

subtext

esg
ARCHITECTURE & DESIGN

Delmar Blvd & Leland Ave Concept | July 26, 2023

subtext

Subtext is a St. Louis based, integrated real estate development company that creates better ways for young professionals and students to live and connect.

We've built communities housing over 10,000 residents and have a pipeline over the next three years to house an additional 5,400. Collaborating with our partners, we're able to both maximize project value and build communities that foster belonging.

As we develop housing, we uncover what it means to be home.



subtext

At Subtext, we develop purpose-built rental properties across the country. By fusing a hospitality mindset with experience-based design principles, we create spaces that help our residents be their best selves and live their best lives.

So we always do our homework, to make sure our homes work for them – whether that’s a young professional moving to a new city, an empty nester entering their next life stage, or a student just starting college. And to make sure it’s the right fit, we use advanced location economics and market analytics to choose prime locations.

We then thoughtfully customize each new building’s design based on the community it’s joining. But it doesn’t stop there. We continue to evolve each building’s experience based on our residents’ feedback, even after it’s built, to guarantee it’s always up to their wants, needs, and standards.

At Subtext, we always have and always will start from the foundation: our residents.



LOCAL

Under the LOCAL brand, Subtext develops market rate multifamily housing in dynamic locations. LOCAL properties focus on efficient units to deliver cost-effective luxury housing combined with a boutique mindset that turns amenities into experiences.

LOCAL properties feature a branded fitness and resident spa, flex Co-working and collaboration spaces, regular community dinners, volunteer events, and group outings.

verve

Under the VERVE brand, Subtext develops purpose-built student housing. VERVE properties focus on 4-bedroom and 5-bedroom unit mixes to foster a shared student experience during this critical moment in life.

VERVE properties include a clubhouse, game room, and gathering spaces to enrich student’s lives.



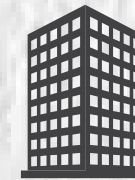
Our mission is to enrich the built environment by designing projects that artfully differentiate our clients in the marketplace, tell vibrant stories of people and place, and uplift the human spirit.

Focusing on four primary markets—residential, hospitality, workplace and science and technology design—ESG brings a wealth of expertise and interdisciplinary knowledge to every project bringing the best and most thoughtful design solutions to our clients.



RESIDENTIAL

MULTI-HOUSING
STUDENT HOUSING
SENIOR HOUSING



WORKPLACE

CREATIVE WORKPLACE
SCIENCE & TECH
CORPORATE OFFICE
TENANT IMPROVEMENT

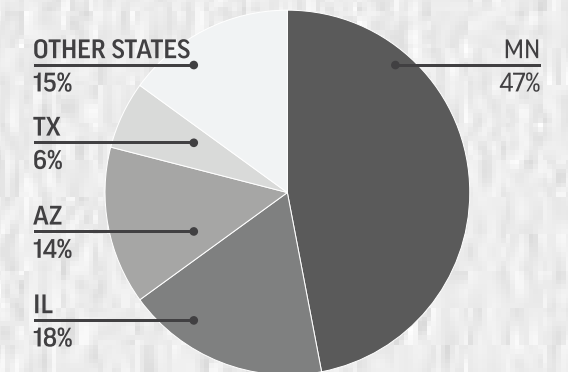


HOSPITALITY

HOTEL
RESTAURANT
RETAIL/SPA

40

YEARS IN BUSINESS



ESG PROJECTS THROUGHOUT THE UNITED STATES



125

EMPLOYEES

- Architects
- Interior Designers
- Graphic Designers
- Drafters
- Spec Writers
- Construction Admins.

Community Benefits



Community Focused Retail

LOCAL University City will provide over 8,000 SF of modern retail space, reconnecting existing retail along Delmar.

Enhanced Streetscape

An enhanced pedestrian and patio dining experience will allow residents to experience everything The Loop has to offer, while attracting new visitors from outside the area.

Urban Residential Experience

LOCAL University City will offer a unique urban residential experience, featuring a variety of options from Townhomes to Studios.

Redevelopment of Vacant Space

LOCAL University City will redevelop a suburban style building to bring a renewed vitality to the block and increased revenue to the tax rolls.



Site Context Diagram



Existing Conditions



Birdseye of Site



View along Delmar Blvd

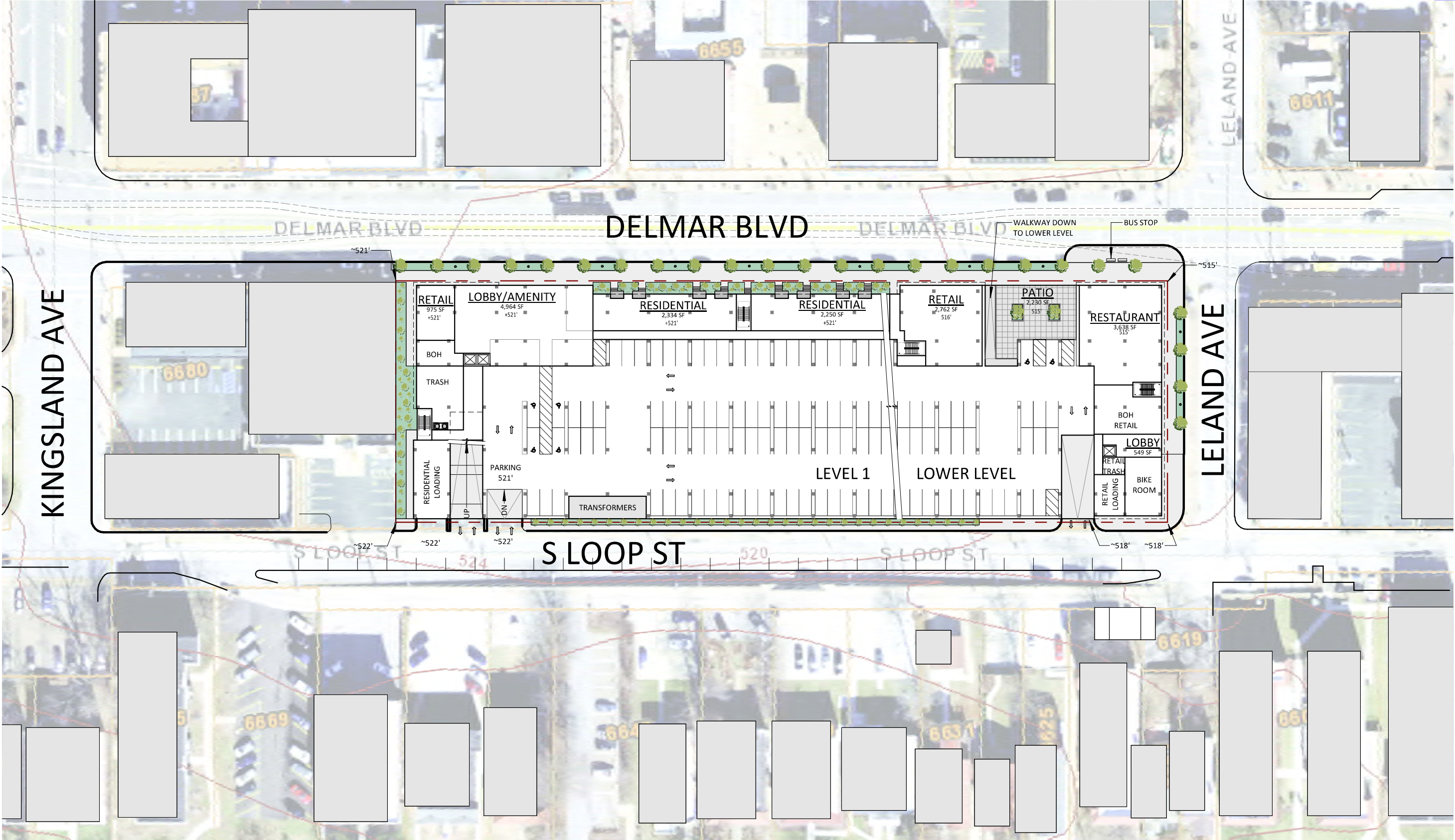


View along Loop St.

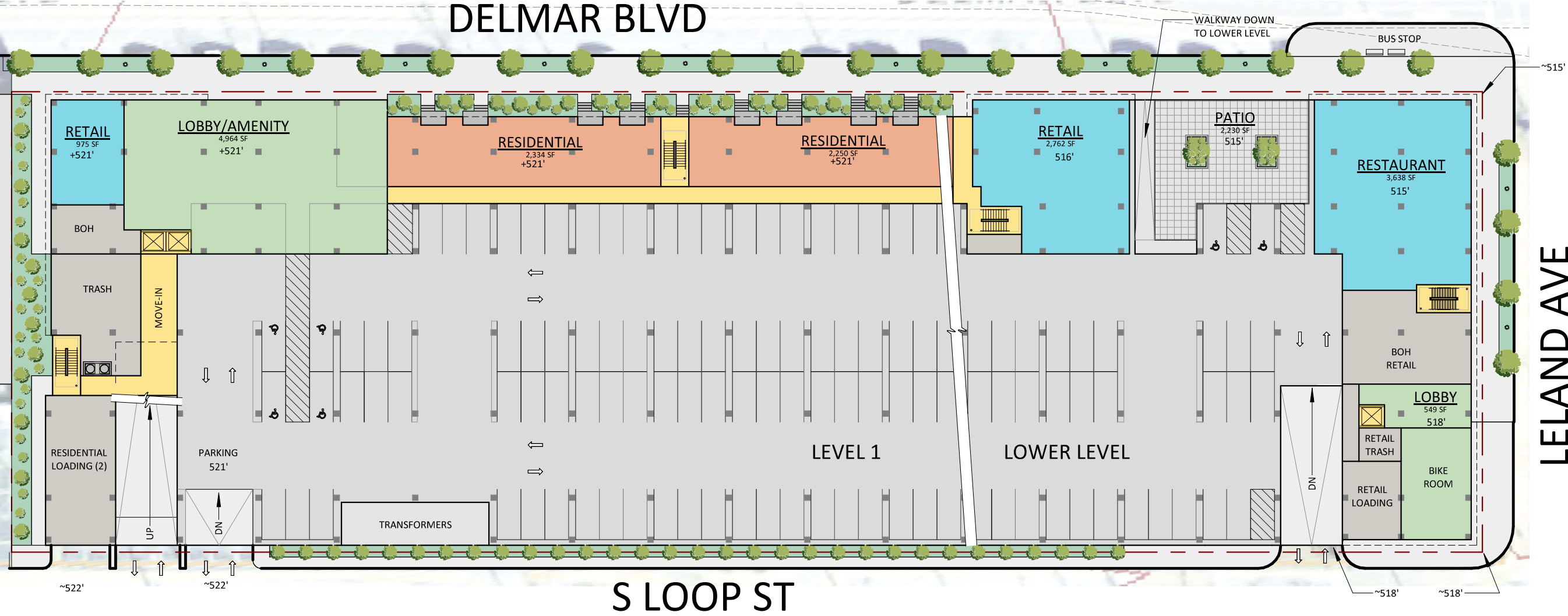


View at Loop St. & Leland Ave.

