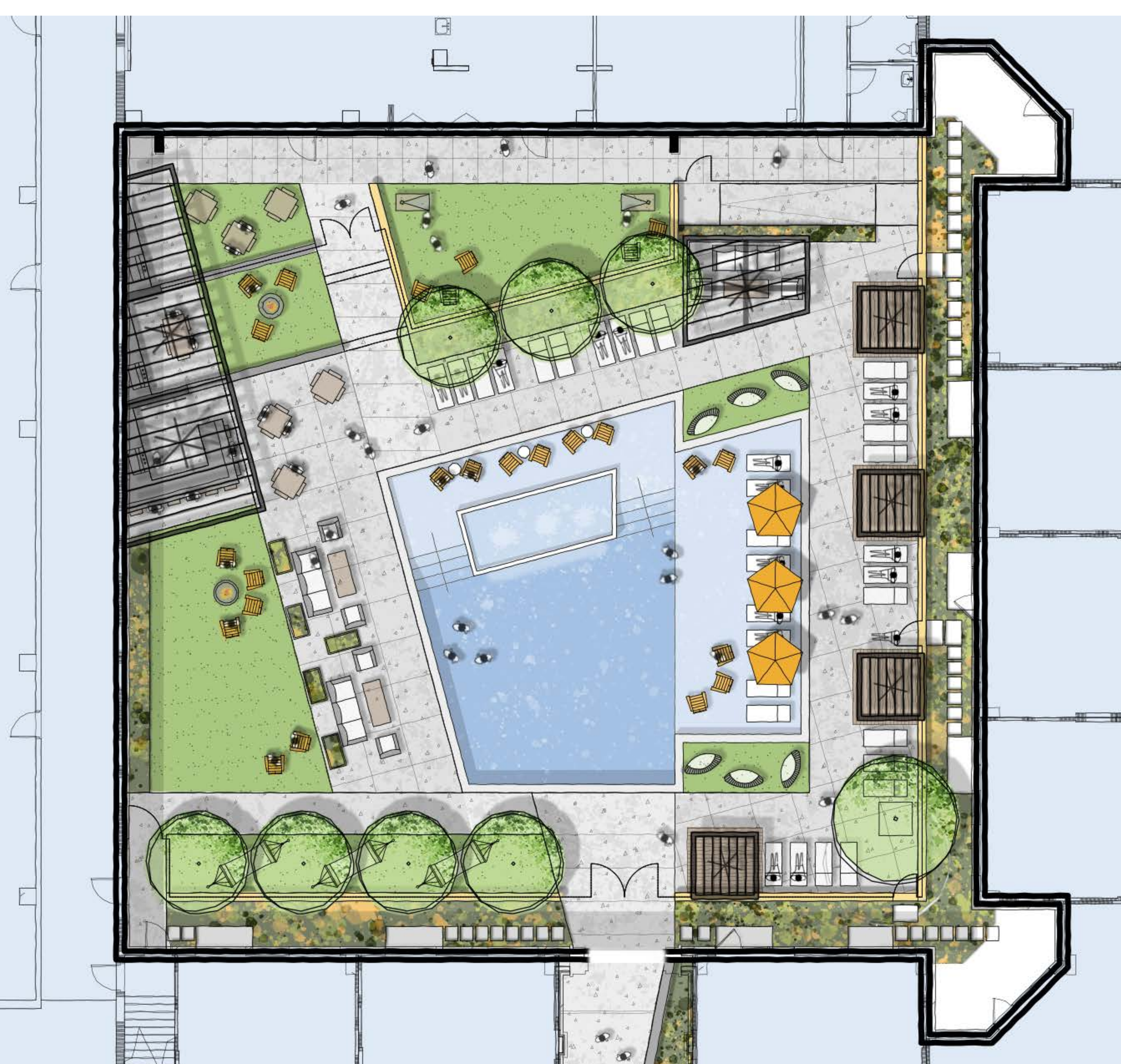
THE GREEN

THE 'BACK YARD'

