

Paula Owens

From: Bethany Baxter <bethanybaxter@gmail.com>
Sent: Thursday, September 25, 2025 7:08 AM
To: Willie Davis; Planning Mailbox
Subject: PLN-MJDP-25-00051 Public Comment

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Dear Planning Commision:

We are unable to attend the meeting today due to our work schedules, but are writing to voice our **opposition** to the zone change and proposed development at 251-273 East Maxwell and Kalmia Avenue.

Willie and I both grew up in downtown Lexington (Bell Court and Hollywood neighborhoods) and we now live at 340 Transylvania Park. We understand the need for more housing, but do not believe destroying these existing historic multi-family homes is the answer.

Many of the buildings which will be destroyed if this zone change is approved are not subdivided houses, but rather represent some of the city's earliest, purpose-built multi-family housing. In some cases, these were owner-occupied duplexes, such as the two-story Craftsman that Sam Bederman, a Jewish shoe salesman from Kiev, constructed in 1924 at 256 Kalmia. You also have denser housing stock such as 273 E Maxwell, which is one of the few examples of an Italian Renaissance Revival apartment building in the city. Most of these buildings retain their integrity and are historic tax credit eligible, and are listed on the National Register and recognize for their historic significance by the Kentucky Heritage Council.

This project area directly borders an H-1 district, and per the stipulations of the comp plan, should be treated as a transitional zone that reflects the existing urban form. This giant eight-story cube with a shallow stepback to 6 stories on Rose hardly respects the historic nature of the neighborhood. We have concerns too about increased traffic and safety, particularly given the increasing number of young families that have been moving to Transylvania Park and surrounding streets.

We urge you to deny this zone change and protect these important buildings which give Lexington its unique historic feel and charm. UK students don't need another generic high rise apartment complex that will look and feel like the several other generic high rise apartment complexes already built near campus, and which will make downtown Lexington look like anytown, USA.

We have something worth saving here, and urge you to deny this zone change and development.

Thank you.

Bethany Baxter & Willie Davis

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Paula Owens

From: Linden Meuser <meusergarage@gmail.com>
Sent: Thursday, September 25, 2025 8:16 AM
To: Planning Mailbox
Subject: Zone Change 251-273 East Maxwell

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Dear Planning Commission,

I am unable to attend today's meeting regarding the requested zone change of the properties at 251-273 East Maxwell Street because of my obligations to running my business. I am writing to you to voice my strong opposition to this change.

I am a native to Lexington and grew up on Linden Walk, just one short block from the newly proposed development. I spent most of my life in and around this neighborhood. I attended the University of Kentucky where I studied architecture. My Wife and I have recently purchased and begun restoring a house on Transylvania Park where we intend to raise our daughter. I have a deep love for this neighborhood and I would hate to see a project like this ruin many of its best characteristics.

I have watched countless projects like these destroy many historic properties on and around campus. There continues to be a lack of care and understanding regarding the impact of high density housing. I understand the need for more housing for our increasing student population however, projects like these are not always the answer. This is an attempt by greedy investors, who are not interested in the impact this will have on our neighborhood, but instead make a large profit from university students. The precedent of developments like the one currently being constructed on the corner of Stone Ave. and East Maxwell does not always equal a need for more buildings like these.

Not only will the proposed building be grossly out of context and proportion to its neighboring buildings, but it, along with its neighbor, will increase density in an area that is already plagued with too much traffic. Architectural juxtapositions like these, while sometimes interesting and dramatic, have to be made with careful thought. An eight story box with cookie-cutter windows hardly does that.

I urge you to deny this zone change request and move to protect the integrity of one of Lexington's best historic neighborhoods.

Thank you for your consideration,

LINDEN MEUSER
DEVIL WORKS
218 N. Martin Luther King Blvd.
LEXINGTON, KY 40507

Phone: (859) 388-0782

25 September 2025

Lexington-Fayette Urban County Government
Planning Commission

Re: CS Acquisition Vehicle, HUB East Maxwell

Dear Commission Members,

I am Maureen Peters and I occupy 276 Lexington Ave in Council District 3. I am opposed to this zone change and find the third proposed student housing development in as many blocks to be an unthoughtful design and I believe Lexington deserves better.

They plan to cannibalize the historic buildings on the site and then install fragments back into the facades of the lower two floors—stating people will get the feeling they are walking past the old buildings. This is ridiculous. At last week's neighborhood meeting the developers could not tell us what the material for the upper six stories is planned to be—they said they are still considering options. The upper floors are just monolithic masses with no articulation and no step down in massing to be respectful of the adjoining neighborhood. The facades on HUB 1 and 2 both have unarticulated facades and combinations of material which are unrelated to the surrounding area. It's also a poor choice to use Colonial architecture features when the most interesting existing buildings on the block are not Colonial and their interpretation comes off as cartoonish.

I attended the Technical Committee meeting on August 27th and while I was at the meeting Jim Duncan, the Director of Planning came over and sat down next to me. Jim and I went to high school together so we've known each other a long time. He asked me how I was doing and I told him I'm just trying to learn more about the project. I asked him if it was Lexington's plan to put all the student housing in this one neighborhood as opposed to spreading it around the University. He said there is no plan – they consider projects wherever developers can acquire property. I also told him I was reviewing material uploaded in Accela and found the traffic study. I asked him if the traffic study considered the increase in traffic due to things like Door Dash, Uber Eats or Grub Hub—I told him I see numerous deliveries every day to the off-campus houses in the neighborhood and one study I read said students use this kind service a minimum of four times a week. If this project is built here the cumulative effect of the density increase of 2,500 beds in three blocks along Maxwell could result in 10,000 deliveries a week. And nothing has been planned to improve the condition of Maxwell Street. Jim indicated they don't review this type of information in the required traffic study but he would discuss it with his engineers.

Thank you for your consideration,
Maureen Peters
276 Lexington Ave
Lexington, KY 40508

