



CENTREPOINTE



The Webb Companies



C•M•M•I

Billy Van Pelt, Design Review Officer
Courthouse Area Design Review Board
200 East Main Street, 9th Floor
Lexington, Kentucky 40507
Phone (859) 425-2227
Fax (859) 258-3403

COURTHOUSE AREA DESIGN OVERLAY ZONE REVIEW APPLICATION

Property Address: See list attached.

Applicant: CentrepoinTE, LLC

Property Owner: See list attached.

Address: 250 W. Main St., Suite 3000

Address: _____

Lexington, KY 40507

Phone: 859-253-0000

Phone: _____

Fax: 859-281-5670

Fax: _____

Email: _____

Email: _____

Proposed Design Change: Construction of a mixed-use development consisting of a hotel, residential condominiums and office and retail space located on the properties indicated on the attached list.

Purpose of Design Change: See Above.

Other Permits Needed/Obtained: Grading and Building.

Date Issued _____

See below.

Owner's Signature _____

Date _____

See below.

Applicant's Signature _____

Date _____

Signed by Job D. Turner, III, Esq. as authorized representative

Date _____

March 7, 2012

Design Review Board Use Only

Case Number: _____

Date Received: _____

Staff Approval _____

Referral to Board _____

Board Meeting Date: _____

DECISION

Approve _____

Approve with Conditions _____

Disapprove _____

Comments: _____

Design Review Officer _____

Date _____

**COURTHOUSE AREA DESIGN OVERLAY ZONE
REVIEW APPLICATION FORM, CONTINUED**

PROPERTY ADDRESSES:

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

PROPERTY OWNERS:

(100 W. Main St., 152 W. Main St.)
CentrepoinTE, LLC
250 West Main Street, Suite 250
Lexington, KY 40507
Ph: (859) 253-0000
Fax: (859) 281-5670

(149 W. Vine St.)
Gloria Lipson, Joyce Mischner and Joe L.
Rosenberg, d/b/a Joe Rosenberg Partnership
c/o Joe Rosenberg Jewelers
163 E. Main St., Suite 100
Lexington, KY 40507
Ph: (859) 255-6877
Fax: (859) 255-1976

(106-122 W. Main St.)
Joesons, Inc., Ken Realty, Inc., et al.
c/o Joe Rosenberg Jewelers
163 E. Main St., Suite 100
Lexington, KY 40507
Ph: (859) 255-6877
Fax: (859) 255-1976

(156-160 W. Main St.)
Joe Rosenberg Partnership
c/o Joe Rosenberg Jewelers
163 E. Main St., Suite 100
Lexington, KY 40507
Ph: (859) 255-6877
Fax: (859) 255-1976

(126 W. Main St., 164 W. Main St., 146-148 W. Main St., 140 W. Main St., and
136-138 W. Main St.)
Town & Country Rental, Inc. (aka Town & Country Rentals)
c/o Joe Rosenberg Jewelers
163 E. Main St., Suite 100
Lexington, KY 40507
Ph: (859) 255-6877
Fax: (859) 255-1976

JUSTIFICATION FOR AUTHORIZATION PERMIT FOR PROJECT
AND
STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

CASE NO. 4-2012 (CENTREPOINTE)

CentrePointe, LLC ("Applicant") requests an Authorization Permit, under Section 27-6(b)(1) of the Lexington-Fayette Urban County Zoning Ordinance, to construct a new mixed-use development consisting of a hotel, residential condominiums and office and retail space ("Project"), on the following properties located in the Courthouse Area Design Overlay Zone ("Overlay Area"): 100 W. Main Street, 136-138 W. Main Street (which includes 137 W. Vine Street), 140 W. Main Street (which includes 141 W. Vine Street), 146-148 W. Main Street, 152 W. Main Street, 156-160 W. Main Street, 164 W. Main Street and 149 W. Vine Street, 106-122 W. Main Street and 126 W. Main Street. The Project site ("Site") encompasses the foregoing properties as well as the following properties, which are located outside the Overlay Area based on the published boundary map of the Overlay Area: 116, 122 and 128 S. Upper Street and 109, 111, 117 and 119 S. Limestone Street.

Section 27-6(b)(1)(f) provides that in considering a request for this type of Authorization Permit, the Courthouse Area Design Review Board ("Board") must "examine the architectural design and the exterior surface treatment of the proposed construction on the site in question and its relationship to other structures within the area... and other pertinent factors affecting the appearance and efficient functioning of the structure." Specifically, the Board is required to use the *Design Guidelines for the Courthouse Area* dated May 17, 2000 ("Design Guidelines"), which "shall form the basis of any action by the Board."

Granting the requested Authorization Permit for the construction of the Project on the Site is appropriate because the Project complies with the Design Guidelines as follows:

CHAPTER 2 (GENERAL DESIGN GUIDELINES)

- **2.1 Maintain alignment of buildings at the sidewalk edge.** The majority of the Project, including the entire Main Street frontage, aligns with the sidewalk edge. While a portion of the Vine Street frontage is set back to allow for automobile and pedestrian entry into the hotel, this setback benefits the streetscape in that it breaks up the main Vine Street façade into smaller, more appropriately scaled elements and also allows vehicular entry outside out of the pedestrian way. Applicant envisions that this vehicular plaza area will contain public art pieces and landscaping elements in compliance with Guideline 5.3 (Provide expanded sidewalk areas, or "plazas," where conditions permit).
- **2.2 Orient the primary entrance of a building toward the street.** Given that the Project encompasses a full block, the Project features numerous entries, including those for retail, restaurant, commercial office and hotel uses. Each use features multiple entries oriented toward the street.

2.3 New interpretations of traditional building styles are encouraged. Each façade of the Project interprets, in a modern way, neighboring buildings in the Overlay Area and pays homage to the design styles of the various eras in which the surrounding buildings were built. For example, the Main Street façade is more traditional in terms of building elements and materials, which compliments the existing buildings on the north side of Main Street. The more modern Limestone and Vine Street façades of the Project relate to, respectively, the Lexington Public Library and the existing contemporary buildings along the Vine Street corridor. This establishes visual continuity with the Project's surroundings on all façades while allowing the use of a variety of architectural styles.

- **2.4 New buildings should incorporate a base, a middle and a cap.** The Main Street façade acts as the “base” of the Project in that the majority of this façade is two to four stories in height, emphasized by the stone walls that frame the glass storefronts. The transparent glass and spandrel hotel tower acts as the “middle,” which is “capped” by the mechanical penthouse and lit mechanical screening at the top of the tower.
- **2.5 A new building should maintain the alignment of horizontal elements along the block.** As shown in the site plan and floor plans, all of the buildings along Main Street, Limestone Street, and Upper Street align with their adjacent façades. This also occurs on either side of the vehicular plaza on the Vine Street elevation. The design supports the following *Basic Principles of Design in the Courthouse Area* as set forth in the Design Guidelines: “Maintain a clear definition of the street edge.”
- **2.6 Floor-to-floor heights should appear to be similar to those seen historically.** The floor-to-floor heights match the traditional model of a taller first floor and are uniform from the second floor up. On Main Street, the floor-to-floor height is 19'-0” from street level to the second floor and then a uniform 14' +/- from the second floor up. Similarly, each of the other façades features a taller first floor to allow for generous retail space and more uniform floor-to-floor heights above the second floor.
- **2.7 Consider dividing a larger building into “modules” that are similar in scale to buildings seen historically.** The Project contains significant “module” features, particularly on the Main Street façade, which appears to consist of multiple buildings similar in rhythm and scale to existing buildings in the Overlay Area. The Main Street façade also features windows of similar scale to many of the existing buildings in the Overlay Area. These modules reduce the mass of the overall Project and increase the pedestrian experience.
- **2.8 Maintain the established building scale of two to four stories in height.** Along Main Street, the majority of the Project is four stories in height. The hotel tower addresses the existing taller buildings along Vine Street, which minimizes the perceived height of the tower from the more traditionally designed Main Street. Further, it is important to note that the Design Guidelines do not prohibit taller buildings in the Overlay Area. In fact, the Overlay Area currently contains several buildings significantly in excess of four stories, including the Lexington Financial Center. The Downtown

Lexington Masterplan as adopted into the 2007 Comprehensive Plan contains no restriction on height in the Overlay Area.

- **2.9 Materials should appear similar to those used historically.** The Project materials, including wood and metal windows, limestone and brick, were selected to compliment adjacent buildings and incorporate historically accepted materials. The hotel and gallery entry is intended to be constructed of stone and glass.
- **2.10 A simple material finish is encouraged for a large expanse of wall plane.** For the Project's larger expanses of wall plane, Applicant anticipates using glazing that is both transparent glass and opaque spandrel panel and cut or cast stone that will not be highly polished.
- **2.11 Upper-story windows with vertical emphasis are encouraged.** The Project design utilizes windows which have a vertical design emphasis, particularly along the Main Street façade.
- **2.12 Windows should align with others in the block.** While the Project encompasses its own city block, the windows on each façade have been designed to relate to nearby buildings.
- **2.13 Building entrances should appear similar to those used historically.** Each primary entry is clearly defined with a canopy or other design element and is a contemporary interpretation of a traditional building entry both in scale and overall character. Additionally, the Main Street façade features traditional storefront features such as display windows, canopies or kickplates.
- **2.14 Locate the primary building entrance to face the street.** As noted above, the Project's main pedestrian entries face the street.
- **2.15 Develop the ground floor level of a project to encourage pedestrian activity.** The Project will bring additional retail energy to downtown Lexington and the pedestrian environment. For example, Applicant intends that the ground floor along Main Street will feature a variety of retail, restaurant and other consumer uses. The Project will also feature a variety of landscaping elements, including along the Vine Street façade.
- **2.16 A fabric awning is encouraged.** Applicant anticipates using fabric awnings where feasible, primarily above the retail storefronts along Main Street.
- **2.17 A fixed metal canopy may be considered on a case-by-case basis.** The Applicant anticipates using several fixed metal canopies as design elements and to define pedestrian entries. The fact that the Project is new construction and occupies an entire block avoids any concerns suggested by the Design Guidelines regarding the use of metal canopies that are incompatible in style with existing adjacent buildings.
- **2.18 On a historic building, mount an awning or canopy to accentuate character-defining features of window openings.** Not Applicable.

- **2.19 Use lighting to accent architectural details, building entrances, signage and illuminate sidewalks.** Lighting elements will be mounted along the street level façade in a rhythmical pattern to add a decorative feature and street level night lighting. Applicant anticipates that the retail storefronts will also have interior lighting at night to emphasize and feature their products and services in their display windows.
- **2.20 Minimize the visual impacts of site and architectural lighting.** The lighting proposed is specifically designed to enhance the nighttime pedestrian experience and not detract from it. Within the Project's LEED program, Applicant is required to limit the amount of light pollution emanating from the Project, which is mostly aimed at limiting the amount of uplighting contaminating the night sky.
- **2.21 Prevent glare by using shielded and focused light sources.** The lighting proposed is specifically designed to enhance the nighttime pedestrian experience and not detract from it. Harsh or glaring lighting will not be allowed for the Project design, but will instead focus more on a historic, urban direction for the lighting concepts.
- **2.22 Minimize the visual impact of mechanical equipment on the public way.** All mechanical equipment has been carefully hidden.
- **2.23 Minimize the visual impacts of utility connections and service boxes.** Utility connections and service boxes have been located in either underground service areas or as required by applicable code.
- **2.24 Locate standpipes and other service equipment such that they will not damage historic façade materials.** Not Applicable.
- **2.25 Minimize the visual impacts of trash storage and service areas.** Applicant has provided a concealed interior service area that is deep enough to fully accommodate the service vehicles within the building. This service area will be screened by a pair of full width overhead doors. Within this service area, there will be two truck bays and one trash compactor. The trash compactor is typically in an air-conditioned zone to prevent odors. The service usage for allowable loading times is tightly controlled by the residential and hotel management so that they will occur at off-hours. The most common time is before the morning rush hour for delivery prior to hotel business operations.

CHAPTER 3 (GUIDELINES FOR HISTORIC PROPERTIES): NOT APPLICABLE

CHAPTER 4 (PARKING FACILITIES)

- **4.1 Locate a parking facility, particularly a surface lot, in the interior of a block, whenever possible.** The parking facility on the Site is an underground parking structure consisting of two decks, which will provide parking for the hotel guests, residents of the Project, office users, and the general public for retail and restaurant venues. Locating the parking facility underground also eliminates any disruptive effect on the street wall of the Project

- **4.2 Site a parking lot so it will minimize gaps in the continuous building wall of a block.** Not applicable.
- **4.3 Where a parking lot abuts a public sidewalk, provide a visual buffer.** Not applicable.
- **4.4 To reduce the visual impacts of a large parking lot area, divide it into a number of smaller parking parcels and separate them with landscaping.** Not applicable.
- **4.5 Design a parking structure so that it creates a visually attractive and active street edge.** Not applicable.
- **4.6 A parking structure should be compatible with traditional buildings in the surrounding area.** The location of the parking facility underground eliminates any concern that the parking on the Site will be incompatible with other buildings in the Overlay Area.
- **4.7 Design a parking facility so that pedestrian access is easy and clearly defined.** The underground parking will be safely lit and feature clear signage. Additionally, the underground placement of the parking automatically provides “a direct connection between a parking structure and its supporting businesses,” as recommended by this Guideline.

CHAPTER 5 (PUBLIC STREETScape IMPROVEMENTS)

- The Project anticipates the complete removal and reconstruction of all existing sidewalks surrounding the Site. As these pedestrian areas are rebuilt, Applicant will incorporate the pertinent recommendations of the *Lexington Downtown Streetscape Master Plan* and other applicable streetscape design standards developed for the Lexington-Fayette Urban County Government. Further, as part of its LEED certification, the Project incorporates rooftop terraces and gardens overlooking the surrounding streets. These features include seating and gathering areas for both public use and as hotel event space and will include a variety of high-quality plantings and landscaping elements. Viewed from adjacent streets, these rooftop gardens help enhance the streetscape experience of the surrounding areas.
- While it is too early in the Project to provide specific details for many of the Design Guidelines set forth in Chapter 5, the design concept of the Project complies with the following:
 - **5.3 Provide expanded sidewalk areas, or “plazas,” where conditions permit.** The Project features ample space for plaza areas, particularly along the Vine Street façade. Applicant anticipates that these areas will contain landscaping, seating areas, etc.
 - **5.5 Open spaces should read as “accents” in the street wall of building fronts.** The landscaping and seating areas planned for the Vine Street frontage help to define the vehicular entry for the hotel.

- **5.10 Street furniture should be located in areas of high pedestrian activity; and 5.11 Street furnishings should be clustered in “groupings” when feasible.** The Project features a significant seating area near the proposed restaurant and consumer uses at the Vine Street/Limestone Street corner.
- **5.18 Install new street trees to enhance the pedestrian experience.** The Project design contemplates numerous street trees, which serve to define the street edge.

CHAPTER 6 (SIGNS)

- The Design Guidelines provide that the tradition of “having a diversity of signs that remain subordinate to the overall context, and of signs complementing architectural compositions, should be maintained.” Although specific details about the signage to be used for the Project cannot be offered at this early stage of the Project, Applicant anticipates that the Project will feature a variety of signage appropriate for the Project’s design and multiple users.

