

7 VANCE AVENUE APARTMENTS

DESIGN REVIEW BOARD SUBMITTAL

MEMPHIS, TN

MARCH 23, 2021

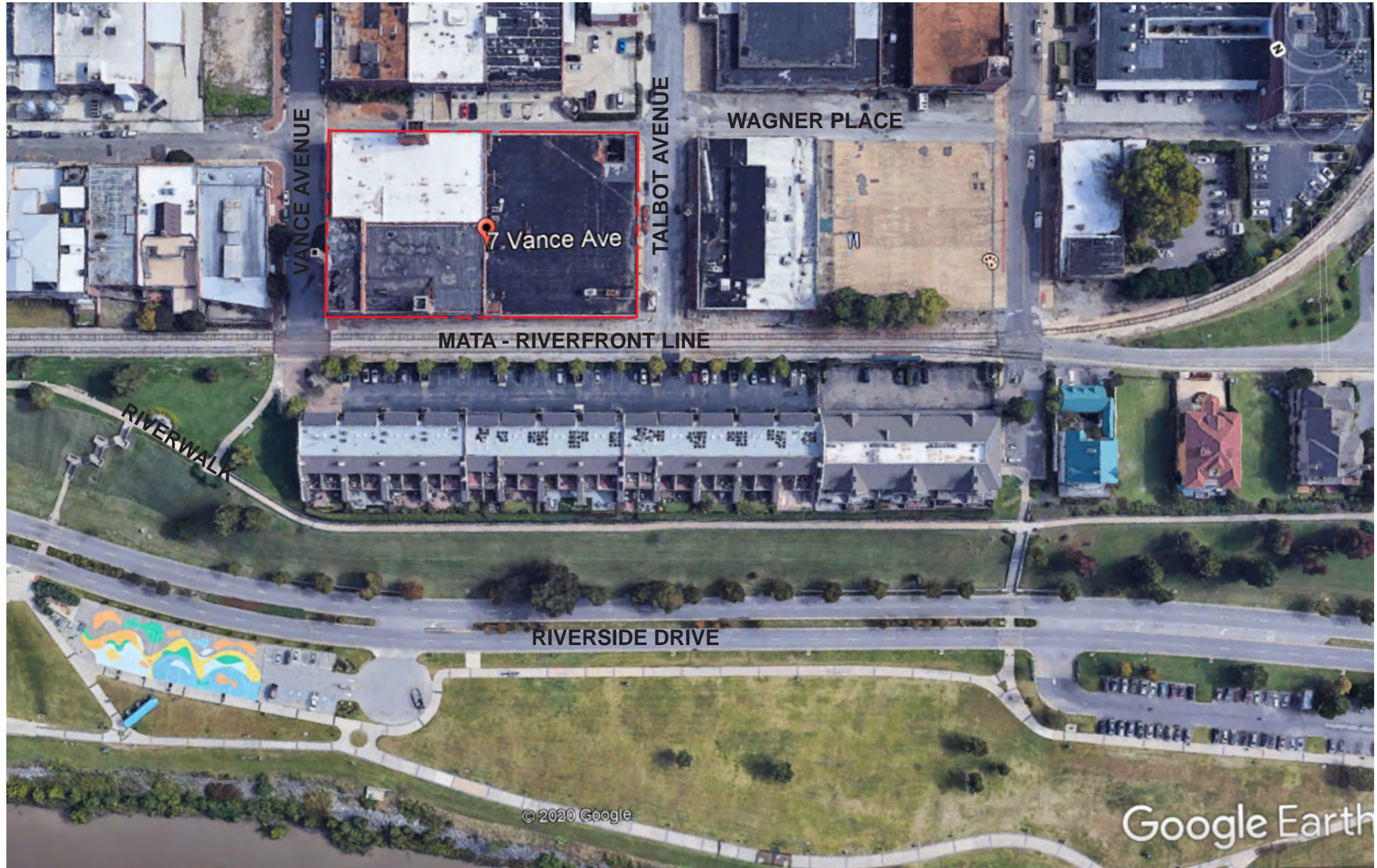


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6800 Poplar Avenue, Suite 101
Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com



