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# 915 North Point

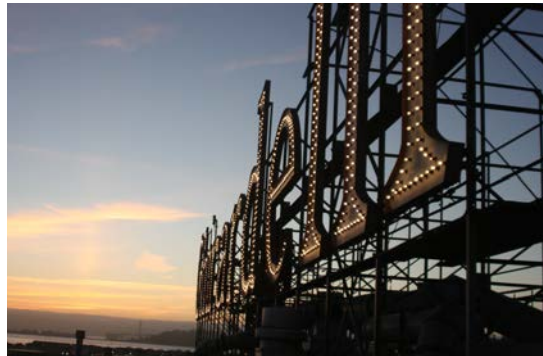
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Planning Commission Presentation

May 2, 2019

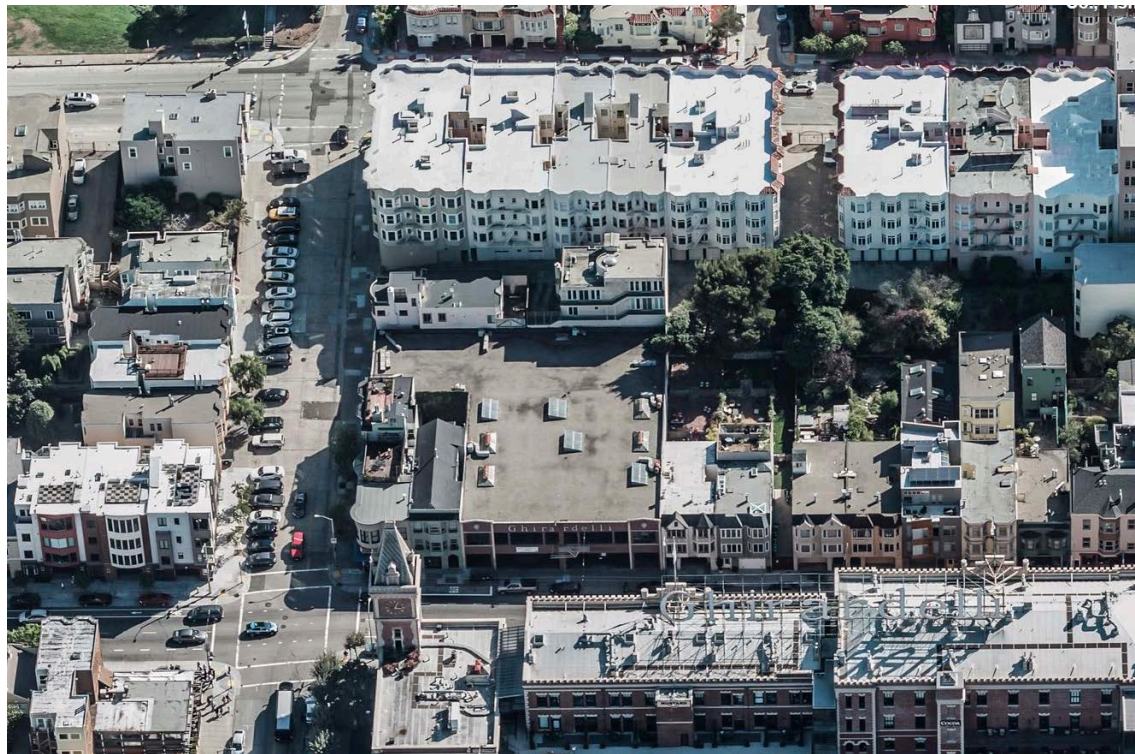


# Revitalizing Ghirardelli Square.



- Jamestown acquired Ghirardelli Square 2013, nearly half vacant.
- The square is now **99% leased**.
- Home to 17 locally owned & operated businesses.
- SF Brewing Co. brought local production back to the Square for the first time in 50 years.
- Restoration of the iconic *Andrea* fountain was completed in 2018.
- The restoration & replacement of the marquee Ghirardelli sign is underway.

