



Link Apartments® Rosemary



GRUBB
PROPERTIES
People who care. Places that matter.

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Dre





Purpose

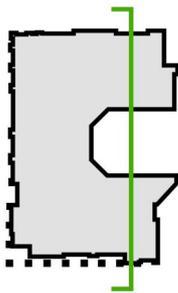
The purpose of this project is to continue the successful redevelopment of the 100 block of E. Rosemary Street. Link Apartments® Rosemary will provide much-needed essential housing for young professionals working in the downtown innovation district.

The Request:

SETBACK HEIGHT VS CORE HEIGHT

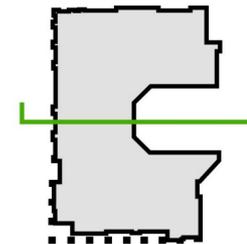
Current Setback Height

Core Height



Current Setback Height

Core Height



Design Concept

ELEVATION & AXON IN CONTEXT



E. ROSEMARY ST ELEVATION



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What we heard

- **Rosemary Street Activation:**
 - Sidewalk width wider than 125 E Rosemary.
 - Retail on corner and Leasing adjacent to deck.
- Consider inverting 'U' shape to open courtyard onto Columbia.
- Parking plan is a must.
- Affordability: Proffer needs work.

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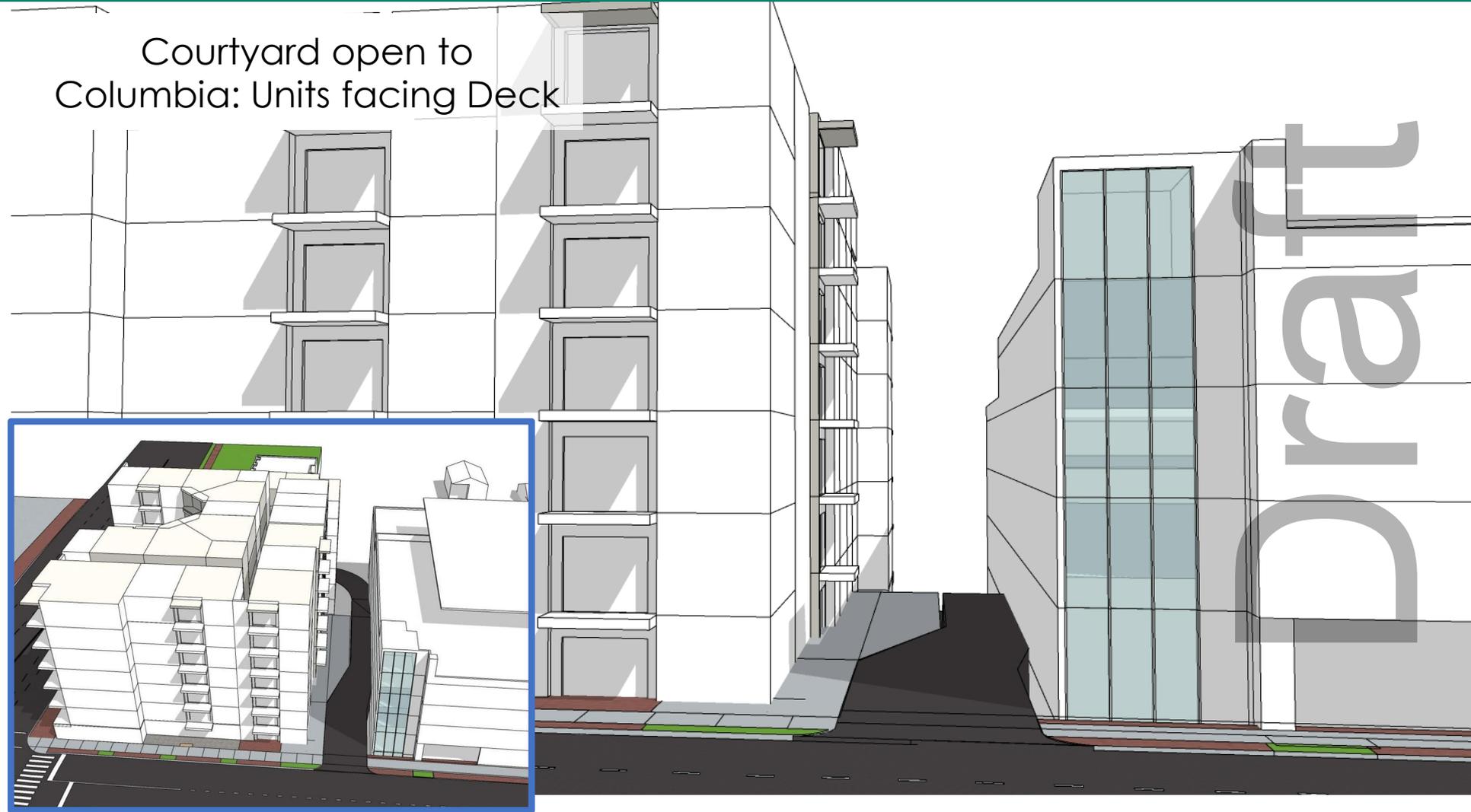
Link Apartments® Rosemary

