



# **116 S. Henry Street**

**Development Special Use Permit #2019-00033**  
**Special Use Permit #2020-00036**

City Council  
September 12, 2020

# Project Location



116 S. Henry Street – DSUP#2019-0033

# Request for Proposal (RFP): 116 S. Henry & King Streets

## 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



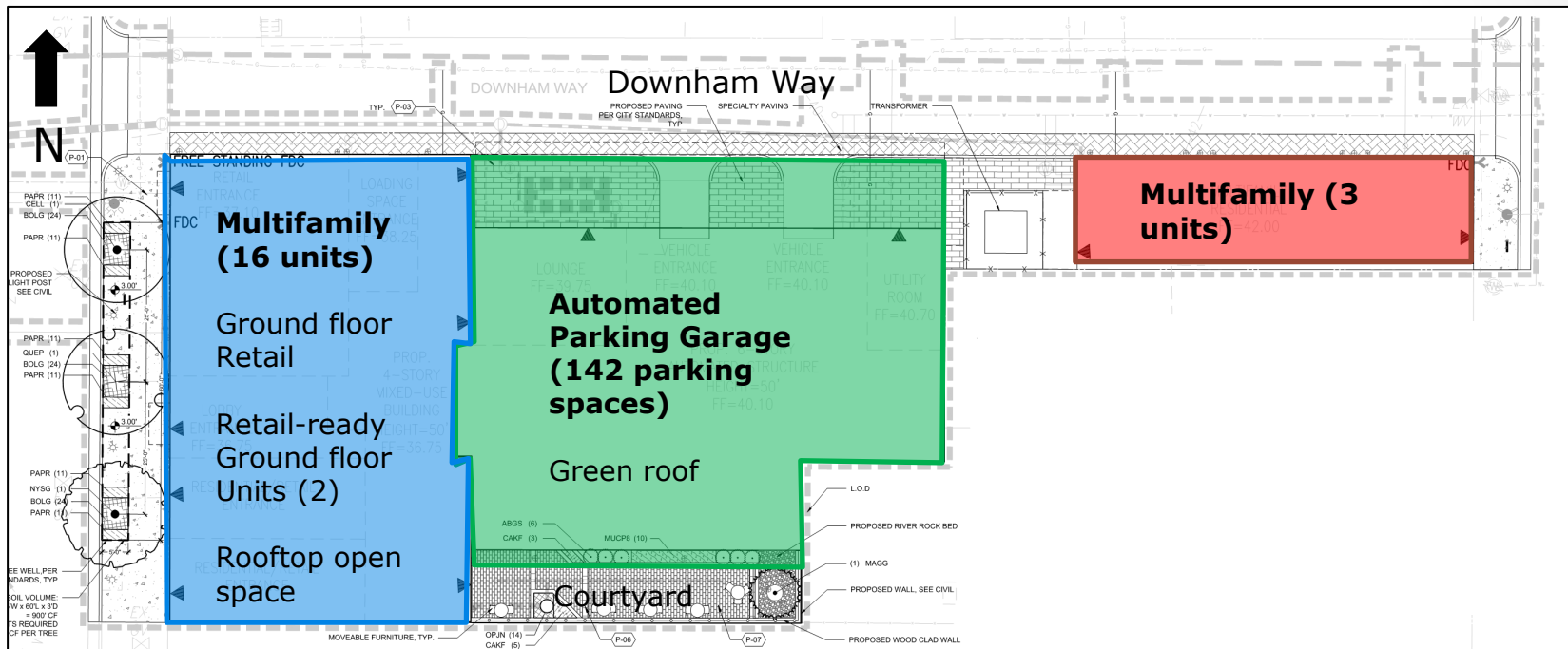
912-920 King Street



116 S. Henry Street



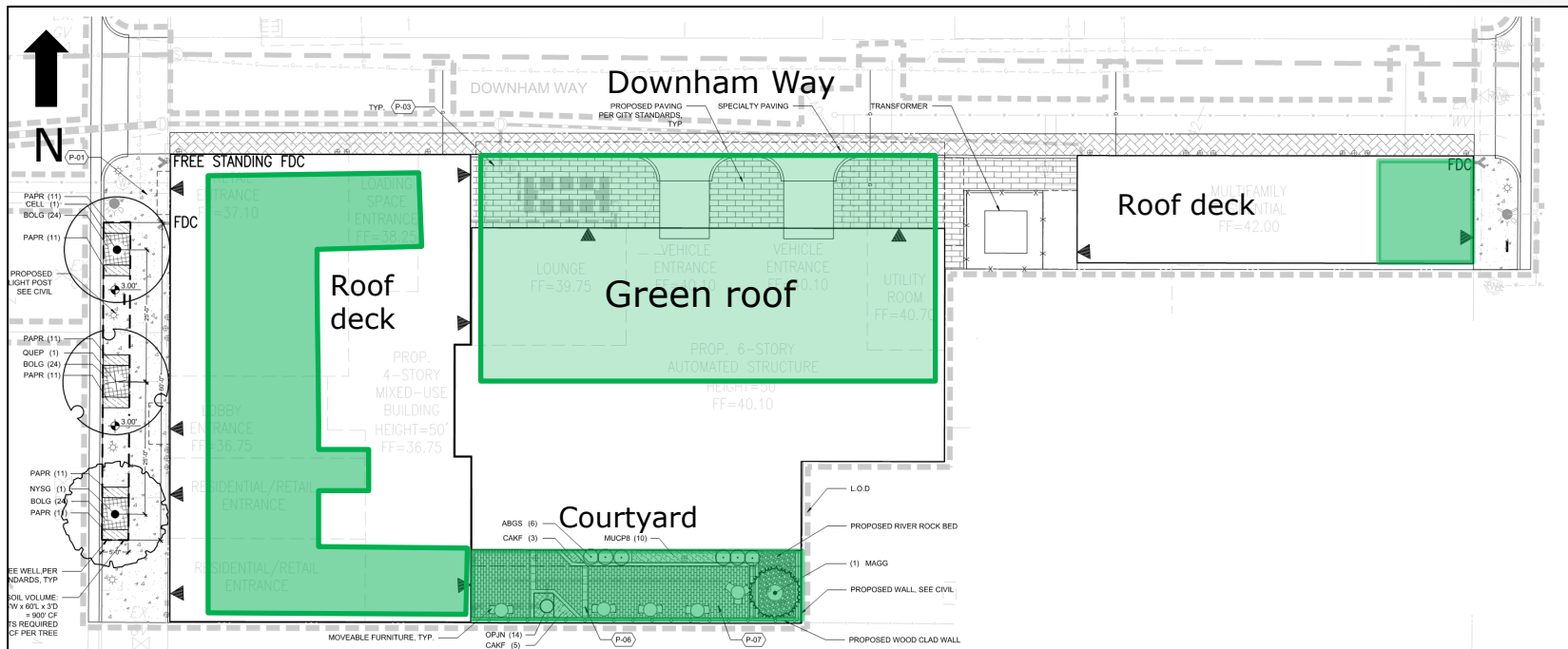
# Project Description



- Three separate buildings
- Widened Downham Way with four-foot pedestrian walkway
- Parking for both projects and publicly accessible spaces
- Ground floor retail and retail-ready units on S. Henry Street