Concept Site Plan

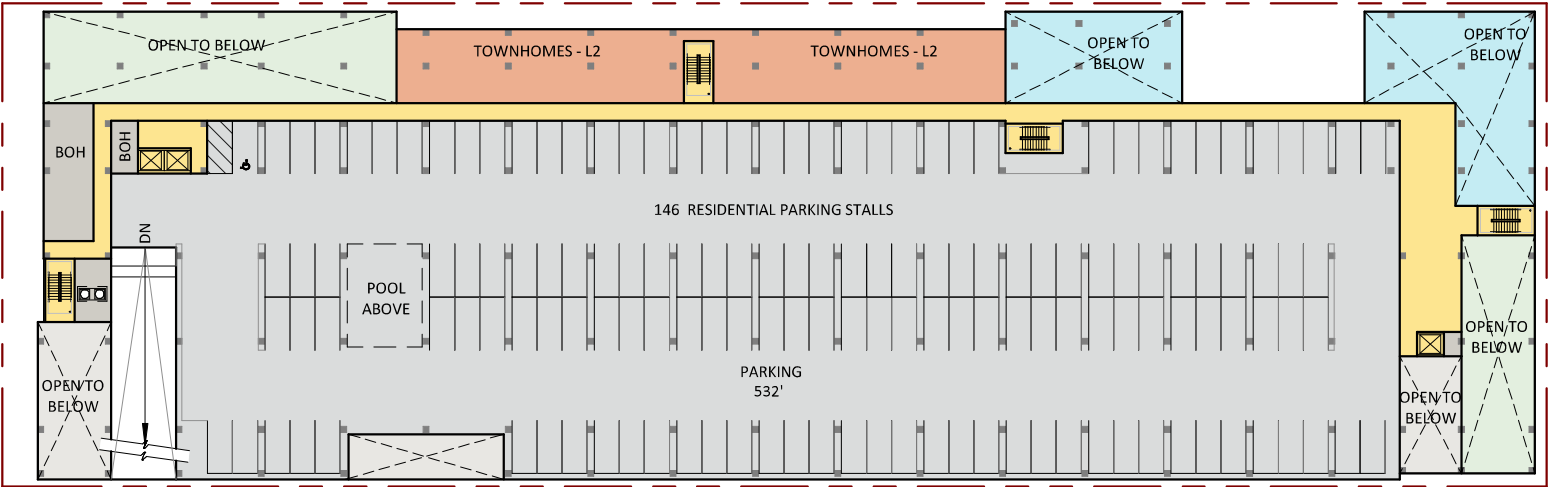


Concept Street Level Plan

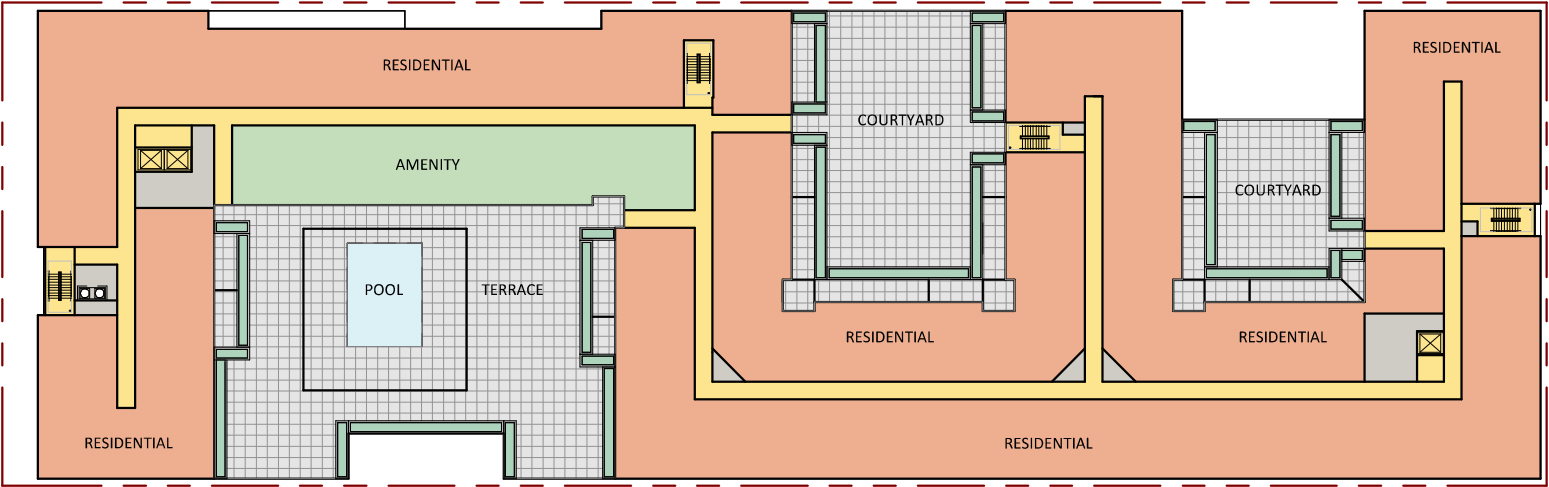


STREET LEVEL (LOWER LEVEL & LEVEL 1 COMBINED)