Courtyard open to
Columbia: Grade issues



Link Apartments® Rosemary

Courtyard open to
Columbia: Units facing Deck



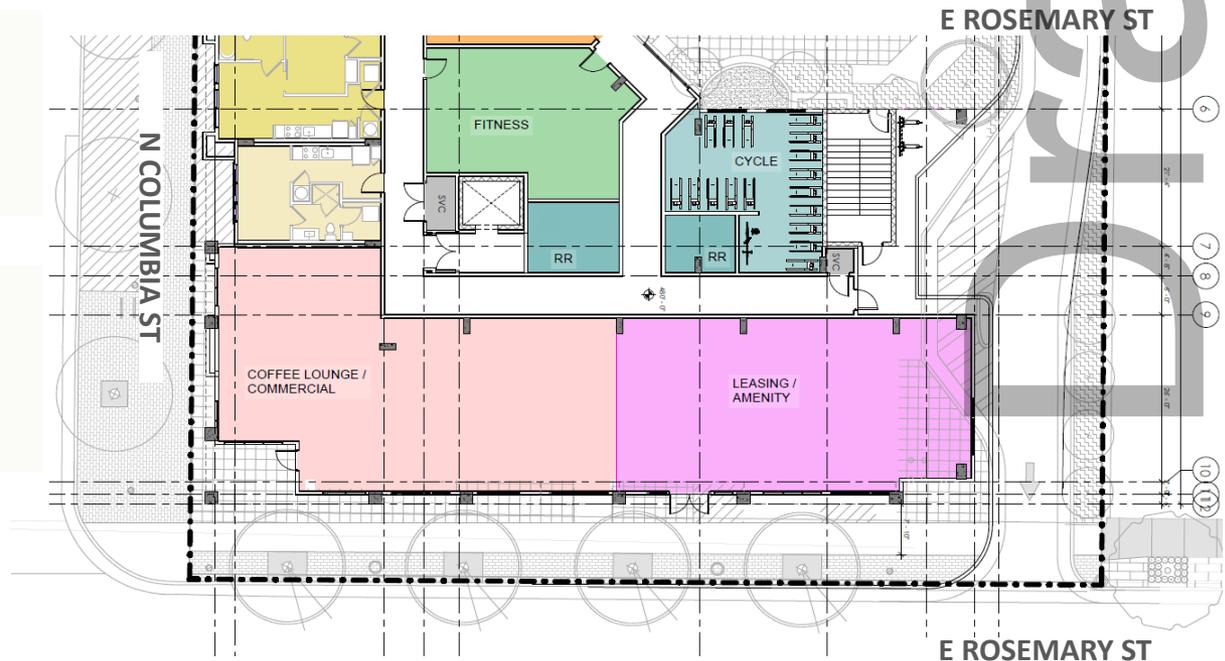
Rosemary Street Front Activation

Moved sidewalk back 3 feet to create a more generous sidewalk. Total width is now 14 feet.

Swapped Commercial and Leasing areas.

Cycle Center is now interior to the building.

N COLUMBIA ST



Rosemary Street Front Activation



E ROSEMARY ST

Link Apartments® Rosemary



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Looking East on
Rosemary



Link Apartments® Rosemary

Looking West on
Rosemary



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To be determined this Fall:

Affordability Strategy

Project Feasibility

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Thank you

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