

Demonstration of Appropriateness with the Comprehensive Plan 2040

Community Facilities

We feel our Project fits well with the goals for Community Facilities. We have multi-modal access with pedestrian traffic, a TARC stop directly on our property, and bike storage. One main goal of the Community Facilities is to provide Educational, Cultural and Leisure facilities for the neighborhood – and the gallery exhibits and public forums will greatly enhance this concept.

Community Form

Our Project is a perfect enhancement of the goals of Community Form. We are protecting this grand historic structure (built in 1890) and undergoing a substantial renovation to preserve its great presence in the neighborhood for generations to com. Community Form encourages Mixed Use Centers and we have four (4) newly renovated apartments on the Second Floor and commercial uses on the First Floor – a perfect fit for the Frankfort Avenue corridor. Another goal of the Community Form is to integrate Art and cultivate Creativity. The foremost intention of the entire Project of the Champagne Bar at Architype Gallery is to promote local Artists and educate the patrons of the art of making fine Champagne and Sparkling wines.

Housing

The goals of the Housing initiatives in the Comprehensive Plan are to encourage mixed use neighborhoods and encourage a diverse range of housing choices. We have completely restored the four (4) apartments on the second floor to provide high quality rental choices for the community. We are very proud that the neighborhood has seen a revitalization in the past 5 years and will support quality rental units that attract business people, youth and families to the Frankfort Avenue corridor.

Livability and Environment

We feel our project is a great contributor to the Livability and Environment goals of the Comprehensive Plan. We are providing both high quality housing options and activities that will attract people to live and work on the Frankfort Avenue corridor in a natural and sustainable way with easy access by all means of transportation.

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Marketplace

Our project is perfect for the Marketplace goals of the comprehensive plan. The young and highly skilled workforce is attracted to urban living environments that provide easily accessed entertainment, food options, and ease of transportation. The combination of our high-quality apartments, with close proximity to vibrant restaurants, galleries, coffee shops, retail stores and bars – all easily accessed as a pedestrian, bike, or TARC traveler. We feel strongly that this is exactly the environment that attracts the young talent that Louisville needs to continue to grow in the future.

Mobility

This Project perfectly exemplifies the Mobility goals set forth in the Comprehensive Plan. We have all modes of transportation available and viable – pedestrian, bike, TARC and automobile. Our Project is in the heart of one of the great pedestrian corridors in Louisville and only a short bike ride from Downtown. One can easily access restaurants, bars, coffee shops, groceries, galleries and shops by foot from our location and never have to use another means of ground transportation. We are exactly what Louisville is striving to become!

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