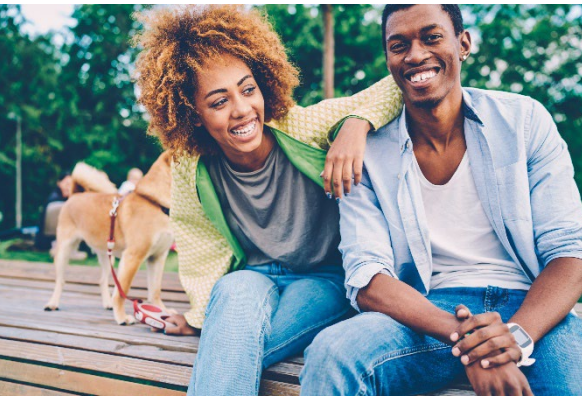




Link Apartments® Rosemary



GRUBB
PROPERTIES
People who care. Places that matter.





Purpose

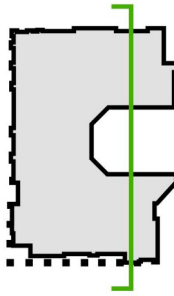
The purpose of this project is to **provide much-needed essential housing** for young professionals working in the downtown innovation district, continuing the redevelopment of the 100 block of E. Rosemary Street.

The Request:

SETBACK HEIGHT VS CORE HEIGHT

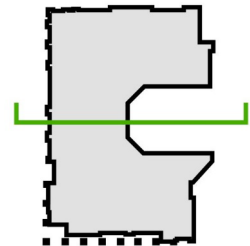
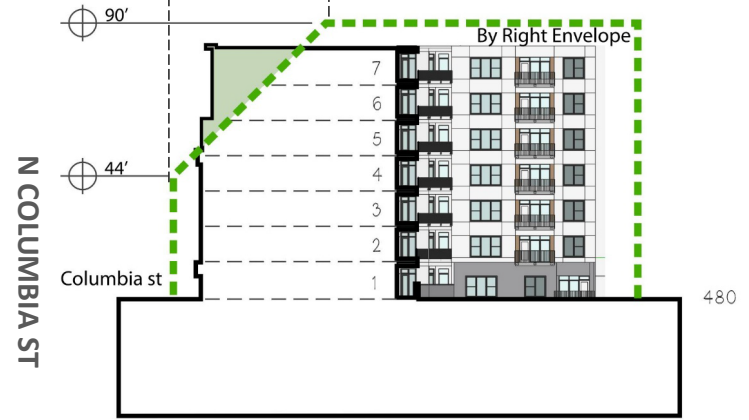
Current Setback Height