4694805_1.doc







SITE PLAN

1" = 40'-0"





B2 BASEMENT LEVEL 2



LOBBY LEVEL 1



MEETING LEVEL 3



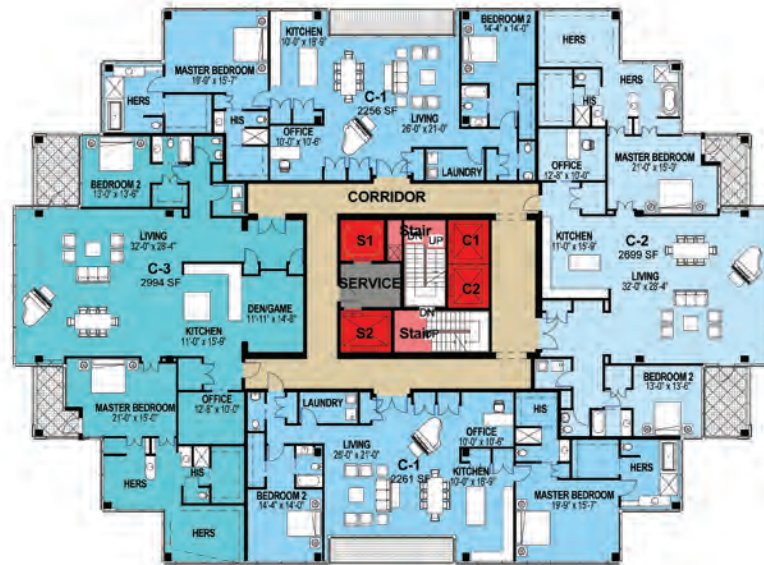
B1 BASEMENT LEVEL 1



BALLROOM LEVEL 2



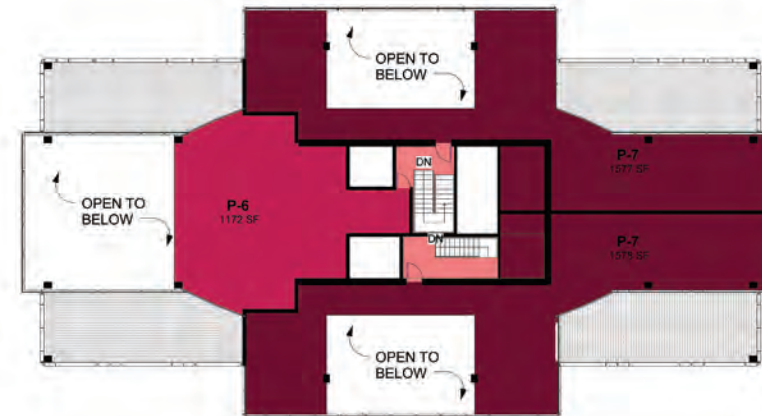
POOL / SPA LEVEL 4



CONDOS LEVELS 22-24



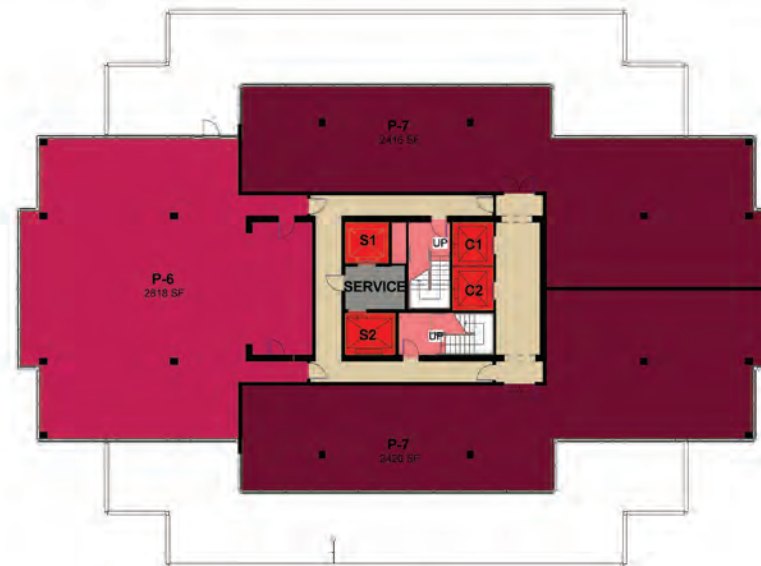
CONDOS LEVEL 26



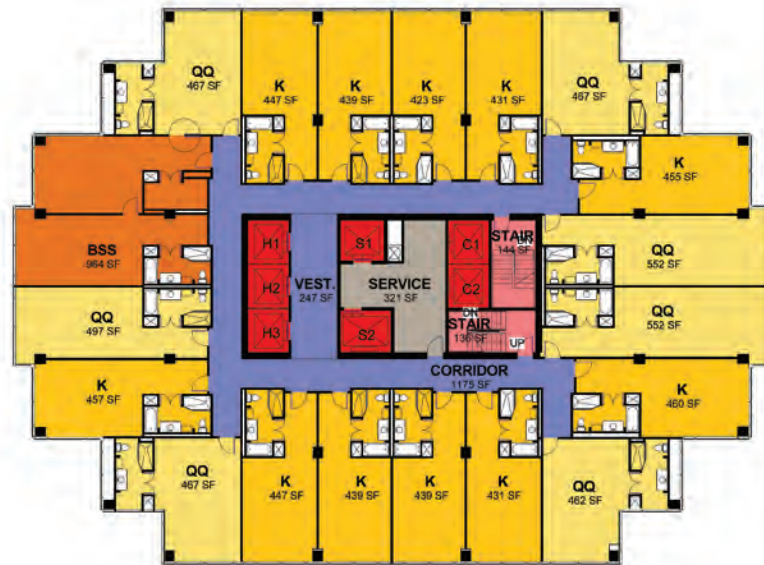
PENTHOUSE II LEVEL 28



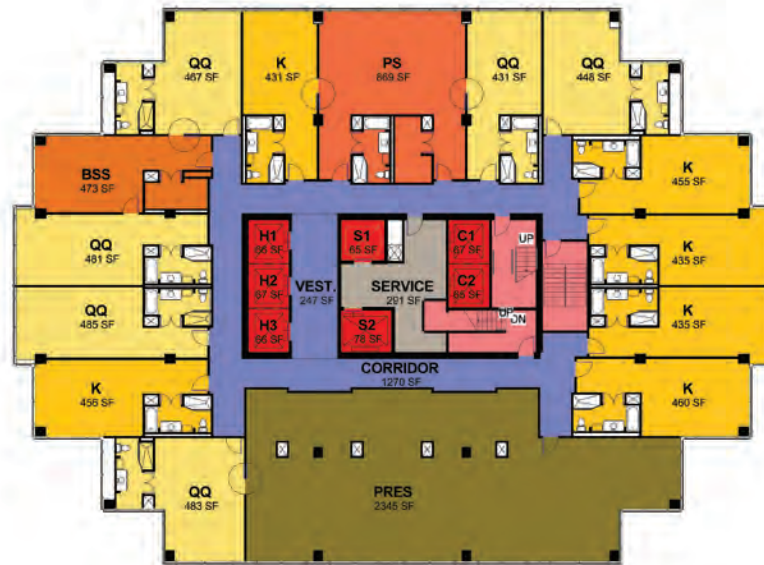
CONDOS LEVEL 25



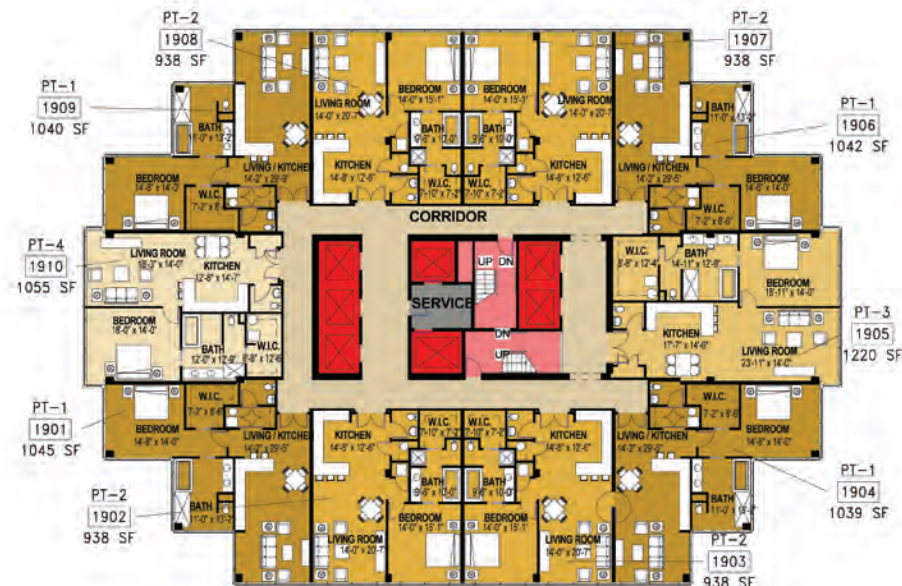
PENTHOUSE I LEVEL 27



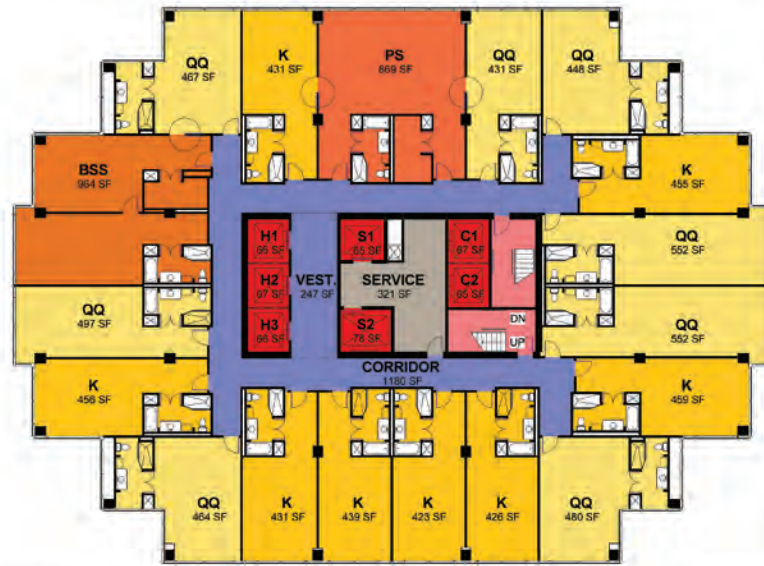
HOTEL LEVELS 5-12



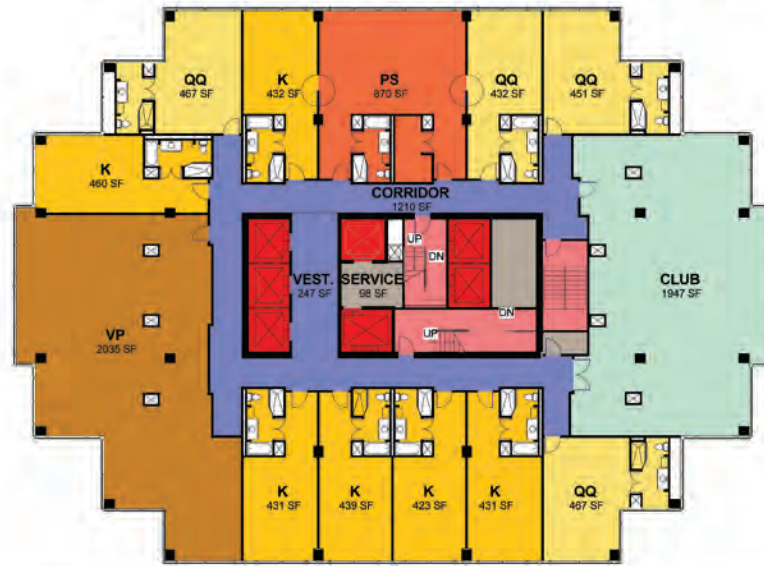
HOTEL LEVEL 16



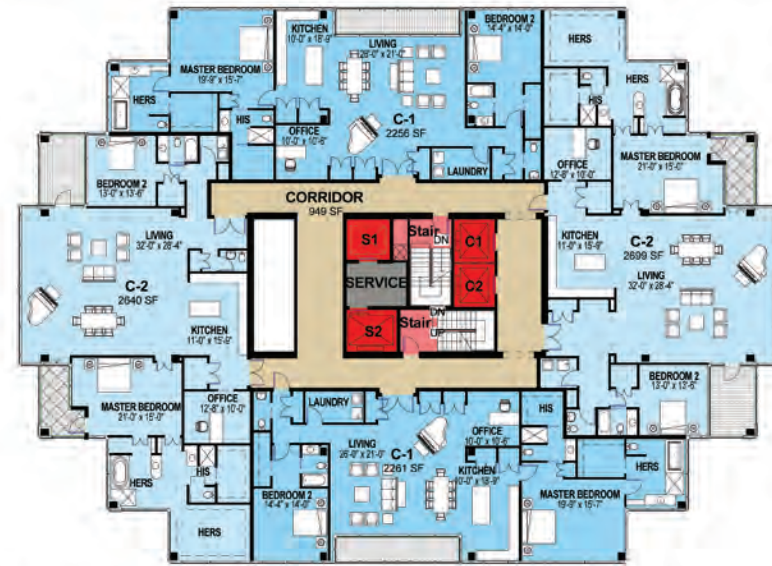
PIED-A-TERRE LEVELS 18 & 19



HOTEL LEVELS 14-15



HOTEL LEVEL 17



CONDOS LEVELS 20 & 21



EOP

BIAGI

CSC
DESIGNSTUDIO

POHL ROSA Pohl
ARCHITECTURAL PARTNERS

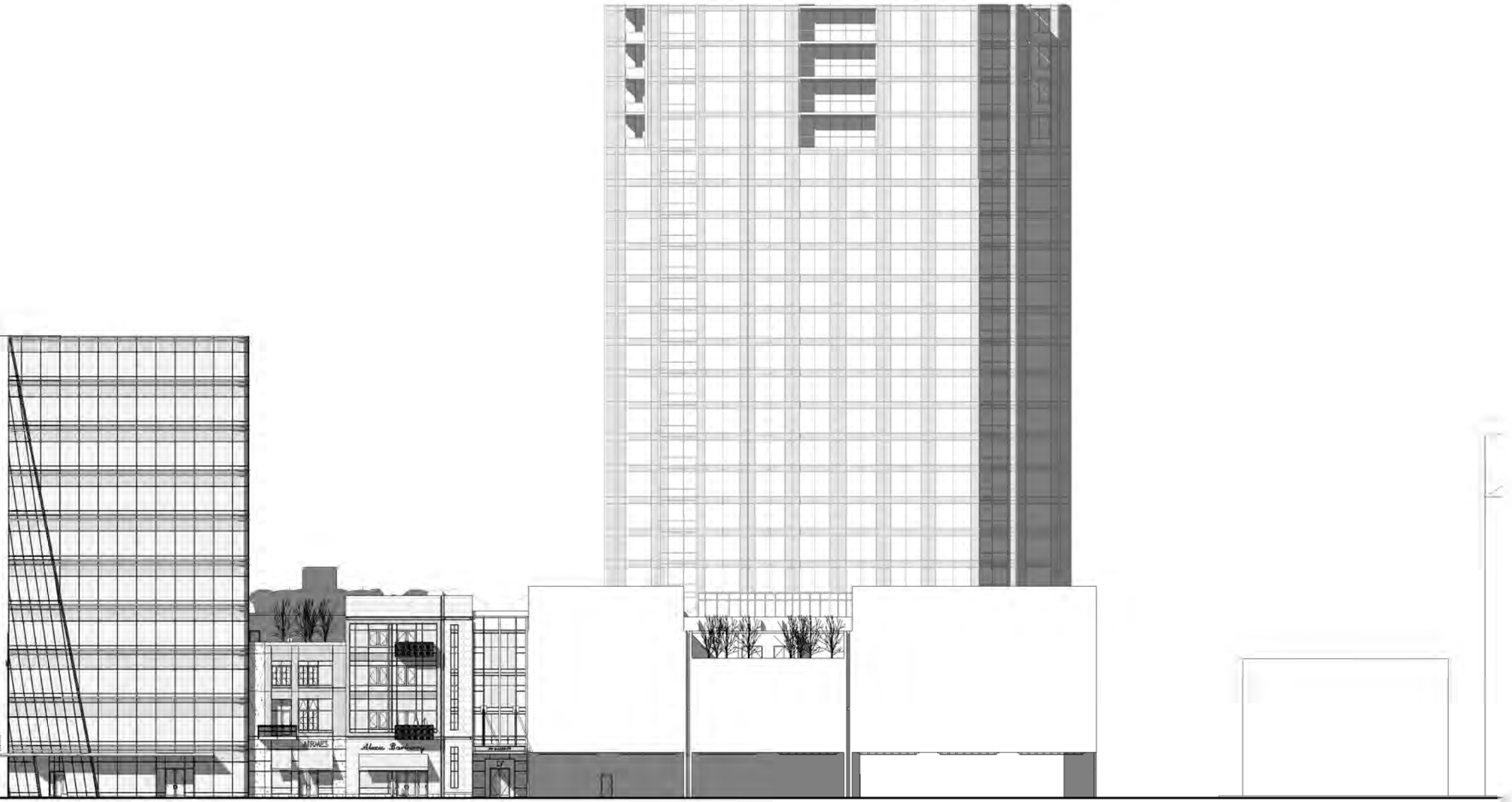
MAIN STREET



POHL ROSA POHL
architecture • design

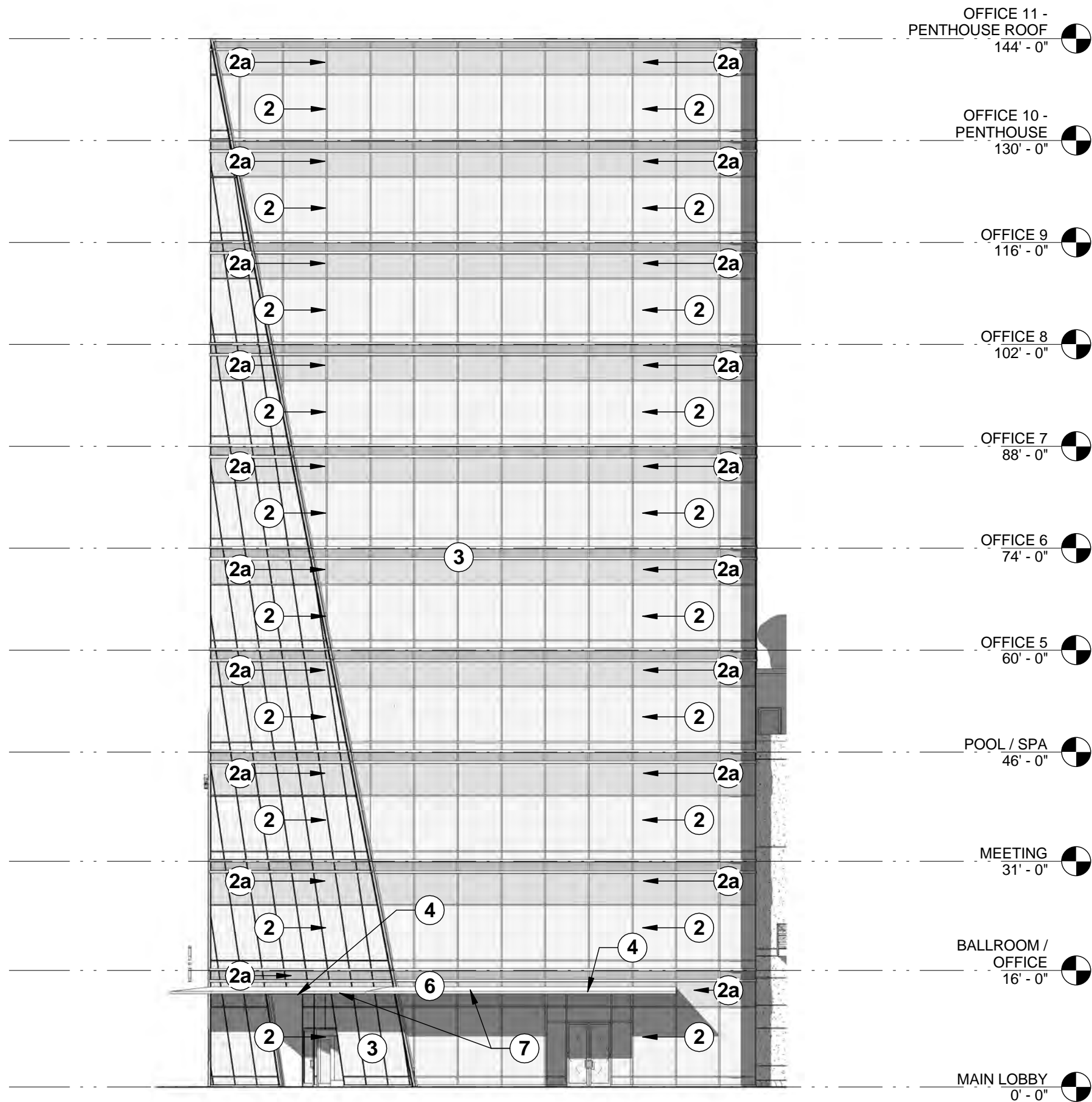
UPPER STREET

- OFFICE 11 -
PENTHOUSE ROOF
144' - 0"
- OFFICE 10 -
PENTHOUSE
130' - 0"
- OFFICE 9
116' - 0"
- OFFICE 8
102' - 0"
- OFFICE 7
88' - 0"
- OFFICE 6
74' - 0"
- OFFICE 5
60' - 0"
- POOL / SPA
46' - 0"
- MEETING
31' - 0"
- BALLROOM /
OFFICE
16' - 0"
- MAIN LOBBY
0' - 0"



MAIN STREET ELEVATION

1" = 40'-0"



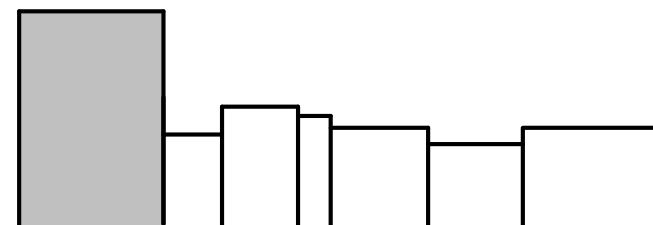
THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:

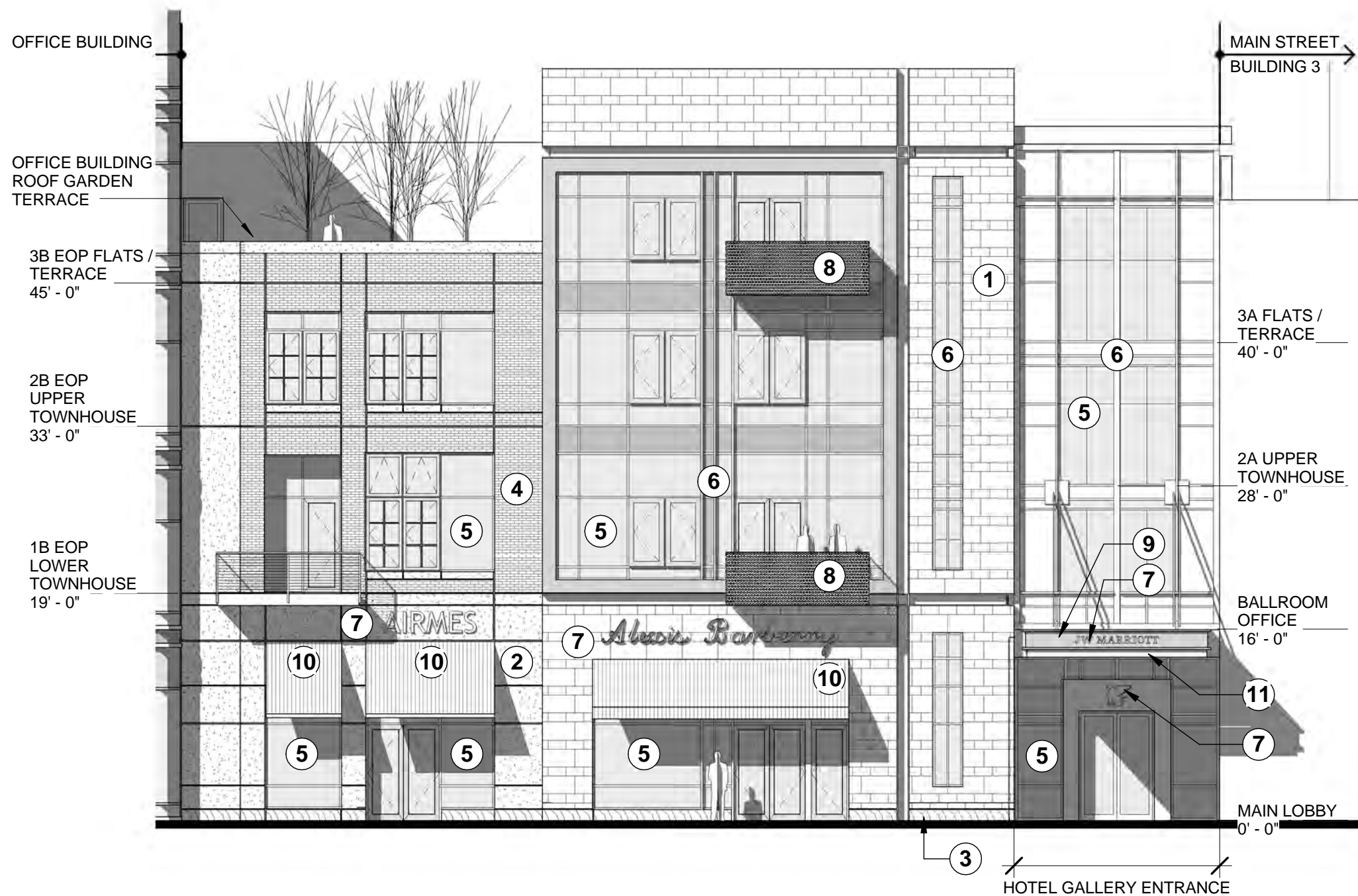
- 2.1 Maintain the alignment of buildings at the sidewalk edge.
- 2.2 Orient the primary entrance of a building toward the street.
- 2.5 A new building should maintain the alignment of horizontal elements along the block.
- 2.6 Floor-to-floor heights should appear to be similar to those seen historically.
- 2.7 Consider dividing a larger building into "modules" that are similar in scale to buildings seen historically.
- 2.10 A simple material finish is encouraged for a large expanse of wall plane.
- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

MATERIALS

- 1 TEMPERED, 3/4" CLEAR GLASS RAILING
- 2 CLEAR, 1" INSULATING LOW-E GLASS
- 2a SPANDREL, 1" INSULATING LOW-E GLASS
- 3 ALUMINUM CURTAINWALL
- 4 SIGNAGE: NOT-IN-CONTRACT
- 5 ARCHITECTURAL METAL PANEL
- 6 FIXED METAL CANOPY
- 7 RECESSED LIGHTING

ELEVATION KEY





MAIN STREET ELEVATION : EOP

3/32" = 1'-0"

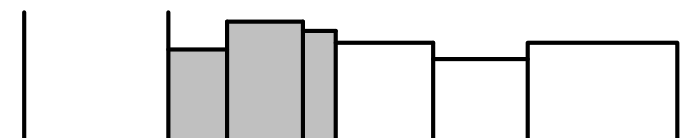
THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:

- 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.
- 2.4 A new building should incorporate a base, a middle and a cap along the block.
- 2.5 Floor-to-floor heights should appear to be similar to those seen historically.
- 2.6 Consider dividing a larger building into "modules" that are similar in scale to buildings seen historically.
- 2.7 Maintain the established building scale of two to four stories in height.
- 2.8 Materials should appear similar to those used historically.
- 2.9 A simple material finish is encouraged for a large expanse of wall plane.
- 2.10 Upper-story windows with vertical emphasis are encouraged.
- 2.11 Windows should align with others in a block.
- 2.12 Building entrances should appear similar to those used historically.
- 2.13 Locate the primary building entrance to the face of the street.
- 2.14 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.15 A fabric awning is encouraged.
- 2.16 A fixed metal canopy may be considered on a case-by-case basis.
- 2.17 Use lighting to: accent architectural details, building entrances and signs and to illuminate sidewalks.
- 2.18 Minimize the visual impacts of site and architectural lighting.
- 2.19 Prevent glare by using shielded and focused light sources.
- 2.20 Minimize the visual impact of mechanical equipment on the public way.
- 2.21 Minimize the visual impacts of utility connections and service boxes.
- 2.22 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.23 Minimize the visual impacts of trash storage and service areas.

