



# **The Mansly 615-621 King Street**

**Rezoning #2022-0006**

**Development Special Use Permit #2022-10011**

**Transportation Management Plan Special Use Permit #2022-0053**

City Council

September 17, 2022

# Project Location



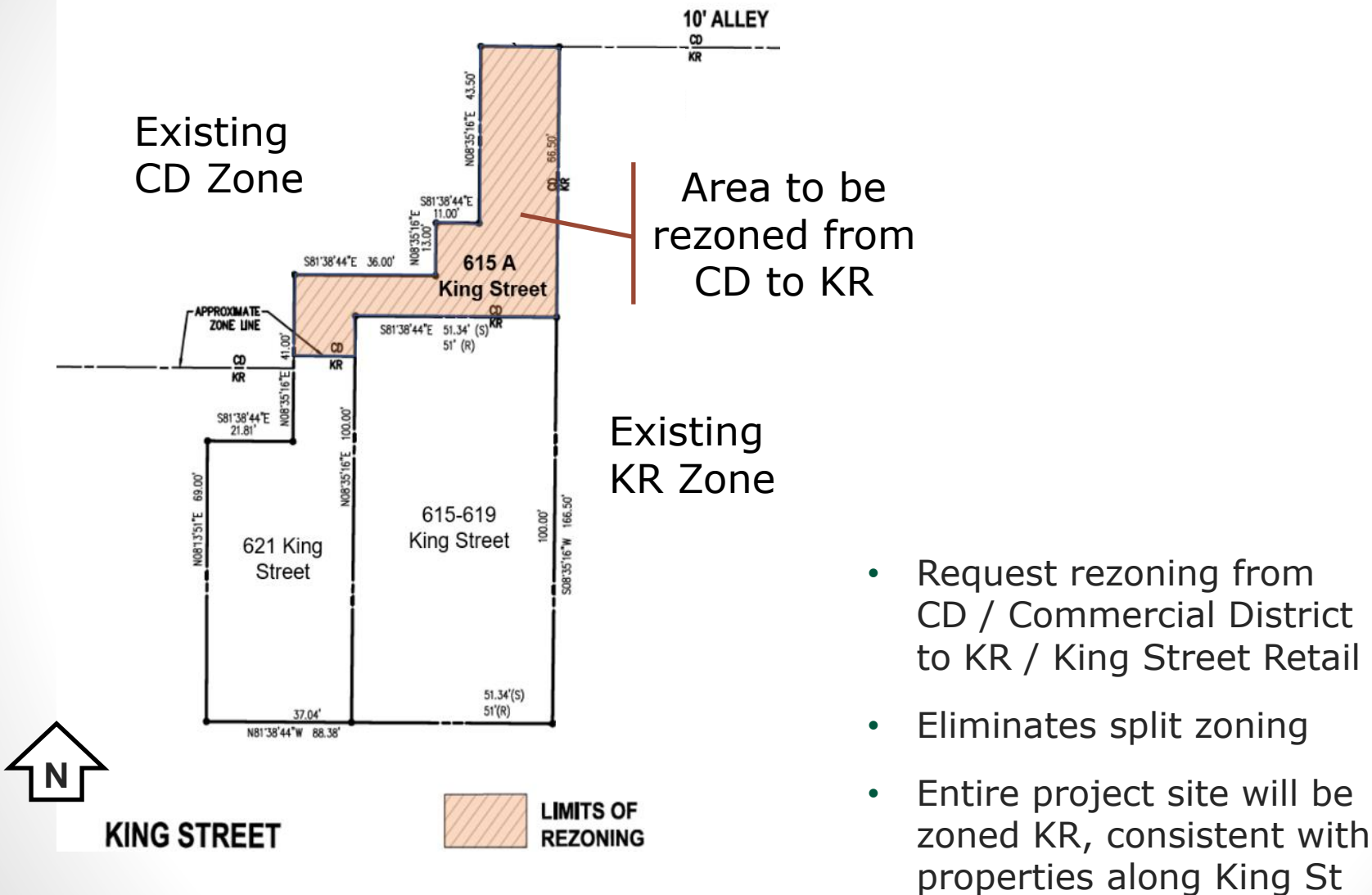
The Mansly - DSUP#2022-10011

# Project Description



- Four-story infill building behind historic façade
- 24 multifamily units
- 6,414 square feet of ground-floor commercial
- Rehabilitation of two historic buildings
- High-quality design reviewed by the BAR
- Rezoning from CD to KR
- Utilizes existing transit facilities with no new parking

# Rezoning Request



- Request rezoning from CD / Commercial District to KR / King Street Retail
- Eliminates split zoning
- Entire project site will be zoned KR, consistent with properties along King St

Figure 1: Portions (in orange) of 621 King Street that were zoned CD rather than KR.

