

**06-23-2021 Town Council Meeting**  
**Responses to Council Questions**

**ITEM #19: Open the Public Hearing: Application for Conditional Zoning - Rosemary-Columbia Street Hotel at 108, 110, and 114 W. Rosemary Street**

**Council Question:**

Can the presentation please include which recommendations from our urban designer have been incorporated into the latest design?

**Staff Response:**

*Please see the attached file containing the applicant's response to this question. Many of the Urban Designer's recommendations have been incorporated into the design of the hotel. Staff has informed the applicant that there is interest from Council in understanding how these recommendations were incorporated into the design.*

**Council Question:**

On what part of the site is the applicant proposing to exceed 25 percent of the area containing 25 percent or greater slopes?

**Staff Response:**

*The slopes measuring 25% or greater in slope are along existing property lines where the land was not terraced to create the existing parking areas. All slopes are manmade and the applicant proposes to disturb almost all of them when they grade the site for development.*

**Council Question:**

To what height would the hotel step down to at the north and north-west corners of the building in the transition zone to the adjacent residential uses of Northside neighborhood?

**Staff Response:**

*The northwest corner of the building steps down from six stories to five stories to break up the massing of the building in the northwest corner.*

**Council Question:**

Is there some kind of visual we can get of the proposed building, illustrating its height and distance, relative to the adjacent Northside neighborhood homes?

**Staff Response:**

*The applicant will address heights as part of their presentation at the Council meeting. The tallest portion of the structure is in the northwest corner where the building height ranges from*

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*five to six stories. The building height is reduced to four stories along W. Rosemary Street and the parking garage is three stories in height along N. Columbia Street.*

**Council Question:**

What does our Urban Designer think of the proposed modification to the LUMO regulations to allow higher heights adjacent to the Northside Neighborhood Conservation District and the proposed transition zone?

**Staff Response:**

*The Town's Urban Designer finds that the height can be increased, but there should be a stepdown in height at the northwest (back) corner to reduce mass.*

**Council Question:**

I appreciate Brian Peterson's detailed memo on recommended design changes to the project, especially in regards to activating the parking deck wall on the east façade. Will Mr. Peterson be available to take questions on Wednesday? If not, could he update his letter of May 10 to show which concerns have been addressed in a satisfactory way, which still remain to be resolved?

**Staff Response:**

*Mr. Peterson is not available for Wednesday's meeting and is not able to update his letter prior to the Council meeting. Staff, including Mr. Peterson, will work to follow up on any Council questions and requests that come up during the public hearing.*