

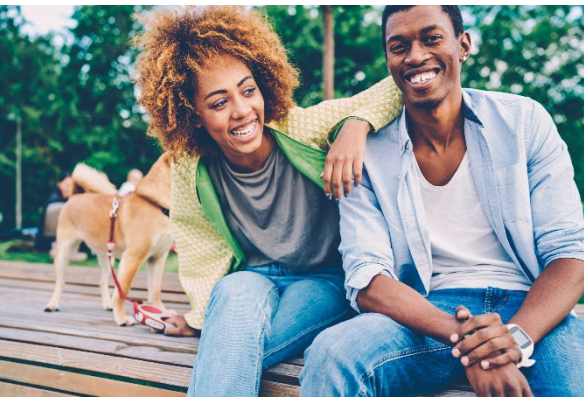


# Link Apartments® Rosemary



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

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## Purpose

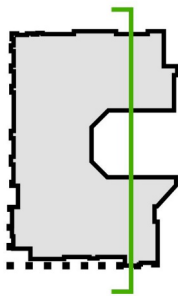
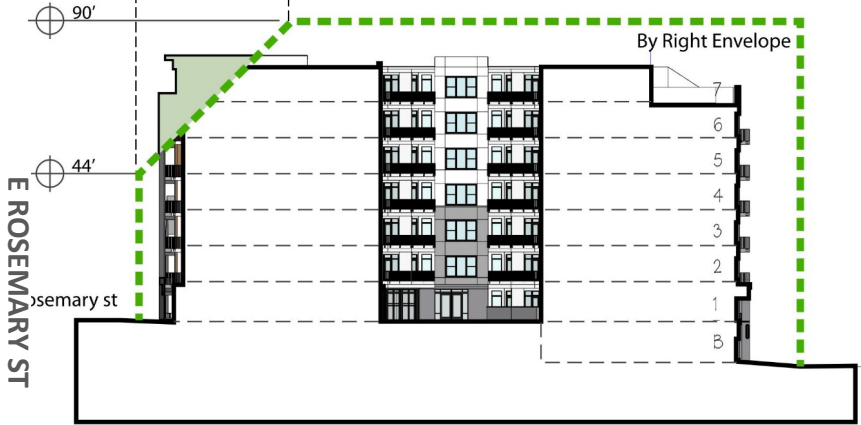
The purpose of this project is to **provide much-needed essential housing** for young professionals working in the downtown innovation district, continuing the redevelopment of the 100 block of E. Rosemary Street.

