

## **CERTIFICATE OF APPROPRIATENESS — PROJECT DESCRIPTION**

### **Royal Investments, LLC**

#### **811-823 West Main St.**

Royal Investments, LLC (the "Applicant") proposes to develop the property at 811-823 West Main Street (the "Property") into a vibrant 169 key Dream Hotel development with restaurant, entertainment and retail space that will reactive the long dormant space. The proposed development redevelops buildings that have generally remained vacant for over 20 years. The buildings were originally constructed for river warehouses that are no longer viable – structurally or economically. A structural analysis in 2012 concluded that the unreinforced brick walls, foundations, and existing wood joists would not be adequate for the live load for a commercial use. As business on West Main began to relocate the suburbs, there have been a few new developments of museums, hotels, and distilleries during the last 20 years, but much of the space in the area remains vacant. This proposal presents a significant investment in the future of West Main Street. With the future Waterfront development, this has the potential to revitalize not just West Main, but the Urban Core. The development will have the Frazier Arms Museum to its west and the Louisville Slugger Museum is across the street. The Science Museum and distilleries are nearby in the West Main district.

The proposed development is responsive to the main defining feature of the West Main Street Preservation District in that the decorative building facades will be refurbished to their former glory and preserved for future generations. In addition, the proposed development substantially complies with 43 of the 44 applicable New Construction-Commercial and Institutional Design Guidelines. The proposed development will maintain the façade organization and distinctive features with the same rhythm, pattern and arrangement of windows and door openings.

The proposed development specifically complies with Guidelines NC 1, NC 3, NC 4, NC 5 and NC 6. The development will confirm with the development code and zoning regulations. The development is designed to be compatible with street and nearby properties in size, massing, scale, setback, and façade organization. The new construction will not conflict with historic character of the district. Any new construction materials and design elements are sympathetic to nearby historic buildings and not visually incompatible.

The proposed development specifically complies with Guidelines NC 7, NC 8, NC 9 and NC 10 and NC 11. The base of the development along the street will reinforce the history and human scale of the district. The development will encourage pedestrian-oriented street interaction and engagement. The development will not disrupt or disturb any public vistas and any new trees long the sidewalks will follow existing patterns along the streetscape.

The proposed development complies with Guidelines NC 12, NC 13, NC 14, NC 15 and NC 16. The proposed development will maintain the facades and historic streetscape with the windows and doors similar to the existing buildings and nearby historic counterparts. The building mass is very similar to nearby structures but for the hotel tower along the Washington Street portion of the

development. However, the tower will not be visible from the street along West Main and will actually act as a buffer to the elevated expressway.

The proposed development complies with Guidelines NC 17, NC 18, NC 19, NC 20 and NC 21. The new doors and entrances will use the same facades and patterns of the surrounding buildings and will continue to have same orientation to the street. Even with all the modern updates to current building standards including all proper ADA access, the development will maintain its character defining features.

The proposed development complies with Guidelines NC 22, NC 23, NC 24, NC 25 and NC 27. The scale and height of the development is compatible with the West Main block and surrounding buildings and the ceiling heights will closely match the existing heights. The hotel tower is set back from West Main so as to maintain the character of the street and there are no plans to pull any of the facades to create a setback.

The proposed development complies with Guidelines NC 28, NC 29, NC 30, NC 31, NC 32 NC 33 and NC 34. While the roofs will be converted to a entertainment venues, the pitch of overall flat roof and parallel structure blends with the surrounding buildings. As previously stated, the decorative building facades including the existing cornice line will be refurbished and preserved. The mechanicals will be out of view and allow for the signature rooftop space to be inviting to the public. To the extent any trash receptacles are outside the parking garage, property screening will be used to match the surrounding area.

The proposed development complies with Guidelines NC 35 and NC 36. The exterior masonry will match the existing buildings and surrounding block. The development will incorporate the existing brick into the exposed walls on the east and west side of the improvements.

The proposed development complies with Guidelines NC 37, NC 38, NC 40, NC 41, NC 42 and NC 43. There will be 30 valet parking spaces in a parking garage under the development with an entrance off Washington Street. The new parking will have a minimum impact on the historic setting of West Main. The development will include property storm-water maintenance and meet all land development code requirements.

The proposed development complies with the intent and applicable design guidelines of the West Main Street Preservation District.