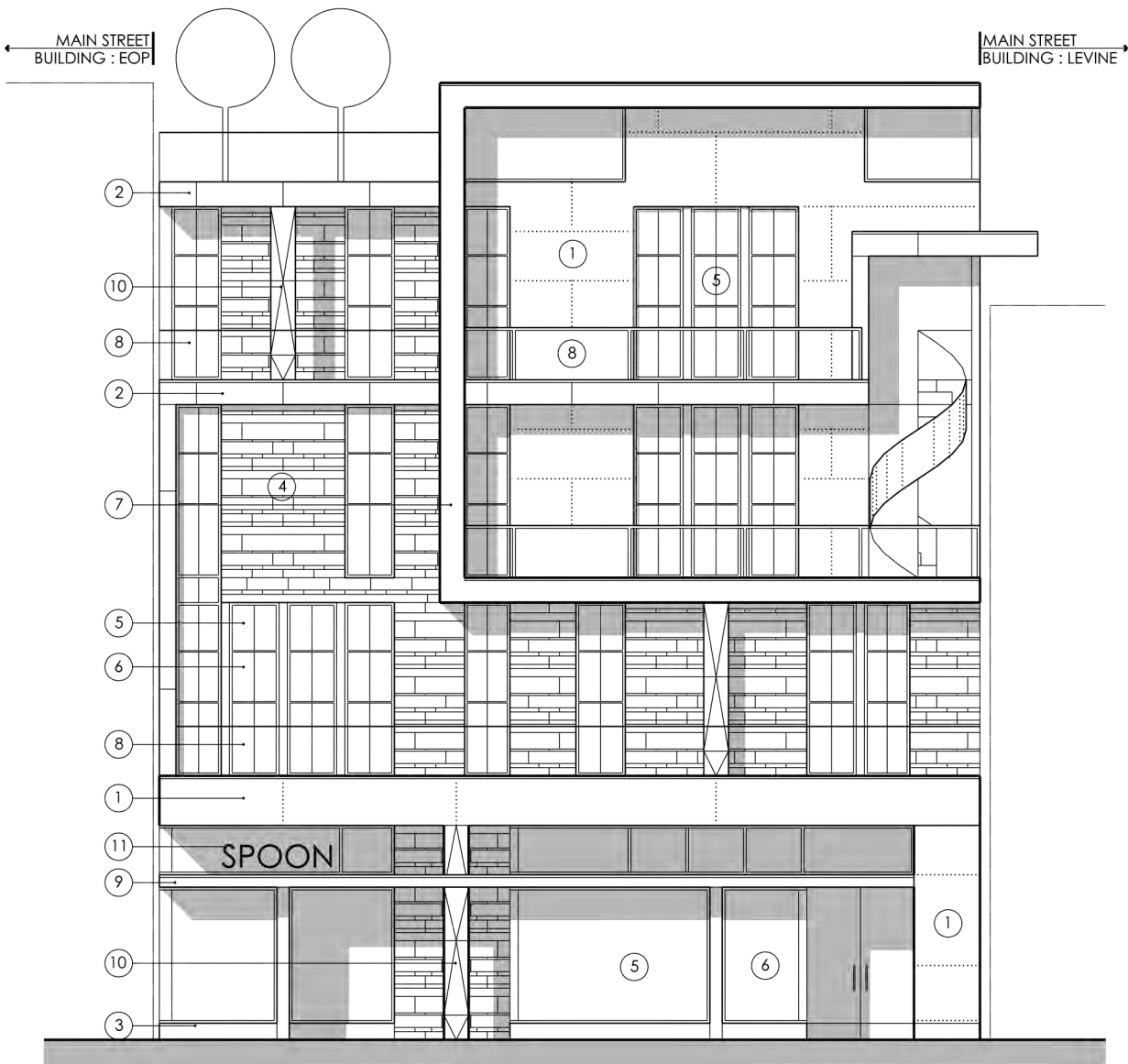
MATERIALS

1. LIMESTONE PANELS (COLOR 1)
2. LIMESTONE PANELS (COLOR 2)
3. GRANITE BASE
4. USED BRICK
5. CLEAR, 1" INSULATING LOW-E GLASS
6. ALUMINUM CURTAINWALL
7. SIGNAGE: NOT-IN-CONTRACT
8. PERFORATED METAL BALCONY GUARDRAIL
9. FIXED METAL CANOPY
10. FABRIC AWNING
11. RECESSED LIGHTING

ELEVATION KEY







MAIN STREET ELEVATION : BIAGI

3/32" = 1'-0"

MATERIALS

- 1 Limestone Panels
- 2 Stone Panels
- 3 Granite Base
- 4 Masonry
- 5 Clear, 1" insulating low-e glass
- 6 Aluminum Curtainwall
- 7 Stucco
- 8 Metal Balcony Guardrail
- 9 Fixed Metal Canopy
- 10 Metal Column
- 11 Signage: Not-in-contract

THE COMPREHENSIVE PLAN: GOALS AND OBJECTIVES

- Theme 1 Enabling the creation, growth and retention of jobs that promote strong, progressive economy.
- Theme 2 Promoting the downtown as a regional commercial, office, government, residential and cultural center focal point within the Bluegrass region.
- Theme 3 Preserving, protecting and maintaining existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents.
- Goal IV Ensure the vitality of the downtown.
 - Objective A
 - Objective E
 - Objective F
- Goal X Protect and preserve Fayette County's significant historic and cultural heritage.
 - Objective G

BASIC PRINCIPLES OF DESIGN IN 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.

Additional Principles for the Design of Commercial Buildings

- Keep it Simple.
- Use the entire building front to establish a design impact.
- Develop a clear presentation to the street.

THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:

Site Plan

- 2.1 Maintain the alignment of buildings at the sidewalk edge.
- 2.2 Orient the primary entrance of a building towards the street.

Architectural Character

- 2.3 New interpretations of traditional building styles are encouraged.
- 2.4 A new building should incorporate a base, a middle and a cap.

Mass, Scale and Form

- 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.
- 2.8 Maintain the established building scale of two to four stories in height.

Exterior Building Materials

- 2.9 Materials should appear similar to those used historically.
- 2.10 A simple material finish is encouraged for a large expanses of wall plane.

Upper-Story Windows

- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 2.12 Windows should align with others in a block.

Entries

- 2.13 Building entrances should appear similar to those used historically.
- 2.14 Locate the primary building entrance to face the street.

Pedestrian Interest

- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.

Awnings and Canopies

- 2.17 A fixed metal canopy may be considered on a case-by-case basis.

Building Lighting

- 2.19 Use lighting for the following.
- 2.20 Minimize the visual impacts of site and architectural lighting.
- 2.21 Prevent glare by using shielded and focused light sources.

Mechanical Equipment and Service Utilities

- 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 impact of trash storage and service areas.

BIAGI

J. Quintin Biagi, PSC
2801 Shelbyville Road
Shelbyville, KY 40067
biagi.david@gmail.com



THIS BUILDING MEETS THE FOLLOWING GENERAL 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.
- 2.4 A new building should incorporate a base, a middle and a cap.
- 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.
- 2.8 Maintain the established building scale of two to four stories in height.
- 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.
- 2.13 Building entrances should appear similar to those used historically.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.16 A fabric awning is encouraged.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

MATERIALS

- 1. LIMESTONE CAP
- 2. BRICK
- 3. PAINTED STEEL LINTEL
- 4. PAINTED STEEL RAILING
- 5. CONCRETE BALCONY
- 6. FABRIC AWNING
- 7. CLEAR, INSULATING LOW-E GLASS (ALL GLASS)

MAIN STREET ELEVATION: CSC DESIGN STUDIO

1/8" = 1'-0"











- MATERIAL LEGEND**
- ① BRICK (COLOR A)
 - ② BRICK (COLOR B)
 - ③ METAL PANEL CLADDING SYSTEM COLOR A
 - ④ METAL PANEL CLADDING SYSTEM COLOR B
 - ⑤ ALUMINUM STOREFRONT WITH SPANDREL
 - ⑥ PRECAST CONCRETE OR CUT LIMESTONE
 - ⑦ CABLE WIRE BALCONY GUARDRAIL
 - ⑧ CLAD WOOD WINDOWS
 - ⑨ CANVAS AWNING
 - ⑩ SIGNAGE
 - ⑪ WRAPPED METAL POST--COLOR TO MATCH STOREFRONT

- THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:
- 2.1 Maintain building alignment at sidewalk edge
 - 2.2 Orient primary entrance toward street
 - 2.3 New interpretation of traditional building styles are encouraged
 - 2.4 Incorporate a base, middle, and cap
 - 2.5 Maintain alignment of horizontal elements along the block.
 - 2.6 Floor to floor heights similar to historic
 - 2.7 Divide into modules similar in scale to historic buildings
 - 2.8 Maintain the established building scale of 2 to 4 stories
 - 2.9 Materials should appear similar to those used historically
 - 2.10 A simple material finish is encouraged for large expanse of wall plane
 - 2.11 Upper story windows with vertical emphasis
 - 2.12 Windows should align with others in a block
 - 2.13 Building entrances should appear similar to those used historically
 - 2.14 Locate primary building entrance to face the street
 - 2.15 Develop ground floor level to encourage pedestrian activity
 - 2.16 Fabric awnings are encouraged
 - 2.17 Fixed metal canopy may be considered
 - 2.19 Use lighting to accent architectural details, to accent building entrances, to accent signs
 - 2.20 Minimize the visual impact of 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
 - 2.24 Locate service equipment such that it will not damage historic facade materials
 - 2.25 Minimize the visual impacts of trash storage and service areas

1 ELEVATION: Main Street
SCALE: 1/8" = 1'-0"

HOTEL AND LOADING DOCK

MATERIAL LEGEND

- ① BRICK (COLOR A)
- ② BRICK (COLOR B)
- ③ METAL PANEL CLADDING SYSTEM COLOR A
- ④ METAL PANEL CLADDING SYSTEM COLOR B
- ⑤ ALUMINUM STOREFRONT WITH SPANDREL
- ⑥ PRECAST CONCRETE OR CUT LIMESTONE
- ⑦ CABLE WIRE BALCONY GUARDRAIL
- ⑧ WOOD CLAD WINDOWS
- ⑨ CANVAS AWNING
- ⑩ SIGNAGE
- ⑪ WRAPPED METAL POST--COLOR TO MATCH STOREFRONT

THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:

- 2.1 Maintain building alignment at sidewalk edge
- 2.2 Orient primary entrance toward street
- 2.3 New interpretation of traditional building styles are encouraged
- 2.4 Incorporate a base, middle, and cap
- 2.5 Maintain alignment of horizontal elements along the block.
- 2.6 Floor to floor heights similar to historic
- 2.7 Divide into modules similar in scale to historic buildings
- 2.8 Maintain the established building scale of 2 to 4 stories
- 2.9 Materials should appear similar to those used historically
- 2.10 A simple material finish is encouraged for large expanse of wall plane
- 2.11 Upper story windows with vertical emphasis
- 2.12 Windows should align with others in a block
- 2.13 Building entrances should appear similar to those used historically
- 2.14 Locate primary building entrance to face the street
- 2.15 Develop ground floor level to encourage pedestrian activity
- 2.16 Fabric awnings are encouraged
- 2.17 Fixed metal canopy may be considered
- 2.19 Use lighting to accent architectural details, to accent building entrances, to accent signs
- 2.20 Minimize the visual impact of 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
- 2.24 Locate service equipment such that it will not damage historic facade materials
- 2.25 Minimize the visual impacts of trash storage and service areas



1

ELEVATION: Upper Street

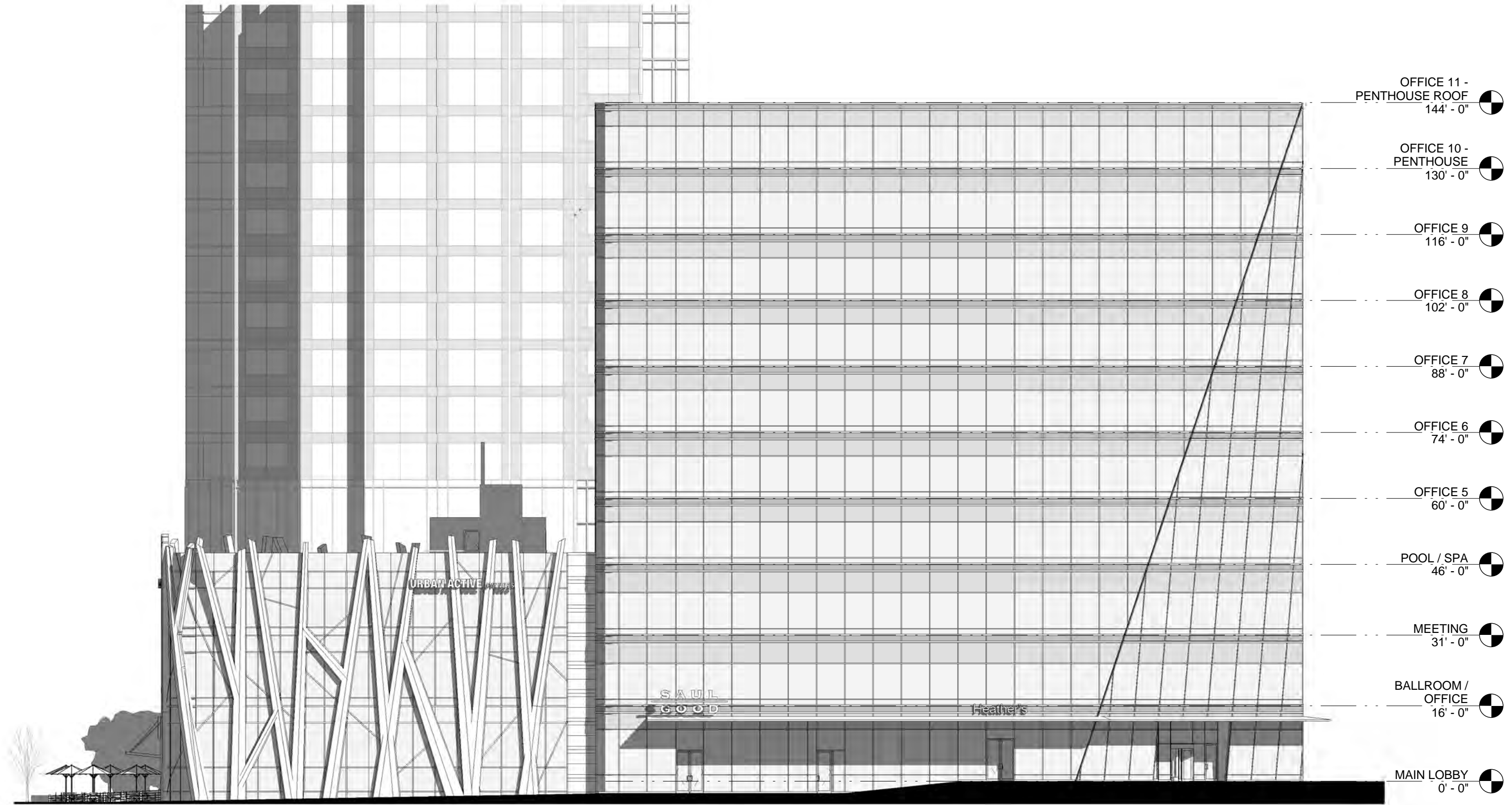
SCALE: 1/8" = 1'-0"



