



Lexington-Fayette Urban County Government  
**COURTHOUSE AREA DESIGN OVERLAY ZONE REVIEW BOARD**

Jim Gray  
Mayor

Derek J. Paulsen, Ph.D.  
Commissioner

**Design Review Officer Report -**

**Applicant:**

Case No. 4-2012 – CentrePointe, LLC

**Addresses:**

100 and 120 West Main Street

**Scope of Work:**

To review an application for the amendment to and the re-issuance of the Authorization Permit to construct a new mixed-use hotel/condominium/apartment/office/retail building, with associated parking and site elements.

**Background:**

- The applicant received Board approval of the Authorization Permit on March 28, 2012.
- The applicant received Board approval for the amendment to and the re-issuance of the Authorization Permit 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 on May 16, 2012.
- The applicant received Board re-approval and the reissuance of the Authorization Permit on May 15, 2013.

**Findings:**

**The amendment to and the reissuance of the Authorization Permit complies 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 amendment to and the reissuance of the Authorization Permit complies 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 amendment to and the reissuance of the Authorization Permit complies 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.
- 2.10 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.
  - Clearly define the primary entrance with a canopy or other architectural or landscape feature.
- 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.
- 2.17 A fixed metal canopy may be considered on a case-by-case basis.
- 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.
- 5.3 Provide expanded sidewalk areas, or “plazas,” where conditions permit.
- 5.4 Coordinate private open space development with that of the streetscape design of public sidewalks, when conditions permit.

**Recommendation:**

Approval for the amendment to and the reissuance of the Authorization Permit to construct a new mixed-use hotel/condominium/apartment/office/retail building, with associated parking and site elements.