PHASE ONE BOUNDARY

PHASE ONE BOUNDARY

THE 'BACK YARD' MATERIALS & ELEMENTS



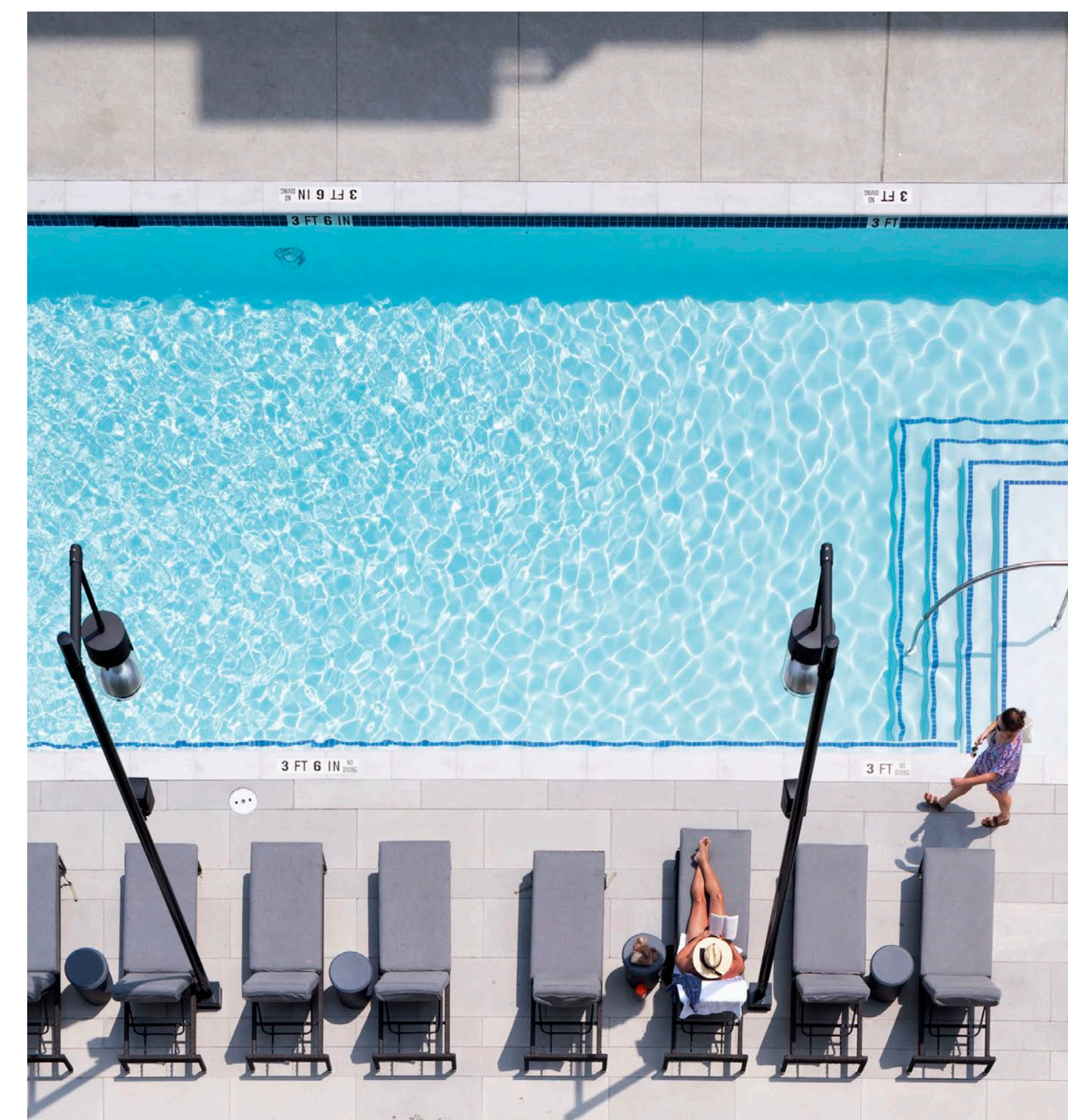
CUSTOM CABANAS



ABOVE-GRADE PLANTERS



MOVABLE FURNISHINGS



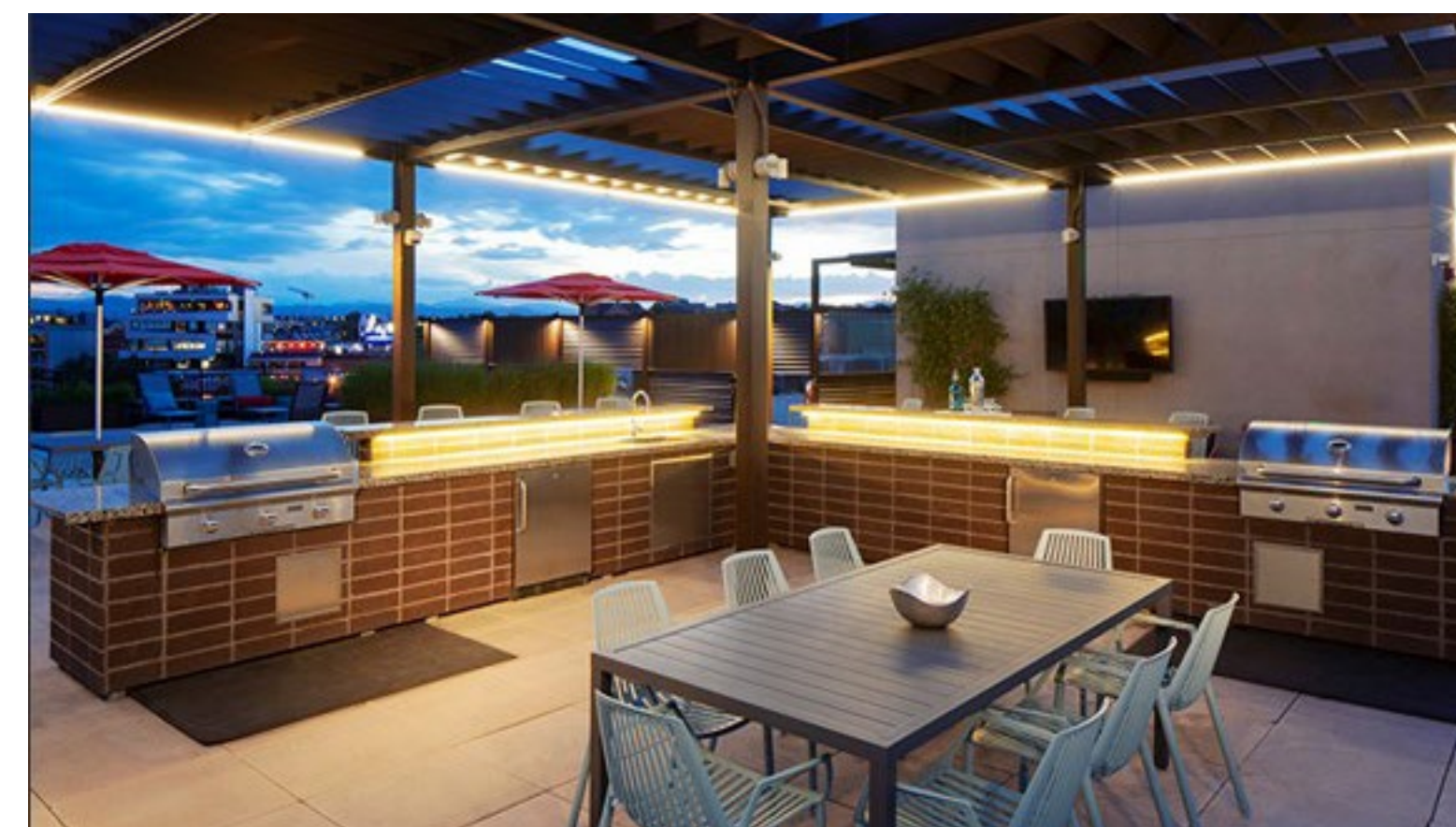
PAVER POOL DECK / ARTIFICIAL TURF



FIRE PIT AND MOVABLE FURNISHINGS



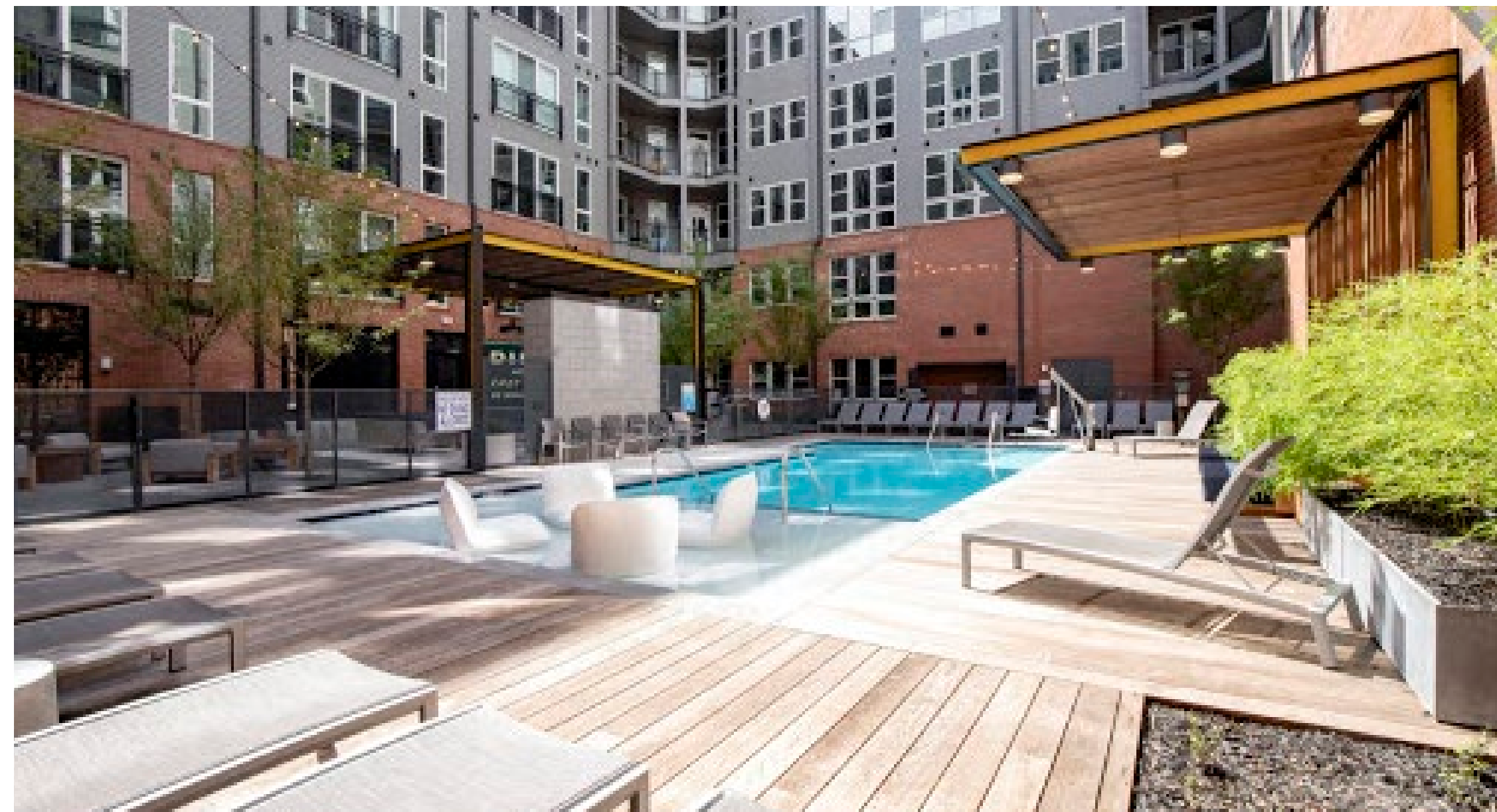
COMPOSITE DECKING



HIGH-END OUTDOOR KITCHEN



PAVER POOL DECK / ARTIFICIAL TURF



CONTEMPORARY MIX OF MATERIALS



COZY POOLSIDE SEATING



INTRIGUING PATTERNS & MATERIALS



EXCITING AND FLEXIBLE SPACES

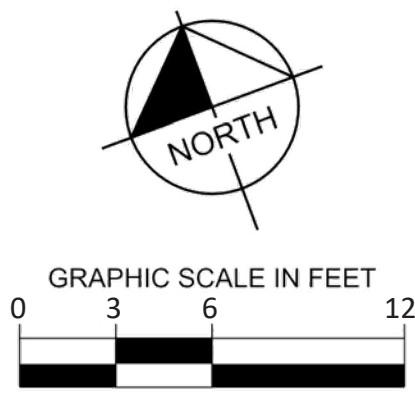
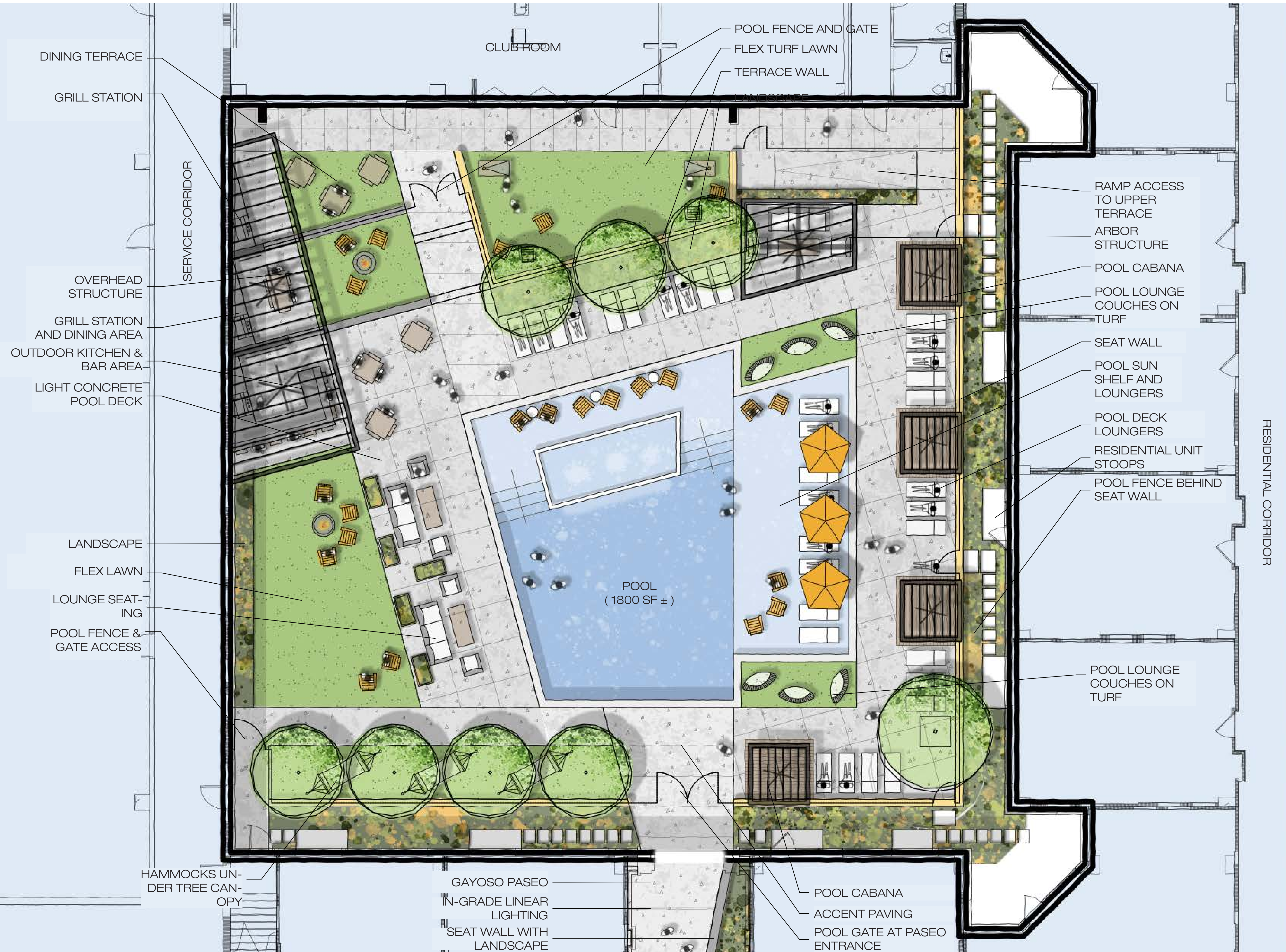


