

SUP#2017-0030 | 312-316 S. Washington Street

SUP for a parking reduction of 6 spaces for a building conversion from office to multifamily with ground-floor retail

- Proposal includes modifications to the side and rear yards and open space requirement
- Building conversion will provide 10 multifamily units and 2,000 square feet (*approx.*) of ground floor retail
- Existing noncomplying 6-story building (312) and adjacent parking area (316) will remain
 - Rear of building will be converted to private courtyard for residents
 - Decorative brick fence to screen parking area from Washington St.



Modifications:

- Staff supports setback modifications for residential use as building footprint will not increase
- Proposal provides open space in rear courtyard and rooftop

Parking:

- Multifamily: 2 spaces per unit (20 spaces total)
- Retail: 4 spaces total
- Site is located on the border of CBD, in walkable and transit-accessible area of City

Staff Supports Request:

- Increased activity in central portion of Old Town
- Increased tax revenue from improved and occupied building
- Reuse of existing structure

