



**MINUTES OF THE
DESIGN REVIEW BOARD (DRB)**

Wednesday, April 5, 2023
4:00 PM

Board Members Present: Michelle Ye, Victoria Young, Mike Hammond, Aaron Campbell, Mario Walker, Michael Winter, Sophorn Olsen, Blair Perry, and Brett Ragsdale

Board Members Absent:

DMC Staff Present: Paul Young, Christine Taylor, Brett Roler, Penelope Springer, Penelope Huston, Halle Novarese, Sara Barrera, Abe Lueders, Tori Haliburton, and Sam Caldwell

Guests: Damon Kinmond, Kelvin Oliver, Zoe Carr (Brooks), Carl Person, MD Seltzer, Jerred Price, J. Humphries, Caryn Hawkins, Victor Robinson, Jack, Corrine Kennedy (Commercial Appeal), Stephen MacLeod (Memphis Business Journal), and Member of the Public

I-II. Call to Order & Approval of Minutes:

Chair Michelle Ye called the meeting to order at 4:00 PM Christine Taylor called roll to confirm quorum. After quorum was confirmed, Chair Michelle Ye reviewed the meeting process and protocols. Chair Michelle Ye called for approval of March 1, 2023, minutes. Michael Winter made a motion to approve the meeting minutes as submitted. Mario Walker seconded the motion, which after roll call vote passed unanimously.

III. Current Applications:

DRB #22-70 825 Jackson Ave – The Art Incubator

Sara Barrera presented the DRB application for exterior renovation for property located at 69 Pontotoc Avenue. The subject property is a two-story commercial building on the southwest corner of Jackson Avenue and North Dunlap Street. Historically, it has been a grocery store, boarding house, and event space. The two-story building has been gutted to the studs and will be completely renovated. Here, the Art Incubator will nurture a variety of creative entrepreneurs with artist studios, offices, and a restaurant on the ground floor and multifamily units upstairs. To the south, the adjacent empty lot will also be improved for outdoor programming and may include additional construction in later phases of the project. Applicant Ephraim Urevbu was present to make brief comments and answer any questions. After board discussion, Aaron Campbell made a motion to approve the application as submitted, with the condition to return for approval of signage, lighting, landscaping, parking, and wall treatment. Mario Walker seconded the motion, which after roll call vote passed unanimously.

DRB #23-21 339 South Front Street – The Oliver Phase II

Abe Lueders presented the DRB application for new construction for property located at 339 South Front Street. The Oliver, a new-construction multifamily development located at 7

Vance, received DRB approval on April 22, 2021. Construction on The Oliver is currently in progress. The CCRFC approved the expansion of The Oliver project to include a second new constructed building at 339 South Front. The proposed second phase of The Oliver development at 339 S. Front builds onto the previously approved first phase at 7 Vance, introducing additional residential density at a similar scale, and using similar materials. The presence of significant ground floor transparency on Vance helps to connect the development with the first phase, which will also feature active ground floor spaces on Vance After board discussion, Aaron Campbell made a motion to approve the application as submitted, with the condition of later approvals for signage, public art, and lighting. Mike Hammond seconded the motion, which after roll call vote passed unanimously.

DRB #23-20 65 South Front Street – Brooks Museum

Paul Young gave a brief introduction of the Brooks project and briefed board members of public concern of not having a continuous walkway on the River bluff. Brett Roler presented the DRB application for new construction for property located at 65 South Front Street. The Memphis Brooks Museum of Art and the City of Memphis plan to build a new world-class facility to house the Memphis Brooks Art Museum at 65 South Front Street. The new 117,000 sq. ft. museum will occupy the entire city block bound by Front Street to the east, Union Avenue to the south, Riverside Drive and the railroad tracks to the west, and Monroe Avenue to the north. The overall museum design will consist of two distinct parts. First, a sloping base that mirrors the appearance of the original bluff will contain the parking structure, back of house, and service-oriented functions. Secondly, a “gallery pavilion” will sit atop the base and contain most of the public space and traditional gallery functions. The gallery pavilion will have its public front door facing Front Street. Applicant Zoe Carr (Brooks Executive Director) was present to answer questions. Several public comments were heard from attending guests. that feel the vote should be postponed for a design that would include a continuous walkway. Board members feel that the designers were very intentional in the design and gave a lot of square footage to the public spaces. After board discussion, Michael Winter made a motion to approve the application as submitted, with the condition that any additional plans for exterior signage and exterior architectural lighting are submitted for DRB review and approval prior to installation. Victoria Young seconded the motion, which after roll call vote passed unanimously.

IV. Adjournment

Seeing no further business, the meeting was adjourned.