

Rezoning #2025-0005 Special Use Permit #2025-0049 Encroachment #2025-0006

**601 Wythe Street** 

**City Council** October 18, 2025



# Agenda



- 1. Summary
- 2. Background Information
- 3. Proposal
- 4. SUP considerations
- 5. Planning Commission Guidance



#### Request

Convert office building to 18 residential units

#### **Key Elements of the Discussion**

- No building expansion
- Advances Old Town North Small Area Plan goals
- Use would be compatible with surroundings



## **Background Information**

- Zone:
  - CD-X/Commercial Downtown (Old Town North)
- Small Area Plan:
  - Old Town North
- Surrounding uses:
  - Various (residential, office, retail)





### **Proposal**

- Convert existing office building to 18 residential units
- No change to building height or footprint
- Minor exterior changes: façade refinements, balconies, and stair penthouses to access roof
- Open space provided on balcony spaces and rooftop
- Off-street parking requirement met



### Requested approvals

- Rezoning from CD-X to CRMU-X
- SUP for multi-unit dwelling use
- Encroachment for balconies and existing street-level components (bollards, landscaping planter, etc)



### **Rezoning Considerations**

- Advances Small Area Plan goals
  - SAP anticipates office-to-residential conversions
  - Conversions identified as innovative housing solution
  - Increased residential square footage envisioned in the area's mixed-use core
- Reduces regulatory noncompliance
  - Proposed zone reduces degree of FAR noncompliance
  - Building and use would comply with all other zoning requirements



#### **SUP/ENC Considerations**

- Use would be compatible with surroundings
  - Increased residential presence achieves better balance with surrounding mix of uses and supports nearby retail
  - Potentially lower impact than existing office use (fewer building users)
  - Existing building preserved so no impact to neighborhood character
- Encroachments would provide benefits
  - Street-level aesthetics
  - Open space for future residents provided on balconies
  - ROW use and function uninhibited



#### **Other Considerations**

- Voluntary housing contribution
  - Based on office-to-residential conversion policy, applicant would voluntarily contribute \$95,000 to the Housing Trust Fund



Staff and the Planning Commission recommend approval of Rezoning #2025-00005, Special Use Permit #2025-2025-00049, and Encroachment #2025-00006.

