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From the Memphis Business Journal:

<https://www.bizjournals.com/memphis/news/2022/04/19/medical-district-housing-project-files-for-adsp.html>

Four-story Medical District apartment building nearly ready to begin construction

Apr 19, 2022, 9:11am CDT

A project set to bring more housing to the Medical District continues to move forward.

Filings with the Memphis and Shelby County Division of Planning and Development show the team behind the apartments proposed for 220 S. Claybrook is now seeking an administrative site plan review (ASPR) so the project can break ground.

Headed by commercial developers Cameron Taylor and Lee Patton, the project was announced in late 2020 when the pair paid \$1.8 million for a defunct seven-story building at a site directly next to Methodist University Hospital. Patton Taylor Enterprises LLC and Shapiro & Co. Architects PC are both working on the project.

That plan earned the developers a 12-year PILOT (payment-in-lieu-of-taxes) from the Center City Revenue Finance Corp., an affiliate



STEPHEN MACLEOD | MBJ

The site of the new apartments is the heart of the Medical District

board of the Downtown Memphis Commission, in October 2021. At the time, construction costs were expected to be \$9 million.

The former building was demolished, and the site has been cleared. As approved for the PILOT, the project will contain 82 apartments, consisting of 48 studios that will be about 600 square feet; 28 one-bedroom units that will be about 800 square feet; and six two-bedroom units that will be about 1,150 square feet. The four-story building will have a fitness center, a mail facility, an 1,100-square-foot leasing office, and 800 square feet for a ground-floor commercial bay that could be used for retail. It will also feature an underground parking garage.

The project is expected to break ground this summer, likely around June or July, according to Taylor, but the group is keeping an eye on material costs.

"We're trying to time it correctly, as much as reasonably possible, so that construction costs are somewhat manageable," Taylor told MBJ.

Because of the location, the developers will target doctors, nurses, and other health care professionals, as well as students being trained in the Medical District. In addition to the Methodist University Hospital, the site is within walking distance of the Southern College of Optometry and Encompass Health Rehabilitation Hospital of Memphis.

Stephen MacLeod

Reporter

Memphis Business Journal

