



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 339 S Front Street

Applicant Name & Mailing Address: Front Street Devco, LLC

Applicant Phone Number: 901-494-7154 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: 1 Dr MLK Jr Ave Suite 130, Memphis, 38103

Property Owner's Phone Number: 901-526-5000

The proposed work consists of the following (check all that apply):

Sign Renovation
New Building Other Exterior Alteration

Project Description: New 63 unit multifamily residential development with on-site podium parking. The project is intended to serve as a second phase of The Oliver at 7 Vance. See attached narrative.

Status of Project: Design Development

A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board. Please contact Abe Lueders at (901)575-0565 or alueders@downtownmemphis.com with any questions and to submit an application.

Owner/Applicant Signature: 

Date: February 15, 2023

*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact the Shelby County Division of Planning & Development at (901) 576-6601 for more information.

339 SOUTH FRONT ST. APARTMENTS

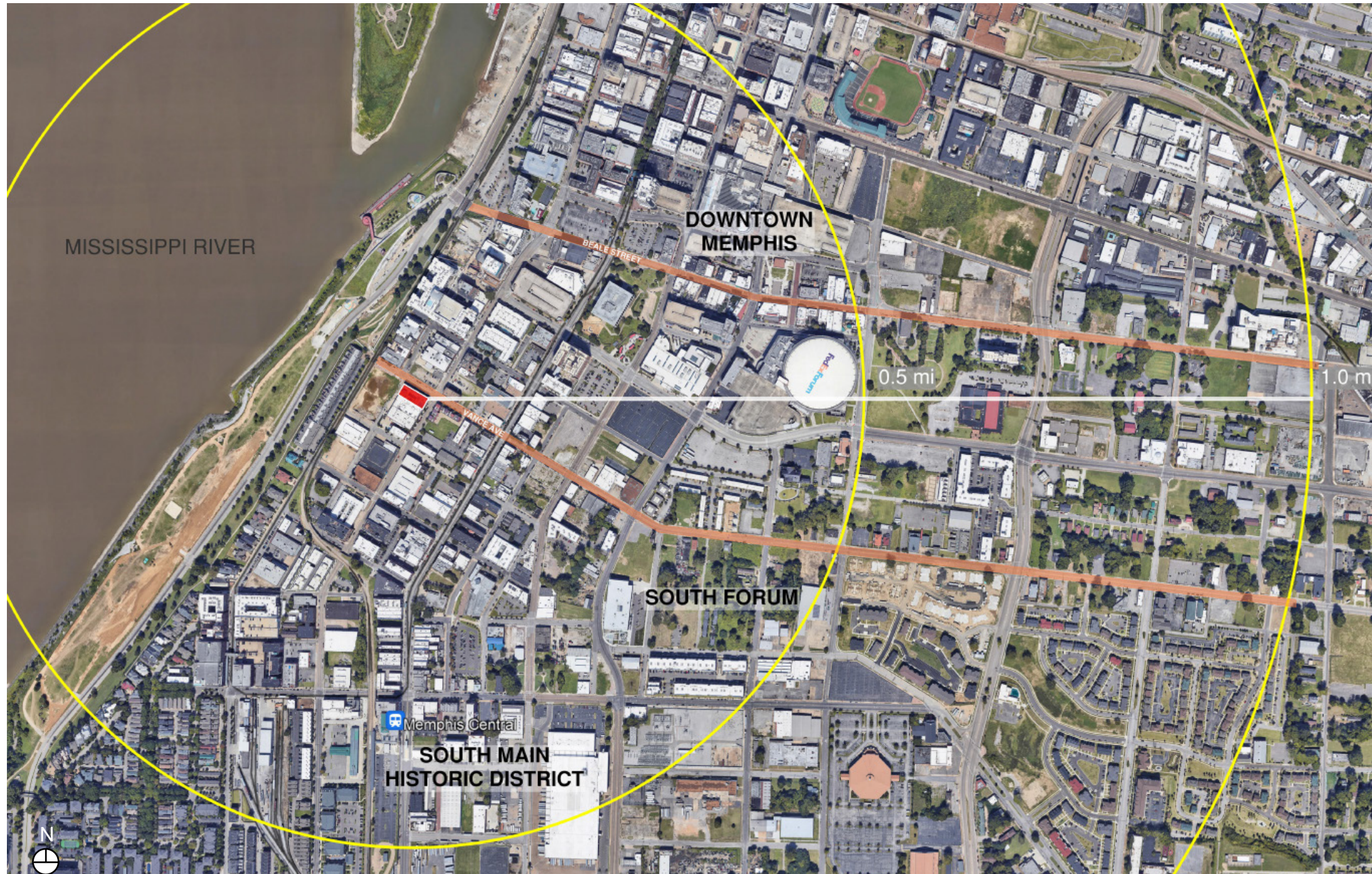
DESIGN REVIEW BOARD SUBMITTAL

MEMPHIS, TN

MARCH 1, 2023



SITE LOCATION



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VICINITY PLAN



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PROJECT NARRATIVE

The 339 South Front Street Apartment Development is a proposed multifamily building located in the South Main District of Memphis. The owner, Carlisle Development Company, LLC, is proposing this development on approximately 0.344 acres within 1 parcel of land situated on South Front Street, along Vance Avenue. This area falls within the jurisdiction of the Downtown Memphis Commission, and more specifically within Central Business Improvement District, South Main design context.

The project includes 63 residential dwelling units, structured parking, along with ground level amenity spaces for resident use, within approximately 15,000 square feet of gross area. The development has an estimated 24 month construction schedule. The building itself is a combination of structured parking with 5 levels of residential above.

The project is yet another piece in the restoration of the downtown fabric of the South Main District, and Downtown Memphis at large by introducing class A institutional-quality multifamily housing, while being respectful of the historic context of the neighborhood and existing structures surrounding the site. It is important to note that the project intends to be a companion structure to 7 Vance Avenue (The Oliver) in both scale and material. This means that the exterior detailing will follow the same format, which restored the detailed masonry work of the previous historic warehouse structure. Together the structures introduce a more cohesive vocabulary for the block.

What occurs above this reconstructed historic base is an extension of the detailing, with the introduction of additional materials (fiber cement siding and trim) that will be detailed in such a way as to emulate proverbial factory/warehouse/industrial buildings of the past.

