RONALD C. TRITSCHLER

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July 31, 2013

Via Hand Delivery

Mr. Billy F. Van Pelt, RLA, ASLA
Design Review Officer
Courthouse Area Design Review Board
101 East Vine Street, Suite 516
Lexington, KY 40507

RE: CENTREPOINTE (CASE NO. 4-2012)

Dear Billy:

This letter is an application on behalf of Centrepointe, L.L.C. ("Applicant") to the Courthouse Area Design Review Board ("Board") for an amendment to, and reissuance of the Authorization Permit to construct the above-referenced project ("Project"). The Authorization Permit was reissued on June 13, 2013 following a hearing before the Board on May 15, 2013. This application is submitted to you in connection with the proposed design changes for the Project which will be more fully explained in the information prepared by CMMI/EOP Architects, as well as the description provided in the enclosed CentrePointe Executive Summary.

I have enclosed a completed Courthouse Area Design Overlay Zone Review Application form with this letter. EOP Architects will provide revised elevations of the Main Street, Vine Street, South Upper Street and South Limestone Street facades to you today.

In addition to the mailing labels relating to the notification to be submitted to property owners, I have enclosed the following:

1. CentrePointe Executive Summary;

2. Property list describing the properties located within a 200' radius of the development site which sets out the property address, name of owner and property owner's address;

3. Radius Map (200'); and

4. A list of the property addresses and owners with respect to the property on which the CentrePointe project will be constructed, including a copy of the recently recorded Consolidation Plat.

The Applicant respectfully requests that the Board amend and reissue the Authorization Permit for the purpose of incorporating the design changes to the CentrePointe Project, which are more fully described in the information to be submitted by CMMI EOP Architects in conjunction with this application. Your assistance is greatly appreciated.

Sincerely,

RONALD C. TRITSCHLER
ATTORNEY-AT-LAW

RCT/dd
Enclosures
cc: R. Dudley Webb (w/ encls)
Woodford Webb (w/ encls)
Rick Ekhoff (w/ encls)
Darby Turner (w/encls)

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CentrePointe Executive Summary

July 30, 2013

THE PROJECT

CentrePointe is to be a new mixed-use development that will be constructed on a 1.88 acre block in the heart of downtown Lexington, Kentucky. It sits on four of the 100% corners of the City and will be situated just two short blocks from the Lexington Center and Rupp Arena complexes that are now being reinvented. Upon completion, it will include an underground public parking garage; a mid-rise office tower with retail, restaurant and galleria spaces; an upscale apartment building with even more retail and an elegant, four-star hotel with condominium residences above.



Proposed CentrePointe Hotel Tower

THE SITE

The subject property is bounded by Main, Upper, Vine and Limestone Streets and is immediately across from the new County and State Courthouses, the Federal Courthouse, the Lexington Public Library, the proposed 21c Hotel, and nearly 1,000,000 square feet of office, retail and residential space. It is the only contiguous property remaining in the CBD that can accommodate such a large mixed-used development project.



THE PROPOSED IMPROVEMENTS

Upon completion, this 800,000 square foot CentrePointe development will consist of:

An Underground Parking Garage

This 255,155 square foot, three level, 701 car, subterranean parking facility will be constructed underneath the development.

An Office Tower with Retail and Galleria

The 10-story structure (100' by 150') will contain 164,726 gross square feet of state-of-the-art office and retail space. Of this, 135,007 rentable square feet will be for office use; 7,247 on the ground level will be for retail use; 9,341 square feet on the Southeast corner of the ground level will be for a restaurant; a 7,855 square foot Skybar that will be atop; plus there will be another 5,361 square feet of Galleria space that will connect the project components as well as Vine and Main Streets. There will be two public elevators that will connect the Parking Garage to the Galleria, thus allowing the public to access all of the buildings at the first floor level.



Proposed CentrePointe Office Tower

A Mid-Rise Apartment Tower with Retail Space

This 87,992 square foot, 85-unit, 7-story, upscale apartment building will contain approximately 75,601 square feet of livable space upstairs and 12,391 square feet of retail space on its ground level. The mix of these residential units is 51 one-bedroom and 34 2-bedroom residences with a main lobby on South Upper Street near Main Street. The first story is 20' – 0" and each story above that is 10" – 0" floor to floor.

A Four-Star Luxury Hotel

This 19 story world class tower will contain approximately 220,120 gross square feet of living space. The first fifteen levels of the tower will house 286 elegant hotel rooms and suites. The total gross square footage for the building is 108,159 feet. Extensive site improvements will be completed on Vine Street to enhance the pedestrian experience. The Main Ballroom is on the first level of the Hotel and its pre-function space faces the Galleria. The Hotel restaurant and café are located on the corner of South Upper and Vine Street and contain approximately 14,000 square feet.