Core Height



Current Setback Height

Core Height



Design Concept

ELEVATION & AXON IN CONTEXT



E. ROSEMARY ST ELEVATION

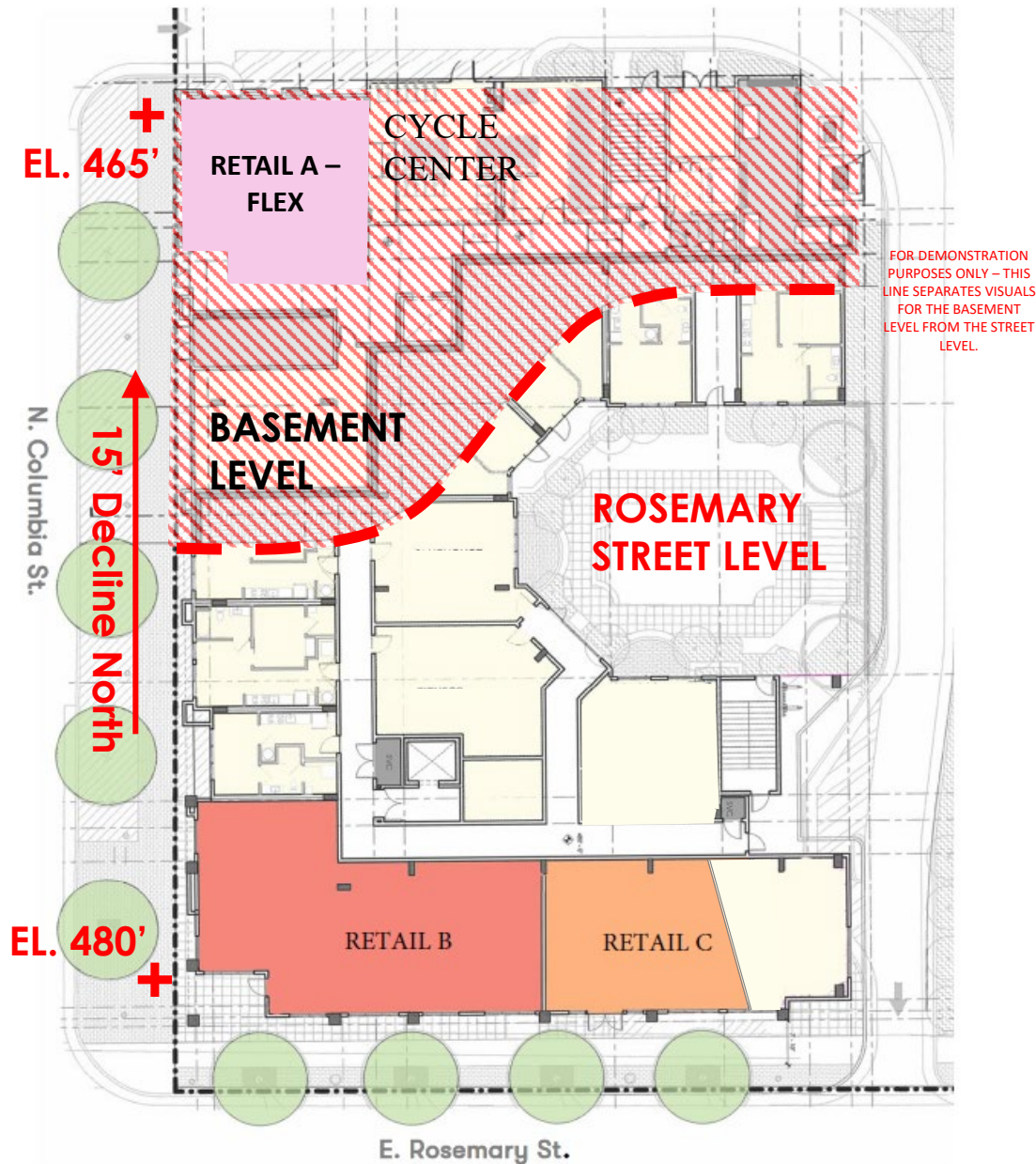


Rosemary Street Front Activation

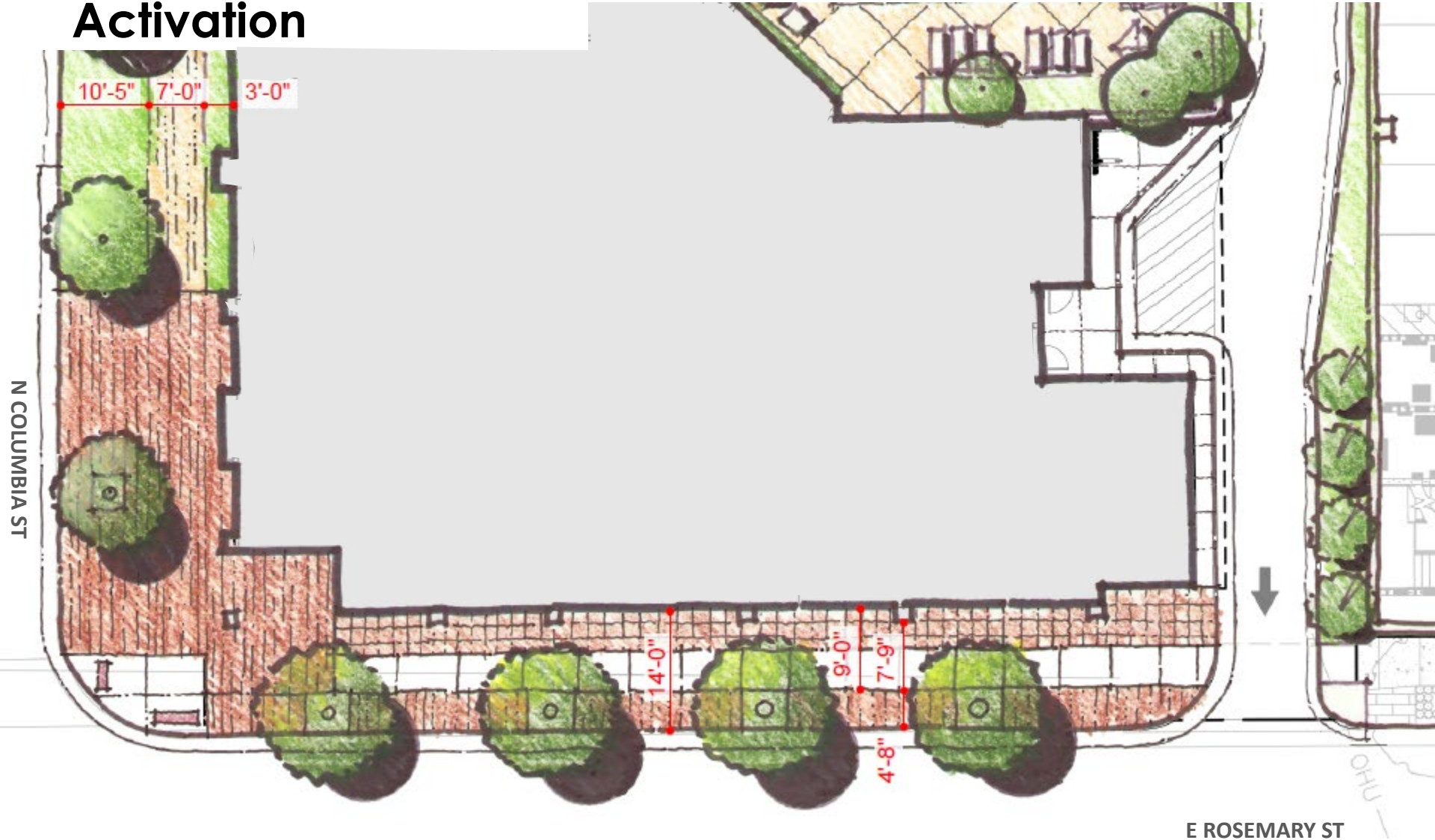
Majority of Rosemary frontage is available for affordable retail (2,436 SF).

Additional retail to be available on lowest level of Columbia Frontage (~1,000 SF).

Cycle Center is now interior to the building.



Rosemary Street Front Activation



Link Apartments® Rosemary



JANUARY 09, 2023

Link Apartments® Rosemary

Retail Areas



Affordability Strategy

101 E Rosemary will include affordable retail on Columbia and Rosemary Streets at 50% market rent. This value of this retail strategy is equivalent to 10.5 affordable units.

In addition, Grubb will provide a Payment In Lieu (PIL) of affordable units on site: 5 units X \$85,000 = \$425,000.



Boutique



Salon



Community Space



Dining

Link Apartments® Rosemary

Looking East on
Rosemary



Link Apartments® Rosemary

Looking West on
Rosemary



Link Apartments® Rosemary

Looking North on
Columbia



Link Apartments® Rosemary

Thank you