

**04-27-2022 Town Council Meeting
Responses to Council Questions**

ITEM #12: Open the Legislative Hearing: Conditional Zoning Application for 101 E. Rosemary Street

Council Question:

Does the staff have an opinion as to the appropriateness of increasing the setback height to 90 feet and, if so, what is it?

Staff Response:

Staff has reviewed nearby recent approvals:

Project	Height
<i>125 E Rosemary Street (Town's parking garage)</i>	<i>73 feet setback</i>
<i>W. Rosemary Street Hotel</i>	<i>53 feet setback (within Northside NCD); 65 feet core</i>
<i>137 E. Rosemary Street (CVS Building)</i>	<i>106 feet</i>
<i>150 E. Rosemary Street</i>	<i>112 feet setback; 140 feet core</i>

Based on the nearby projects, the requested modification to the setback height seems reasonable.

Council Question:

What is the applicant's current thinking on how parking will be provided for residents? Would it not be appropriate to have a draft plan, at a minimum, before potentially granting an entitlement? If approval is left to staff following the granting of an entitlement, what criteria will be used to assess the adequacy of such an arrangement?

Applicant Response:

The development team will continue to work with town staff to finalize general terms regarding parking for the project. One option under consideration is to accommodate parking in the Town's new Downtown Parking Garage, however any specific agreement between the two parties would be separate from the conditional zoning approval process.

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Council Question:

What provisions is the applicant proposing to ensure that this building does not become largely undergraduate student housing? In that regard, could planning staff share with Council and the applicant the framework that was tentatively agreed to as part of the development agreement negotiations with the Amity Station developers?

Staff Response:

The Amity Station proposal was to restrict leasing to anyone 21 years and under.

Applicant Response:

The Property will not accept guarantors for any renter age of 21 and under; all applicants 21 and under must qualify on the basis of their own income.

Council Question:

How will move ins/move outs and package and other daily deliveries be accommodated? Will there be any short-term parking on site for deliveries, drop offs, car share waiting and the like?

Applicant Response:

A pull out on the north side of the building in the service lane is available for move-ins. A pull out on the east side of the building is available for package drop-off and ride sharing.

Council Question:

Will all amenities be solely for the use of residents, or will there be any accessible to the public?

Applicant Response:

All amenities will be solely for the use of residents.

Council Question:

Has the applicant explored rooftop PV to help power building common areas?

Applicant Response:

Due to ventilation requirements for electric appliances, there is insufficient rooftop space for PV.

Council Question:

Is the applicant proposing to use the slope of Columbia Street to allow various “back of the house” functions to be moved from Rosemary Street?

Applicant Response:

Back of house functions are located on the north side of the building along the service lane.

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Council Question:

How will the rents for this property compare with the rents for the Link apartments at Glen Lennox?

Applicant Response:

Rents are anticipated to be incrementally more due to Rosemary's downtown location in proximity and walkability to restaurants/retail/employers/university as well as being a newer property.

Council Question:

The applicant states they are pursuing other green building efforts. - what are they?

Applicant Response:

Please see attached Energy Management Plan presented to ESAB, as well as the below summary included in the previously distributed presentati

Link Apartments® Rosemary

1. Energy & Water Management

- I. Energy Management Plan
- II. Energy source: all-electric
- III. Efficient equipment
 - i. ENERGY STAR & WaterSense equipment
 - ii. LED lighting
 - iii. Insulation & Cool Roof
- IV. Renewable energy modeling



2. Green Building Certification

- I. National Green Building Standard
 - i. Energy Efficiency
 - ii. Water Efficiency
 - iii. Resource Efficiency
 - iv. Lot Development
 - v. Operation & Maintenance
 - vi. Indoor Environmental Quality

Council Question:

Can the applicant please provide more detail on the plans for the commercial space?

Applicant Response:

At this stage in development, specifics for the commercial space are not available. The space can suit the needs of a retailer, should a retailer be available to lease the space, but can also be modified as needed. Given the state of Chapel Hill's retail market, it is unclear whether a retailer would be interested in competing with Franklin Street businesses in this location.

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Council Question:

What is the applicant required to do re. parks and rec and how are they proposing to meet it?

Staff Response:

The Land Use Management Ordinance requires 3,675 sq. ft. of recreation space as part of the application. Town Council policy requires a minimum of 25 percent of the recreation space provided as a payment-in-lieu. The application is proposing 3,832 sq. ft. of recreation space on site through a fitness center and pool and will be requesting to waive the recreation space payment-in-lieu.

Council Question:

How does the applicant plan to have primarily year-round residents living here?

Applicant Response:

The Property will not accept guarantors for any renter age of 21 and under; all applicants 21 and under must qualify on the basis of their own income.

Council Question:

What is the planned rent range?

Applicant Response:

While rates at delivery are not available at this time, the goal of Link as Essential Housing is for rent to be as achievable as possible for residents earning between 60% and 140% of the AMI.

Council Question:

How does Vision Zero apply to this plan?

Staff Response:

The applicant has worked with Town staff on their approach to transportation and has stated the importance of bike and pedestrian travel to their development's success. We will work with them closely on pedestrian safety during construction if the plan receives approval.

The proposed development meets the standards in our Engineering Manual to the extent possible; however, the current adopted Engineering Manual is from 2005 and does not reflect current Vision Zero principles or the Town Council's 2021 commitment to prioritizing vulnerable road users.

Applicant Response:

While Vision Zero is not directly applicable to this project, the Link brand encourages car-free

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living, potentially reducing the number of vehicles on the road, which could contribute to a reduction in vehicle-pedestrian conflicts.