

**06-15-2022 Town Council Meeting**  
**Responses to Council Questions**

**ITEM #13: Continue the Legislative Hearing for a Conditional Zoning Application**  
**- 101 E. Rosemary Street from Town Center-2 (TC-2) to Town Center-3-**  
**Conditional Zoning District (TC-3-CZD)**

**Council Question:**

If I read the applicant's draft presentation correctly, we will discuss additional information presented by them on Wednesday, but we will defer a vote until the fall. Is this correct?

**Staff Response:**

*Yes, the applicant is requesting the vote to be deferred until September 14, 2022.*

**Council Question:**

Can the applicant or staff clearly delineate what changes have been made to the project since our last discussion, if any, and what Council requests they have been unable or unwilling to accommodate?

**Applicant Response:**

*We have enthusiastically agreed to the Town's suggestion to coordinate with the other Developments proposed in that area, and have already participated in the 1st of several anticipated group meetings.*

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**Staff Response:**

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**Applicant Response (corrected)\*:**

- *Street-level Activation*
  - *Relocate retail to corner of Columbia and Rosemary - DONE*
  - *Move cycle center off street – DONE (NOTE: as discussed with Council, this is a deviation from our Link Apartments® program standard)*
- *Building Height/Setback/Orientation*
  - *Height/Setback – As discussed with Council, Grubb feels that the project fits well within the context of surrounding development. With early input and feedback from the Town's urban planner, the building design is intended to provide a prominent anchor to this important corner. Finally, as clearly stated to Council the project faces very difficult circumstances due to significant construction and finance cost inflation, so anything less than 7 stories/150 units negatively affects the project.*
  - *Setback – As illustrated in prior presentations to Council, the nature of the floorplates required for efficient multifamily construction around the unit types necessitates some level of vertical stacking. This said, we have paid close attention to the building façade to introduce different elements, materials, and articulation where appropriate for building setting, size and scale.*

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- *Orientation – We studied inverting the building so the courtyard faces Columbia Street. This places a significant number of units facing the side of the parking deck which is a significant negative for the resident experience. Additionally, due to grade and site constraints the courtyard would be elevated above the sidewalk grade, and the building presence/setting is compromised.*
- *Streetscape*
  - *Widen sidewalk - DONE*
  - *Remove columns from sidewalk - DONE*
- *Parking – Grubb has worked with staff to develop a mutually acceptable condition for the CZ and outline of key parameters for a future parking agreement. This should be presented by staff to Council, we do not have a copy of the outline that was discussed and agreed.*
- *Affordability Strategy*
  - *Provide 15% of units as affordable – As previously discussed, any affordable housing will need to be provided in conjunction with an offset strategy meaning (a tax abatement structure, a synthetic TIF, a third-party provider, or other strategy). This may or may not be at 15%, and may include commercial space as an element of the affordability strategy. Grubb is evaluating these options and will present to staff and council over the summer and in the next Council meeting.*

*\*This response replaces a previous response that was mistakenly attributed to the applicant for this project.*