# The Request:

SETBACK HEIGHT VS CORE HEIGHT

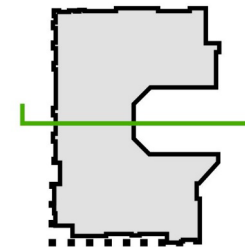
Current Setback Height

Core Height



Current Setback Height

Core Height



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# Design Concept

ELEVATION & AXON IN CONTEXT



E. ROSEMARY ST ELEVATION



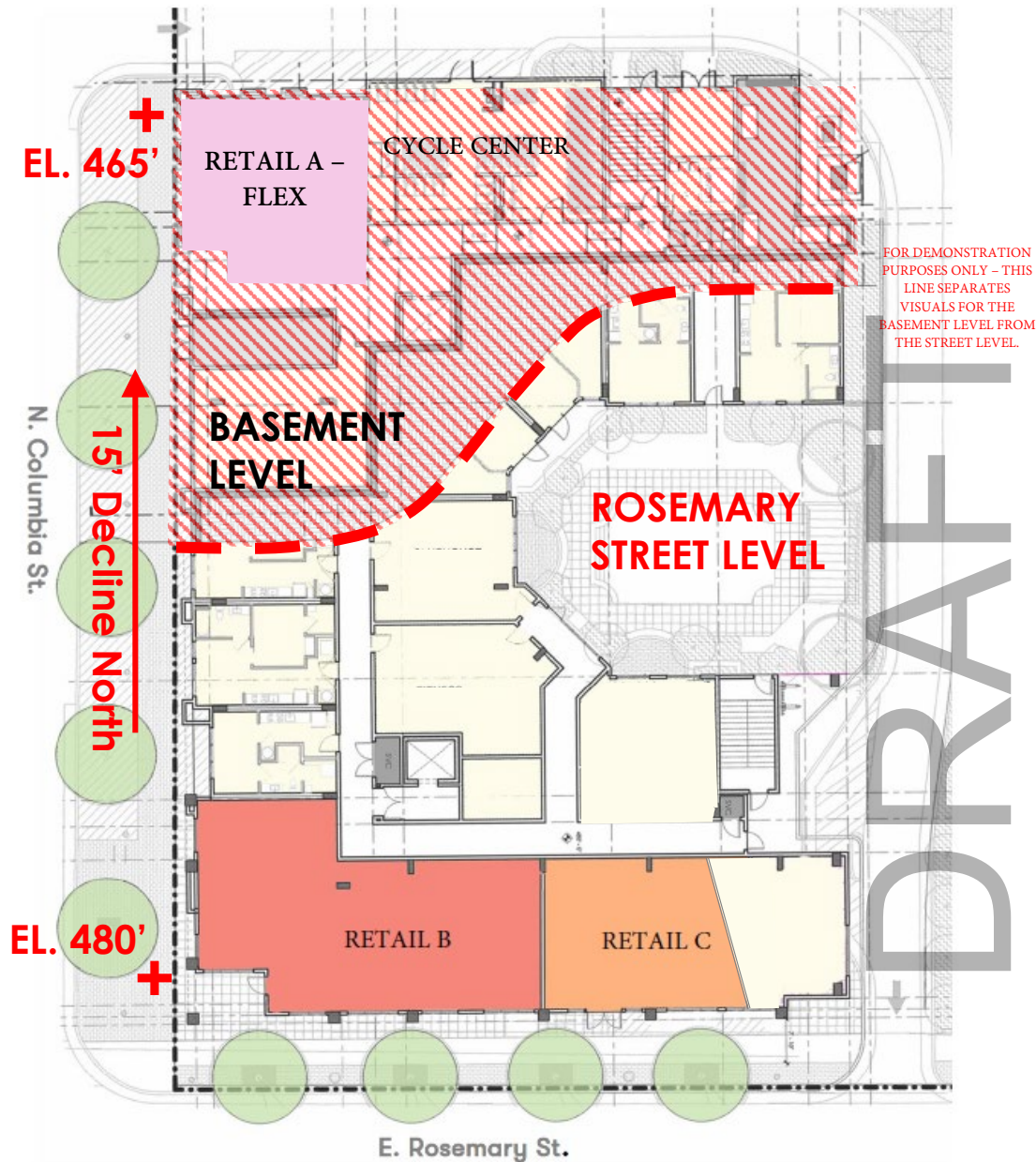
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# Rosemary Street Front Activation