The Private Condominium Residences

There will be another four levels constructed above the hotel that will house 16 high-end, private condominium residences. These will involve 47,968 square feet of gross space and 39,216 square feet of sellable space.



OFFICE BUILDING

CentrePointe
A Webb Companies Development

Courthouse Area Design Guidelines: Compliance List:

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.
-The volumes that are articulated on the Office building are designed as abstracted Bay windows that are a prevalent in downtown architecture

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. The lower articulated box on the Main St. and Limestone St. Corner addresses the historical scale of the downtown buildings.

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 face the street.

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

2.20 Minimize the visual impacts of site and architectural lighting.

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.

CMMI
EOP


Taste of Thai
EOP


Jeff Ruby's
STEAKHOUSE
EOP



APARTMENT BUILDING

Courthouse Area Design Guidelines: Compliance List:

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 middleand 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 face the street.

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

2.16 A fabric awning is encouraged.

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

2.20 Minimize the visual impacts of site and architectural lighting.

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.


Eat Here
Eat Here
Harvey's
HammondDesign
EOP



Courthouse Area Design Guidelines: Compliance List:

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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.

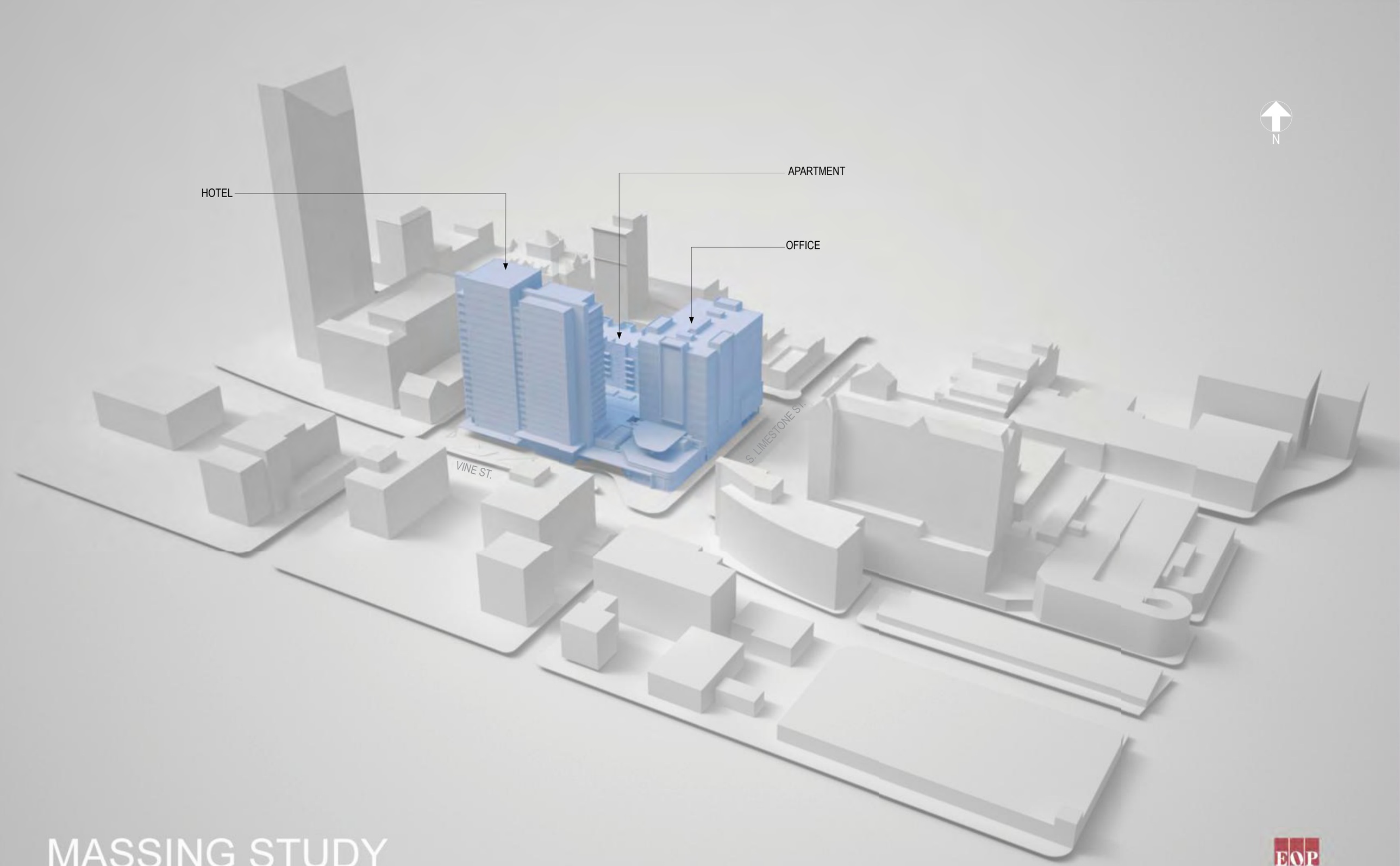
2.24 Locate standpipes and other service equipment such that they will not damage historic facade materials.