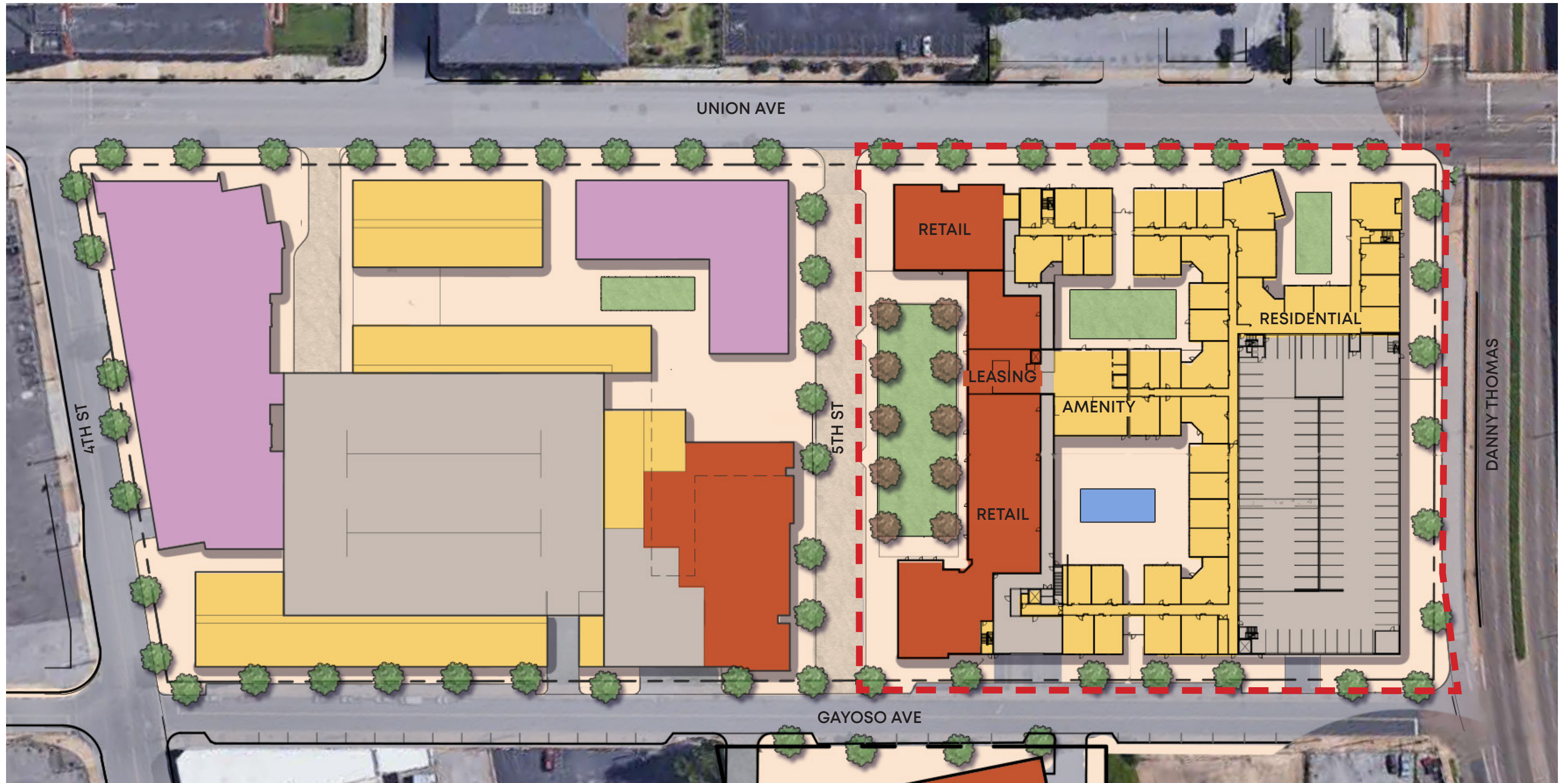
FLEXIBLE ROOMS



SOCIAL GATHERING ELEMENTS

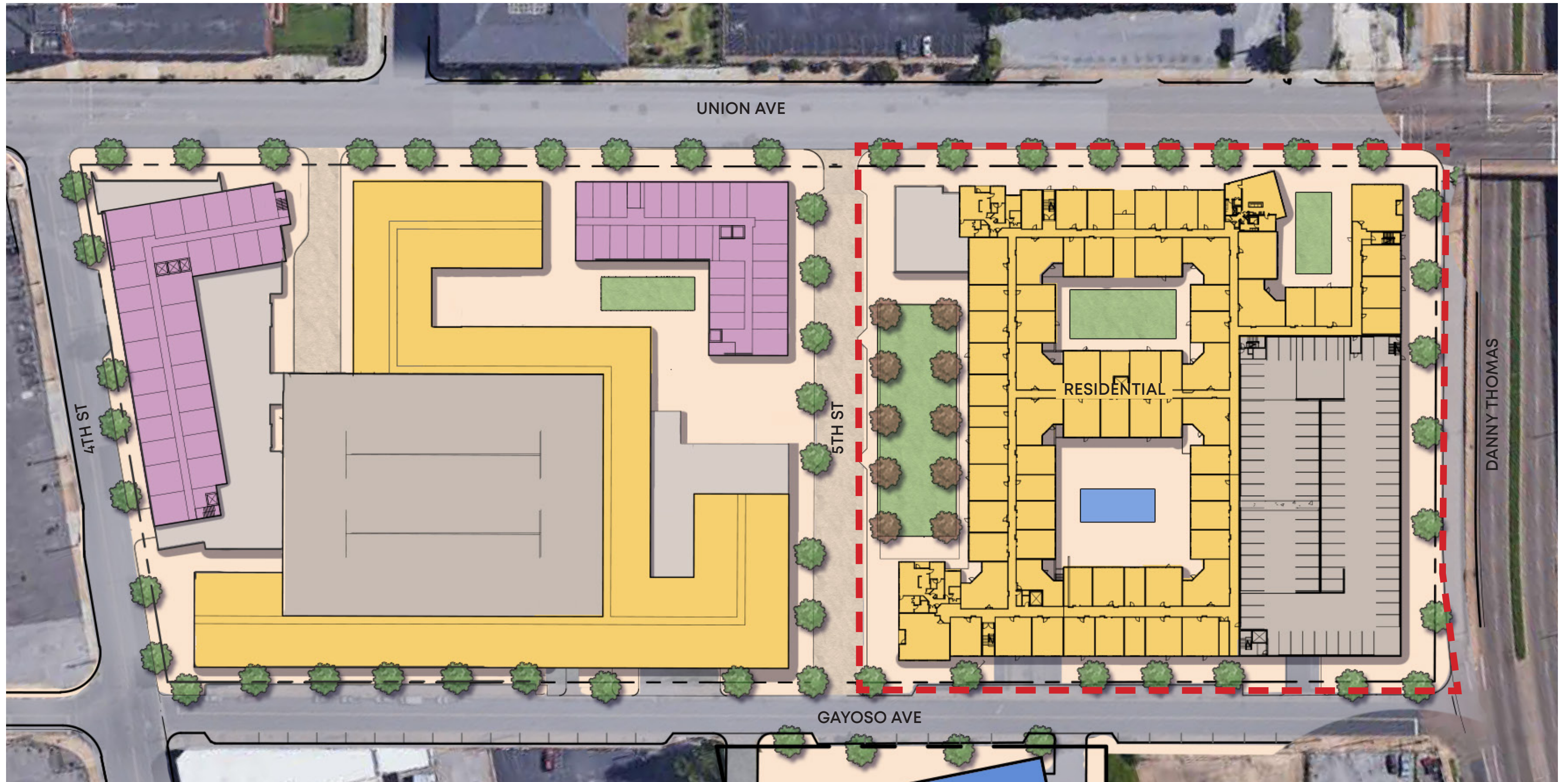
THE 'BACK YARD' CONCEPT ENLARGEMENT





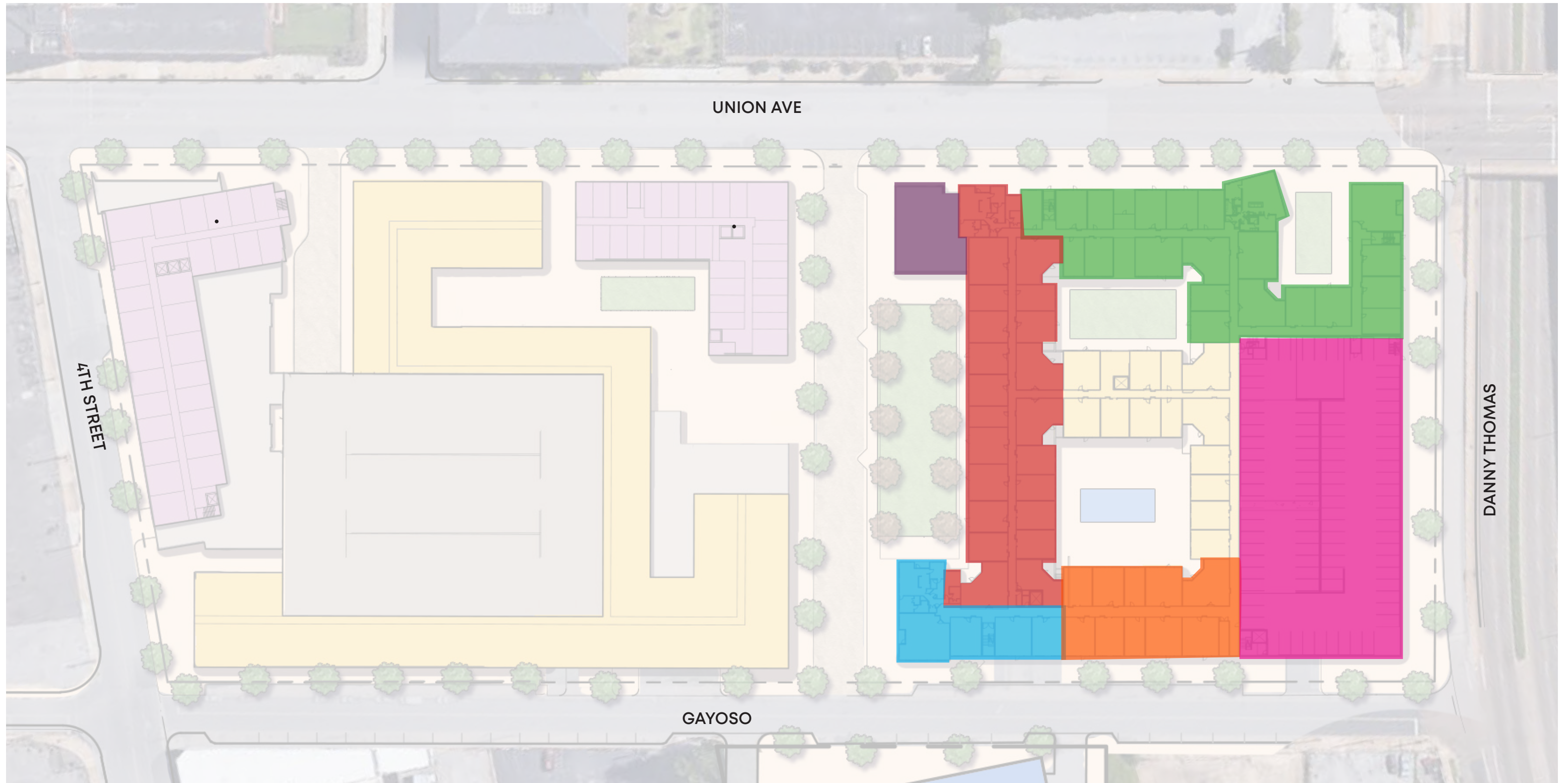
GROUND LEVEL





TYPICAL LEVEL





ARCHITECTURAL BUILDING PART I

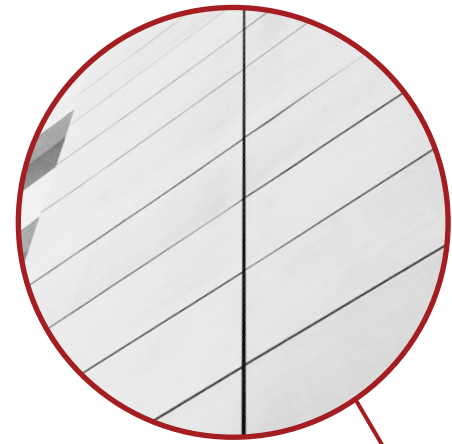


CEMENTITIOUS REVEAL PANEL WITH CONCEALED FASTENERS

BRICK VENEER

BRICK VENEER

CEMENTITIOUS REVEAL PANEL WITH CONCEALED FASTENERS



COLOR PALETTE

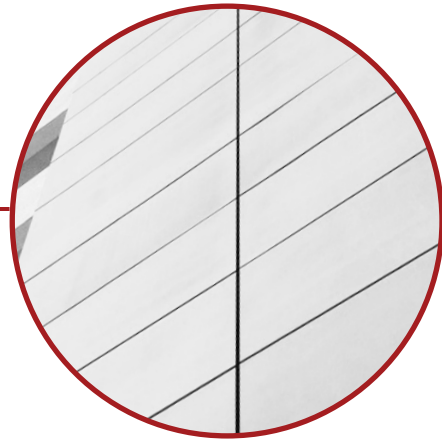


NORTH ELEVATION



VIEW AT DANNY THOMAS AND UNION

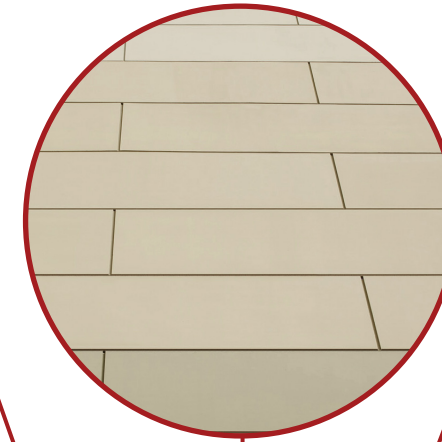
CEMENTITIOUS REVEAL PANEL WITH CONCEALED FASTENERS



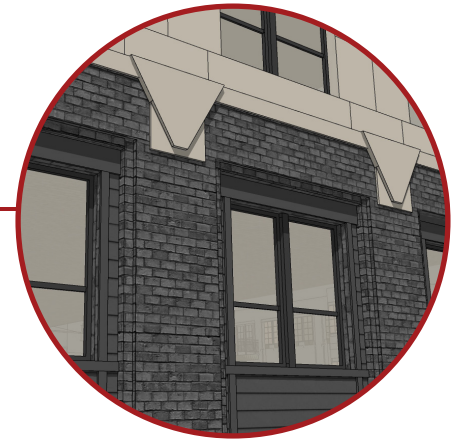
BRICK VENEER



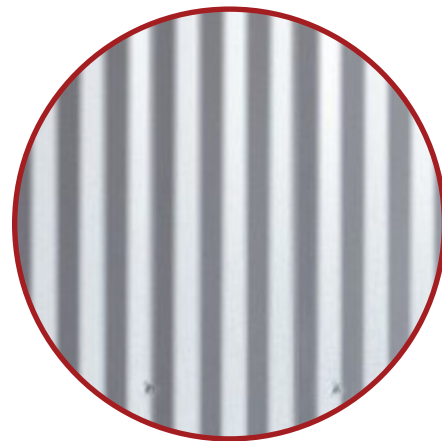
CEMENTITIOUS REVEAL PANEL WITH CONCEALED FASTENERS



DETAIL ENLARGEMENT OF TOP FLOOR



CORRUGATED METAL



WOOD LOOK PLANK



ELEVATION ENLARGEMENT ON NEXT ELEVATION

COLOR PALETTE



WEST ELEVATION



VIEW AT UNION AND 5TH

PORCELAIN TILE



PERFORATED METAL SCREEN OVER FIBER CEMENT REVEAL PANEL



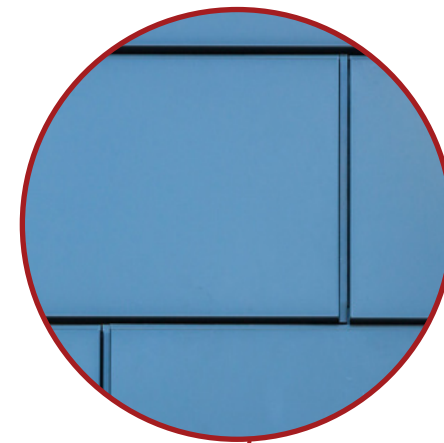
WOOD LOOK PLANK



BRICK VENEER



ACM PANEL



WOOD LOOK PLANK



COLOR PALETTE



RETAIL ELEVATIONS



VIEW OF RETAIL FACADES

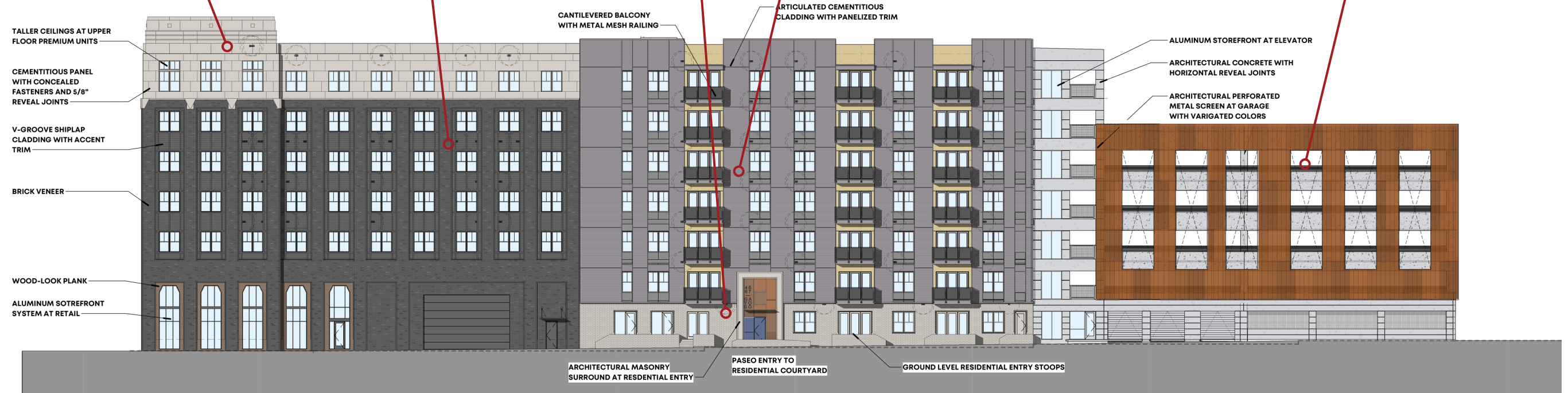
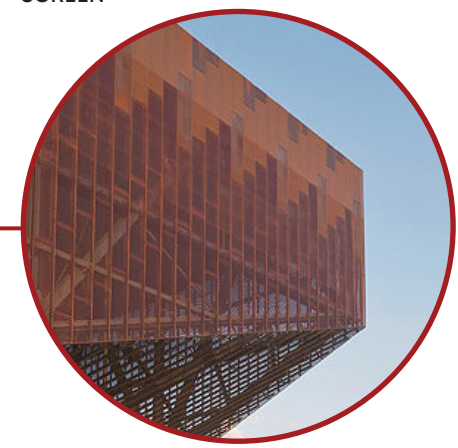
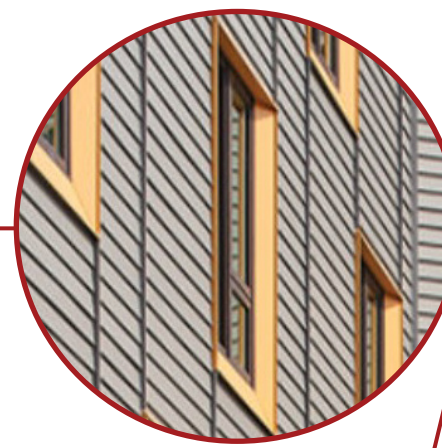
CEMENTITIOUS REVEAL PANEL WITH CONCEALED FASTENERS

