

November 11, 2019

Via Electronic Mail and Accela Upload

Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, Kentucky 40507

Re: Supplement to Application - PLN-MAR-19-00014

Dear Commissioners:

Please accept this letter as a second supplement to the justification submitted for PLN-MAR-19-00014. This supplement is to provide additional information regarding the intent of the applicant, F2 Companies, to comply with the Multi-Family Design Standards, which are Appendix A to Imagine Lexington, the 2018 Comprehensive Plan.

The applicant intends to apply with applicable standards contained within Appendix A. Please find below a brief summary of how we believe our project addresses each of the indicated standards.

Site Planning

- SP.1 Two of the buildings in the development have been moved closer to Angliana Avenue to reinforce the street frontage.
- SP.2 There are many, private, ground level entrances in the development.
- SP.3 For buildings that front Angliana, entries are visible and accessible from the street.
- SP.4 The setback of the buildings fronting Angliana are commensurate with other multi-family development in the area.
- SP.5 The development will connect to the existing sidewalk network in the area.
- SP.6 Amenities are provided throughout the development and are pedestrian accessible.
- SP.7 Parking lots have been located away from Angliana Avenue and behind the buildings that front it.
- SP.8 The parking lots have been broken in to smaller areas as practicable to serve the various buildings within the development.
- SP.9 Direct access to and views of open space have been provided as practicable.
- SP.10 Street and pedestrian connections have been provided where feasible.
- SP.11 This standard is not applicable as this is a redevelopment of an existing site.
- SP.12 This standard is not applicable as no new public streets are proposed.
- SP.13 This standard is not applicable as no new street connections are necessary for this development.
- SP.14 Urban improvements will be made to Angliana Avenue, including curb, gutter, and sidewalk.
- SP.15 The parking area will be appropriately lit while utilizing methods to minimize or eliminate impact on adjacent properties.

SP.16 The development will comply with the Americans with Disabilities Act and other relevant statutory requirements.

SP.17 This development is similar in scale to other multi-family developments in the area.

Open Space and Landscaping

OS.1 Private open space on the site is easily accessible.

OS.2 A central plaza is contained that is accessible to all residents.

OS.3 Private open space has been provided in the development in the form of open green space, as well as community amenities.

OS.4 Appropriate landscaping will be provided in order to delineate public spaces from private spaces.

OS.5 Internal landscaping will be provided in parking areas as appropriate and practicable.

OS.6 Appropriate landscaping will be provided along the edge of the property to buffer it from the (non-conforming) adjacent single-family houses.

OS.7 Where feasible and where not impacting security, plantings will be used in place of fencing.

OS.8 This project will utilize underground detention and bioswales. The bioswales will be located in contiguous areas.

OS.9 All streetscape and sidewalks will be accessible.

OS.10 This standard is not applicable.

OS.11 Landscaping will be utilized to enhance internal driveways, particularly at the entrance to the development.

OS.12 Pedestrian scale lighting will be included where feasible.

OS.13 Efforts will be taken to minimize the impact of lighting onto adjacent properties.

Architectural Design

AD.1 This development provides additional housing variety in that it contains many “smaller” units than area other developments (which tend to be 3-4 bedrooms per unit). It will vary architecturally from other multi-family developments in the immediate area.

AD.2 The overall height and scale of this development is similar to the existing multi-family developments in the area.

AD.3 The architectural details for each building will provide for an attractive development that contains variation in building materials and façade articulation.

AD.4 Multiple windows will be provided for each dwelling unit where practicable.

AD.5 There will be an effort to avoid “blank walls” facing Angliana Avenue.

AD.6 This standard is not applicable.

AD.7 This development will provide clear differentiation between the other developments of a similar type in the area.

AD.8 Both the front and rear facades of these buildings will contain architectural details and articulation.

AD.9 Form-built transitions will be provided where practicable.

Thank you for your consideration of this additional information. We look forward to our continued discussions on this project.

Sincerely,



Jacob C. Walbourn
Counsel for F2 Companies

cc: Hal Bailie, Division of Planning