① PERSPECTIVE VIEW: From West



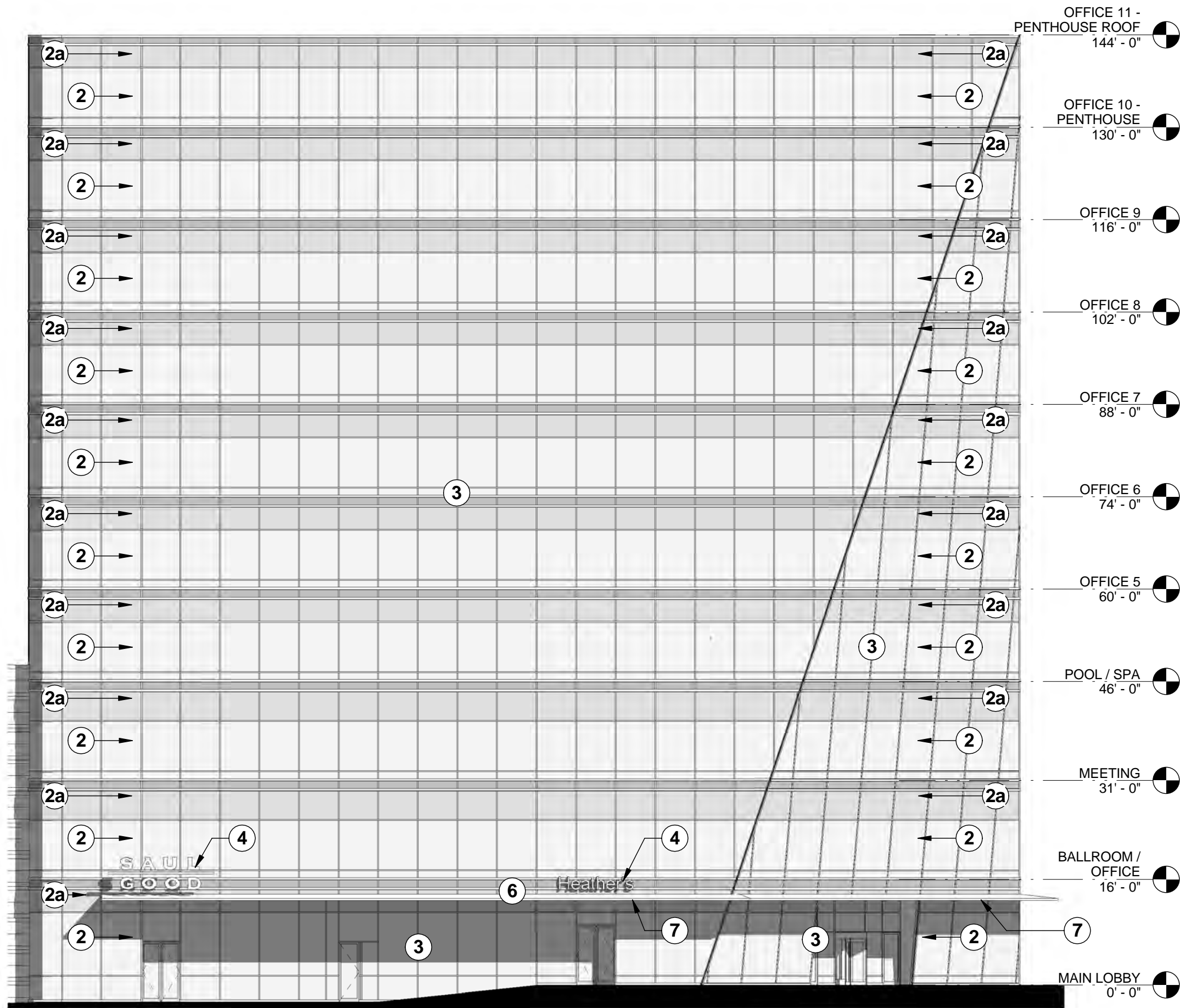
① PERSPECTIVE VIEW: From East



LIMESTONE ST. ELEVATION

1" = 20'-0"





OFFICE TOWER ELEVATION

1/16" = 1'-0"

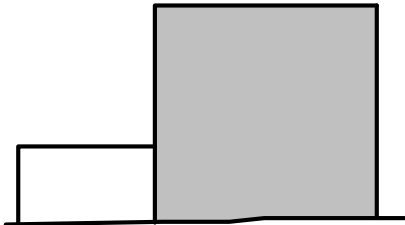
THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:

- 2.1 Maintain the alignment of buildings at the sidewalk edge.
- 2.2 Orient the primary entrance of a building toward the street.
- 2.5 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.
- 2.10 A simple material finish is encouraged for a large expanse of wall plane.
- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

MATERIALS

- 1 TEMPERED, 3/4" CLEAR GLASS RAILING
- 2 CLEAR, 1" INSULATING LOW-E GLASS
- 2a SPANDREL, 1" INSULATING LOW-E GLASS
- 3 ALUMINUM CURTAINWALL
- 4 SIGNAGE: NOT-IN-CONTRACT
- 5 ARCHITECTURAL METAL PANEL
- 6 FIXED METAL CANOPY
- 7 RECESSED LIGHTING

ELEVATION KEY



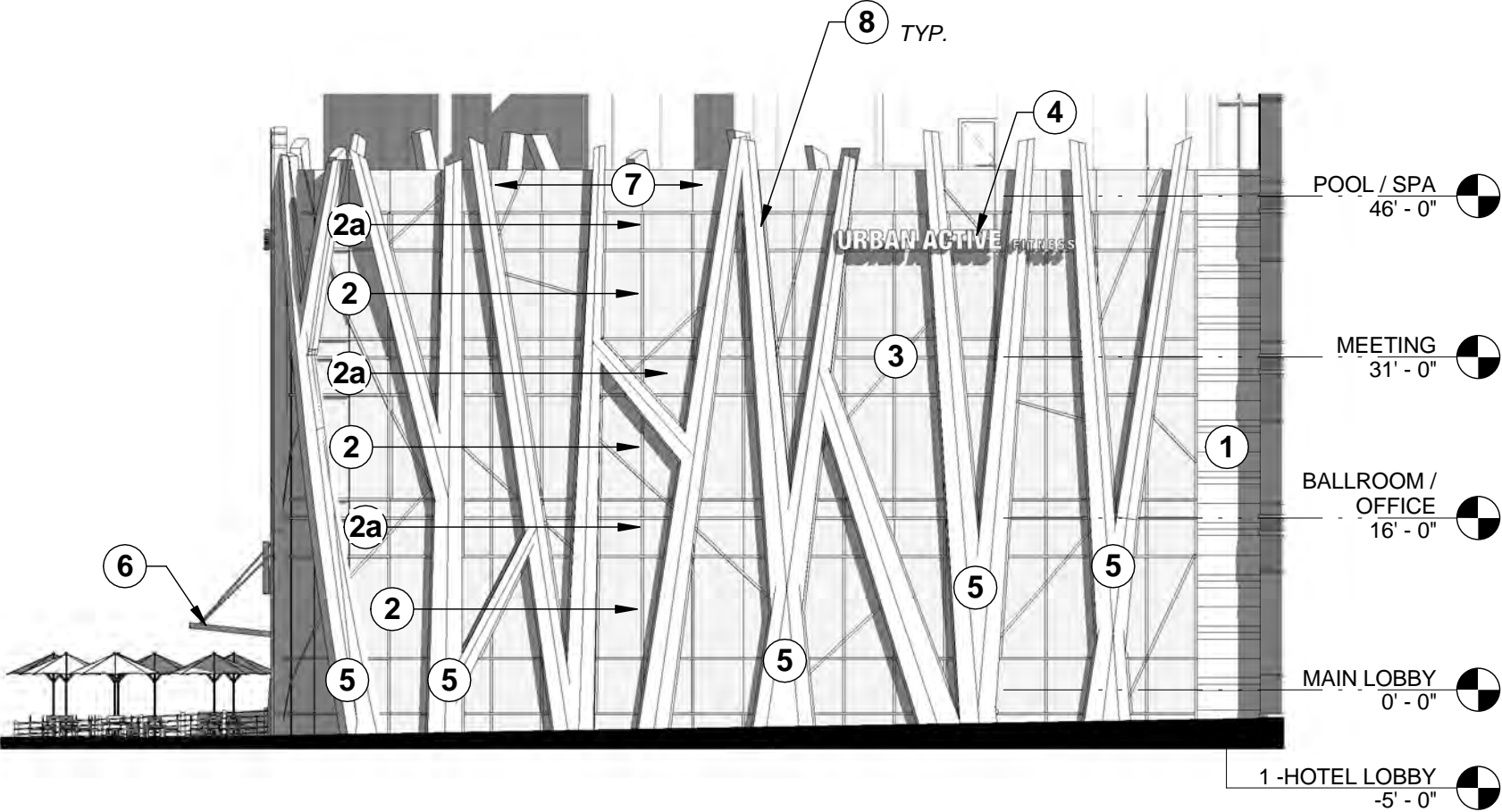
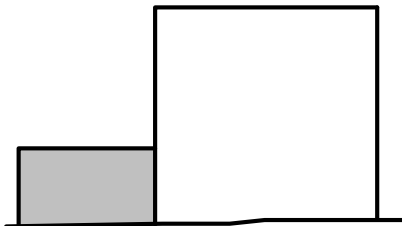
**THIS BUILDING MEETS THE FOLLOWING
GENERAL DESIGN GUIDELINES:**

- 2.1 Maintain the alignment of buildings at the sidewalk edge.
- 2.2 Orient the primary entrance of a building toward the street.
- 2.5 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 hitorically
- 2.8 Maintain the established building scale of two to four stories in height.
- 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 the block.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

MATERIALS

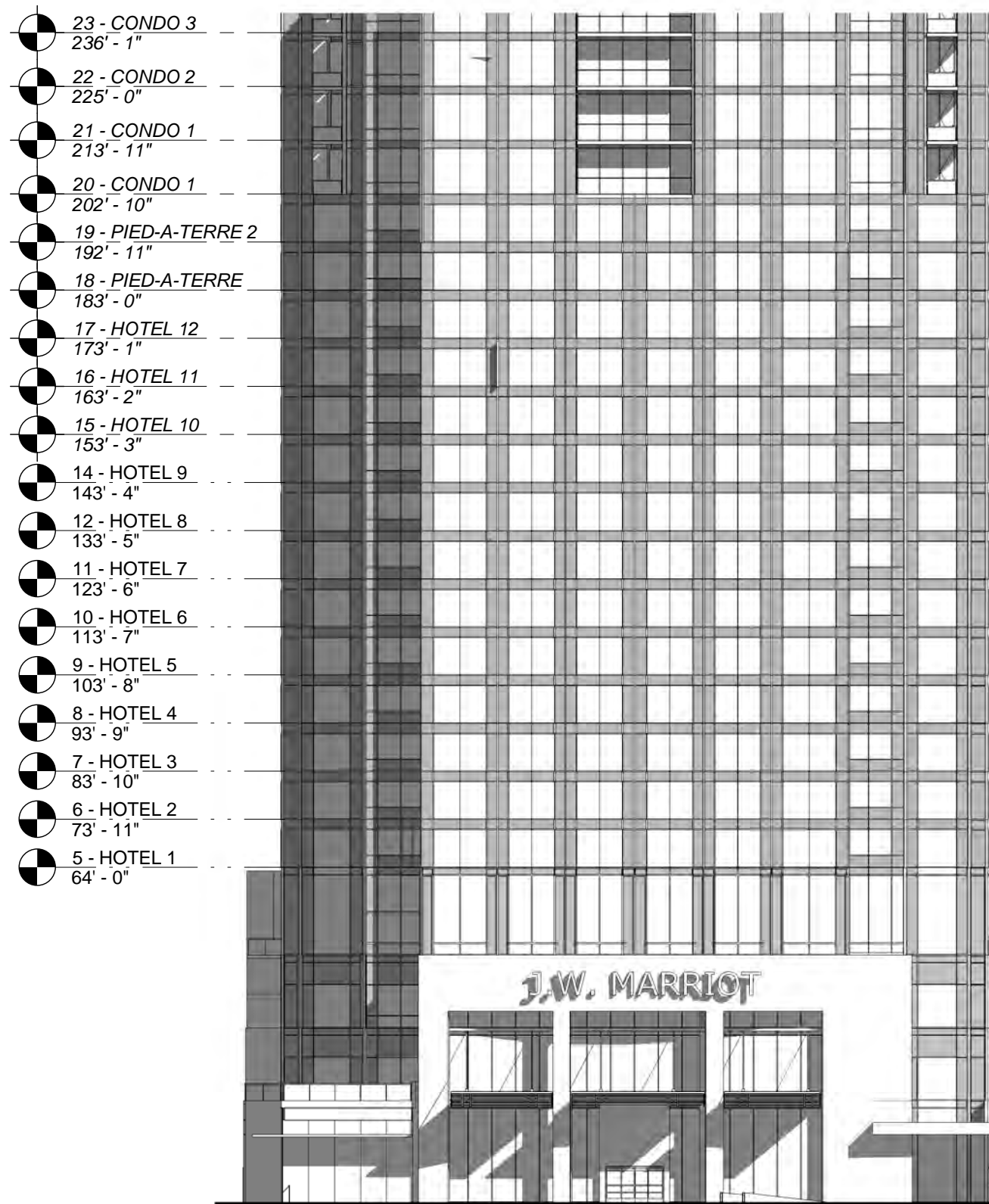
- 1 LIMESTONE PANELS
- 2 CLEAR, 1" INSULATING LOW-E GLASS
- 2a SPANDREL, 1" INSULATING LOW-E GLASS
- 3 ALUMINUM CURTAINWALL
- 4 SIGNAGE: NOT-IN-CONTRACT
- 5 ARCHITECTURAL METAL PANEL
- 6 FIXED METAL CANOPY
- 7 TEMPERED, 3/4" CLEAR GLASS RAILING
- 8 INDIRECT LED LIGHTING
- 9 RECESSED LIGHTING

ELEVATION KEY

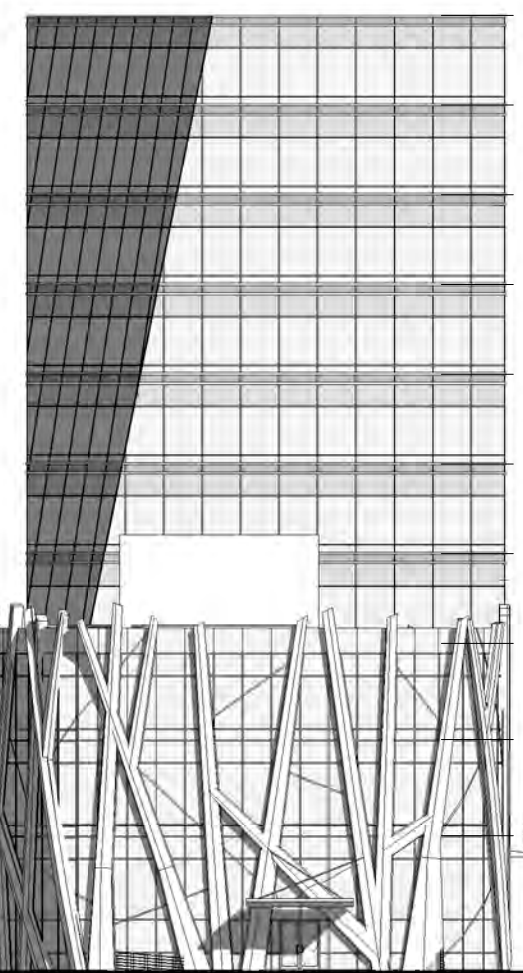


URBAN ACTIVE / JEFF RUBY'S ELEVATION

1/16" = 1'-0"