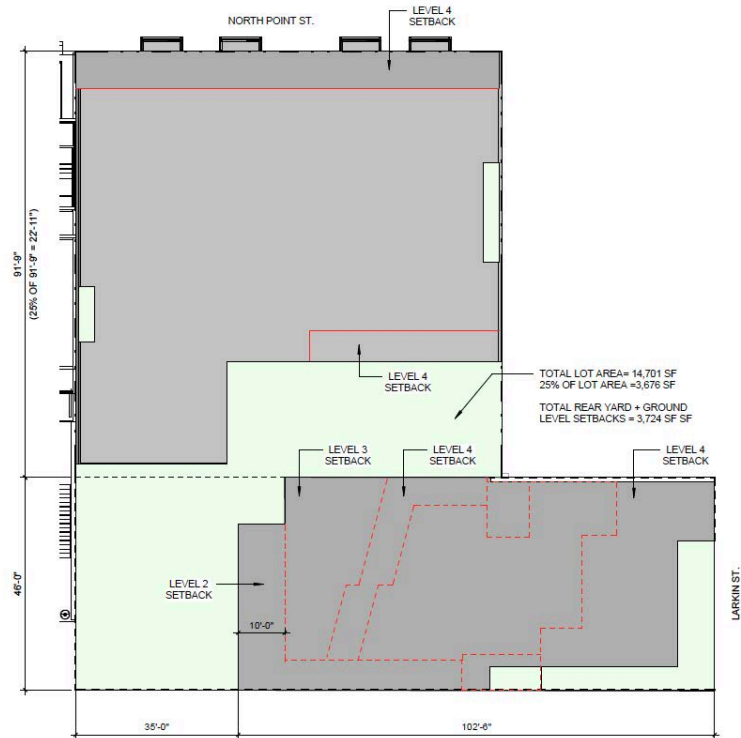
# Community feedback.



Our first community meeting was in October 2017. We heard from our neighbors:

- Conform to current zoning; design a no variance project.
- The project's design should fit in with the neighborhood.
- Protect neighboring structures' foundations given the sloped street and age of buildings.
- Consider the loss of the existing garage in determining on-site parking ratio.

# No variance project.



- Due to the unique lot shape, the proposed design requests a single Rear Yard Modification.
- Proposed open space aligns with that of neighboring lots.
- No roof deck is proposed.
- Setbacks along Larkin Street are significantly above code minimums.



# A design that fits in.

NORTH POINT FACING SOUTH



NORTH POINT FACING NORTH

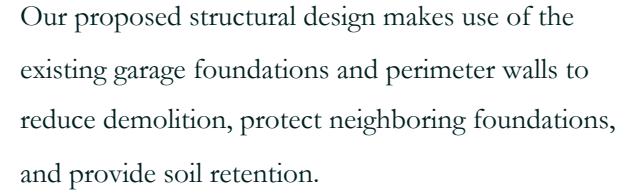


LARKIN FACING WEST

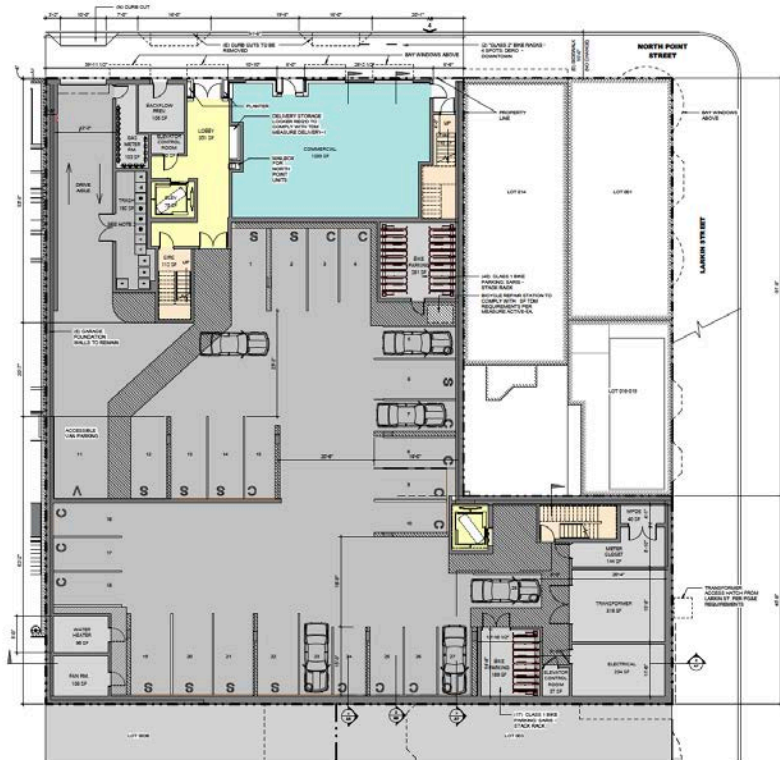


LARKIN FACING EAST

- Dynamic material context, including historic Ghirardelli Square.
- Proposed design draws on common features to create two buildings that are appropriately modern in selection of materials, but aware of their neighborhood.
- Replaces dilapidated and largely inactive garage, with a negative impact on the pedestrian experience both day and night.



# A balanced approach to parking.



We propose 28 parking spaces for the 37 residential units, along with 57 bicycle parking spaces. The spaces fit in the existing ground floor without requiring excavation.

- Muni options are projected to be robust with existing service on North Point, the forthcoming Van Ness BRT and possible F-line extension.
- Responding to both new residences and elimination of existing parking garage (48 spaces).

# 915 North Point

NORTH POINT ELEVATION



LARKIN ELEVATION



Community dialogue, along with Planning staff input, has resulted in a better design that is directly responsive to the feedback received.