



# **1300-1310 King Street**

**Development Special Use Permit #2019-0001**

**Special Use Permit #2019-0062**

**Transportation Management Plan Special Use Permit #2019-0046**

City Council

September 14, 2019

# Project Location



1300 King Street - DSUP#2019-0001



# Site Conditions



1300 King Street - DSUP#2019-0001



View of 1310 King Street parcel from King Street



View of historic buildings



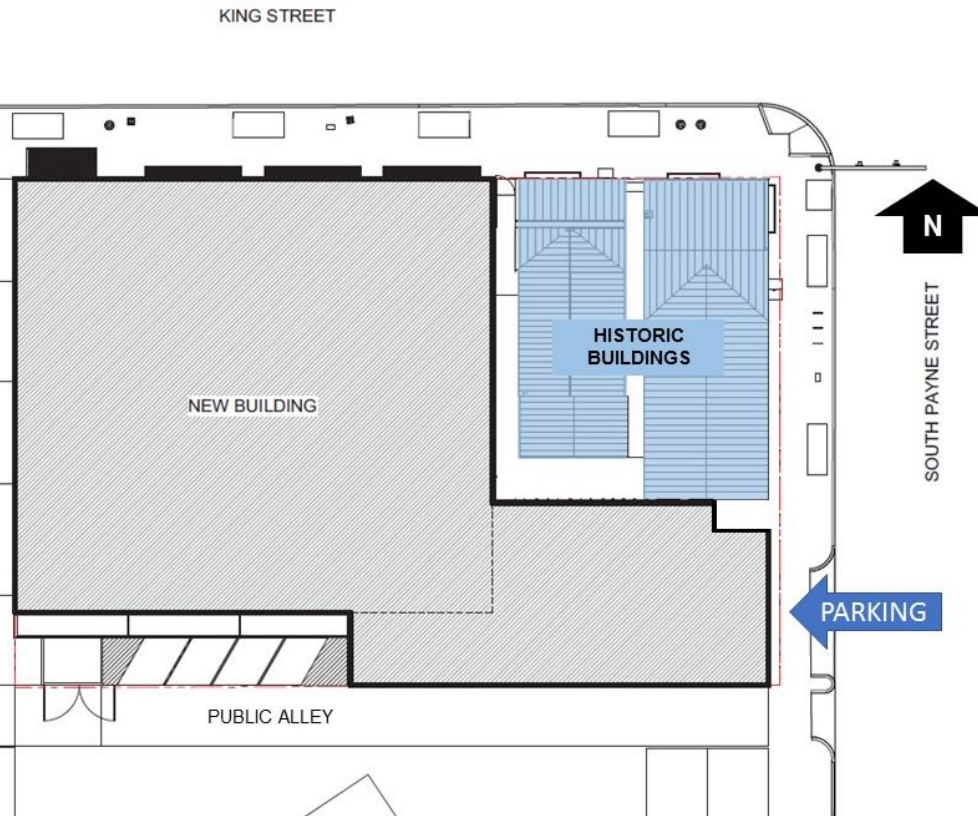
View northwest from S. Payne Street

# Project Description



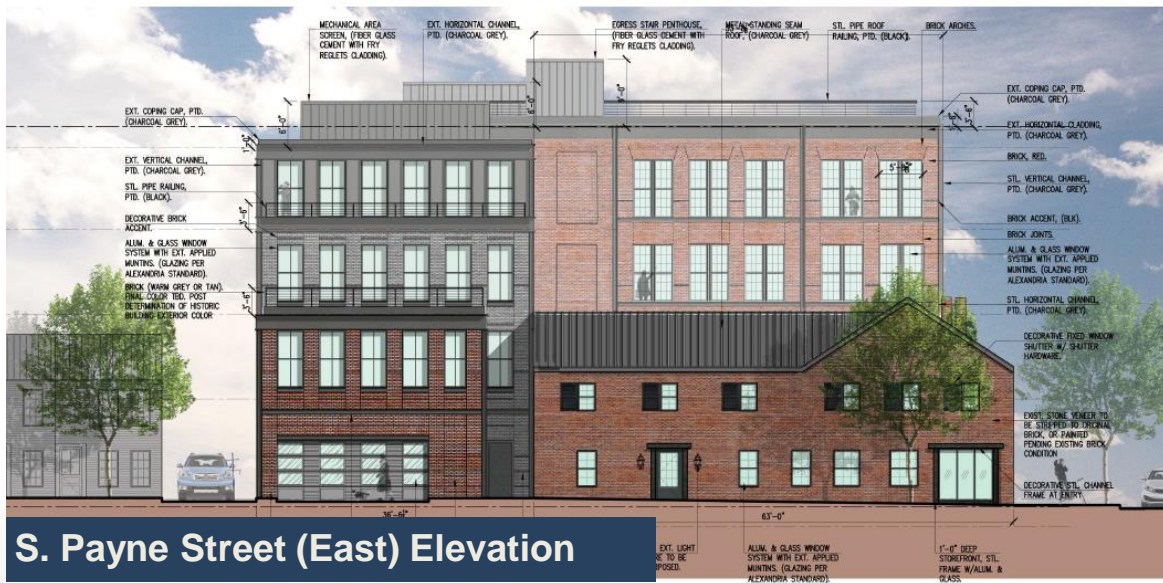
1300 King Street – DSUP#2019-0001

- Four-story building with 31 multifamily units and 6,393 square feet of ground-floor commercial
- Rehabilitation of two historic buildings and removal of surface parking lot
- High-quality design reviewed by the BAR
- New brick sidewalks and street trees along street frontages
- One level of underground parking is provided off S. Payne Street





