



Overton Square Public Meeting/Charrette July 24, 2009

Plan C1A

1. Preservation of corner building: This plan proposes retaining the corner building with a curved profile.
2. Axial Green Space: An Axial Green Pedestrian Corridor is proposed to connect the Studio on the Square on the North to the two theaters on Monroe Avenue on the South.
3. Graduated Height and Density: The plan recognizes that the development density need to be high to justify returns on the development. However, attempt has been made to graduate the height and intensity from a single storey on Florence to three stories on Monroe, Madison and Cooper. More stories (up to 7-storied in height including parking) are proposed in the middle for a Hotel that is sandwiched between Urban town homes on Florence and Retail on the Ground Floor facing Cooper. Roof decks with tree-planting could be a feature of this high-intense use to soften the appearance, and provide for a pleasant environment for the visitors.
4. Activity on the back: Trimble will be open as a limited service drive, but will be paved with brick to provide for pedestrian activity.
5. Proposed Uses: Hotel, Graduate College of Art, Art Gallery, Restaurants, and Other retail and office uses are some of the proposed uses in this mixed-use development, apart from possible residential on 2nd/3rd Floor on Cooper and townhomes on Florence.
6. Parking: Parking is provided in the form of bottom three floors of the hotel structure, with two of those underground.

Square Footage on Site (Area bounded by N-Madison, E-Cooper, S-Monroe, W-Florence)

