



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

New Construction

Case # 21-22: 7 Vance Avenue Apartments
7 Vance Ave
Memphis, TN 38103

Applicant: David Lewis
7 Devco, LLC
1 Dr MLK Jr Blvd Suite 130

Background: DRB review is required for this project because it received a 19.5-Year PILOT at the February 2, 2021 CCRFC Board Meeting.

The proposed building is a new-construction multifamily development, which will be built on the former site of the Nylon Net building at 7 Vance Ave. The building will contain 208 apartment units, 10,000 sq. ft. of ground-floor commercial space, and 246 parking spaces.

Project Description: The proposed building will fill the block bounded by Vance Ave on the north, Wagner Place on the east, Talbot Ave on the south, and railroad tracks on west. The basement and ground floor of the building are primarily devoted to parking, although the building's Vance frontage will be lined with leasable commercial space. Ingress and egress points for the parking structure are located on Wagner Place and Talbot Avenue. Brick is used as the primary exterior material on the ground floor.

Five residential floors will rise above the parking and commercial space at the base. These floors also feature brick as their primary exterior material, with metal and fiber cement panels deployed as accent materials. The residential units will also feature projecting balconies on every side of the building. The residential floors are recessed on the west side to form a courtyard amenity space built on top of the structured parking.

The new building is designed in many ways to reference the historic Nylon Net building that once stood on the site. The brick proposed for the exterior has been selected to visually match the brick used on the historic structure. And a vertical brick structure on Vance, which

will feature signage for the building, echoes the smokestack of the site's former building.

Staff Report:

The Downtown Design Guidelines encourage durable and authentic buildings that draw upon local design traditions and fit with their context. The proposed building meets these goals in a number of ways. Through its materials, scale, and other design features, the building references the historic Nylon Net building, and meshes with the historic warehouse buildings in the surrounding area.

The building also promises to enhance the pedestrian experience of the surrounding neighborhood by adding new commercial frontage on Vance Ave. The combination of active frontage, and a substantial number of new residents, will represent a significant increase in vibrancy for the neighborhood.

Staff Recommendation:

Staff recommends approval, with the condition of later approval for signage and lighting.