



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

Exterior Lighting

Case # 21-6: Flats at Overton Square  
45 Diana St.  
Memphis, TN 38104

Applicant: Valentina Cochran  
Architecture, Inc  
109 N. Main St., Suite 200  
Memphis, TN 38103

Background: DRB review is required for this project because it received approval for a PILOT up to 11 years at the February 13, 2018 Center City Revenue Finance Committee (CCRFC) board meeting.

The subject property is the Flats at Overton Square, a new-construction apartment building located at 45 Diana Street. The Board previously approved the design of the building (DRB case #18-39), and construction of the building is nearing completion. The current application is for the building's exterior lighting. Although exterior lighting is a standard subject of DRB review, this review has additional significance: one the project's PILOT years is contingent on the inclusion of enhanced architectural lighting.

Project Description: The goal of the submitted lighting scheme is to highlight the architecture of the subject building, without creating excessive light pollution that could disturb tenants and neighbors. Architectural lighting will primarily be provided by LED strip lights, which will be installed on the underside of the brise soleil at the top of the Diana St. façade, as well as the north and south sides of the building. The same LED strip lights will also be used on the underside of the building's residential balconies. Additional exterior lighting will include ground lights that highlight the landscaping on the Diana St. side of the building, downlights in the breezeway leading to the courtyard, and wall sconces adjacent to each set of balcony doors.

Staff Report: The applicant is not only seeking DRB approval for the submitted lighting scheme, but also the Board's confirmation that the submitted plan meets the intent of the CCRFC's PILOT grading

bonus for “enhanced architectural lighting.” To meet this requirement, the lighting plan should be more than just functional – it should specifically enhance and highlight the design of the building.

Staff believes that this lighting plan meets that standard. The use of LED strip lights to emphasize the horizontal lines of the balcony and brise soleil enhances the appearance of the building and highlights key design elements. The remaining fixtures are both functional and attractive, while being suitable for the building’s context. These elements combine to create a lighting scheme that elevates the design of the building.

**Staff Recommendation:**      **Staff recommends approval.**