



South Main Artspace Lofts, Memphis, Tennessee

South Main Artspace Lofts is located at 138 (now 120) St. Paul Avenue in downtown Memphis, TN. Developed since the early 1900s, railroad tracks were historically present on the property. The property was also used for industrial purposes including as a freight depot and a United Warehouse. Most recently, the property was used for warehousing and storage of furniture and miscellaneous goods. The Division of Remediation's John Little Drum site neighbors the South Main Artspace Lofts property to the west. Volatile organic compounds are present in soil, soil gas, and groundwater at the John Little Drum site.

The South Main Artspace Lofts property had semi volatile organic compound contamination in soils due to historical site use. Volatile organic compounds were also present in soil gas due to historical onsite and/or offsite impacts. Through investigation, soil removal, the installation of a vapor mitigation system, the redevelopment of the former United Warehouse basement into a parking garage, and placing Land Use Restrictions on the property, the property was safely redeveloped. The owner of this property participated in the Division of Remediation's Brownfields Voluntary Program and received a No Further Action letter from the Division in November 2018.



This photograph shows remedial and redevelopment activities underway on the property in 2017.

The South Main Artspace Lofts mixed-use project includes 58 affordable live/workspaces for artists and 12,000 square feet of event and commercial space, opening in 2019. This project was a partnership between the developer, the City of Memphis and the Hyde Family Foundation that included both historic rehabilitation of the former warehouse and new construction in its former parking lot.



The property was transformed into artist residences and an art gallery.