

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

601 Wythe Street

Planning Commission October 9, 2025







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 recommend approval subject to conditions

