



Office-to-Residential Conversions

Goals:

- Adaptive reuse
- Support housing production
- Clarify approval pathway for conversions
- Provide clear review criteria

Current regulations:

- ZO limits reuse/conversions
- Existing buildings and sites don't meet regulations due to 1992 Zoning Ordinance



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Existing KR Zone provision:

Residential reuse. A building which faces the unit through 1400 block of King Street and which is a noncomplying structure because it exceeds the floor area ratio of the KR zone, may be converted from nonresidential to same residential use, notwithstanding any requirement of the KR zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.



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Potential Solution:

Expand existing SUP conversion option currently only available to buildings on King Street.

Considerations:

- Small Area Plan vision
- Commercial viability (age of structure)
- Approval process (admin vs. full hearing)
 - FAR (% beyond base or max density)



Recent Conversions

- 1225 King Street
- 1101 King Street
- 628 King Street
- 720 North Saint Asaph Street
- 2525 Mount Vernon Avenue
- 801 North Fairfax Street
- 625-635 Slaters Lane
- 4501 Ford Avenue
- 4900 Seminary Road



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Looking forward:

October 15: NAIOP

October 22: City community meeting

October 30: Virtual Town Hall

November 21: Staff report released

December 2: Planning Commission

December 13: City Council