In summary, the builds on the historic roots of the area while introducing modern building systems and detailing that accommodates today's uses, needs, and regulations. Street activation occurs at all three street-facing sides, all of which contributes to restoring the vitality of downtown Memphis.



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SITE PLAN

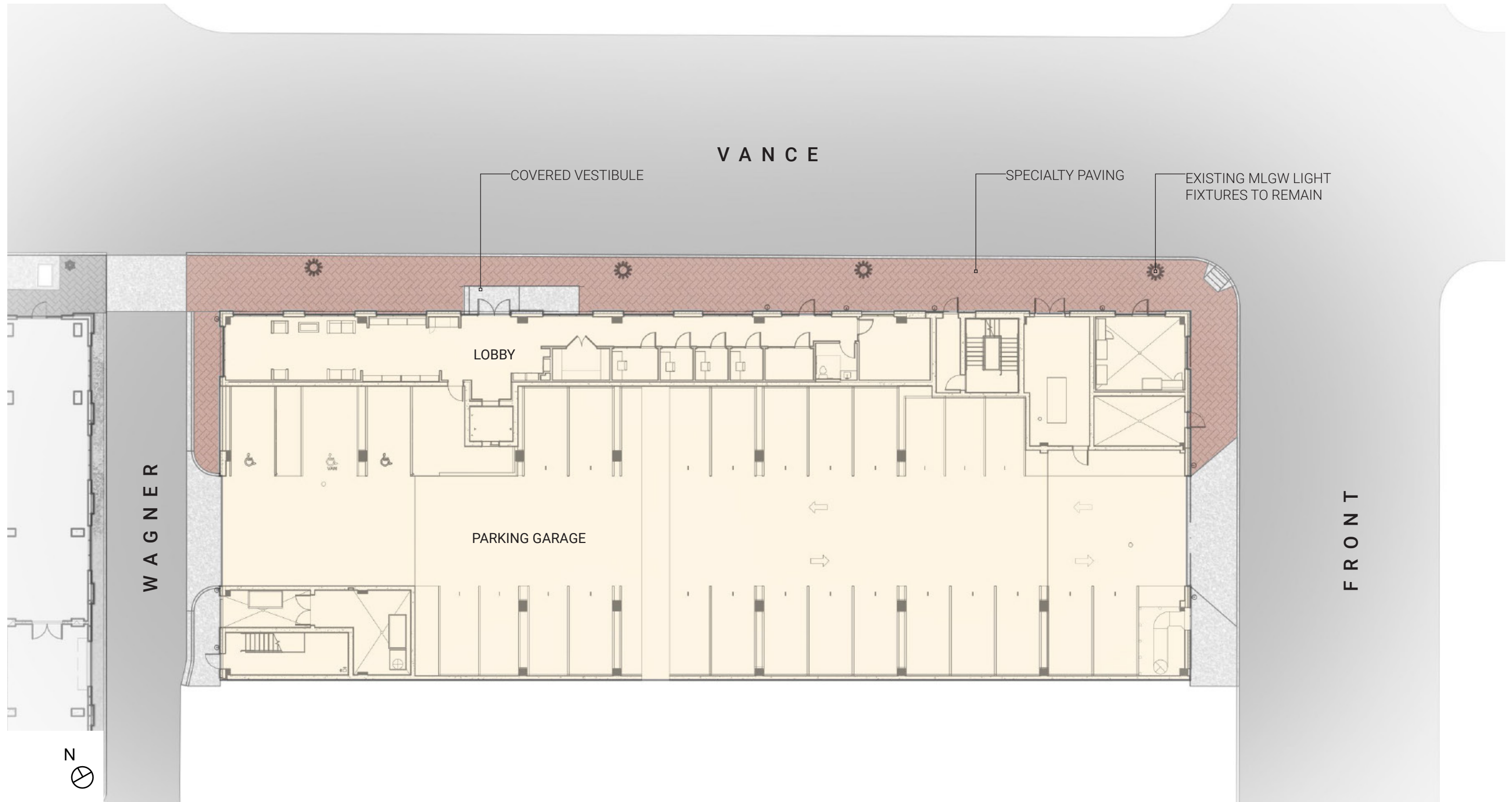


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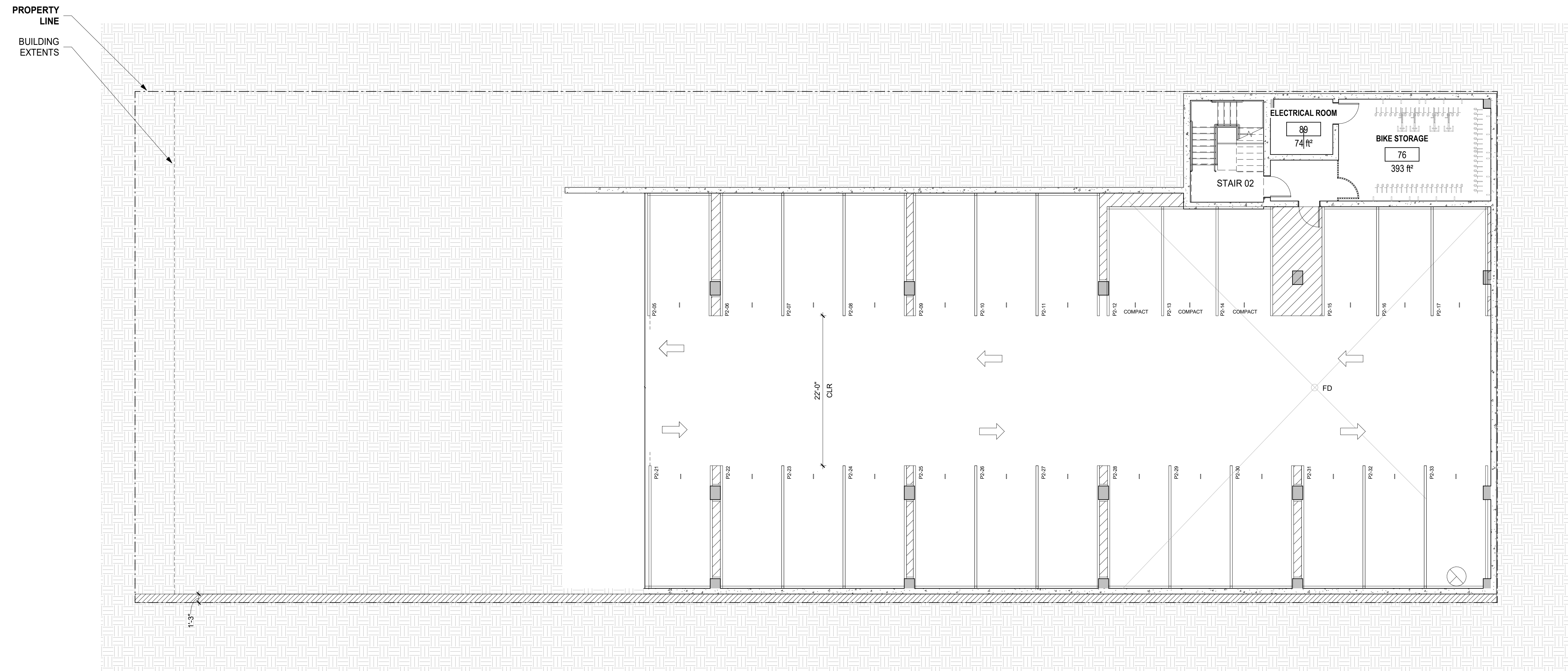
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STREETSCAPE PLAN

