

October 22, 2024

Lexington-Fayette Urban County Planning Commission  
Lexington-Fayette Urban County Government  
101 East Vine Street  
Lexington, KY 40507

**Zone Change Request for the properties located at 545-549, 553, 563 S. Limestone; 121-123, 127, 129, 131, 133 Prall Street; 118, 120, 124, 128, 134, 138, 140, 142, 146, 150, and 154 Montmullin Street**

Dear Members of the Planning Commission:

Subtext Acquisitions, LLC is pleased to present revised materials for VERVE Lexington. Since the September Planning Commission hearing, our team has explored many ways we can incorporate the feedback we heard.

**#1 Community Input** – *Two additional neighborhood meetings were held.*

Subtext met with representatives from the neighborhood on September 27<sup>th</sup>. This was followed with a larger neighborhood meeting on October 21<sup>st</sup> lasting over 1 ½ hours.

Feedback from the community informed many changes as presented here, including the incorporation of affordable housing units, a parks contribution, and an expanded parking management plan.

**#2 Affordable Housing** – *Added Affordable Housing units or \$1,500,000 contribution to the fund.*

In discussions with City stakeholders and community members, we understand affordable housing is needed in Lexington. As part of our development, we are proposing either a \$1,500,000 contribution to City's affordable housing trust or the addition of 15 affordable units in the project to be priced at 60% AMI.

After discussion with the Office of Affordable Housing, we believe the affordable housing trust could construction approximately 150 units with the \$1,500,000 contribution, which is why we would propose that option over the inclusion of 15 units in the project. However, we are open to both options.

**#3 Parks Department Contribution** – *Added a \$150,000 Community Donation for Lou Johnson Park.*

The proposal now includes a \$150,000 donation to Lexington Parks & Recreation for improvements to Lou Johnson Park. In conversations with the community, this was an area for potential improvement. We look forward to discussing this further with the neighborhood and finalizing a plan for the improvements.

**#4 Expanded Parking Management** – *Registered vehicles, offsite parking, and towing management.*

In order to reduce the overall height of the structure, we have reduced the parking garage and are estimating being parked at 46% per bed. This is greater than HUB Lexington and HUB Limestone, as well as Subtext's typical projects. While we believe this is the appropriate parking

ratio, we have identified 5 off-site parking opportunities should the demand for parking exceed the on-site availability.

Being a professionally managed property, VERVE Lexington will offer full time management of the site, including monitoring parking on property and in the neighborhood. All tenants will be required to register their vehicles with the property and no tenants will have permits for parking within the neighborhood. Property management will have contacts with towing companies to quickly address parking issues associated with the property.

Additionally, as part of the Final Development Plan we will explore with the City ways to reduce cut through traffic. This can include posting signage preventing turning west out of the garage and sending communications to residents about parking management.

See Exhibit A for additional parking information.

**#5 Building Design Changes – *Reduced height by 20’ and increased setback to 30’.***

Reduced Overall Height - The overall height of the building was reduced from 102’ down to 82’.

Reduced Height Along Western Leg – Along the western leg of the building, the height was reduced from 6 stories down to 5 stories.

Increased Setback and Pocket Park – Along the western property line, the setback was increased to 30’ to provide additional relief to the neighboring single family house. We envision utilizing this space as a community pocket park with seating, community garden and other features.

Walk-Out Units – On the first floor of the western leg, the building now features walk-out units. This provides a more neighborhood experience for community members, as well as providing a unique unit type for residents.

These changes greatly reduced the impacts to the neighboring property and increased the amount of sunlight for the properties across Montmullin during all times of the year.

See Exhibit B for an updated shade study and Exhibit C for additional design graphics.

**#6 Neighborhood Retail – *Increased community retail now totaling 5,400 SF.***

The retail provided in the proposal was increased to 5,400 SF and shifted to the southeast corner of the site. The larger footprint will allow for more amenities to serve the broader community, with space for 3-4 tenants such as a coffee shop and bakery, restaurant, convenience store, or barber shop.

