

August 30, 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-19-00013

Dear Commissioners:

Please accept this letter as a supplement to the justification submitted for PLN-MAR-19-00013. This supplement is to provide additional information regarding the intent of the applicant, Aptitude Development, to comply with the Multi-Family Design Standards, which are Appendix A to Imagine Lexington, the 2018 Comprehensive Plan, during construction of its project, which it has titled “The Marshall Lexington.”

The Marshall Lexington will comply with the Multi-Family Design Standards, and will create the visual interest, character and quality that will compliment this neighborhood. We think our compliance with these standards is evidenced by the following:

- The project focuses on providing pedestrian activated ground level that is inviting and provides safety to pedestrians.
- The project promotes visual interest with varying massing, varying building height and maintains a scale that blends back into the neighboring properties.
- The applicant will provide a design with depth and substance, respecting the general area. The proposed design will include a combination of flat roofs with varied massing and ornate details, as well as the tower elements with pitched roofs, provide a wholistic design that provides a rhythm complimenting the site.

As it pertains to the specific standards, please find a brief summary below of how we believe our project addresses each of the standards articulated.

Site Planning

- SP.1 The proposed building façade aligns with the existing buildings that will be replaced.
- SP.2 Private entries will be provided at ground level for units adjacent to neighboring properties.
- SP.3 All building entrances are prominent and visible to pedestrians and make direct connections to the public streetscape.
- SP.4 The proposed building façade aligns with the existing buildings that will be replaced.

SP.5 The project maintains and enhances pedestrian experience along Maxwell and connecting to both Lexington and Stone, as well as providing connections along rerouted Hagerman.

SP.6 Common shared spaces are visible and directly connect to the streetscape at the corner of Lexington and Maxwell. Residents will have full private access to the elevated open space that overlooks Maxwell.

SP.7/8 No visible parking lots are located onsite since the parking is incorporated within the building.

SP.9 Direct access and direct views will be provided for units adjacent to the elevated courtyard.

SP.10/11 The project will provide a new rerouted Hagerman that meets all private streets standards to allow for through connectivity and adequate emergency vehicle access. The project extends sidewalks from existing Hagerman along the new street and connects to Stone for full pedestrian connectivity.

SP.12 The project will include various techniques to reinforce a pedestrian environment and improve walkability.

SP.13 Each street frontage improves pedestrian connectivity and experience.

SP.14 Where feasibility the project intends to plant the appropriate street trees and landscaping.

SP.15 Lighting of the property will strive to complement the building, without spilling over to adjacent properties.

SP.16 Universal and accessible design standards will be incorporated into the project.

SP.17 The buildings design will reflect the historic nature of the neighborhood and massing will step down to relate to adjacent buildings.

Open Space and Landscaping

OS.1/2/3 The building will provide 13,200 sf of private elevated courtyard that is easily accessible through the building by residents. This space will be designed to provide outdoor passive activities including dining, study and social spaces.

OS.4 Not applicable.

OS.5 Not applicable.

OS.6 Utilities will be screened from adjacent properties. Waste and parking are located within the building.

OS.7 Where feasible for healthy vegetation, plantings will be used over fences.

OS.8 The project plans for underground stormwater detention. Green infrastructure will be implemented along the streetscape where feasible.

OS.9-13 All streetscape and sidewalks will be design for universal and accessible standards. Street hierarchy influences the sidewalk widths and landscape treatment changes from Maxwell to Lexington, Stone, and Hagerman. Landscape will be used to create a sense of place and identify entries. Pedestrian scale lighting and streetscape materials will relate to the buildings architecture and scale. All exterior lighting will avoid spilling and glaring on private spaces.

Architectural Design

AD.1 The applicant proposes a building with varied massing with depth and substance complimenting the surrounding neighborhood.

AD.2 The applicant proposes a building with visual interest with varying massing, varying building height and maintains a scale that blends back into the neighboring properties.

AD.3 Façade articulation will be presented on all sides of the building to maintain the quality of the architecture.

AD.4 Windows will be maximized to promote natural light and healthier living

AD.5 There will be no blank walls facing the street

AD.6 The applicant will consider the application of railings to enhance the building's character where appropriate, and also the design of porches and stairs where residential units are at ground level.

AD.7 Color will be used to accentuate different materials as appropriate

AD.8 Side and rear facades will carry the same detail as the front elevation to maintain the architectural language

AD.9 Portions of the structure adjacent to neighboring properties will be scaled down in order to blend back in and compliment the neighboring properties.

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 Aptitude Development

cc: Hal Bailie, Division of Planning

September 16, 2019

Via Electronic Mail and Accela Upload

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

Re: Second Supplement to Application - PLN-MAR-19-00013

Dear Commissioners:

Please accept this letter as a second supplement to the justification submitted for PLN-MAR-19-00013. This supplement is to provide additional information regarding questions and clarifications requested by Planning staff concerning "The Marshall Lexington."

In addition to the updated preliminary development plan and project renderings that are uploaded/submitted contemporaneously herewith, we wanted to provide additional information as requested by Division of Planning staff. We have been and remain committed to demonstrating that this proposal is in agreement with the 2018 Comprehensive Plan and the Placebuilder. If, after review of these materials, there are any additional questions or requests for clarification, please let us know and we will provide any additional requested information immediately.

First, questions have been raised regarding what efforts will be made to provide for appropriate pedestrian activation and safety on the ground level around the building. First and foremost, we have redesigned our plan to enhance the pedestrian safety experience on the rear of the structure. In addition to mooted the two requests for variance previously requested (and thus complying with all of the requirements of the B-2A zone), we believe this will permit safer pedestrian movement along the rear of the structure. We likewise intend to dedicate easements for the provision of public art near the pedestrian levels of the structure, which specifically is mentioned as a means to provide for ground level activation in the Placebuilder. We also intend to implement an appropriate safety system, like including "Car Coming" signs where pedestrian spaces cross garage entrances/exits. Per the suggestion of the Division of Traffic Engineering, we have removed on-street parking along Maxwell, which maintains two lanes of travel but otherwise narrows the street, which can serve as a form of traffic calming. We have also, per our discussion with staff, provided an area for Uber/Lyft drop-off and pick-up, which we think will serve as an asset to our proposed development. And finally, will assure that there are appropriate storage options for our residents who may choose to utilize bicycles.

Second, we have been asked to clarify our programming for the private and public open space areas. With regard to the private areas, attached hereto please find a general description of the type of program we anticipate implementing. With regard to the pocket park, we intend to utilize this space as passive open space, with appropriate landscaping.

Third, we have been asked to demonstrate that the housing stock being replaced is not viable for reuse. Upon information and belief, one of the structures proposed for demolition is under an order of condemnation by the Division of Code Enforcement. Further, several of the other structures we understand have active code enforcement issues. In short, these houses are inefficient and have, unfortunately, been poorly maintained. We submit that it is neither appropriate nor efficient to reuse these structures (adaptively or otherwise). However, we remain open to further discussion regarding other suggestions offered by the Division of Planning. Planning staff suggested, for instance, that we attempt to make building materials available that could be salvaged from the propose demolition projects for use in our project or in the neighborhood, and we are open to that option.

We are hopeful that this information, coupled with the renderings and the updated plan, will permit Planning staff to make a positive recommendation for our requested zoning change. 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 Aptitude Development

cc: Hal Bailie, Division of Planning