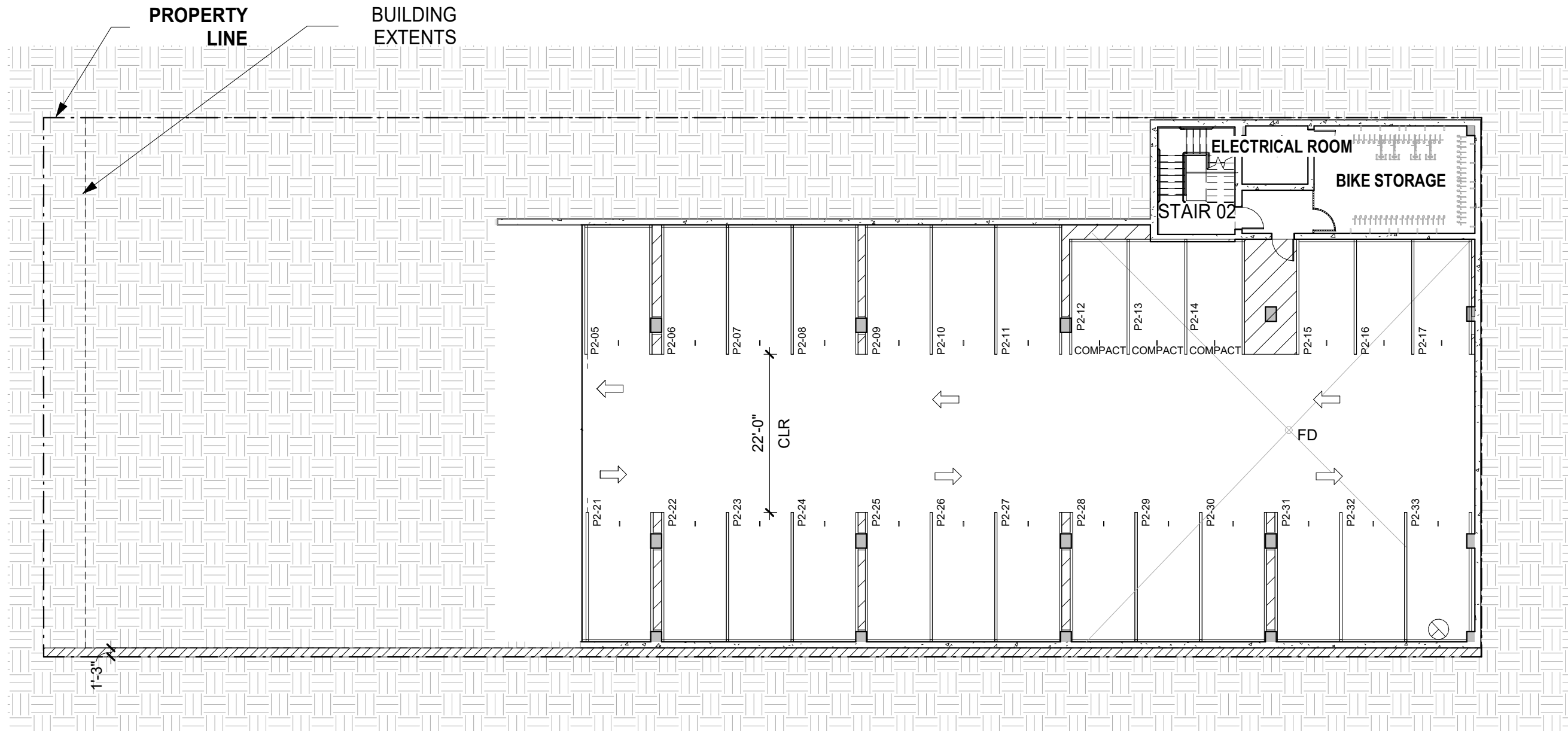


FLOOR PLAN - BASEMENT LEVEL PARKING 1-8TH SCALE



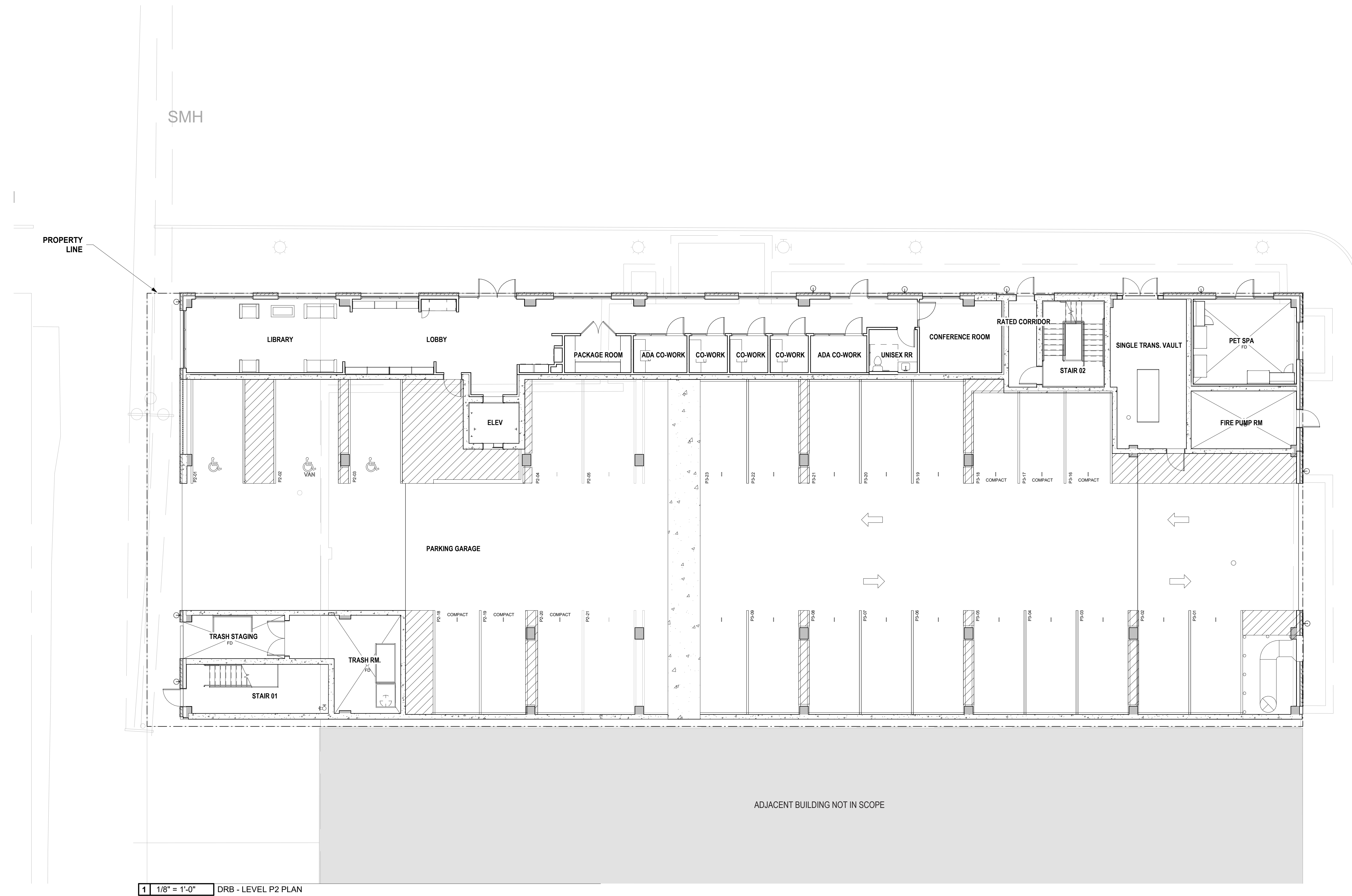
1 1/8" = 1'-0" DRB - LEVEL P1 BASEMENT PLAN