BRICK VENEER

BRICK VENEER

ARTICULATED CEMENTITIOUS CLADDING

ARCHITECTURAL PERFORATED METAL SCREEN



COLOR PALETTE



SOUTH ELEVATION



VIEW AT 5TH AND GAYOSO

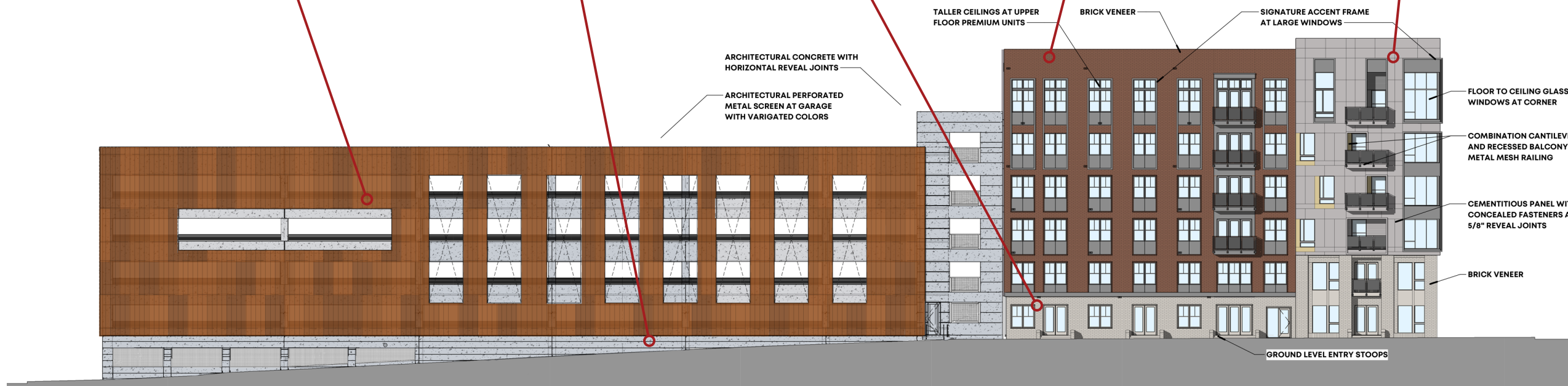
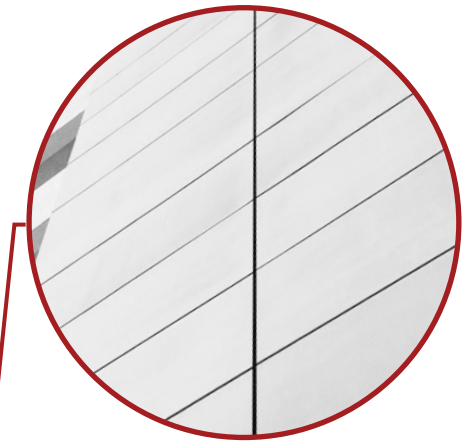
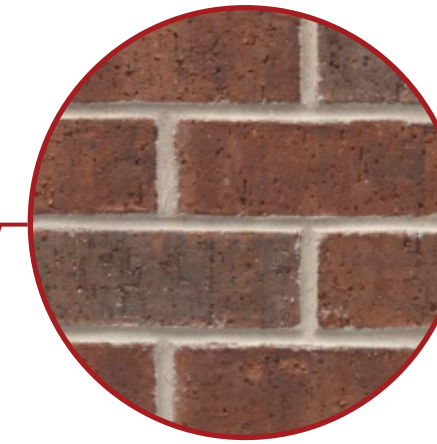
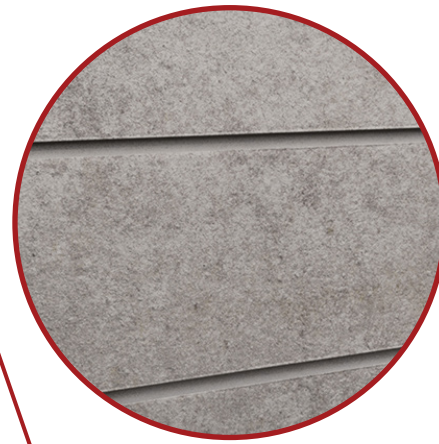
ARCHITECTURAL PERFORATED METAL SCREEN

