

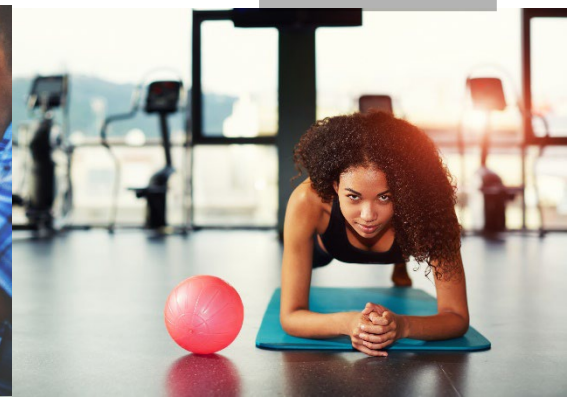


Link Apartments® Rosemary



GRUBB
PROPERTIES
People who care. Places that matter.

Pre
Dre





Purpose

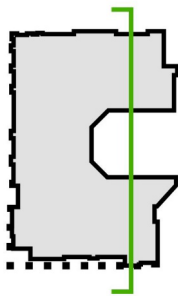
The purpose of this project is to continue the successful redevelopment of the 100 block of E. Rosemary Street. Link Apartments® Rosemary will provide much-needed essential housing for young professionals working in the downtown innovation district.

The Request:

SETBACK HEIGHT VS CORE HEIGHT

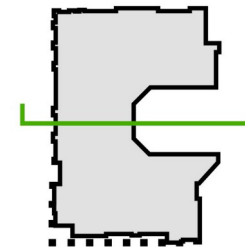
Current Setback Height

Core Height



Current Setback Height

Core Height



Design Concept

ELEVATION & AXON IN CONTEXT



E. ROSEMARY ST ELEVATION



Draft

What we heard

- **Rosemary Street Activation:**
 - Sidewalk width consistent with 125 E Rosemary.
 - Cycle Center not on Rosemary.
- **Student Housing (consistent with Amity Station).**
- **Affordability: 15% of all units should be affordable for people earning 80% AMI for a period of 30 years.**

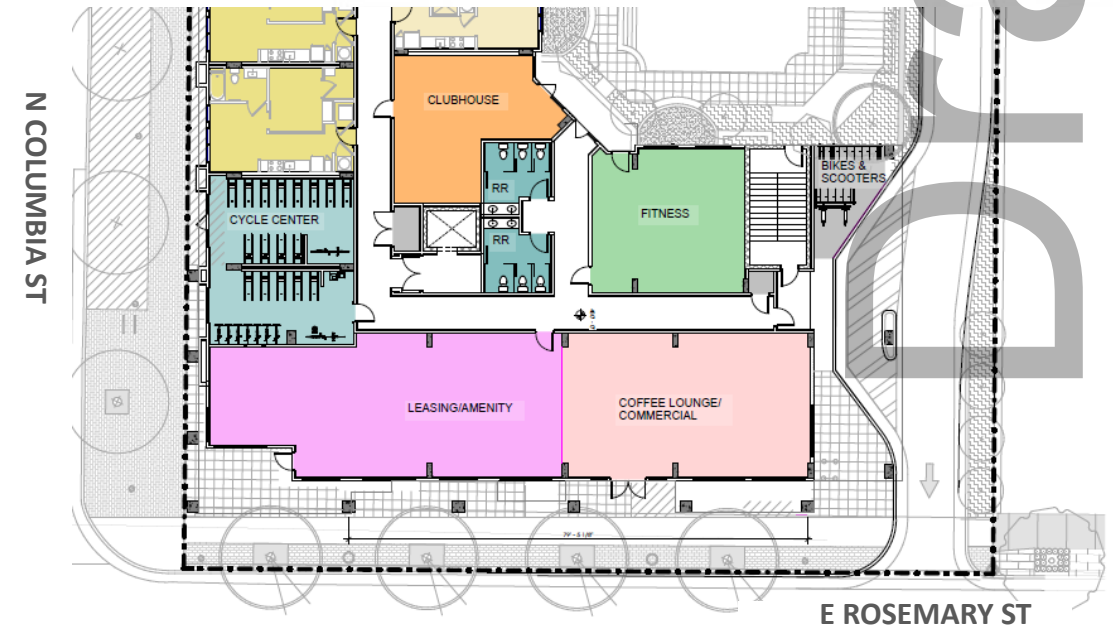
Draft

Rosemary Street Front Activation

Current sidewalk width is consistent with 125 E Rosemary.

Cycle Center is moved to Columbia street, but is not at bottom of Columbia hill.

Engaging commercial space along Rosemary street will be open to public.



Link Apartments® Rosemary



Link Apartments® Rosemary

101 East Rosemary st.

Option 1



Link Apartments® Rosemary

Student Strategy

NO Residents under the age of 22

Leaseholder must occupy the unit.

Draft

Link Apartments® Rosemary

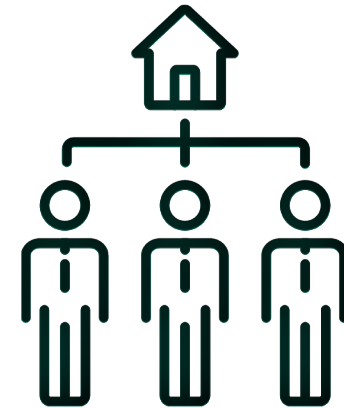
Affordability Strategy

10% of all Units Restricted to **80% AMI** or below

1% of all units Restricted to **30% AMI** or below

Long-Term Renter Program: Caps rent growth at CPI for community members who have resided at ANY Grubb Property for 5+ years

Essential Housing



Young Professionals



Long-term Renter



Transit Equity

Grubb
Rosemary

Link Apartments® Rosemary

Thank you

Draft