



# Link Apartments® Rosemary



**GRUBB**  
PROPERTIES  
People who care. Places that matter.

DRA





DRAFT

## Purpose

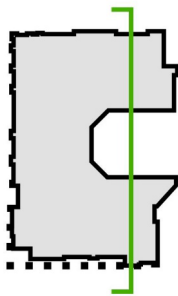
The purpose of this project is to **continue the successful redevelopment of the 100 block of E. Rosemary Street**. Link Apartments® Rosemary will provide much-needed essential housing for young professionals working in the downtown innovation district.

# The Request:

SETBACK HEIGHT VS CORE HEIGHT

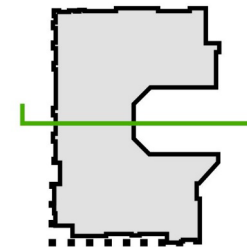
Current Setback Height

Core Height



Current Setback Height

Core Height



DRAFT

# Design Concept

ELEVATION & AXON IN CONTEXT



E. ROSEMARY ST ELEVATION



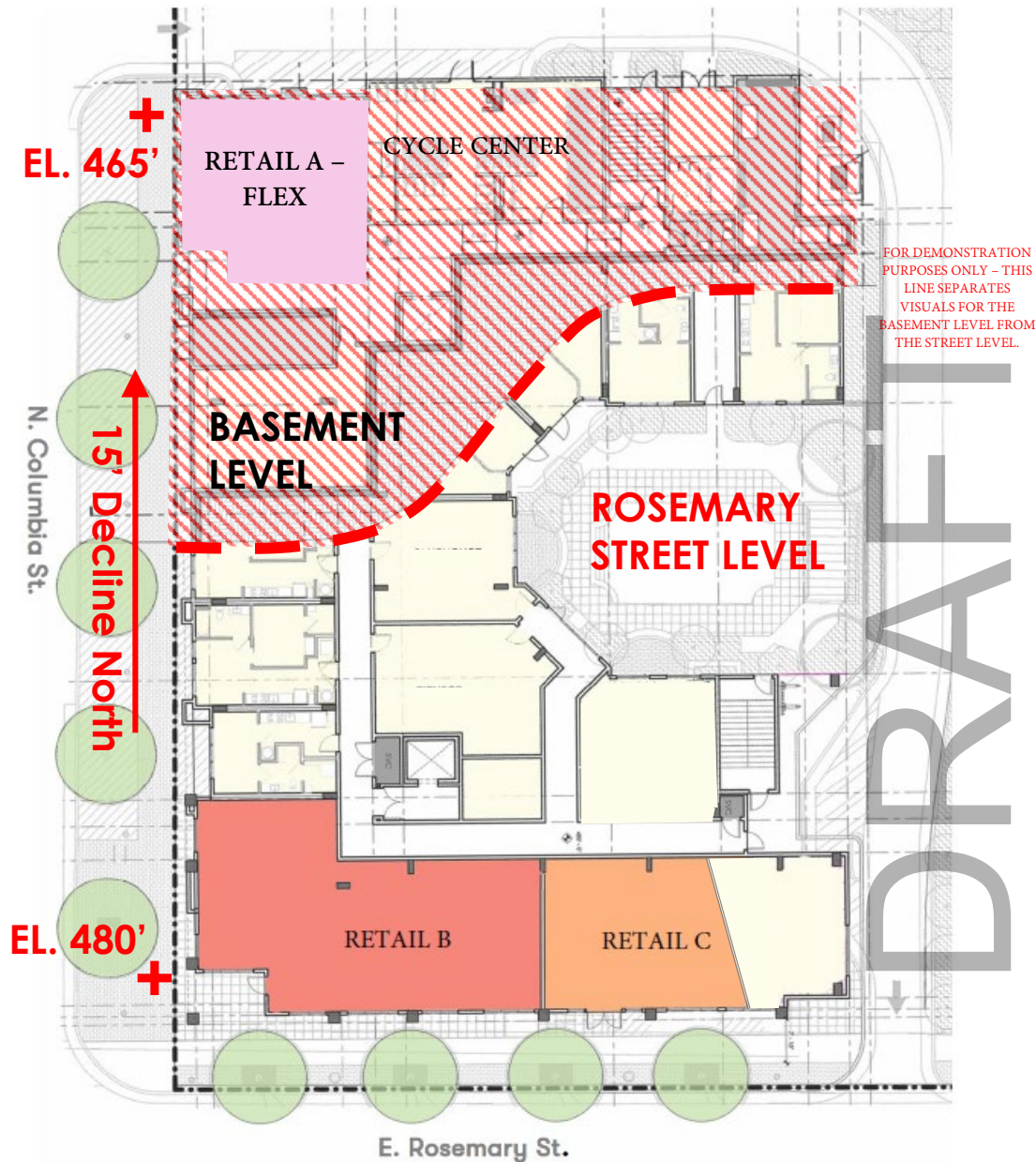
DRAFT

# Rosemary Street Front Activation

Majority of Rosemary frontage is available for affordable retail (2,436 SF).

