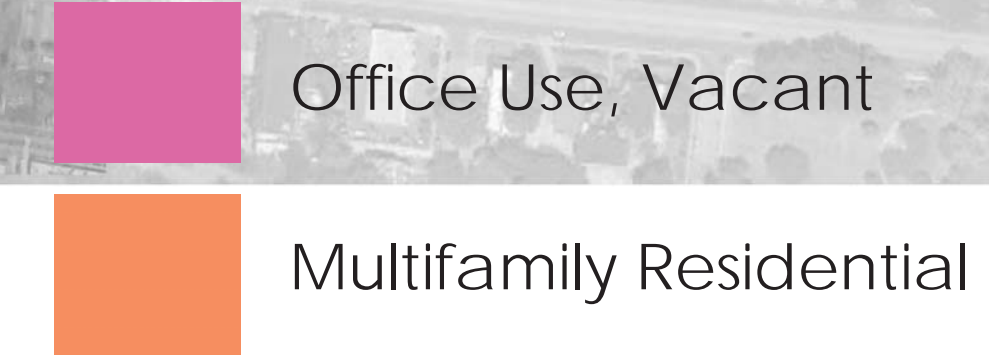
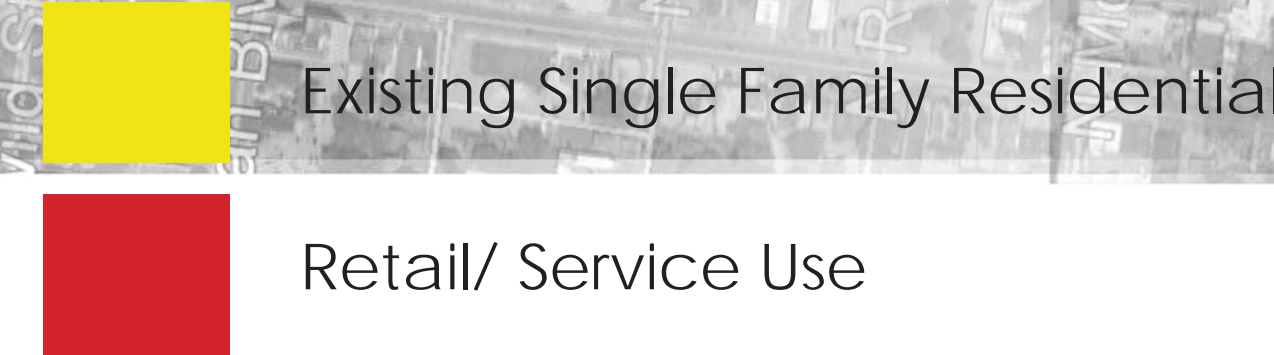
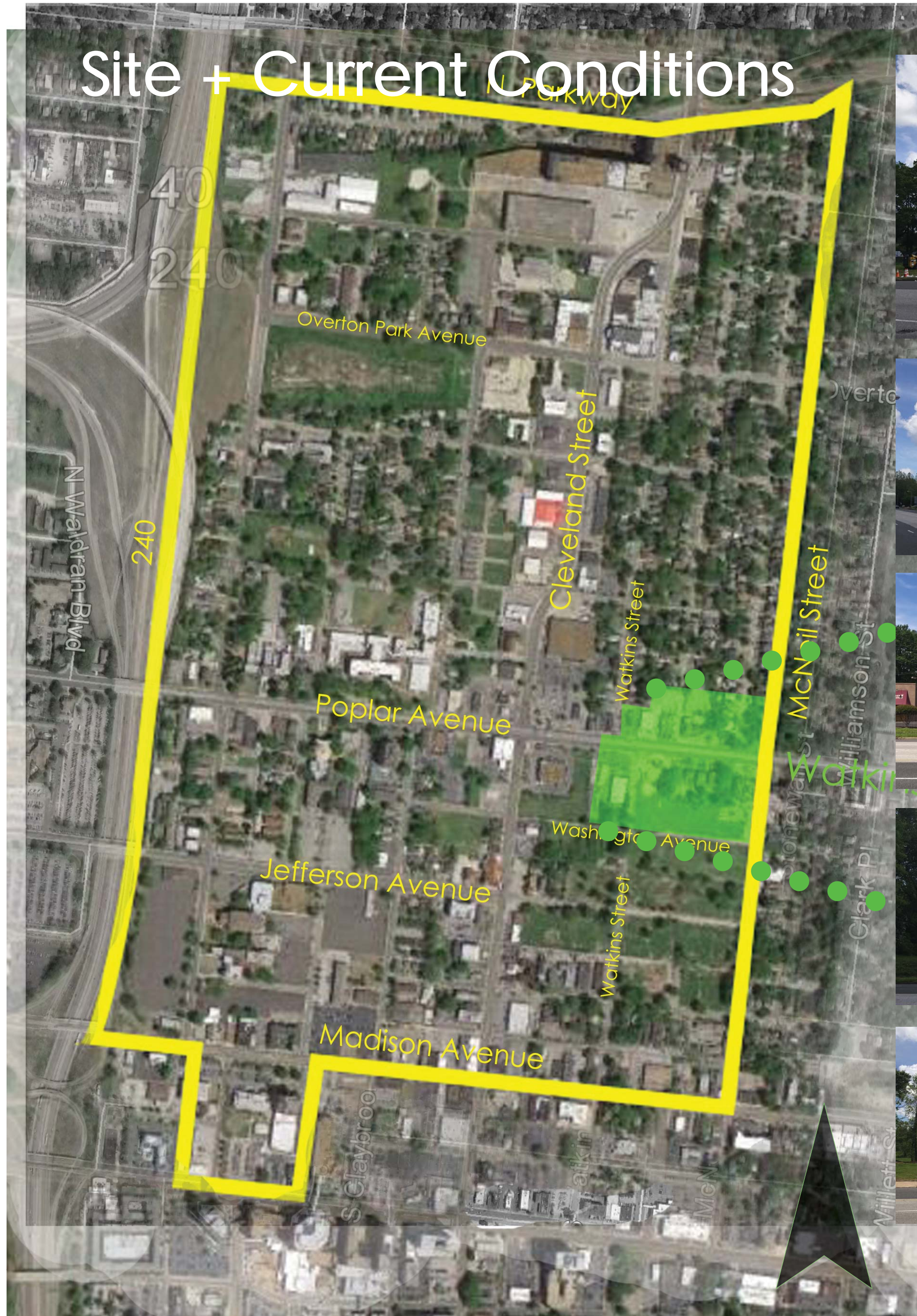


