

DESIGN REVIEW OFFICER REPORT ON THE PROPOSED CENTREPOINTE PROJECT MODIFICATIONS TO THE FACADES ON SOUTH UPPER STREET AND TO INCREASE THE HEIGHT OF THE BUILDING AT THE INTERSECTION OF MAIN STREET AND LIMESTONE FROM 10 STORIES TO 12 STORIES WITHIN THE COURTHOUSE AREA DESIGN OVERLAY ZONE ON THE PROPERTIES BOUNDED BY WEST MAIN STREET, SOUTH UPPER STREET, LIMESTONE STREET AND WEST VINE STREET

Applicant: CentrePointe LLC - Case No. 4-2012 - Amendment

Addresses:

100 W. Main St., 106-122 W. Main St., 126 W. Main St., 136-138 W. Main St. (which includes 137 W. Vine St.), 140 W. Main St. (which includes 141 W. Vine St.), 146-148 W. Main St., 152 W. Main St., 156-160 W. Main St., 164 W. Main St. and 149 W. Vine St.

Scope of Work:

To review an application for an amendment to and re-issuance of an Authorization Permit to construct a new mixed-use hotel/condominium/office/retail building, with associated parking and site elements, with modifications to the facades on South Upper Street and to increase the height of the building at the intersection of Main Street and Limestone from 10 stories to 12 stories.

Background:

- The Design Review Officer and the applicant had a Pre-Filing Conference on January 23, 2012. The Design Review Officer determined that a Preliminary Board Review was required.
- The applicant received a Preliminary Board Review on February 15, 2012.
- The applicant held a public input meeting on March 1, 2012.
- The applicant received a Final Board Review and the Authorization Permit was approved on March 28, 2012.

Findings:

There are several buildings in Courthouse Area Design Overlay Zone that are of similar heights to the proposed building at the intersection of Main Street and Limestone:

- 167 West Main Street - "First National Bank Building" c. 1913 – 15 stories
- 269 West Main Street – "Lexington City National Bank Building" c. 1904 – 8 stories

- 163 West Short Street – “McClelland Building” c. 1899-1905 – 7 stories
- 201 West Short Street – “Guaranty Bank & Trust Co. Building” c. 1924 – 8 stories
- 271 West Short Street – “Security Trust Building” c. 1905 – 8 stories

The modifications to the facades on South Upper Street and the increase in the height of the building at the intersection of Main Street and Limestone from 10 stories to 12 stories comply with the following Themes, Goals and Objectives from the Comprehensive Plan for the Design Guidelines:

Theme 1: “Enabling the creation, growth and retention of jobs that promote a strong, progressive economy.”

- A key objective is to encourage the creation of jobs within the project area.

Theme 2: “Promoting the downtown as a regional commercial, office, government, residential and cultural center focal point within the Bluegrass region.

- These design guidelines establish a vision for new construction that facilitates the mix of uses desired to make the Courthouse Area the focal point for the region.

Goal II: “Guide the physical development of the community”

- Regulatory tools such as zoning, land use regulations and design guidelines are effective ways to guide the physical changes seen on the Lexington landscape.

Goal IV: “Ensure the vitality of the downtown”

- The objectives listed with Lexington’s goal of ensuring vitality in the Downtown are very much the same as the reasons many communities choose to develop design guidelines-to protect investments and to ensure stability and livability.

Objective A: Promote and expand the role of the Downtown area as the logical community location of major regional business, commerce, governmental administration, cultural and recreational activities and entertainment.

Objective D: Formulate a realistic plan for the future of the Downtown, and foster public-private efforts to maintain, rehabilitate and redevelop Downtown.

Objective F: Encourage increased Downtown residential uses through new construction, restoration, and redevelopment which are compatible with surrounding land uses and design.

The modifications to the facades on South Upper Street and the increase in the height of the building at the intersection of Main Street and Limestone from 10 stories to 12 stories comply with the following Basic Principles of Design of the Courthouse Area:

Principle 1: Maintain a clear definition of the street edge.

Principle 2: Enhance the street level as an inviting place for pedestrians.

Principle 3: Relate to traditional buildings in the area.

The modifications to the facades on South Upper Street and the increase in the height of the building at the intersection of Main Street and Limestone from 10 stories to 12 stories comply with the following Design Guidelines:

- 2.1 Maintain the alignment of buildings at the sidewalk edge.
- 2.2 Orient the primary entrance of a building toward the street.
- 2.3 New interpretations of traditional building styles are encouraged.
- 2.5 A new building should maintain the alignment of horizontal elements along the block.
- 2.6 Floor-to-floor heights should appear to be similar to those seen historically.
- 2.7 Consider dividing a larger building into “modules” that are similar in scale to buildings seen historically.
- 2.9 Materials should appear similar to those used historically.
- 2.10 A simple material finish is encouraged for a large expanse of wall plane.
- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 2.12 Windows should align with others in a block.
- 2.14 Locate the primary building entrance to face the street.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting for the following:
 - To accent architectural details
 - To accent building entrances
 - To illuminate sidewalks

- 2.20 Minimize the visual impacts of site and architectural lighting.
- 2.21 Prevent glare by using shielded and focused light sources.
- 2.22 Minimize the visual impact of mechanical equipment on the public way.
- 2.23 Minimize the visual impacts of utility connections and service boxes.
- 2.25 Minimize the visual impacts of trash storage and service areas.

Recommendation:

The Approval of an amendment to and re-issuance of an Authorization Permit to construct a new mixed-use hotel/condominium/office/retail building, with associated parking and site elements, with modifications to the facades on South Upper Street and to increase the height of the building at the intersection of Main Street and Limestone from 10 stories to 12 stories.