ARCHITECTURAL PRECAST CONCRETE WITH REVEAL JOINT

BRICK VENEER

BRICK VENEER

CEMENTITIOUS REVEAL PANEL WITH CONCEALED FASTENERS



ARCHITECTURAL CONCRETE WITH HORIZONTAL REVEAL JOINTS

ARCHITECTURAL PERFORATED METAL SCREEN AT GARAGE WITH VARIGATED COLORS

TALLER CEILINGS AT UPPER FLOOR PREMIUM UNITS

BRICK VENEER

SIGNATURE ACCENT FRAME AT LARGE WINDOWS

FLOOR TO CEILING GLASS WINDOWS AT CORNER

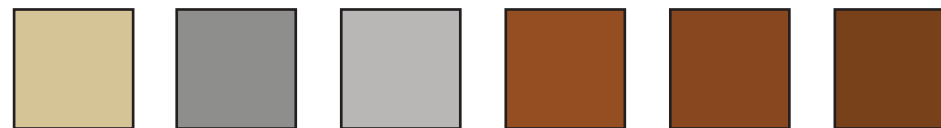
COMBINATION CANTILEVERED AND RECESSED BALCONY WITH METAL MESH RAILING

CEMENTITIOUS PANEL WITH CONCEALED FASTENERS AND 5/8" REVEAL JOINTS

BRICK VENEER

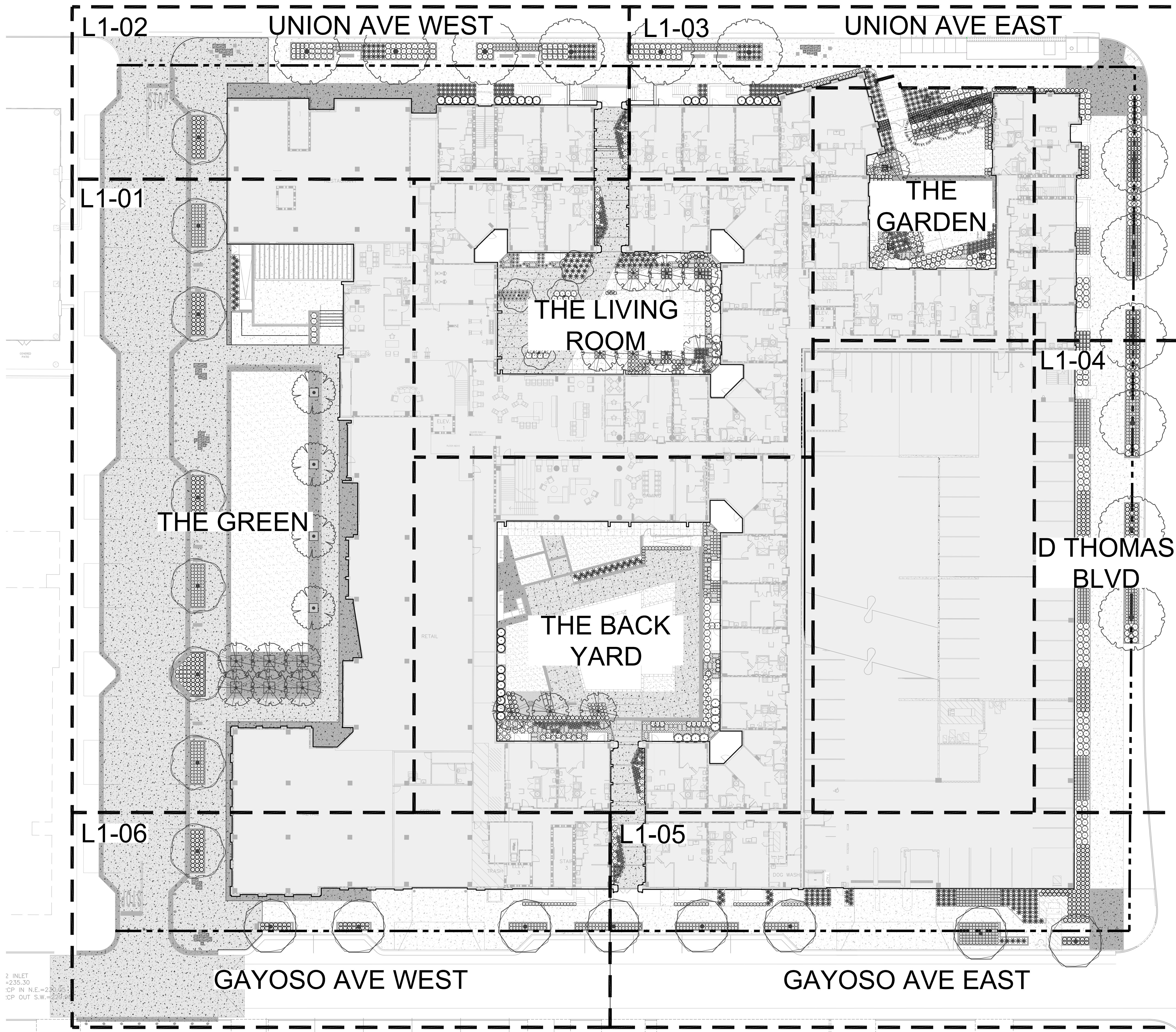
GROUND LEVEL ENTRY STOOPS

COLOR PALETTE

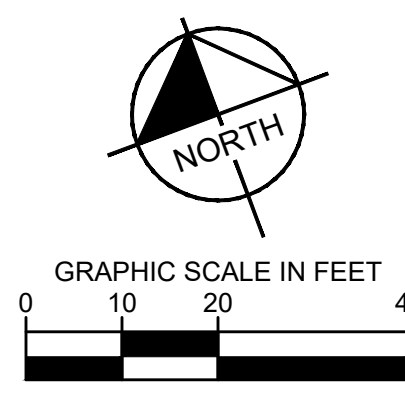


EAST ELEVATION





2 INLET
+235.30
CP IN N.E.=222.55
CP OUT S.W.=229.55



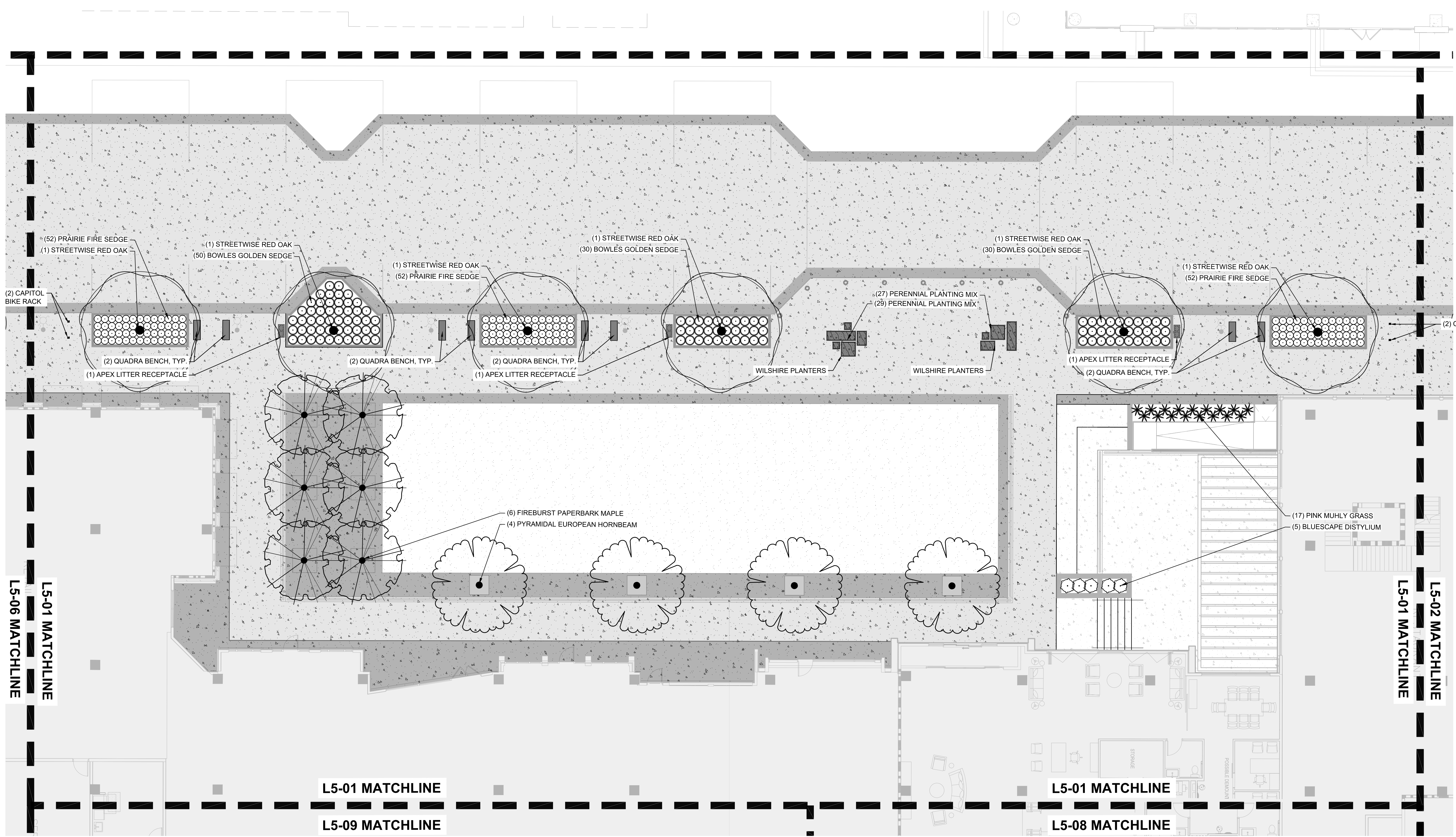
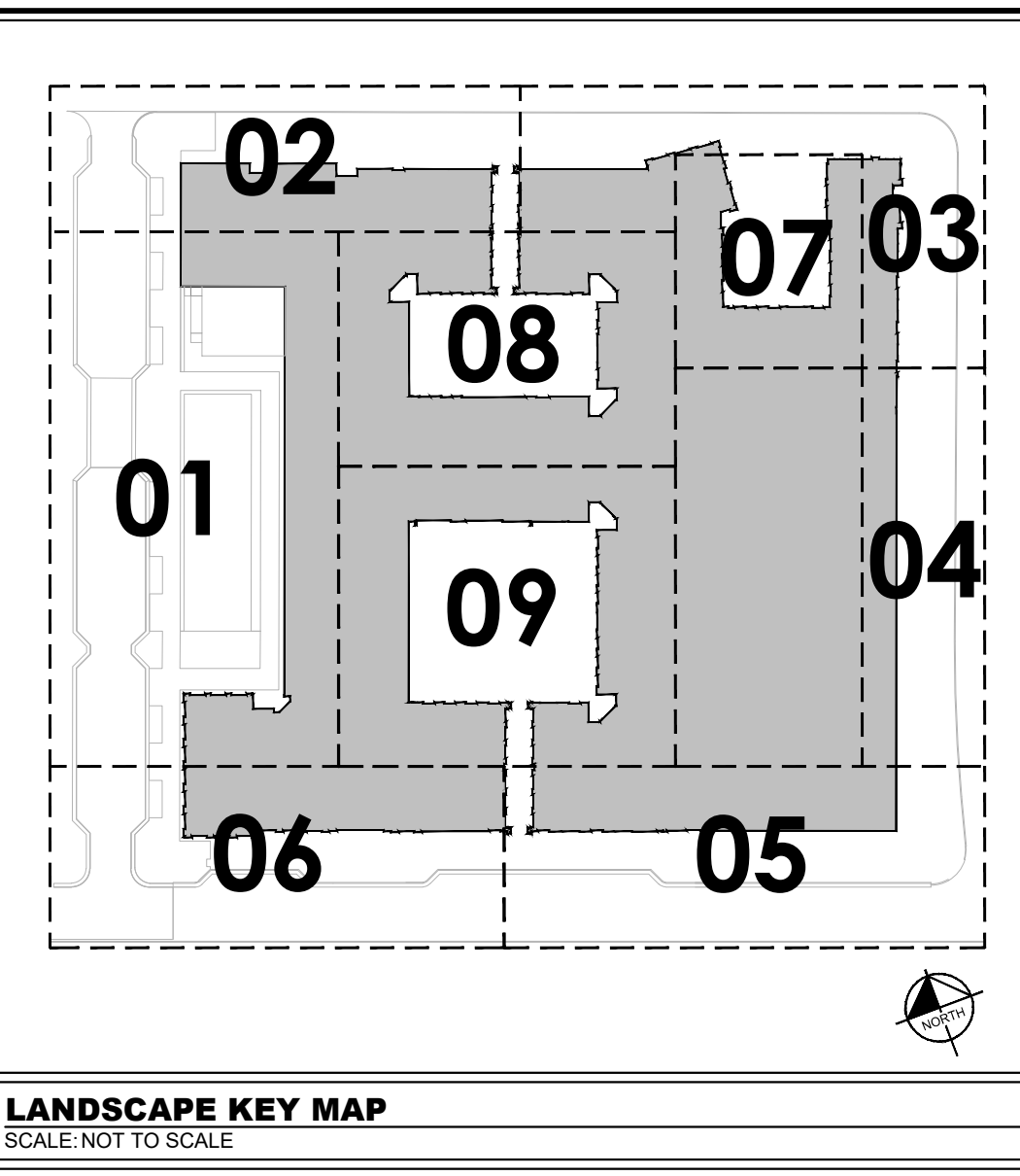
Drawing name: K:\MEML\DEV\153140001 - Union Row\Cap\Plan\Green\Site\Landscape\1500 LANDSCAPE PLAN_DWG SET.dwg L1-00 Feb 23, 2021 10:29am by Owen Harris

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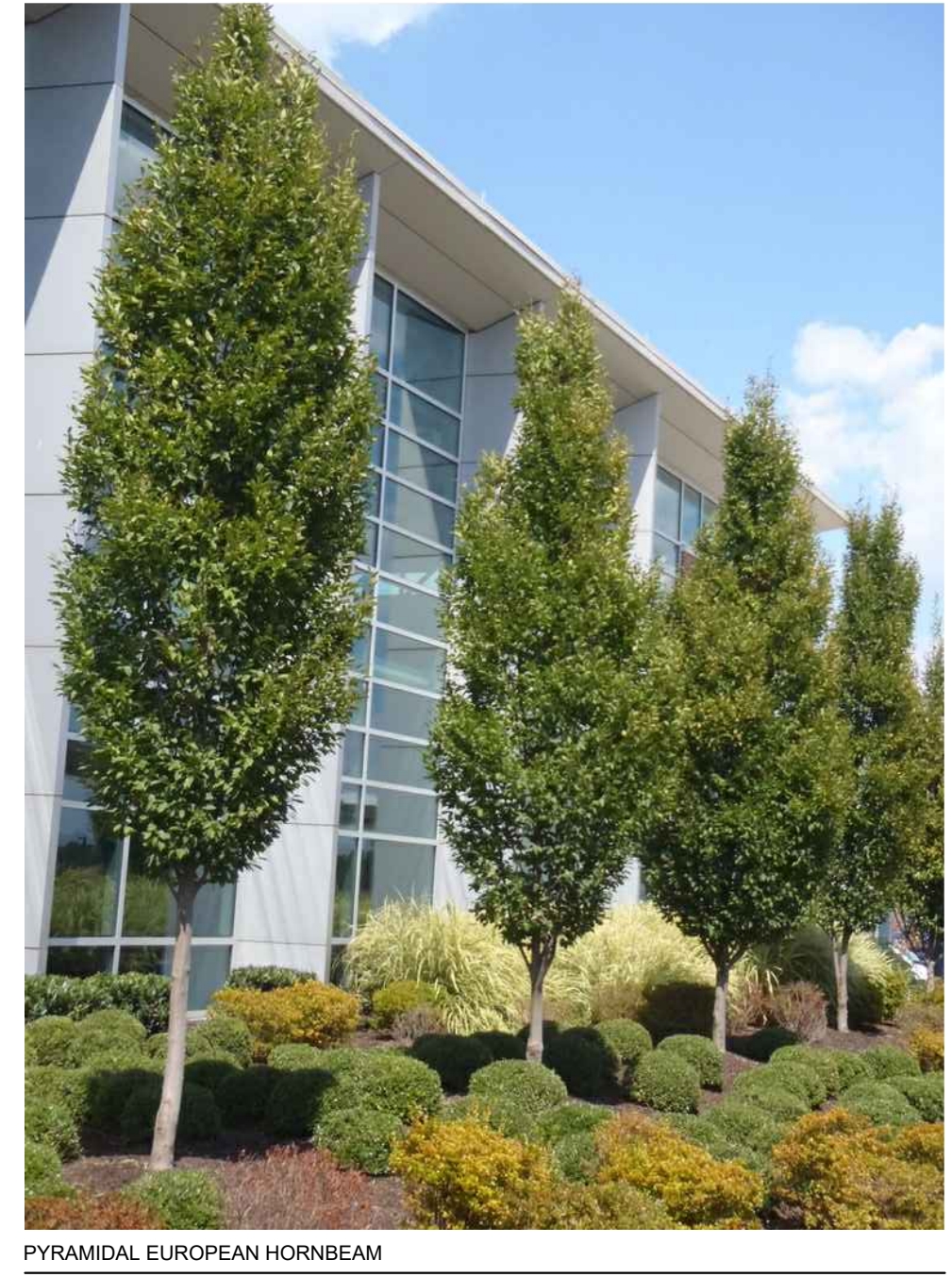
NO.	ISSUANCE / REVISION DESCRIPTIONS	DATE	BY
10/16/2020	KHA		
12/17/2020	KHA		
100% DESIGN DEVELOPMENT			
50% CONSTRUCTION DOCUMENTS			

NO.	DATE	BY	DESCRIPTION

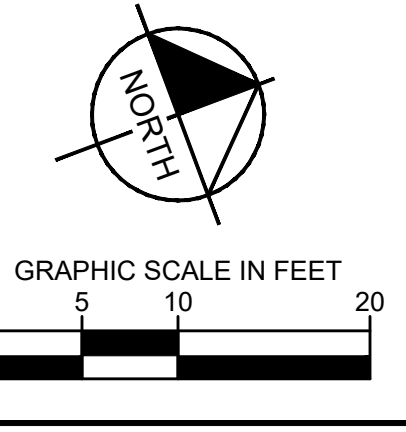
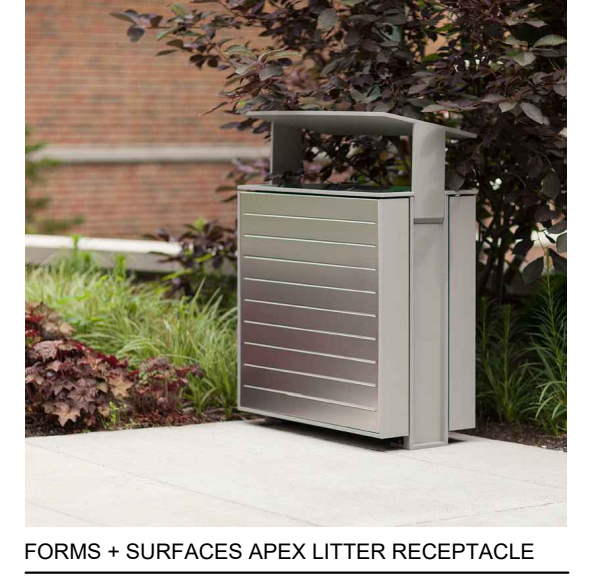
100% DESIGN DEVELOPMENT
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PLANT MATERIALS