Moving the retail to the southeast puts it on the prominent corner and pedestrian crossing. This location also offers the opportunity for an expanded public plaza and outdoor seating.

See Exhibit D for additional design graphics.

**EXHIBIT A – Parking Data**

Looking at similar properties in Lexington close to campus and similar Subtext properties we see that VERVE Lexington is providing more parking on site than any of these properties.

<i>Property</i>	<i>City</i>	<i>Beds</i>	<i>Onsite Parking Stalls</i>	<i>On Site Percent Parked</i>	<i>Onsite and Offsite Percent Parked</i>
<b>VERVE Lexington</b>	<b>Lexington, KY</b>	<b>799</b>	<b>364</b>	<b>46%</b>	<b>46%</b>
HUB Limestone	Lexington, KY	566	120	21%	28%
HUB Lexington	Lexington, KY	492	164	33%	42%
VERVE West Lafayette	West Lafayette, IN	751	263	35%	35%
VERVE Columbus	Columbus, OH	392	176	45%	45%

The August 2024 parking study validates this, with the estimated parking demand being 364 stalls based on the Institute of Traffic Engineers (ITE) Parking Generation, as seen in the following table.

Time Period	Parking Demand	
	Verve Lexington Apartments (Demand= 364 spaces)	Verve Lexington Commercial (Demand= 17 spaces)
0-1	364	-
1-2	364	-
2-3	364	-
3-4	364	-
4-5	364	-
5-6	349	-
6-7	313	-
7-8	280	-
8-9	240	3
9-10	218	6
10-11	207	8
11-12	200	9
12-13	189	15
13-14	182	17
14-15	189	12
15-16	186	12
16-17	207	11
17-18	226	12
18-19	237	13
19-20	248	12
20-21	273	9
21-22	298	8
22-23	317	-
23-24	331	-

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**EXHIBIT B – Building Design Updates – See Last Page**

### EXHIBIT C – Revised Sun Study

As shown here, the design changes result in a significant reduction in the shade impacts. Almost all neighboring properties will receive sunlight through the entire year.

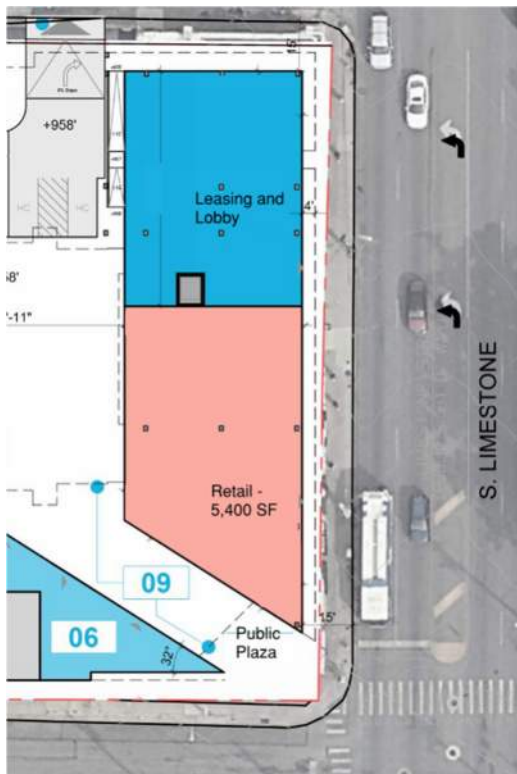
**Revised Design** – reduced western leg to 5 stories and reduced overall height by 20’.