VICINITY PLAN



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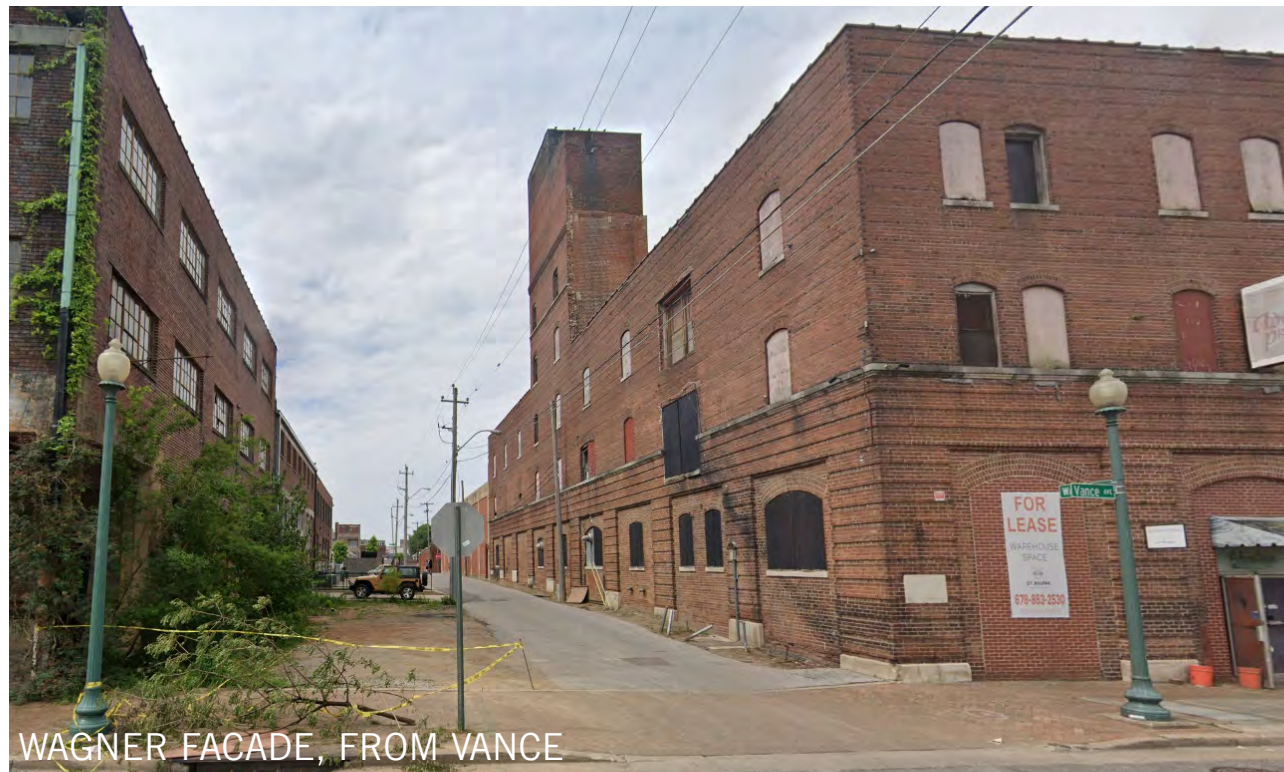
EXISTING CONDITIONS



MATA RAIL LINE FACADE, FROM VANCE



TALBOT FACADE



WAGNER FACADE, FROM VANCE



VANCE FACADE

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EXISTING AERIAL - VANCE AVENUE



PROJECT NARRATIVE

The 7 Vance 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 1.24 acres within 1 parcel of land situated along Wagner Place, between Vance Avenue and Talbot 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 208 residential dwelling units, structure parking, along with leasing and amenity space for resident use, within approximately 173,681 square feet of gross area. The development is projected to cost approximately \$42.7M, and has an estimated 24 month construction schedule. The building itself is a combination of structured parking with 5 levels of residential above. Leasing, resident amenities, and the pool courtyard will be located at the first elevated residential level.

The project intends to revitalize a portion of the downtown fabric of Memphis by introducing class A institutional-quality multifamily housing, while being respectful of the historic context of the neighborhood and existing structures on the site itself. Some important conditions to note are the relationship the project will have to Tom Lee Park, and the portions of Vance Avenue and Wagner Street where the existing historic building currently sits.

