

Special Use Permit #2025-0052 **1625 Prince Street**



Agenda



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



Summary

Request

 Parking reduction to facilitate office-to-residential conversion with 45 units

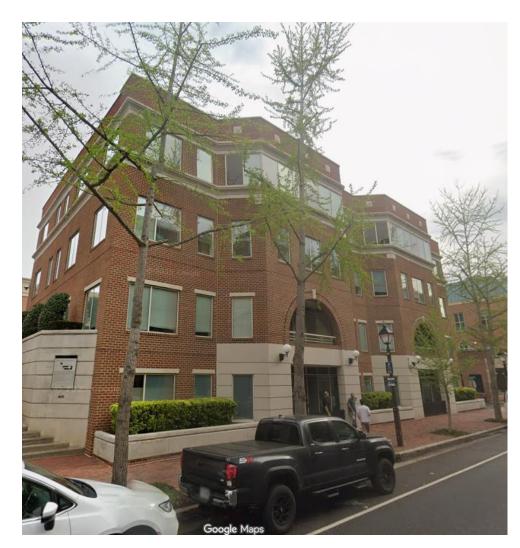
Key Elements of the Discussion

- Meeting on-site parking requirement would be infeasible due to floodplain restrictions
- Parking reduction would have no impact to surrounding neighborhood given high walkability and close proximity to King Street Metro station



Background Information

- Zone:
 - OCH/Office Commercial High
- Small Area Plan:
 - King Street Metro/Eisenhower Ave
- Surrounding uses:
 - Various (residential, office, retail)





Proposal

- Convert existing office building to 45 residential units
- No change to building height or footprint
- Minor exterior changes: façade refinements and roof access/improvements
- Open space provided on plaza level and rooftop
- 15 off-street parking spaces would be provided; 26space parking reduction requested



SUP Considerations

Feasibility of parking on-site

- Existing garage provides 276 spaces on a two-level parking garage
- Lower level is located below base flood elevation
- Residential parking not permitted below base flood elevation

No anticipated impacts

- Subject property is 3-4 minute walk to King Street Metro station
- Grocery, pharmacy, shops, restaurants all within close walking distance
- Nearby garages offer monthly parking



Other Considerations

- Voluntary housing contribution
 - ▶ Based on office-to-residential conversion policy, applicant would voluntarily contribute \$75,960 to the Housing Trust Fund



Planning Commission recommended approval subject to conditions