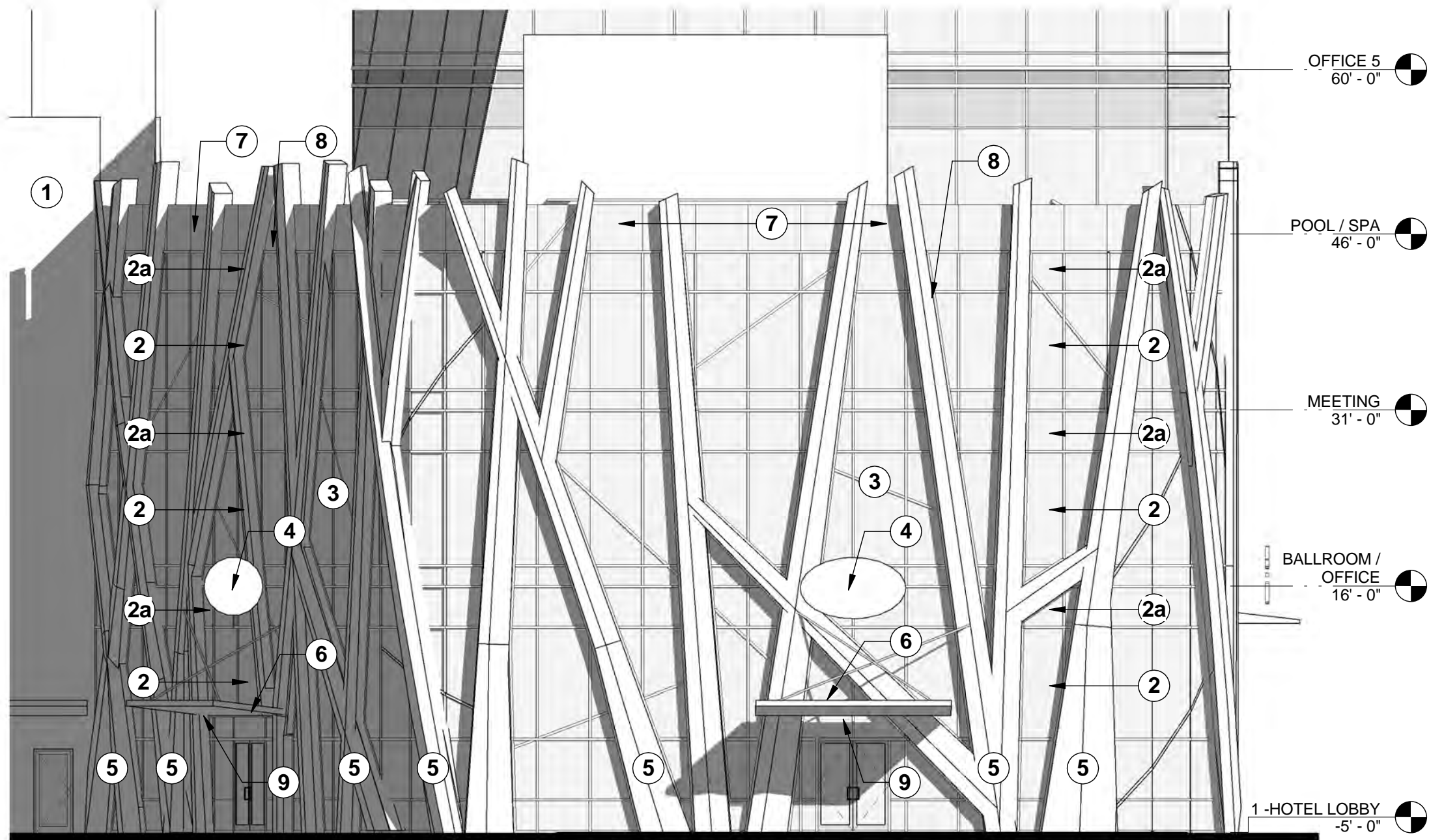
- 23 - CONDO 3
236' - 1"
- 22 - CONDO 2
225' - 0"
- 21 - CONDO 1
213' - 11"
- 20 - CONDO 1
202' - 10"
- 19 - PIED-A-TERRE 2
192' - 11"
- 18 - PIED-A-TERRE
183' - 0"
- 17 - HOTEL 12
173' - 1"
- 16 - HOTEL 11
163' - 2"
- 15 - HOTEL 10
153' - 3"
- 14 - HOTEL 9
143' - 4"
- 12 - HOTEL 8
133' - 5"
- 11 - HOTEL 7
123' - 6"
- 10 - HOTEL 6
113' - 7"
- 9 - HOTEL 5
103' - 8"
- 8 - HOTEL 4
93' - 9"
- 7 - HOTEL 3
83' - 10"
- 6 - HOTEL 2
73' - 11"
- 5 - HOTEL 1
64' - 0"



- OFFICE 11 -
PENTHOUSE ROOF
144' - 0"
- OFFICE 10 -
PENTHOUSE
130' - 0"
- OFFICE 9
116' - 0"
- OFFICE 8
102' - 0"
- OFFICE 7
88' - 0"
- OFFICE 6
74' - 0"
- OFFICE 5
60' - 0"
- POOL / SPA
46' - 0"
- MEETING
31' - 0"
- BALLROOM /
OFFICE
16' - 0"
- 1 - HOTEL LOBBY
-5' - 0"

VINE STREET ELEVATION

1" = 30'-0"



**THIS BUILDING MEETS THE FOLLOWING
GENERAL 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.
- 2.5 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 hitorically
- 2.8 Maintain the established building scale of two to four stories in height.
- 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 the block.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

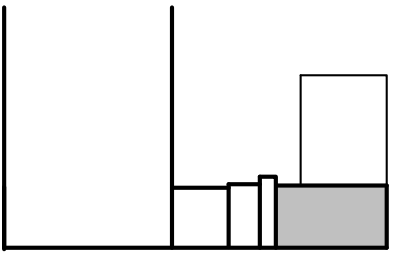
MATERIALS

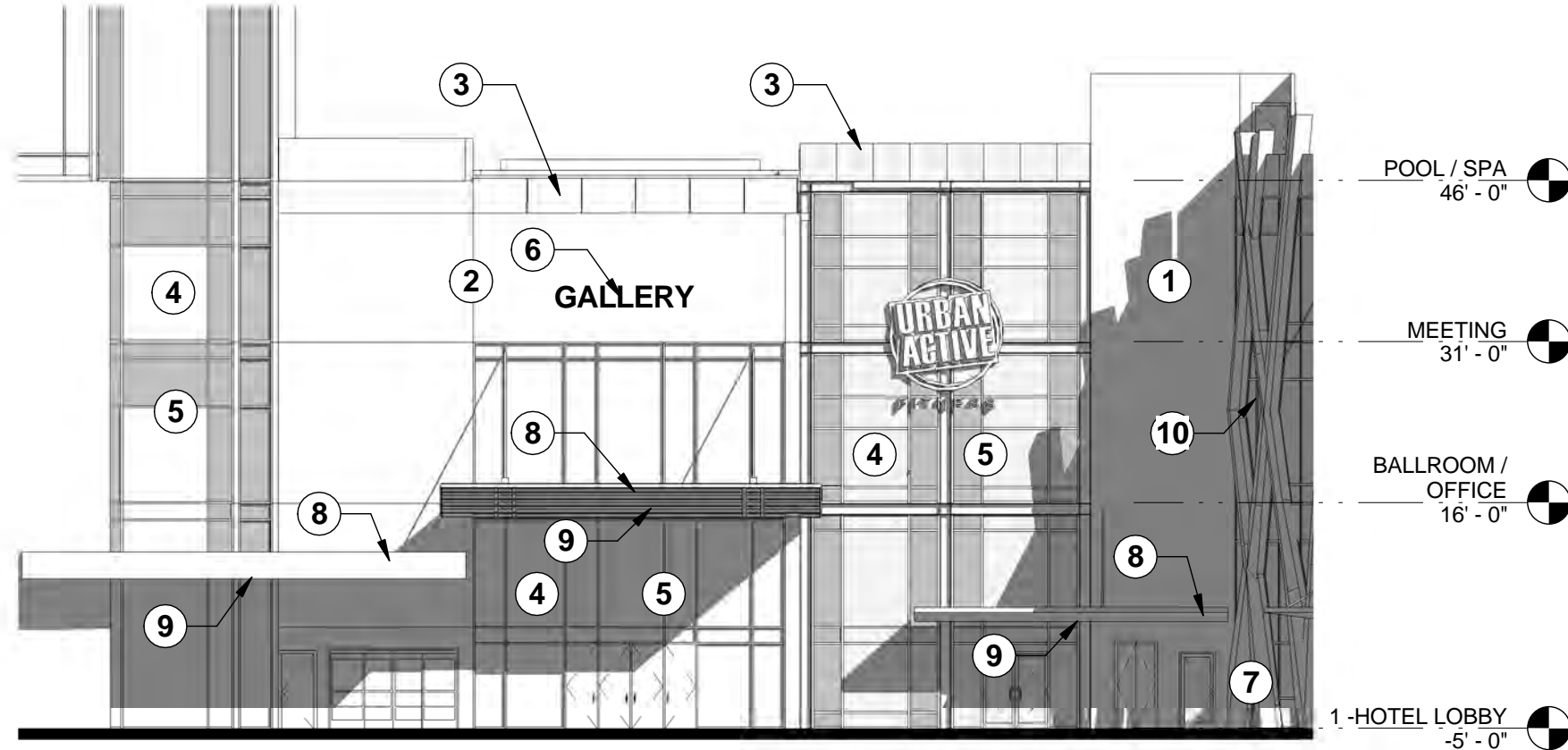
- 1 LIMESTONE PANELS
- 2 CLEAR, 1" INSULATING LOW-E GLASS
- 2a SPANDREL, 1" INSULATING LOW-E GLASS
- 3 ALUMINUM CURTAINWALL
- 4 SIGNAGE: NOT-IN-CONTRACT
- 5 ARCHITECTURAL METAL PANEL
- 6 FIXED METAL CANOPY
- 7 TEMPERED, 3/4" CLEAR GLASS RAILING
- 8 INDIRECT LED LIGHTING
- 9 RECESSED LIGHTING

ENLARGED VINE STREET ELEVATION

3/32" = 1'-0"

ELEVATION KEY





ENLARGED HOTEL ENTRY ELEVATION @ VINE STREET

1/16" = 1'-0"

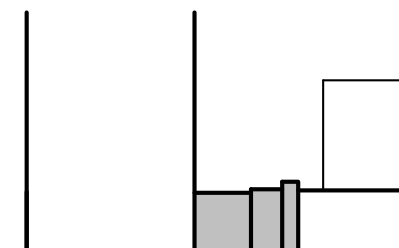
THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:

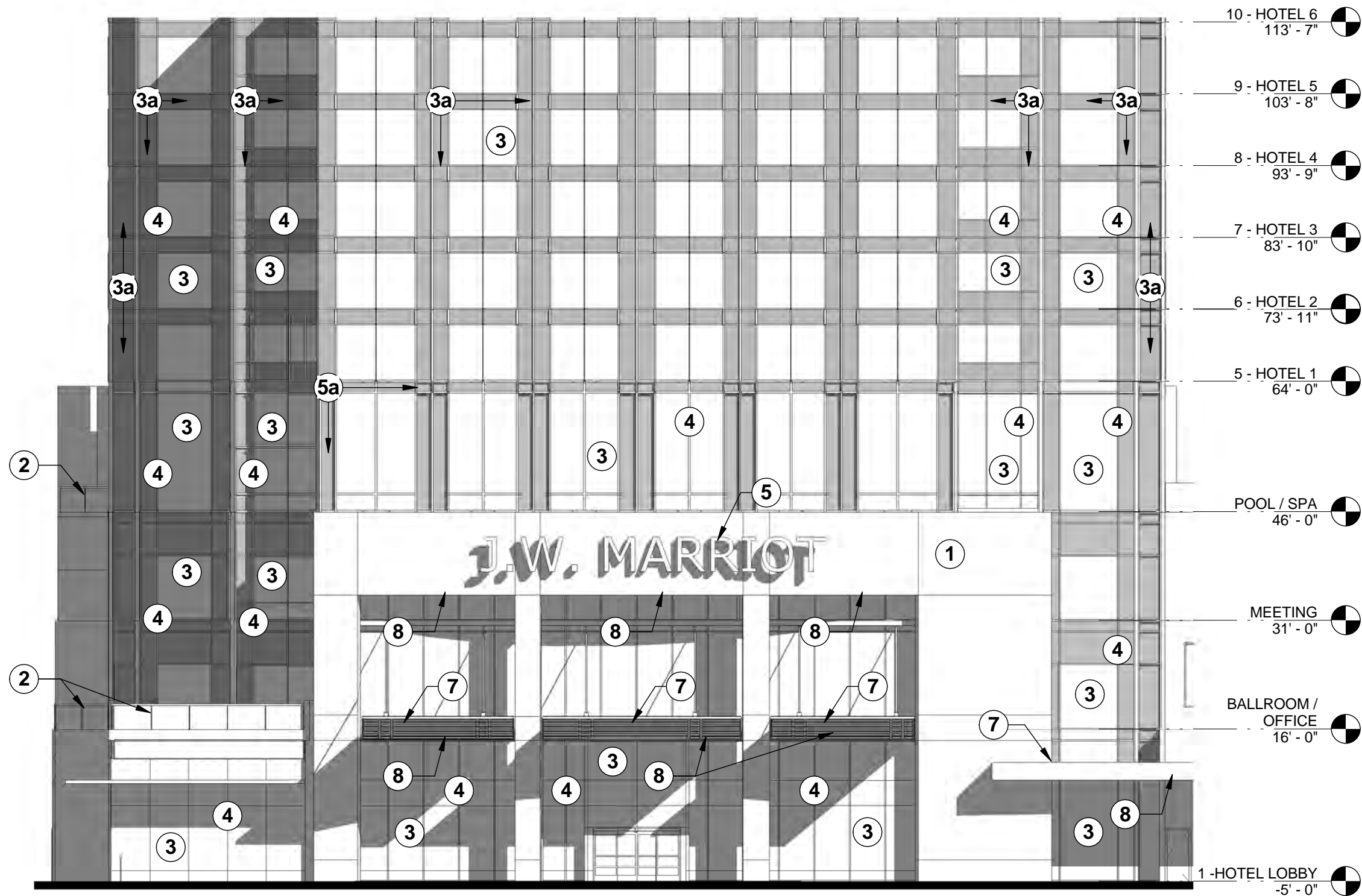
- 2.2 Orient the primary entrance of a building toward the street.
- 2.3 New interpretations of traditional building styles are encouraged.
- 2.5 A new building should maintain the alignment of horizontal elements along the block.
- 2.6 Floor-to-floor heights should appear to be similar to those seen historically.
- 2.7 Consider dividing a larger building into "modules" that are similar in scale to buildings seen historically.
- 2.8 Maintain the established building scale of two to four stories in height.
- 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.
- 2.13 Building entrances should appear similar to those used historically.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

MATERIALS

- 1. LIMESTONE PANELS (COLOR 1)
- 2. STONE PANELS
- 3. GLASS RAILING, 3/4" CLEAR
- 4. CLEAR, 1" INSULATING LOW-E GLASS
- 4a. SPANDREL, 1" INSULATING LOW-E GLASS
- 5. ALUMINUM CURTAINWALL
- 6. SIGNAGE
- 7. ARCHITECTURAL METAL PANEL
- 8. FIXED METAL CANOPY
- 9. RECESSED LIGHTING
- 10. INDIRECT LED LIGHTING

ELEVATION KEY





THIS BUILDING MEETS THE FOLLOWING GENERAL 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.
- 2.4 A new building should incorporate a base, a middle and a cap along the block.
- 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.
- 2.10 A simple material finish is encouraged for a large expanse of wall plane.
- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 2.13 Building entrances should appear similar to those used historically.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