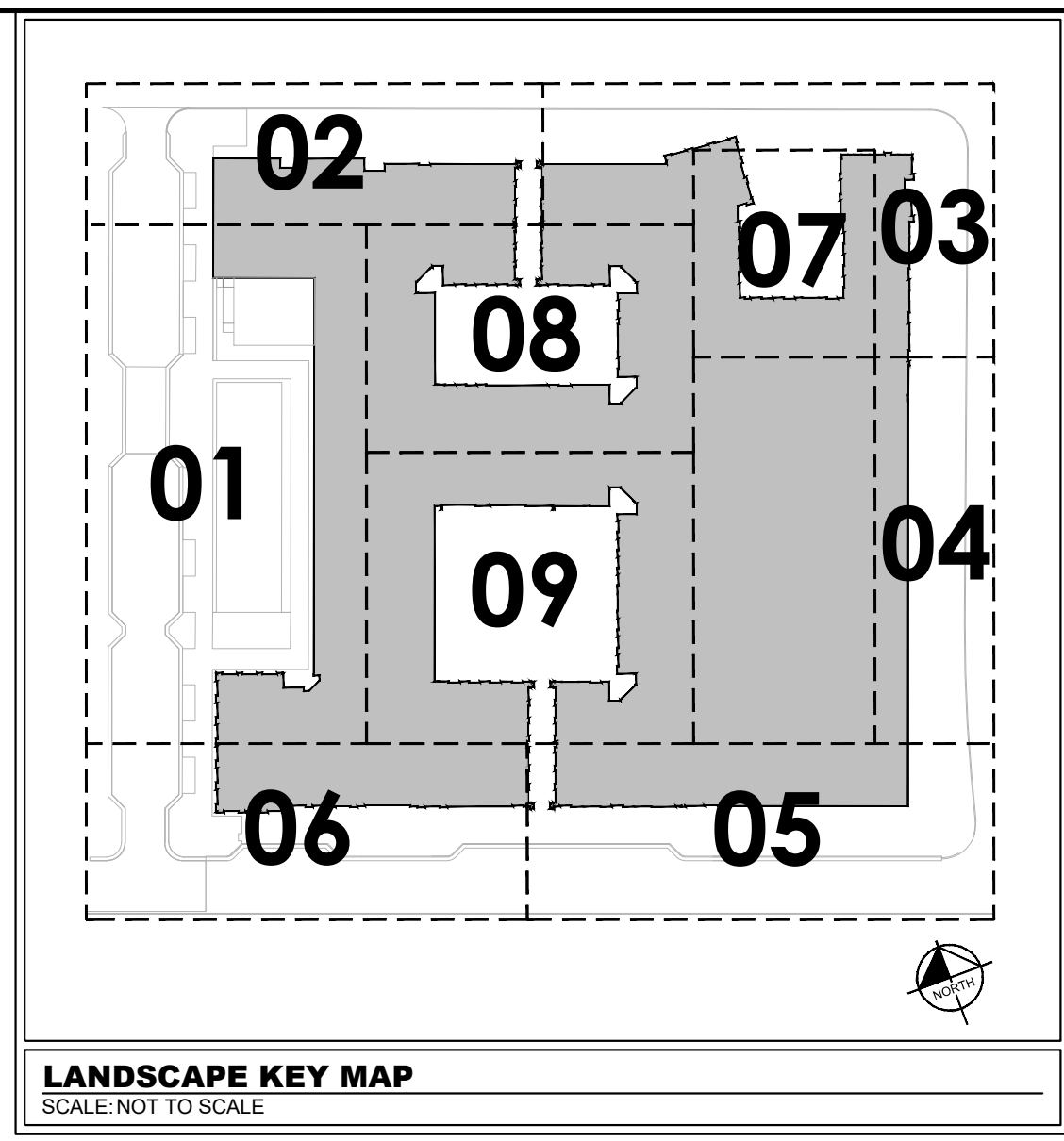
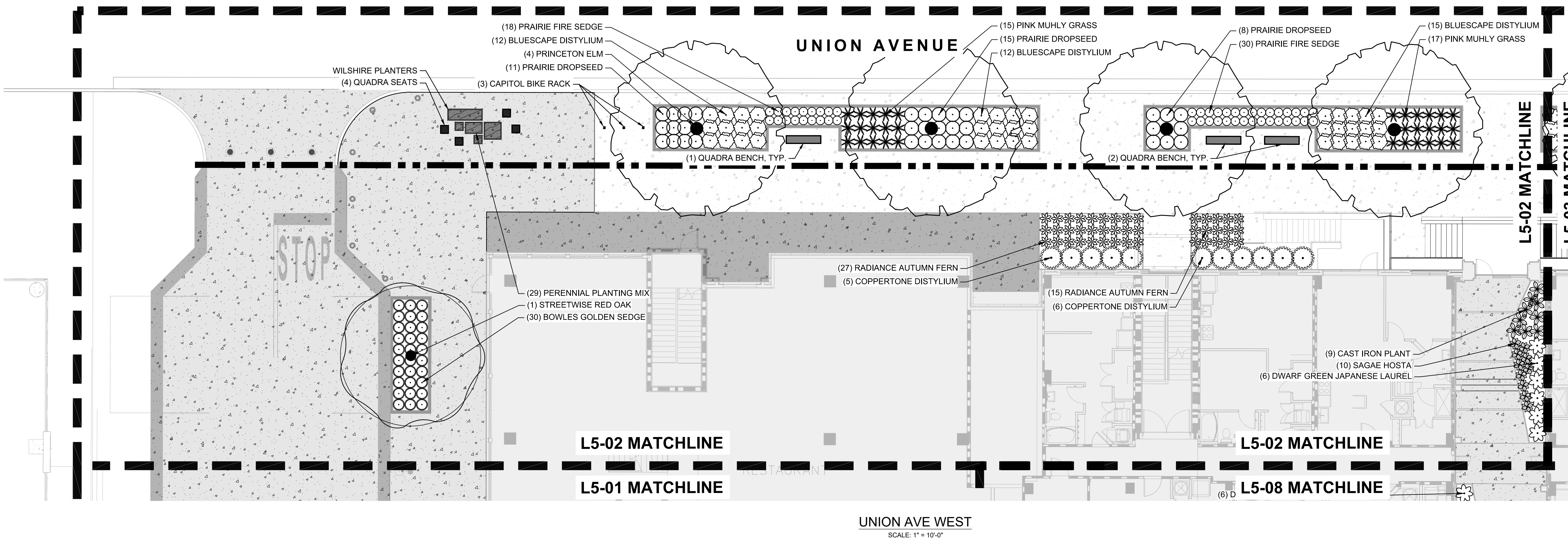
SITE FURNISHINGS



Drawing name: K:\MEM\LD\115314000-Union Row\Capitol\Plant\Green\Site\LANDSCAPE PLAN_L1-01.dwg 115314000-Union Row\Capitol\Plant\Green\Site\LANDSCAPE PLAN_L1-01.dwg 115314000-Union Row\Capitol\Plant\Green\Site\LANDSCAPE PLAN_L1-01.dwg 115314000-Union Row\Capitol\Plant\Green\Site\LANDSCAPE PLAN_L1-01.dwg

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Drawing name: K:\ME\115314000 - Union Row\Cap\Plan\Shelby\Landscapes\Plantings\LS-00 LANDSCAPE PLAN_DWG SET.dwg L1-02 Feb 23, 2021 10:28am by Owen Harris



NO.	DATE	BY	DESCRIPTION
10/16/2020	KHA		CLIENT
12/17/2020	KHA		
			100% DESIGN DEVELOPMENT
			50% CONSTRUCTION DOCUMENTS
			ISSUANCE / REVISION DESCRIPTIONS

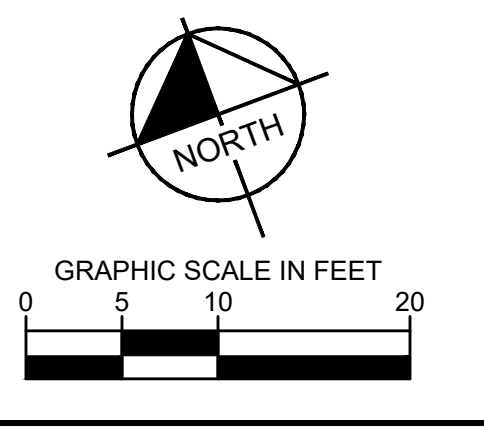
PROJECT
 NOT FOR CONSTRUCTION

DRAWN BY	KHA
DESIGNED BY	KHA
REVIEWED BY	KHA
DATE	2021-2-10
PROJECT NO.	115314000
TITLE	UNION AVE WEST
SHEET NUMBER	L1-02

PLANT MATERIALS

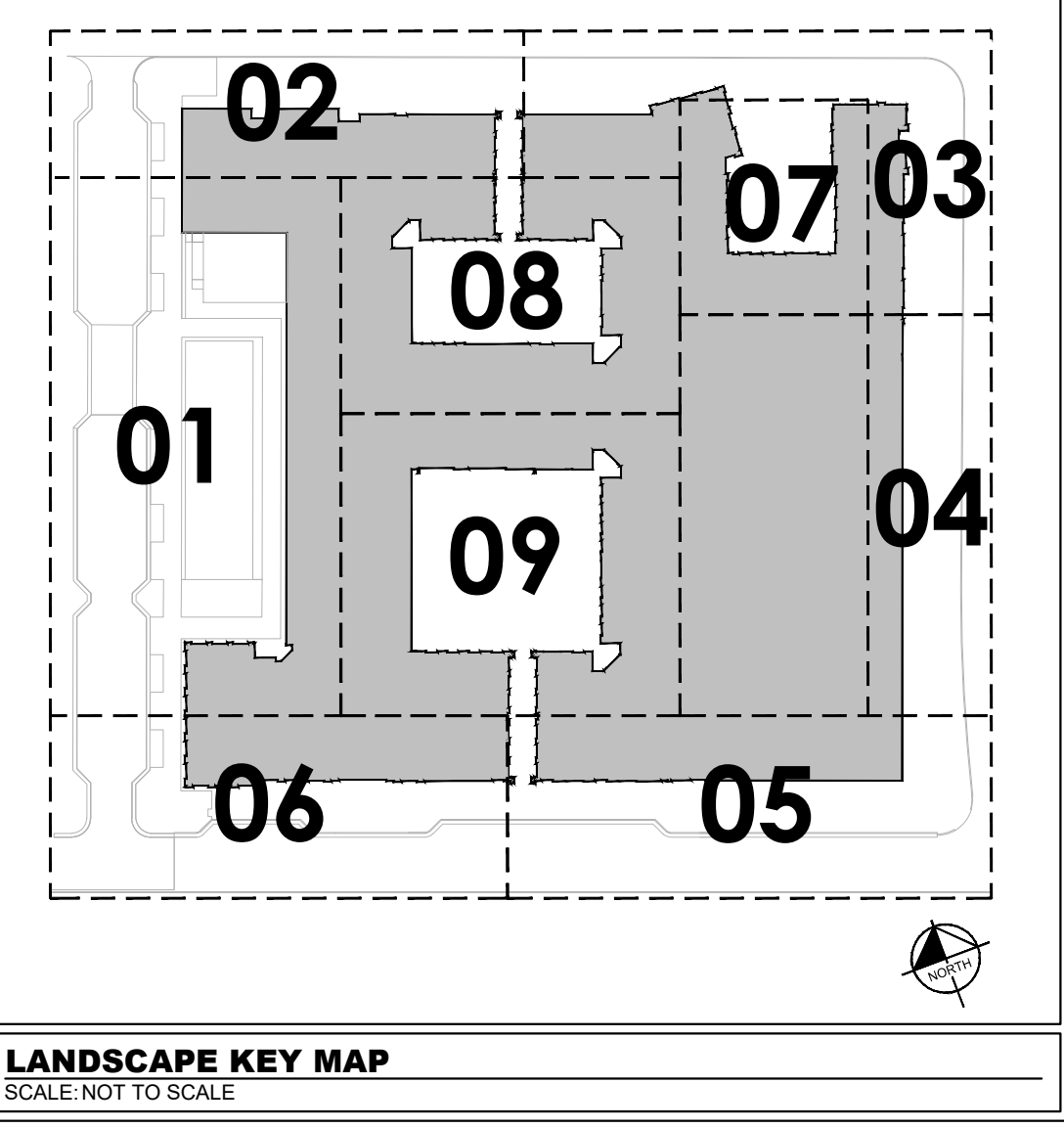
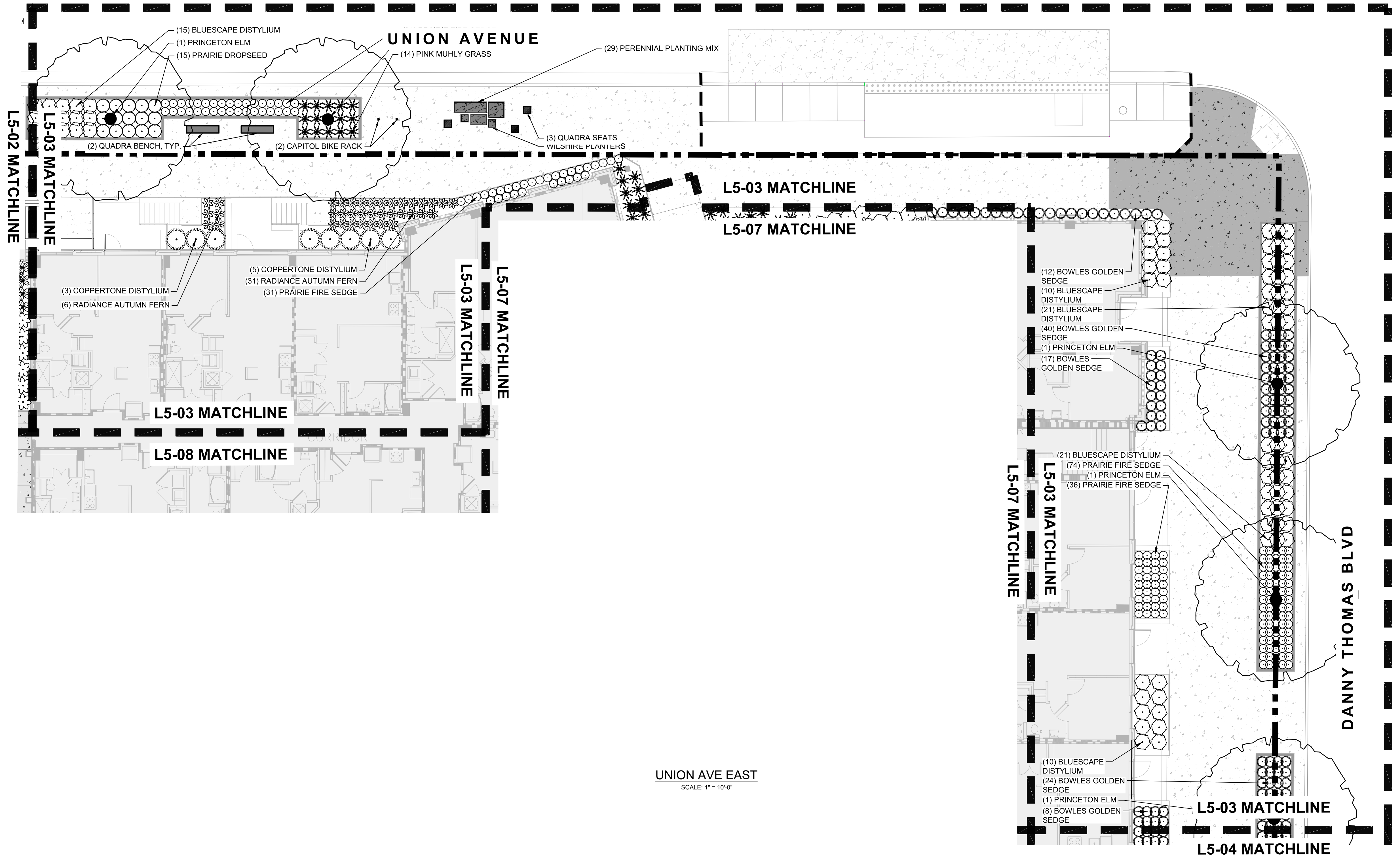