2.25 Minimize the visual impacts of trash storage and service areas.

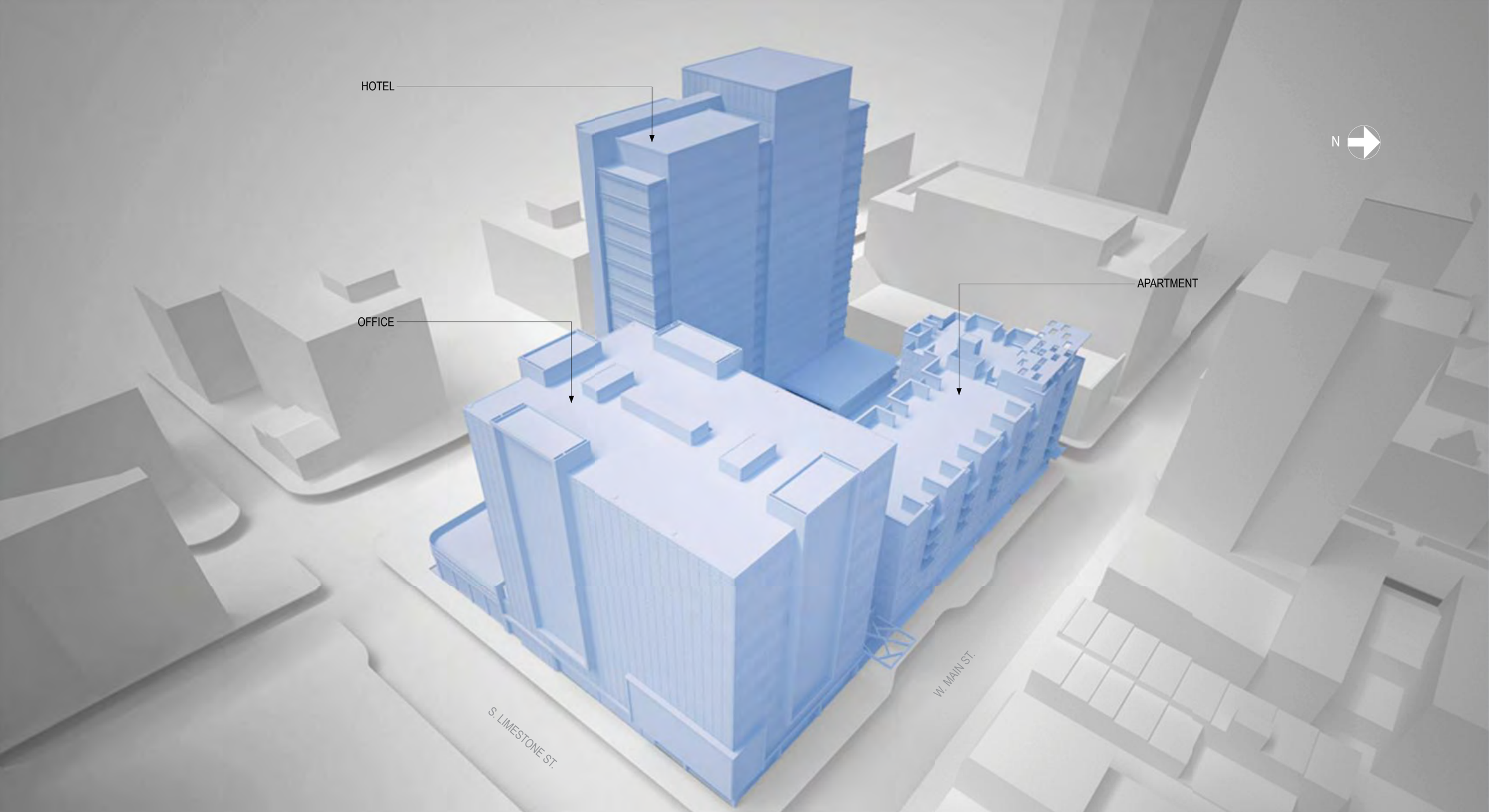

EOP


EOP


EOP



MASSING STUDY



MASSING STUDY

Q R S T U V W X Y K L M N

Main Street

1.6 2.5 3.2 3.8 4.2 4.6

1 2 3 4 5 6 7 8 9

RETAIL
12387 SF

COMMON AREA
1042 SF

DN

APARTMENT TRASH CHUTE

LOADING
351
1485 SF

HOTEL STOR.
345
220 SF

BANQ STORAGE
324
699 SF

BALLROOM
4
7919 SF

BELL
289
125 SF

COATS
311
192 SF

PREFUNCTION
292
3722 SF

FIRE
293
97 SF

KITCHEN/DRY STORAGE
1
4170 SF

CONDO LOBBY
15
84 SF

SUNDRY
291
113 SF

FRONT OFFICE
10
323 SF

RESTAURANT
2
1762 SF

COFFEE
310
407 SF