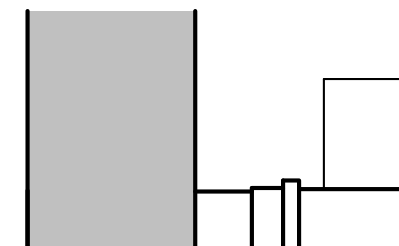
MATERIALS

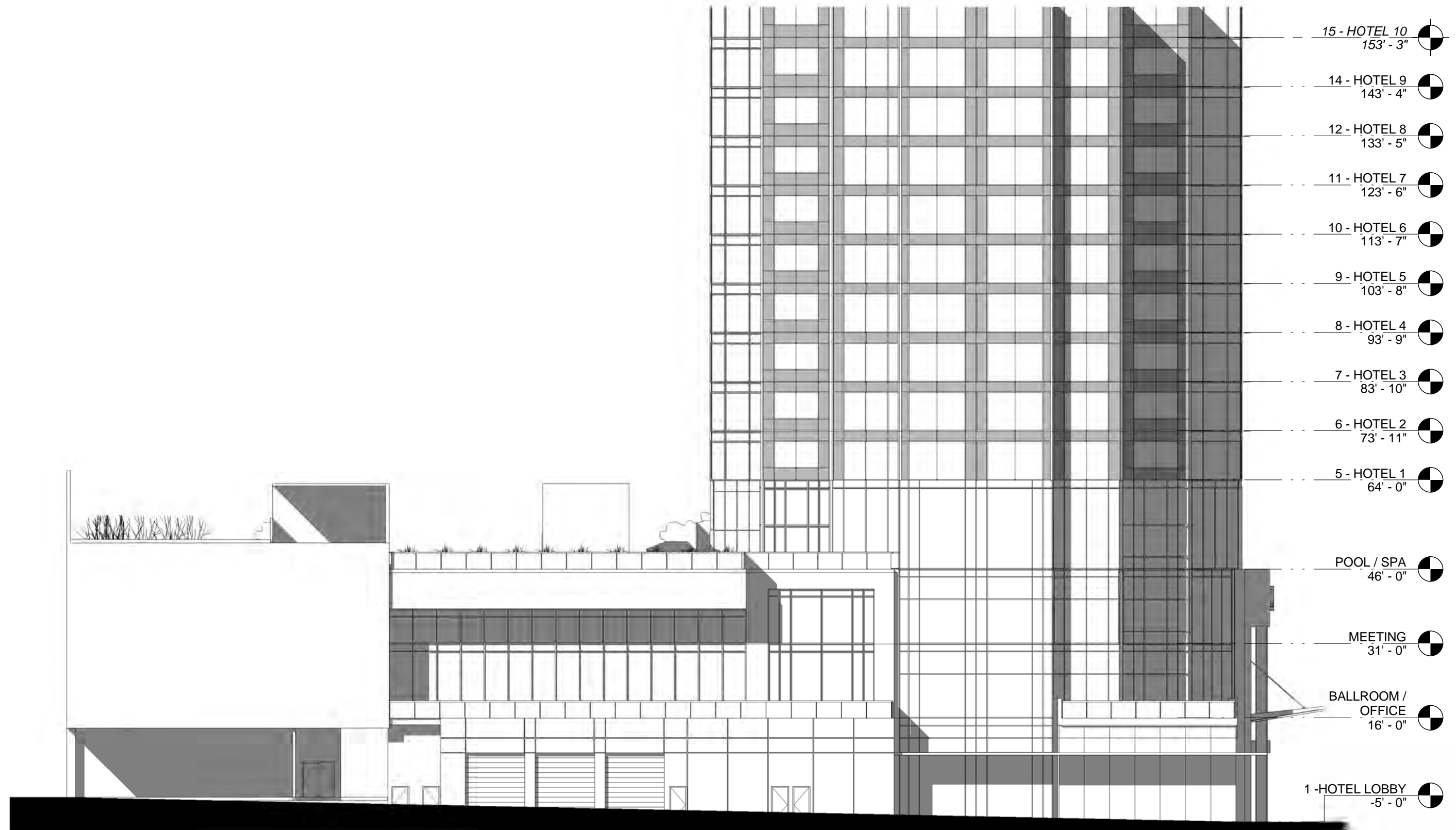
- 1 STONE PANELS
- 2 GLASS RAILING, 3/4" CLEAR
- 3 CLEAR, 1" INSULATING LOW-E GLASS
- 3a SPANDREL, 1" INSULATING LOW-E GLASS
- 4 ALUMINUM CURTAINWALL
- 5 SIGNAGE
- 6 ARCHITECTURAL METAL PANEL
- 7 FIXED METAL CANOPY
- 8 RECESSED LIGHTING

ENLARGED HOTEL TOWER BASE @ VINE STREET ELEVATION

1/16" = 1'-0"

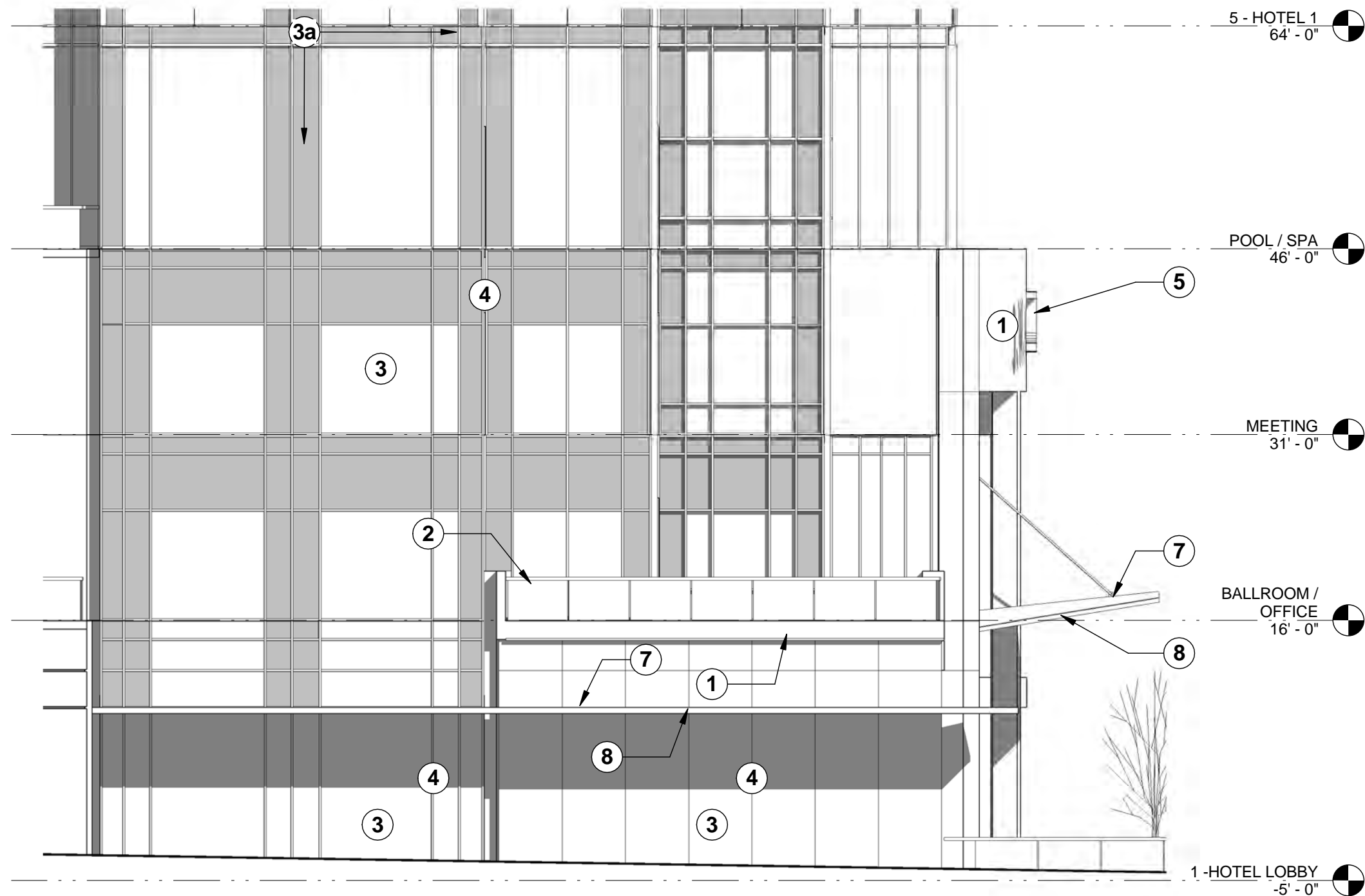
ELEVATION KEY





UPPER ST. ELEVATION

1" = 20'-0"



UPPER ST. ELEVATION - HOTEL

1" = 10'-0"

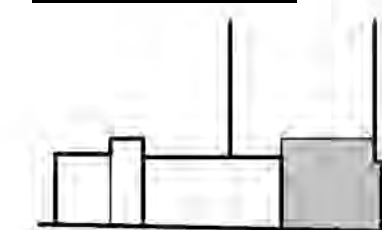
THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:

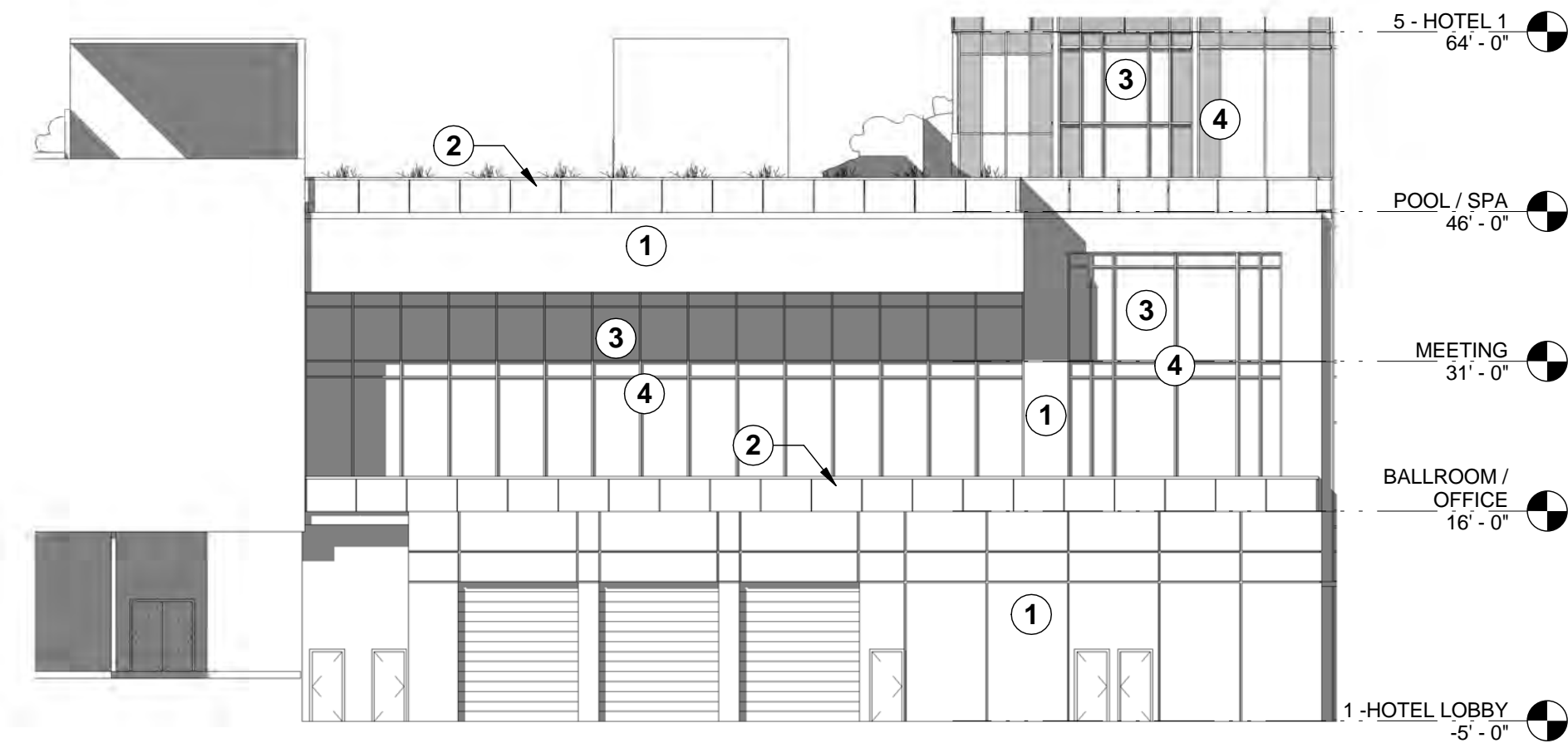
- 2.2 Orient the primary entrance of a building toward the street.
- 2.3 New interpretations of traditional building styles are encouraged.
- 2.5 A new building should maintain the alignment of horizontal elements along the block.
- 2.6 Floor-to-floor heights should appear to be similar to those seen historically.
- 2.7 Consider dividing a larger building into "modules" that are similar in scale to buildings seen historically.
- 2.10 A simple material finish is encouraged for a large expanse of wall plane.
- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

MATERIALS

- 1 STONE PANELS
- 2 GLASS RAILING, 3/4" CLEAR
- 3 CLEAR, 1" INSULATING LOW-E GLASS
- 3a SPANDREL, 1" INSULATING LOW-E GLASS
- 4 ALUMINUM CURTAINWALL
- 5 SIGNAGE
- 6 ARCHITECTURAL METAL PANEL
- 7 FIXED METAL CANOPY
- 8 RECESSED LIGHTING

ELEVATION KEY





ENLARGED UPPER ST. ELEVATION

1/16" = 1'-0"

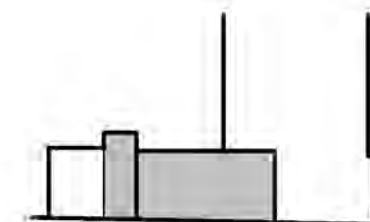
THIS BUILDING MEETS THE FOLLOWING GENERAL DESIGN GUIDELINES:

- 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.
- 2.10 A simple material finish is encouraged for a large expanse of wall plane.
- 2.11 Upper-story windows with vertical emphasis are encouraged.
- 2.14 Locate the primary building entrance to the face of the street.
- 2.15 Develop the ground floor level of a project to encourage pedestrian activity.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 2.19 Use lighting to: accent architectural details, building entrances and signs and 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.
- 2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.
- 2.25 Minimize the visual impacts of trash storage and service areas.