The design team has considered several scenarios by which we might renovate, salvage, or reconstruct the existing historic building. While there are several attributes of the existing structure that hold historic value, there are many other factors that inhibit it from being a habitable structure that supports the intended development program. Namely; evidence of differential settlement cracks, construction methods used do not meet current seismic

code requirements, infeasibility of introducing any new openings into the existing façade, and vertical dimensions of the existing façade not being conducive to the new development program. Our conclusion is that reconstructing the base level of the building aligns best with the development program while preserving the architectural detailing and materiality of the existing historic building.

The architectural vocabulary will draw influence from the industrial and warehouse roots of the South Main district, and more specifically the existing structure. The intent includes reconstructing the base of the existing building, borrowing the patterns and detailing that occur below the precast cornice line. What occurs above this reconstructed historic base is an extension of the detailing, with the introduction of additional materials (fiber cement siding, metal paneling) that will be detailed in such a way as to emulate proverbial factory/warehouse/industrial buildings of the past.

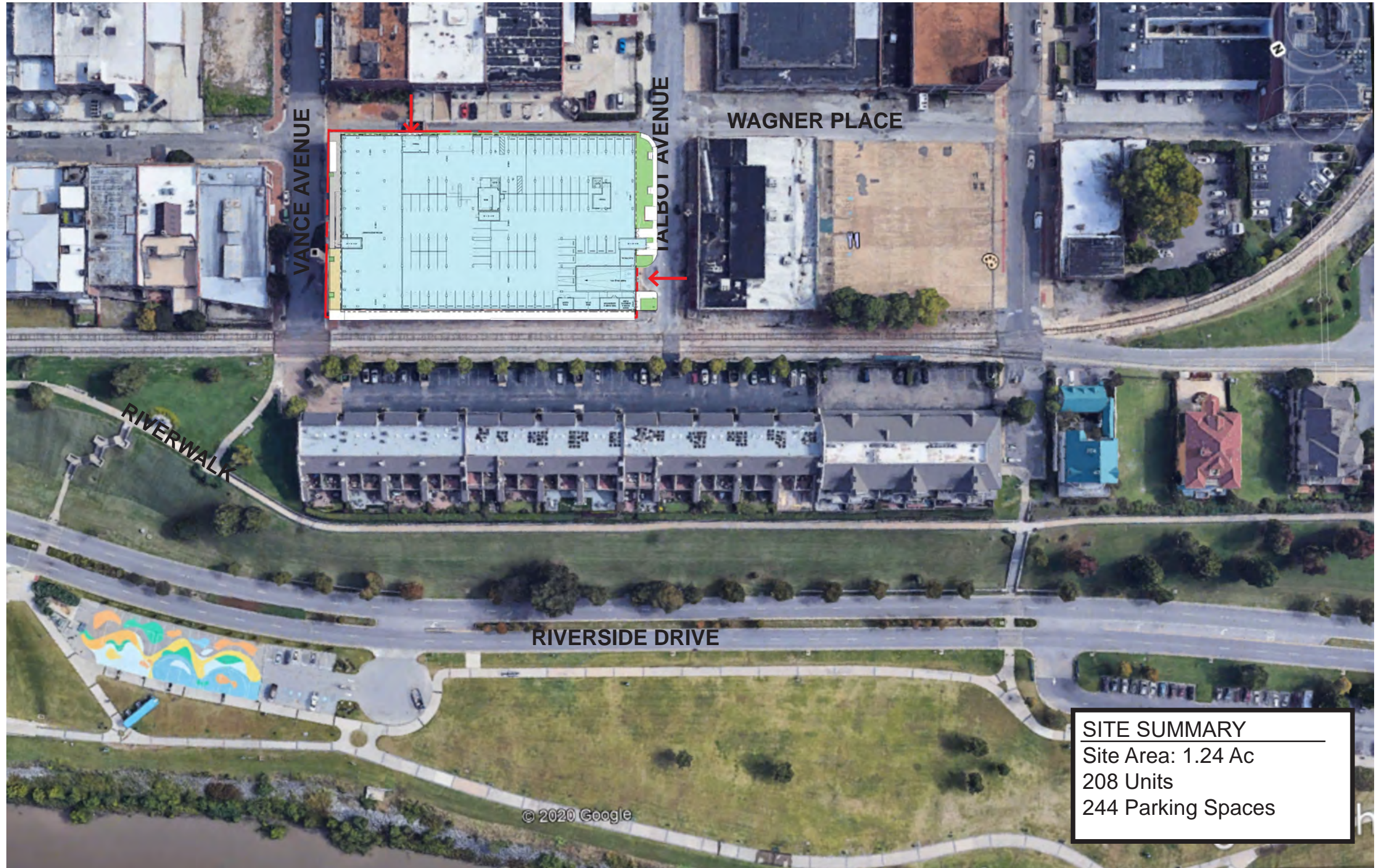
In summary, the end result strives to be a blend of the historic roots of the area with modern detailing that accommodates today's uses, needs, and regulations. Particular homage is paid to the existing structure by way of reconstituting the pedestal base and reimagining the chimney stack. Street activation will be introduced at all three street-facing sides, thereby enhancing the vitality of the area, all of which contributes to restoring the legacy of downtown Memphis.