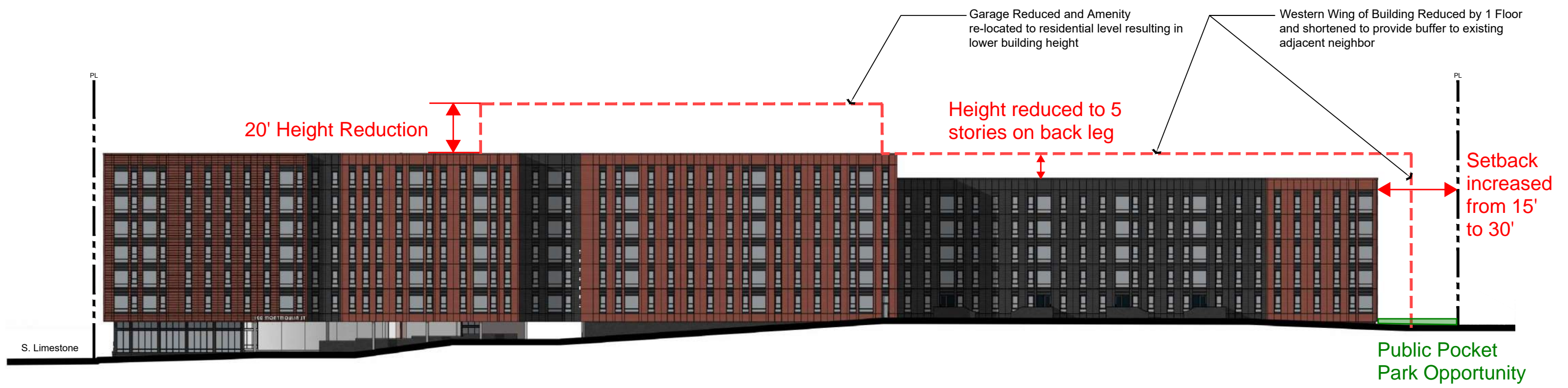


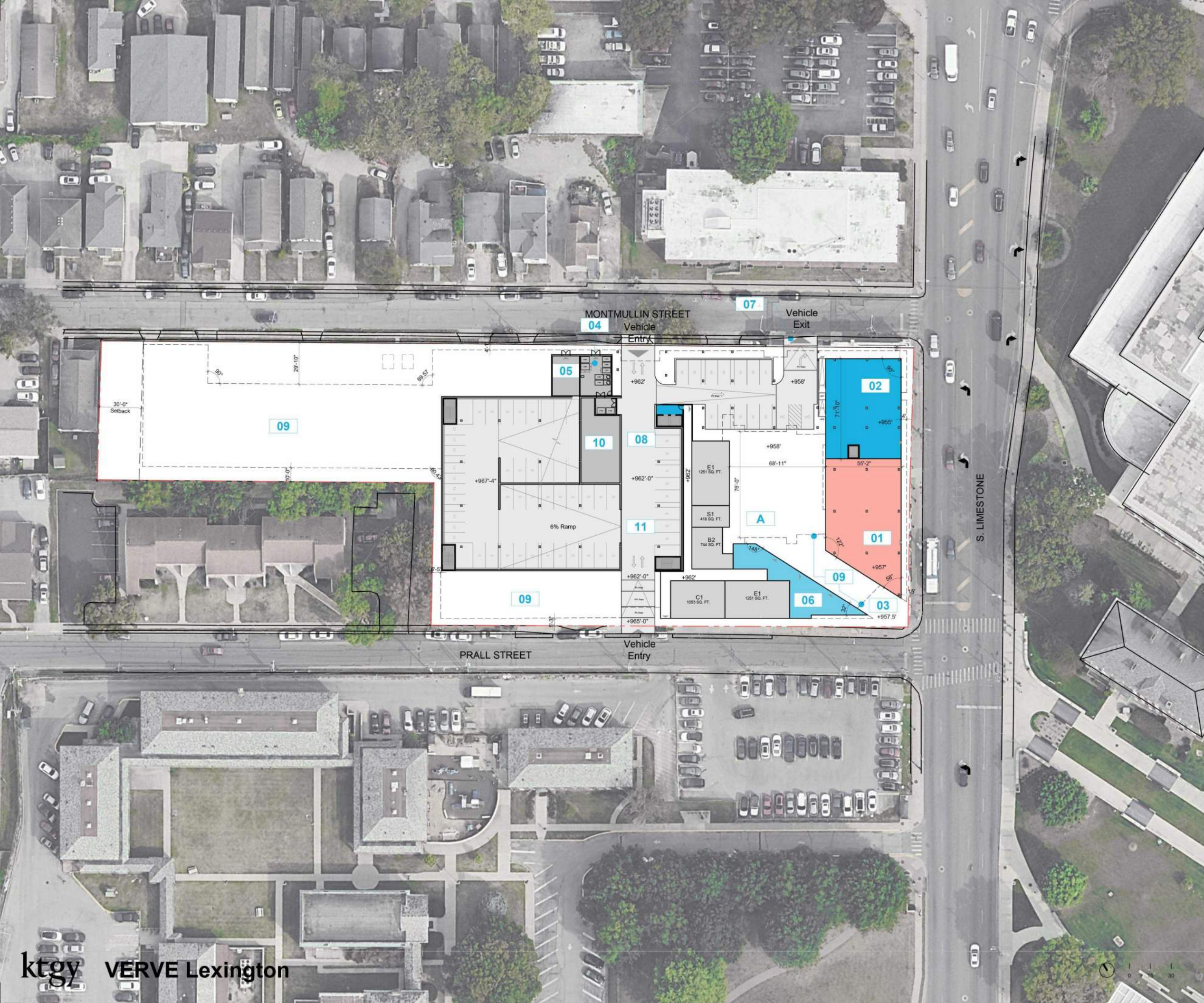
### EXHIBIT D – Retail Changes

The Retail has been moved to the southeast corner to anchor the prominent corner and allow for a public plaza and outdoor dining.

The Retail has also been expanded to 5,400 SF, allowing for 3-4 tenants such as a coffee shop and bakery, restaurant, convenience store, or barber shop.





