



912-920 King Street

Development Special Use Permit #2019-0032

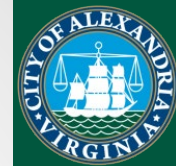
Special Use Permit #2020-0033

Transportation Management Plan Special Use Permit #2020-0034

Planning Commission

September 1, 2020

Project Location



912-920 King Street - DSUP#2019-0032

Site Conditions



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View of 912-920 King Street parking lot with Firehouse Square on the left



View of property from Downham Way



Request for Proposal (RFP): 116 S. Henry St & 912 King St

History

2007: Mayor's Economic Sustainability Work Group created

2009: Parcels declared surplus property

2017: RFP issued

July 2019: Galena Partners selected as developer

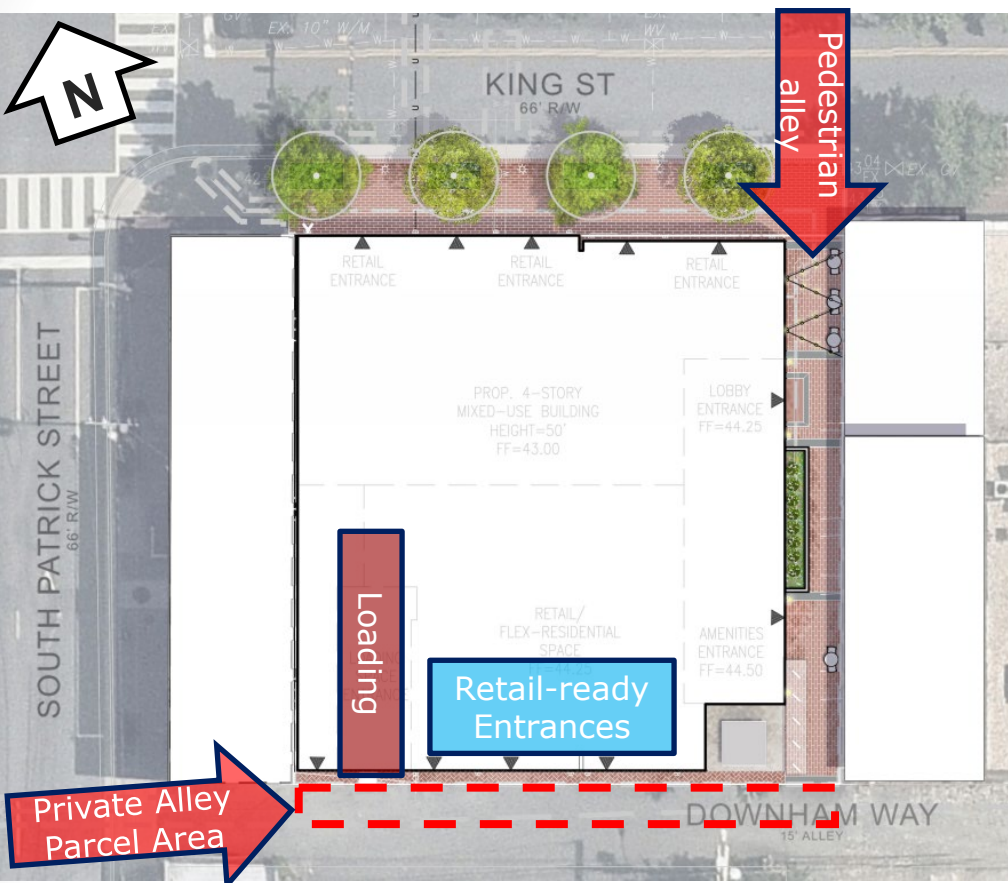
October 2019: Planning Commission approves sale

Staff has added a recommendation for a 5-year DSUP approval for 912 King Street to allow for construction and operation of automated parking garage at 116 S. Henry Street prior to construction

Project Description



912-920 King Street - DSUP#2019-0032



- Four-story building with 30 multifamily units with ground-floor commercial and “retail-ready” units
- High-quality design reviewed by the BAR
- 10'-wide pedestrian alley with public access
- New brick sidewalks and trees on King Street
- Compliance with 2009 Green Building Policy with additional requirements
- Parking to be located off site at the 116 S. Henry Street automated garage

Building Design



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King Street (North) Elevation

Building Design



KING ST.
CONCEPT PERSPECTIVE



Pedestrian Alley (for illustrative purposes only)

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Building Design



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Downham Way (South) Elevation

Compliance with Master Plan



Project complies with Old Town Small Area Plan

- Building design and architectural character, including compatibility with existing development
- Additional mixed-use development on King Street
- Retaining and enhancing retail on King Street

Project complies with King Street Retail Strategy

- Streetscape enhancements (brick sidewalks, street trees and wells compliant with new Landscape Guidelines)
- The replacement of a surface-level parking lot 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 permit off-site parking at 116 S. Henry Street
- Restaurant use(s)
- Loading reduction for the retail use(s) to permit a reduced loading dock clearance height
- Transportation management plan

Site Plan Modifications

- Crown coverage
- Reduction in the amount of storefront glass on King Street from 75% to 71% of building frontage

Community



Community Meetings

January 16, 2020	Applicant-hosted community meeting at the Durant Center
March 30, 2020	Applicant-hosted virtual meeting

City Meetings

January 22, 2020	Board of Architectural Review (BAR)
June 03, 2020	Board of Architectural Review (BAR)

Project Benefits

- High-quality building design
- Removal of surface parking lot and two curb cuts on King Street
- New retail spaces and residential units on King Street
- Addition of ground-level open space accessed from King Street (pedestrian alley)
- Streetscape improvements, including brick sidewalks and street trees
- LEED Silver (or equivalent) for commercial and LEED Certified (or equivalent) for residential with additional requirements
- An affordable housing contribution (approx. \$109,359)
- Contributions for Public Art, Capital Bikeshare and the Urban Forestry Fund

Conclusion

Staff recommends **approval** subject to compliance with all applicable codes and the staff recommendations.



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