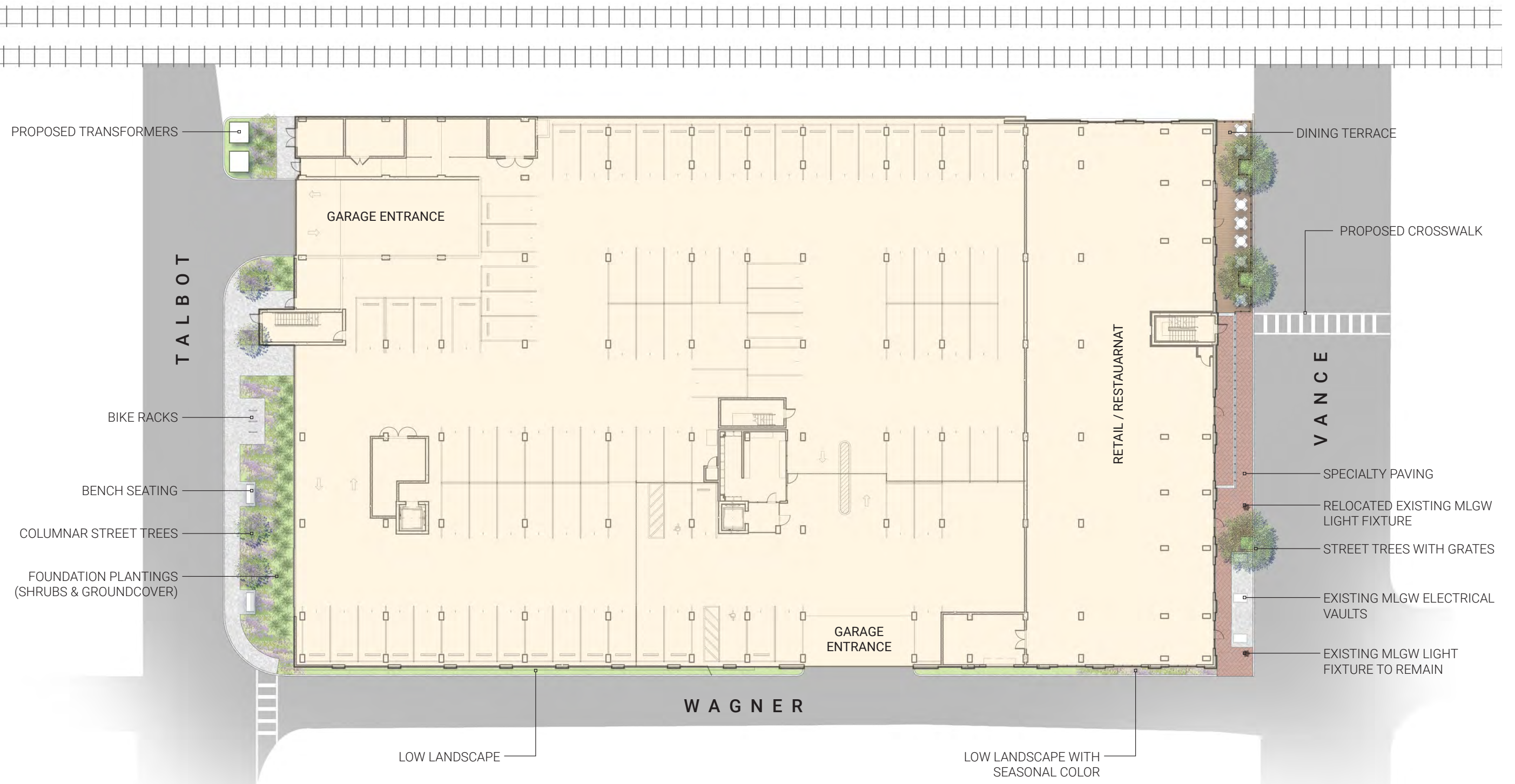
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SITE PLAN



