



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

Exterior Renovation

Case # 20-46

670 Vance Ave.  
Memphis, TN 38126

Applicant / Owner:

Barbara Nesbit  
670 Vance Ave.  
Memphis, TN 38126

Background:

DRB review is required for this project because it received a South City Good Neighbor Grant at the July 15, 2020, CCDC meeting.

The subject property is located on the north side of Vance Ave., in the block between S. Orleans St. and Walnut St. The site contains two (2) one-story modular structures with a one-way drop-off area to the south and a surface driveway along the west that connects two (2) gravel parking areas. Vance Avenue Youth Development Center (VAYDC) was established to maximize the learning potential of Memphis youth. VAYDC offers after-school and summer enrichment programs, provides food and clothing, self-esteem workshops, and literacy programs for both youth and adults.

Project Description:

The changes funded by the South City Good Neighbor Grant are focused on improvements to the southern and western facades of the primary modular structure and design solutions for the current parking concerns. Improvements to the building include new panels, windows, doors, and awnings. The parking lot will be significantly improved to meet parking needs for staff and parents, who are currently parking on gravel to the west and in front of the building.

The current one-way driveway used to drop off children at the main entrance (south façade) of the building will be expanded to create five (5) parking spaces. A new parking area will be added to the south west of the building, adding five (5) additional parking spaces for staff and parents. The driveway leading to the rear of the building will be expanded to account for two-way traffic and additional parking behind the wrought iron fence. The new parking areas will replace the gravel parking that exists today. In total, the building will have fifteen (15) parking spaces to account for full time staff, volunteers and parents.

New landscaping will be added to screen the parking areas from the public. One (1) curb-cut on the western side of the property will be closed. The other two (2) curb cuts will be repaired to meet ADA slope requirements for the city. The current wood fencing to the west of the property will be removed and replaced with wrought iron or similar quality material to provide additional security.

**Staff Report:**

The South City Good Neighbor Grant is designed to help South City commercial property owners and businesses strengthen or restore the character of important places within the community with high-quality improvements to the exterior of their property. A secondary goal of the grant is to help new and existing businesses succeed by enhancing their curb appeal in ways that might not be possible without assistance. This project is aligned with the goals of the DMC and the Good Neighbor Grant to improve commercial property values and encourage property investment within the South City Neighborhood.

This project meets the goals of the SCGN while also following the core principles of the Downtown Design Guidelines through enhancing the pedestrian experience. The proposed changes to 670 Vance Ave. will provide increased safety for the center and children who attend, as well as utilize appropriate design solutions to meet parking and pedestrian needs along Vance Ave., a major corridor and focus of the South City Good Neighbor Grant.

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