

05-18-2022 Town Council Meeting Responses to Council Questions

ITEM #3: Close the Legislative Hearing and Consider an Application for Conditional Zoning for 101 E. Rosemary Street from Town Center-2 (TC-2) to Town Center-3-Conditional Zoning District (TC-3-CZD)

Council Question:

Regarding stipulation 7, there is an inconsistency in the AMI levels between 7.b. and 7.g. Which is correct?

Staff Response:

7b is correct and a Revised Ordinance is being shared.

Council Question:

Since the AH units revert to 100 percent of AMI if not filled within 30 days, what steps is Grubb planning to take to publicize such vacancies?

Staff Response:

This proposal is similar to a condition in other affordable housing approvals with an expectation that the Performance Agreement would detail the efforts necessary.

Council Question:

Beyond stating that a parking strategy will be developed, is there currently any tentative/initial framework that the Council can review?

Staff Response:

The Parking Strategy Plan details will be determined during the Final Plan stage.

Council Question:

Has the traffic consultant reviewed the changes to the service drive so that it enters from Columbia and exits on Rosemary? Any recommendations on whether it should be a full egress or right turn only onto Rosemary?

Staff Response:

The following is from the Town's traffic consultant: From a capacity standpoint, since this internal driveway is supposed to only accommodate service vehicles and occasional tenant drop-offs/pick-ups by visitors, from a capacity and operations standpoint, we showed it as being full movement egress in the draft TIA. There would be some periods of the day when the left-turn out of the driveway may be impeded by westbound queued traffic on E. Rosemary Street. From a safety standpoint, a design to limit to right-turns out only with proper channelization may be

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better to avoid turning conflicts between left-turn vehicles and the eastbound/westbound E. Rosemary Street traffic flows and with a potentially bigger safety benefit of discouraging any potential wrong way drivers who may try and enter the exiting driveway aisle lane. This forces a rerouting of any vehicle desiring to go left onto eastbound Rosemary Street to go around the block (westbound Rosemary to N. Columbia southbound to Franklin eastbound) but again, with low anticipated volumes, that shouldn't pose a substantial capacity or operations impact.

05-18-2022 Town Council Meeting Responses to Council Questions #2

ITEM #3: Close the Legislative Hearing and Consider an Application for Conditional Zoning for 101 E. Rosemary Street from Town Center-2 (TC-2) to Town Center-3-Conditional Zoning District (TC-3-CZD)

Council Question:

Affordable Housing: There appears to be an inconsistency in the material. The information on page 20 seems to indicate that affordable housing makes the project financially infeasible, but stipulation 7 on page 57 shows an affordable housing plan. Which is correct?

Applicant Response:

The affordable housing plan previously proffered causes the project to be infeasible due to construction cost escalations, increased cost of debt financing, and the revenue impact for affordable housing. The “affordable housing plan” on page 57 is from staff and has not been reviewed by Grubb.

Council Question:

If the applicant is wishing not to provide AH for financial viability reasons, are they willing to share financial information with the Town to back up their assertion?

Applicant Response:

We have strict confidentiality standards due to investor requirements but may be able to accommodate a review on a confidential basis.

Council Question:

Why can't the cycle center be moved to the NW corner of the building?

Applicant Response:

“Cycling on display” is a very important element for all of our Link Apartments® communities. The feedback from Council was to not to have the cycle center on the Rosemary Street frontage which has been accommodated. Furthermore, relocating the cycle center to the NW corner of the building causes a loss in the total number of residential units.

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Responses to Council Questions #2

Council Question:

You give some sidewalk dimensions on p. 48 for Rosemary Street, but not all. Can we have detailed sidewalk dimensions for both frontages, showing the width of the planting strip, width of the paving between strip and columns (or part of the building closest to the road), and then width to the farthest building façade?

Applicant Response:

See diagram below:



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Council Question:

Has the traffic consultant reviewed the changes to the service drive so that it enters from Columbia and exits on Rosemary? Any recommendations on whether it should be a full egress or right turn only onto Rosemary?

Staff Response (previously shared):

The following is from the Town's traffic consultant: From a capacity standpoint, since this internal driveway is supposed to only accommodate service vehicles and occasional tenant drop-offs/pick-ups by visitors, from a capacity and operations standpoint, we showed it as being full movement egress in the draft TIA. There would be some periods of the day when the left-turn out of the driveway may be impeded by westbound queued traffic on E. Rosemary Street. From a safety standpoint, a design to limit to right-turns out only with proper channelization may be better to avoid turning conflicts between left-turn vehicles and the eastbound/westbound E. Rosemary Street traffic flows and with a potentially bigger safety benefit of discouraging any potential wrong way drivers who may try and enter the exiting driveway aisle lane. This forces a rerouting of any vehicle desiring to go left onto eastbound Rosemary Street to go around the block (westbound Rosemary to N. Columbia southbound to Franklin eastbound) but again, with low anticipated volumes, that shouldn't pose a substantial capacity or operations impact.

Applicant Response:

The Town's traffic consultant, HNTB, reviewed the proposed 101 E Rosemary development in conjunction with the previous study for the 125 E Rosemary parking deck and 150 E Rosemary proposed office/lab building. It was HNTB's recommendation to reverse the traffic flow to enter from Columbia and exit on Rosemary, and their recommendation did not include limiting the exit to a right turn only on Rosemary Street. The Committed & Recommended Improvements Figure shows the exit as full egress with left and right turns (attached for reference).

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Responses to Council Questions #2

Council Question:

The Rosemary Street Hotel project across the street from this apartment building only received a TC-2 zoning. Can we see an image of how this proposed apartment building would fit into a similar TC-2 envelope, since the buildings will be relating to each other across a relatively narrow space?

Applicant Response:

TC-2 Zoning permits a 44' setback height and 90' core height but only a 1.97 FAR.