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Drawing name: K:\MEML\DEV\15314000 - Union Row\Cap\Plan\Shelby\Landscapes\Plants\shelbyL5-00 LANDSCAPE PLAN_DPB.SET.dwg L1-03 Feb 23, 2021 10:26am by: Owen Harris



NO.	DATE	BY	DESCRIPTION

**THE WALK
BUILDING G**
UNION AVENUE, MEMPHIS, SHELBY COUNTY,
TENNESSEE

PROJECT

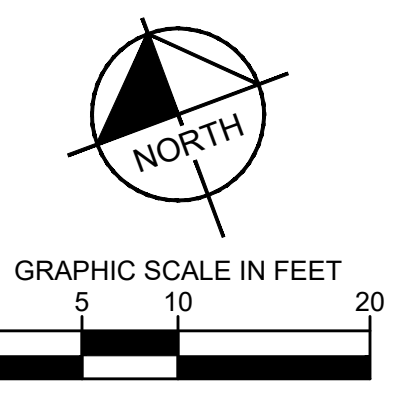
NOT FOR CONSTRUCTION

DRAWN BY: KHA
DESIGNED BY: KHA
REVIEWED BY: KHA
DATE: 2021-2-10
PROJECT NO.: 115314000
TITLE: UNION AVE EAST
SHEET NUMBER: L1-03

PLANT MATERIALS



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Drawing name: K:\MENA\DEV\15314000 - Union Row\CapPlan\Client\Landscapes\PlantMaterials\L5-00 LANDSCAPE PLAN_DPB.SET.dwg L1-04 Feb 23, 2021 10:20am by: Owen Harris

PLANT MATERIALS



PRINCETON ELM



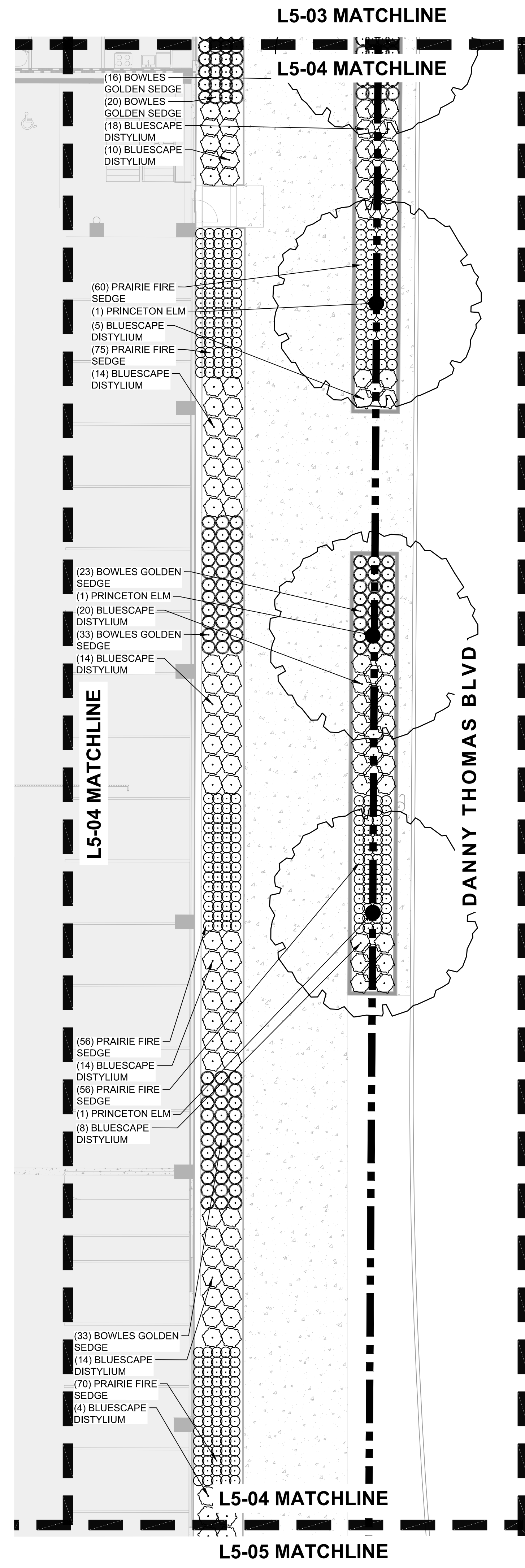
BLUESCAPE DISTYLIUM



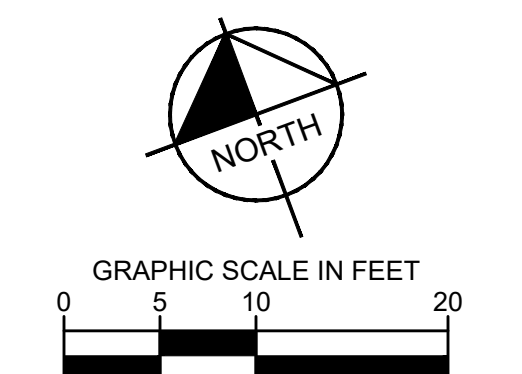
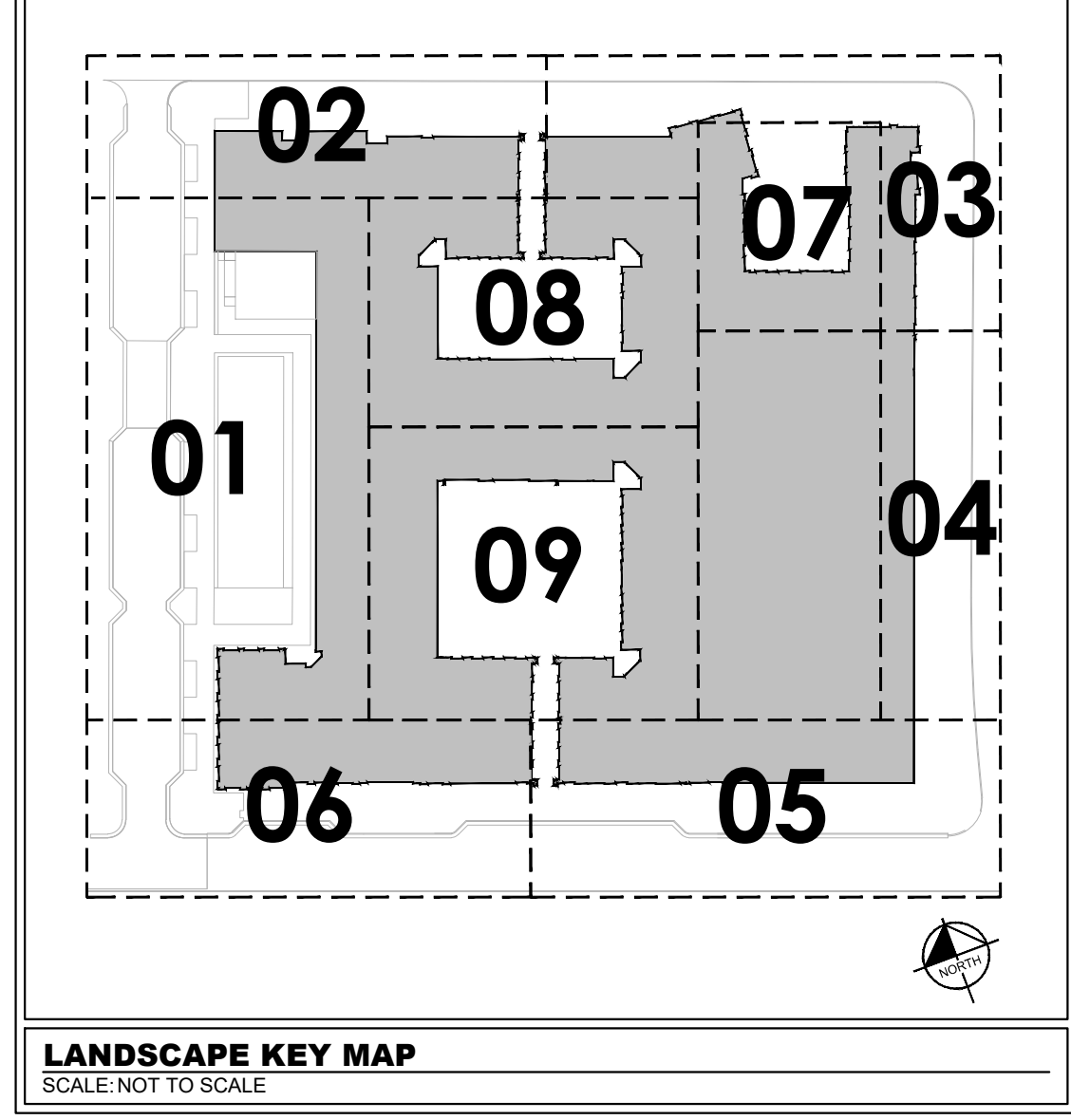
BOWLES GOLDEN SEDGE



PRAIRIE FIRE SEDGE



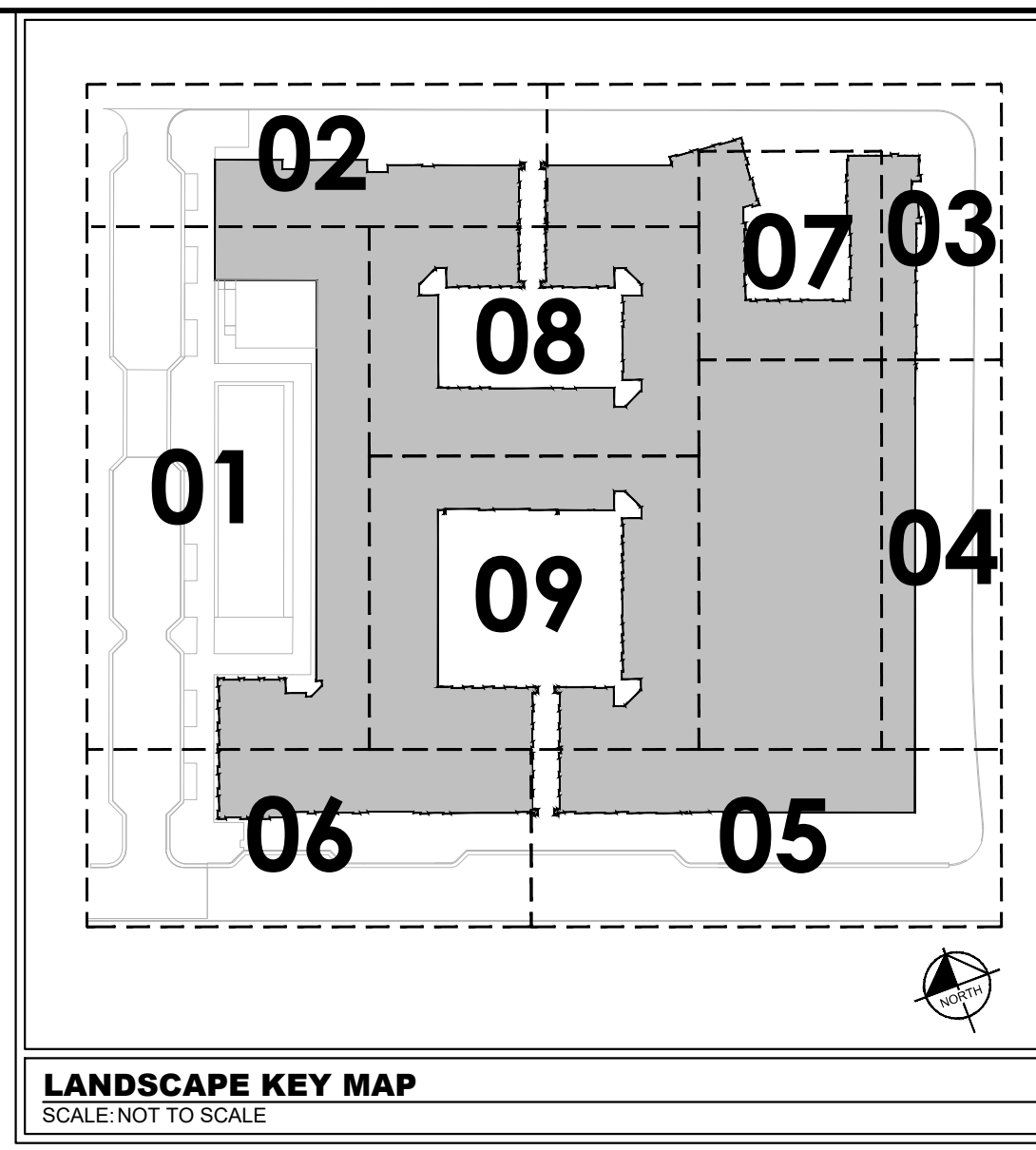
DANNY THOMAS BLVD
SCALE: 1"=10'-0"