BAR
3
910 SF

ADA LIFT

T 1/1
6394 SF

T 1/2
411 SF

JEFF RUBY'S
9513 SF

Upper Street

Limestone Street

TOWN BRANCH
- WATER WINDOW

RAMP DOWN

RAMP UP

132' - 3"

64' - 0"

23' - 6"

23' - 11"

15' - 3"

24' - 0"

8' - 0"

17' - 6"

16' - 3"

36' - 0"

25' - 0"

24' - 0"

60' - 6"

44' - 6"

10' - 0"

180' - 8"

19' - 2"

24' - 0"

34' - 1"

30' - 8"

67' - 1"

Vine Street

NORTH

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ARCHITECTURE & INTERIOR DESIGN

EOP
architecture | interiors

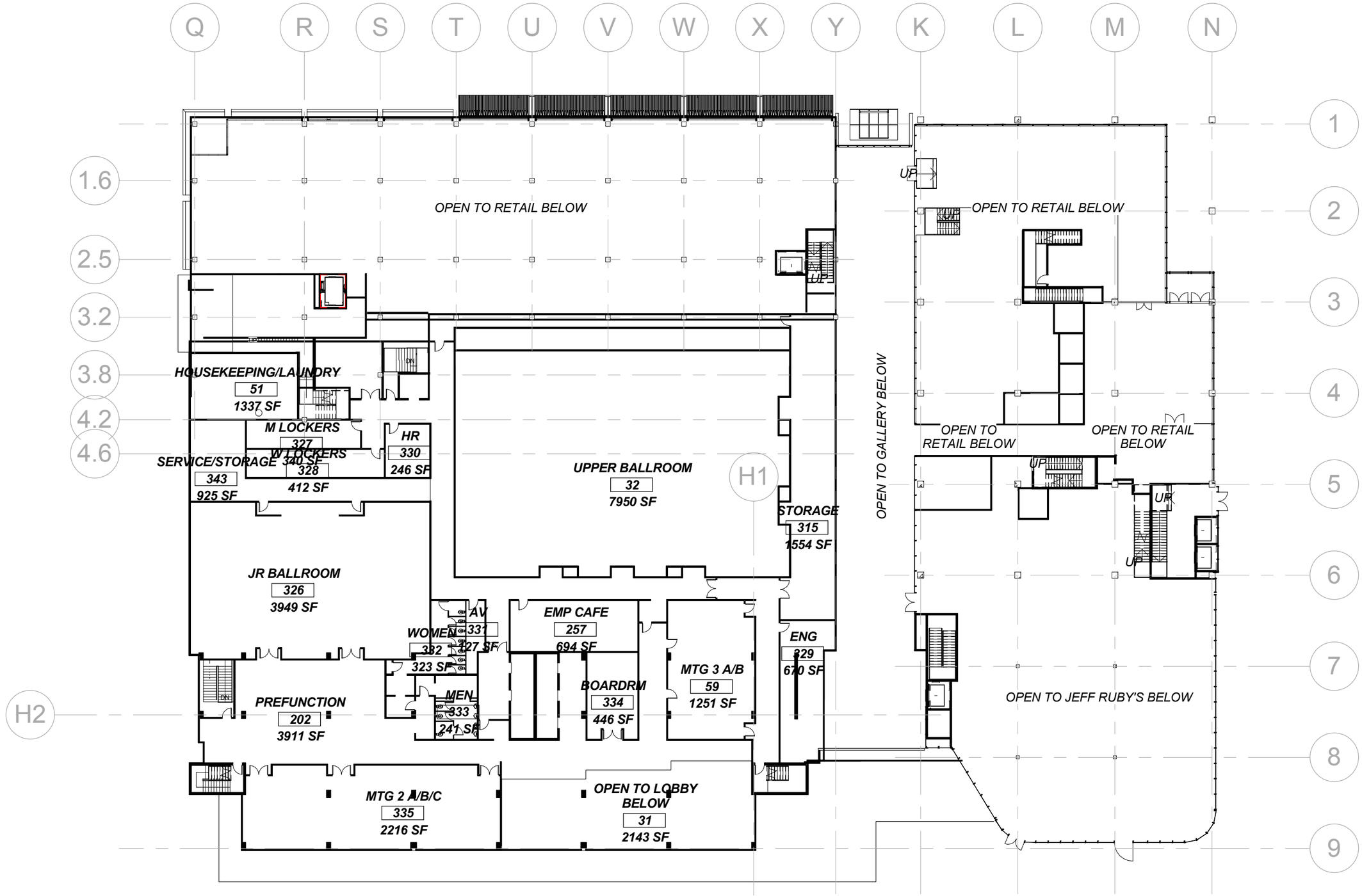
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CENTREPOINTE

