



**Design Review Board (DRB)
Staff Report**

Exterior Improvements

Case # 19-33: Grind City Brewing
83 Waterworks Ave.
Memphis, TN 38107

Applicant/Owner: Mr. Hopper Seely
83 Waterworks Ave.
Memphis, TN 38107

Background: DRB review is required for this project because it received a \$55,697 Exterior Improvement Grant at the January 16, 2019 CCDC Board Meeting.

The subject property is a former industrial site located north of Uptown, between the Wolf River Harbor and N. Second Street. The 4.6 acre site was previously used as Tri-State Veneer & Plywood Inc. The existing warehouses total 39,700 sq. ft.

The applicant owns the property and plans to open Grind City Brewing Company, a new brewery and taproom. Grind City Brewery has various components with 4.6 acres and roughly 40,000 sq. ft. of warehouse space split between four warehouses on the property. The north warehouse is roughly 11,000 sq. ft. The east quonset hut is roughly 6,000 sq. ft. The west warehouse with roughly 12,000 sq. ft. has recently been demolished. The Center warehouse is 10,000 sq. ft. and will be known as the Brew House.

The first project phase will include the renovation of the Brew House, a 10,000 sq. ft. warehouse for use as the taproom and brewery. Additional warehouse space will be renovated as needed to expand brewing capacity in the future.

Project Description: The Exterior Improvement Grant funds will be used primarily to renovate the Brew House. Specifically, the entire building will be painted and roll-up garage doors will be installed on the primary façade of the property.

Due to the size of the project and the site, there will be a series of additional phases which will include a deck on the southern

elevation, the renovation of the quonset hut into an event space, expansion of operations into other buildings, and additional site work including exterior lighting, which will focus on illuminating the entire site of the brewery.

The present DRB application includes specifics on the exterior paint and the roll-up doors.

Signage will be submitted with a separate application.

Staff Report:

The proposed renovation is consistent with the Downtown Memphis Design Guidelines and DMC priorities of honoring the heritage of the city and celebrating the riverfront.

The renovation of the existing design of the building looks to warehouses and the industrial character of this area of Uptown. The proposed exterior work will be minimal but high-impact to open up the Brew House and create a dynamic primary entrance for the business.

Considering the magnitude of the site and the views of the river and the Downtown Core, the later phases will more fully actualize the vision of the brewery and create a unique outdoor space. Upon the completion of this expansive outdoor area, the roll-up garage doors will be critical to connect the interior and exterior spaces.

Staff is supportive of the proposed design and believes that it will serve as an appropriate example of creative industrial design that prioritizes vibrancy while creating a new destination downtown. The proposed renovation puts a vacant lot back into active use and supports a new business in the Uptown neighborhood.

Staff Recommendation:

Staff recommends approval with the condition that the applicant return with a separate application for signage.