FLOOR PLAN - BASEMENT LEVEL PARKING



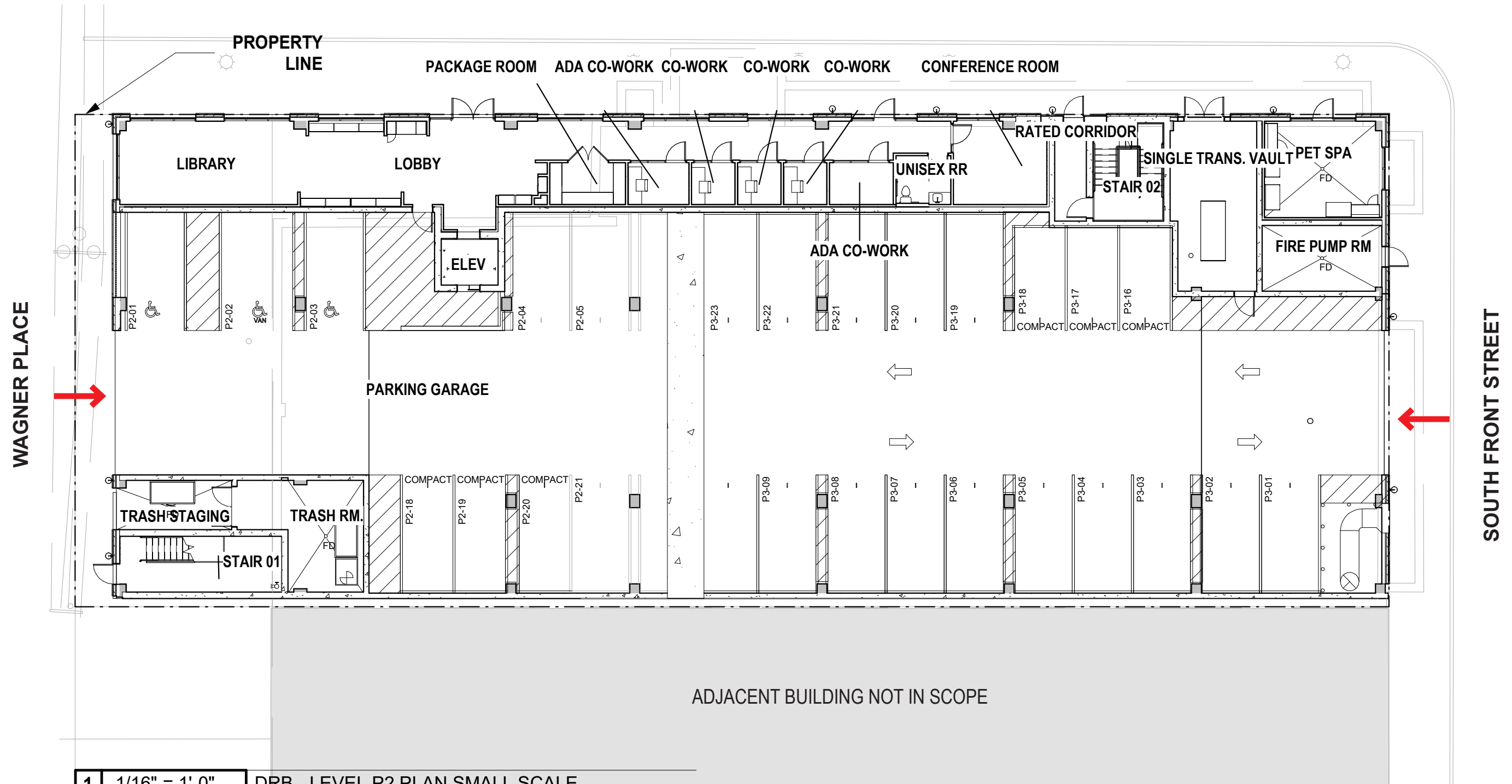
1 1/16" = 1'-0" DRB - LEVEL P1 BASEMENT PLAN SMALL SCALE