1 SCAPE

SITE PLAN

SCALE: 1/32" = 1'-0"



1 / A.2 HOTEL LEVEL 2

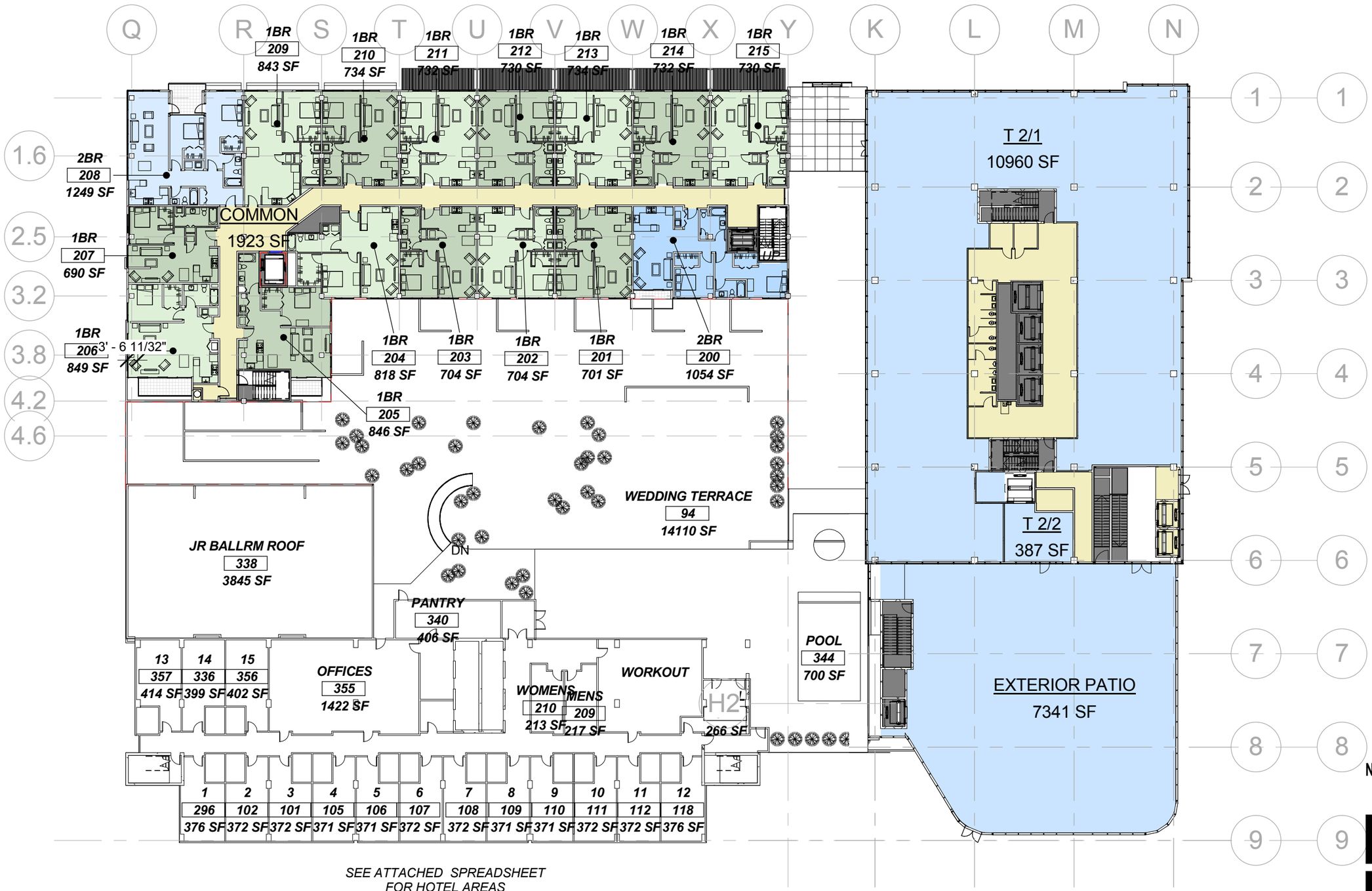
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CENTREPOINTE