# Building Design



621 King Street

615 King Street

The Mansly - DSUP#2022-10011



# Master Plan and Requests

## Master Plan

- Complies with Old Town Small Area Plan
- Complies with King Street Retail Strategy

## Special Use Permits (SUPs)

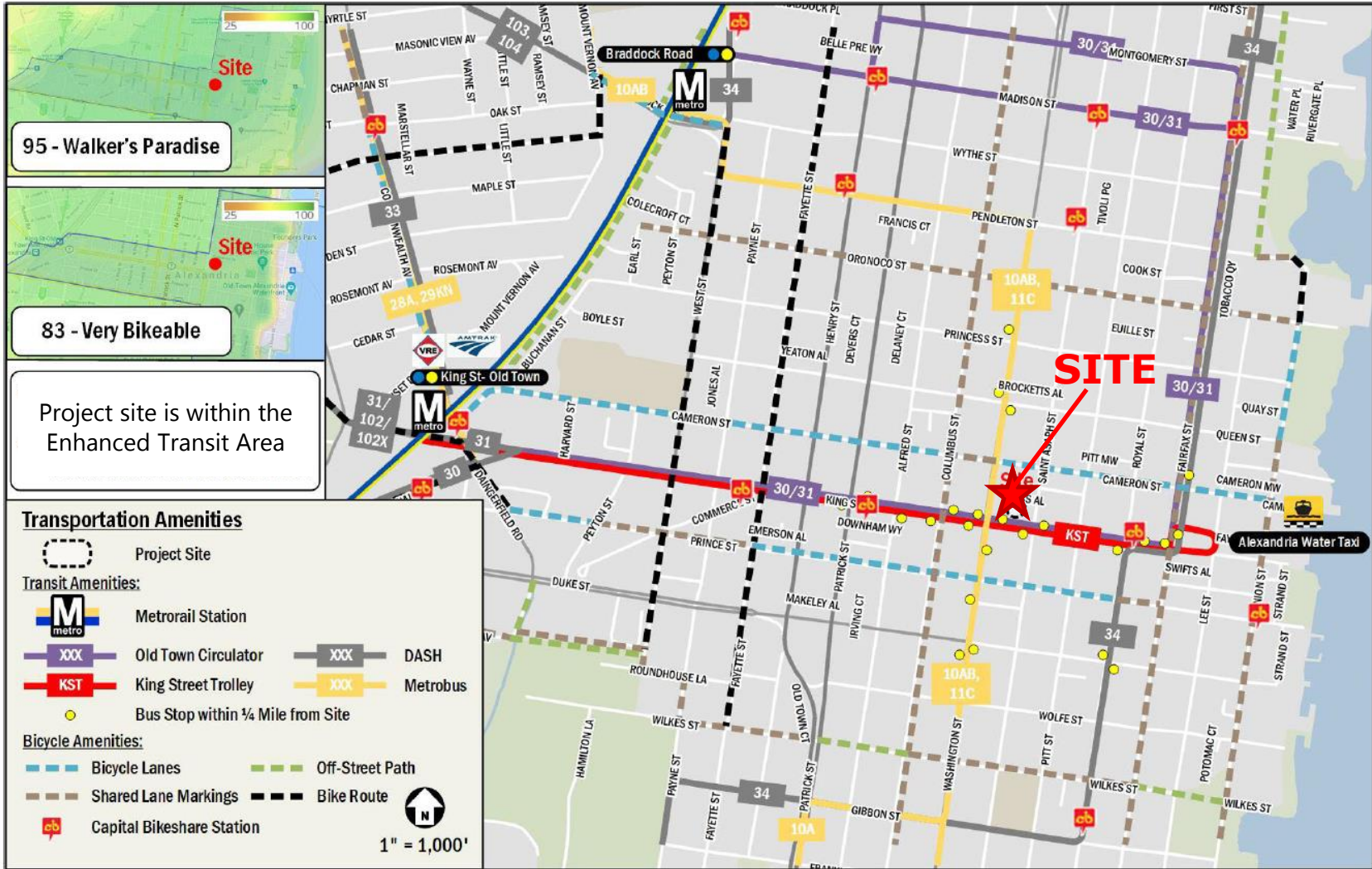
- Increase in floor area ratio to 2.5 in the KR zone
- Personal service establishment with more than 30 linear feet of frontage
- Reduction for zero onsite parking
- Reduction for zero loading space for commercial use
- Transportation management plan

## Site Plan Modifications

- Open space minimum in the KR zone
- Crown coverage



# Multi-Modal Neighborhood



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# Community Outreach

## Community Meetings

February 28, 2022

Community Meeting

June 6, 2022

Community Meeting

## City Meetings

March 16, 2022

Board of Architectural Review (BAR)

May 5, 2022

Board of Architectural Review (BAR)





# Project Benefits

- High-quality design and architectural character, including the adaptive reuse and rehabilitation of two historic buildings
- Contextually responsive infill development with no new parking
- New residential units on King Street
- Green building and site design, including Green Globes (or equivalent) building certification, and areas of green roof
- An affordable housing contribution (\$45,178)
- Contribution of \$24,000 to transit improvements within King Street / Washington Street corridor
- Contributions to Public Art, Capital Bikeshare and the Urban Forestry Fund

# Conclusion

PROPOSED



621 King Street

615 King Street

EXISTING



621 King Street

615 King Street