



**Design Review Board (DRB)
Staff Report**

New Construction

Case # 19-37: Malone Park Commons
SE Corner of Main & Saffarans
Memphis, TN 38103

Applicant/Owner: Malone Park, LLC
Mr. Andre Jones, Operating Partner
Mr. Curtis Jones, Operating Partner
516 Tennessee St. Suite 123
Memphis, TN 38103

Background: DRB review is required for this project because it received a 15-Year PILOT for the new construction of a multi-family rental housing development at the November 13, 2018 CCRFC Board Meeting.

The project site includes approximately half of a single block in the Uptown neighborhood. The block is bound by Saffarans to the north, Second Street to the east, Greenlaw to the south and Main Street to the west.

The 0.768-acre site has been owned by the Memphis Land Bank since 2006. The property is a brownfield site that received environmental remediation in the form of a 2-foot clay cap to make it usable for redevelopment. Following a re-platting of the block in 2006 by the Belz/Turley Partnership, four homes were built on the southern half of the site. The proposed new construction will complete the block.

Project Description: The proposed development will consist of constructing 26 new rental units on land that is currently vacant in Uptown. The design intent is to add neighborhood-scale infill rental housing that is compatible with existing homes and buildings in Uptown. The proposed unit mix includes the following:

- Two (2) 336 sq. ft. detached studios
- Eight (8) 504 sq. ft. four-plex one bedroom apartments
- Two (2) 480 sq. ft. live/work style studio apartments
- Six (6) 504 sq. ft. detached one bedroom single story cottages

- Four (4) 720 sq. ft. live/work style apartments
- Four (4) 1050 sq. ft. detached two bedroom two story cottages

Eleven (11) of the units listed above will be oriented around a courtyard that will be accessible from Saffarans Ave. Vehicular access to each unit and its parking space will be through existing side streets. Most units include a parking spot next to the back entrance with a few areas of communal parking. The driveways will be a mix of permeable and porous materials and concrete. The cottages will have cement board siding with a 5 in. reveal and will be roofed with architectural shingles with a color palette similar to existing homes in Uptown. Windows will be double hung wood/composite and all doors will be fiberglass with a glass feature. All units will have a porch at their entrance from the Cottage Court.

The live/work units and four-plex units will be oriented around the street with two on the west side facing Main St. and Saffarans, and three structures on the east facing Second Street and Saffarans. The design of the units on both corners will be commercial style buildings and speak to surrounding context of buildings. Both the live/work units and four-plex units (facing Main St. and Second) will have red brick veneer and awnings to match existing commercial buildings in Uptown. The four-plex units will include a stooped entrance and small porches facing the street.

In addition to the existing street trees, the applicant will be adding new trees along the courtyard space in addition to native plantings around the site. Lamp posts will also be installed in the courtyard to enhance the exterior lighting for the site.

Staff Report:

The proposed new construction is consistent with the Downtown Memphis Design Guidelines and DMC priorities of designing to fit within the context and improving the pedestrian experience.

The proposed new construction looks primarily to the style of the existing Uptown neighborhood and aims to create new housing options that are consistent in character. The one and two bedroom cottages look to the materials, colors and design of homes in the Uptown neighborhood. Their orientation around a central courtyard creates a unique common space for all cottage residents while also maintaining the character of homes of Uptown.

The live/work units oriented towards both corners of the site activate each corner while extending the commercial corridors along both streets. The brick veneer and awnings will work to

maintain the commercial style of Uptown while being built to the curb and maintaining an urban edge.

The materials chosen for all styles of homes is consistent with each building type in the neighborhood to maintain visual continuity that is appropriate for the context.

The pedestrian experience will dramatically improve with the conversion of vacant land to 26 new residential units providing visual interest, exterior light, landscaping, and eyes on the street.

The complete block is critical to supporting recent investment such as Patterson Flats and existing Uptown businesses such as The Office at Uptown.

Staff is supportive of the proposed new construction and believes that it is an appropriate approach for the development of vacant land in the Uptown neighborhood. The proposed application is mindful of the context and will strengthen the connections between Main St. and Second St. while also providing new housing types Downtown.

Staff Recommendation: **Staff recommends approval with the condition that the applicant return with a separate application signage.**