MATERIALS

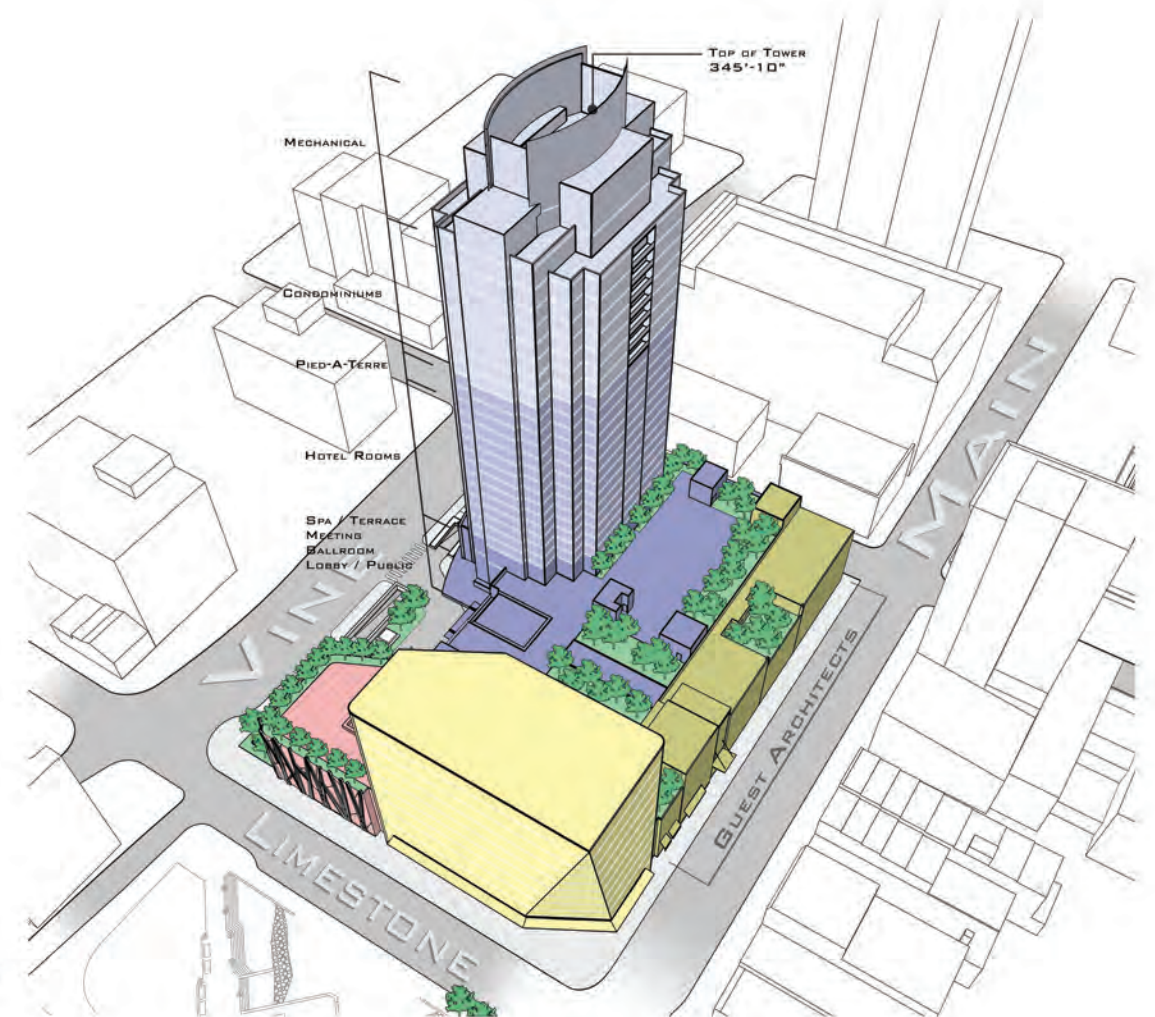
- 1 STONE PANELS
- 2 GLASS RAILING, 3/4" CLEAR
- 3 CLEAR, 1" INSULATING LOW-E GLASS
- 3a SPANDREL, 1" INSULATING LOW-E GLASS
- 4 ALUMINUM CURTAINWALL
- 5 SIGNAGE
- 6 ARCHITECTURAL METAL PANEL
- 7 FIXED METAL CANOPY
- 8 RECESSED LIGHTING

ELEVATION KEY

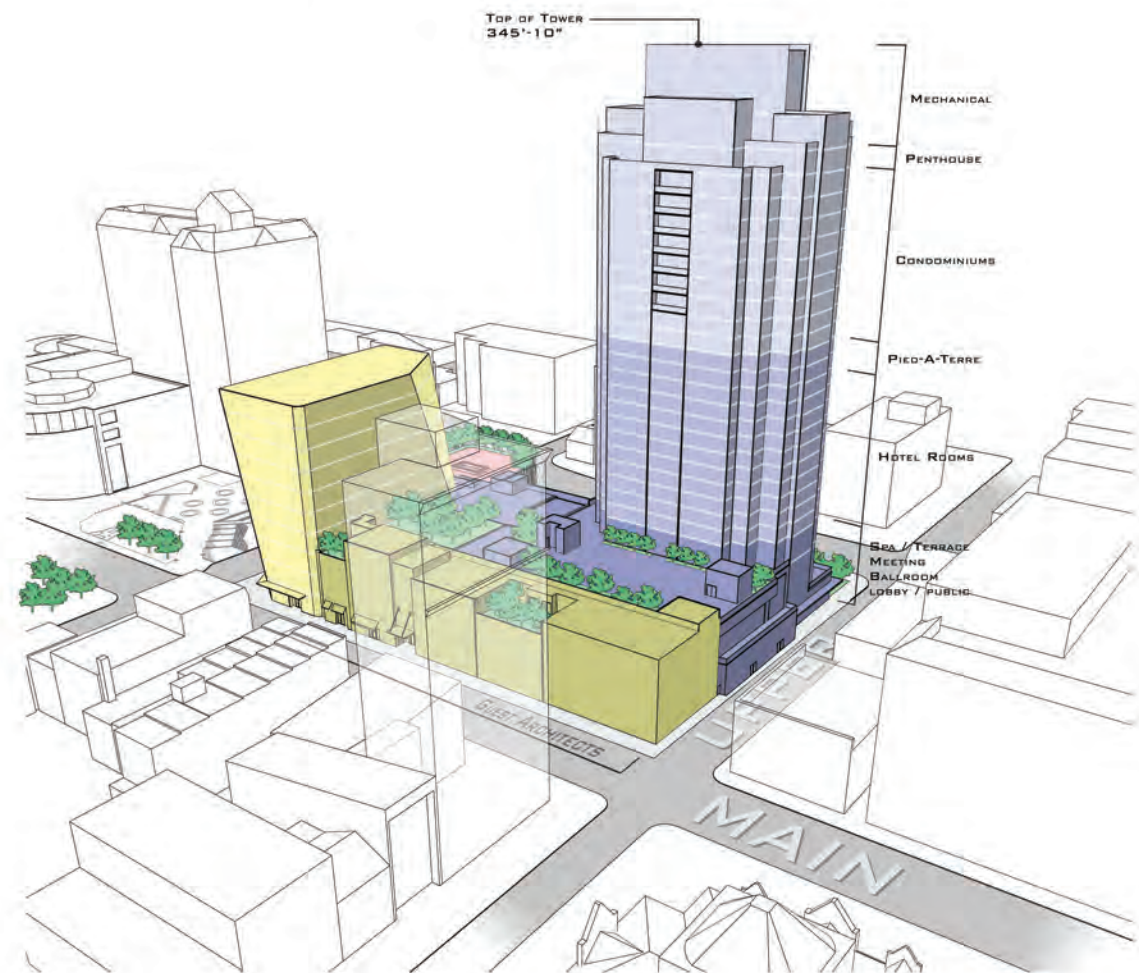




LIMESTONE
+ VINE



LIMESTONE
+ MAIN



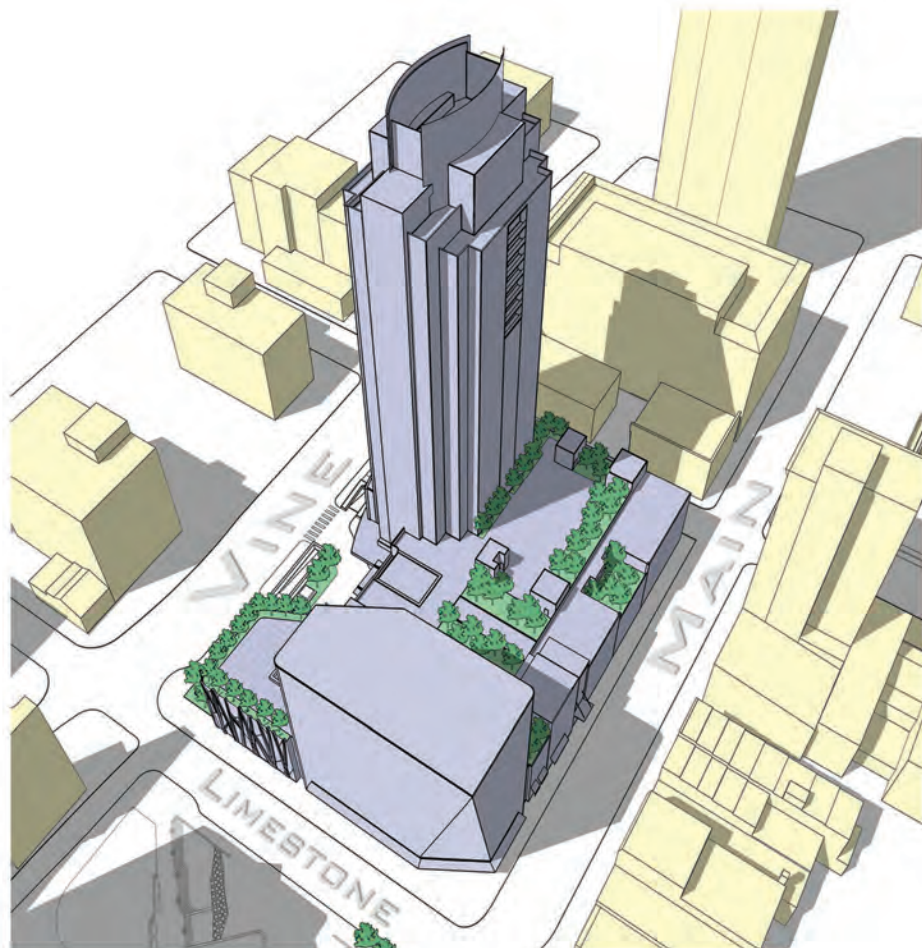
MAIN
+ UPPER

MASSING STUDIES

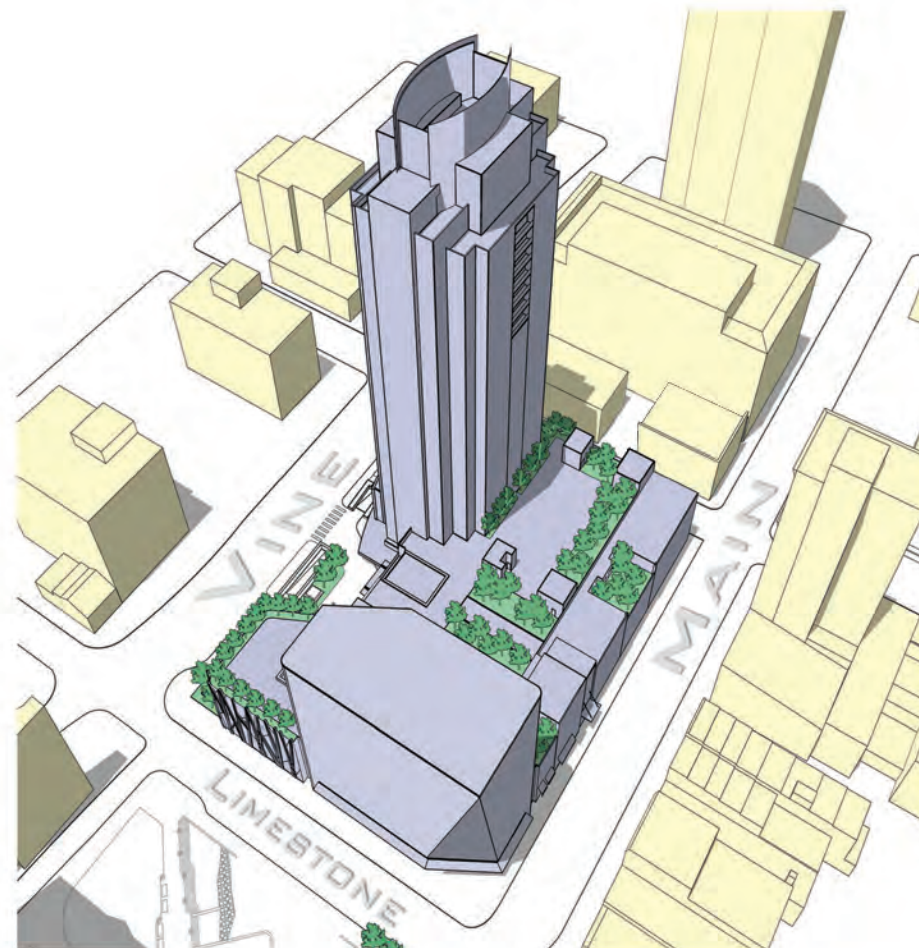
KEY PROJECT STATISTICS

- * 710,000 +/- SQ. FT. UNDER ROOF
- * OUTDOOR / 4TH LEVEL EVENT TERRACE APPROXIMATELY 37,000 SQ. FT.
- * HOTEL / CONDO TOWER APPROXIMATELY 346' TALL WITH 27 OCCUPIED FLOORS
- * APPROXIMATELY 73,000 SQ. FT. OF NEW RETAIL / RESTAURANT SPACE
- * 10-STORY OFFICE BUILDING WITH 85,000+ SQ. FT. OF LEASABLE OFFICE SPACE
- * ANTICIPATED PROJECT COST: OVER \$150 MILLION
- * SUSTAINABLE INITIATIVES INCLUDE LEED CERTIFICATION

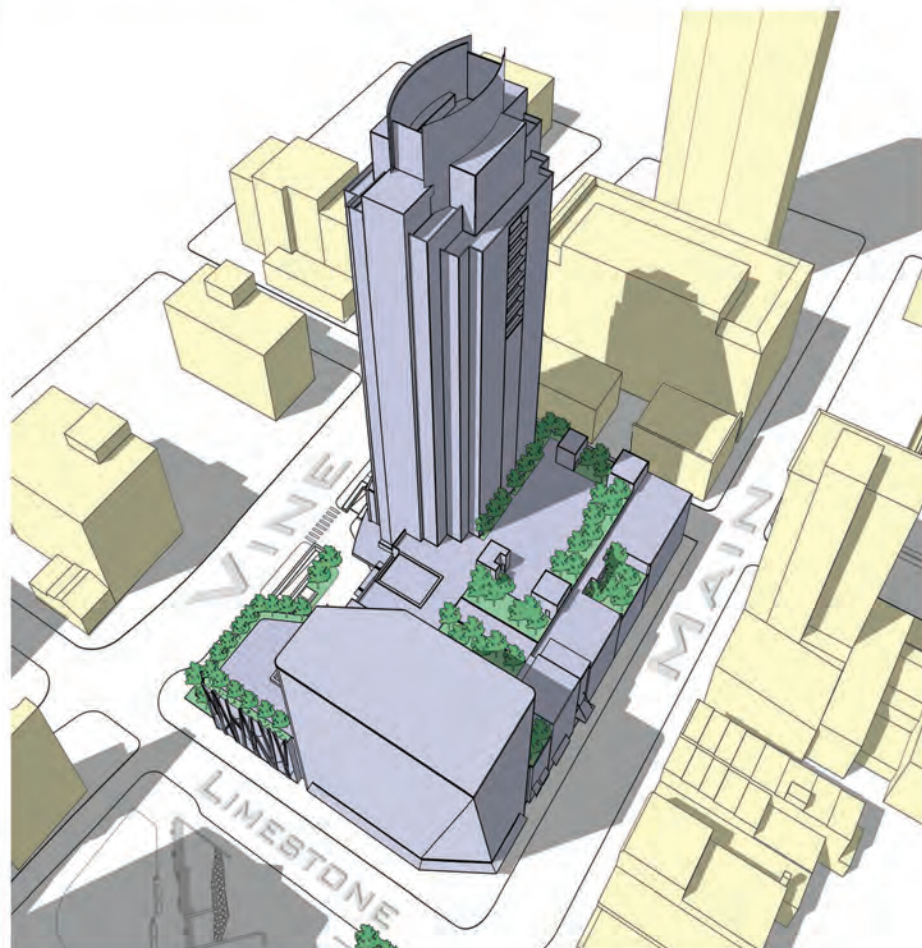
**SPRING
EQUINOX**
MARCH 20
12:00 P.M.



**SUMMER
SOLSTICE**
JUNE 21
12:00 P.M.



**FALL
EQUINOX**
SEPTEMBER 23
12:00 P.M.



**WINTER
SOLSTICE**
DECEMBER 21
12:00 P.M.



SOLAR STUDIES