Concept Building Plans

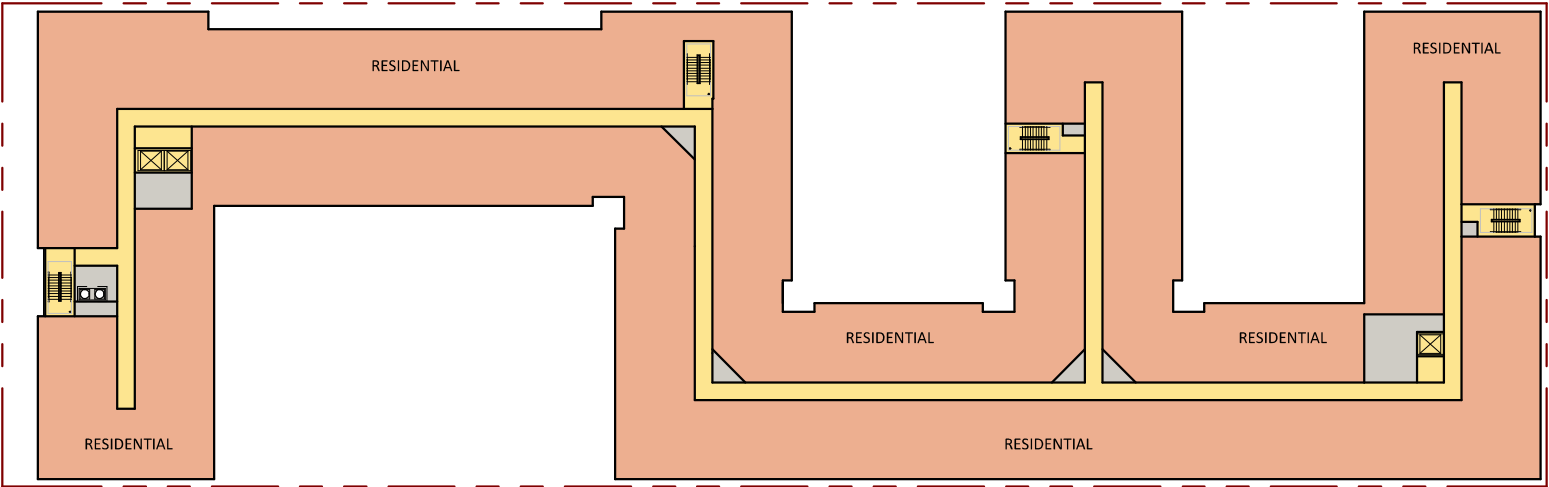


LEVEL 2 PLAN

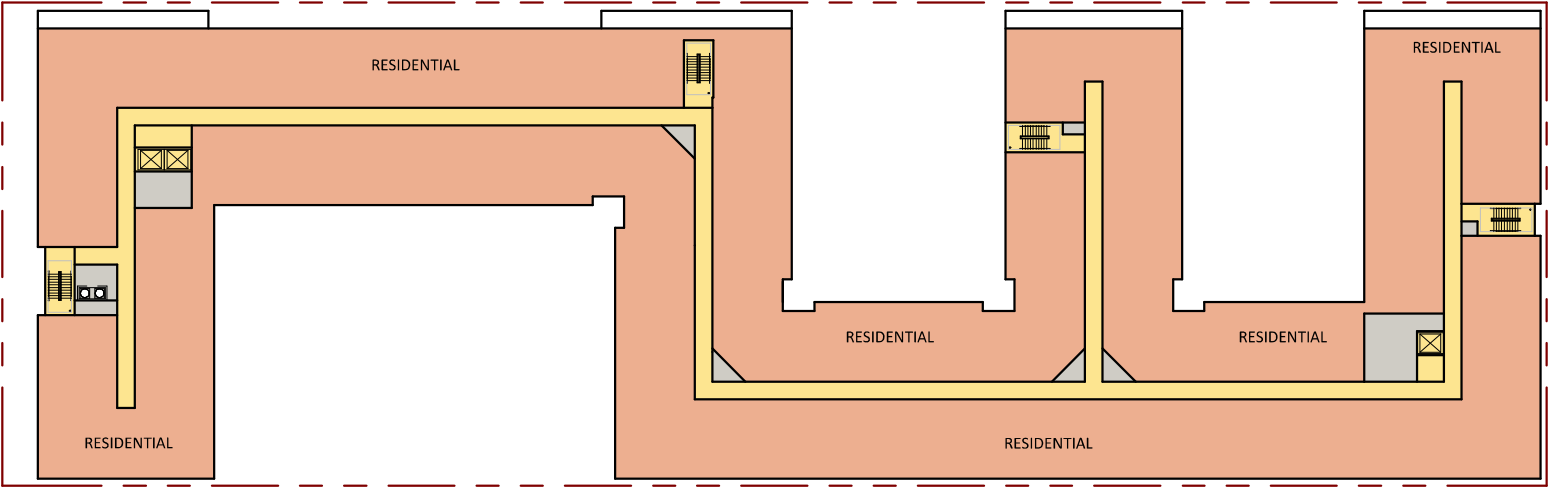


LEVEL 3 PLAN

Concept Building Plans



LEVELS 4-6 PLAN



LEVEL 7 PLAN

Building Metrics

**314
UNITS**

**8,000+
SF RETAIL**

**410
PARKING STALLS**

Preliminary Metrics: University City

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7/20/2023

| Levels | Gross SF | Parking GSF | Commercial | Residential GSF | Res. Units |
|----------------------------------|----------------|----------------|--------------|-----------------|------------|
| 0.5 Parking | 66,994 | 58,300 | 7,054 | - | 0 |
| 1.5 Commercial / Lobby / Parking | 66,978 | 53,600 | 1,106 | 7,120 | 8 |
| 2 Apartments / Parking | 64,660 | 54,500 | - | 10,160 | 8 |
| 3 Apartments / Amenities | 54,200 | - | - | 49,950 | 54 |
| 4 Apartments | 54,200 | - | - | 54,200 | 61 |
| 5 Apartments | 54,200 | - | - | 54,200 | 61 |
| 6 Apartments | 54,200 | - | - | 54,200 | 61 |
| 7 Apartments | 52,700 | - | - | 52,700 | 61 |
| Total | 468,132 | 166,400 | 8,160 | 282,530 | 314 |

| Unit Mix | # of Units |
|---------------|------------|
| Studio | 43 |
| One Bedroom | 48 |
| Two Bedroom | 146 |
| Three Bedroom | 77 |
| Total | 314 |

| Parking | |
|------------------------------------|------------|
| Total Parking Required: | 599 |
| Less 10% Transit Reduction: | -60 |
| Less CUP Reduction | -135 |
| Net Total Parking Required: | 404 |
| Total Parking Provided: | 410 |

| Site Metrics | |
|----------------------|---------|
| Site SF | 81,425 |
| Applicable FAR SF | 301,732 |
| Site Acreage | 1.87 |
| Dwelling Unit / Acre | 168 |
| FAR | 3.71 |

| Building Height | | |
|-----------------|-----------|--------------|
| Level | Elevation | Floor Height |
| Lower Level | 512' - 0" | 9' - 0" |
| Level 1 | 521' - 0" | 11' - 0" |
| Level 2 | 532' - 0" | 10' - 0" |
| Level 3 | 542' - 0" | 10' - 8" |
| Level 4 | 552' - 8" | 10' - 8" |
| Level 5 | 563' - 4" | 10' - 8" |
| Level 6 | 574' - 0" | 10' - 8" |
| Level 7 | 584' - 8" | 10' - 8" |
| Roof | 595' - 4" | 10' - 8" |
| Top of Parapet | 599' - 4" | 4' - 0" |

Building Height at Delmar & Leland: **80' - 4"**

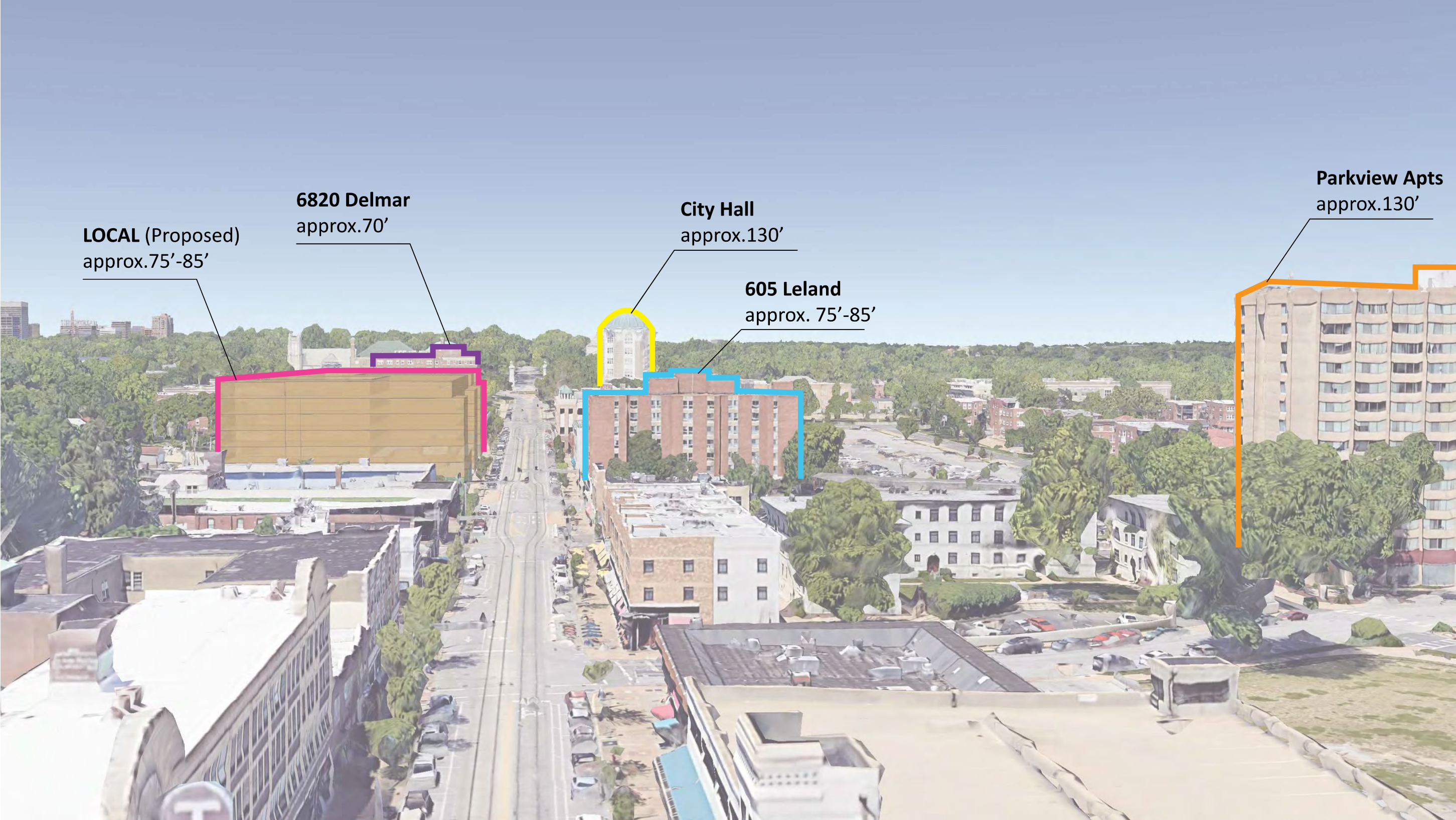
| Proposed Setbacks | |
|---|--------------|
| North (Delmar Blvd at Lobby/Amenity/Retail) | 3'-0" |
| North (Delmar Blvd at Townhomes) | 9'-0" |
| East (Leland Ave) | 4' - 0" |
| South (S Loop St) | 2' - 4" |
| West | 12' - 1 1/2" |