Existing Retail: 23,000 SFT

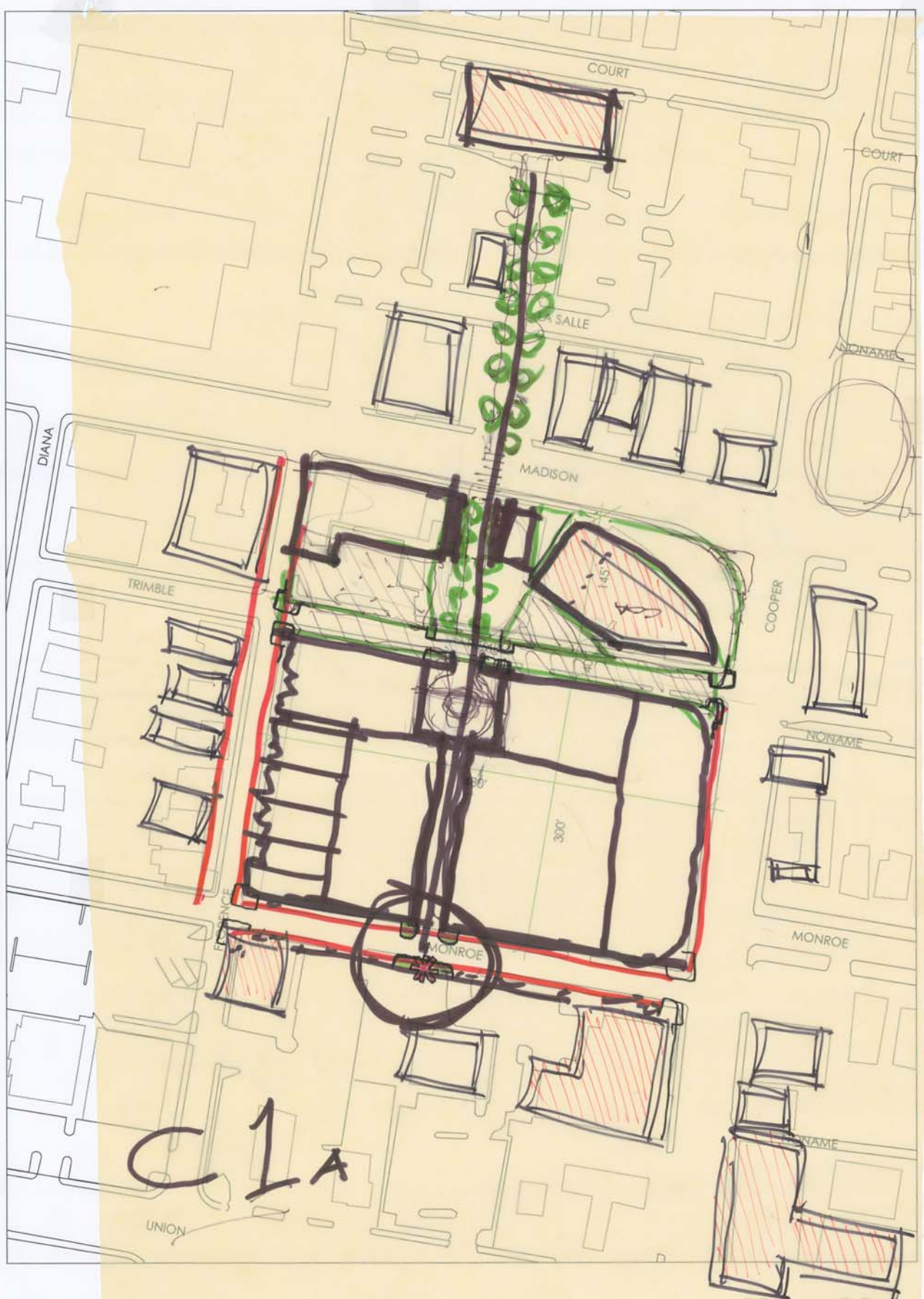
Proposed Retail: 68,000 SFT

Proposed Hotel: 171,200 SFT

Proposed Office: 55,600 SFT

Proposed Residential (Apts): 55,600 SFT

Proposed Parking (3-level deck/garage): 186,000 SFT



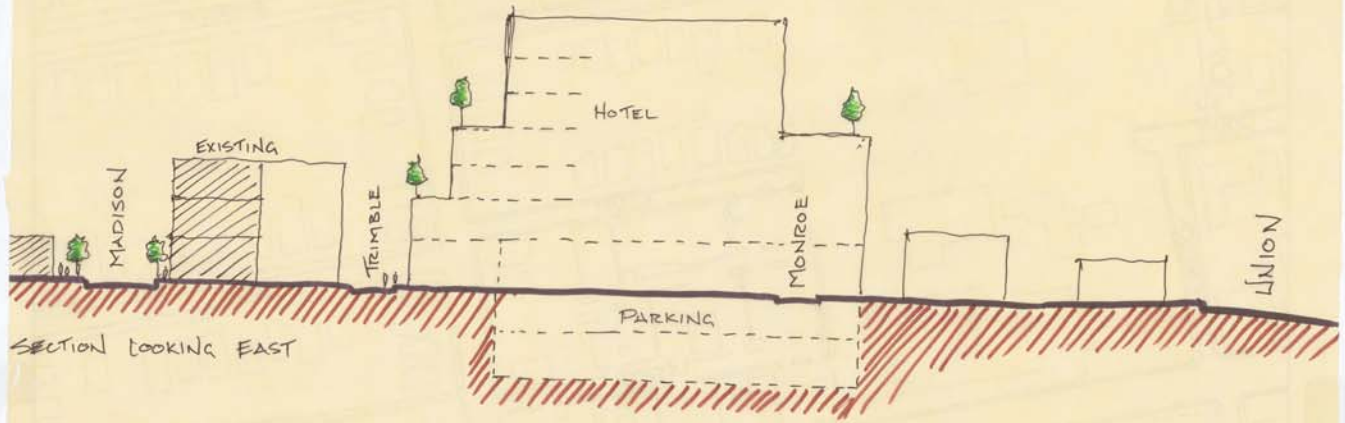
Overton Square: Site Map



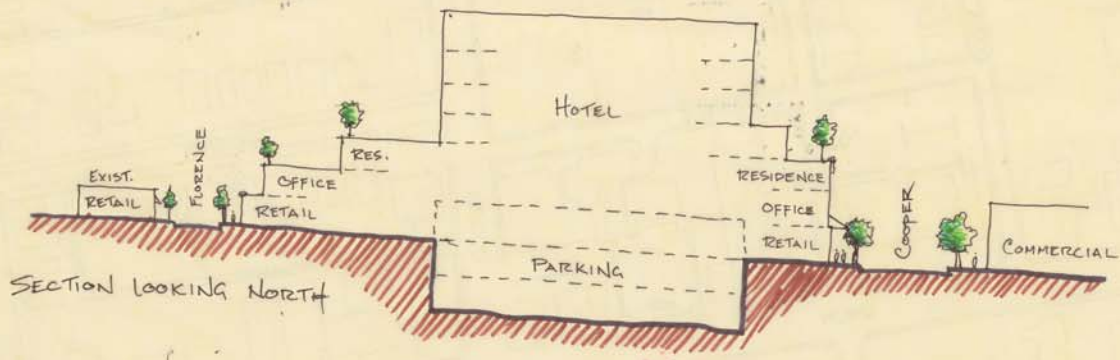
Memphis Regional Design Center: Vision for Overton Square
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**Memphis
 Regional
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SECTION LOOKING EAST



SECTION LOOKING NORTH

**C1#2
SECTION**