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

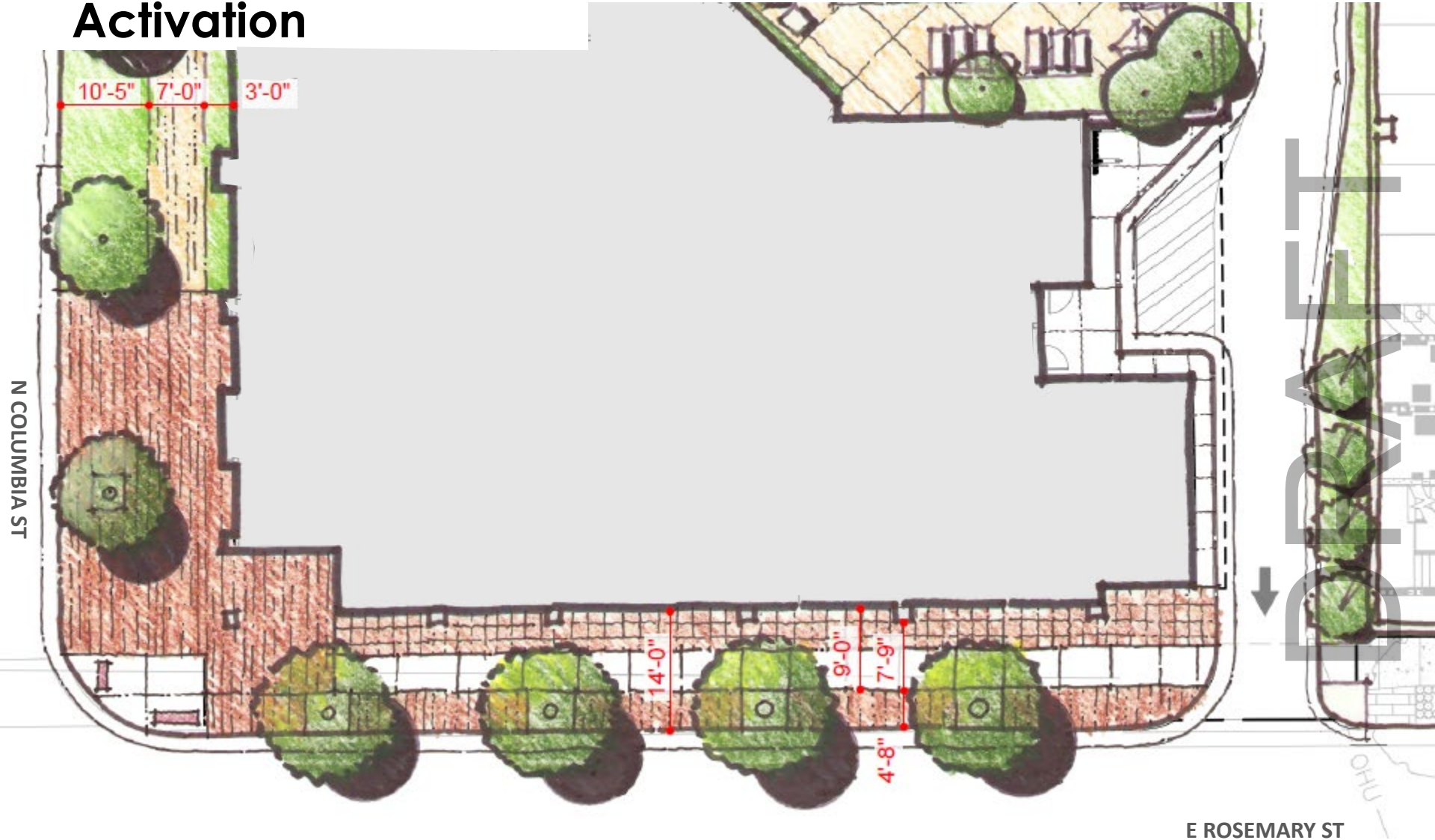
Additional retail to be available on lowest level of Columbia Frontage (~1,000 SF).

Cycle Center is now interior to the building.