Site Coverage **89.67%**

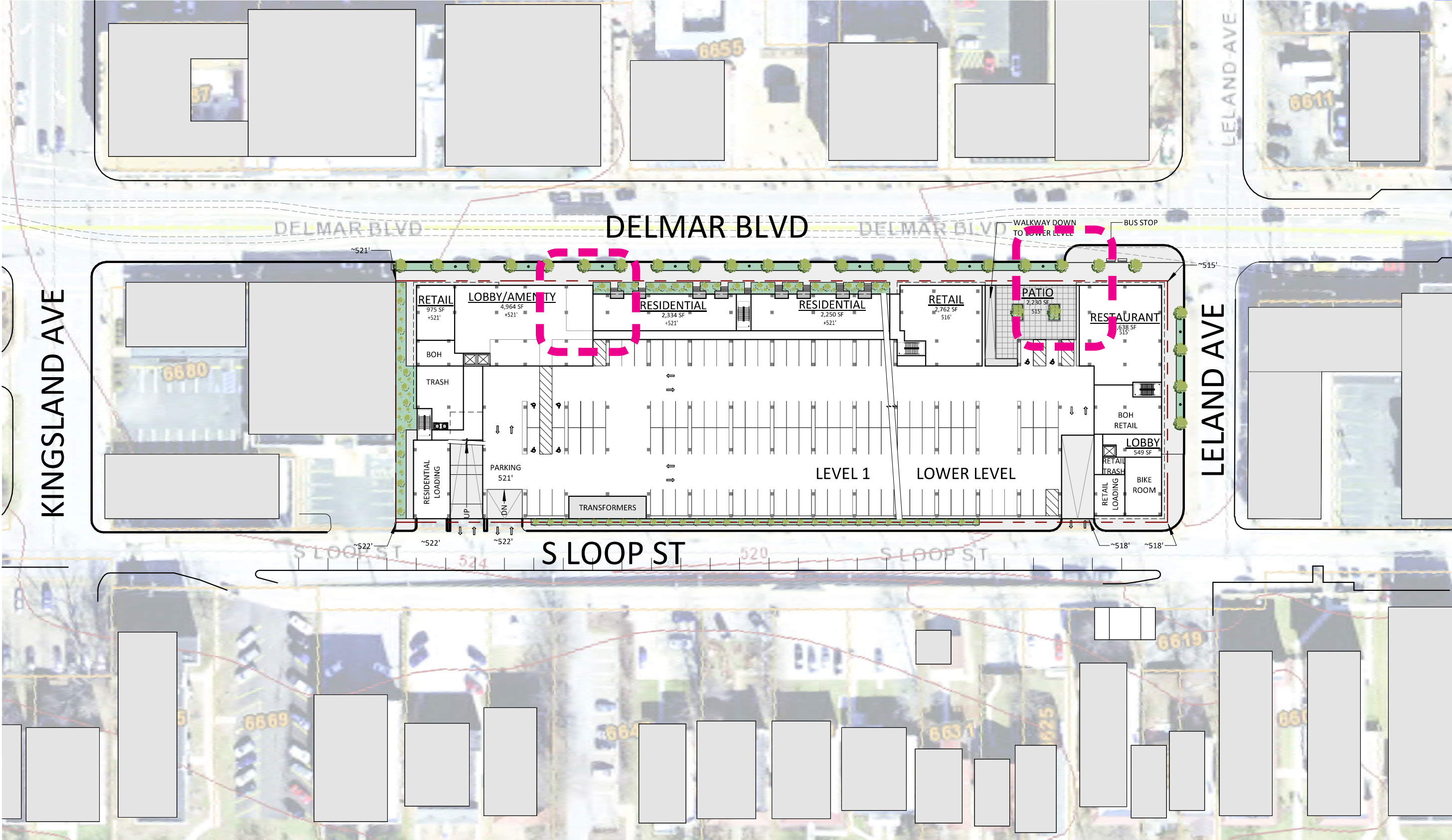
| Off -Street Loading Space | |
|---------------------------|---|
| Apartment Buildings | 2 |
| Business/ Commerical | 1 |

| Common Open Space | |
|---------------------------------|---------------|
| Total Open Area SF | 29,673 |
| Total Gross Residential Area SF | 282,530 |
| 15% Required | 10.50% |