CMMI ARCHITECTURE & INTERIOR DESIGN

EOP architecture | interiors

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SEE ATTACHED SPREADSHEET
FOR HOTEL AREAS

NORTH

CMMI ARCHITECTURE & INTERIOR DESIGN

EOP architecture | interiors

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1 / A.3 PODIUM_OFFICE 2_APT 2_HOTEL 3

SCALE: 1/32" = 1'-0"

CENTREPOINTE



SEE ATTACHED SPREADSHEET FOR HOTEL AREAS

NORTH

CMMI ARCHITECTURE & INTERIOR DESIGN

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1 / A.4

APARTMENT LEVEL 3 - OFFICE LEVEL 3

SCALE: 1/32" = 1'-0"

CENTREPOINTE



SEE ATTACHED SPREADSHEET
FOR HOTEL AREAS

1
A.5

APARTMENT LEVEL 4 - 7 - OFFICE LEVEL 4 - 10

SCALE: 1/32" = 1'-0"

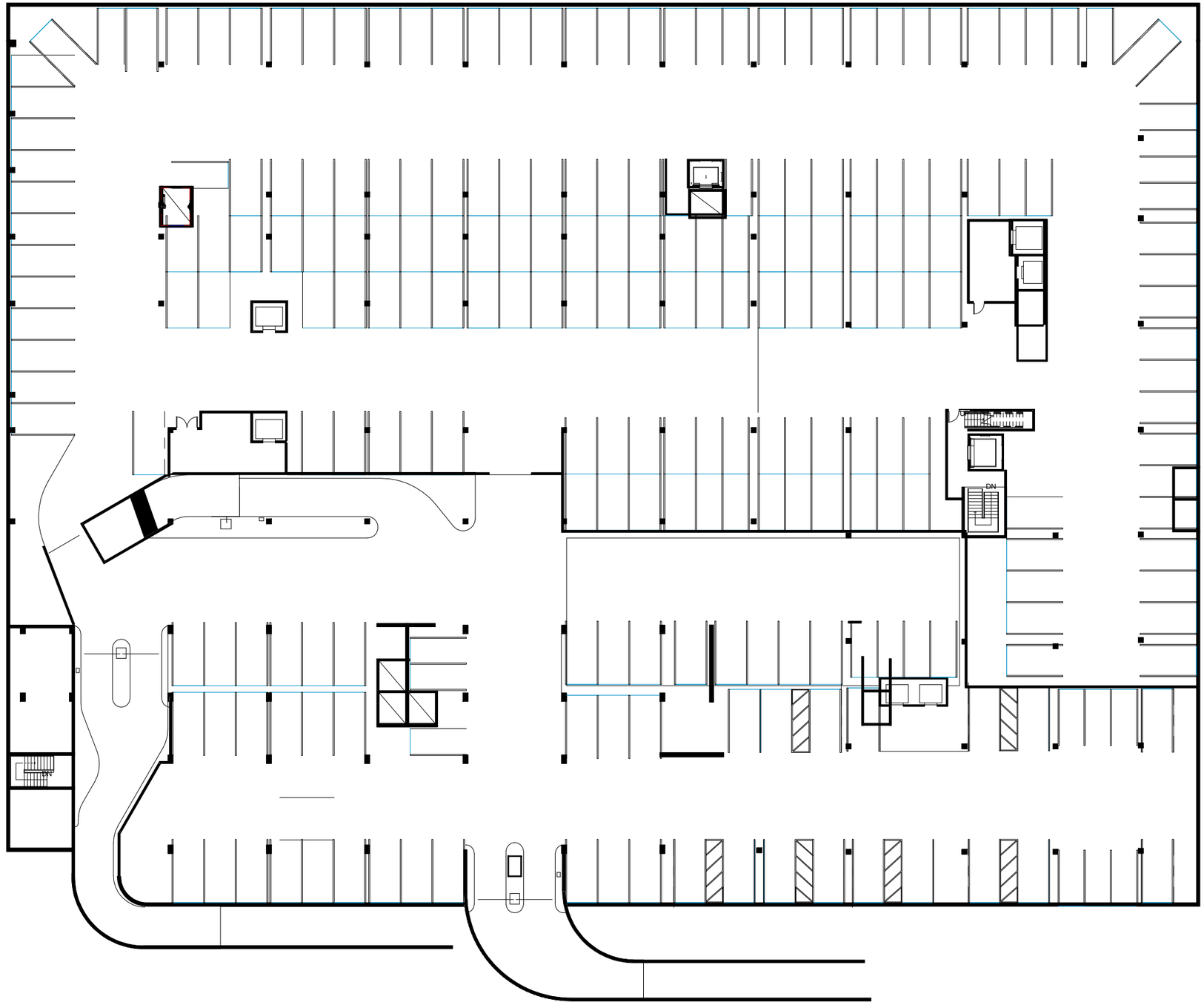
CENTREPOINTE

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ARCHITECTURE & INTERIOR DESIGN

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A.12

BASEMENT 1 - PARKING DECK 1

SCALE: 1/32" = 1'-0"

