



Department of Planning & Zoning

**Special Use Permit #2016-0019
1010 & 1020 Princess Street
331 North Henry Street**

**City Council
July 1, 2026**



Agenda

1. Summary
2. Background Information
3. SUP request
4. Findings
5. Staff Recommendation





Summary

Request

- Office-to-residential conversion with yard and open space reductions

Key Points

- Reactivates underutilized office buildings
- Yard and open space reductions would not create off site impacts

SUP#2026-0019



Background Information

Zone

- CL/Commercial Low

Small Area Plan

- Braddock Road Metro

Surrounding uses

- Residential, office, retail



SUP#2026-0019



SUP Request

- Convert office building to **four-unit** multi-unit dwelling
- Yard and open space reductions
- Open space provided on rooftop
- Minor exterior changes to façade and roof
- No change to building height or footprint
- Four off-street parking spaces provided on site

SUP#2026-0019



Findings

- **Consistent with SAP** goals to preserve an active lower-density mixed use neighborhood
- **No impact to neighborhood character** as building would be preserved at its current size and height
- **Side yard and open space reductions necessary** otherwise building demolition required
- **Rooftop open space to be provided** on rooftops
- **Minimal off-site impacts** to infrastructure including parks and other public facilities



Other Considerations

Voluntary Housing Contribution

- ▶ \$12,084 to the Housing Trust Fund
(as per Office-to-Residential Conversion Policy)

Noise Impacts

- ▶ Conditions included to ensure future residents' exposure to surrounding noise and vibrations is minimized



Planning Commission recommended approval