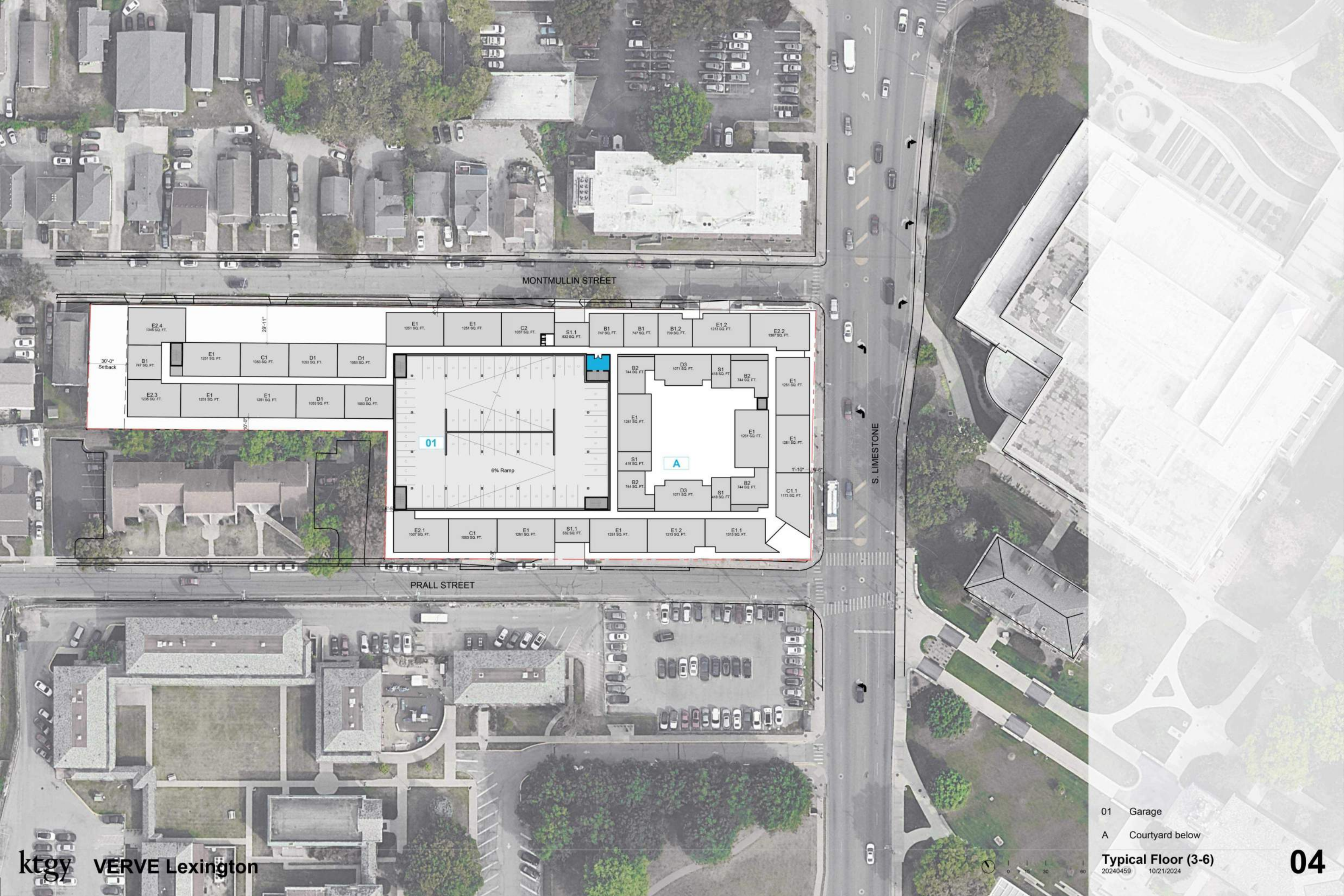


- 01 Retail
- 02 Leasing / Lobby
- 03 Plaza
- 04 Trash / Service
- 05 Electrical Room
- 06 Clubroom
- 07 Vehicular Exit from surface parking for retail and future tenants
- 08 Garage
- 09 Outline building above shown dashed
- 10 Maintenance
- 11 Residential vehicular gate
  
- A Public space with woonerf paved with cobblestone and bollards where landscape and hardscape blend the two spaces.

**First Floor**  
20240459 10/21/2024







MONTMULLIN STREET

S. LIMESTONE

PRALL STREET

30'-0" Setback

29'-11"

10'-0"

6'-5"

5'-0"

1'-10"

18'-6"

E2.4  
1345 SQ. FT.

E1  
1251 SQ. FT.

C1  
1053 SQ. FT.

D1  
1053 SQ. FT.

D1  
1053 SQ. FT.

E1  
1251 SQ. FT.

E1  
1251 SQ. FT.

C2  
1037 SQ. FT.

S1.1  
532 SQ. FT.

B1  
747 SQ. FT.

B1  
747 SQ. FT.

B1.2  
708 SQ. FT.

E1.2  
1213 SQ. FT.

E2.2  
1387 SQ. FT.

E2.3  
1235 SQ. FT.

E1  
1251 SQ. FT.

E1  
1251 SQ. FT.

D1  
1053 SQ. FT.

D1  
1053 SQ. FT.

01

6% Ramp

A

B2  
744 SQ. FT.

D3  
1071 SQ. FT.

S1  
418 SQ. FT.

B2  
744 SQ. FT.

E1  
1251 SQ. FT.

E1  
1251 SQ. FT.

E1  
1251 SQ. FT.

E2.1  
1307 SQ. FT.

C1  
1053 SQ. FT.

E1  
1251 SQ. FT.

S1.1  
532 SQ. FT.

E1  
1251 SQ. FT.

E1.2  
1213 SQ. FT.

E1.1  
1313 SQ. FT.

B2  
744 SQ. FT.

D3  
1071 SQ. FT.

S1  
418 SQ. FT.

B2  
744 SQ. FT.

E1  
1251 SQ. FT.

C1.1  
1173 SQ. FT.