# Building Design



1300 King Street - DSUP#2019-0001

# Compliance with Master Plan



## **Project complies with Old Town Small Area Plan**

- Building design and architectural character, including compatibility with existing development
- Encouraging mixed-use development
- Preservation of historic structures

## **Project complies with King Street Retail Strategy**

- Streetscape enhancements (brick sidewalks, street trees and wells compliant with new Landscape Guidelines)
- The replacement of ground-level parking with active commercial uses
- Addition of residential units on King Street to increase activity along the corridor

# SUPs and Modifications

## Special Use Permits (SUPs)

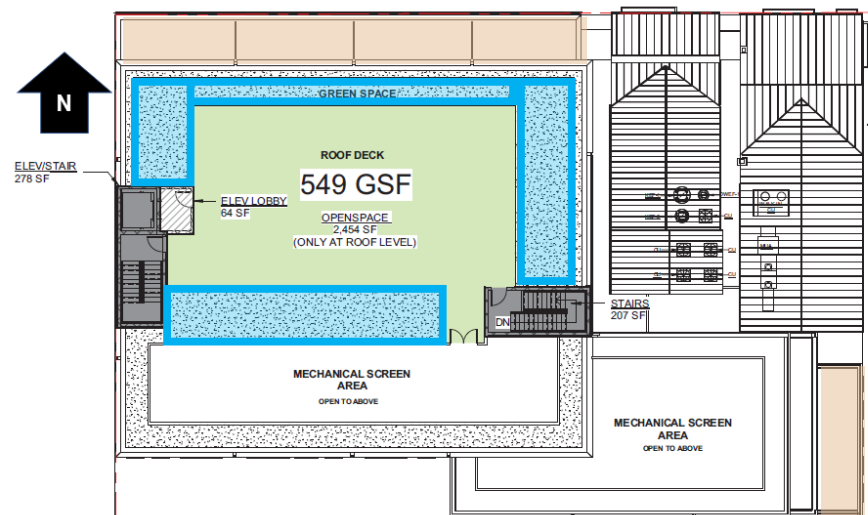
- Increase in floor area ratio to 2.5 in the KR zone
- Parking reduction to allow for more than 75 percent of required residential parking spaces to be compact-sized
- Restaurant uses
- Loading reduction for the retail uses for on-street loading
- Transportation management plan

## Site Plan Modifications

- Open space minimum in the KR zone
- Crown coverage
- Street tree spacing in the Landscape Guidelines
- Vision clearance

# Open Space

| OPEN SPACE                     | AMOUNT  |
|--------------------------------|---|
| Required per KR Zone           | 4,650 SF (30.9% of site area)   |
| Total Provided                 | 3,395 SF (22.6 % of site area)  |
| Ground-Level Provided          | 0 SF (0% of site area)  |
| Above-Grade Provided           | 3,395 SF (22.6 % of site area)  |
| Publicly Accessible Open Space | 0 SF (0% of site area)  |
| Private Open Space             | 3,395 SF (22.6 % of site area)<br><i>Open to all residents: 2,454 SF</i><br><i>Private terraces: 941 SF</i> |



Areas in blue show areas of green roof adjacent to rooftop (common) open space. The lower-level private terraces are in orange.





# Community

## Community Meetings

|                          |  |
|--------------------------|--|
| <b>January 9, 2019</b>   | Old Town Civic Association                     |
| <b>February 12, 2019</b> | Old Town Business and Professional Association |
| <b>March 13, 2019</b>    | Old Town Civic Association                     |
| <b>June 6, 2019</b>      | Upper King Street Neighborhood Association     |

## City Meetings

|                       |                                     |
|-----------------------|-------------------------------------|
| <b>March 6, 2019</b>  | Board of Architectural Review (BAR) |
| <b>April 17, 2019</b> | Board of Architectural Review (BAR) |

# Project Benefits

- High-quality building design
- Adaptive reuse and rehabilitation of historic buildings
- Removal of surface parking lot and two curb cuts on King Street
- New retail spaces and residential units on King Street
- Streetscape improvements, including brick sidewalks and street trees
- LEED Silver (or equivalent) building certification
- An affordable housing contribution (approx. \$132,696)
- Contributions for Public Art, Capital Bikeshare and the Urban Forestry Fund

# Conclusion

STAFF AND PLANNING COMMISSION RECOMMEND **APPROVAL**



1300 King Street – DSUP#2019-0001







