



To: Center City Development Corporation (CCDC) Board of Directors
From: DMC Staff
Date: June 12, 2019
RE: South Main Vacant Lot Activation Project

Proposal:

Staff is requesting CCDC funding approval for placemaking improvements at two underutilized lots in the South Main neighborhood.

Site A: Southwest Corner of G.E. Patterson & S. Front Street

This property is a 0.15-acre vacant lot surrounded by a simple chain-link fence. Staff proposes to install new perimeter fencing around the site to create a temporary neighborhood dog park. The short-term lease, operations, and approach to insurance coverage will be modeled after the DMC's successful "Barking Lot" dog park at the corner of Jefferson Avenue and Main Street. In addition to fencing, the proposed budget includes a leash transition area, site lighting, benches, trash receptacle, and an appropriate ground surface material. The DMC will enter into a 3-year lease with the property owner at a rent of \$200 per month for use of the property.

Site B: Northeast Corner of G.E. Patterson & S. Front Street

This property, commonly known as The Warehouse, is a 1-story warehouse building currently serving as a private residence that periodically hosts special events and fundraisers for local non-profits. The corner of the site at G.E. Patterson and Front Street includes a chain-link fence with barbed wire and a vacant and deteriorated 1-story wood structure. The wood structure was once a Pure Oil gas station.

Staff proposes to replace the existing chain link and barbed wire fencing with a new 6-8 ft. tall wrought iron fence along the sidewalk edge. Additionally, rotten and missing wood paneling will be repaired on the Pure Oil building. The wood exterior of the Pure Oil building will be repainted white by a commercial painter. A local artist will be selected to paint an artistic treatment on the wood panels covering the original window and door openings.

The property owner will sign an agreement with the DMC to maintain the improvements for a minimum of 3 years. Additionally, the property owner will install decorative string lights at the corner to further improve the appearance of the site at night.

Proposed Budget:

Dog Park (Site A)		
New fencing & leash transition area	\$11,200	22%
Concrete slab mitigation	\$5,000	10%
Ground cover material	\$9,200	18%
Wood fence / benches / planters / pergola	\$13,000	26%
Solar-powered lights / signage / doggy bag stations	\$2,800	6%
Plant materials	\$800	2%
Contingency	\$2,000	4%
Architectural & design fee	\$6,000	12%
Subtotal	\$50,000	
Pure Oil Building (Site B)		
New wrought iron fence and gate (6-8 ft. tall**)	\$18,037	71%
Repair and paint Pure Oil building	\$4,968	20%
Painted art treatment (window and door panels on Pure Oil building)	\$1,200	4.5%
Contingency (5%)	\$1,210	4.5%
Subtotal	\$25,415	
Rent for Lot A (3-Year term @ \$200/month)	\$7,200	
Total:	\$82,615	
25% MWBE Target	\$18,854	

***In the event that an 8 ft. tall fence is ultimately selected due to access considerations, the property owner will pay the incremental difference in cost between a 6 ft. and 8 ft. fence.*

EBO Program & Project Timeline:

Staff will work diligently to exceed the 25% target for MWBE inclusion in the project. Contingent upon CCDC and DRB approval, work will likely begin on both sites within 30 days. Work should be completed within 45-90 days.

Request:

Staff requests a total budget of **\$82,615** for placemaking improvements at the northeast and southwest corners of G.E. Patterson and S. Front Street. Staff is proposing this project due to the significant public and private investment occurring in South Main, specifically in the area surrounding Central Station and the Memphis Farmers Market. Malco's new Powerhouse Movie Theater is adjacent to these vacant lots and is a major magnet drawing locals and visitors alike into the neighborhood. Front Street is also a key gateway into Downtown from the south. With the announced construction of a new 3-story mixed-use building at 529 S. Front, this proposed vacant lot activation project will ensure that all four corners of this important intersection are attractive and adding to the positive momentum of the South Main neighborhood.