STREETSCAPE PLAN

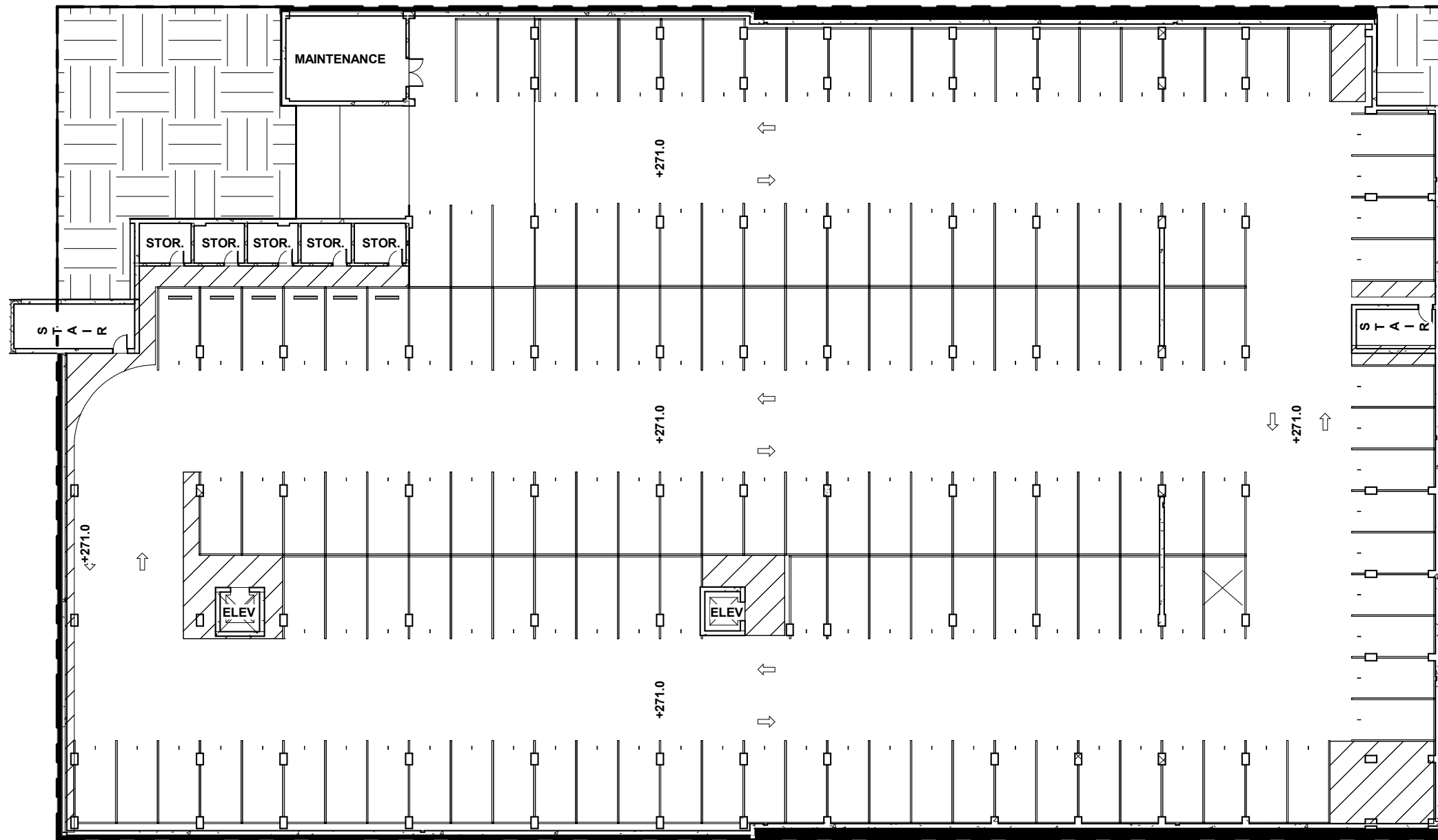


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