FLOOR PLAN - GROUND LEVEL PARKING 1-8TH SCALE



FLOOR PLAN - GROUND LEVEL PARKING

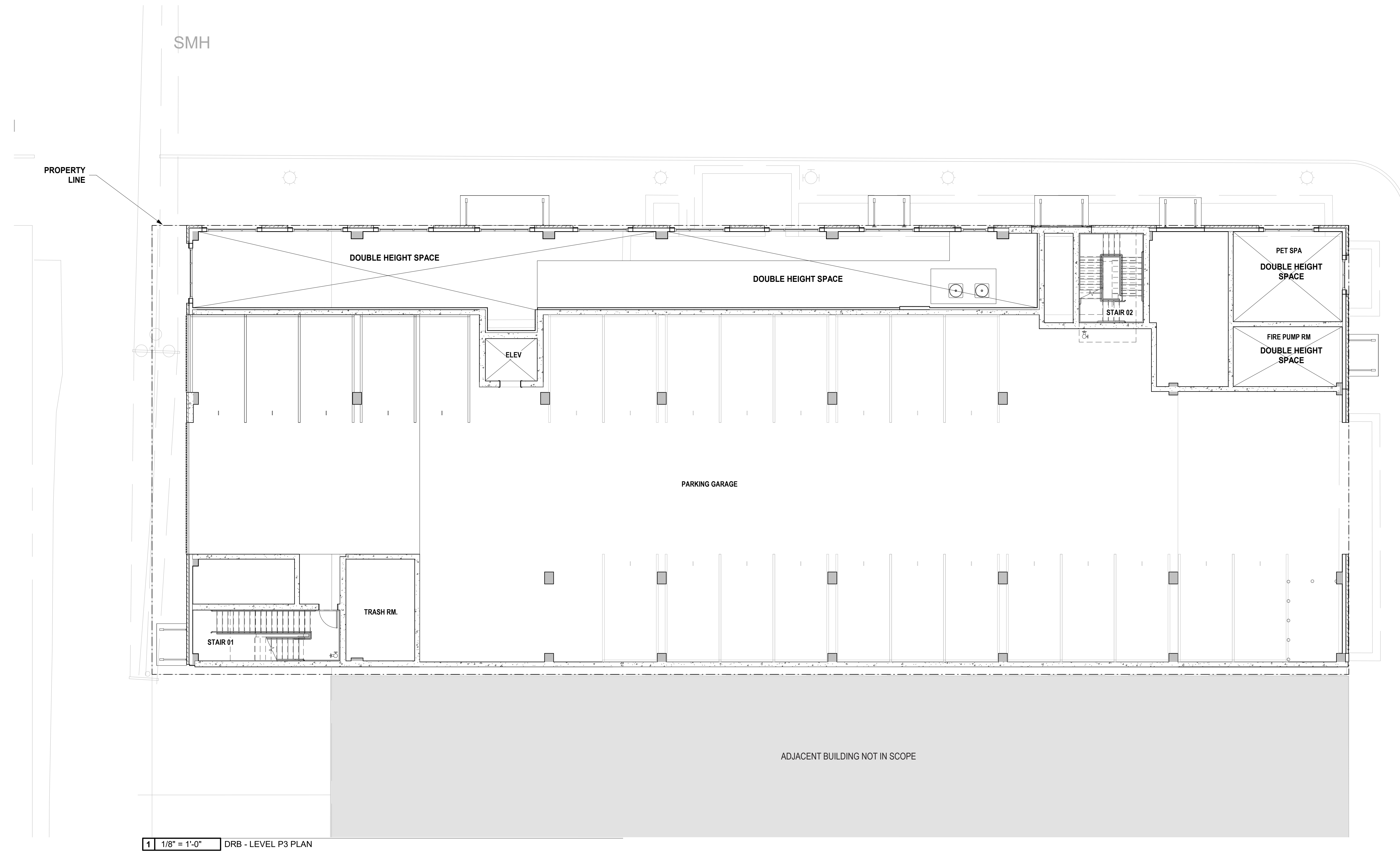
VANCE AVENUE



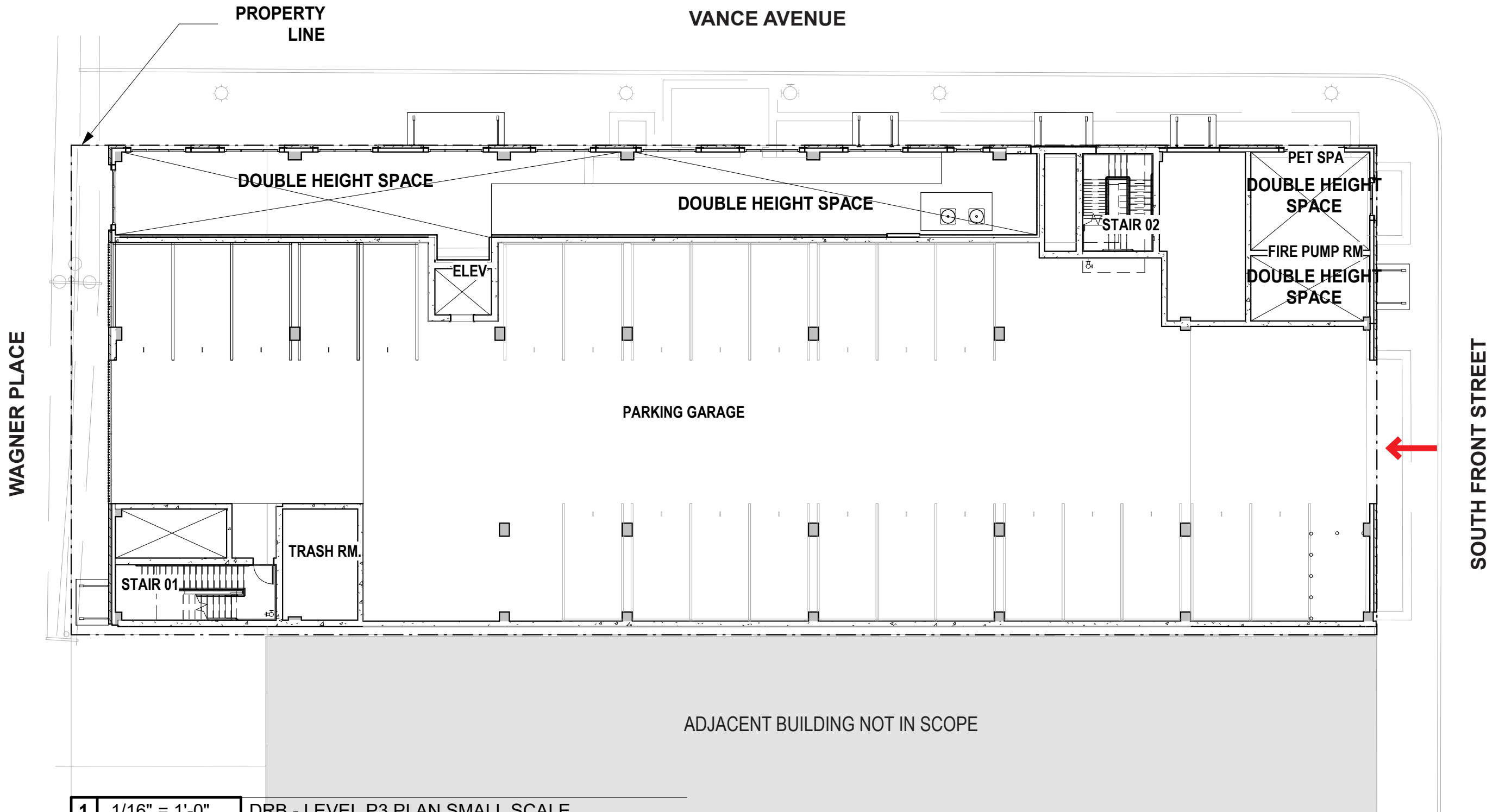
1 1/16" = 1'-0" DRB - LEVEL P2 PLAN SMALL SCALE