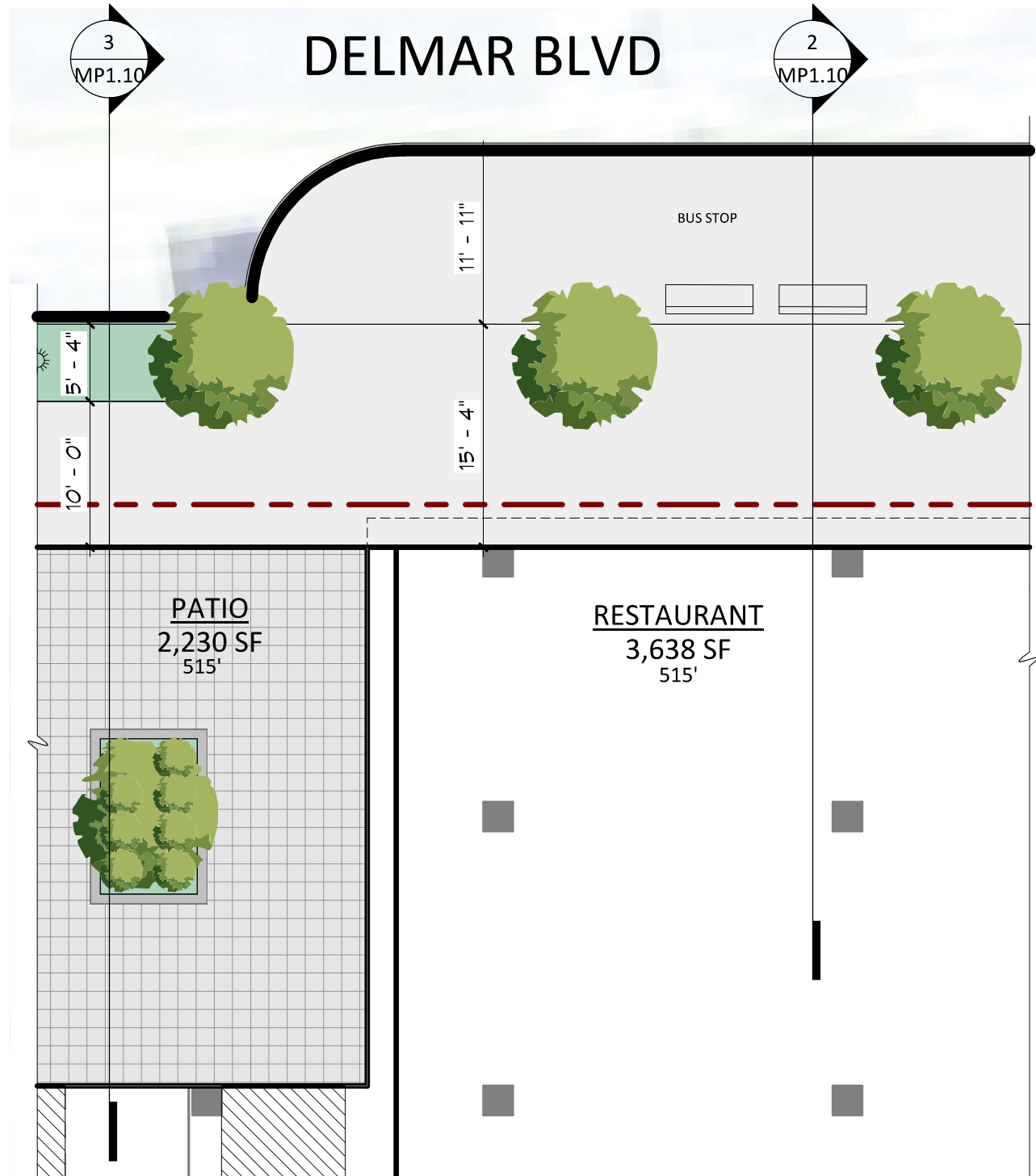
Massing Context Diagram



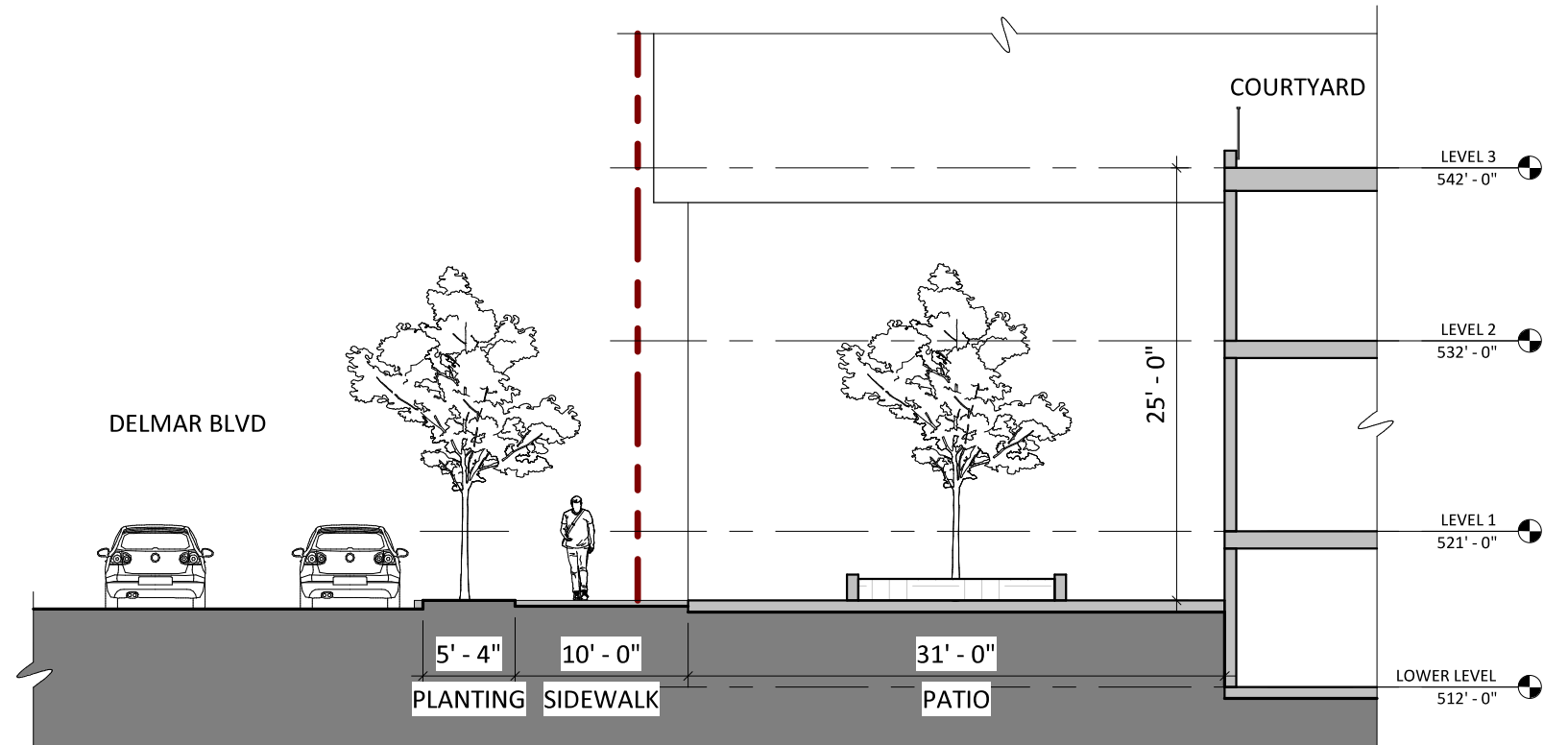
Concept Site Plan



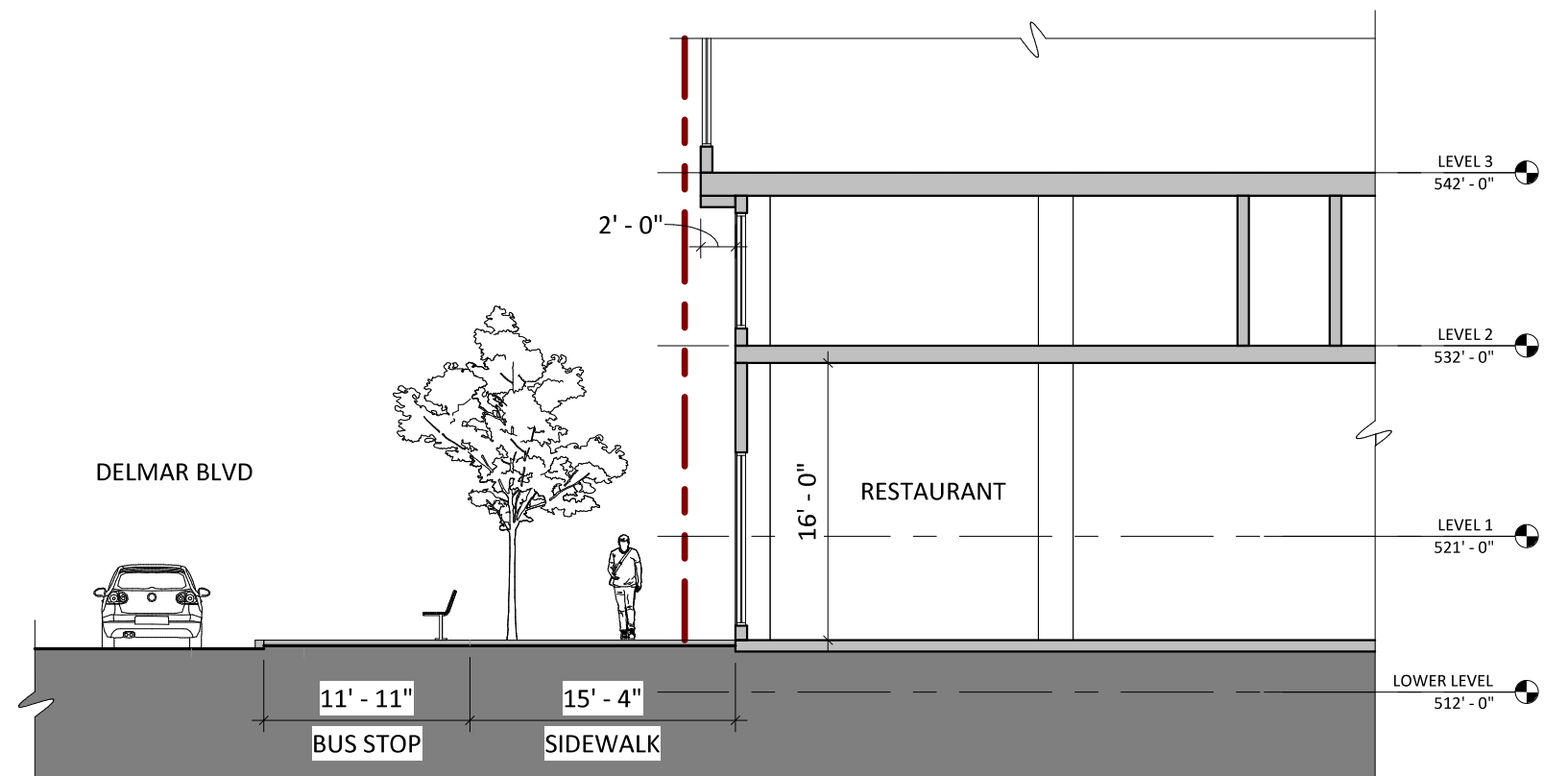
Concept Boulevard Plan



ENLARGED BLVD PLAN AT RESTAURANT

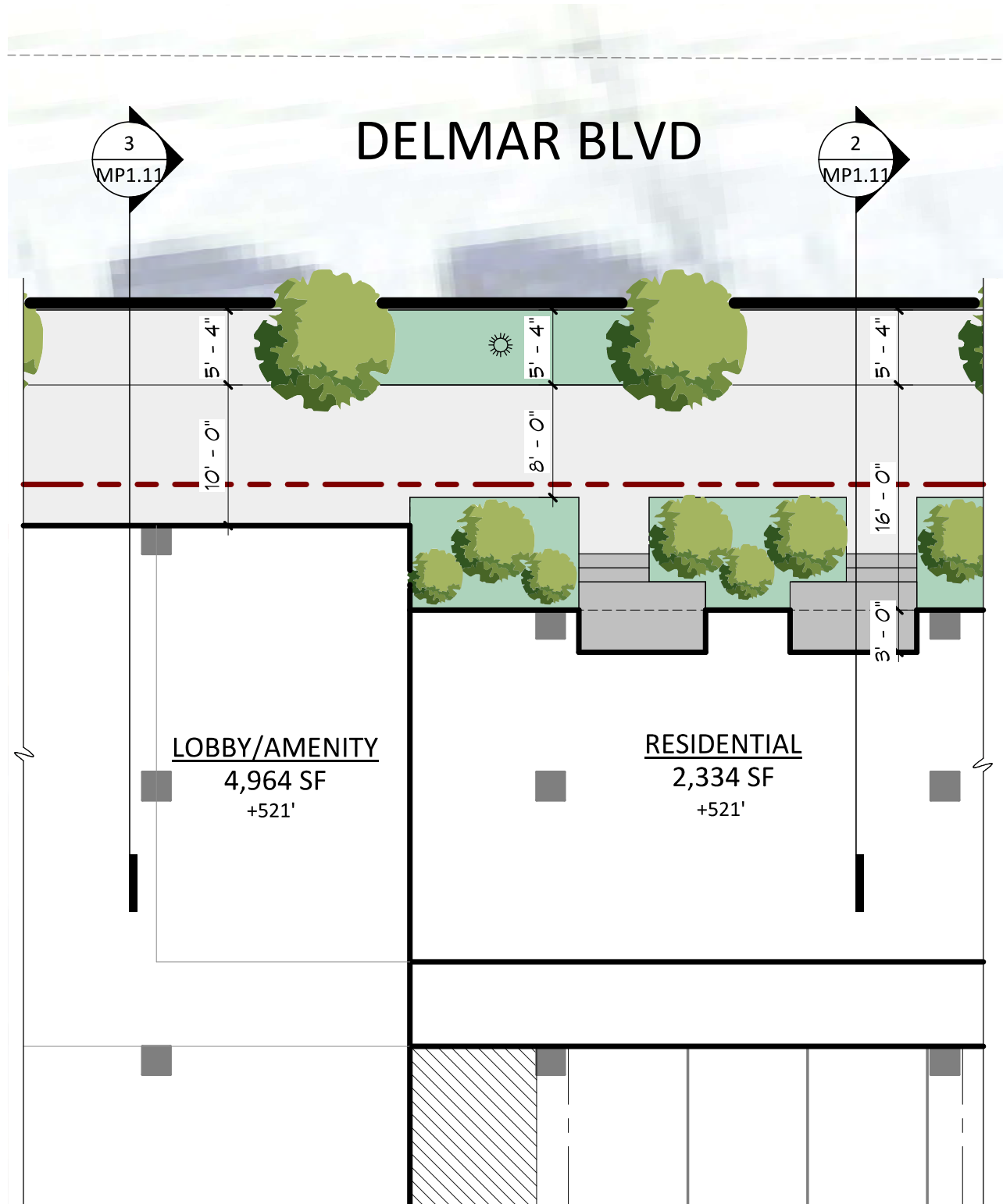


SECTION AT PATIO

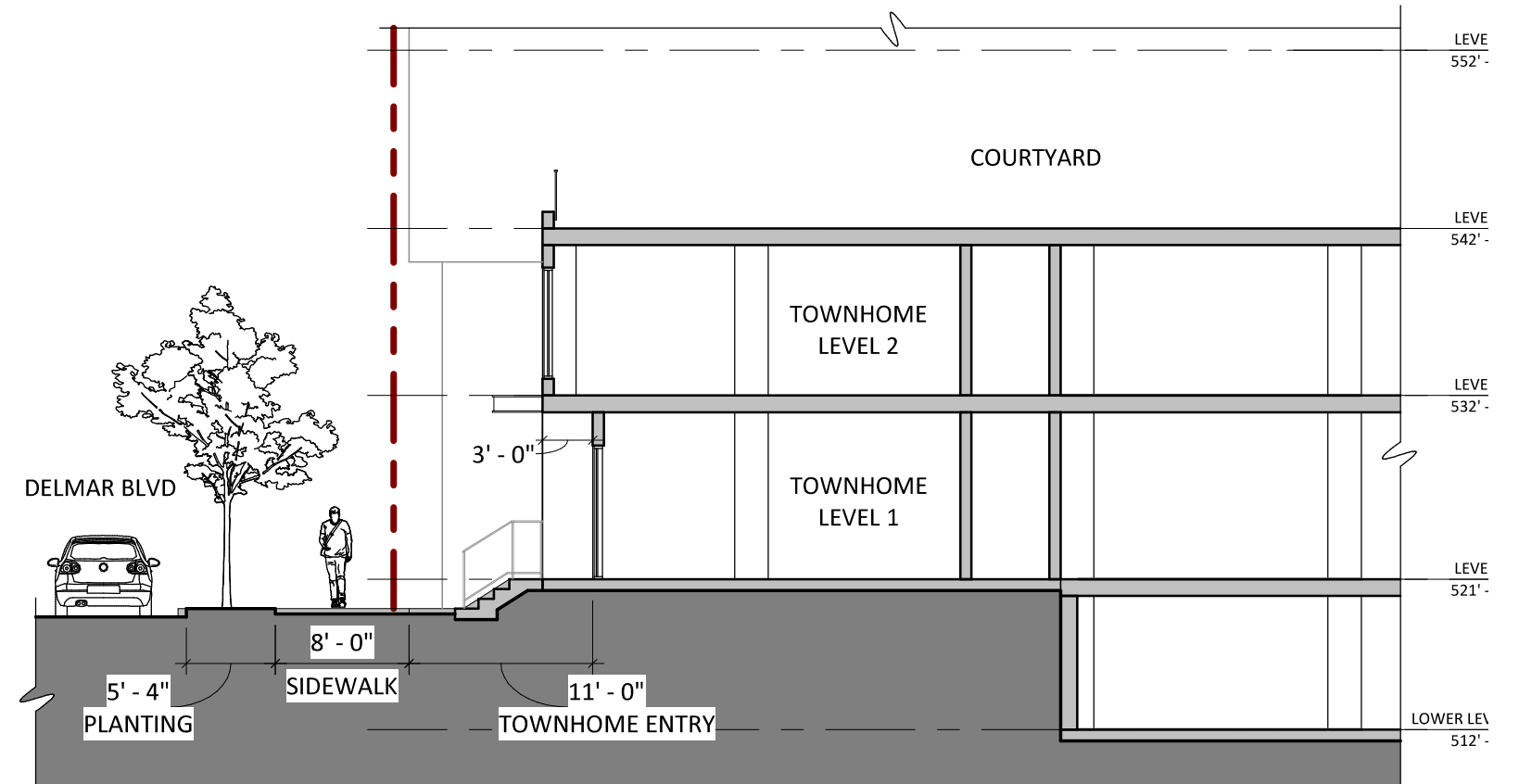


SECTION AT RESTAURANT

