

912-920 King Street Extension

DSUP #2025-10006



June 14, 2025



Agenda



- 1. Summary
- 2. Project Location
- 3. Project Description
- 4. Requests & Community
- 5. Key Findings & Insights
- 6. Recommendation



Request

 Five-year extension to the previously approved DSUP#2019-00032 for mixed-use, multi-unit project

Planning Commission Action

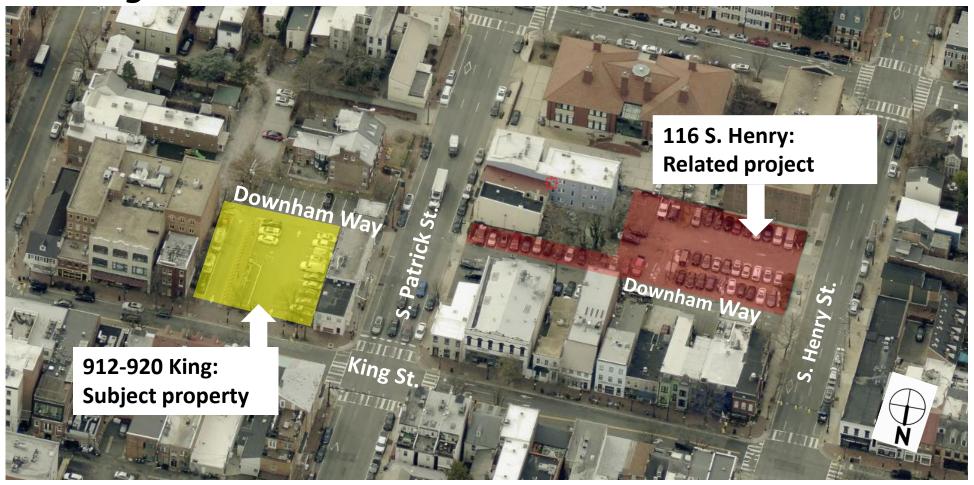
Recommend approval

Key Elements

- Part of joint redevelopment of two city parking lots
- No project changes since approval



Project Location





Project Description

- 31 residential units
- Ground floor retail and two retailready units fronting Downham Way (private alley)
- Off-site resident parking in the Henry Street garage
- Certificate of Appropriateness granted on April 6, 2022





Requests and Community

DSUP with Site Plan

- ► SUP to increase residential FAR to 2.5
- SUP for a parking reduction for off-site parking
- ▶ SUP for reduction in the loading space clearance height
- ► Modifications for crown coverage and storefront glass requirement on King Street

Community

- ▶ P&Z virtual update meeting April 24, 2025
- ► Applicant hosted virtual community meeting May 19, 2025



Key Findings and Insights

Highlights:

- Schools: One new student generated
- Transportation: Removal of two curb cuts on King Street
- Stormwater: Exceeds the required phosphorus reduction by 62.5%

Benefits:

- Removal of surface parking
- Compatible infill architecture
- Implementing City housing production goals
- Compliance with City policies: Green Building, Affordable Housing and Public Art
- Contributions: Housing Trust, Public Art, Urban Forestry funds and Capital Bikeshare



Staff and the Planning
Commission recommend
approval subject to conditions