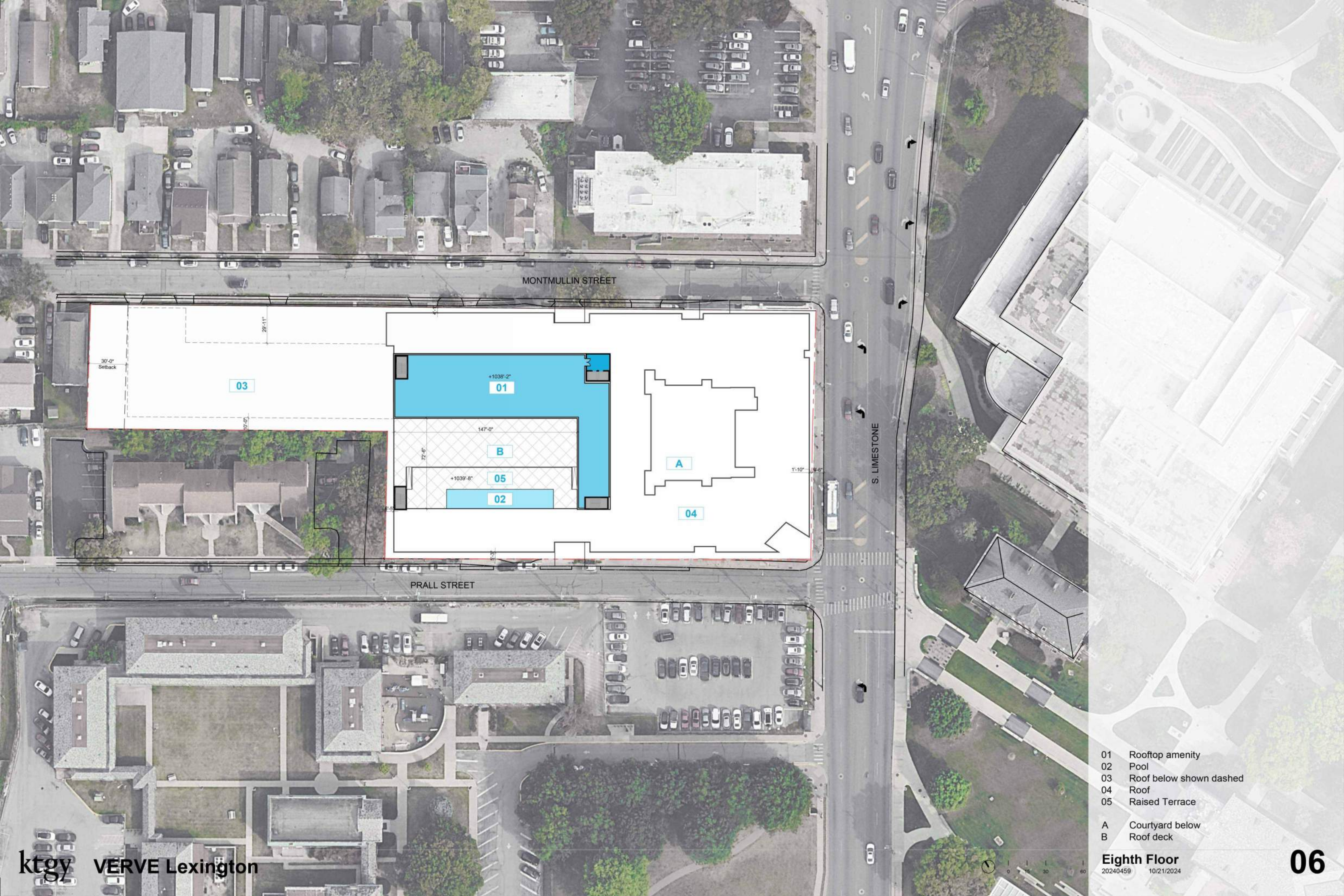
01 Garage

A Courtyard below

Typical Floor (3-6)  
20240459 10/21/2024







MONTMULLIN STREET

S. LIMESTONE

PRALL STREET

30'-0"  
Setback

03

+1038'-2"  
01

B

+1038'-8"  
05

02

A

04

29'-11"