116 S. Henry Street – DSUP#2019-0033

# Open Space/Green Roof



- Private ground level courtyard
- Rooftop open space for tenants
- Green roof on the garage

116 S. Henry Street – DSUP#2019-0033

# Building Design (Patrick Street Building)



116 S. Henry Street – DSUP#2019-0033



S. Patrick Street  
(east elevation)



Downham Way  
(north elevation)

# Building Design (Henry Street Building)



116 S. Henry Street - DSUP#2019-0033



S. Henry Street  
(west elevation)



Downham Way (north elevation)



# Building Design

## (Automated Parking Garage)



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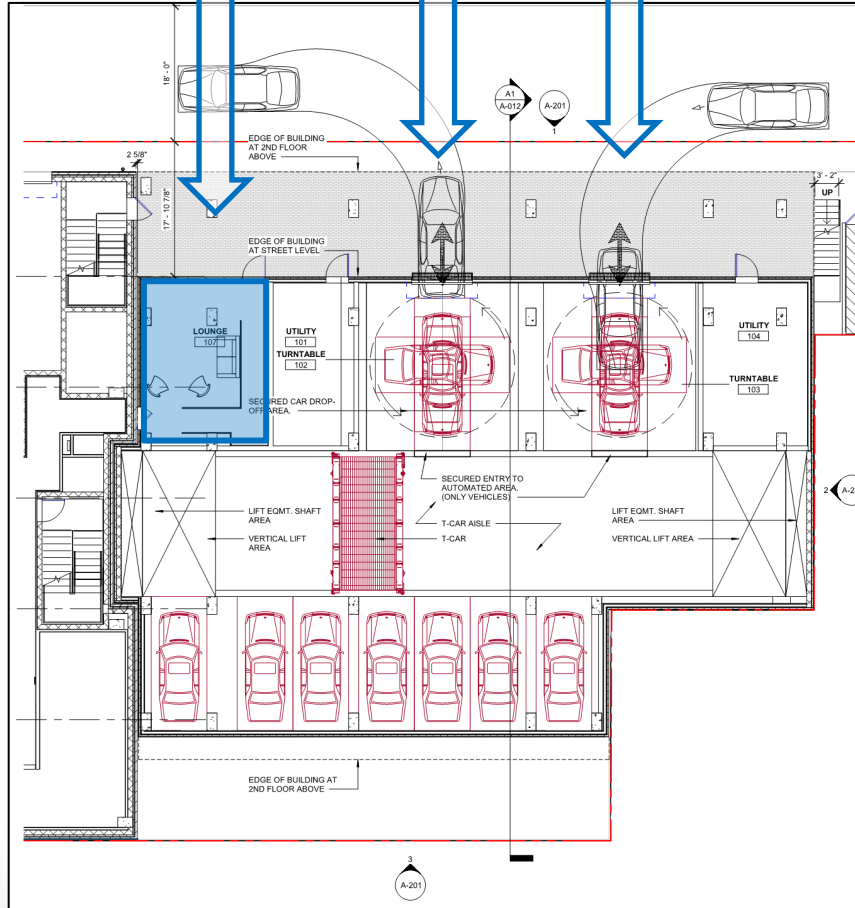