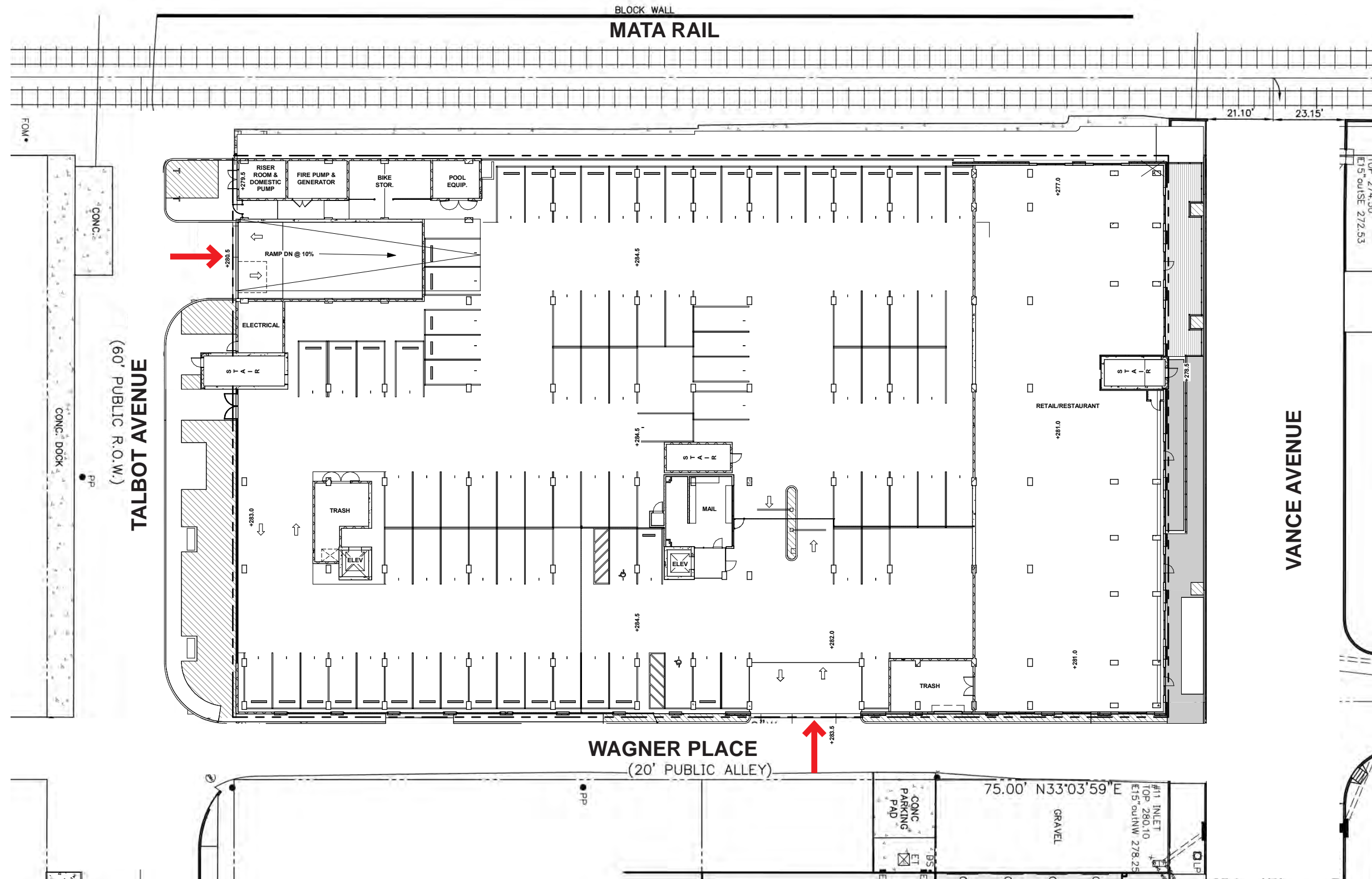
FLOOR PLAN - BASEMENT LEVEL PARKING