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FLOOR PLAN - LEVEL P3 PARKING 1-8TH SCALE



FLOOR PLAN - LEVEL P3 PARKING



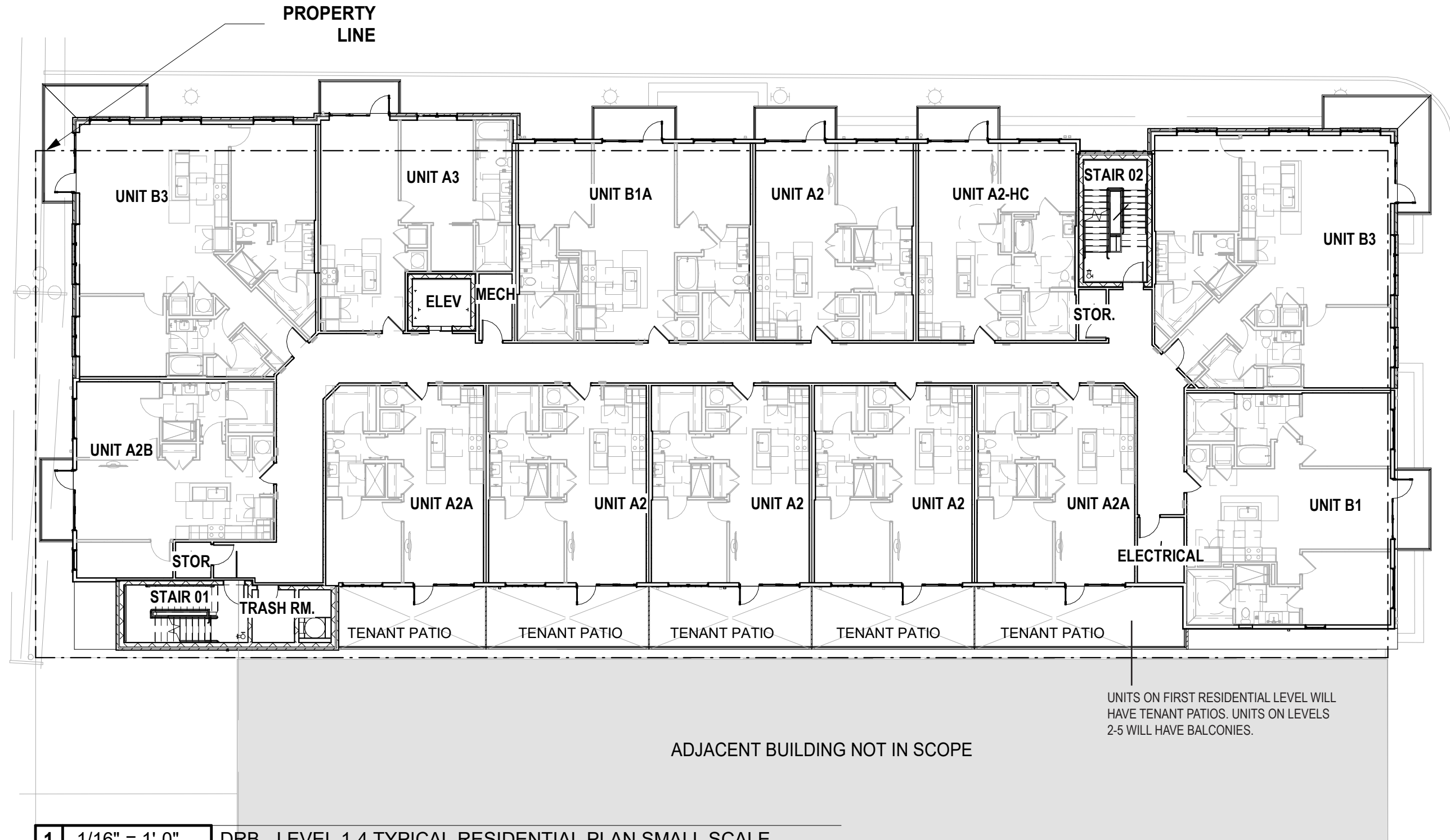
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FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL 1-8TH SCALE