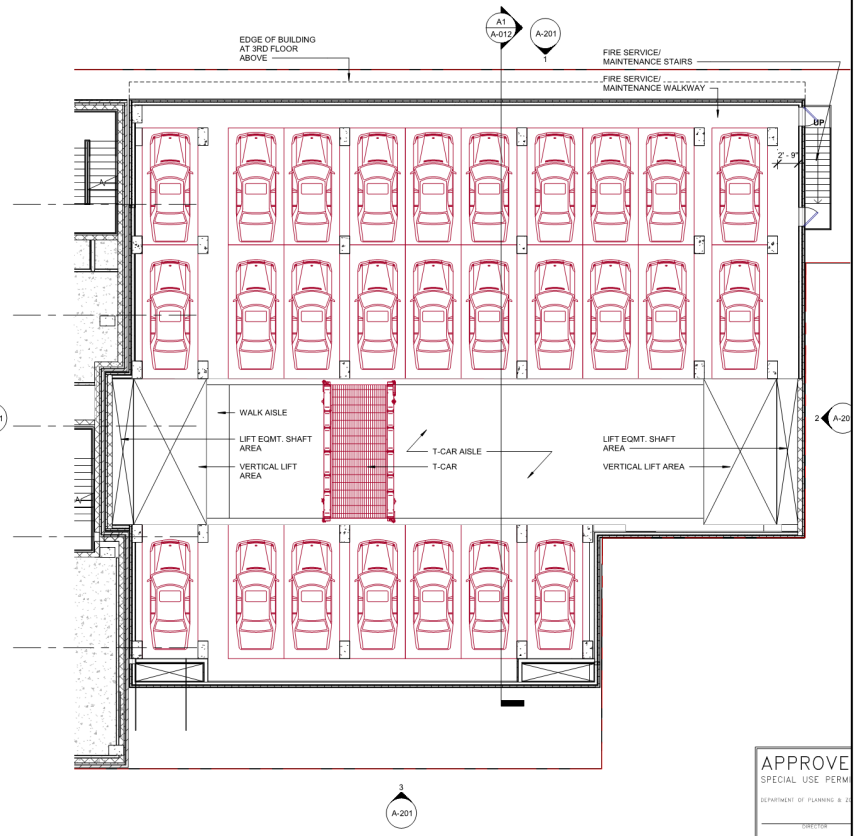
# Automated Parking Garage

Lobby

2 garage bays



First floor plan



Typical floor plan

APPROVE  
SPECIAL USE PERM  
DEPARTMENT OF PLANNING & Z  
DATE

# Automated Parking Garage



116 S. Henry Street – DSUP#2019-0033



1: Driver enters garage bay, parks and exits



2: Pallet moves car into interior of garage



3: Pallet parks/retrieves car in the garage



4: Pallet returns car to the garage bay

# SUPs and Modifications

## Special Use Permits (SUPs)

- Increase the number of dwellings per acre not to exceed 54.45
- Motor vehicle parking or storage for more than 20
- Exceed the maximum parking requirement
- Restaurant use
- Loading reduction for a lower clearance height

## Site Plan Modifications

- Open space
- Crown coverage
- Street tree requirement in the Landscape Guidelines
- Setback requirements in the CD zone



# Compliance with Master Plan

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

- Building design and architectural character, including compatibility with existing development
- Mixed-use development
- Neighborhood-serving retail uses

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

- Streetscape enhancements
- Addition of residential units near King Street to increase activity along the corridor





# Community

## Community Meetings

January 16, 2020

Applicant-hosted community meeting at Durant Center

March 30, 2020

Applicant-hosted virtual meeting

## City Meetings

January 22, 2020

Board of Architectural Review (BAR)

June 3, 2020

Board of Architectural Review (BAR)

# Project Benefits

- High-quality building design
- Removal of surface parking lot and large curb cut
- 85 or more public parking spaces
- Neighborhood-serving retail space and retail-ready units
- Streetscape improvements
- 2009 Green Building: LEED Certified (or equivalent) for residential, LEED Silver (or equivalent) for commercial and ParkSmart (or comparable green building practices) for the automated garage
- An affordable housing contribution (approx. \$70,480)
- Contributions for Public Art, Capital Bikeshare and the Urban Forestry Fund



# Conclusion

Staff and Planning Commission recommends **approval**.