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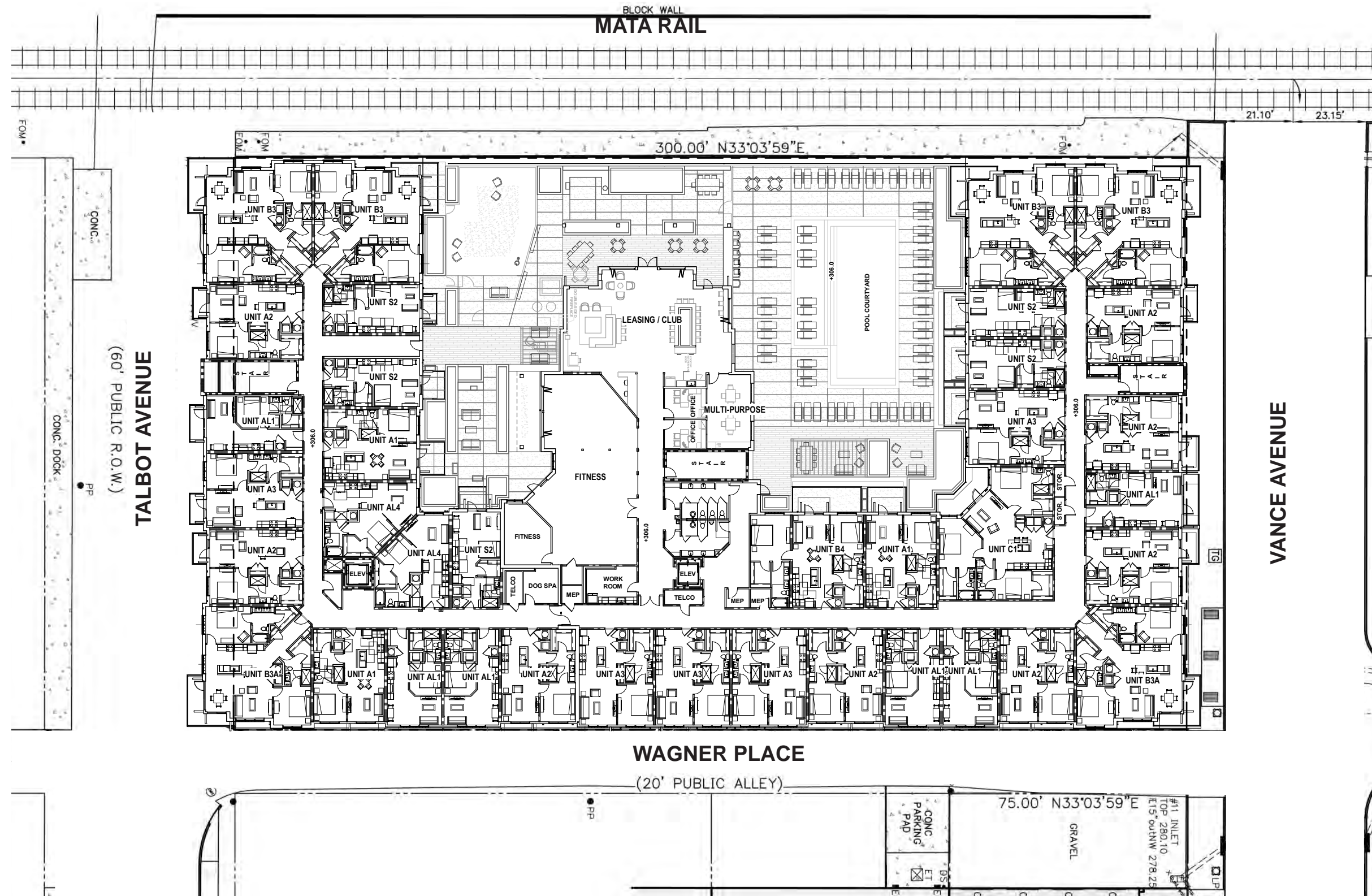
FLOOR PLAN - LEVEL P1 PARKING



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FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL



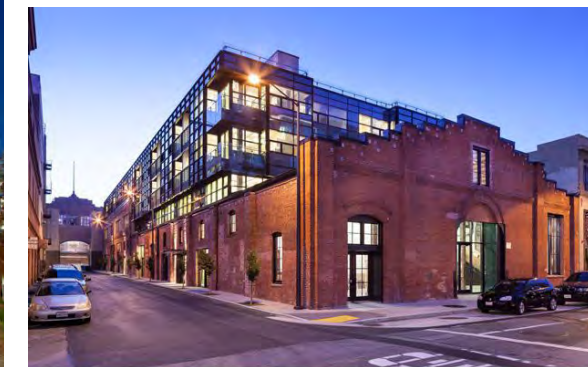
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WATERFRONT VOCABULARY