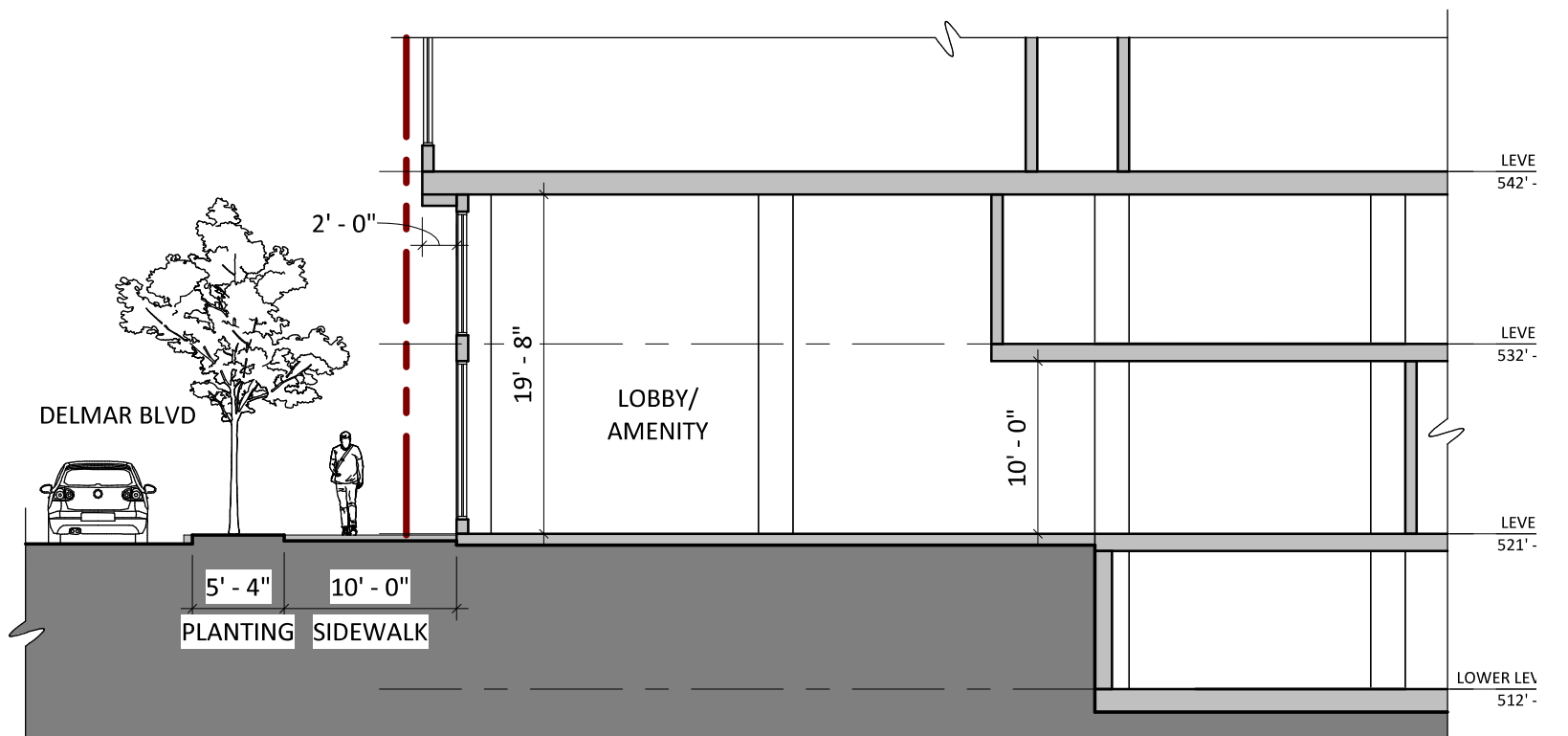
Concept Boulevard Plan



ENLARGED BLVD PLAN AT LOBBY & TOWNHOME

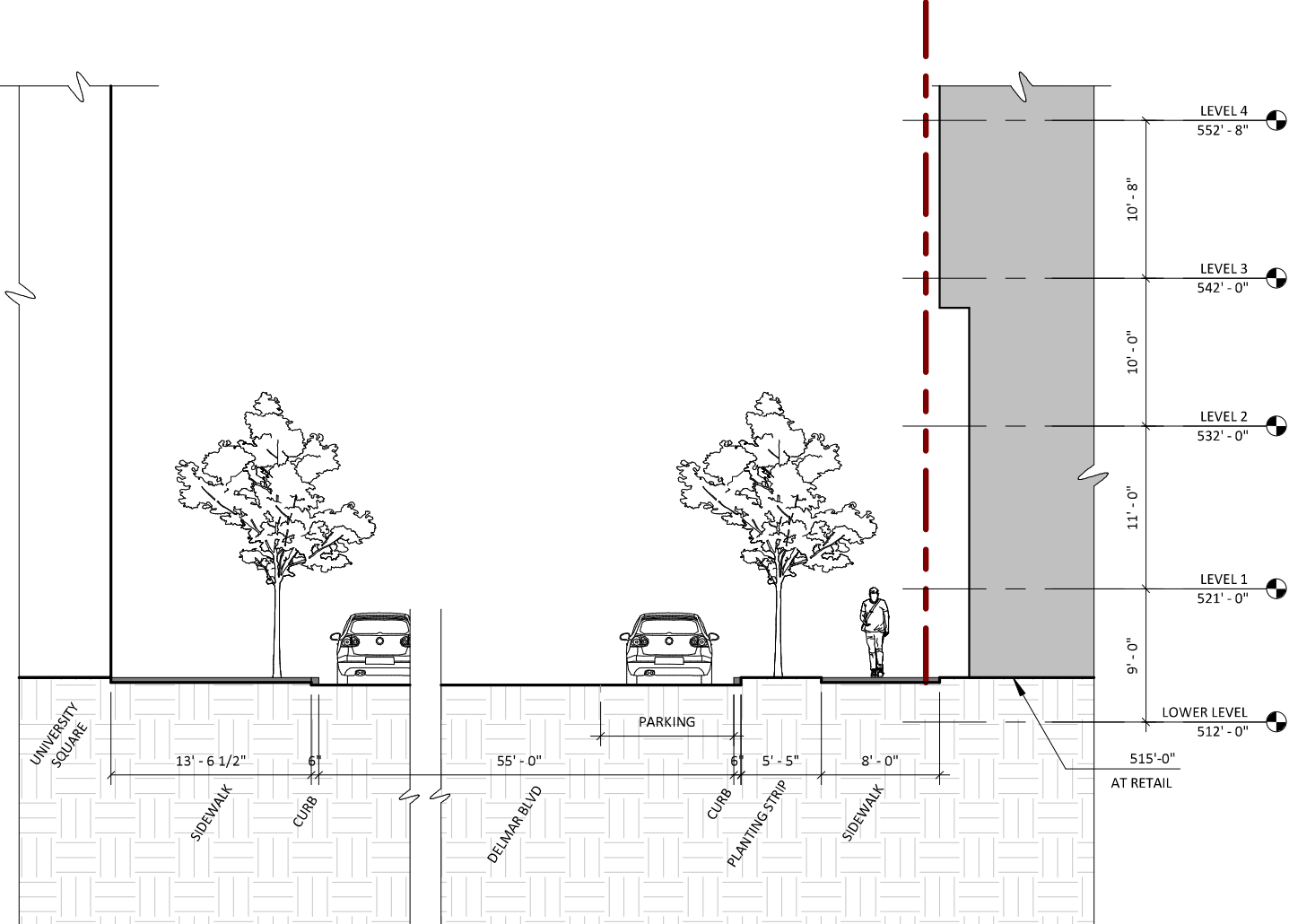


SECTION AT TOWNHOME

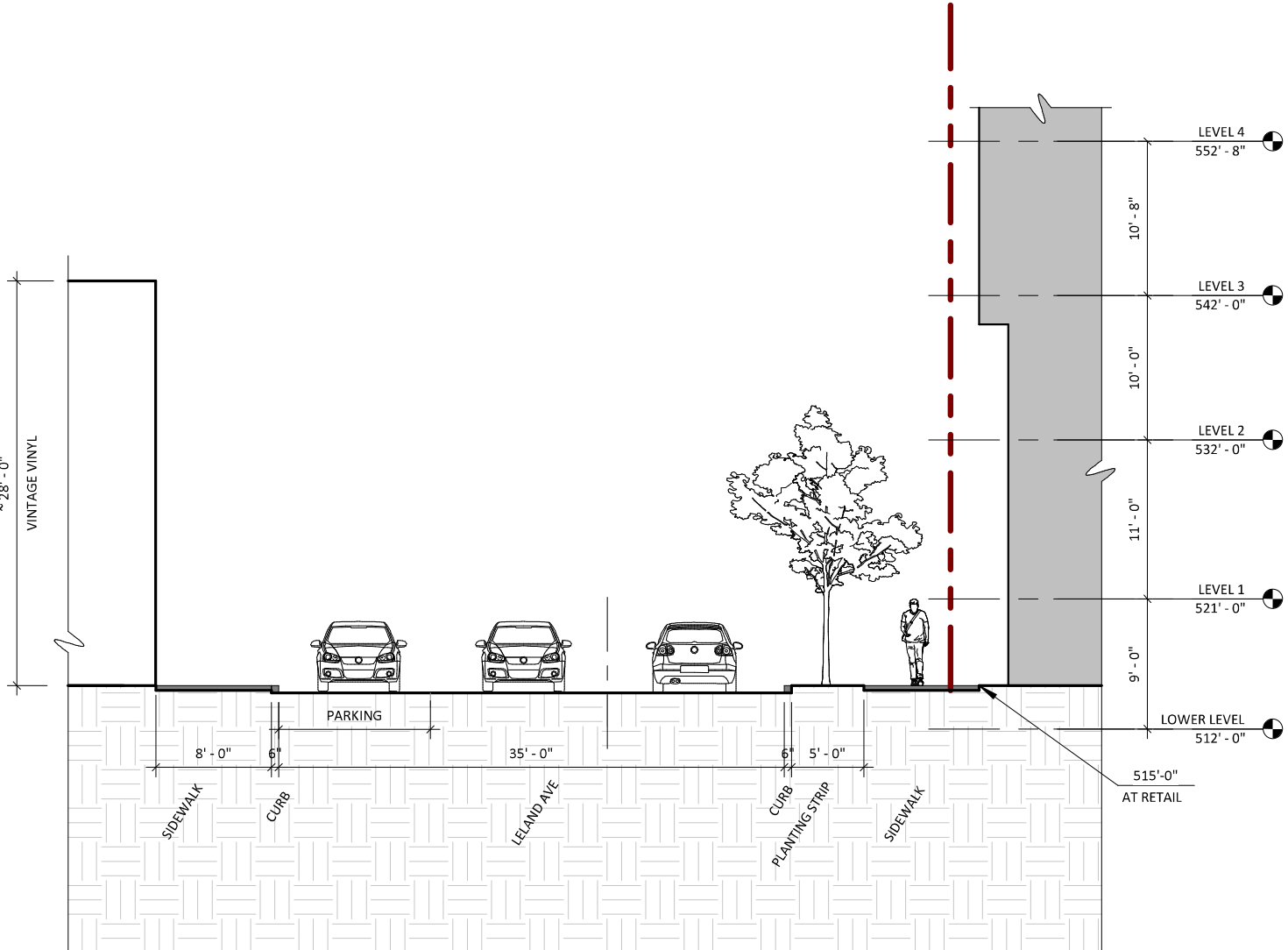


SECTION AT RESIDENTIAL LOBBY

Streetscape Sections



DELMAR BLVD STREET SECTION

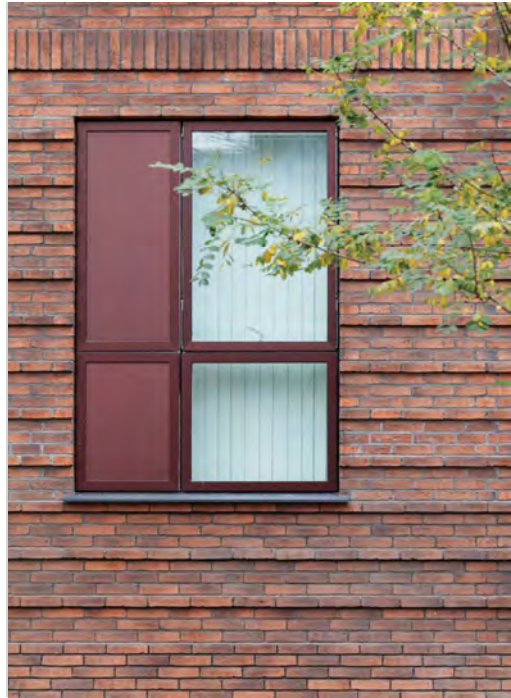