Additional retail to be available on lowest level of Columbia Frontage (~1,000 SF).

Cycle Center is now interior to the building.



# Link Apartments® Rosemary

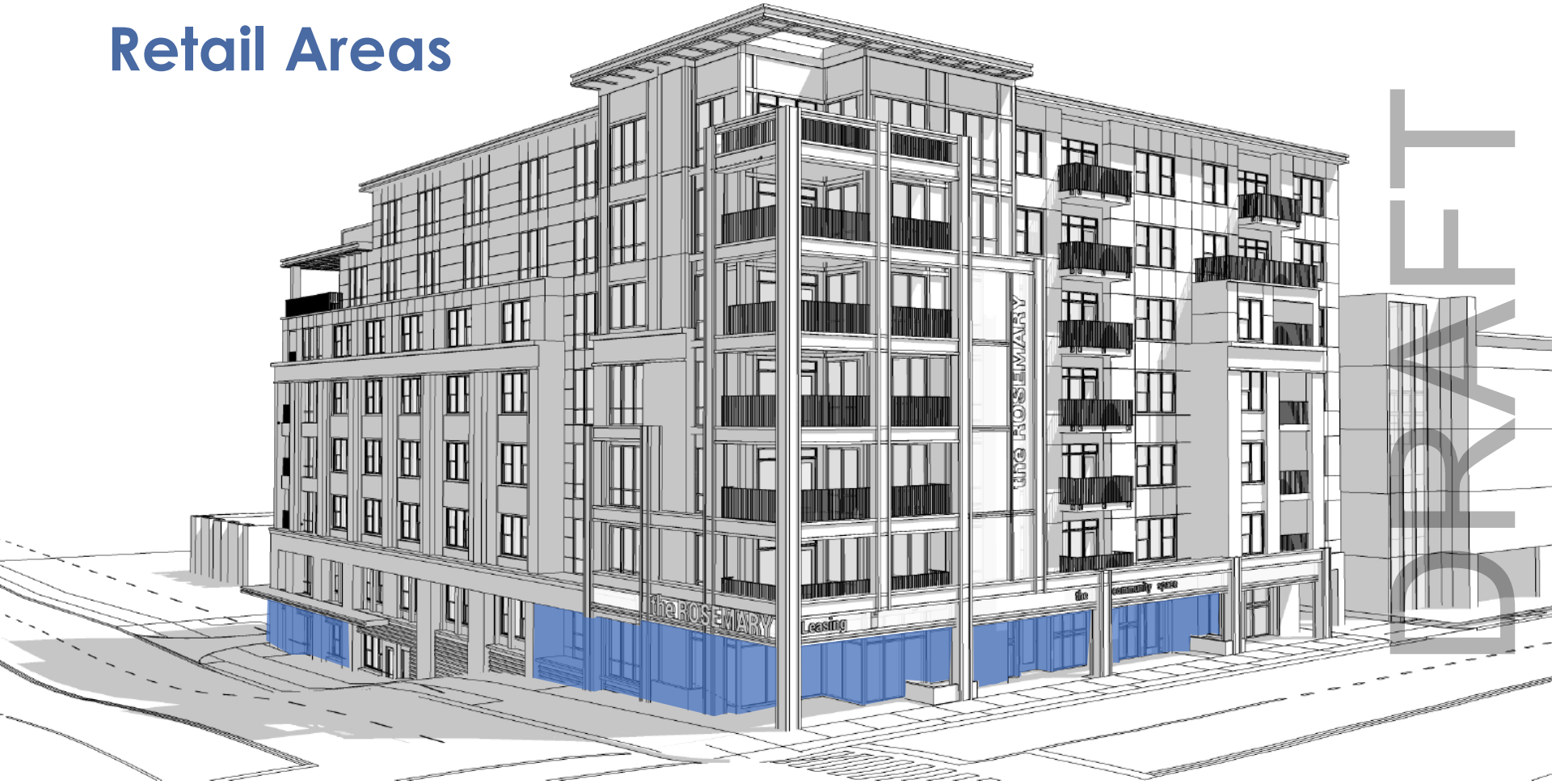


JANUARY 09, 2023

**BB+M**  
ARCHITECTURE

# Link Apartments® Rosemary

## Retail Areas



# Affordability Strategy

101 E Rosemary will include affordable retail on Columbia and Rosemary Streets at 50% market rent. This value of this retail strategy is equivalent to 15 affordable units.

In addition, Grubb will provide 5 units on-site at 80% of AMI.