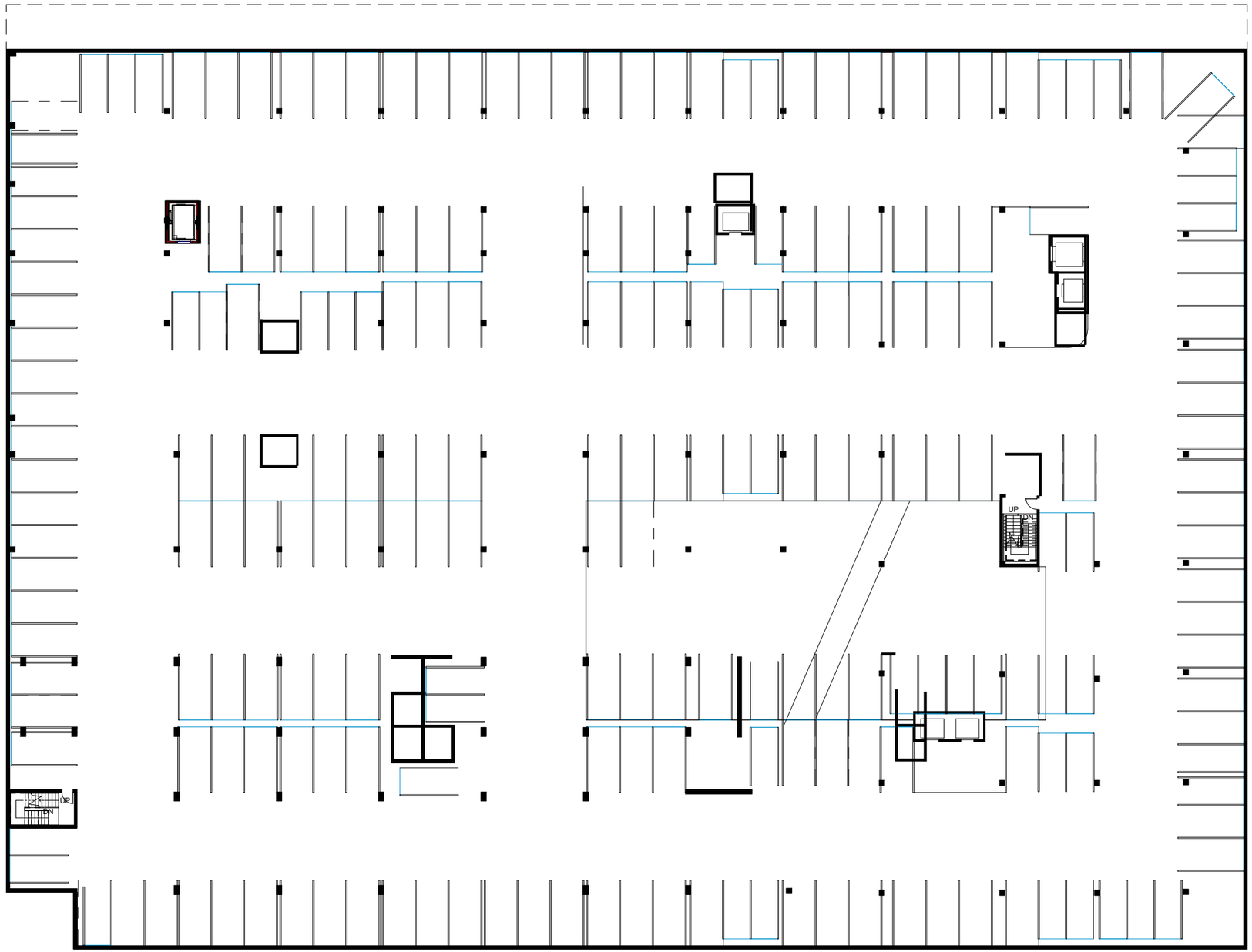
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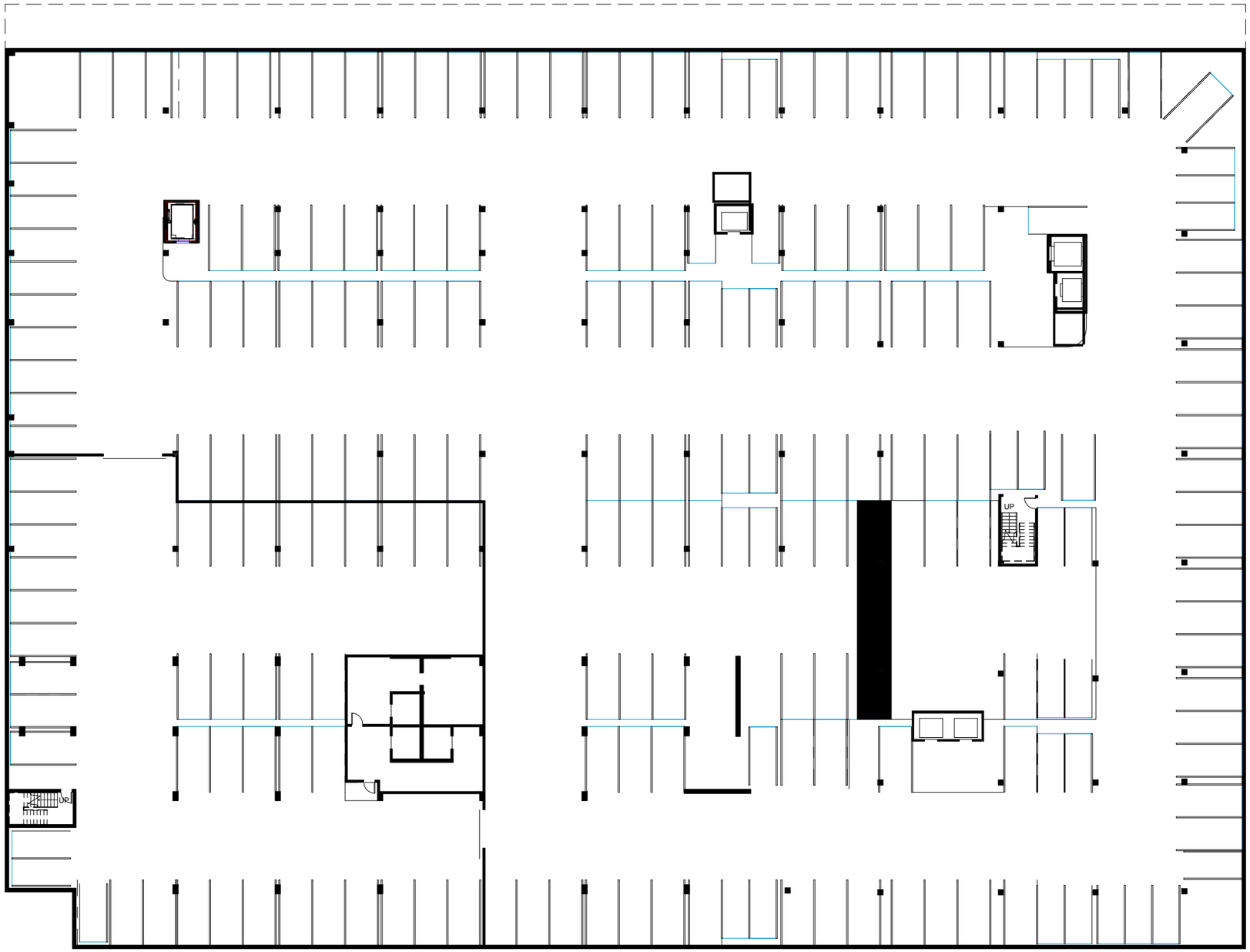
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1
A.13

BASEMENT 2 - PARKING DECK 2

SCALE: 1/32" = 1'-0"

CENTREPOINTE



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BASEMENT 3 - PARKING DECK 3

SCALE: 1/32" = 1'-0"

CENTREPOINTE