NO.	DATE	BY	DESCRIPTION
10/16/2020	KHA		100% DESIGN DEVELOPMENT
12/11/2020	KHA		50% CONSTRUCTION DOCUMENTS

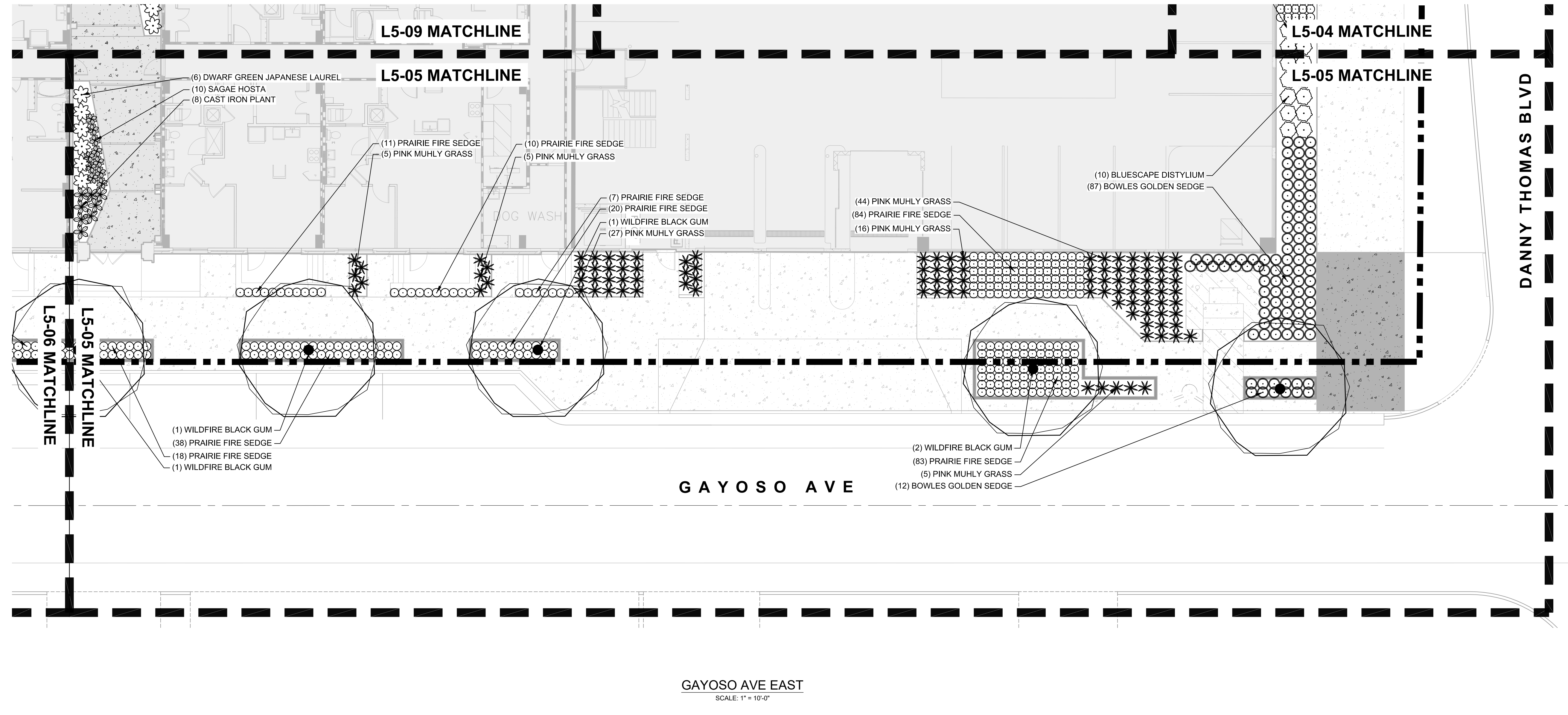
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Drawing name: K:\MENA_LDEV\15314000 - Union Row\CapPlan\Clients\Landscapes_Plan\msh\L5-00_LANDSCAPE PLAN_DPB_SET.dwg L1-05 Feb 23, 2021 10:20am by Owen Harris

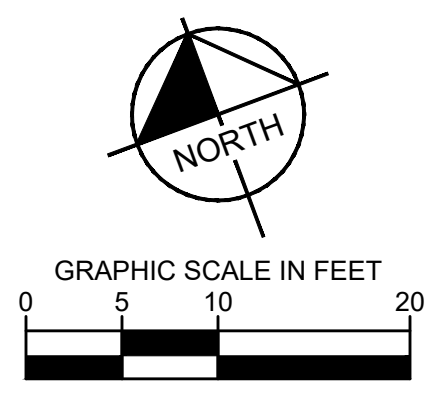


Kimley»Horn
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6750 POPULAR AVENUE, SUITE 600, MEMPHIS, TN 38118
WWW.KIMLEY-HORN.COM

**UNION ROW
CO-GPJV, LLC**
2724 CENTRAL AVE, MEMPHIS, TN 38111
PHONE: (901) 299-0222



PLANT MATERIALS



NO.	DATE	BY	DESCRIPTION
10/16/2020	KHA		100% DESIGN DEVELOPMENT
12/11/2020	KHA		50% CONSTRUCTION DOCUMENTS

**THE WALK
BUILDING G**
UNION AVENUE, MEMPHIS, SHELBY COUNTY,
TENNESSEE

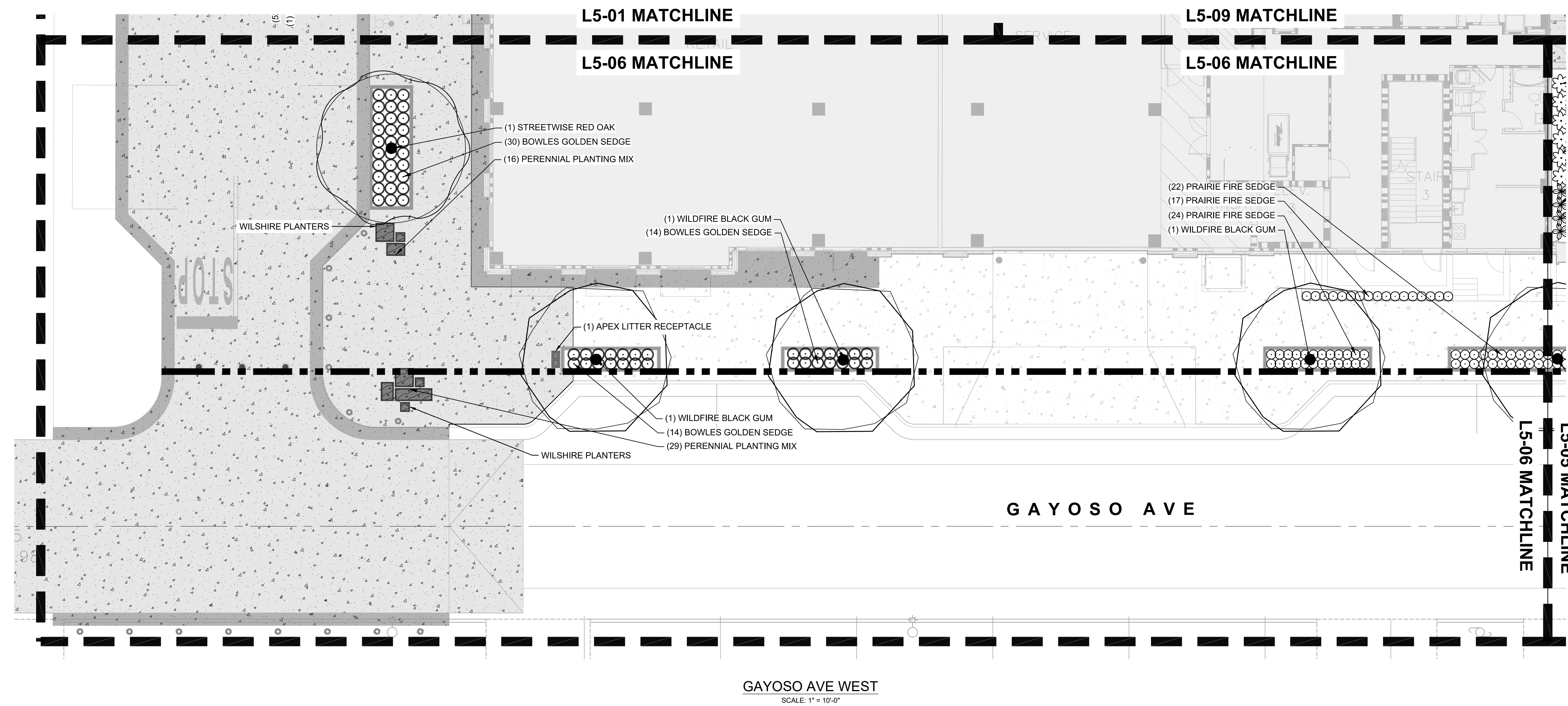
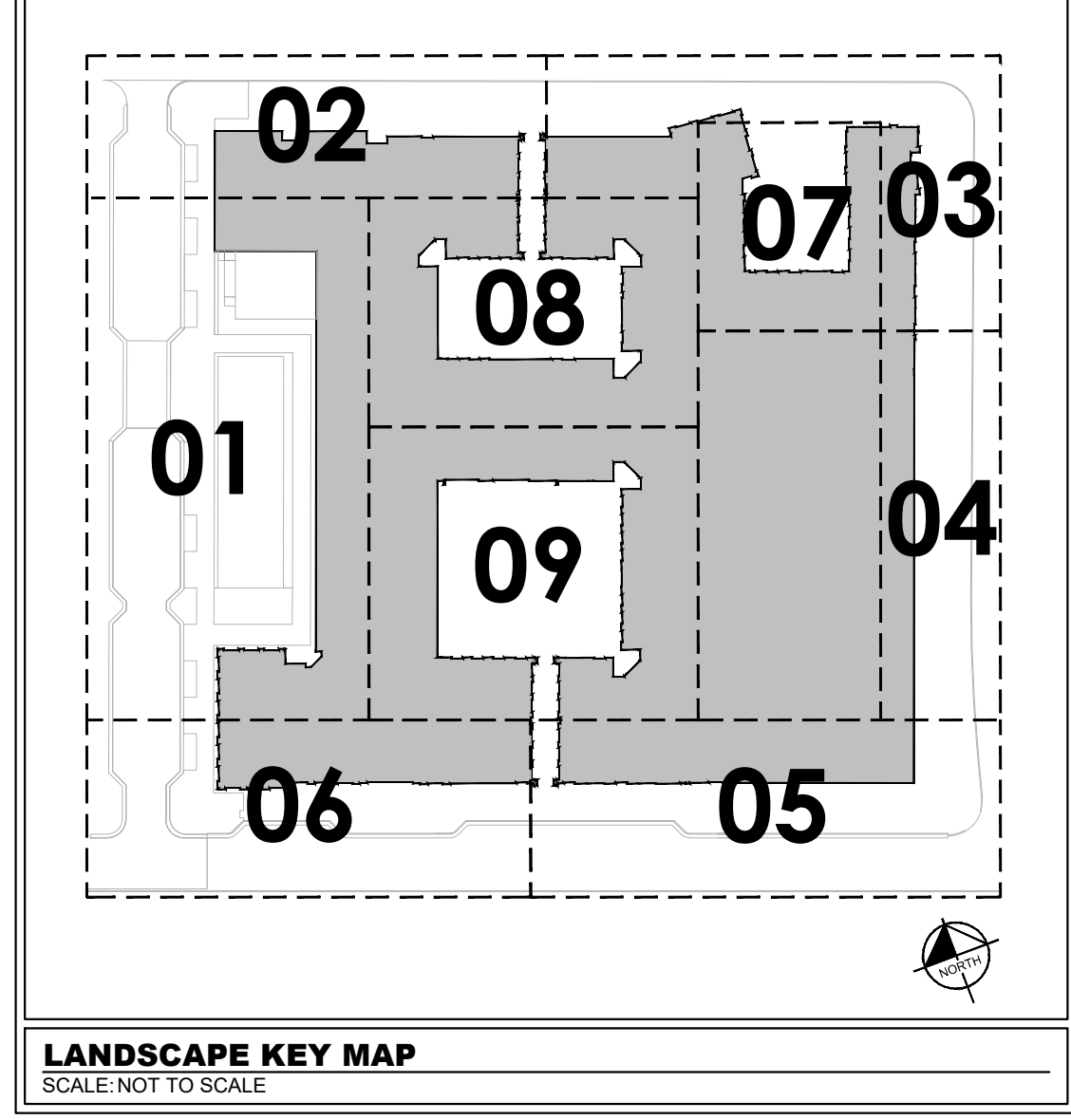
NOT FOR
CONSTRUCTION

DRAWN BY: KHA
DESIGNED BY: KHA
REVIEWED BY: KHA
DATE: 2021-2-10
PROJECT NO.: 115314000
TITLE: GAYOSO AVE EAST
SHEET NUMBER: L1-05

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DATE	BY	DESCRIPTION
10/16/2020	KHA	100% DESIGN DEVELOPMENT
12/11/2020	KHA	50% CONSTRUCTION DOCUMENTS



PLANT MATERIALS



SITE FURNISHINGS