10'-0"

147'-0"

72'-6"

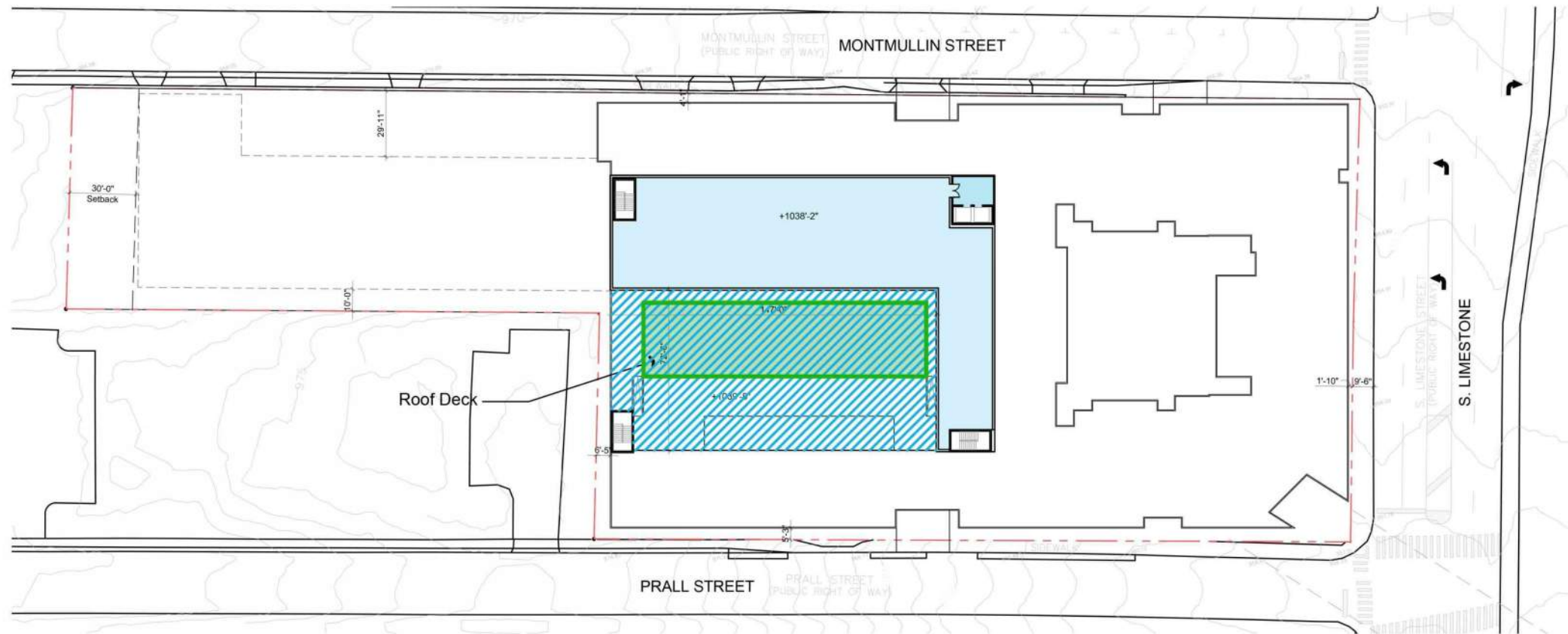
11'-10" 18'-6"

- 01 Rooftop amenity
- 02 Pool
- 03 Roof below shown dashed
- 04 Roof
- 05 Raised Terrace
  
