

04-26-2023 Town Council Meeting Responses to Council Questions

ITEM #13: Close the Legislative Hearing and Consider a Conditional Zoning Application for 101 E. Rosemary Street

Council Question:

Although the applicant's presentation shows affordable retail/commercial, I did not see any reference to it in the stipulations. Is that correct. Is the applicant willing to consider a longer timeframe than 10 years for the affordable commercial?

Applicant Response:

We are proposing affordable retail space at 10 years for the affordable time period.

Council Question:

Based on the experience at Greenbridge and other downtown buildings, 38 bicycle parking spaces seems inadequate. Can the applicant justify this number?

Applicant Response:

The site data table on the 101 E Rosemary Site Plan shows the number of required bicycle spaces per the Town's LUMO which is 1 bicycle parking space is required for every 4 dwelling units and we are meeting this requirement. We have moved the cycle center within the building a few times per Council comments. The current cycle room location can hold approximately 80 bikes.

Council Question:

Would the applicant consider making the affordable housing units affordable for folks at or less than 65 percent of AMI?

Applicant Response:

80% AMI is as low as we can go at this time.

Council Question:

Will the applicant accept housing choice vouchers for the entire building?

Applicant Response:

Our operations and property management teams are not setup to accept vouchers.

04-26-2023 Town Council Meeting Responses to Council Questions

Council Question:

Page 401 shows retail spaces – where is the lobby and main entrance for the apartments now?

Applicant Response:

The leasing lobby entrance for the apartments is the yellow area beside the space labeled Retail C.

Council Question:

On pp. 328, 351, it says that the affordability period is 30 years, but it's 10 on the Grubb slide on p. 405. Which is correct? Is the period the same for both affordable housing and affordable retail?

Applicant Response:

Affordable housing is 30 years and affordable retail was 10 years.