LELAND AVE STREET SECTION

Lobby, Townhome, and Retail Precedent Images



Architectural Design Precedent Images



Architectural Design Precedent Images



Project Renderings

Renderings



Renderings



Renderings



Renderings



Renderings



Renderings

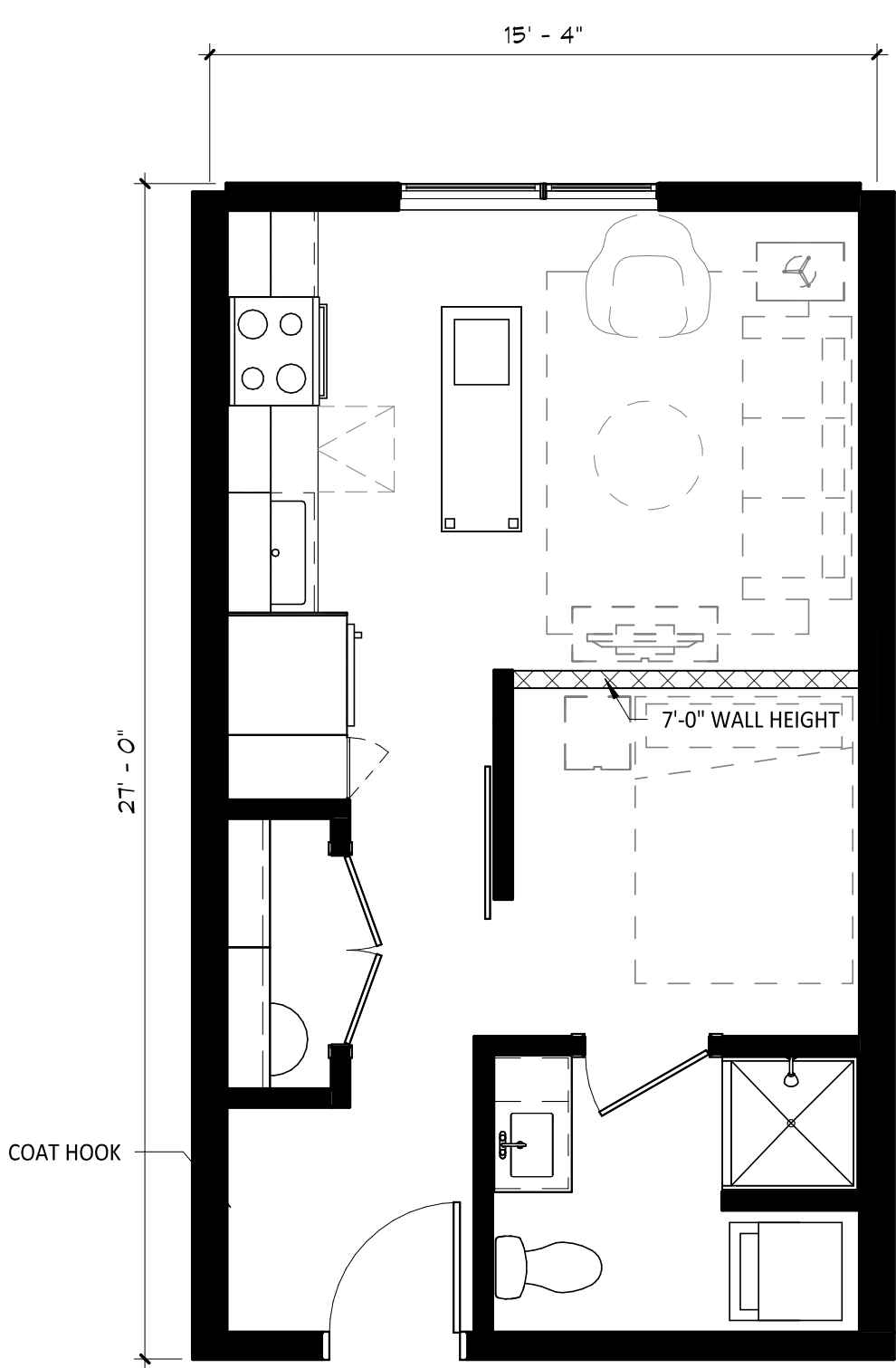


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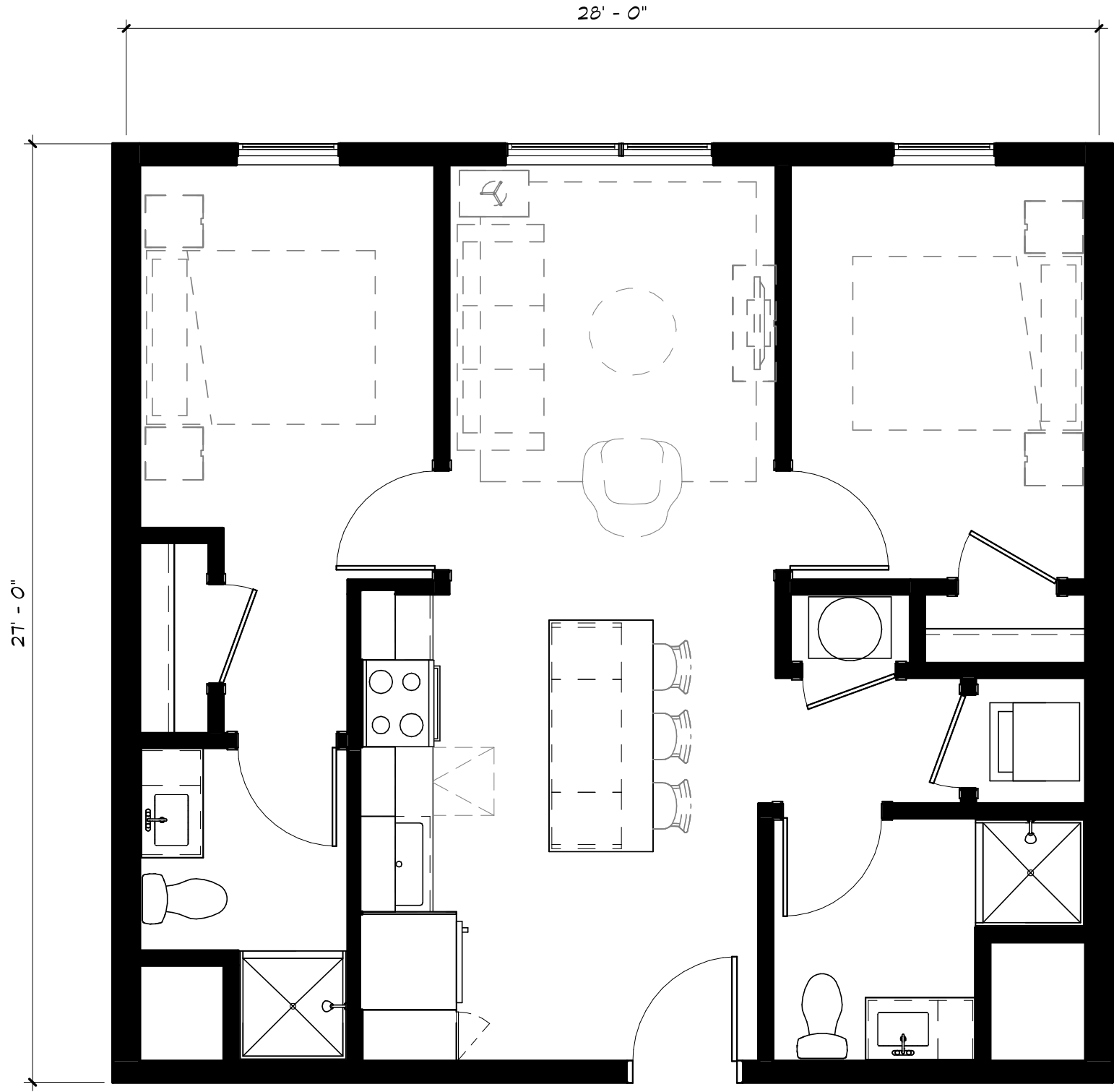