- A Courtyard below
- B Roof deck

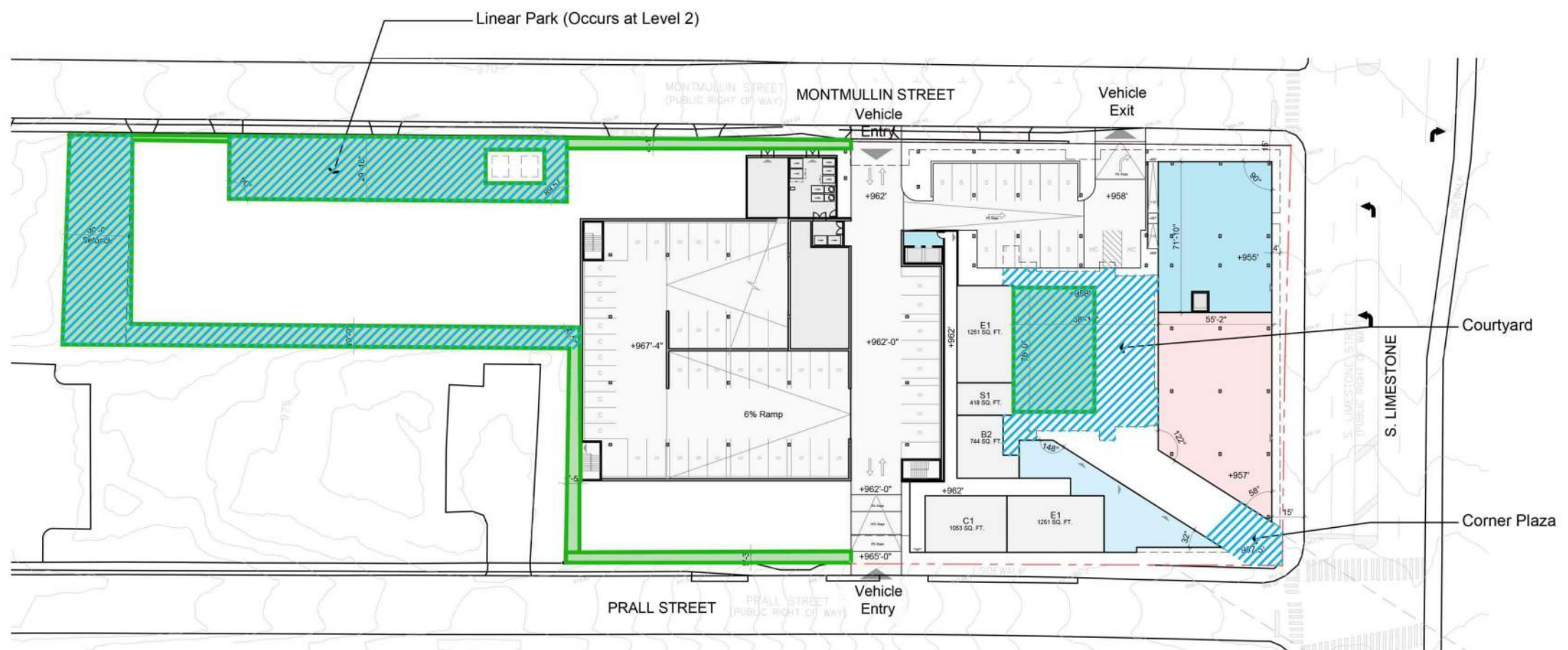
**Eighth Floor**  
 20240459 10/21/2024







Eighth Floor (Rooftop)



First Floor

**Open Space Tabulations**

Site Area	92,846 sf	
<b>Required</b>		
Vegetative Open Space	13,927 sf	15%
Useable Open Space	13,927 sf	15%
<b>Provided</b>		
Vegetative Open Space*	14,289 sf	15%
Useable Open Space**	26,145 sf	27%

Note: Common area exemption utilized due to proximity to Lou Johnson Park (an existing LFUCG Park) located two blocks westward from the site on Prall Street and Lou Johnson Way. A walking route from the corner plaza to the Park is approximately 960 feet. Per Section 20-6.a "one-half mile (2,640 feet) of an entrance to an existing or proposed LFUCG Park".

- Usable Open Space
- Vegetative Open Space



PERSPECTIVE



PERSPECTIVE





PERSPECTIVE



PERSPECTIVE



PERSPECTIVE