Boutique



Salon



Community Space



Dining



# Affordability Calculation

## Total Loss for 1 Affordable Housing Unit (AHU)

	Monthly	Annual
Yr. 1 Rent, 110% AMI	\$1,839	\$22,068
Yr. 1 Rent, 80% AMI	\$1,338	\$16,061
Loss to 1 AHU	\$501	\$6,007
<b>10 years, 3.5% annual grown:</b>		<b>\$74,143</b>
<b>Total Loss for 1 AHU</b>		<b>\$74,143</b>

## AHU Equivalency

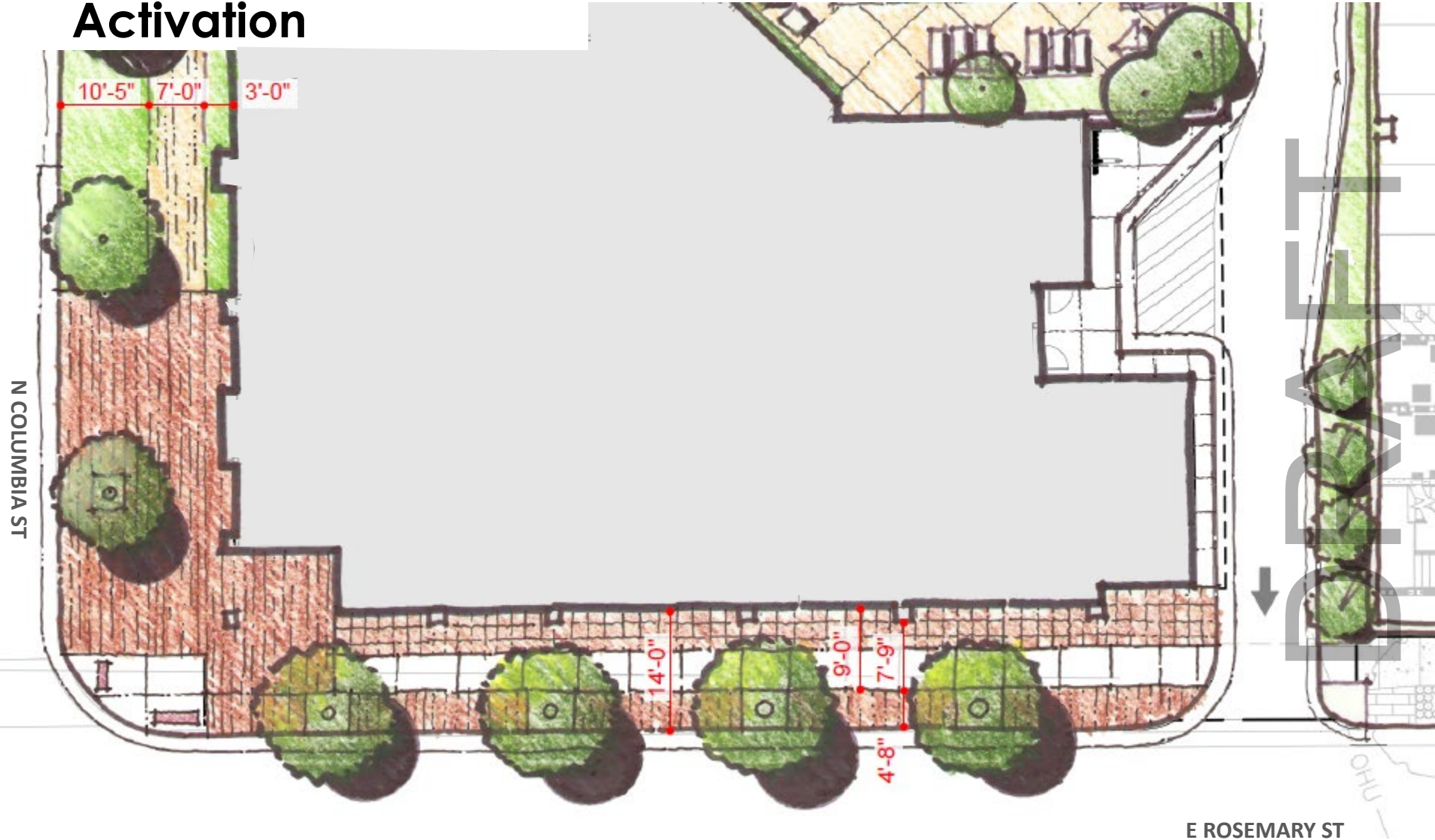
A	Total Loss for Affordable Retail	\$1,113,495
B	Total Loss for 1 AHU	\$74,284
A/B	Retail Loss / 1 AHU Loss	<b>15</b>

## Total Loss for Retail

	PSF	Annual
Market Rent	\$36	\$108,000
Affordable Rent	\$18	\$54,000
Loss to Affordable Retail	\$18	\$54,000
<b>Total Loss for Affordability Period:</b>		<b>\$633,495</b>
Upfit Cost	\$160	\$480,000
<b>Total Loss for Affordable Retail</b>		<b>\$1,113,495</b>

The total loss for affordable retail is 15 times the loss for 1 affordable housing unit. By offering 3,000 SF of affordable retail and 5 affordable units, 101 E Rosemary provides the equivalent of 20 affordable housing units.

# Rosemary Street Front Activation



E ROSEMARY ST

# Link Apartments® Rosemary

Looking East on  
Rosemary



DRAFT

# Link Apartments® Rosemary

Looking West on  
Rosemary



# Link Apartments® Rosemary

Looking North on  
Columbia



# Link Apartments® Rosemary

**Thank you**

DRAFT