CHARACTER IMAGERY



NORTH EXTERIOR ELEVATIONS



SOUTH EXTERIOR ELEVATIONS



EAST EXTERIOR ELEVATIONS



WEST EXTERIOR ELEVATIONS



EXTERIOR PERSPECTIVE

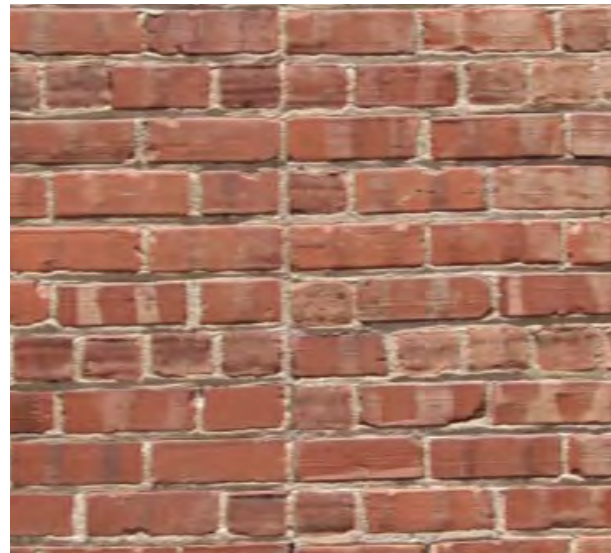


EXTERIOR PERSPECTIVE

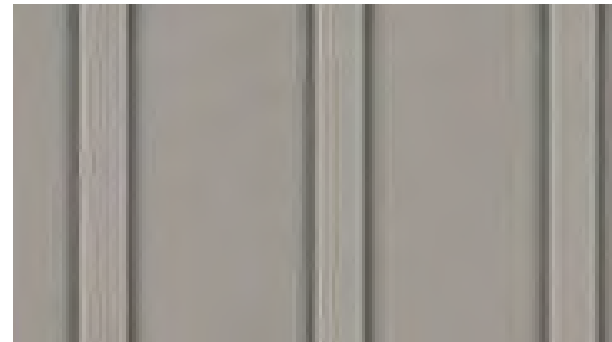


MATERIAL BOARD

BRICK TO MATCH EXISTING
CONDITION



BOARD & BATTEN



SW 9171 - FELTED WOOL



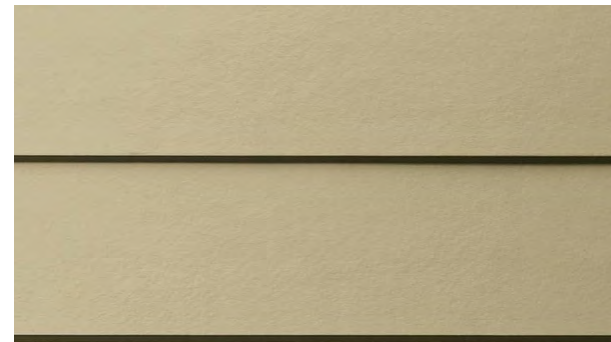
WINDOW - BLACK



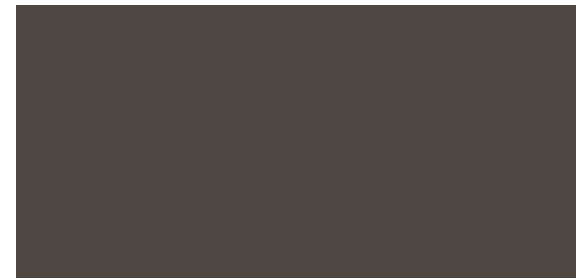
EXISTING CONDITION



LAP SIDING



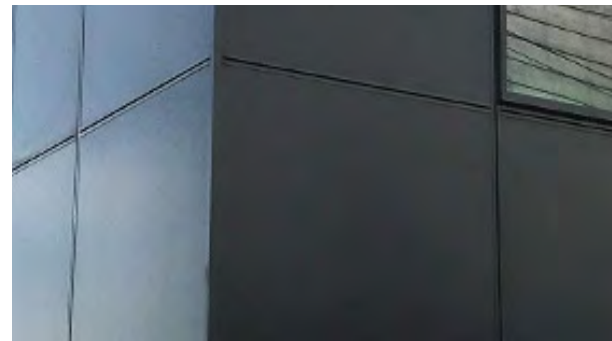
SW 7020 - BLACK FOX



DOOR - BLACK



METAL PANEL



SW 7069 - IRON ORE

