

# **Kings Row**

1604-1614 King Street & 1604 Dechantal Street

**DSUP#2024-10003**

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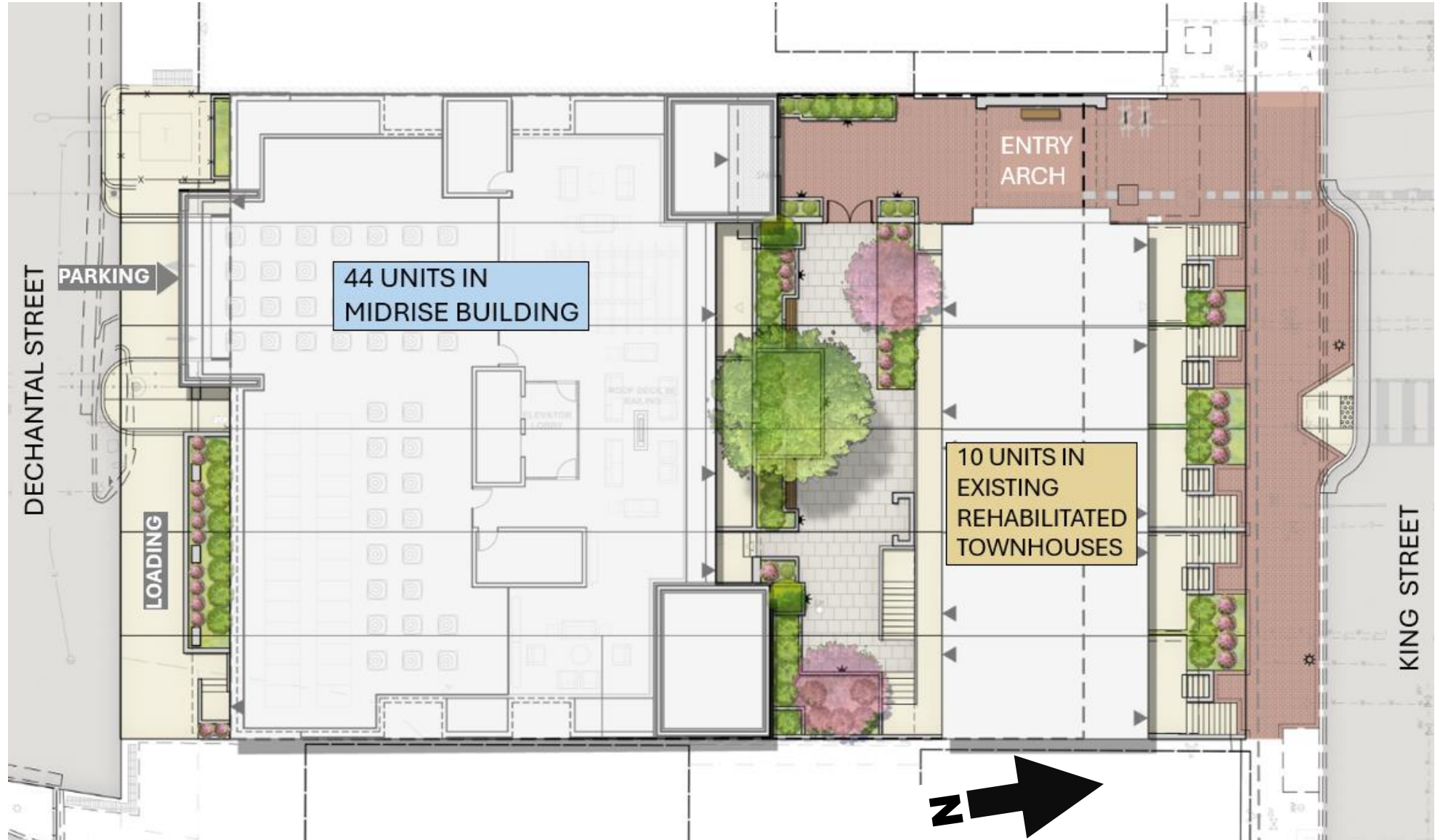
City Council (July 2, 2024)



# Project Location



# Project Description



- 54-unit development
- Variety of ground-level and above-grade open space
- Streetscape improvements
- Two-level parking garage with 59 spaces

# Architecture



↑ **View NW from Dechantal Street**

← **View SE from King Street**

# Land Use Requests & Community Outreach



## Development Special Use Permit

With Site Plan Modifications

- DSUP with site plan
- SUPs for FAR increase to 3.0 in KR zone and 10-space parking reduction
- Modifications for height-to-centerline setback for Dechantal Street, open space in KR Zone, crown coverage and street tree requirements

## Outreach

DATE	MEETING
Community Meetings	
April 30, 2024	Meeting held by applicant (virtual)
City Meetings	
October 4, 2023	BAR Concept Review
December 20, 2023	BAR Concept Review
June 24, 2024	Planning Commission Hearing



# Considerations & Recommendation

## ***Considerations***

- Stormwater Management: Improving water quality through removal of asphalt parking area and construction of ground-level and rooftop bioretention structures
- Schools: Two net new students
- Transportation: Intersection and bus stop improvements at King and Harvard streets
- Tax Impact: \$366,000 to \$411,000 increase in taxes

## ***Benefits***

- Replacement of site with surface parking with infill dwelling units
- Enhanced streetscape with DASH bus bulb-out
- Publicly accessible entryway
- High quality architecture
- Compliance with Green Building Policy
- Contributions to Bikeshare (\$15,000), Affordable Housing (\$220,804), and Public Art funds (\$21,400)

## ***Recommendation***

Planning Commission and Staff recommend **approval** of the request subject to the conditions in the report.