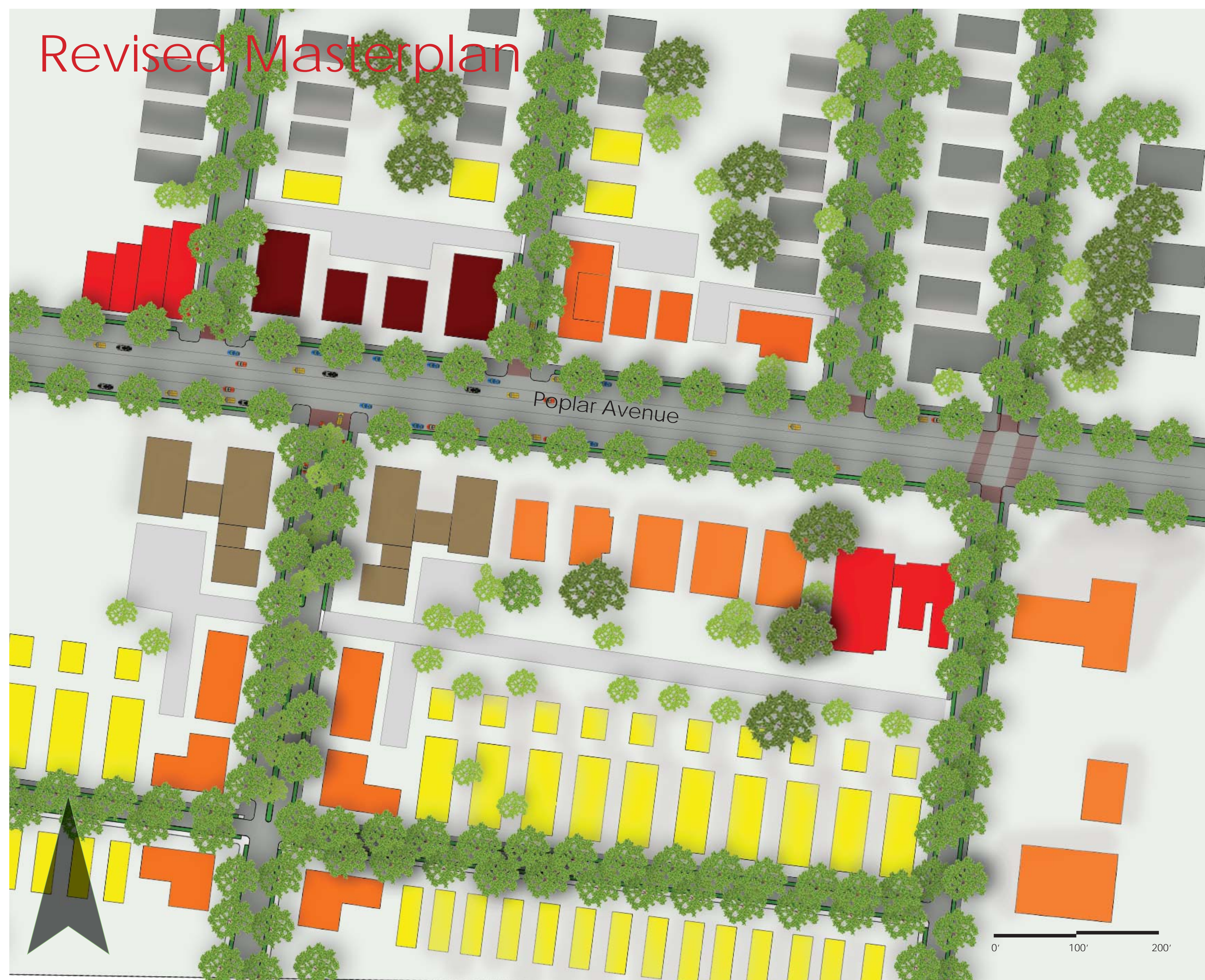
Site + Current Conditions









Watkins Gate

Watkins Gate provides a transition from the densely commercial spaces on Cleveland Avenue and the commuter traffic of Poplar into the proposed residential and mixed-use spaces of this important crossroads area. The two Watkins Gate properties are mirror images of one another offering current retail and restaurant space on the first floor and modern apartment living on the upper floors. Watkins Gate provides a welcoming entry to the walkable, urban village where a tree-lined boulevard invites residents and visitors back to the revitalized heart of Memphis.

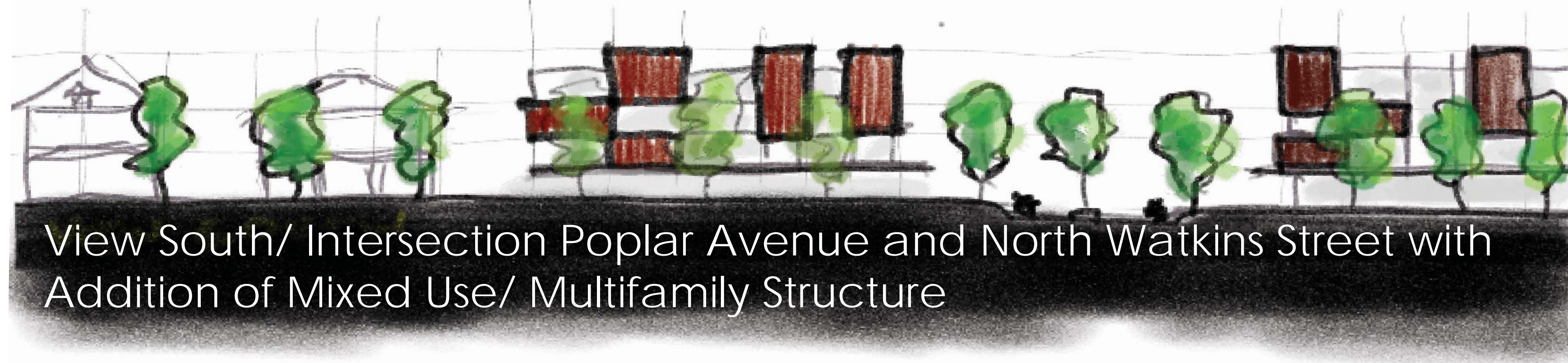
Revised Masterplan



- | | | |
|---|---|--|
|  New Single Family Residential |  Multifamily Residential |  Office Use, Vacant |
|  Existing Single Family Residential |  Retail/ Service |  Mixed Use/ Multifamily |

Poplar/ North Watkins Redesign Corridor into Washington Bottoms

Street Context and Massing Study



Street Sections



View South/ Intersection Poplar Avenue and North Watkins Street



View East/ Intersection Poplar Avenue and North Watkins Street with Addition of Mixed Use/ Multifamily Development



Vietnamese Restaurant



Poplar Avenue/ View East



Perspectives

Poplar Avenue/ View South to Watkins Street



Occupancy Type:
Bussines (B)
Nail Salon
1482 sf / 15 net = 98/2
98 male & female

Occupancy Type:
Assembly (A2)
Restaurant
1770 sf / 15 net = 117/2
177 male & female

Occupancy Type:
Bussines (B)
Barber Shop
2257 sf / 15 net = 150/2
150 male & female

Occupancy Type:
Residential (R2)
Apartment
2475 sf
1 per dwelling

Floor Plan/ Retail/ Service

- 1. Residential Lobby
- 2. Retail/ Service Space
- 3. Office
- 4. Food Preparation Area
- 5. Restrooms
- 6. Storage
- 7. Parking





Floor Plan/ Residential/ Three Units Per Floor

