

CASE NUMBER:  
For Staff Use only

2017-014833SHD

# APPLICATION FOR Shadow Analysis

## 1. Owner/Applicant/Consultant Information

PROPERTY OWNER'S NAME: Nordstrom, Inc.		
ADDRESS: 1700 - 7th Ave., Ste. 1000, Seattle, WA	ZIP CODE: 98101	TELEPHONE: (206 ) 303-4025
APPLICANT'S NAME: Same as Above <input type="checkbox"/> 465 Stevenson Owner, LLC, Katie O'Brien		
ADDRESS: 315 Linden St., San Francisco, CA	ZIP CODE: 94102	TELEPHONE: (415 ) 551-7628
CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ( )
CONSULTANT PREPARING SHADOW STUDY CONTACT INFORMATION: Same as Above <input type="checkbox"/> Adam Phillips, PreVision		
ADDRESS: 995 Market Street, 2nd Floor, San Francisco, CA	ZIP CODE: 94103	TELEPHONE: (415 ) 498-0141

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 469 Stevenson		ZIP CODE: 94103		
CROSS STREETS: Jessie Street, 6th Street and 5th Street				
ASSESSORS BLOCK/LOT: 3704 / 045	LOT DIMENSIONS: 197'x145'	LOT AREA (SQ FT): 28,790	ZONING DISTRICT: C-3-G	HEIGHT/BULK DISTRICT: 160'-F

## 3. Project Description

( Please check all that apply ) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Parking lot
		PROPOSED USE: Residential Mixed Use
		BUILDING APPLICATION PERMIT NO.: N/A

Please describe the project: ( Attach a separate sheet if more space is needed ):

See attached.

## 469 Stevenson

### Project Description

The proposed project site is a rectangular parcel of approximately 28,790 gross square feet. It is located along Stevenson Street and Jessie Street within the block between 6<sup>th</sup> Street and 5<sup>th</sup> Street. The existing site is level, largely paved and surrounded by a chain link fence. The property is currently used as a surface parking lot.

The project sponsor proposes to redevelop the site into a mixed-use residential project of approximately 536,689 GSF total including residential, ground floor retail and amenity space. The project will utilize the State Density Bonus program, providing additional affordable units to the area, that would have otherwise been limited by the density of the existing zoning.

The Proposed Project is planned for approximately 468 residential units in a mix of approximately 74% One-bed, 13% Two-Bedroom and 13% Three-Bedroom all located in a residential tower. The parking ratio is planned for .5 to 1, as permitted by zoning, for 234 spaces located in below grade garage. Bicycle parking will be provided at a minimum, 192 Class 1 spaces and 23 Class 2 spaces as required by Planning Code. Open space will be provided in a mix of podium, solarium and tower terrace space for a total of 21,954 sq. ft., meeting the Planning Code requirement.

The project proposes open space at the podium level containing extensive indoor and outdoor amenities and gardens, a solarium and in addition a roof deck open space at the tower terrace.

The proposed project's podium base would be approximately 14' in height with the residential tower above. The ground floor would provide a mix of street level activation between commercial/retail space, residential lobby and loading. The lobby, loading and garage entrance would face Stevenson Street. The intent is to have a pedestrian passage internally from both Jessie and Stevenson Street, activating both sides of this mid-block site. The surrounding sidewalks and street frontage would be improved in compliance with the Better Streets Plan. The commercial/retail space is in the early stages of discussion, but project sponsor has been performing community outreach to garner input on the highest and best use to enliven this street frontage and connect it to the nearby Mint Plaza on the 5<sup>th</sup> Street side of the block and 6<sup>th</sup> Street commercial corridor.

469 Stevenson is well located in a transit orient and walkable community near the Powell Street MUNI and BART station, the 14-Mission, 27-Bryant, 45-Union/Stockton and 8-Bayshore Express MUNI bus lines and within walking distance to Downtown, SOMA and Mid-Market employment centers. In addition, it is in close proximity to major bike paths on Mission Street and Market Street, as well as a Bay Area Bike Share station at Market and 5<sup>th</sup> Street.

The Proposed Project would activate an otherwise blighted surface parking lot, bringing a mix of residential, commercial and streetscape improvements to the area and connecting it to this vibrant neighborhood. In addition, to adding much needed affordable housing units to this important SOMA neighborhood.

CASE NUMBER:  
For Staff Use only

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Katie O'Brien

Date: 7/2/18

Print name, and indicate whether owner, or authorized agent:

Katie O'Brien, Authorized Agent

Owner / Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

1/1/1

1/1/1