# Rosemary Street Front Activation





# Link Apartments® Rosemary

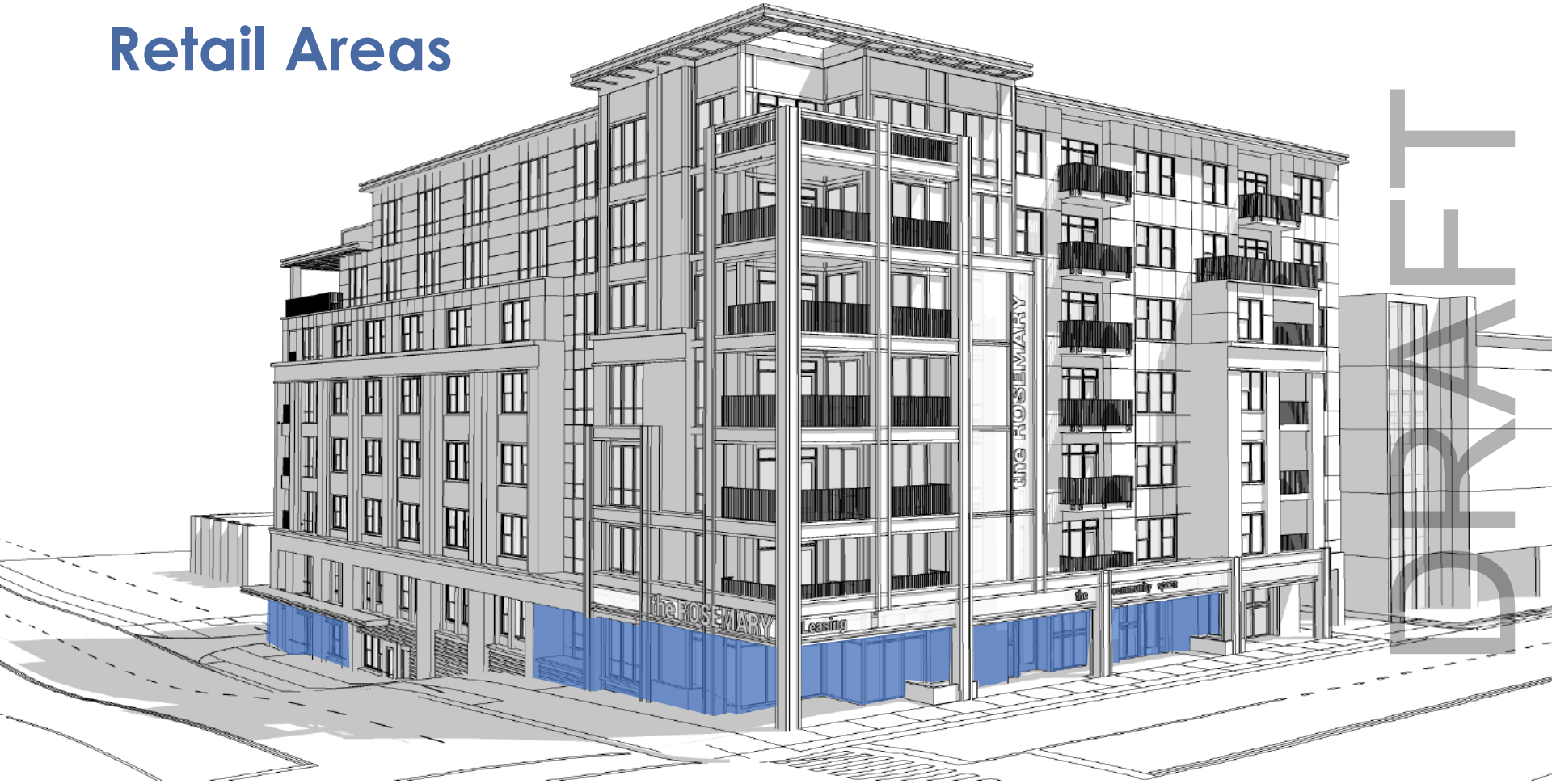


THE  
ART  
OF  
LIVING

JANUARY 09, 2023

# 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 10.5 affordable units.

In addition, Grubb will provide a Payment In Lieu (PIL) of affordable units on site: 5 units X \$85,000 = \$425,000.



Boutique



Salon



Community Space



Dining



# Link Apartments® Rosemary

Looking East on  
Rosemary





# Link Apartments® Rosemary

Looking West on  
Rosemary





# Link Apartments® Rosemary

Looking North on  
Columbia





# Link Apartments® Rosemary

**Thank you**

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