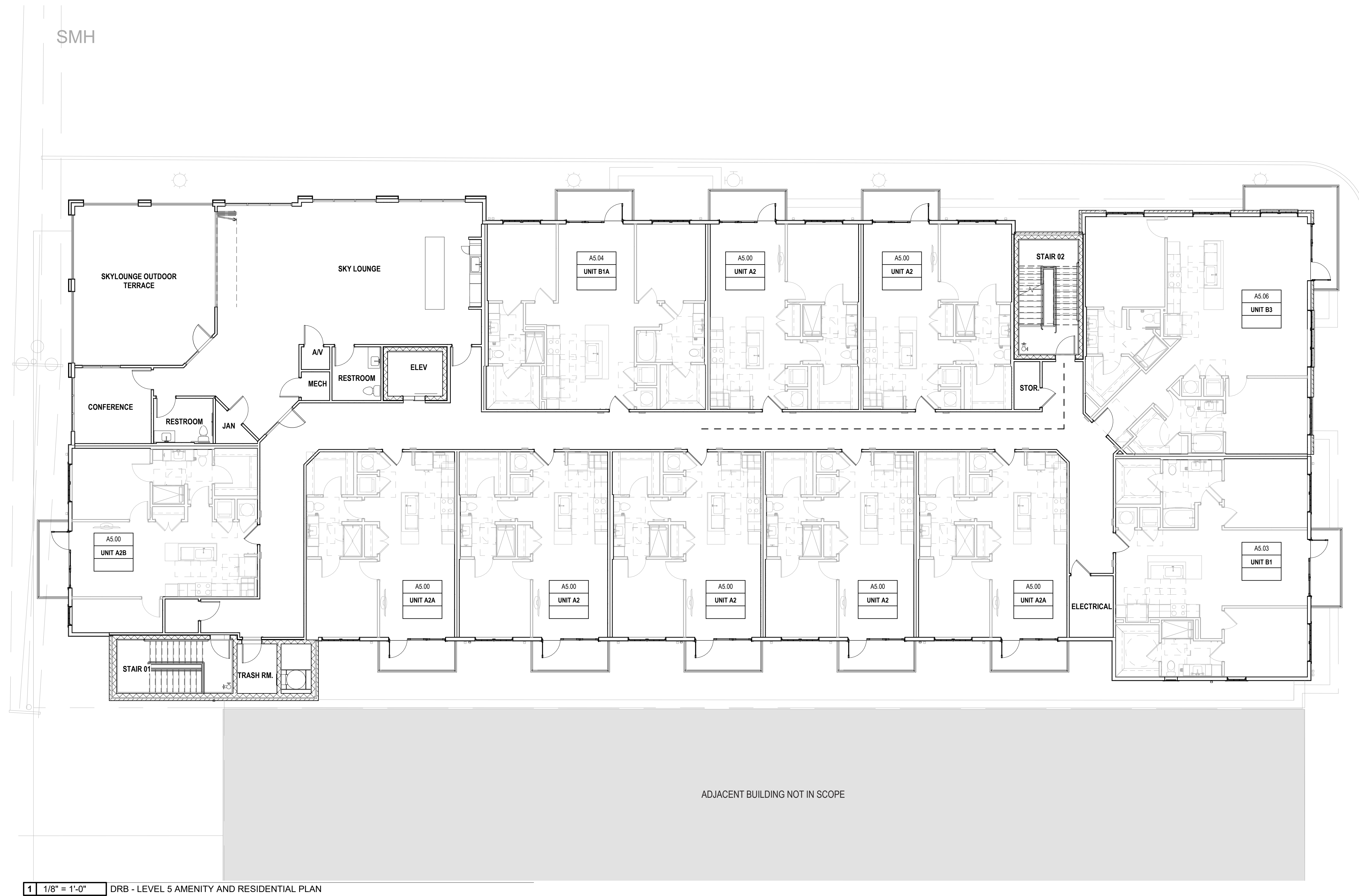
FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL



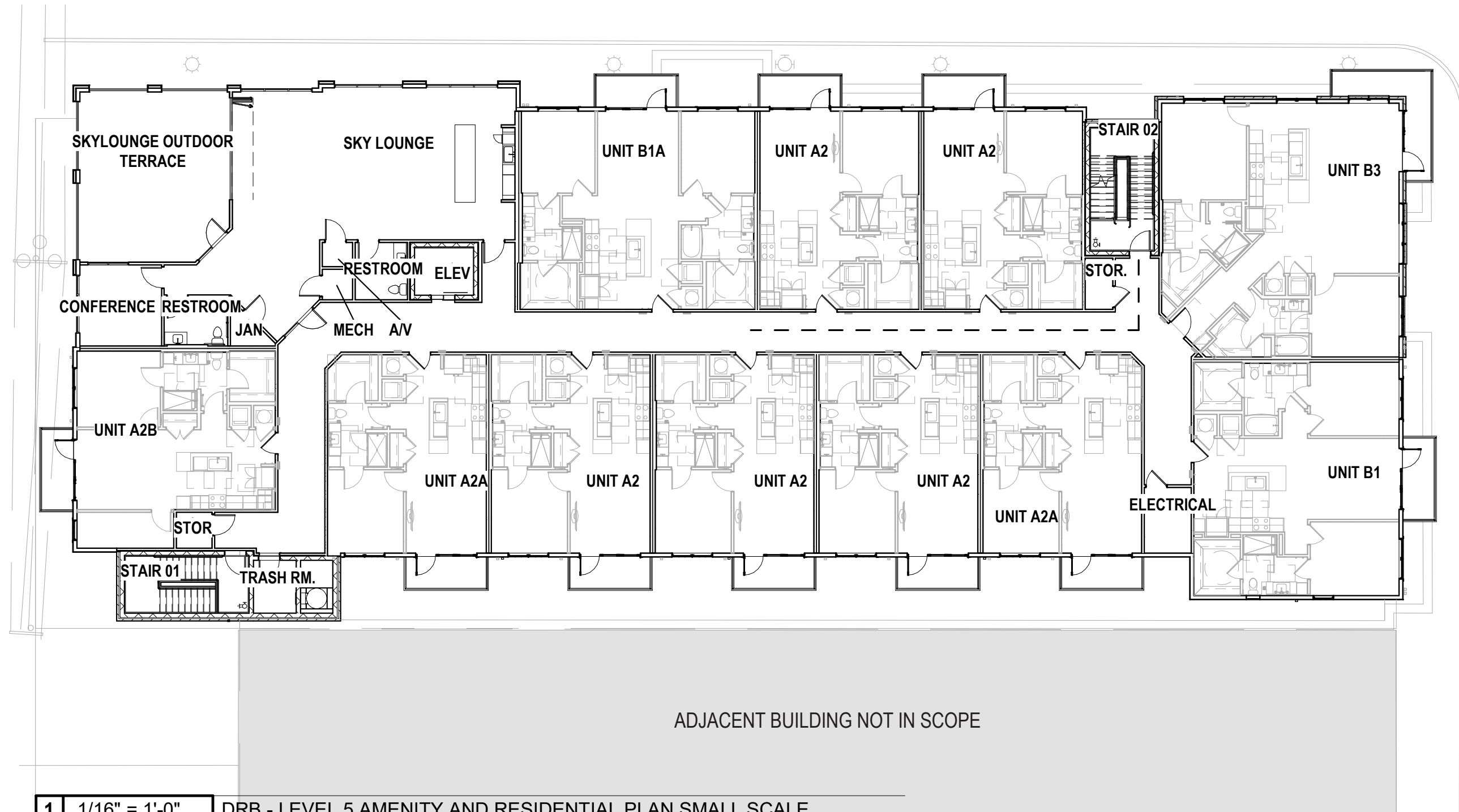
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FLOOR PLAN - LEVEL 5 AMENITY AND RESIDENTIAL 1-8TH SCALE



FLOOR PLAN - LEVEL 5 AMENITY AND RESIDENTIAL



WATERFRONT VOCABULARY

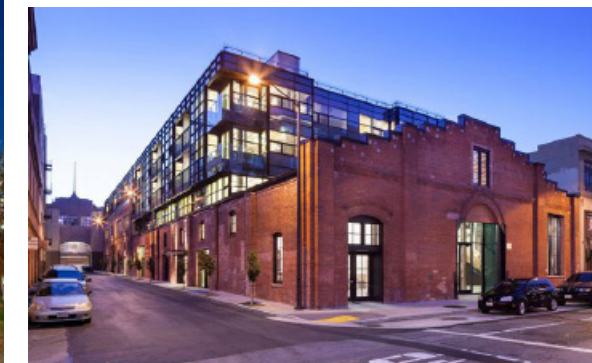


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CHARACTER IMAGERY



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NORTH EXTERIOR ELEVATION - VANCE AVENUE



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SOUTH EXTERIOR ELEVATION



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EAST EXTERIOR ELEVATION - SOUTH FRONT ST.



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WEST EXTERIOR ELEVATION - WAGNER PL



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VANCE AVENUE AND SOUTH FRONT ST. PERSPECTIVE



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WAGNER PL. AND VANCE AVENUE PERSPECTIVE

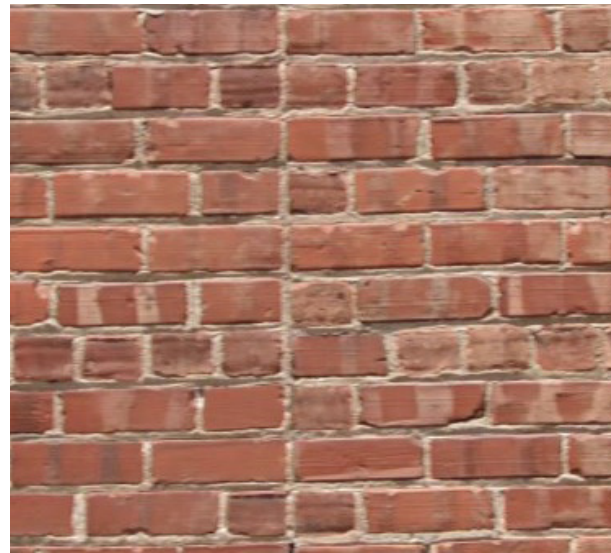


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MATERIAL BOARD

BRICK TO MATCH EXISTING
CONDITION



BOARD & BATTEN



SW 7068 - GRIZZLE GRAY



WINDOW - BLACK



EXISTING CONDITION



PAINTED PANEL & TRIM



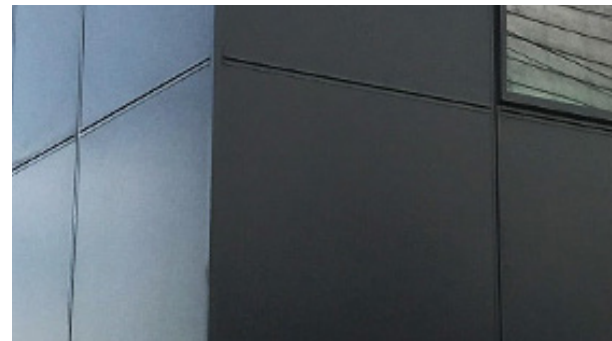
SW 7069 - IRON ORE



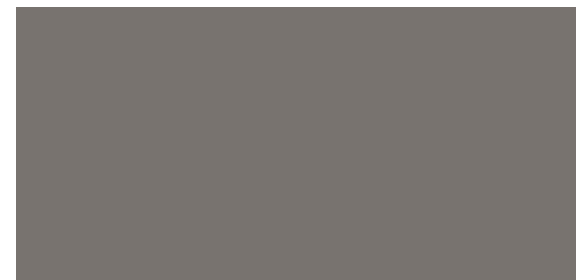
DOOR - BLACK



METAL PANEL



SW 7019 - GAUNTLET GRAY



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