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Concept Design - Typical Unit Plans

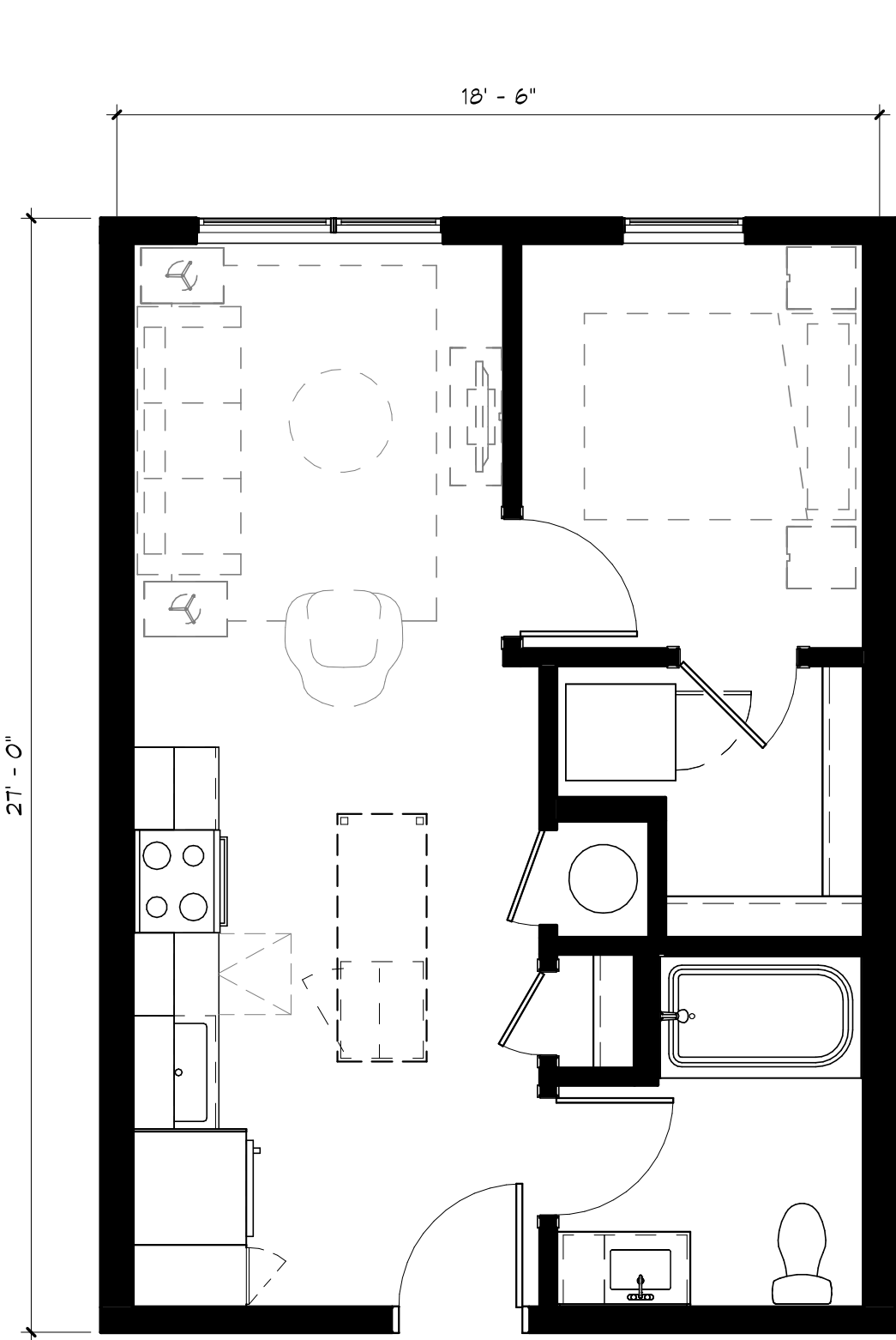


Alcove Unit - 415 sf

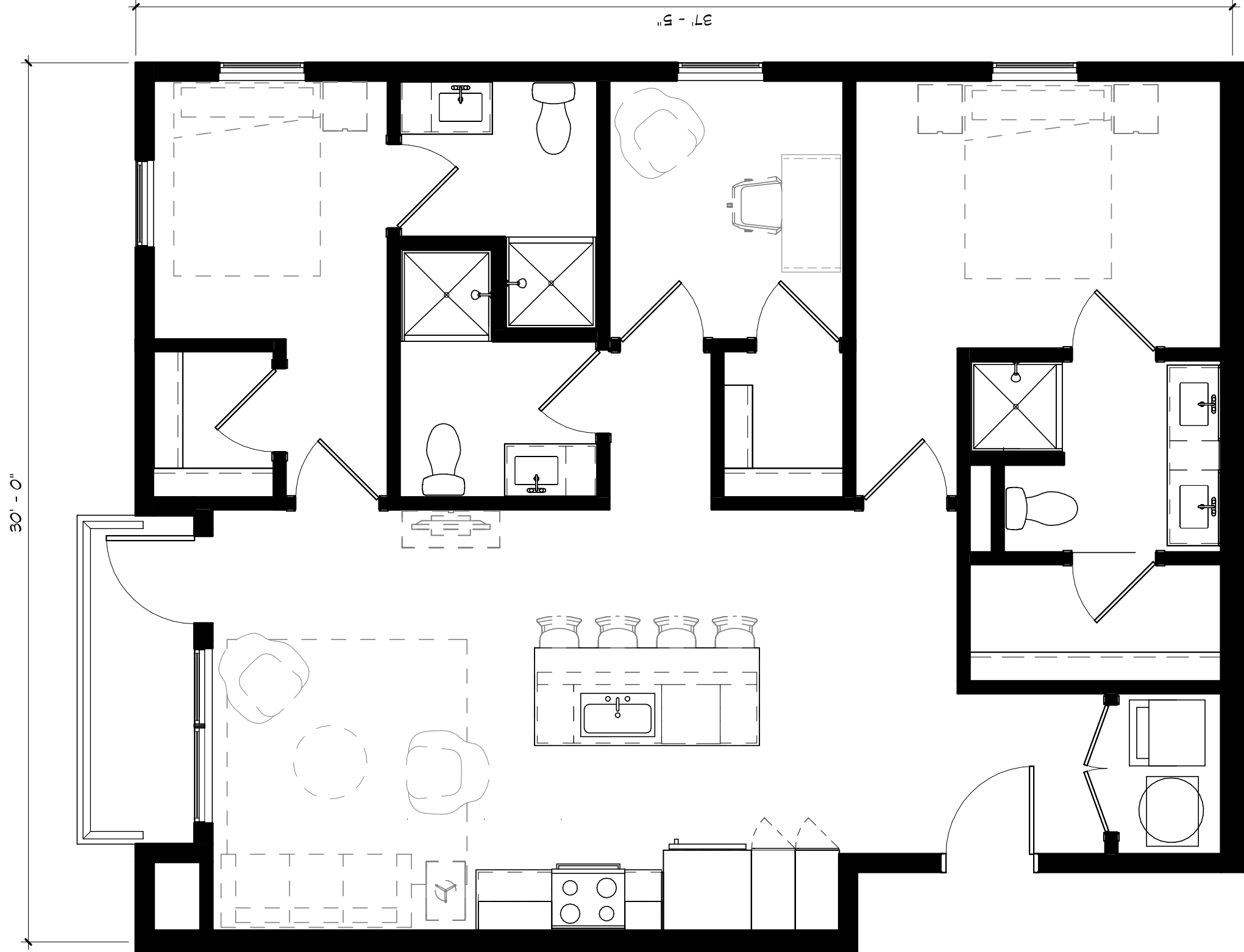


2 Bedroom Unit - 750 sf

Concept Design - Typical Unit Plans



One Bedroom Unit - 500 sf



Three Bedroom Unit - 1070 sf